

MIDWEST LAND GROUP PRESENTS

120 ACRES IN

LABETTE COUNTY KANSAS



21043 HIGHWAY 59, PARSONS, KANSAS 67357

MIDWEST LAND GROUP IS HONORED TO PRESENT

A RARE 120 +/- ACRE RANCH ESTATE MINUTES FROM PARSONS

Some properties offer acreage. Others offer convenience. It is rare to find both in the same place.

Located just one mile south of the hospital in Parsons, this 120 +/- acre ranch offers the privacy and character of a true country estate while remaining remarkably close to town. A long private drive leads you away from the road and into a setting of open pasture, mature shade, expansive Kansas skies, and beautiful sunsets.

At the center of the property is a spacious 6 bedrooms, 3.5 bath home offering more than 4,300 finished square feet across two levels. Built in 1978 and lovingly maintained by the same family for more than 50 years, the home has a timeless character that is increasingly difficult to find. Stone fireplaces anchor the living spaces, while the full basement provides a second kitchen and plenty of room for entertaining, gatherings, or extended family. The main level opens to shaded porches and an in-ground pool, creating an ideal setting for enjoying long summer evenings. A concrete circle drive and attached two-car garage add everyday convenience. Please note that the three basement bedrooms do not have ingress/egress windows.

The 120 acres are well suited for both recreation and livestock. The property is fully fenced and consists primarily of productive upland pasture and hay meadows, providing a versatile setup for horses, cattle, or simply

enjoying the open space. In the fall, ducks on the pond and deer along the tree rows are not uncommon. A substantial pipe catch pen and working livestock tub are already in place, making the ranch ready for its next owner.

The improvements continue with three large outbuildings. The 40'x40' insulated workshop features four overhead doors and offers an exceptional space for equipment, hobbies, or a home-based operation. A 50'x100' open-sided hay barn provides abundant storage, while an older 65'x100' pole barn offers additional room for equipment and agricultural storage.

Whether you are looking for a working cattle or horse property, a private family compound, a recreational retreat, or simply a place where you can spread out without giving up the convenience of town, this property deserves a close look.

120 acres, a substantial home, excellent improvements, livestock infrastructure, and a location just minutes from everything Parsons has to offer.

Properties offering this much land, this many improvements, and this level of convenience are exceptionally hard to find. Call Clayton Campbell at (620) 687-2789 for a showing today.

PROPERTY FEATURES

COUNTY: **LABETTE** | STATE: **KANSAS** | ACRES: **120**

- Just 1 mile south of the hospital in Parsons
- 6 bedrooms with 3.5 baths
- 3 basement bedrooms (no ingress/egress windows)
- Over 4,300 finished square feet
- Same family ownership for more than 50 years
- Stone fireplaces
- Full basement with second kitchen
- In-ground swimming pool
- Attached 2-car garage
- 40'x40' insulated garage/shop with four overhead doors (RV storage)
- 50'x100' open-sided hay barn
- 65'x100' equipment/storage shed
- Good grass pasture with good fencing
- Two ponds
- Cattle pens and working area/livestock handling facilities
- Excellent horse and cattle property
- Private country setting
- Exceptional combination of acreage, improvements, and proximity to Parsons



6 BEDROOMS, 3.5 BATH HOME

At the center of the property is a spacious 6 bedrooms, 3.5 bath home offering more than 4,300 finished square feet across two levels. Built in 1978 and lovingly maintained by the same family for more than 50 years, the home has a timeless character that is increasingly difficult to find.



HUNTING OPPORTUNITIES

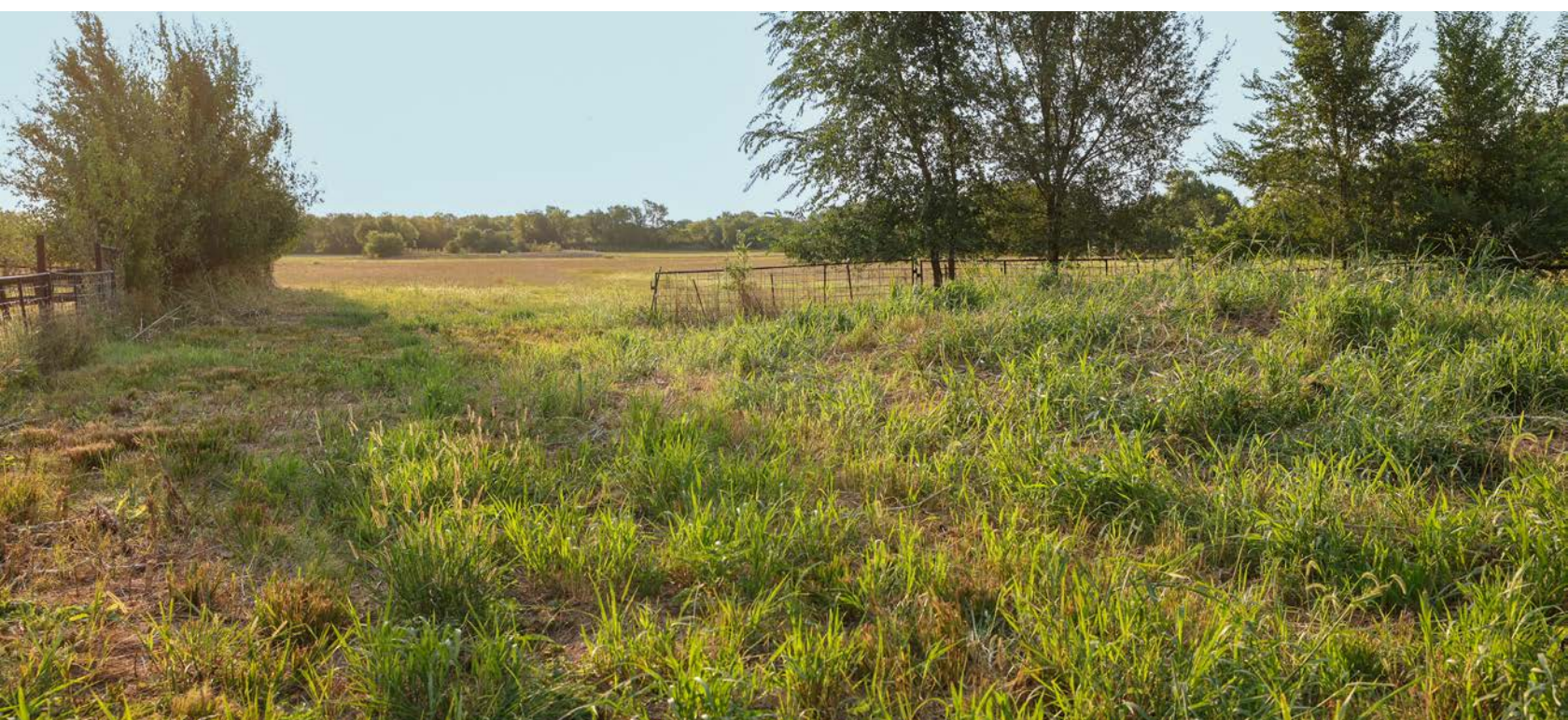


TWO PONDS



EXCELLENT HORSE AND CATTLE PROPERTY

Whether you are looking for a working cattle or horse property, a private family compound, a recreational retreat, or simply a place where you can spread out without giving up the convenience of town, this property deserves a close look.



MULTIPLE OUTBUILDINGS

The 40'x40' insulated workshop features four overhead doors and offers an exceptional space for equipment, hobbies, or a home-based operation. A 50'x100' open-sided hay barn provides abundant storage, while an older 65'x100' pole barn offers additional room for equipment and agricultural storage.



AERIAL MAP



Boundary Center: 37° 18' 15.48, -95° 15' 47.35

0ft 512ft 1024ft



Maps Provided By:



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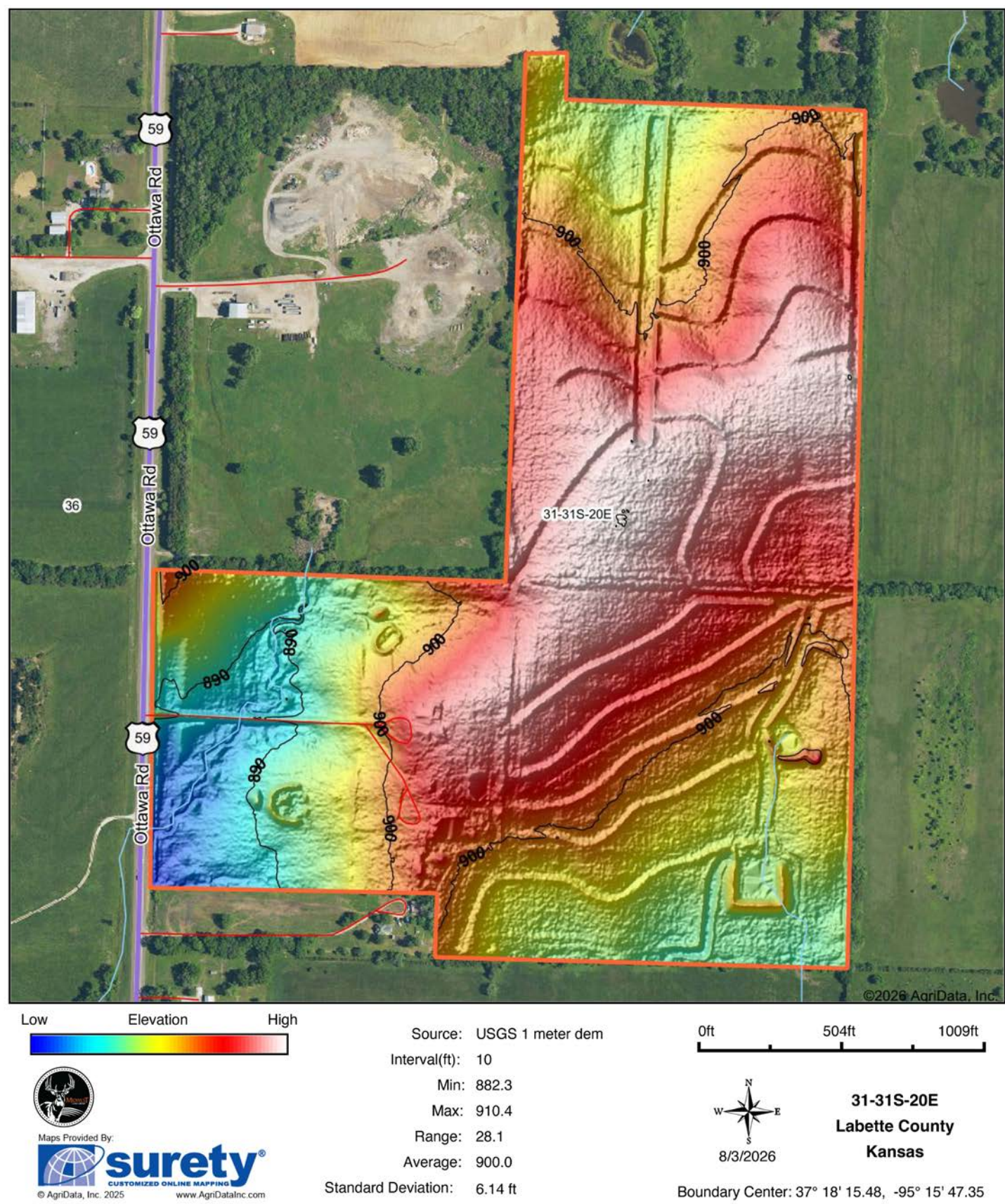
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31-31S-20E
Labette County
Kansas

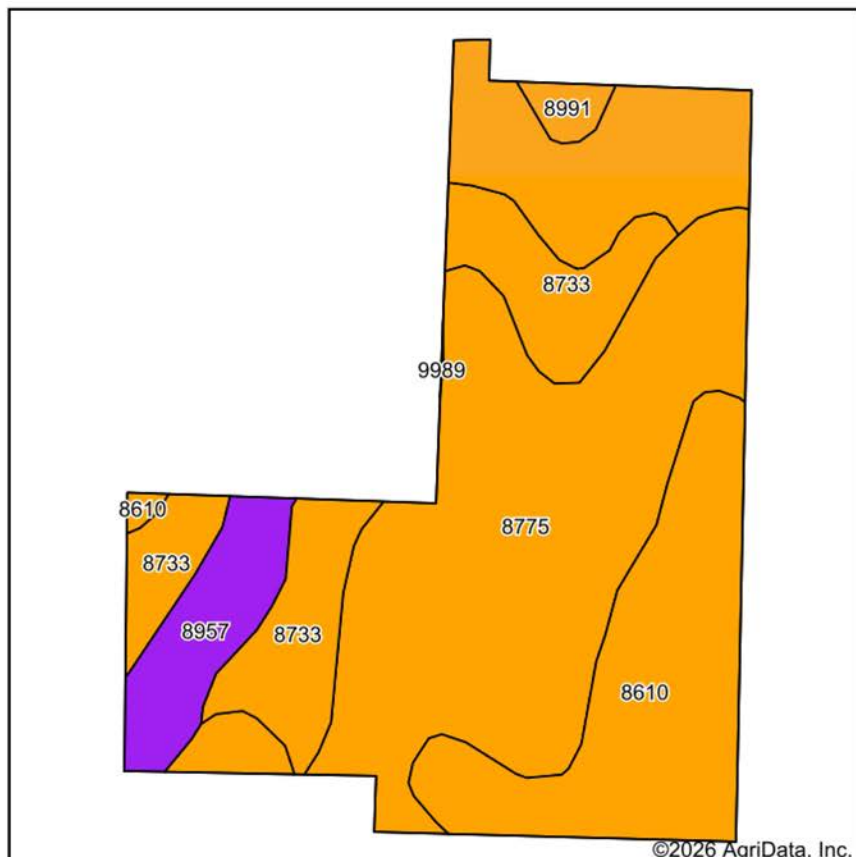


8/3/2026

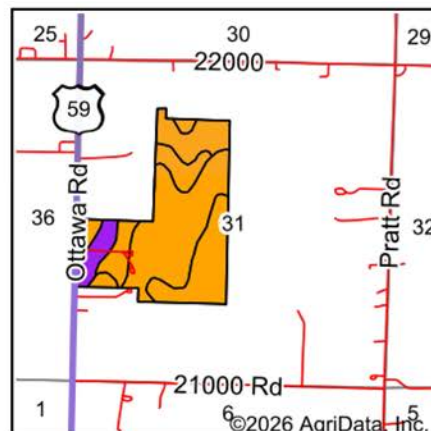
HILLSHADE MAP



SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Labette**
 Location: **31-31S-20E**
 Township: **Parsons**
 Acres: **120.37**
 Date: **8/3/2026**



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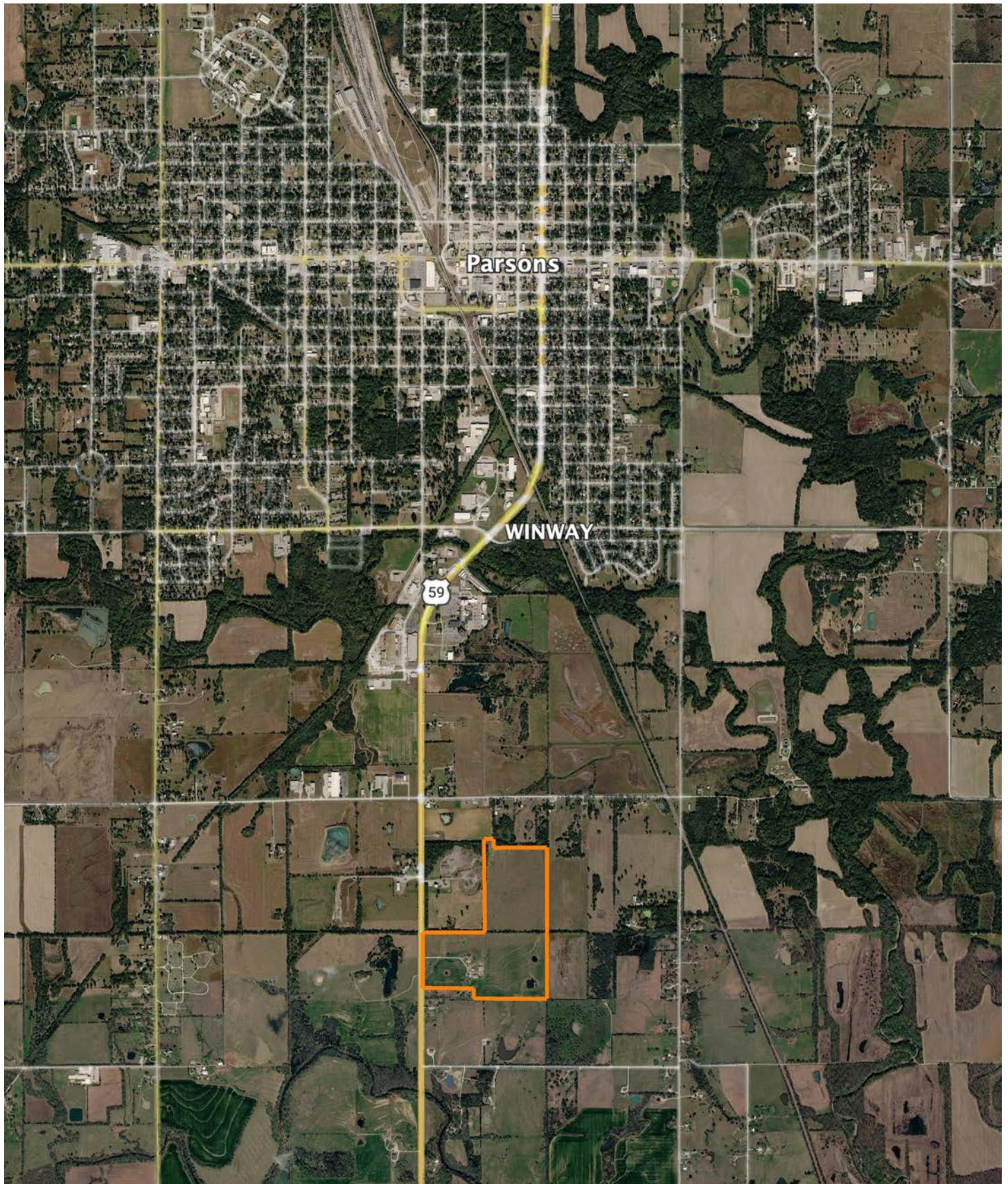


Area Symbol: KS099, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Soil Drainage	Non-Irr Class	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
8775	Kenoma silt loam, 1 to 3 percent slopes	49.19	40.9%		Moderately well drained	Ille	59	56	59
8610	Apperson silty clay loam, 1 to 3 percent slopes	41.50	34.5%		Somewhat poorly drained	Ille	49	40	43
8733	Eram silty clay loam, 1 to 3 percent slopes	19.83	16.5%		Moderately well drained	Ille	54	54	39
8957	Wagstaff-Shidler complex, 1 to 8 percent slopes	8.35	6.9%		Moderately well drained	Ve	41	40	32
8991	Zaar silty clay, 1 to 3 percent slopes	1.50	1.2%		Somewhat poorly drained	Ille	51	44	47
Weighted Average						3.14	*n 53.4	*n 48.9	*n 48.2

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

OVERVIEW MAP



AGENT CONTACT

Clayton Campbell's journey from growing up in a small town in central Kansas to becoming a dedicated land agent reflects his deep-rooted passion for the environment and land stewardship. Raised in an environment surrounded by farming on both sides of the family, Clayton developed a profound appreciation for land ownership and its role in shaping legacies.

After completing his education at Pittsburg State University, Clayton embarked on a career that aligned with his passion. His experience as an account executive and sales manager at the nation's largest privately held environmental laboratory equipped him with the skills to protect water and soil across the Midwest. Following this, he transitioned to a national sales manager role at a leading educational company specializing in building STEM labs nationwide.

Clayton's background in sales and service has proven invaluable in his current role as a land agent. He leverages his problem-solving abilities, negotiation skills, and a commitment to finding mutually beneficial solutions for all parties involved.

In addition to his professional endeavors, Clayton is an integral part of the pro-staff for the award-winning outdoor TV show, Heartland Bowhunter, since its inception in 2007. This affiliation has provided him with unique opportunities to travel across the country, engaging in hunting experiences for nearly two decades. His expertise in harvesting turkey, deer, and elk, coupled with his understanding of quality deer management, serves him well in assisting his land clients.

Beyond his outdoor pursuits, Clayton enjoys spending quality time with his wife, Courtney and their four children. Their shared interests include hiking, camping, and cooking together. They have a passion for exploring different regions and savoring the local culinary scene. Actively involved in their local church, the couple also volunteers for various local ministries.

If you're in the market for land in Southeast Kansas and Southwest Missouri, Clayton Campbell is positioned as the go-to agent. With a commitment to providing a personal touch, he ensures that each client walks away with a positive and memorable experience, reflecting his dedication to land preservation and client satisfaction.



CLAYTON CAMPBELL,
LAND AGENT

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MidwestLandGroup.com

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