

MIDWEST LAND GROUP PRESENTS

26 ACRES IN

LABETTE COUNTY KANSAS

21043 HIGHWAY 59, PARSONS, KS 64152



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PRIVATE 26 ACRE COUNTRY ESTATE JUST MINUTES FROM PARSONS

Enjoy the space, privacy, and freedom of country living without giving up the convenience of town. Located just one mile south of the hospital in Parsons, this 26 acre property offers a rare opportunity to own a substantial home, impressive workshop, and beautiful acreage in an exceptionally convenient setting.

A long private drive leads to a spacious 6-bedroom, 3.5-bath home offering more than 4,300 finished square feet across two levels. Built in 1978 and cherished by the same family for more than 50 years, the home has been thoughtfully maintained while retaining the character and craftsmanship that make properties like this so special. Stone fireplaces provide a warm focal point for the living spaces, while the full basement includes a second kitchen that is ideal for entertaining, family gatherings, or accommodating guests. The home also features shaded porches, an in-ground pool, a concrete circle drive, and an attached two-car garage. Please note: The three basement bedrooms do not have ingress/egress windows.

The acreage surrounding the home provides plenty of room to enjoy the outdoors, whether you envision horses, a few livestock, recreational use, gardening, or

simply having room to roam. The property combines open space and privacy with the incredible convenience of being only minutes from Parsons.

One of the standout features is the 40'x40' insulated workshop, complete with four overhead doors. Whether you need space for a serious hobby, equipment, vehicles, woodworking, a home-based business, or simply want an exceptional place to store and work on your toys, this building offers tremendous versatility.

This is a property that gives you something increasingly difficult to find: a substantial home and impressive shop on acreage, with privacy and a country feel, yet only minutes from town. Whether you are looking for a family property, hobby farm, private retreat, or simply more room to live and enjoy the outdoors, this 26-acre estate offers an outstanding combination of space, improvements, and location.

26 acres. Over 4,300 square feet. Six bedrooms. In-ground pool. 40'x40' insulated shop. And just one mile from the Parsons Hospital. Call Clayton Campbell today at (620) 687-2789 for a private showing!



PROPERTY FEATURES

COUNTY: **LABETTE** | STATE: **KANSAS** | ACRES: **26**

- 26 +/- to be surveyed acres
- Just 1 mile south of the hospital in Parsons on Highway 59
- 6 bedroom, 3.5 bath home
- 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
- Concrete circle drive
- Attached 2-car garage
- 40'x40' insulated garage/workshop with 4 overhead doors.
- (RV or pontoon storage)
- Private setting with long driveway
- Acreage suitable for horses, livestock, recreation, or additional outdoor uses
- Convenient access to Parsons
- 21043 Highway 59, Parsons, KS 67357



6 BEDROOM, 3.5 BATH HOME

A long private drive leads to a spacious 6-bedroom, 3.5-bath home offering more than 4,300 finished square feet across two levels. Built in 1978 and cherished by the same family for more than 50 years, the home has been thoughtfully maintained while retaining the character and craftsmanship that make properties like this so special.



BASEMENT WITH SECOND KITCHEN



ATTACHED 2-CAR GARAGE



40'X40' INSULATED GARAGE/WORKSHOP



ADDITIONAL PHOTOS



TOPOGRAPHY MAP



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Source: USGS 1 meter dem

Interval(ft): 10.0

Min: 883.1

Max: 908.6

Range: 25.5

Average: 894.6

Standard Deviation: 6.4 ft

0ft 263ft 527ft

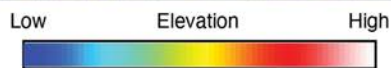
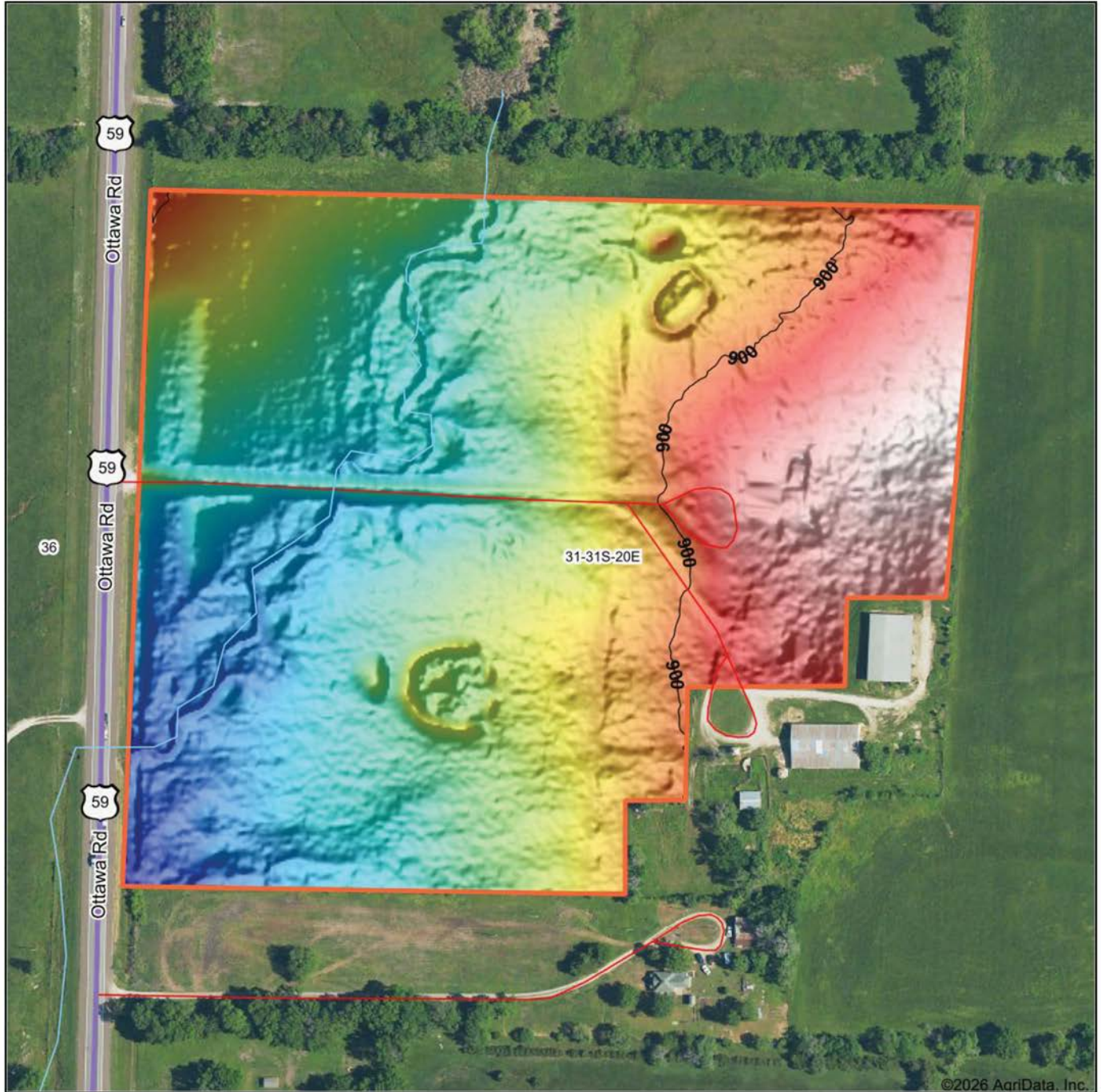


10/8/2026

31-31S-20E
Labette County
Kansas

Boundary Center: 37° 18' 6.99, -95° 15' 54.63

HILLSHADE MAP



Maps Provided By:



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Source: USGS 1 meter dem
Interval(ft): 20
Min: 882.3
Max: 908.5
Range: 26.2
Average: 894.4
Standard Deviation: 6.4 ft

0ft 236ft 471ft

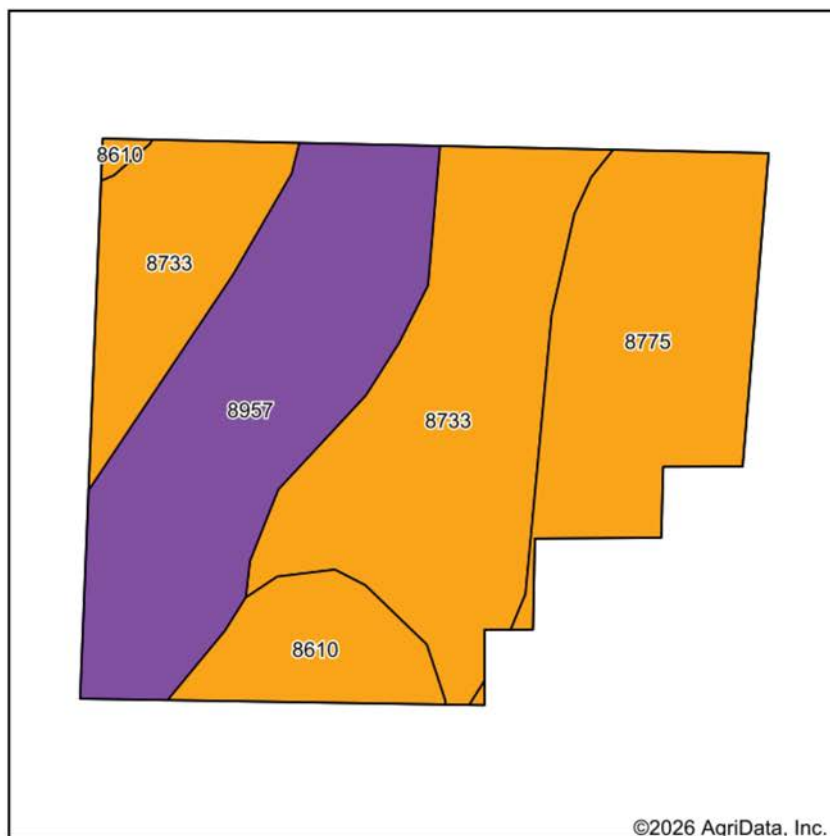


8/19/2026

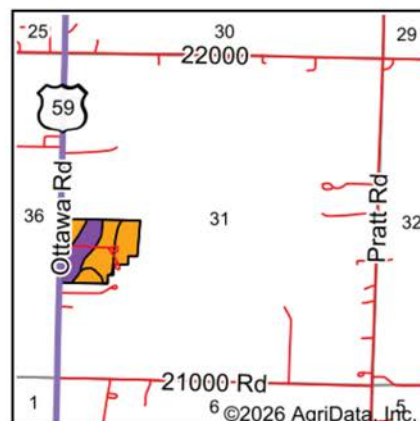
31-31S-20E
Labette County
Kansas

Boundary Center: 37° 18' 6.99, -95° 15' 54.77

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Labette**
 Location: **31-31S-20E**
 Township: **North**
 Acres: **26.23**
 Date: **8/19/2026**



Maps Provided By:



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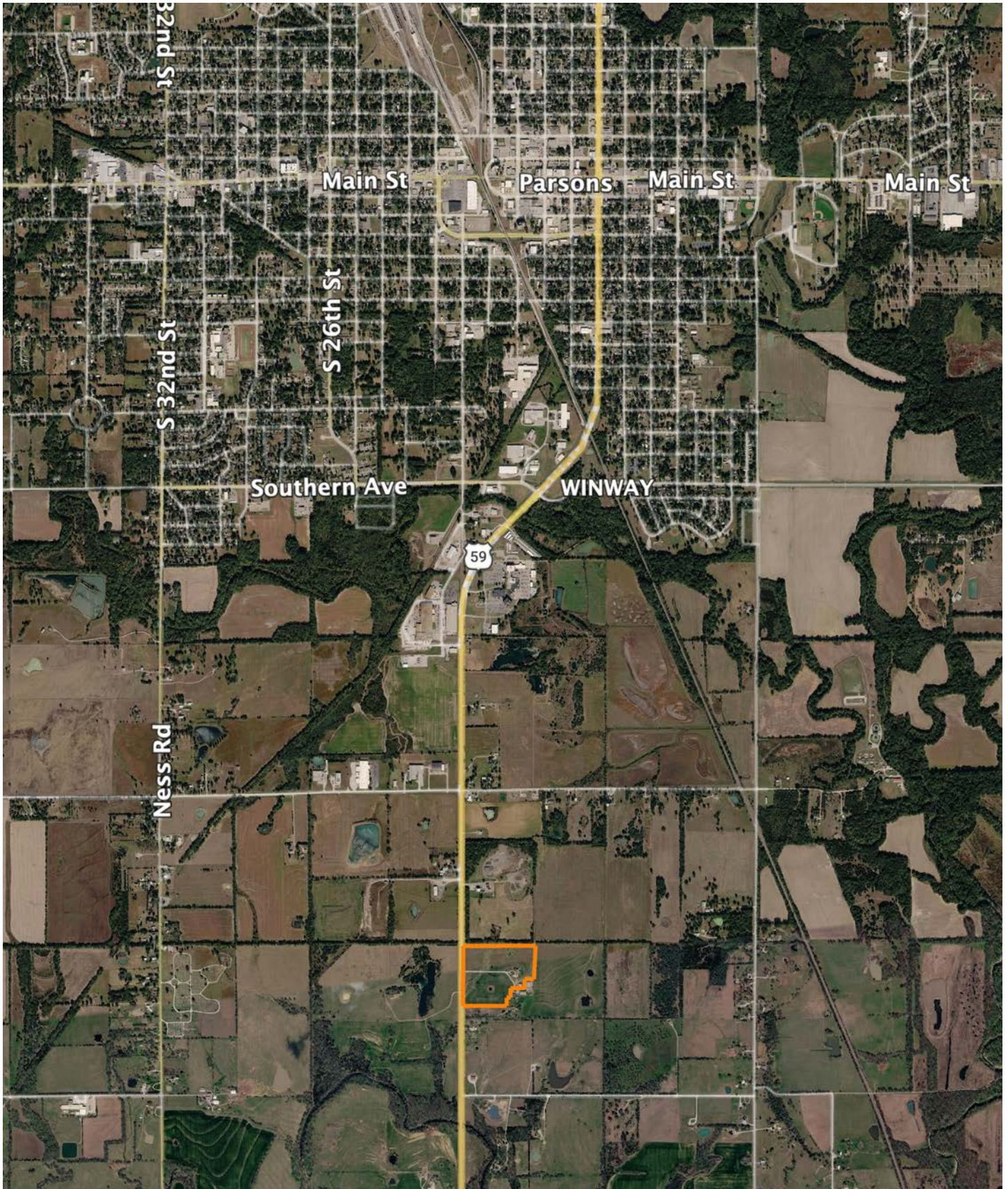


Area Symbol: KS099, Soil Area Version: 24

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
8733	Eram silty clay loam, 1 to 3 percent slopes	10.38	39.6%		Moderately well drained	IIIe	54	54	39
8957	Wagstaff-Shidler complex, 1 to 8 percent slopes	7.89	30.1%		Moderately well drained	Ve	41	40	32
8775	Kenoma silt loam, 1 to 3 percent slopes	5.85	22.3%		Moderately well drained	IIIe	59	56	59
8610	Apperson silty clay loam, 1 to 3 percent slopes	2.11	8.0%		Somewhat poorly drained	IIIe	49	40	43
Weighted Average						3.60	*n 50.8	*n 49.1	*n 41.7

*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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