

MIDWEST LAND GROUP PRESENTS



80 ACRES
LINN COUNTY, KS

0000 Wyoming Road, Blue Mound, Kansas

MIDWEST LAND GROUP IS HONORED TO PRESENT

RECREATIONAL AND HOBBY FARM WITH CABIN

An incredible opportunity to own 80 +/- acres in Southwest Linn County, Kansas, located just off Wyoming Road and sitting directly along the Anderson/Linn County line. This property offers a rare combination of privacy, recreational opportunities, income-producing potential, and improvements, making it an ideal setup for a hunting property, hobby farm, or weekend getaway.

The property features more than 20 acres of timber, several open fields, and a diverse layout that provides excellent habitat and recreational opportunities. Several of the fields have been in production up until this year, giving the new owner the flexibility to continue farming, convert acreage to food plots, pasture, or manage it for wildlife.

For the outdoorsman, this property is ready to go. There are two stocked fishing ponds and a trail system running throughout the property, providing easy access to the timber, fields, ponds, and hunting areas. Included with the sale are two large, spacious Oak Ridge hunting blinds, already positioned and ready for the upcoming hunting seasons.

Tucked away from the road and completely surrounded by privacy is a 30'x40' barn with living quarters. The barn is essentially off-grid, currently powered by a generator with water brought in, making it an excellent recreational retreat or base camp. Its secluded location provides a level of privacy that is hard to find.

Additional improvements include a smaller barn and a Conex storage container, providing plenty of room for equipment, tools, and recreational gear. The property is also being offered with an impressive package of farm and property-maintenance equipment, including a John Deere 2240 tractor, tiller, mower, disc, and additional equipment shown in the listing photos.

Whether you're looking for a turnkey hunting and fishing property, a private country retreat, a working farm, or a place to build and enjoy for years to come, this 80 +/- acre property offers an exceptional combination of land, improvements, equipment, and privacy in a highly desirable area of Southeast Kansas.



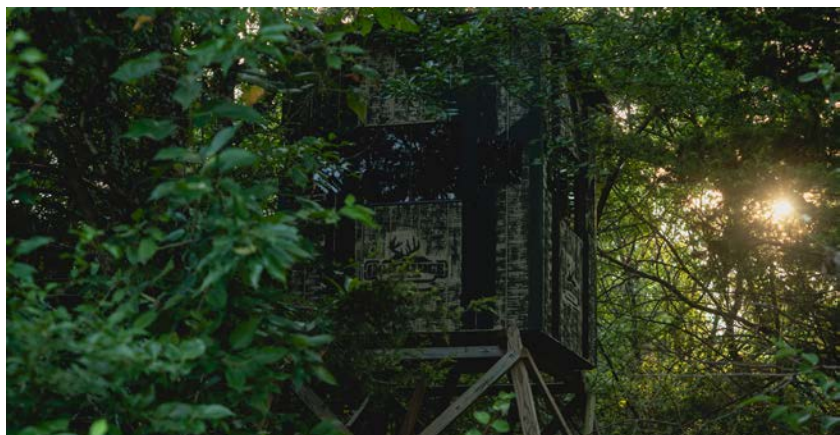
PROPERTY FEATURES

COUNTY: **LINN** | STATE: **KANSAS** | ACRES: **80**

- 80 +/- acres
- More than 20 acres of timber
- Several fields recently in agricultural production
- 2 stocked fishing ponds
- Extensive trail system throughout the property
- 30'x40' barn with living quarters
- Off-grid barn setup with generator power
- Barn is tucked away off the road for exceptional privacy
- 2 large Oak Ridge hunting blinds included
- Additional smaller barn
- Conex storage container
- John Deere 2240 tractor included
- Tiller, mower, disc, and additional equipment included
- Excellent hunting, fishing, recreational, and agricultural potential



MORE THAN 20 ACRES OF TIMBER



SEVERAL FIELDS



EXTENSIVE TRAIL SYSTEM



TWO STOCKED FISHING PONDS



30'X40' BARN WITH LIVING QUARTERS



ADDITIONAL BARN & EQUIPMENT



AERIAL MAP



Maps Provided By:



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Boundary Center: 38° 4' 26.55, -95° 4' 30.17

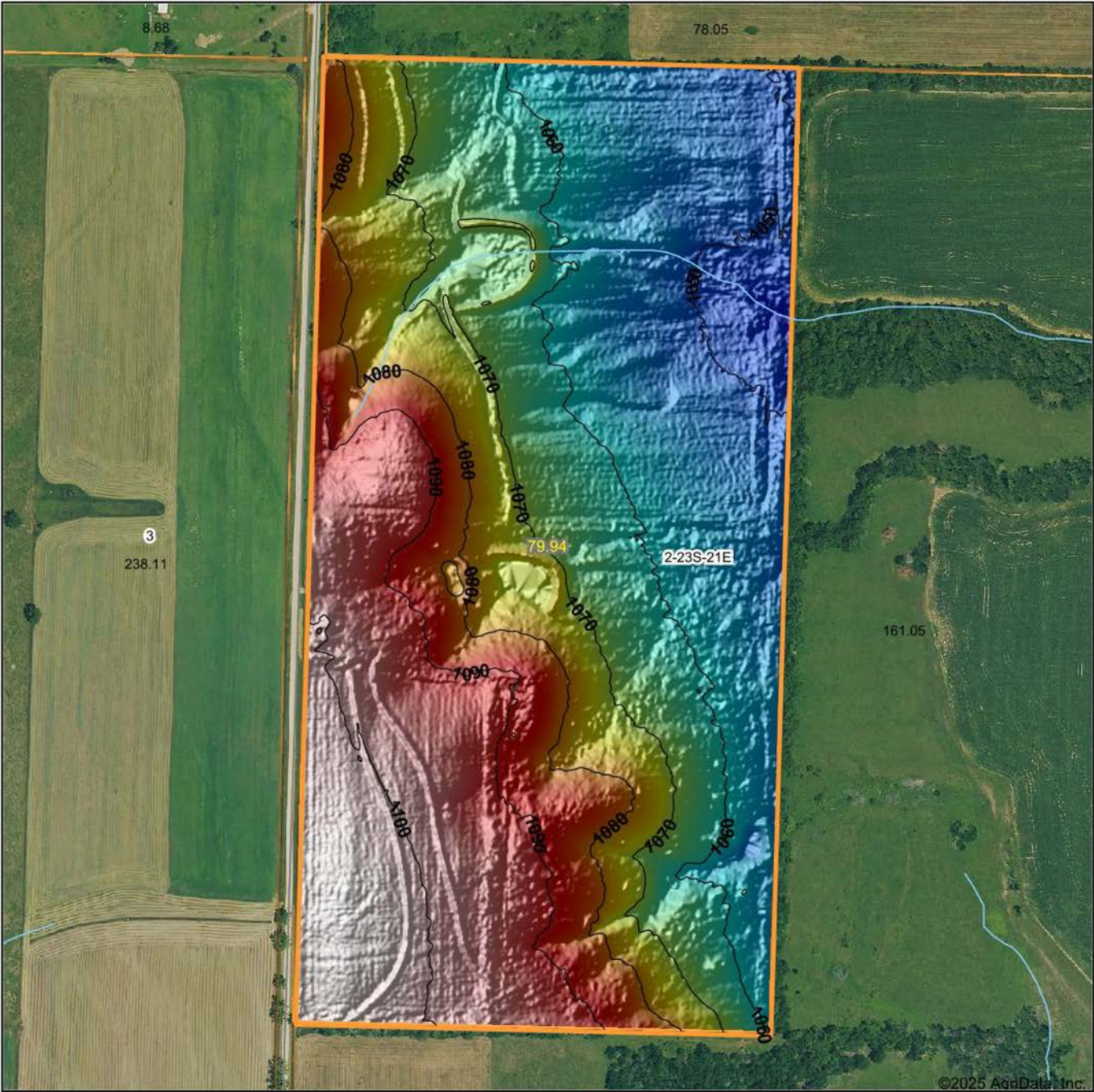
2-23S-21E
Linn County
Kansas

0ft 474ft 949ft



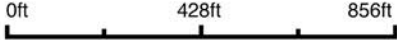
8/8/2025

HILLSHADE MAP



Maps Provided By:
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Source: USGS 1 meter dem
Interval(ft): 10
Min: 1,044.9
Max: 1,103.3
Range: 58.4
Average: 1,073.2
Standard Deviation: 16.96 ft

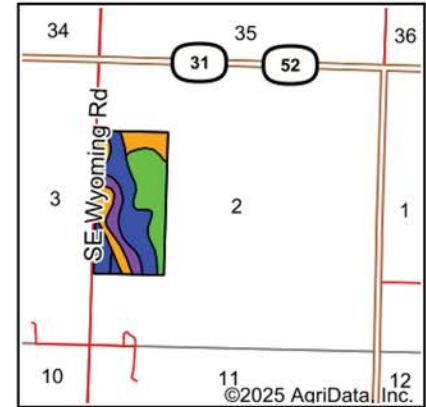
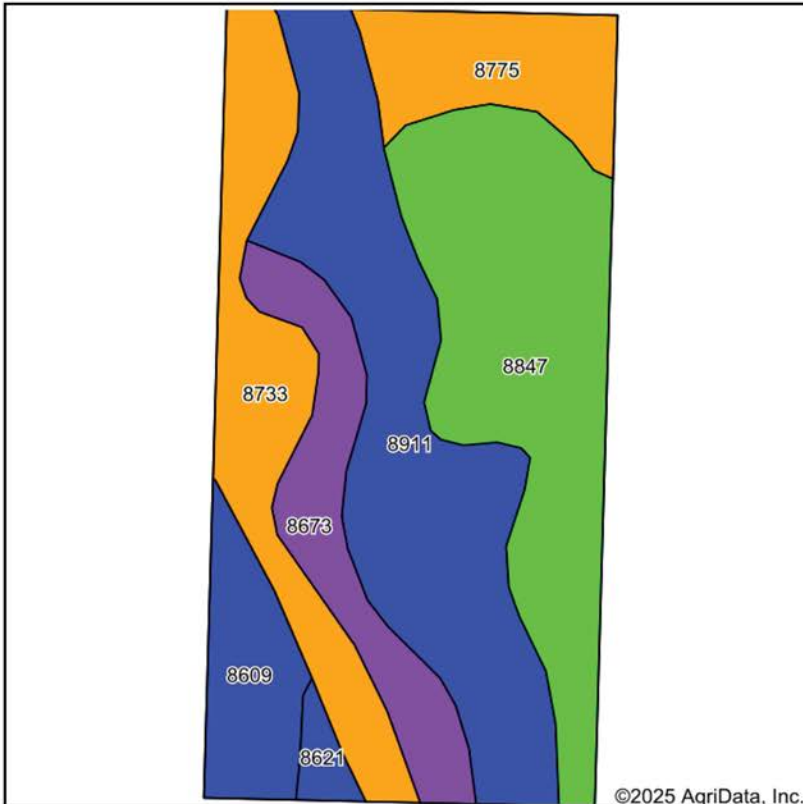


8/8/2025

2-23S-21E
Linn County
Kansas

Boundary Center: 38° 4' 26.55, -95° 4' 30.17

SOILS MAP



State: **Kansas**
 County: **Linn**
 Location: **2-23S-21E**
 Township: **Blue Mound**
 Acres: **79.94**
 Date: **8/8/2025**



Maps Provided By:
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 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

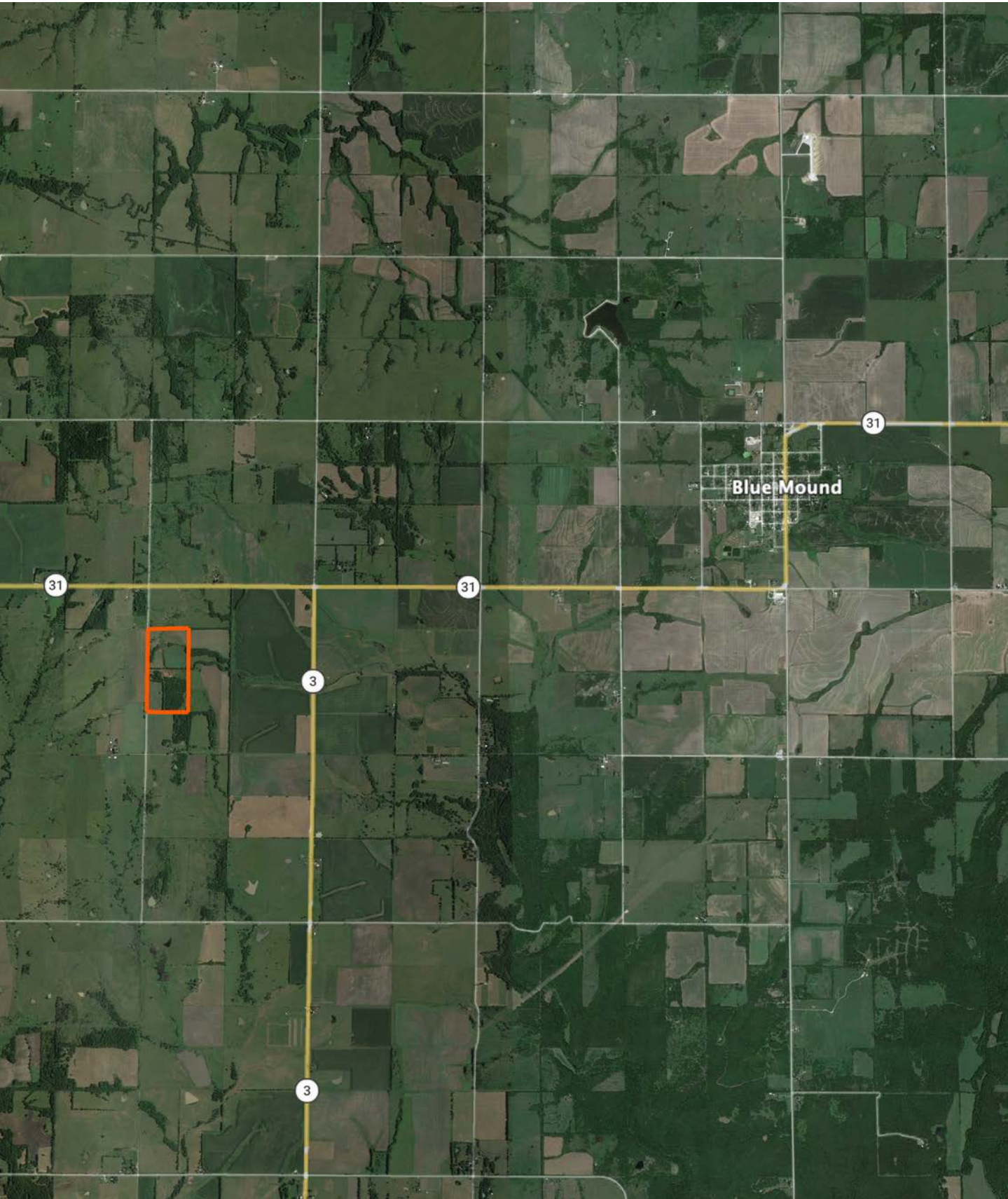
Area Symbol: KS107, Soil Area Version: 24

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 Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
8911	Summit silty clay loam, 1 to 3 percent slopes	22.80	28.5%		> 6.5ft.	Ile	4828	62	61	58	60	47
8847	Okemah silt loam, 0 to 3 percent slopes	22.03	27.6%		> 6.5ft.	Is	5328	77	77	60	62	72
8733	Eram silty clay loam, 1 to 3 percent slopes	12.17	15.2%		2.6ft. (Paralithic bedrock)	Ille	4100	54	54	40	39	34
8673	Collinsville-Bates complex, 3 to 15 percent slopes	8.66	10.8%		1.2ft. (Lithic bedrock)	VIs	3579	42	42	37	33	17
8775	Kenoma silt loam, 1 to 3 percent slopes	7.26	9.1%		5.7ft. (Lithic bedrock)	Ille	3888	59	56	58	59	54
8609	Aliceville silty clay loam, 1 to 3 percent slopes	5.86	7.3%		3.8ft. (Lithic bedrock)	Ile	5019	59	59	50	49	31
8621	Bates loam, 1 to 3 percent slopes	1.16	1.5%		2.7ft. (Paralithic bedrock)	Ile	4735	65	65	57	52	59
Weighted Average						2.40	4646.9	*n 62.3	*n 61.7	*n 52.9	*n 53.4	*n 48.3

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Agent Clay Craft was born and raised in Madison, Mississippi, and grew up with a great passion for the outdoors. As a well-seasoned hunter, Clay managed to harvest his first deer at the age of 4. Shortly after, he started having success with bow hunting. Growing up in a family that was full of hunting and the outdoors, Clay always knew he wanted to make a career out of his passion.

Now, living in Overland Park, Kansas, Clay hunts on his family farms in Kansas and Missouri every year. He's been a part of several hunting TV shows and is currently filming with Heartland Bowhunter, an award-winning show on The Outdoor Channel, which he's done for over a decade. Clay stays true to his roots and loves bow hunting the giant whitetails that the Midwest has to offer. When he's not working, Clay enjoys spending time with his family, playing sports, and setting up his family farms for the next deer and turkey seasons.

Clay takes pride in how to improve and create better hunting farms. From increasing cover to strategic food plot placements, he has the knowledge to find and take farms to the next level. With the experience of hunting thousands of acres, Clay's love for land can't be missed. If you're in the market to buy or sell land in Eastern Kansas, let Clay put his knowledge and expertise to work for you.



CLAY CRAFT,

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