



MIDWEST LAND GROUP
PRESENTS

ALLEN COUNTY KANSAS

1,040 ACRES



MIDWEST LAND GROUP IS HONORED TO PRESENT

ARROW RIDGE — 1,040 +/- ACRE WORLD-CLASS LUXURY HUNTING ESTATE

Arrow Ridge is a rare 1,040 +/- acre luxury hunting estate in Southeast Kansas, offering a level of whitetail quality, turnkey improvements, agricultural income, and recreational diversity seldom found anywhere in the Midwest. Centered around a custom executive log lodge overlooking a 4.5 acre stocked lake, Arrow Ridge represents the complete vision of a premier recreational estate—designed for family, entertaining, and world-class hunting.

Behind the gated entry, the lodge offers approximately 4,500 square feet of living space and more than 2,500 square feet of covered porch, creating nearly 7,000 square feet under roof for gathering, relaxing, and entertaining. The home showcases an extraordinary level of custom craftsmanship, including massive solid beams shipped from Oregon, premium Rocky Mountain Hardware, and a top-of-the-line security system. From its commanding view over the lake to its thoughtfully designed interior, every detail was selected to create a one-of-a-kind lodge capable of comfortably hosting

family, friends, and hunting guests.

The true foundation of Arrow Ridge, however, is the land and the proven whitetail program behind it. Spread across four large tracts located within approximately five miles of the main lodge, the estate encompasses portions of Allen, Anderson, and Bourbon counties. This unique layout allows the owner to hunt multiple deer herds throughout different phases of the season rather than being limited to a single contiguous tract. This system has proven extremely successful for the current landowner and family year after year.

The whitetail quality across Arrow Ridge is second to none in the Midwest. The property has produced proven and recorded Boone & Crockett-class whitetails, including two bucks netting more than 200 inches. In addition to those exceptional deer, the sellers have harvested numerous bucks in the 150s, 160s, 170s, 180s, and 190s dating back to 2012. The farm has been intensely managed for approximately 15 years through a



year-round program focused on feed, protein, minerals, habitat development, and a strict harvest strategy that allows only a controlled number of mature deer to be taken.

Each tract has been developed specifically for the growth, holding, and harvest of mature whitetails. Productive agricultural fields are interspersed among brush, hardwood timber, and miles of natural edge. Seven established feeding sites and greenfields are already in place, with the ability to add more if desired. Each setup has been designed for efficient access, long-term wildlife management, and maximum hunting success.

Approximately 219 acres are currently in production agriculture under a one-third/two-thirds crop-share arrangement. These productive acres provide an agricultural component to the estate while supplying dependable food sources and valuable edge habitat throughout the property. The combination of income-producing ground and intensely managed wildlife habitat further distinguishes Arrow Ridge as a complete land investment and recreational estate.

Arrow Ridge is also home to a tremendous turkey population, adding another premier hunting opportunity. Its general location between Neosho Wildlife Refuge and Marais des Cygnes National Wildlife Refuge, together with the Little Osage River traversing one tract and Mildred Lake located less than one mile away, creates excellent potential for future waterfowl development. Combined with the existing lake, timber, agricultural food sources, and managed wildlife habitat, the estate provides year-round outdoor enjoyment.

The property is being offered completely turnkey. The extensive equipment package includes a ZTR mower, John Deere 333G skid steer with multiple attachments, International 4300 dump truck, John Deere tractor, 15-foot mower, Great Plains planter, Brillion seeder, and three grain buggies with augers for filling feeders. Two 22,000-bushel grain bins with an auger system are also in place and filled by a local mill, supporting the year-round feeding program and making the property's management system both efficient and repeatable.

Three large, insulated red-iron shops provide outstanding storage for equipment, implements, and the operational needs of the estate. From the lodge and lake to the agricultural production, feeding infrastructure, equipment package, and extensive shop space, Arrow Ridge has been thoughtfully developed and maintained as a full-scale executive recreational estate.

The family's decision to sell Arrow Ridge has come with considerable thought and difficulty. After years of building, managing, improving, and enjoying the property, the time has come to pass this remarkable opportunity to its next owner. This is a once-in-a-lifetime estate offering world-class whitetail hunting, luxury lodging, agricultural income, summer fishing and swimming, turkey hunting, potential waterfowl development, and an unforgettable setting for creating family memories.

Arrow Ridge is not simply a hunting farm. It is an executive recreational estate, a proven whitetail factory, a productive agricultural investment, and one of the most complete turnkey outdoor properties Southeast Kansas has to offer.

PROPERTY FEATURES

COUNTY: **ALLEN** | STATE: **KANSAS** | ACRES: **1,040**

- 1,040 total acres across four large tracts in Southeast Kansas
- Located within Allen, Anderson, and Bourbon counties
- Approximately 219 acres in production agriculture
- Operated under a one-third/two-thirds crop-share arrangement
- Custom executive log lodge overlooking a 4.5 acre stocked lake
- Approximately 4,500 square feet of living space
- More than 2,500 square feet of covered porch
- Nearly 7,000 square feet under roof
- Massive solid structural beams shipped from Oregon
- Premium Rocky Mountain Hardware throughout the home
- Top-of-the-line security system
- Exceptional custom craftsmanship and one-of-a-kind finishes
- Gated entrance and private estate setting
- Proven Boone & Crockett-class whitetail history
- Two recorded bucks netting more than 200 inches
- Numerous bucks in the 150s through 190s harvested since 2012
- Approximately 15 years of intensive wildlife management
- Year-round feed, protein, and mineral program
- Strict mature-deer harvest strategy
- Seven established feeding sites and greenfields, with room to add more
- Productive agricultural fields, hardwood timber, brush, and extensive edge habitat
- Two 22,000-bushel grain bins with an auger system filled by a local mill
- Excellent turkey hunting
- Potential waterfowl development opportunities
- Little Osage River traverses one tract
- Mildred Lake, a known waterfowl-roosting body, located less than one mile away
- Completely turnkey equipment package
- Three large, insulated red-iron shops
- Includes tractors, skid steer, implements, mower, dump truck, grain buggies, and feeder equipment



CUSTOM EXECUTIVE LOG LODGE



4,500 SQUARE FEET OF LIVING SPACE



MASSIVE SOLID STRUCTURAL BEAMS



PREMIUM ROCKY MOUNTAIN HARDWARE



PRIVATE ESTATE SETTING



TURNKEY EQUIPMENT PACKAGE

The property is being offered completely turnkey. The extensive equipment package includes a ZTR mower, John Deere 333G skid steer with multiple attachments, International 4300 dump truck, John Deere tractor, 15-foot mower, Great Plains planter, Brillion seeder, and three grain buggies with augers for filling feeders. Two 22,000-bushel grain bins with an auger system are also in place and filled by a local mill, supporting the year-round feeding program and making the property's management system both efficient and repeatable.



4.5 ACRE STOCKED LAKE



THREE LARGE, INSULATED RED-IRON SHOPS



1,040 TOTAL ACRES ACROSS 4 LARGE TRACTS

Spread across four large tracts located within approximately five miles of the main lodge, the estate encompasses portions of Allen, Anderson, and Bourbon counties. This unique layout allows the owner to hunt multiple deer herds throughout different phases of the season rather than being limited to a single contiguous tract.



PROVEN WHITETAIL GENETICS



HARVEST PHOTOS



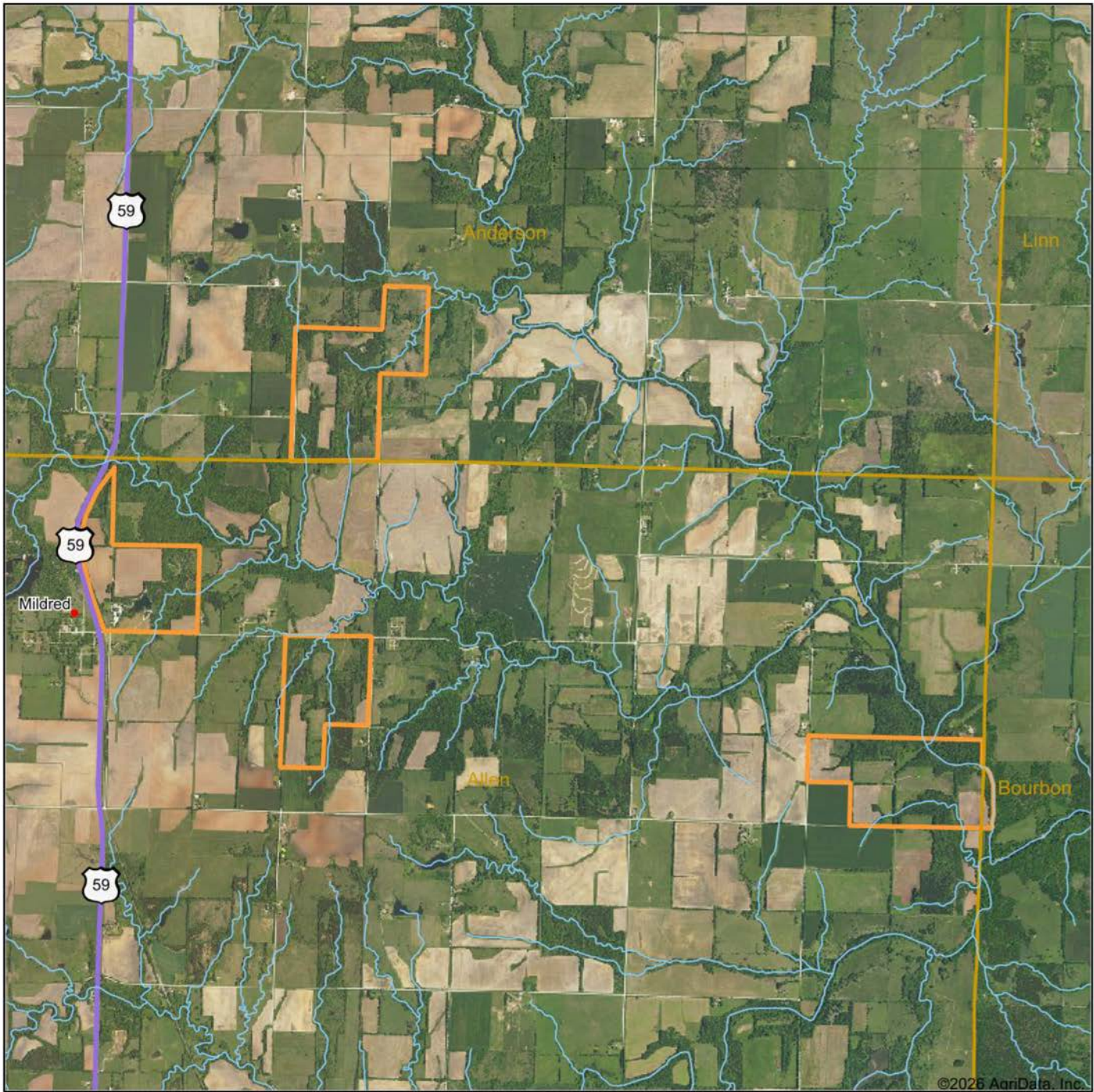
TRAIL CAM PICTURES



TRAIL CAM PICTURES CONTINUED



AERIAL MAP



Maps Provided By:



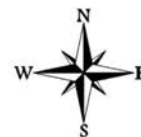
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Boundary Center: 38° 1' 50.15, -95° 7' 30.75

20-23S-21E
Allen County
Kansas

0ft 4685ft 9371ft



7/17/2026

AERIAL MAP



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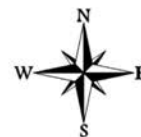
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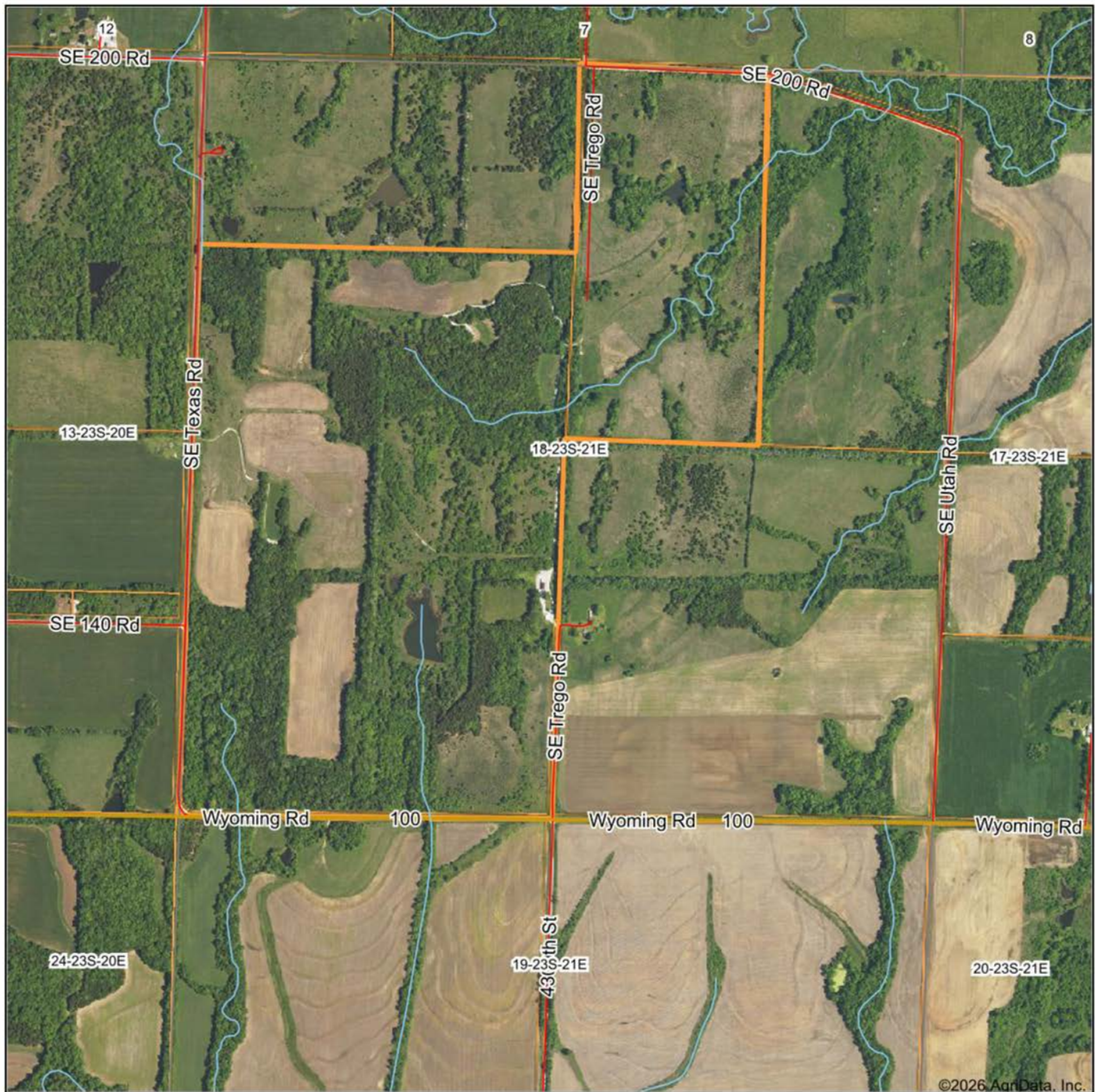
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24-23S-20E
Allen County
Kansas



7/17/2026

AERIAL MAP



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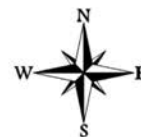


Maps Provided By:
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Boundary Center: 38° 2' 42.54, -95° 8' 40.1

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18-23S-21E
Anderson County
Kansas



7/17/2026

AERIAL MAP



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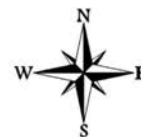
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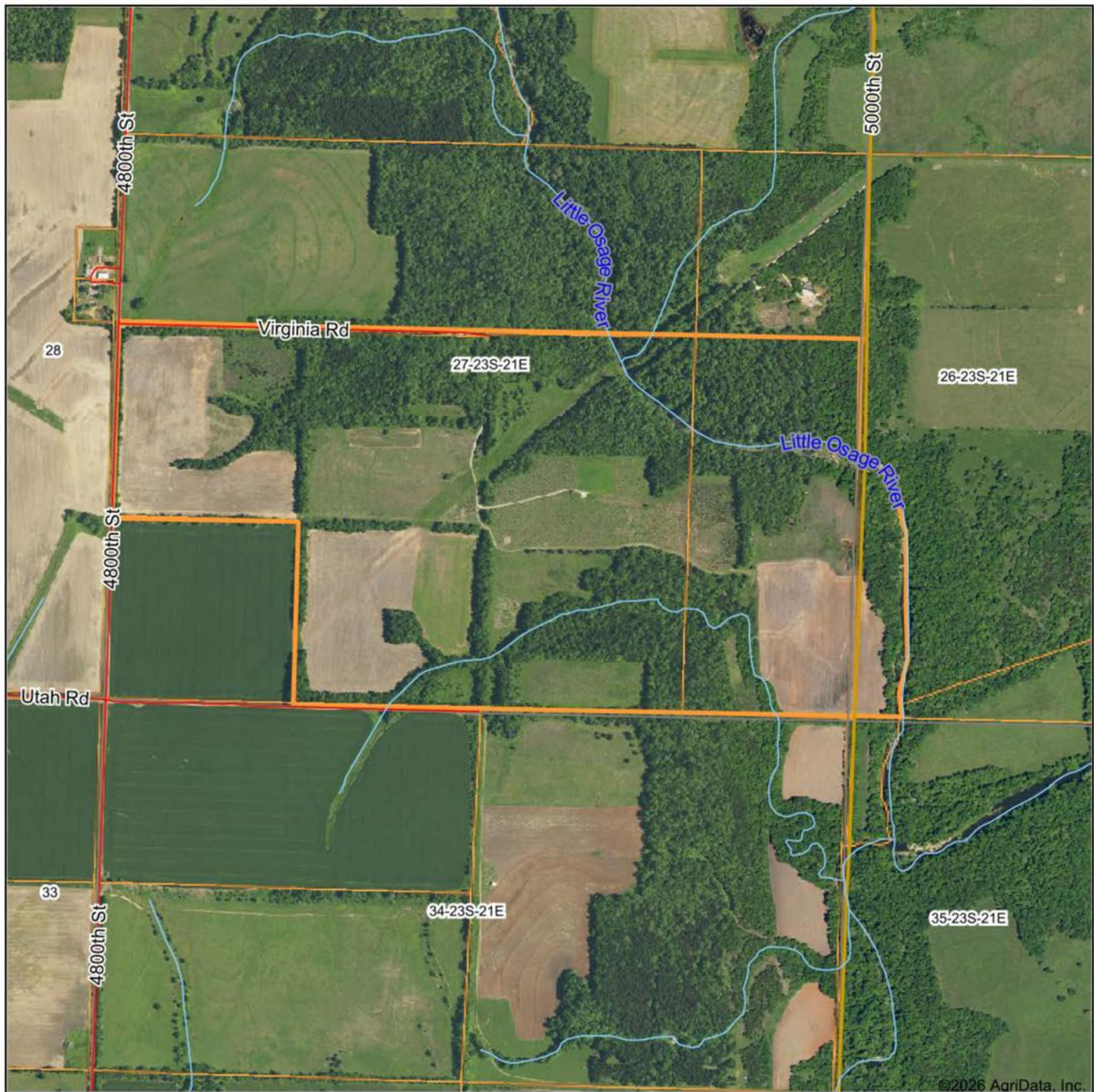
30-23S-21E
Allen County
Kansas

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AERIAL MAP



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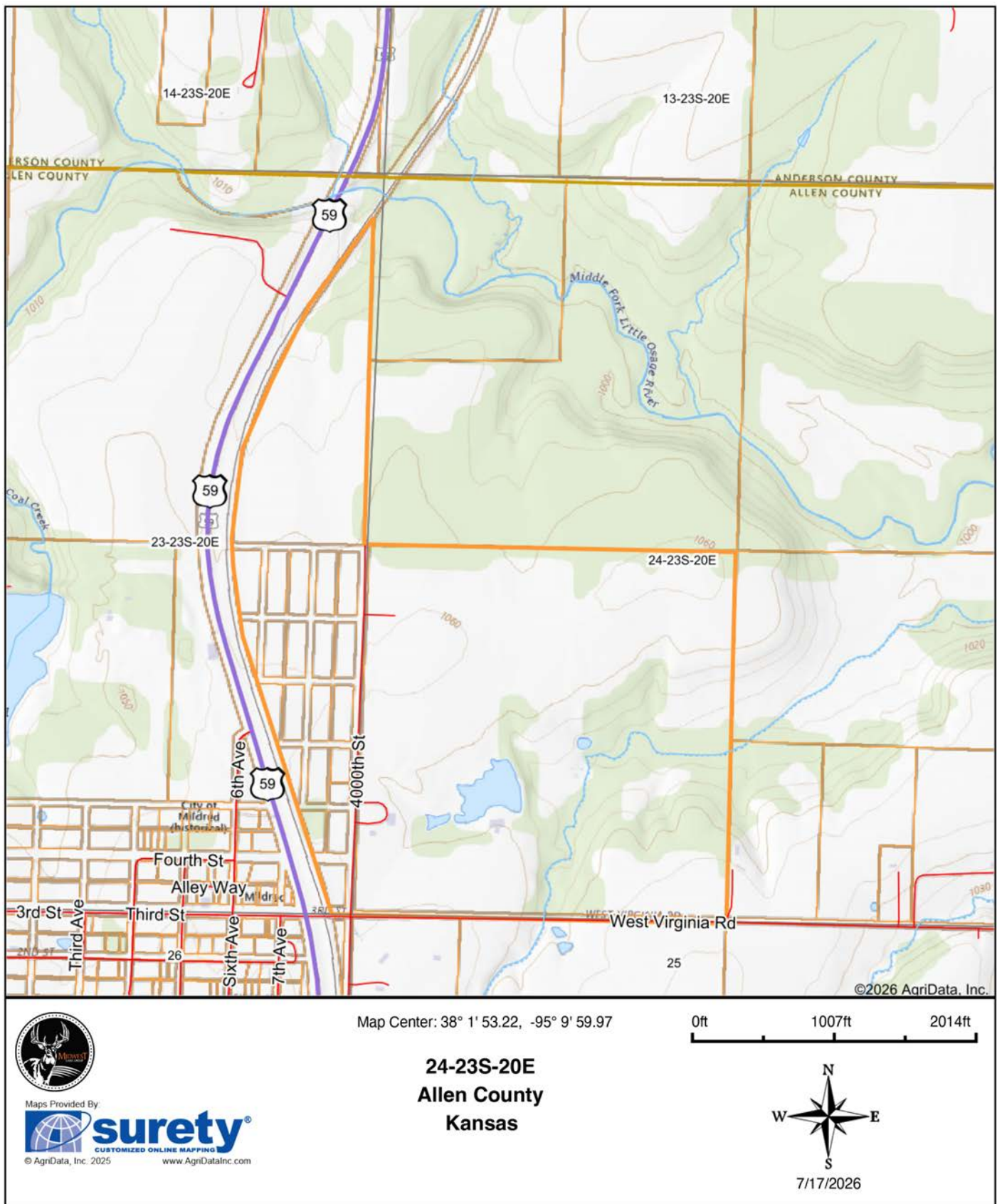
27-23S-21E
Allen County
Kansas

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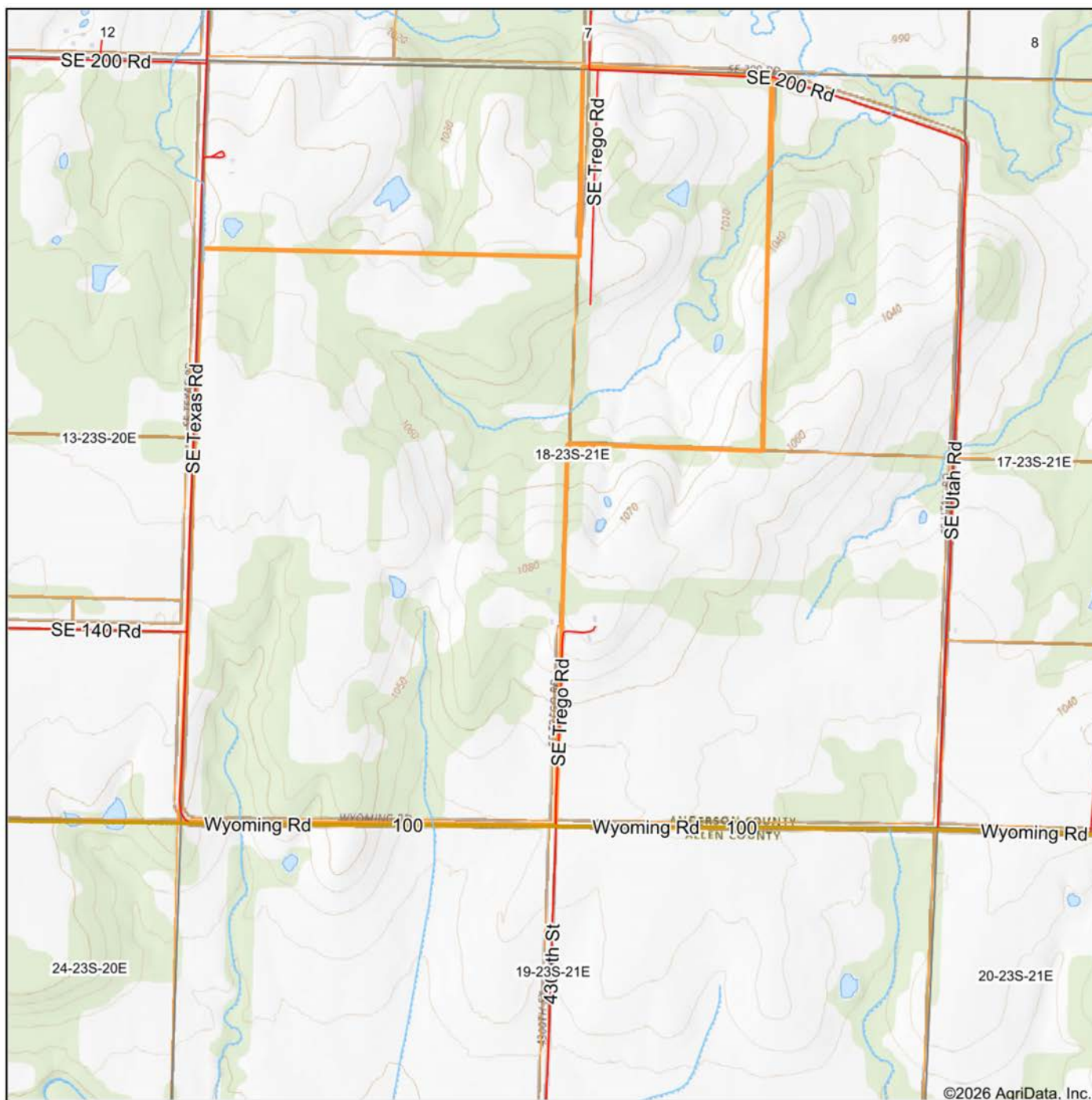


7/17/2026

TOPOGRAPHY MAP



TOPOGRAPHY MAP



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Map Center: 38° 2' 35.22, -95° 8' 33.25

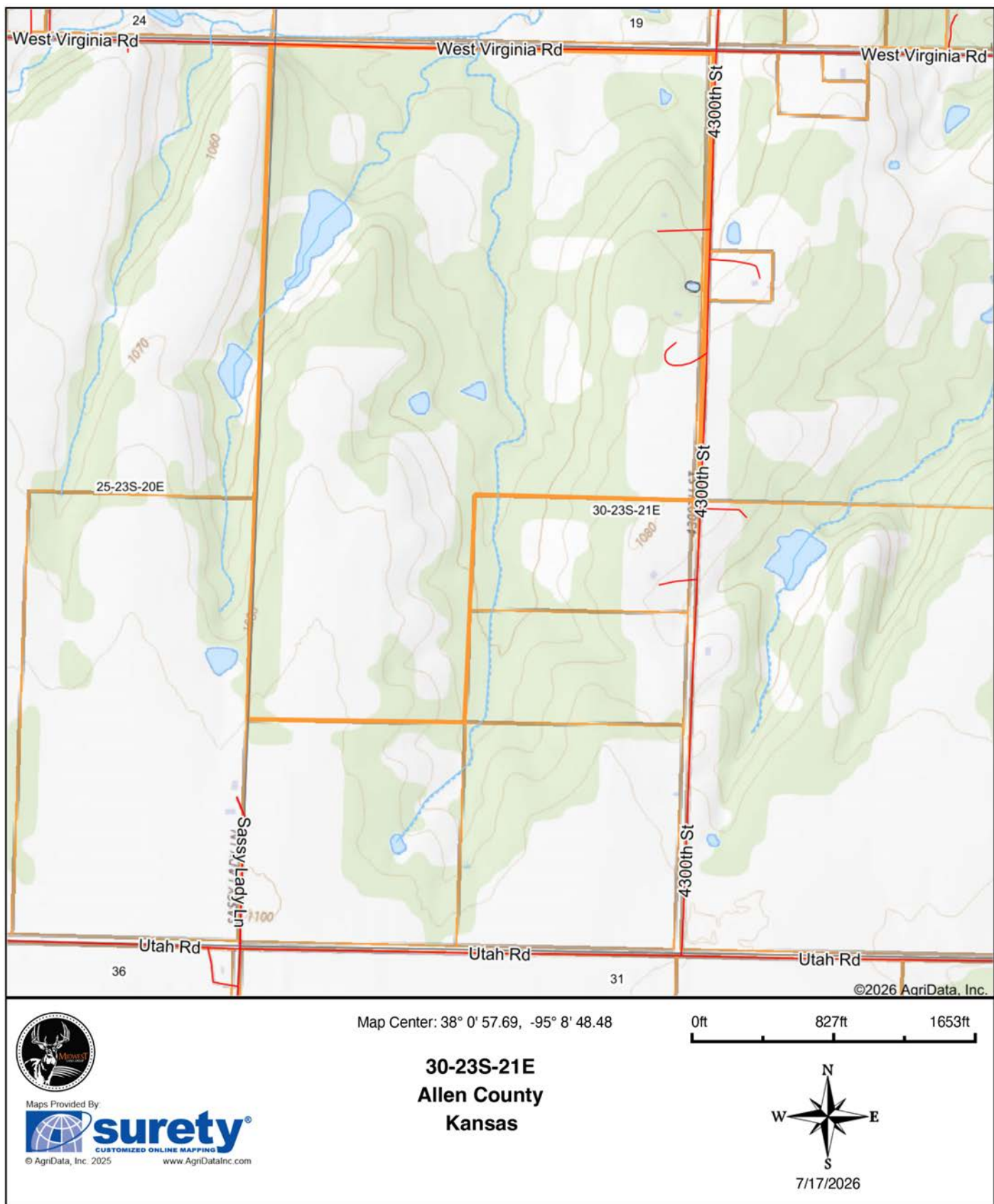
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18-23S-21E
Anderson County
Kansas

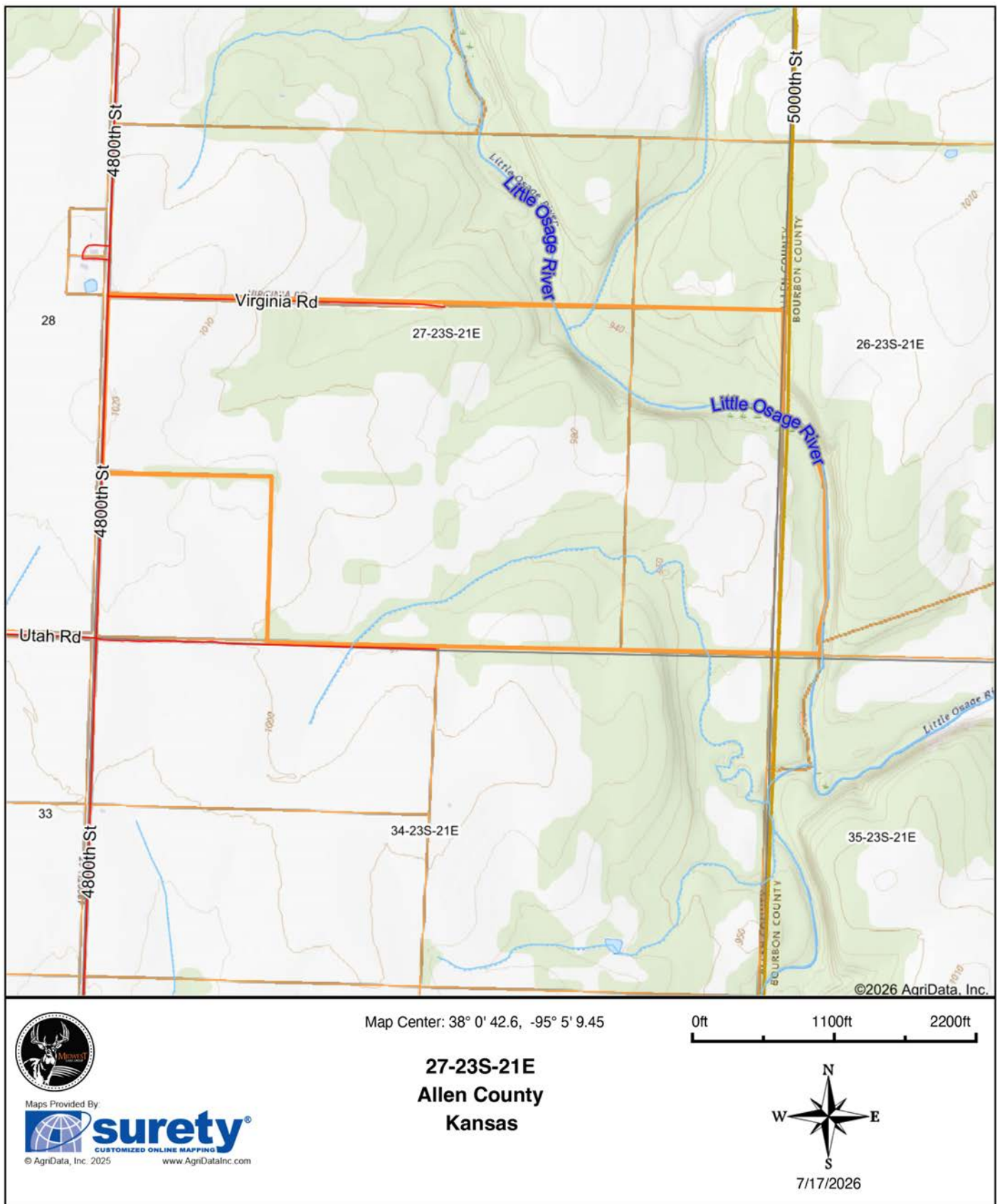


7/17/2026

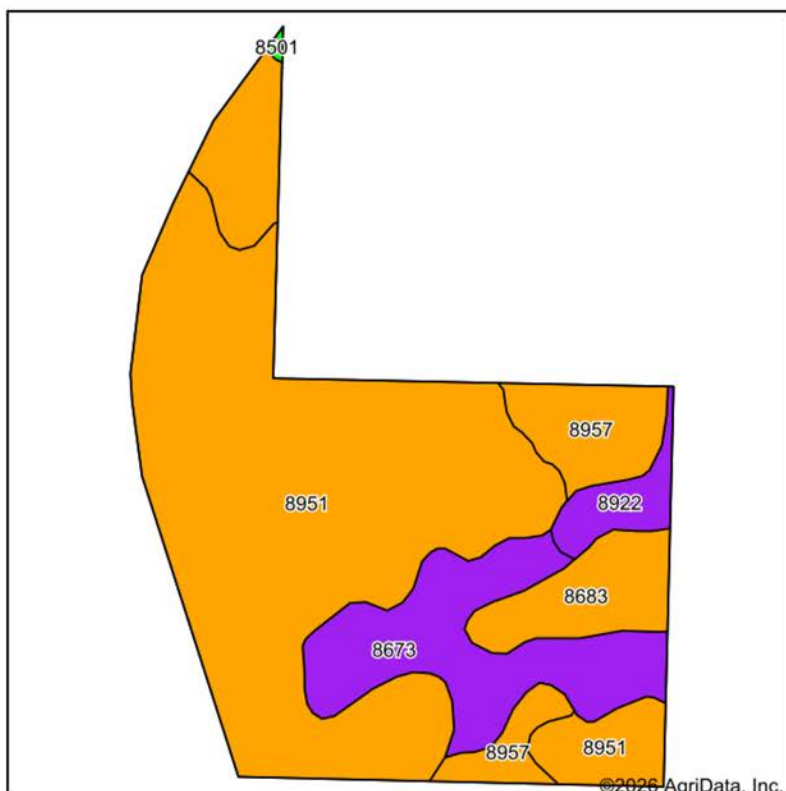
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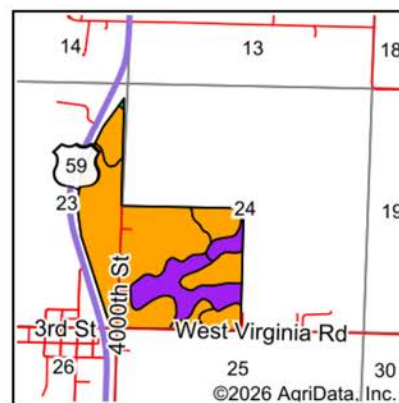
TOPOGRAPHY MAP



SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Allen**
 Location: **24-23S-20E**
 Township: **Osage**
 Acres: **230.63**
 Date: **7/17/2026**



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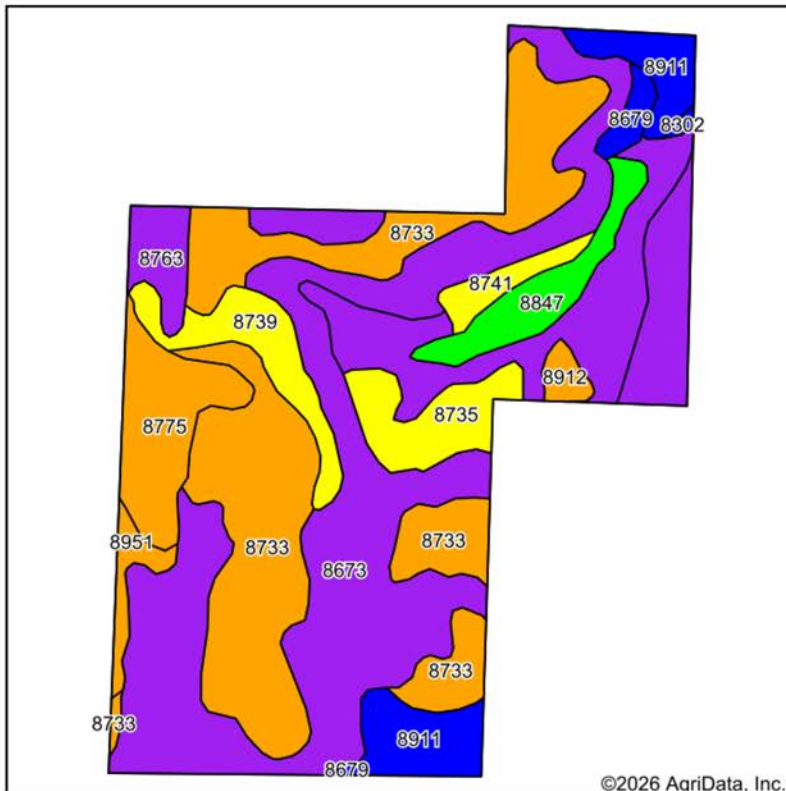
Area Symbol: KS001, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
8951	Wagstaff silty clay loam, 1 to 3 percent slopes	140.75	61.2%		2.5ft. (Lithic bedrock)	IIIe	4968	52	51	43
8673	Collinsville-Bates complex, 3 to 15 percent slopes	36.51	15.8%		1.2ft. (Lithic bedrock)	VIIs	3579	42	42	33
8957	Wagstaff-Shidler complex, 1 to 8 percent slopes	30.78	13.3%		2.5ft. (Lithic bedrock)	IIIe	3549	41	40	32
8683	Dennis silt loam, 3 to 7 percent slopes	15.04	6.5%		> 6.5ft.	IIIe	5048	76	76	65
8922	Talihina stony silty clay loam, 8 to 25 percent slopes	7.23	3.1%		1.6ft. (Paralithic bedrock)	VIIs	4025	33	32	20
8501	Mason silt loam, 0 to 1 percent slopes, rarely flooded	0.32	0.1%		> 6.5ft.	Iw	8250	78	77	71
Weighted Average						3.60	4538.9	*n 50	*n 49.2	*n 40.7

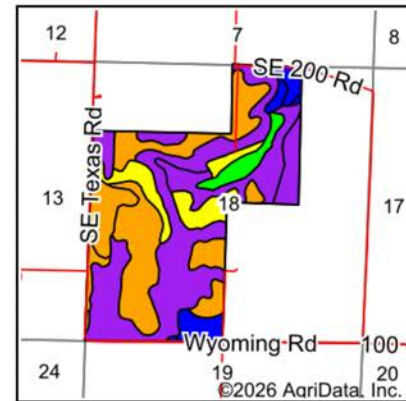
*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Anderson**
 Location: **18-23S-21E**
 Township: **Rich**
 Acres: **316.16**
 Date: **7/17/2026**



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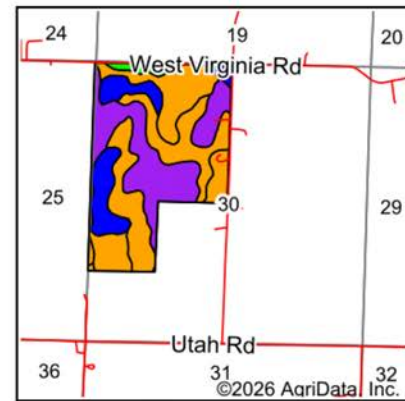
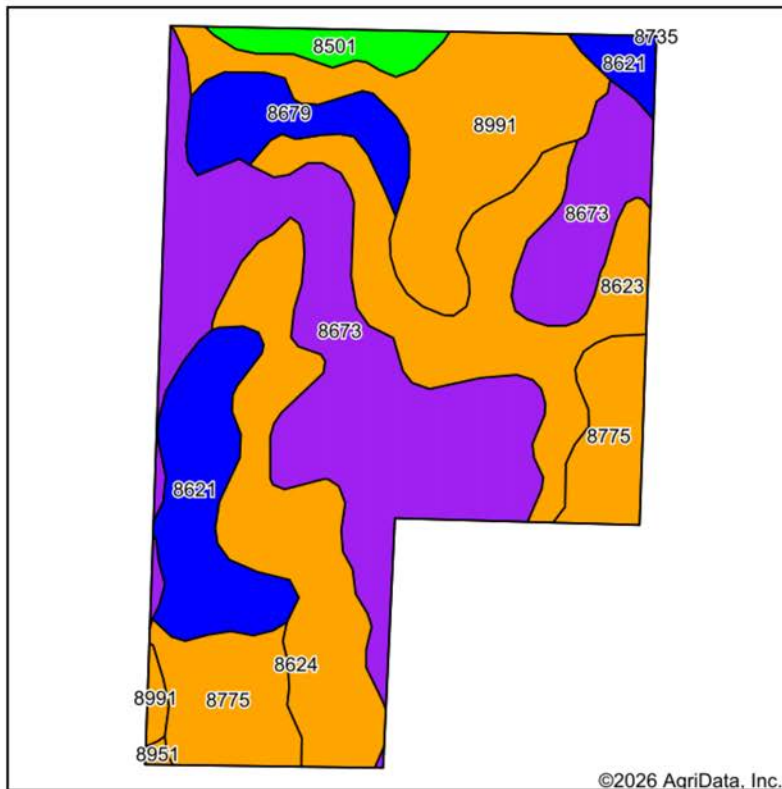


Area Symbol: KS003, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
8673	Collinsville-Bates complex, 3 to 15 percent slopes	113.37	35.7%		1.2ft. (Lithic bedrock)	Vls	3579	42	42	33
8733	Eram silty clay loam, 1 to 3 percent slopes	82.08	26.0%		2.6ft. (Paralithic bedrock)	Ille	4100	54	54	39
8763	Eram-Talihina complex, 5 to 20 percent slopes	35.07	11.1%		2.3ft. (Paralithic bedrock)	Vle	4045	41	40	30
8775	Kenoma silt loam, 1 to 3 percent slopes	17.53	5.5%		5.7ft. (Lithic bedrock)	Ille	3888	59	56	59
8911	Summit silty clay loam, 1 to 3 percent slopes	17.18	5.4%		> 6.5ft.	Ile	4828	61	61	60
8739	Eram silty clay, 1 to 3 percent slopes, eroded	12.56	4.0%		2.7ft. (Paralithic bedrock)	Ive	4100	50	50	29
8735	Eram silty clay loam, 3 to 7 percent slopes	12.26	3.9%		2.6ft. (Paralithic bedrock)	Ive	4116	58	58	41
8847	Okemah silt loam, 0 to 3 percent slopes	11.35	3.6%		> 6.5ft.	Is	5328	77	77	62
8741	Eram silty clay, 3 to 7 percent slopes, eroded	4.65	1.5%		2.3ft. (Paralithic bedrock)	Ive	4090	41	41	24
8951	Wagstaff silty clay loam, 1 to 3 percent slopes	3.99	1.3%		2.5ft. (Lithic bedrock)	Ille	4968	52	51	43

Soils data provided by USDA and NRCS.

SOILS MAP



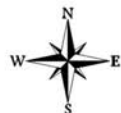
State: **Kansas**
 County: **Allen**
 Location: **30-23S-21E**
 Township: **Osage**
 Acres: **194.87**
 Date: **7/17/2026**



Maps Provided By



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Area Symbol: KS001, Soil Area Version: 25

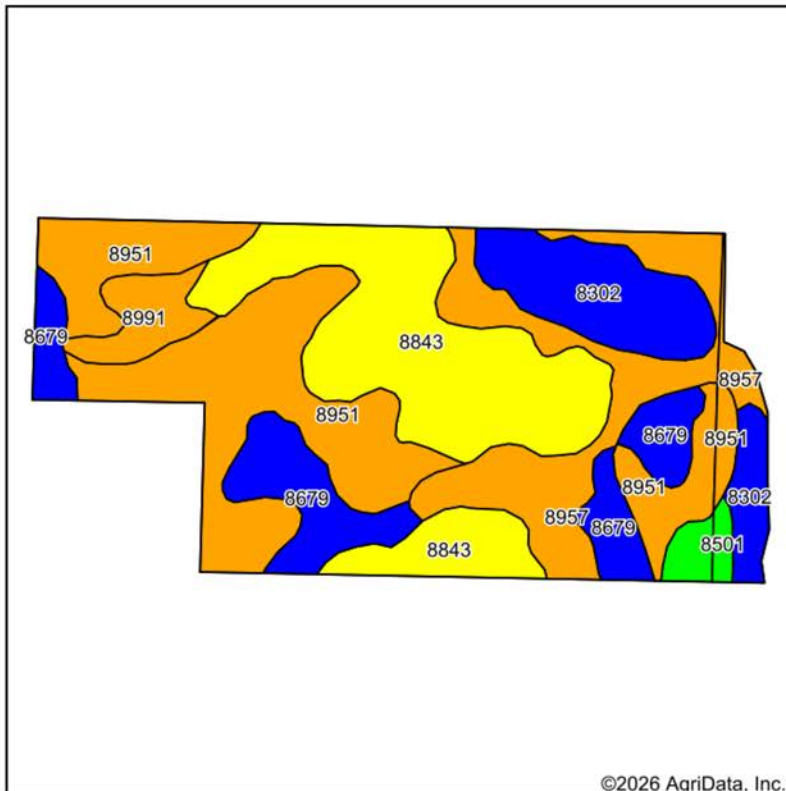
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
8673	Collinsville-Bates complex, 3 to 15 percent slopes	59.58	30.6%		1.2ft. (Lithic bedrock)	Vls	3579	42	42	33
8991	Zaar silty clay, 1 to 3 percent slopes	28.52	14.6%		> 6.5ft.	Ille	4300	51	44	47
8623	Bates loam, 3 to 7 percent slopes	27.84	14.3%		2.5ft. (Paralithic bedrock)	Ille	4910	63	63	49
8624	Bates loam, 3 to 7 percent slopes, eroded	26.32	13.5%		2.3ft. (Paralithic bedrock)	Ille	4886	52	52	34
8775	Kenoma silt loam, 1 to 3 percent slopes	19.46	10.0%		5.7ft. (Lithic bedrock)	Ille	3888	59	56	59
8621	Bates loam, 1 to 3 percent slopes	18.80	9.6%		2.7ft. (Paralithic bedrock)	Ile	4735	65	65	52
8679	Dennis silt loam, 1 to 3 percent slopes	9.43	4.8%		> 6.5ft.	Ile	4838	79	78	64
8501	Mason silt loam, 0 to 1 percent slopes, rarely flooded	4.58	2.4%		> 6.5ft.	Iw	8250	78	77	71
8951	Wagstaff silty clay loam, 1 to 3 percent slopes	0.34	0.2%		2.5ft. (Lithic bedrock)	Ille	4968	52	51	43
Weighted Average						3.73	4366.7	*n 54.2	*n 52.8	*n 44.3

*n: The aggregation method is "Weighted Average using all components"

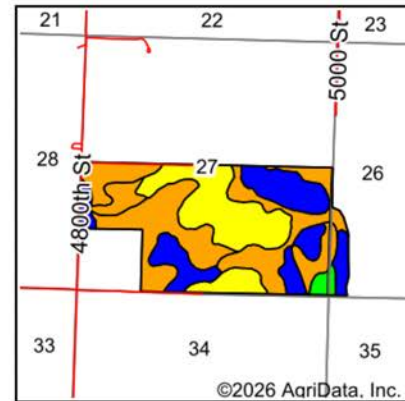
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Allen**
 Location: **27-23S-21E**
 Township: **Osage**
 Acres: **298.72**
 Date: **7/17/2026**



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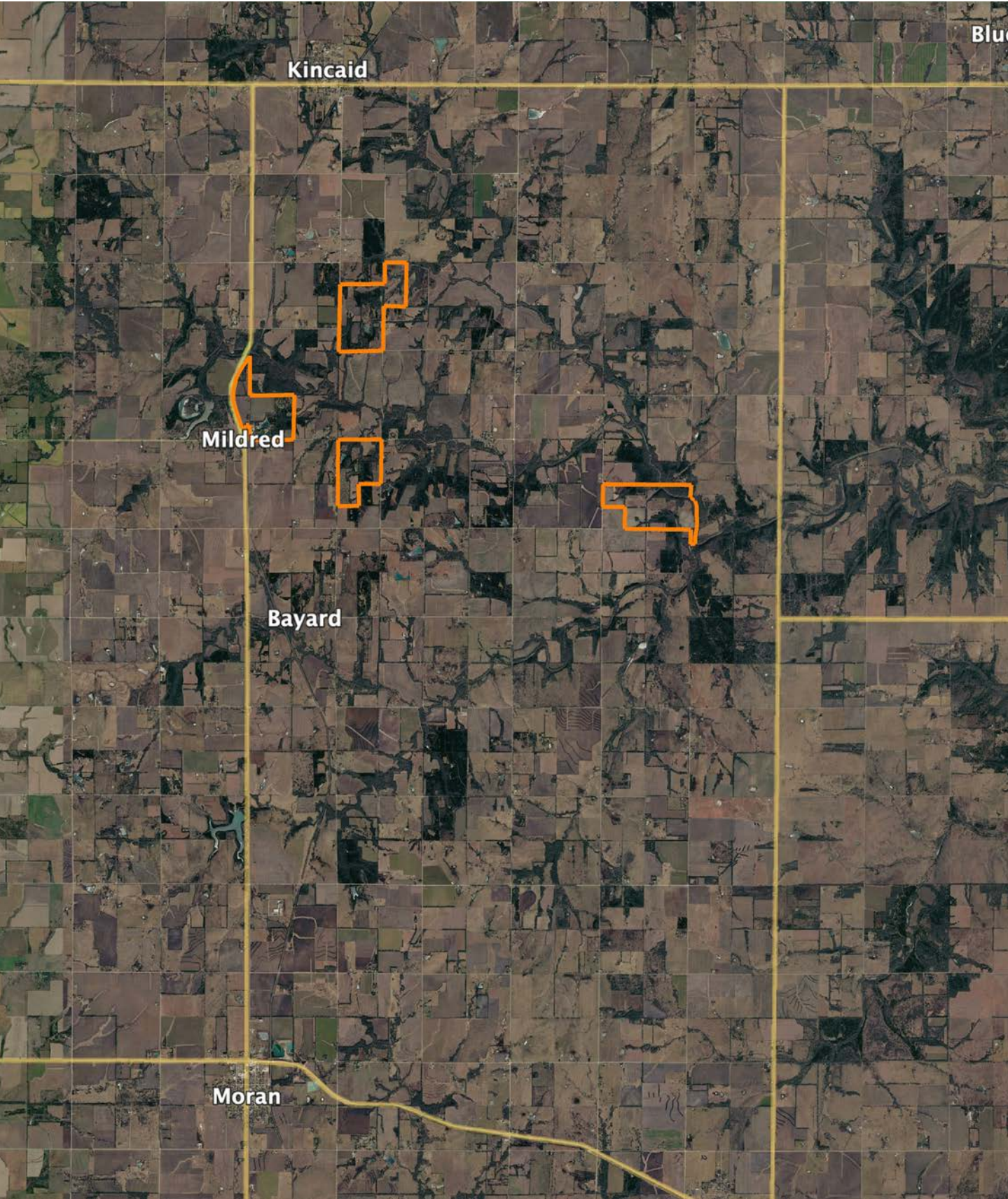


Area Symbol: KS001, Soil Area Version: 25
 Area Symbol: KS011, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
8951	Wagstaff silty clay loam, 1 to 3 percent slopes	83.68	28.0%		2.5ft. (Lithic bedrock)	IIle	4968	52	51	43
8843	Nowata silt loam, 3 to 7 percent slopes	79.03	26.5%		2.2ft. (Lithic bedrock)	IVe	4398	45	45	31
8957	Wagstaff-Shidler complex, 1 to 8 percent slopes	41.85	14.0%		2.5ft. (Lithic bedrock)	IIle	3549	41	40	32
8679	Dennis silt loam, 1 to 3 percent slopes	37.37	12.5%		> 6.5ft.	Ile	4838	79	78	64
8302	Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded	26.41	8.8%		> 6.5ft.	IIw	7758	82	82	75
8991	Zaar silty clay, 1 to 3 percent slopes	10.69	3.6%		> 6.5ft.	IIle	4300	51	44	47
8302	Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded	7.90	2.6%		> 6.5ft.	IIw	7758	82	82	75
8501	Mason silt loam, 0 to 1 percent slopes, rarely flooded	3.65	1.2%		> 6.5ft.	Iw	8250	78	77	71
8957	Wagstaff-Shidler complex, 1 to 8 percent slopes	3.24	1.1%		2.5ft. (Lithic bedrock)	IIle	3549	41	40	32
8951	Wagstaff silty clay loam, 1 to 3 percent slopes	2.85	1.0%		2.5ft. (Lithic bedrock)	IIle	4968	52	51	43

Soils data provided by USDA and NRCS.

OVERVIEW MAP



LAND AGENT CONTACT

A seventh generation native to the Southeast Kansas and Northeast Oklahoma region, Zed's roots are strong and deep. Growing up in KS/OK has led him to develop a love for hunting, the outdoors and all that it offers; it has also given Zed a perspective that cannot be taught in schools. Blessed with a wife and four wonderful children, Zed is keeping the tradition of raising his family here. Zed can relate to local landowners and understands the sentimental value land can hold. He can help make the decision to buy or sell land smooth and comfortable, plus find value in land others might not see. Zed doesn't see his job as work, but more as his true passion for God's creation and the opportunity to call it his "office."

Zed is extremely active in his community, supporting various activities throughout the area. Zed has over ten years of experience bringing buyers and sellers together with many as returning clientele. Have a talk with him, and put his experience and knowledge to use to help you buy or sell your farm, ranch, or hunting land.



ZED GOODWIN, LAND AGENT
620.870.1982
ZedGoodwin@MidwestLandGroup.com

LAND AGENT CONTACT

Zane Goodwin was born a 7th generation family countryman born in Bartlesville, and raised in Northeast Oklahoma, 9 miles from the nearest town. Coming from a long line of farmers, ranchers, horse trainers and hunters, understanding the land and its value runs in Zane's blood. He has worked in agriculture since the age of 12 and went on to study business and finance at Oklahoma State University and the University of Missouri. From working out in the field and in the classroom, Zane has a lifetime and legacy of experience – both personal and professional.

Zane and his wife, Mandy, along with sons, Ryder, Roan and Rizen, and daughter, Rainee live in Bristow, Oklahoma and are members of their local church. When he's not running over 300 commercial Angus cattle on the ranch, you'll find Zane hunting trophy white-tailed deer, waterfowl and big game with his children, as well as coaching soccer, basketball and Little League baseball for their teams. Zane doesn't just sell land. He lives it. He is a steward of it. Wanting to be the best land steward he can, led him to becoming a Master Cattleman from Oklahoma State University.

Zane likes to keep things simple and he does business with people the way he wants them to do business with him. His integrity, honesty, word and handshake mean everything to him, and while he doesn't back away from negotiations, he's not a high-pressure salesman either. Zane relates to many of the landowners he works with and understands the financial and sentimental value of the properties he sells. Landowners relate to him because he works in their best interests and not his own. Contact Zane today and see that a handshake and a good word still mean something.



ZANE GOODWIN,

LAND AGENT

918.510.8883

ZaneGoodwin@MidwestLandGroup.com



MidwestLandGroup.com

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