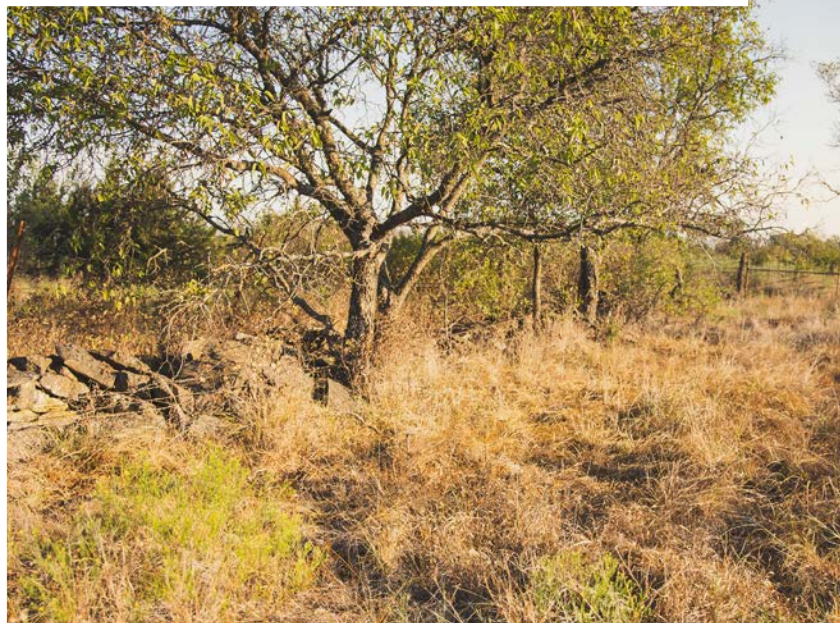


MIDWEST LAND GROUP PRESENTS



**412 ACRES**  
**BOURBON COUNTY, KS**

**000 Eagle Road, Fort Scott, Kansas, 66701**



MIDWEST LAND GROUP IS HONORED TO PRESENT

# ONCE-IN-A-LIFETIME GENERATIONAL FARM IN BOURBON COUNTY, KANSAS

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Opportunities like this are becoming increasingly rare. For the first time in more than 40 years, this remarkable farm in southern Bourbon County, Kansas is being offered for sale. Large, contiguous tracts of this caliber are seldom available in this part of Southeast Kansas, making this a truly exceptional opportunity for the serious land buyer, hunter, investor, or family looking to establish a legacy of their own.

The size of this property is one of its greatest advantages. In a region where large farms are often divided and fragmented over time, owning a substantial tract provides something increasingly difficult to find—privacy, seclusion, and the ability to truly manage and enjoy your own piece of Kansas. The acreage allows wildlife to live, travel, and mature with minimal pressure, and this farm's history reflects exactly what you would expect from a property of this caliber located in a proven big buck neighborhood. The habitat diversity throughout

the farm is outstanding. Scenic creek bottoms wind through the property, complemented by ponds, rolling topography, native grasses, and an abundance of edge habitat. Mature stands of walnut and oak timber, along with productive persimmon groves, provide exceptional food and cover for wildlife. The diversity creates ideal conditions for both deer and turkeys, offering everything they need across the landscape—from bedding cover and natural food sources to secluded travel corridors and protected areas.

Having been hunted very little over the years, this property represents a rare opportunity to take ownership of a farm with tremendous, untapped potential. Whether your vision is to continue enjoying it in its natural state or implement a carefully designed wildlife management program, the foundation for an exceptional hunting property is already in place. This is not the kind of farm you can fully appreciate



from an aerial map or a quick drive down the road. You must spend some time on this property, walk the creek bottoms, explore the timber, and experience the seclusion for yourself to understand just how unique it truly is. Large generational farms with this combination of size, habitat diversity, hunting opportunity, and limited pressure rarely come to market—especially in one of Southeast Kansas’s most sought-after big buck

areas. This is a true once-in-a-lifetime opportunity to own a farm that has been in the same family for nearly half a century and create the next chapter of its legacy.

Schedule your private tour and come spend some time on this remarkable Bourbon County farm. Opportunities like this simply don’t come around often.

## PROPERTY FEATURES

COUNTY: **BOURBON** | STATE: **KANSAS** | ACRES: **412**

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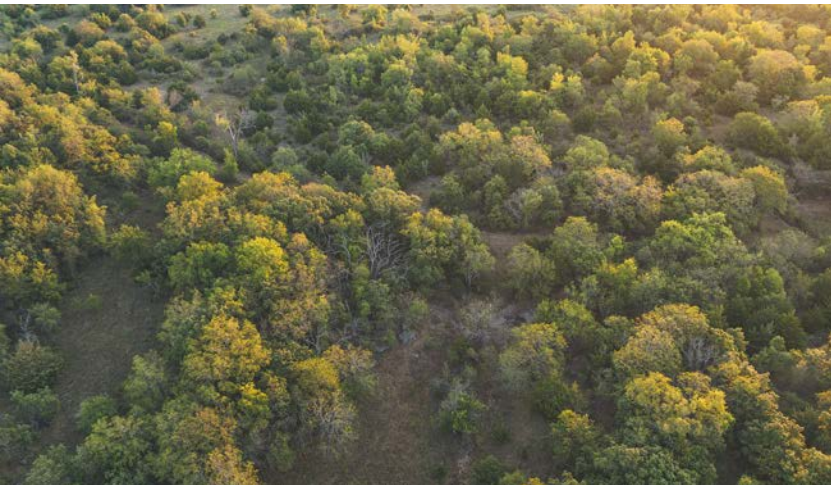
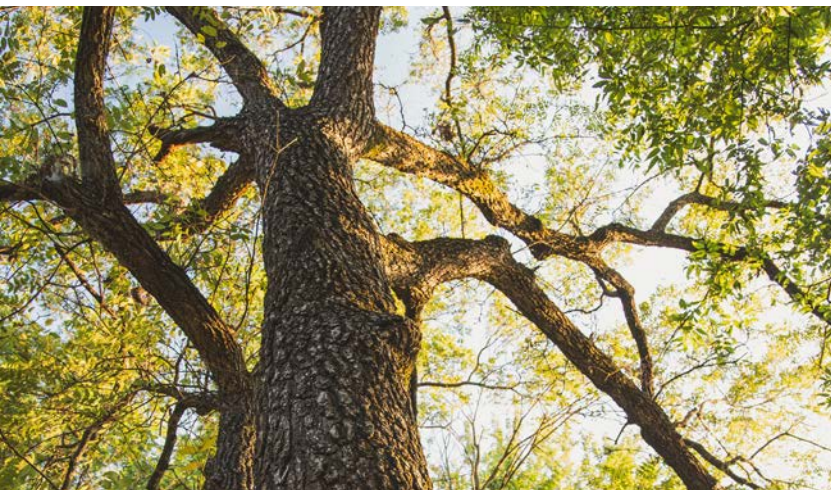
- 412 contiguous acres
- Diverse habitat
- Water features
- Native grasses
- Mature walnut, oak, and persimmon
- Light hunting pressure historically
- Southwest of Fort Scott
- Less than 2 hours from KC Airport



# DIVERSE HABITAT

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The habitat diversity throughout the farm is outstanding. Scenic creek bottoms wind through the property, complemented by ponds, rolling topography, native grasses, and an abundance of edge habitat. Mature stands of walnut and oak timber, along with productive persimmon groves, provide exceptional food and cover for wildlife.



# NATIVE GRASSES

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# MULTIPLE PONDS

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# EXCELLENT HUNTING POTENTIAL

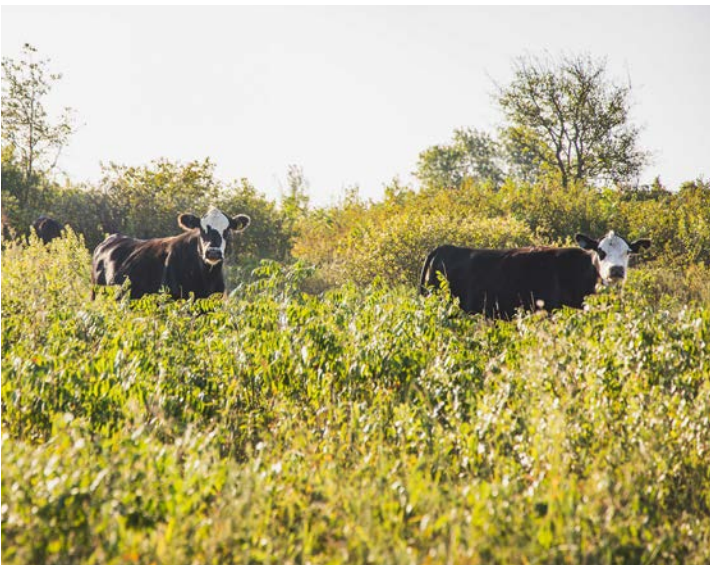
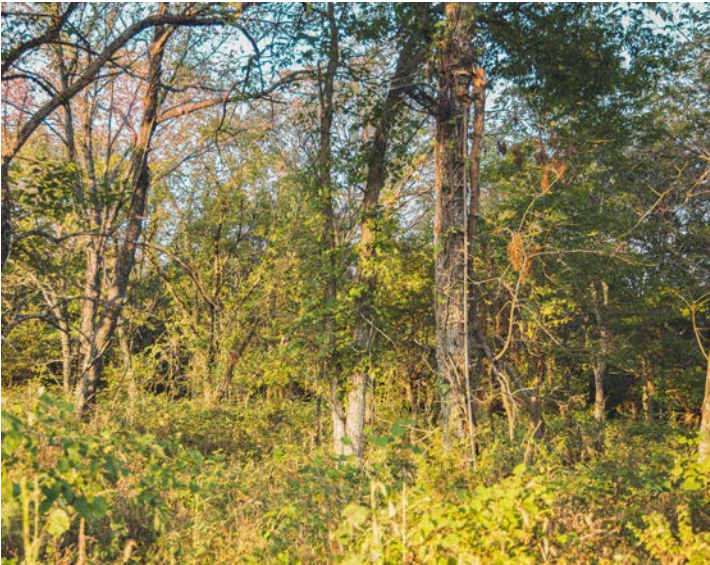
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The acreage allows wildlife to live, travel, and mature with minimal pressure, and this farm's history reflects exactly what you would expect from a property of this caliber located in a proven big buck neighborhood.

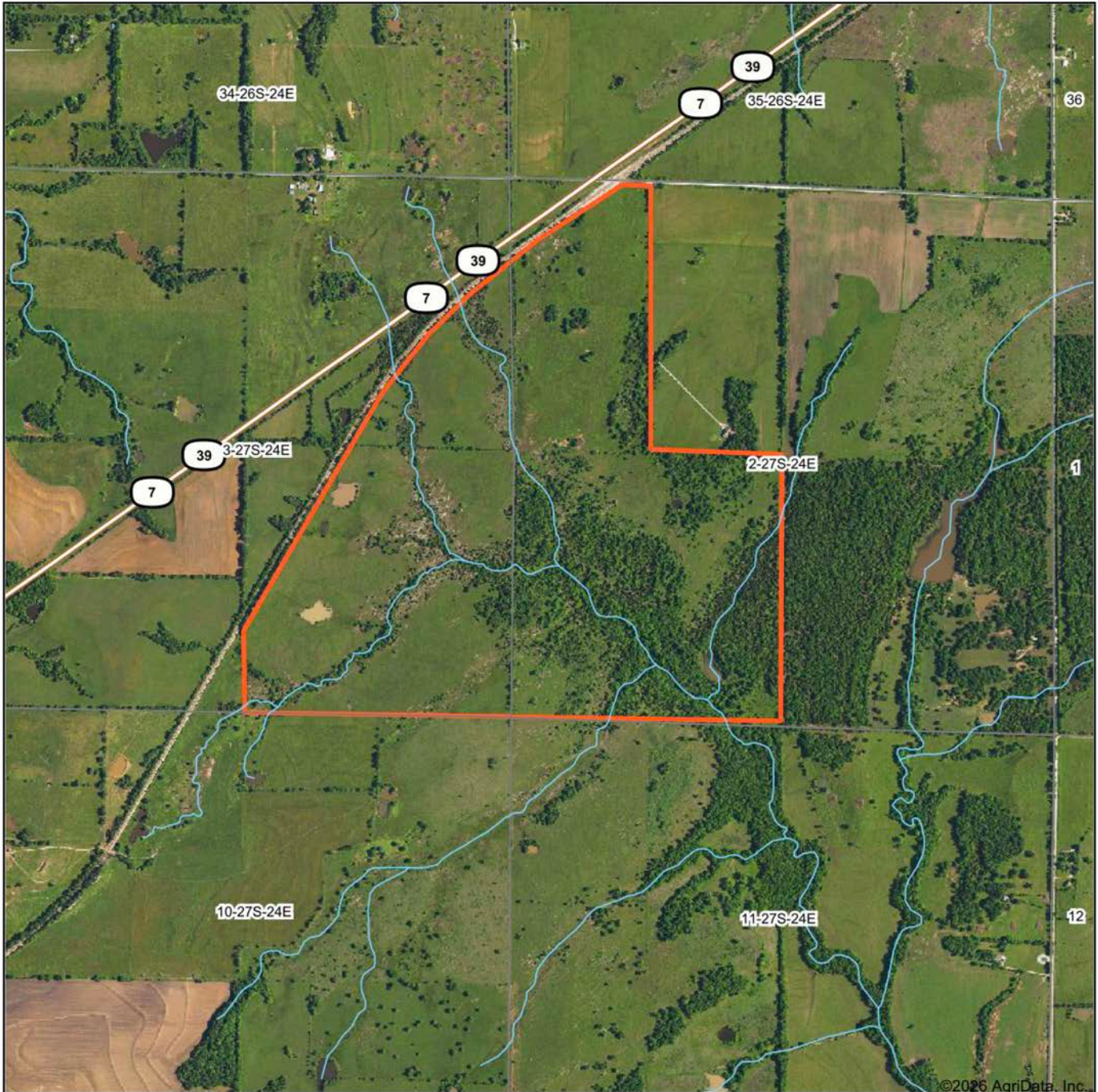


# ADDITIONAL PHOTOS

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# AERIAL MAP



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Maps Provided By:



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Boundary Center: 37° 43' 30.15, -94° 45' 29.98

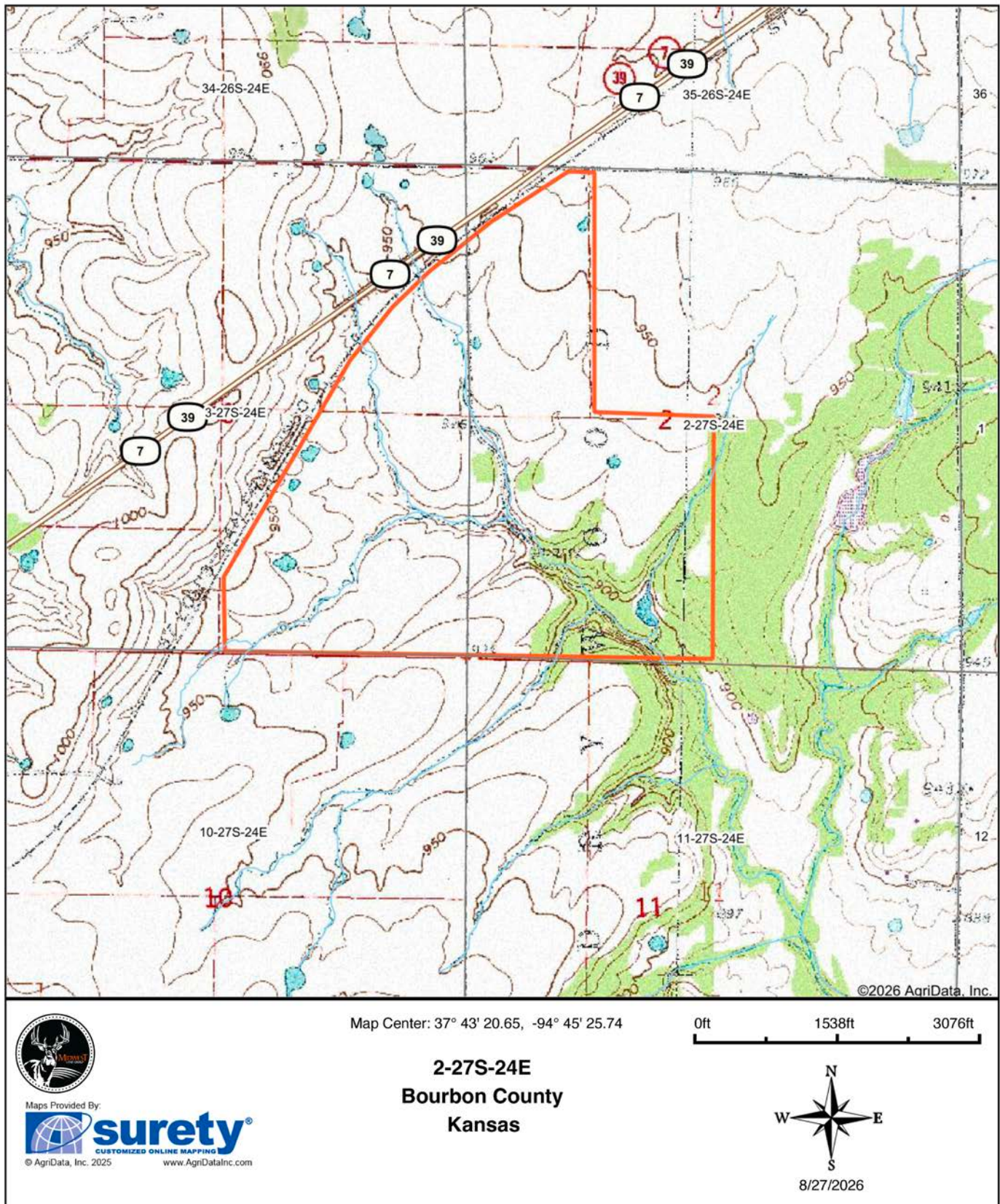
0ft 1538ft 3076ft

**2-27S-24E**  
**Bourbon County**  
**Kansas**

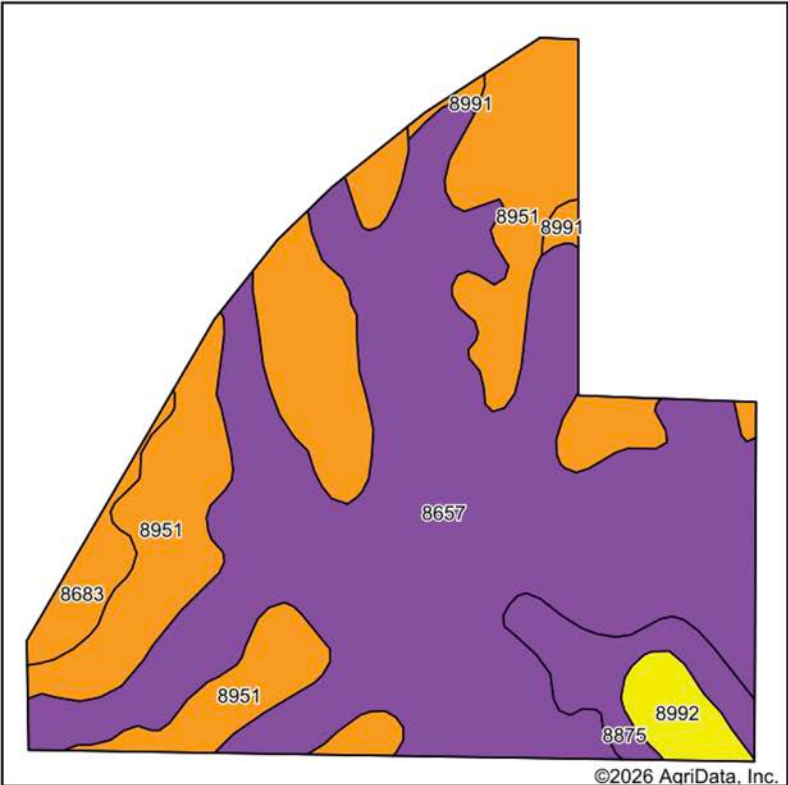


8/27/2026

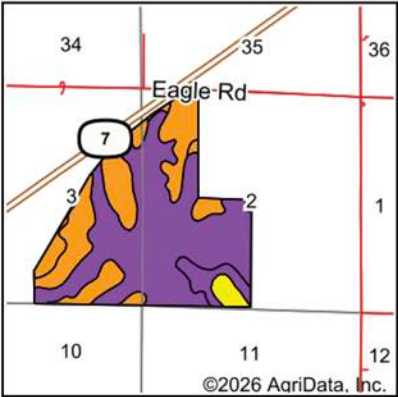
# TOPOGRAPHY MAP



# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**  
County: **Bourbon**  
Location: **2-27S-24E**  
Township: **Pawnee**  
Acres: **412**  
Date: **8/27/2026**



Maps Provided By:

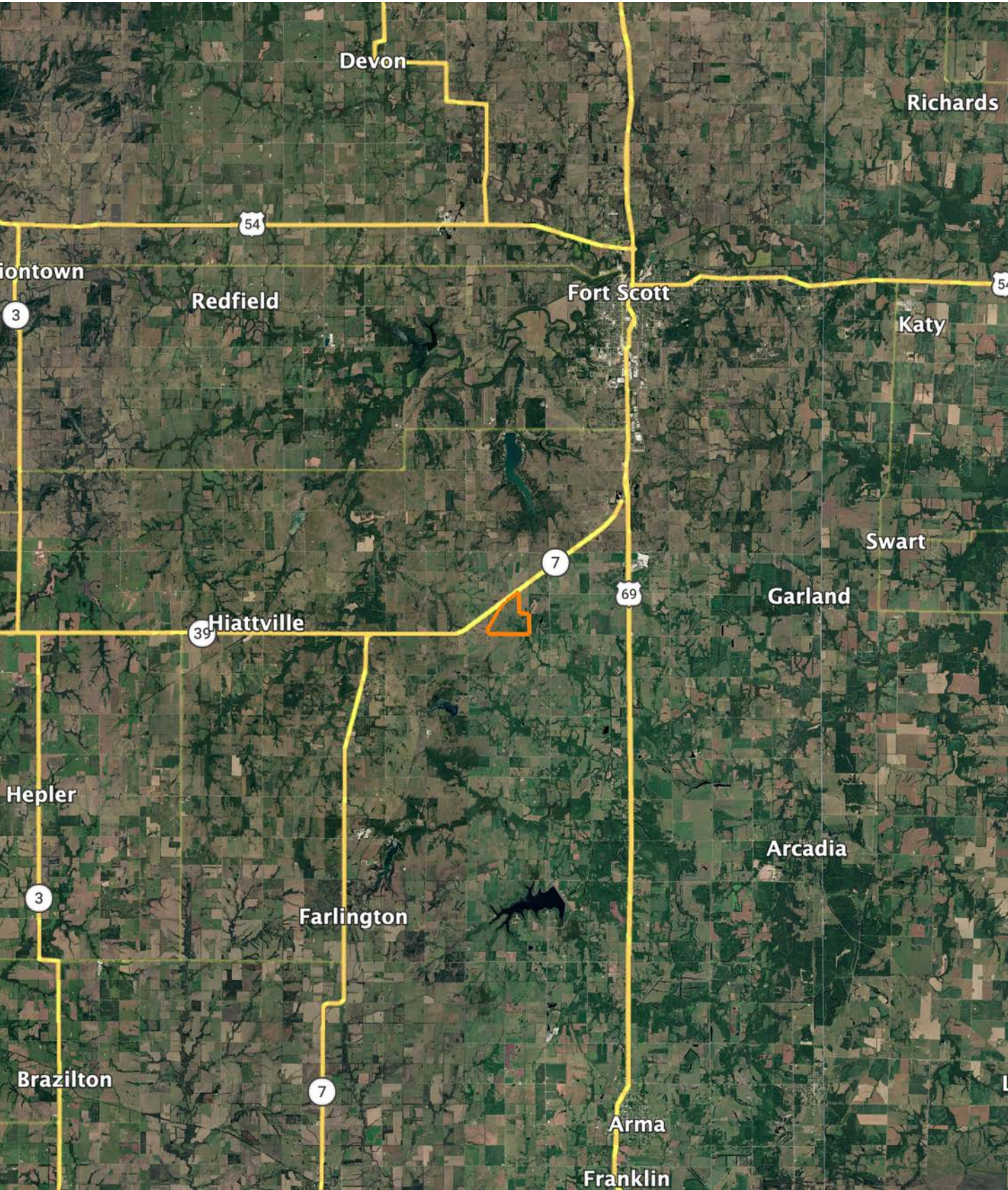


Area Symbol: KS011, Soil Area Version: 26

| 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 |
|------------------|-------------------------------------------------------|--------|------------------|----------------------|-------------------------|---------------|------------------|---------------|-------------------|
| 8657             | Clareson stony silty clay loam, 1 to 3 percent slopes | 243.67 | 59.1%            |                      | Well drained            | VIs           | 54               | 54            | 35                |
| 8951             | Wagstaff silty clay loam, 1 to 3 percent slopes       | 124.67 | 30.3%            |                      | Moderately well drained | IIle          | 52               | 51            | 43                |
| 8875             | Ringo-Clareson complex, 8 to 15 percent slopes        | 19.35  | 4.7%             |                      | Moderately well drained | VIe           | 36               | 36            | 30                |
| 8992             | Zaar silty clay, 3 to 8 percent slopes                | 10.71  | 2.6%             |                      | Somewhat poorly drained | IVe           | 49               | 43            | 45                |
| 8683             | Dennis silt loam, 3 to 7 percent slopes               | 10.68  | 2.6%             |                      | Somewhat poorly drained | IIle          | 76               | 76            | 65                |
| 8991             | Zaar silty clay, 1 to 3 percent slopes                | 2.92   | 0.7%             |                      | Somewhat poorly drained | IIle          | 51               | 44            | 47                |
| Weighted Average |                                                       |        |                  |                      |                         | 4.94          | *n 53            | *n 52.5       | *n 38.3           |

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

# OVERVIEW MAP



## AGENT CONTACT

This energetic agent comes with a 20+ year background as a professional rodeo clown and entertainer. Ryan spent most of his adult life in Montana, hunting and guiding elk hunters. He attended Montana State University—Bozeman and, after getting married and moving to Texas, Texas A&M's Beef Cattle Short Course and the intensive Ranch Management University. He and his wife, Alyssa, built and grew a small cow calf operation, managing several lease properties and a family ranch in College Station. A lifelong hunter, Ryan's been involved in the outfitting industry for over two decades as a guide, outfitter, and booking agent with experience out west as well as in Kansas, Texas, and Missouri. Since moving to the Midwest with his wife and son, Bridger, he has been managing hunting farms in both Kansas and Missouri while making his home in Bourbon County, Kansas on his own small piece of ground where you'll find him trying to improve it every day. Ryan's passion is designing properties that can sustain the balance between ranching and hunting and at Midwest Land Group, Ryan is able to heed the natural call to follow his passion for land and use his sales and marketing experience to achieve his dream of helping sellers and buyers. Ryan is a member of QDMA, NWTF, and RMEF.



**RYAN LITWIN**, LAND AGENT  
**406.581.8869**

[RLitwin@MidwestLandGroup.com](mailto:RLitwin@MidwestLandGroup.com)



## MidwestLandGroup.com

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