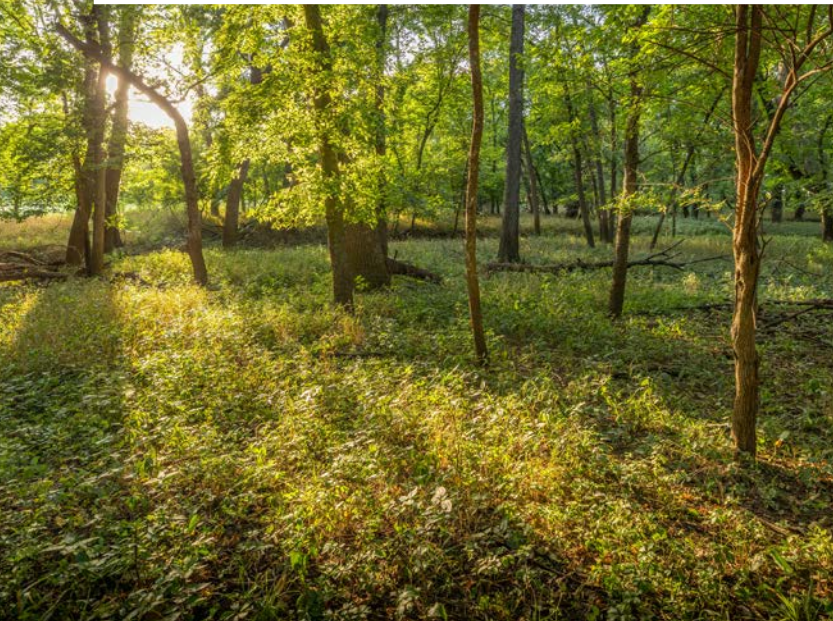


MIDWEST LAND GROUP PRESENTS



68 ACRES
LYON COUNTY, KS

Road 130, Emporia, Kansas 66801



MIDWEST LAND GROUP IS HONORED TO PRESENT

RARE 68 +/- ACRE LYON COUNTY OPPORTUNITY

Midwest Land Group is proud to present an outstanding opportunity to own 68 acres in Lyon County, Kansas. Held by the same family for generations, this 68 +/- acre Lyon County, the property is now being offered to the open market for the first time in many years. Opportunities to acquire land with this kind of history, character, and diversity are becoming increasingly rare.

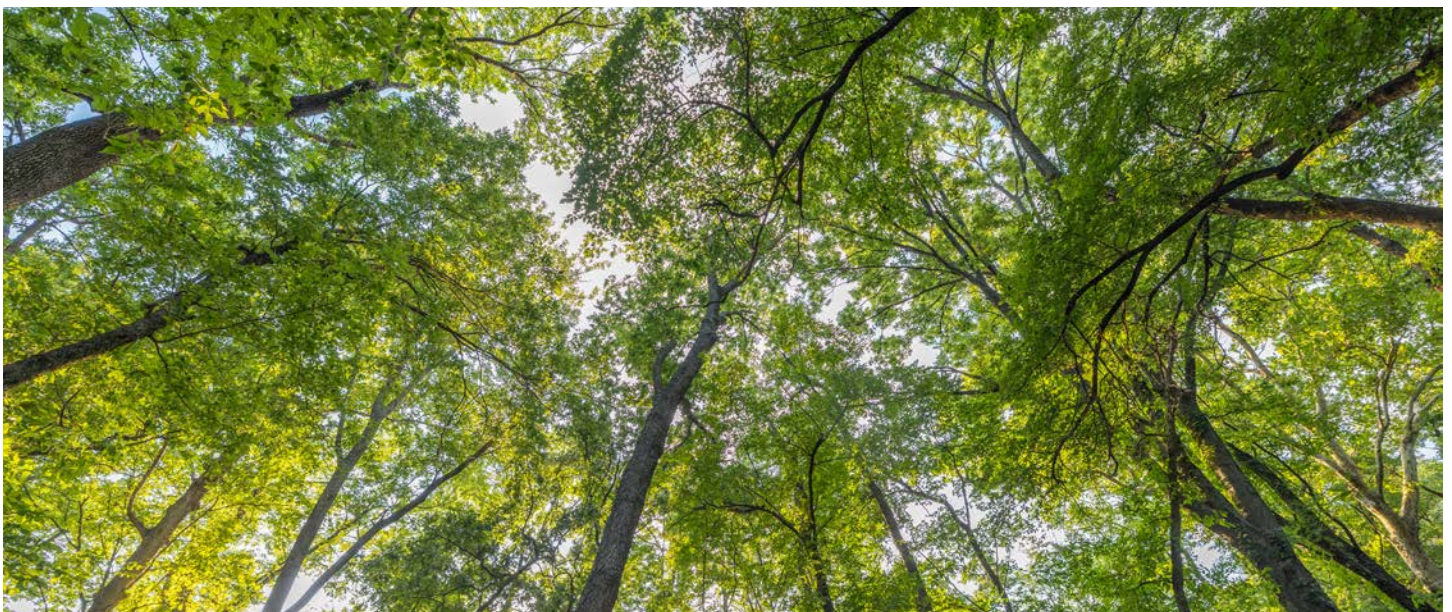
This property offers a rare combination of build-site potential, productive ground, timber, wildlife habitat, and recreational opportunities—all in a location that is convenient to town while still providing the privacy and outdoor lifestyle that makes owning land special. This property has been in the same family for generations and is coming to the open market

Approximately 12 acres are expired CRP and offer the potential to provide valuable bedding and nesting cover

for wildlife. Depending on future plans and program eligibility, this ground could also offer the opportunity to return to CRP or be brought back into tillable production. Another approximately 20 acres consists of productive hay ground, providing an established agricultural component to the property.

The timber is another standout feature. Mature oak and cedar trees provide excellent wildlife habitat, while scattered paw paw trees add a unique touch rarely found on a property like this. There are also harvestable walnuts, offering both current and future timber value. Cottonwoods and sycamores scattered throughout the creeks are surely turkey roosting trees.

From the rolling open ground to the wooded draws and secluded pockets for food plots, the property has the ingredients to create an exceptional recreational tract.



Deer, turkey, and quail have a variety of cover and food sources throughout the property, while the combination of open ground and timber creates numerous opportunities for hunting, hiking, exploring, or simply enjoying the outdoors.

For those looking to build, the property offers multiple potential homesites surrounded by the natural beauty of the Flint Hills countryside. Whether you're looking for a place to build your dream home, a recreational getaway, an investment property, or a combination of all three, this tract provides the flexibility to make it your own.

The location is hard to beat—approximately 4.9 miles from Emporia, 62 miles from Topeka, and 104 miles from Overland Park. With easy access to Highway 99, you can enjoy the peace and privacy of your own acreage without being far from the amenities of town.

Properties offering this combination of location, build-site potential, agricultural ground, timber, and recreational value are increasingly difficult to find. This 68 +/- acre tract is a property where you can build, hunt, invest, and create a lifetime of memories.



PROPERTY FEATURES

COUNTY: **LYON** | STATE: **KANSAS** | ACRES: **68**

- 1 mile off Highway 99
- Prime build site
- 12 +/- acres of expired CRP
- 20 +/- acres of productive hay ground
- Harvestable walnuts
- Utilities at the road
- Deer, turkey, quail hunting
- 4.9 miles to Emporia
- 62 miles to Topeka
- 104 miles to Overland Park
- 91 miles to Wichita

PRIME BUILD SITE

For those looking to build, the property offers multiple potential homesites surrounded by the natural beauty of the Flint Hills countryside. With easy access to Highway 99, you can enjoy the peace and privacy of your own acreage without being far from the amenities of town.



4.9 MILES TO EMPORIA

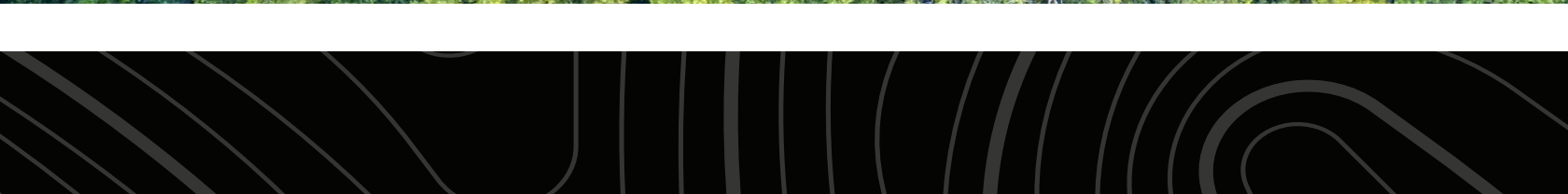
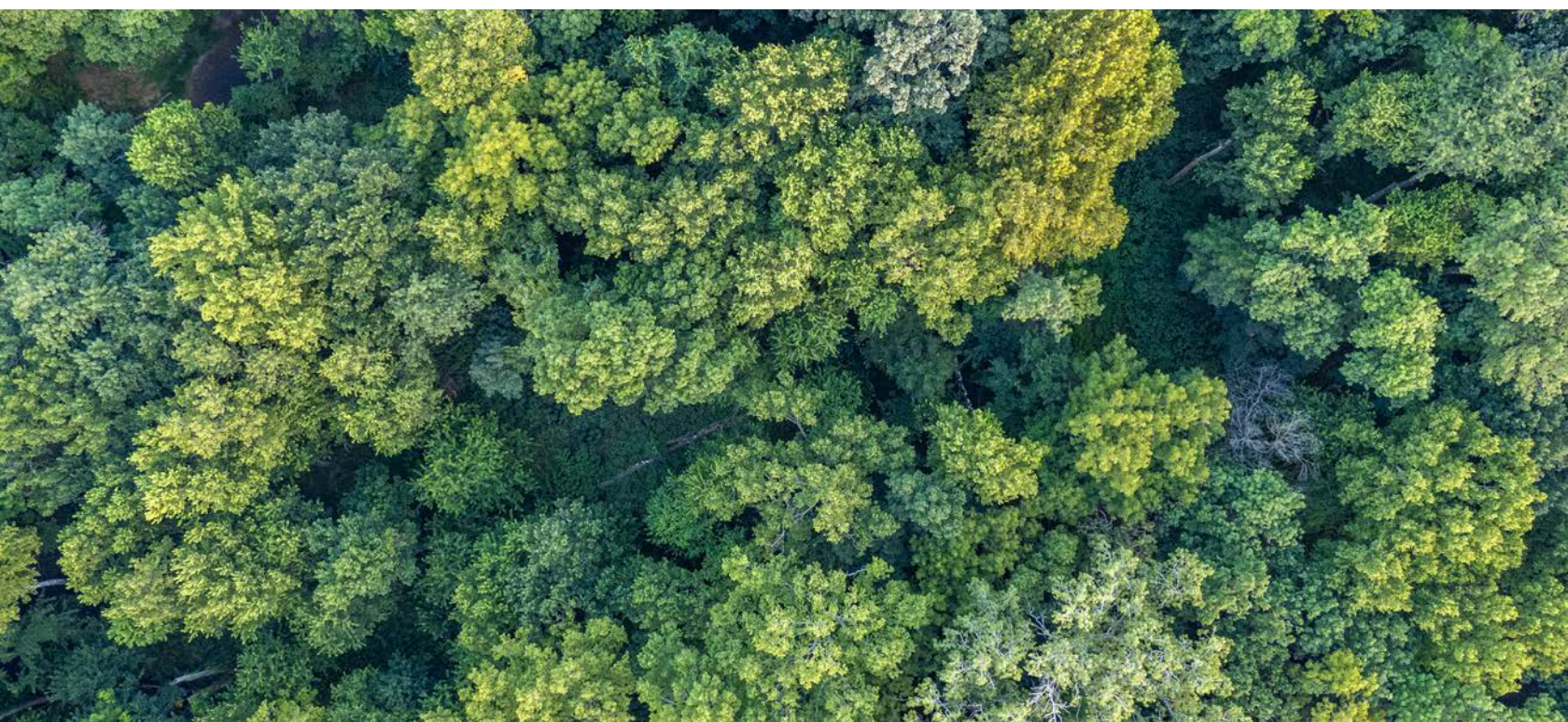


12 +/- ACRES OF EXPIRED CRP



HARVESTABLE WALNUTS

Mature oak and cedar trees provide excellent wildlife habitat, while scattered paw paw trees add a unique touch rarely found on a property like this. There are also harvestable walnuts, offering both current and future timber value. Cottonwoods and sycamores scattered throughout the creeks are surely turkey roosting trees.

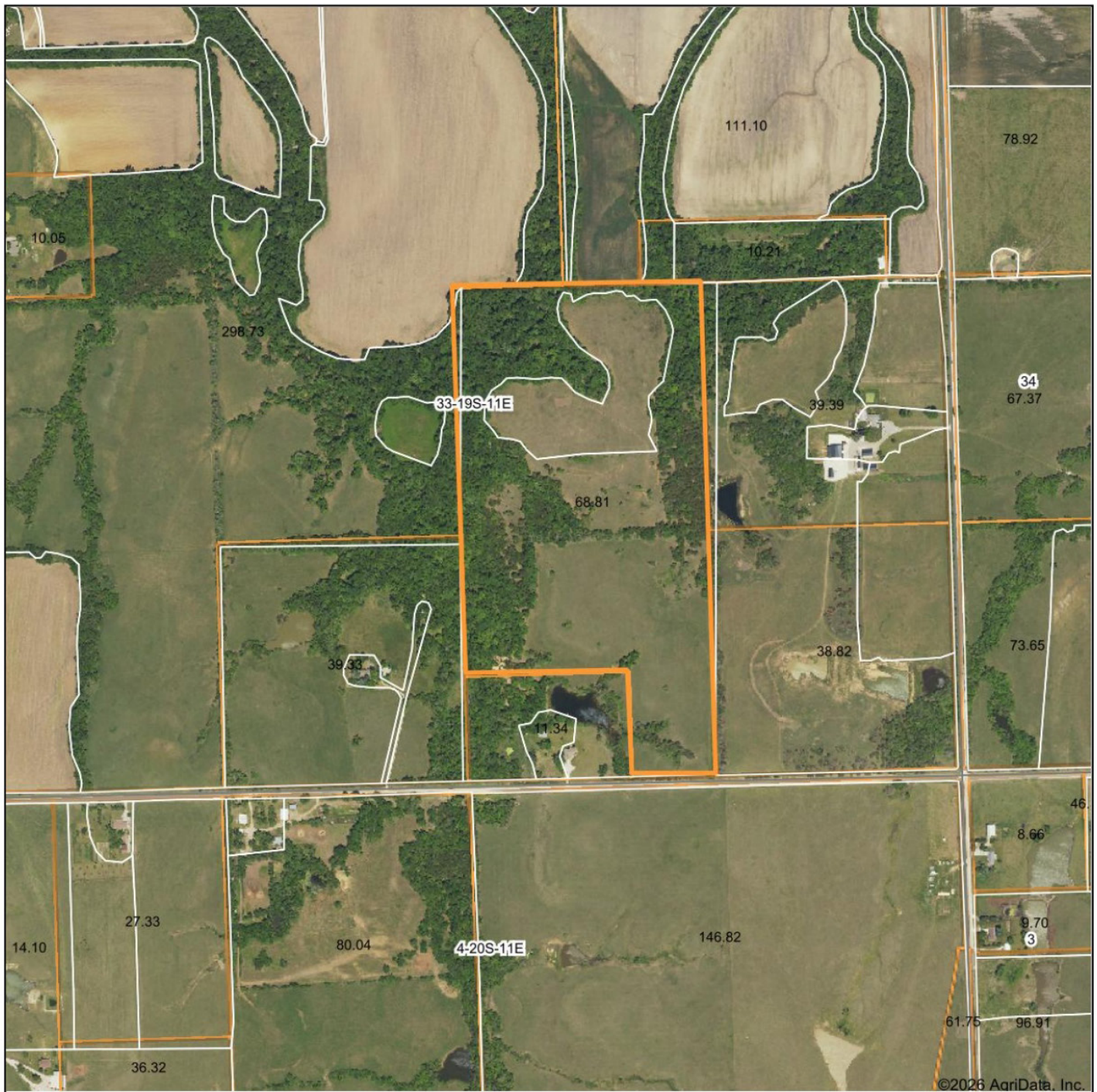


20 +/- ACRES OF PRODUCTIVE HAYGROUND

Another approximately 20 acres consists of productive hay ground, providing an established agricultural component to the property.



AERIAL MAP



©2026 AgriData, Inc.

Boundary Center: 38° 21' 2.42, -96° 11' 47.24

0ft 832ft 1664ft



Maps Provided By



CUSTOMIZED ONLINE MAPPING
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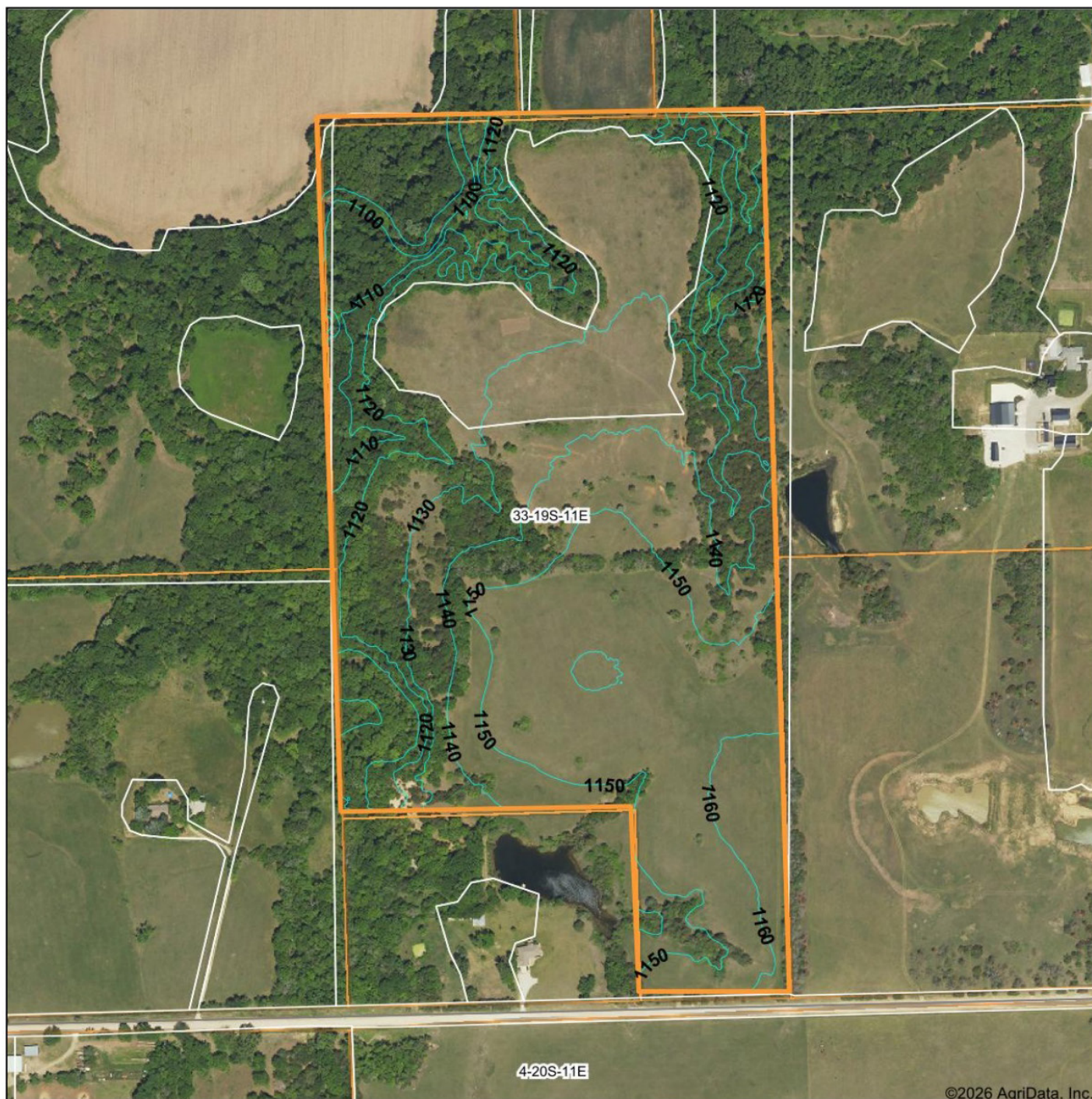
33-19S-11E
Lyon County
Kansas



8/6/2026

Field borders provided by Farm Service Agency as of 5/21/2008.

TOPOGRAPHY MAP



Maps Provided By



CUSTOMIZED ONLINE MAPPING

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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 1 meter dem

Interval(ft): 10.0

Min: 1,092.1

Max: 1,164.6

Range: 72.5

Average: 1,133.5

Standard Deviation: 17.98 ft

0ft 467ft 933ft

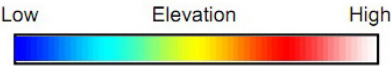
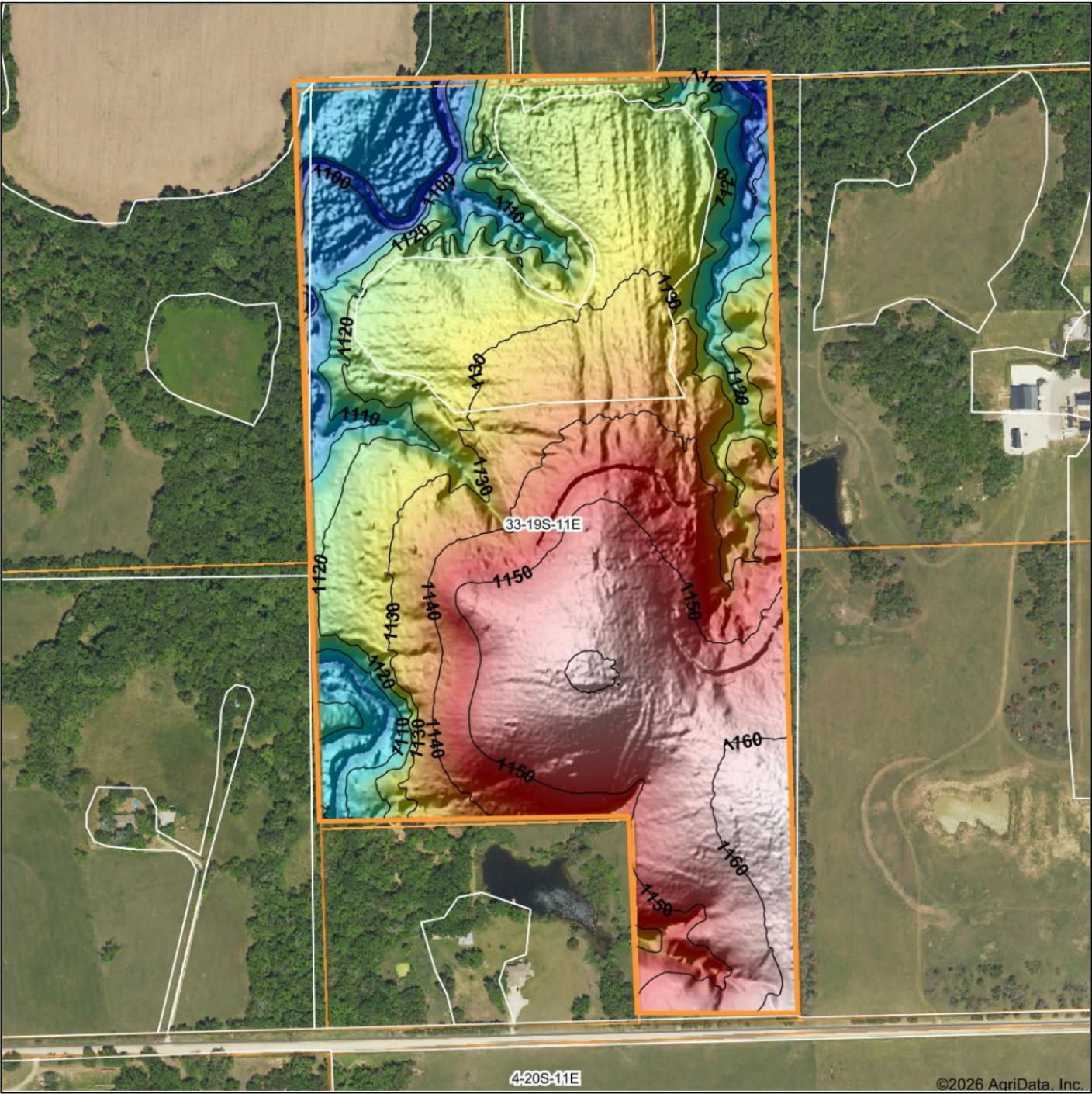


8/6/2026

33-19S-11E
Lyon County
Kansas

Boundary Center: 38° 21' 2.42, -96° 11' 47.24

HILLSHADE MAP



Maps Provided By



surety
CUSTOMIZED ONLINE MAPPING

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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 1 meter dem
Interval(ft): 10
Min: 1,092.1
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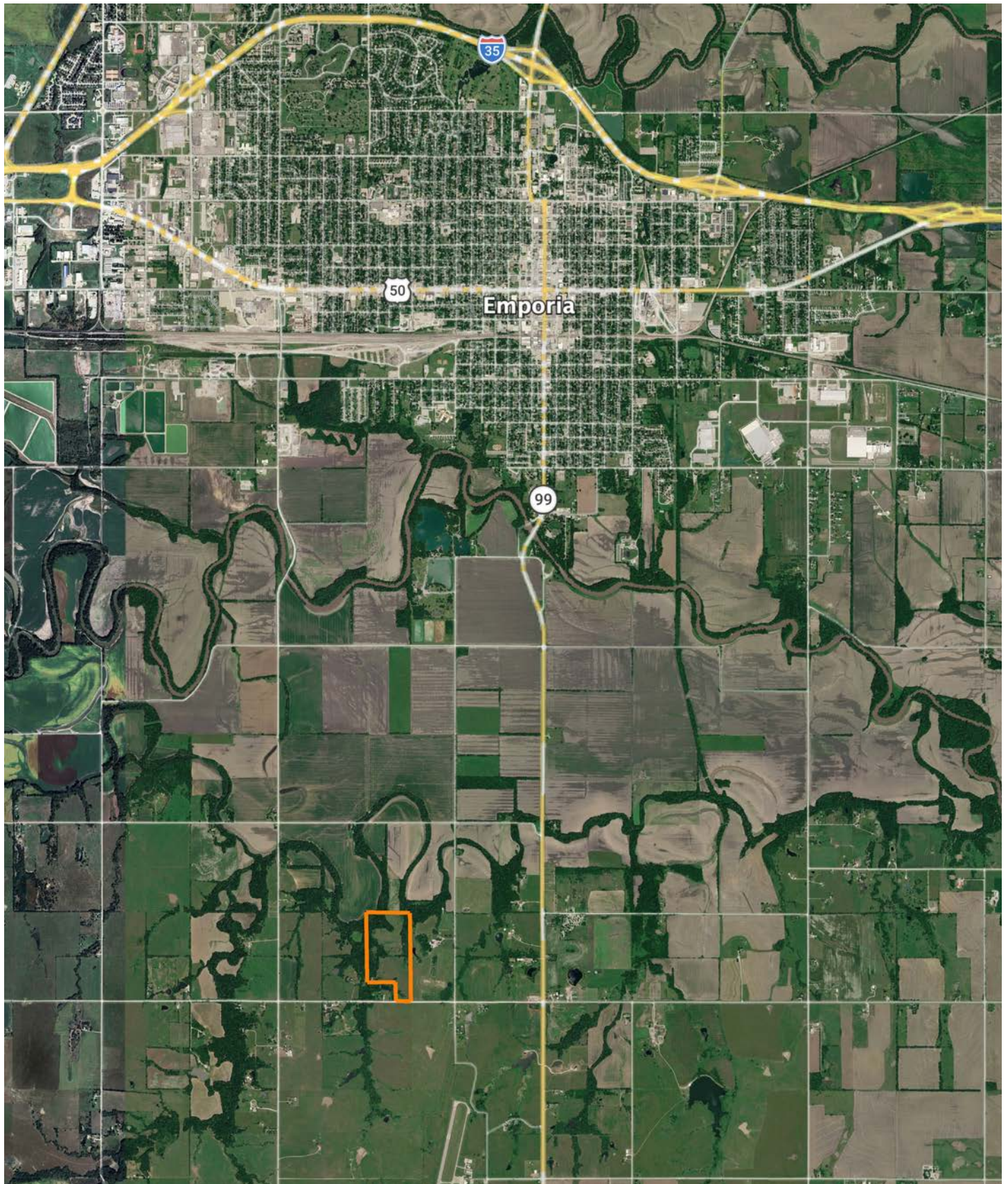


8/6/2026

33-19S-11E
Lyon County
Kansas

Boundary Center: 38° 21' 2.42, -96° 11' 47.24

OVERVIEW MAP



AGENT CONTACT

Cody Thurston has an overpowering love for the great outdoors. He absolutely loves seeing a property's potential and making that potential come to life. At Midwest Land Group, he does whatever it takes to ensure a smooth transaction for his clients, both buyers and sellers. Born in Emporia, Kansas, Cody grew up on the family farm in east central Kansas and helped with his dad's outfitting business, managing, planting, improving, and guiding on 15,000 acres.

If Cody looks familiar, it may be because he's been a cast member on Drury Outdoors' Bow Madness on The Outdoor Channel. He's also a guide for The Dave Hollond Memorial Youth Deer Hunt (formerly The Clint Bowyer Youth Deer Hunt), in which 15-20 kids are taken into the great outdoors to experience the excitement of the hunt. Cody gets great satisfaction helping the kids and passing on his deep rooted excitement for the outdoors. If you have any real estate needs and want to put Cody's knowledge and professionalism to work for you, give him a call, he would be happy to talk land or hunting with you.



CODY THURSTON,
LAND AGENT

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MidwestLandGroup.com

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