MIDWEST LAND GROUP PRESENTS

FRANKLIN COUNTY, KS

90 ACRES

MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

LUXURY ESTATE ALONG MIDDLE CREEK

This spectacular, one-of-a-kind country estate offers an exceptional combination of privacy, recreation, income-producing acreage, and event-venue potential, all less than an hour from the heart of Kansas City. Situated on approximately 90 +/- acres at the end of a dead-end road, the property sits just a quarter-mile off blacktop and is accessed through a gated entrance, creating a secluded setting that is increasingly difficult to find this close to the metro.

The custom home is positioned above the surrounding agricultural fields, taking full advantage of the peaceful setting and scenic views. Inside, soaring vaulted ceilings and abundant natural light create an open and inviting atmosphere. The kitchen features hardwood floors, a center island, a wood-burning stove, and access to a screened-in porch—perfect for enjoying quiet mornings or evenings overlooking the property.

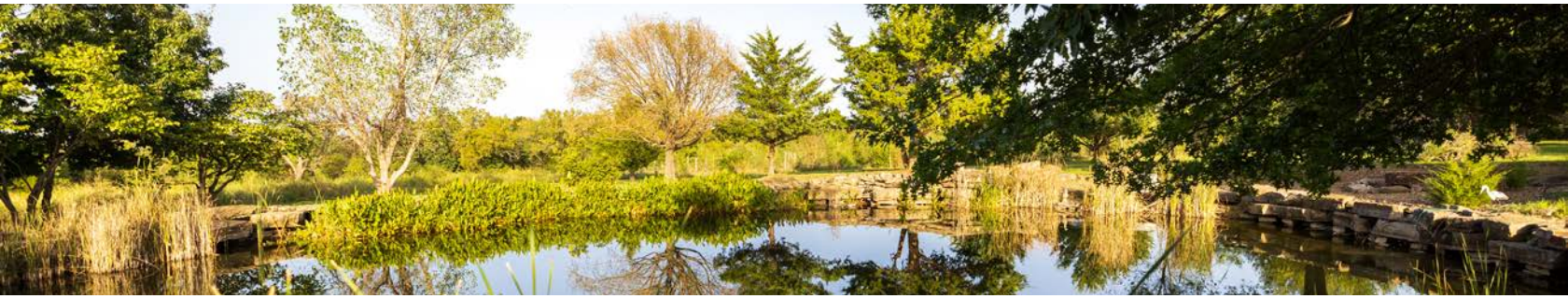
One of the home's most memorable features is the stunning library with a fireplace, where a hidden bookcase entrance opens into the private primary suite. The suite includes a steam shower, soaking tub, and two walk-in closets, giving the space a truly distinctive feel.

The finished basement provides plenty of additional living and entertaining space with a large recreation room, wood-burning stove, two bedrooms, and a full bathroom.

Outdoor living is equally impressive. A beautiful 24' x 24' summer house and expansive deck overlook a controlled ecosystem swimming pond, complete with a pump and filtration system. The setting provides a unique private retreat for swimming, entertaining, or simply enjoying the surrounding landscape.

With its custom residence, gated dead-end location, productive farmland, Middle Creek frontage, exceptional wildlife habitat, natural swimming pond, extensive garage and shop space, and restored event barn, this property represents an incredibly rare opportunity.

Whether envisioned as a secluded family estate, recreational getaway, working farm, event venue—or a combination of all four—this property offers a level of versatility that is difficult to duplicate, especially less than one hour from downtown Kansas City.



Vehicle, equipment, and workshop space is abundant, with a four-car garage with a shop area, along with an additional three-car garage and workshop. Approximately 15 acres surrounding the residence are fenced.

Beyond the homesite, the land offers an outstanding blend of agricultural and recreational value. Approximately 37 acres consist of fertile, productive bottomland, while Middle Creek borders approximately two-and-a-half sides of the property. The combination of creek corridors, timber, agricultural fields, water, and limited hunting pressure over the past decade has created phenomenal wildlife habitat. The property offers excellent potential for quality whitetail deer, wild turkey, and even seasonal waterfowl hunting.

Adding another dimension to the property is a beautifully restored barn designed with entertaining and event use in mind. The barn offers tremendous potential for a wedding venue, corporate retreat, private event space, or other hospitality-related business venture. Features include a caterer's kitchen, two bathrooms, and a 17' x 32' gathering room with heated floors and a fireplace. A loft provides space for a band or entertainment, while doors open onto an outdoor patio where live music and guests can flow seamlessly between indoor and outdoor spaces.

The impressive 39' x 17' commercial-style kitchen is equipped with a three-bay sink, prep tables, and a gas stove, making the venue well suited for catered events and large gatherings.

PROPERTY FEATURES

COUNTY: **FRANKLIN** | STATE: **KANSAS** | ACRES: **90**

- Approximately 90 +/- acres
- Less than 1 hour from downtown Kansas City
- Located just ¼ mile off blacktop
- Private dead-end road location
- Gated entrance
- Custom-built, one-of-a-kind country home
- Vaulted ceilings
- Abundant natural light
- Hardwood floors
- Kitchen with center island
- Wood-burning stove in kitchen
- Screened-in porch
- Stunning library with fireplace
- Hidden bookcase entrance into the primary suite
- Primary suite with steam shower
- Soaking tub
- Two walk-in closets
- Finished basement
- Large basement recreation room
- Basement wood-burning stove
- Two additional basement bedrooms
- Full basement bathroom
- 24'x24' summer house
- Large outdoor deck
- Private ecosystem swimming pond
- Pond equipped with pump and filtration system
- 4-car garage with shop area
- Additional 3-car garage with workshop
- Middle Creek borders approximately 2½ sides of the property
- Approximately 37 acres of fertile production bottomland
- Excellent mix of agricultural ground, timber, creek, and wildlife habitat
- Minimal hunting pressure for approximately 10 years
- Excellent whitetail deer habitat
- Strong wild turkey population
- Seasonal waterfowl opportunities
- Outstanding recreational and hunting potential
- Restored barn suitable for weddings and events
- Potential wedding and event venue
- Barn includes two bathrooms
- Caterer's/commercial-style kitchen
- 39'x17' kitchen
- Three-bay commercial sink
- Prep tables
- Gas stove
- 17'x32' event/gathering room
- Heated floors in event room
- Fireplace
- Loft area suitable for a band or entertainment
- Walk-out patio for outdoor gatherings and live music
- Excellent potential for a private estate, recreational retreat, working farm, event venue, or combination of uses

ONE-OF-A-KIND COUNTRY HOME

BEAUTIFUL FINISHES THROUGHOUT

WOOD BURNING STOVE

STUNNING LIBRARY

BEDS & BATHS

FINISHED BASEMENT

The finished basement provides plenty of additional living and entertaining space with a large recreation room, wood-burning stove, two bedrooms, and a full bathroom.

BEAUTIFULLY RESTORED BARN

The barn offers tremendous potential for a wedding venue, corporate retreat, private event space, or other hospitality-related business venture. Features include a caterer's kitchen, two bathrooms, and a 17′ x 32′ gathering room with heated floors and a fireplace.

GARAGE & SHOP SPACE

Vehicle, equipment, and workshop space is abundant, with a four-car garage with a shop area, along with an additional three-car garage and workshop

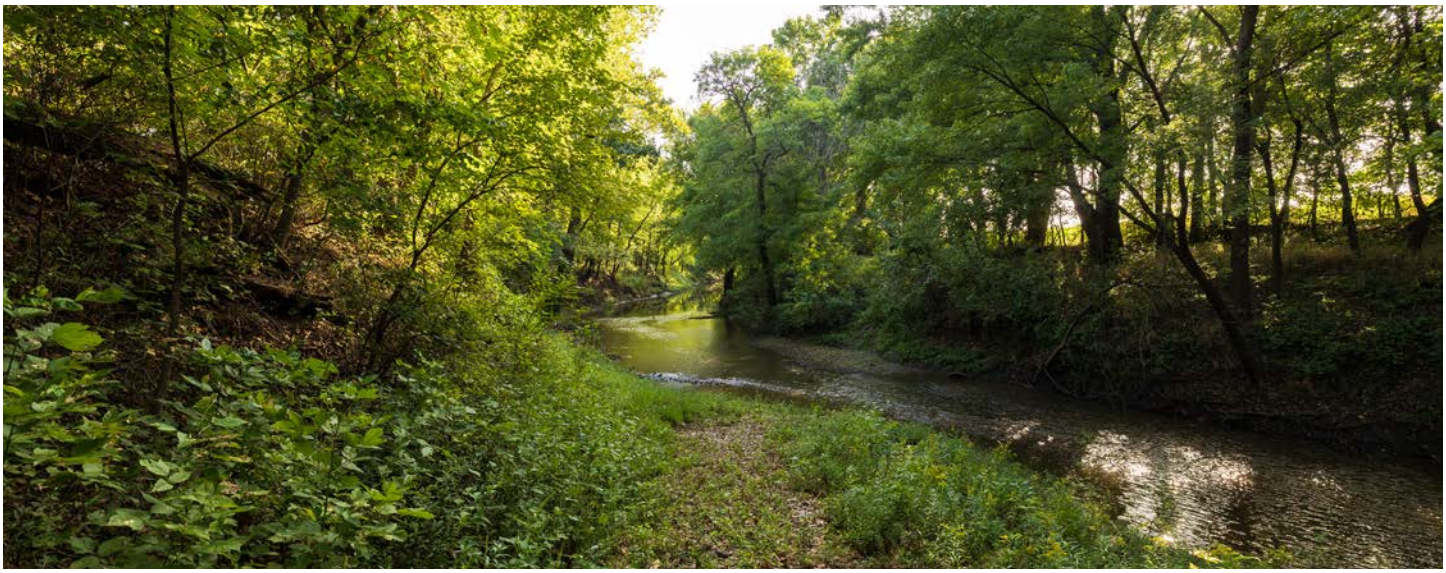
SUMMER HOUSE & POND

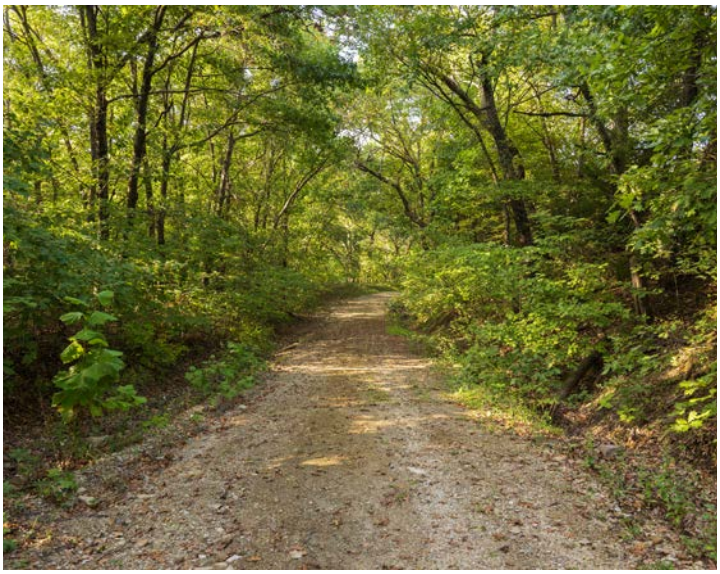
A beautiful 24′ x 24′ summer house and expansive deck overlook a controlled ecosystem swimming pond, complete with a pump and filtration system. The setting provides a unique private retreat for swimming, entertaining, or simply enjoying the surrounding landscape.

FERTLE BOTTOM LAND & MIDDLE CREEK

Approximately 37 acres consist of fertile, productive bottomland, while Middle Creek borders approximately two-and-a-half sides of the property.

RECREATION & HUNTING POTENTIAL





ADDITIONAL PHOTOS

AERIAL MAP

Boundary Center: 38° 33' 24.1, -95° 9' 28.19

0ft 728ft 1457ft

23-17S-20E
Franklin County
Kansas

N
W E
S

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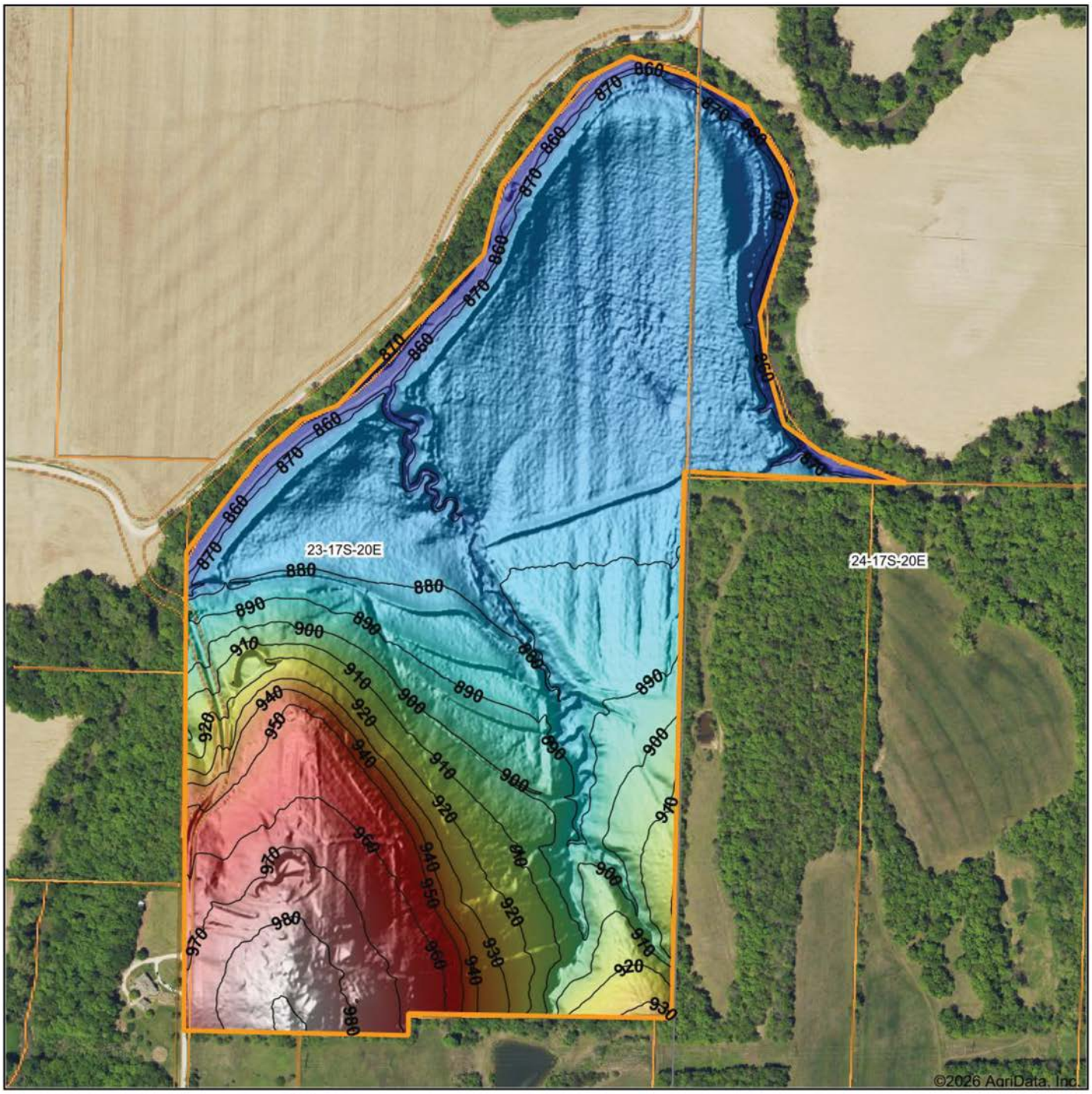
9/23/2026

HILLSHADE MAP



Low Elevation High

Source: USGS 1 meter dem
Interval(ft): 10
Min: 854.4
Max: 991.3
Range: 136.9
Average: 901.2
Standard Deviation: 35.2 ft

0ft 480ft 960ft

9/23/2026

23-17S-20E
Franklin County
Kansas

Boundary Center: 38° 33' 24.1, -95° 9' 28.19

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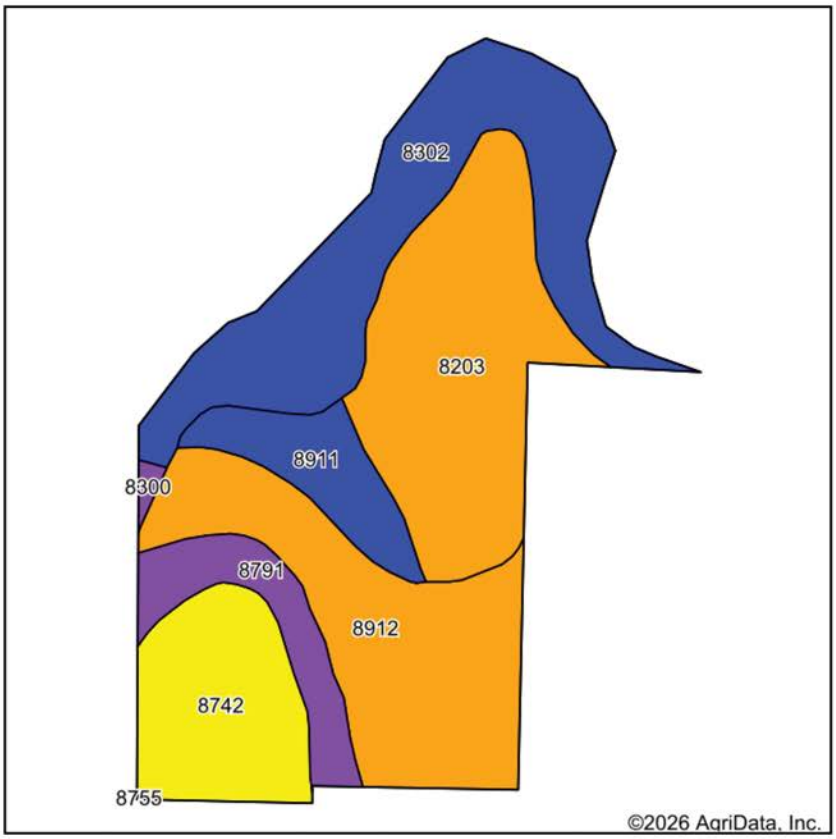
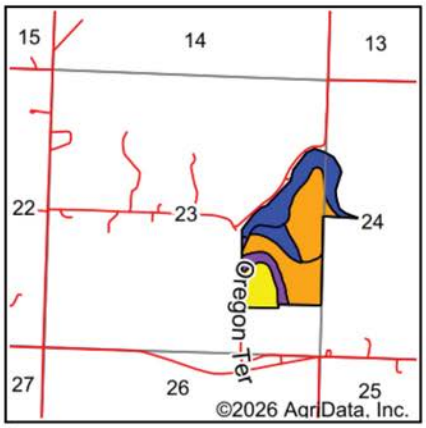
SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Franklin**
Location: **23-17S-20E**
Township: **Cutler**
Acres: **89.4**
Date: **9/23/2026**

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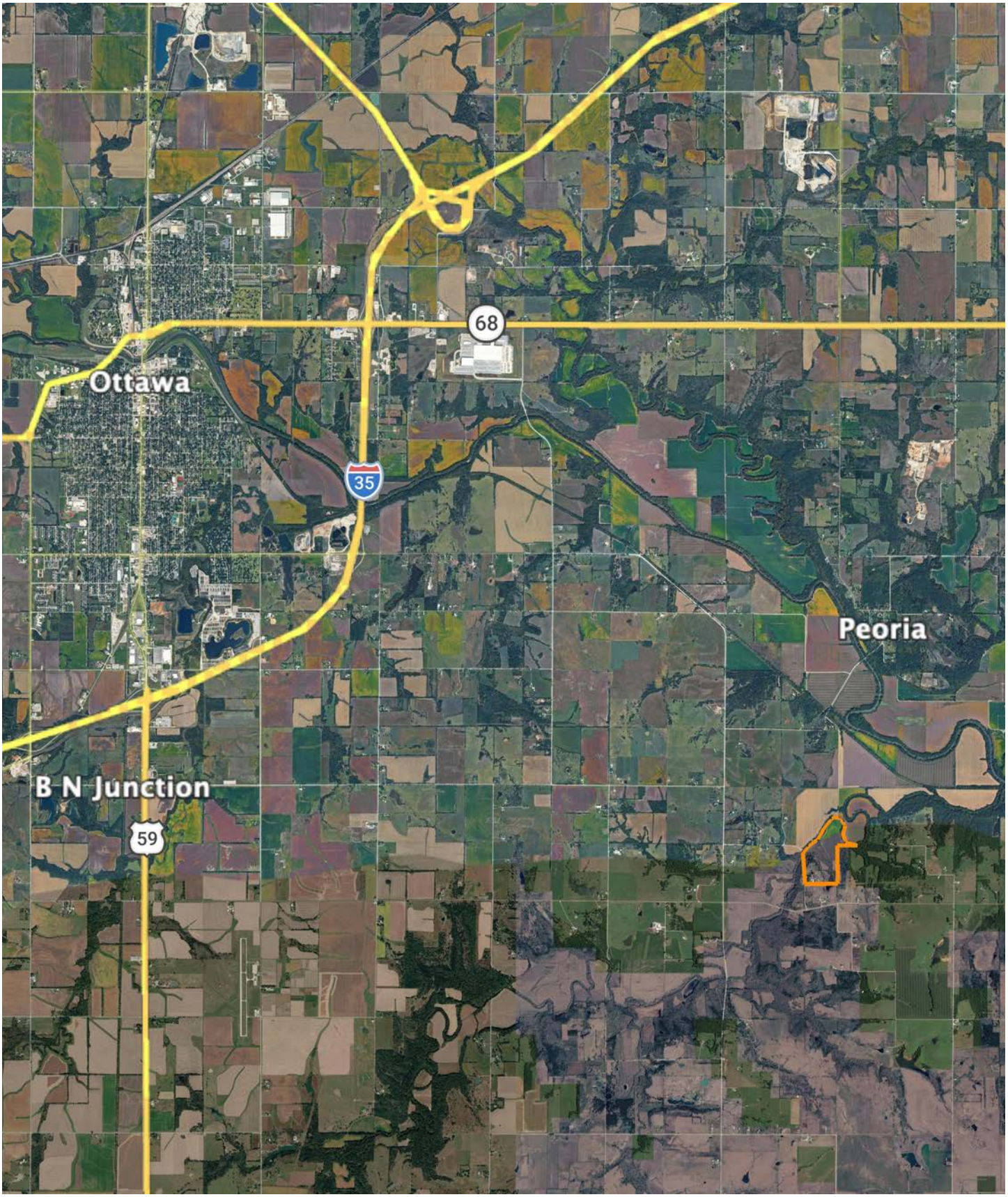
N W E S

Area Symbol: KS059, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
8302	Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded	22.53	25.2%		IIw	7758	82	82	63	75
8203	Osage silty clay, 0 to 1 percent slopes, occasionally flooded	22.31	25.0%		IIIw	7199	45	42	39	44
8912	Summit silty clay loam, 3 to 7 percent slopes	20.41	22.8%		IIIe	5153	68	68	56	58
8742	Eram-Aliceville complex, 3 to 8 percent slopes	11.68	13.1%		IVe	4440	63	63	47	44
8791	Lebo-Rock outcrop complex, 20 to 40 percent slopes	6.07	6.8%		VIIe	3400	17	17	10	8
8911	Summit silty clay loam, 1 to 3 percent slopes	6.03	6.7%		IIe	4828	61	61	58	60
8300	Verdigris silt loam, channeled, 0 to 2 percent slopes, frequently flooded	0.37	0.4%		Vw	7668	48	48	27	39
				Weighted Average	**3.09**	**6096.4**	***n 61.1**	***n 60.4**	***n 49.2**	***n 53.6**

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

OVERVIEW MAP



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
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MidwestLandGroup.com

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