

MIDWEST LAND GROUP PRESENTS

94 ACRES IN

LABETTE COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

94 ACRE KANSAS RANCH WITH EXCELLENT GRASS, PONDS & LIVESTOCK IMPROVEMENTS

A well-improved 94 acre tract offering the land, infrastructure, and location to build a productive livestock operation or enjoy a private piece of the Kansas countryside.

Located just one mile south of the hospital and less than 4 miles south of Parsons Livestock Auction, this property offers the best of both worlds: productive acreage and established ranch improvements while remaining just minutes from town. The land is primarily good grass and has been well cared for, with good fencing already in place and plenty of room for cattle, horses, recreation, or a combination of uses.

Two ponds provide dependable water resources and add to the property's appeal for livestock and wildlife. The property also includes established cattle pens and a working area, providing a functional setup for handling livestock without starting from scratch.

The improvements are particularly well suited for a working ranch. A large 50'x100' open-sided hay barn provides substantial hay and equipment storage, while the 65'x100' pole-style equipment shed offers even more room for

machinery, trailers, implements, or other agricultural needs. With good grass, established fencing, two ponds, substantial storage, and a functional cattle-working setup, this is an opportunity to acquire a property that is ready to be put to work from day one.

The location adds another layer of versatility. Being just minutes from Parsons means you can enjoy the privacy and open space of a rural property without being far from town, medical care, shopping, and everyday conveniences. Whether you're looking to expand an existing cattle operation, establish a small livestock ranch, add acreage to your holdings, or simply own a productive piece of southeast Kansas, this 94 acre property offers a rare combination of quality grass, water, fencing, improvements, and convenience.

94 acres. Good grass. Good fencing. Two ponds. Cattle-working facilities. A large hay barn. A substantial equipment shed. And a location just minutes from Parsons. A true working piece of southeast Kansas ready for its next owner. Call Clayton Campbell at 620) 687-2789 today for a private tour.



PROPERTY FEATURES

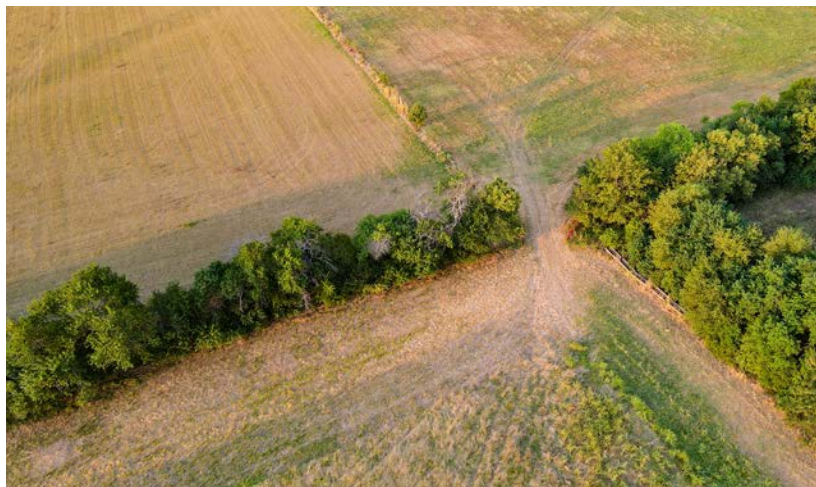
COUNTY: **LABETTE** | STATE: **KANSAS** | ACRES: **94**

- 94 +/- to be surveyed acres
- 1 mile south of the hospital in Parsons on Hwy 59
- 4 miles south of Parsons Livestock Auction
- Good grass pasture
- Tight perimeter fencing
- Two ponds
- Cattle pens/livestock working area
- Functional cattle-handling setup
- 50'x100' open-sided hay barn
- 65'x100' equipment/storage shed
- Abundant hay and equipment storage
- Excellent livestock potential
- Suitable for cattle, horses, recreation, or hay production
- Rural setting with convenient access to town
- Established ranch infrastructure
- Ready-to-use working ranch setup
- 0000 Hwy 59, Parsons, KS 67357



FUNCTIONAL CATTLE-HANDLING SETUP

The land is primarily good grass and has been well cared for, with good fencing already in place and plenty of room for cattle or horses. The property also includes established cattle pens and a working area, providing a functional setup for handling livestock without starting from scratch.



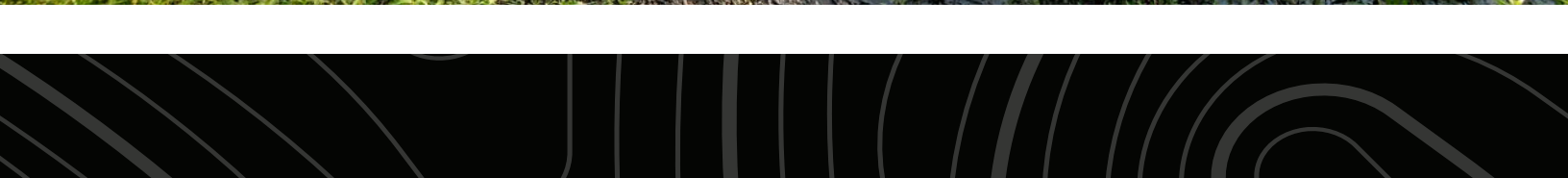
TIGHT PERIMETER FENCING



HAY BARN & EQUIPMENT/STORAGE SHED



TWO PONDS



ABUNDANT WILDLIFE



TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 10.0

Min: 890.1

Max: 910.4

Range: 20.3

Average: 901.7

Standard Deviation: 4.99 ft

0ft 529ft 1057ft

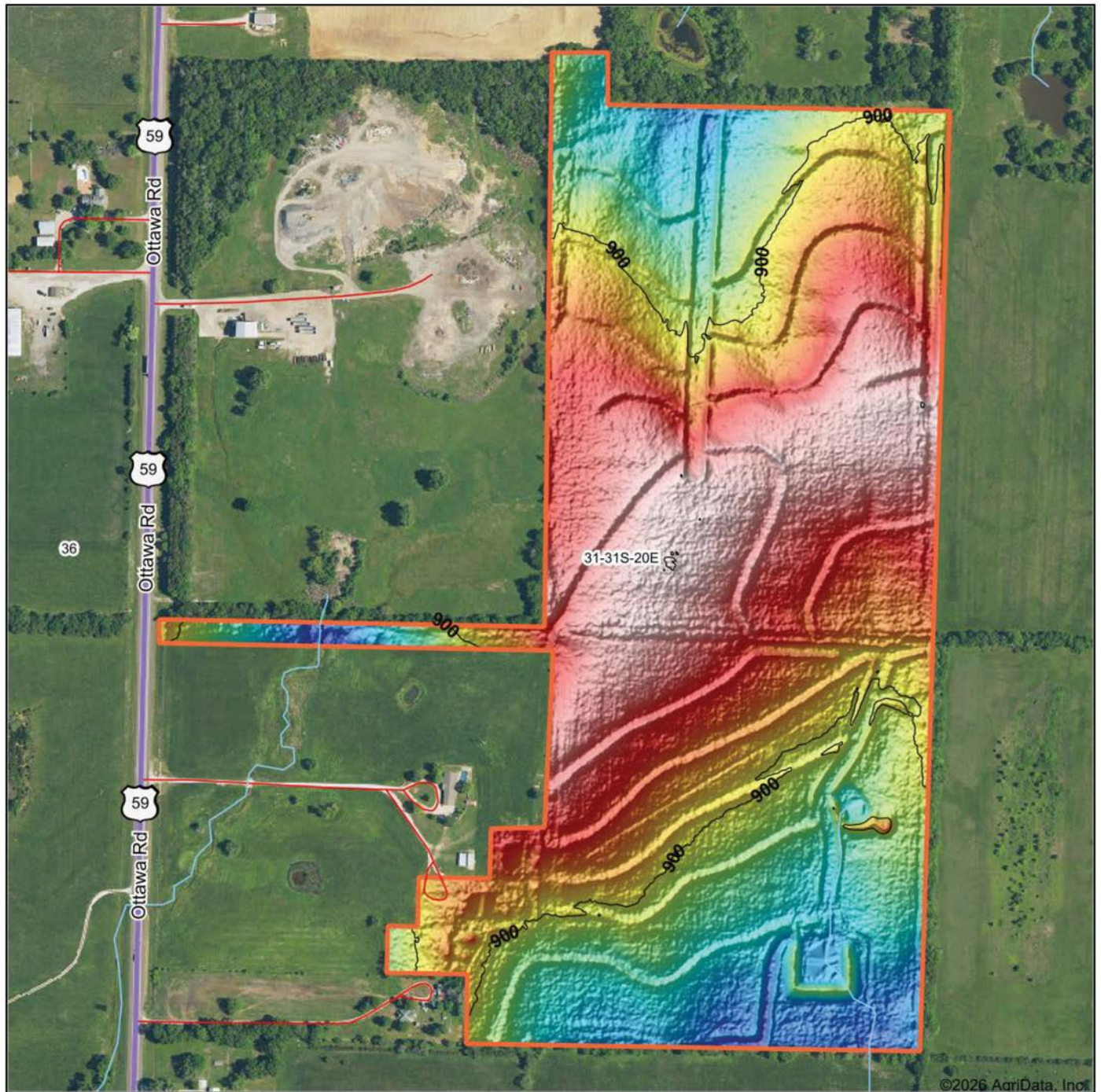


8/19/2026

31-31S-20E
Labette County
Kansas

Boundary Center: 37° 18' 15.44, -95° 15' 47.08

HILLSHADE MAP



Low Elevation High



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem

Interval(ft): 10

Min: 890.1

Max: 910.4

Range: 20.3

Average: 901.7

Standard Deviation: 4.99 ft

0ft 498ft 997ft

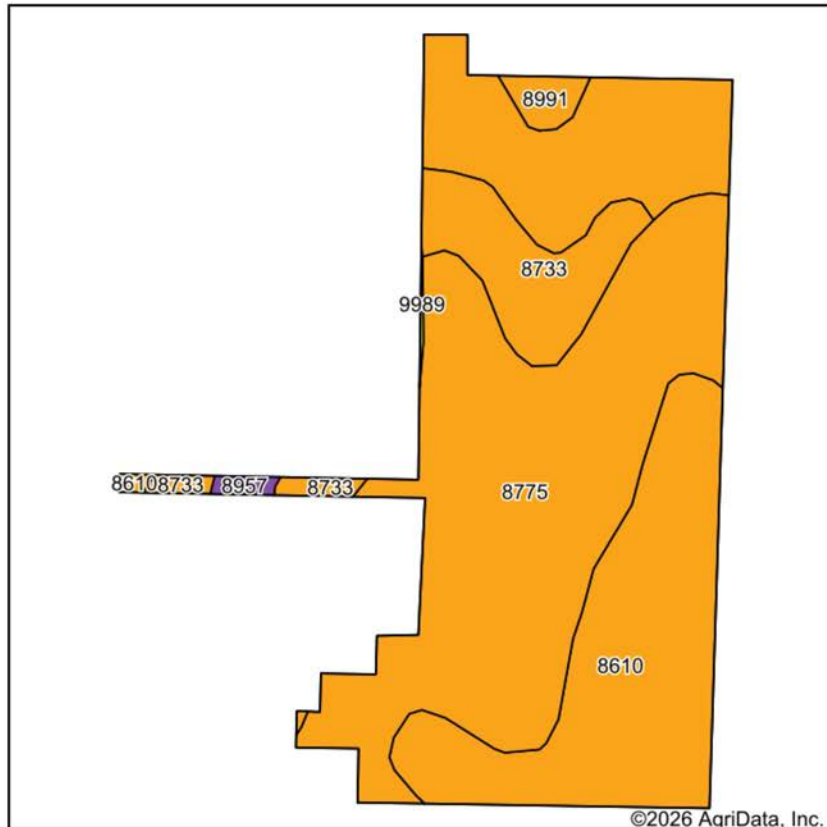


8/19/2026

31-31S-20E
Labette County
Kansas

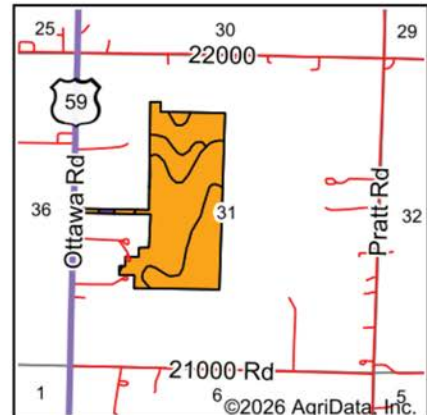
Boundary Center: 37° 18' 15.44, -95° 15' 47.08

SOILS MAP



Soils data provided by USDA and NRCS.

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State: **Kansas**
 County: **Labette**
 Location: **31-31S-20E**
 Township: **Parsons**
 Acres: **94.19**
 Date: **8/19/2026**



Maps Provided By:



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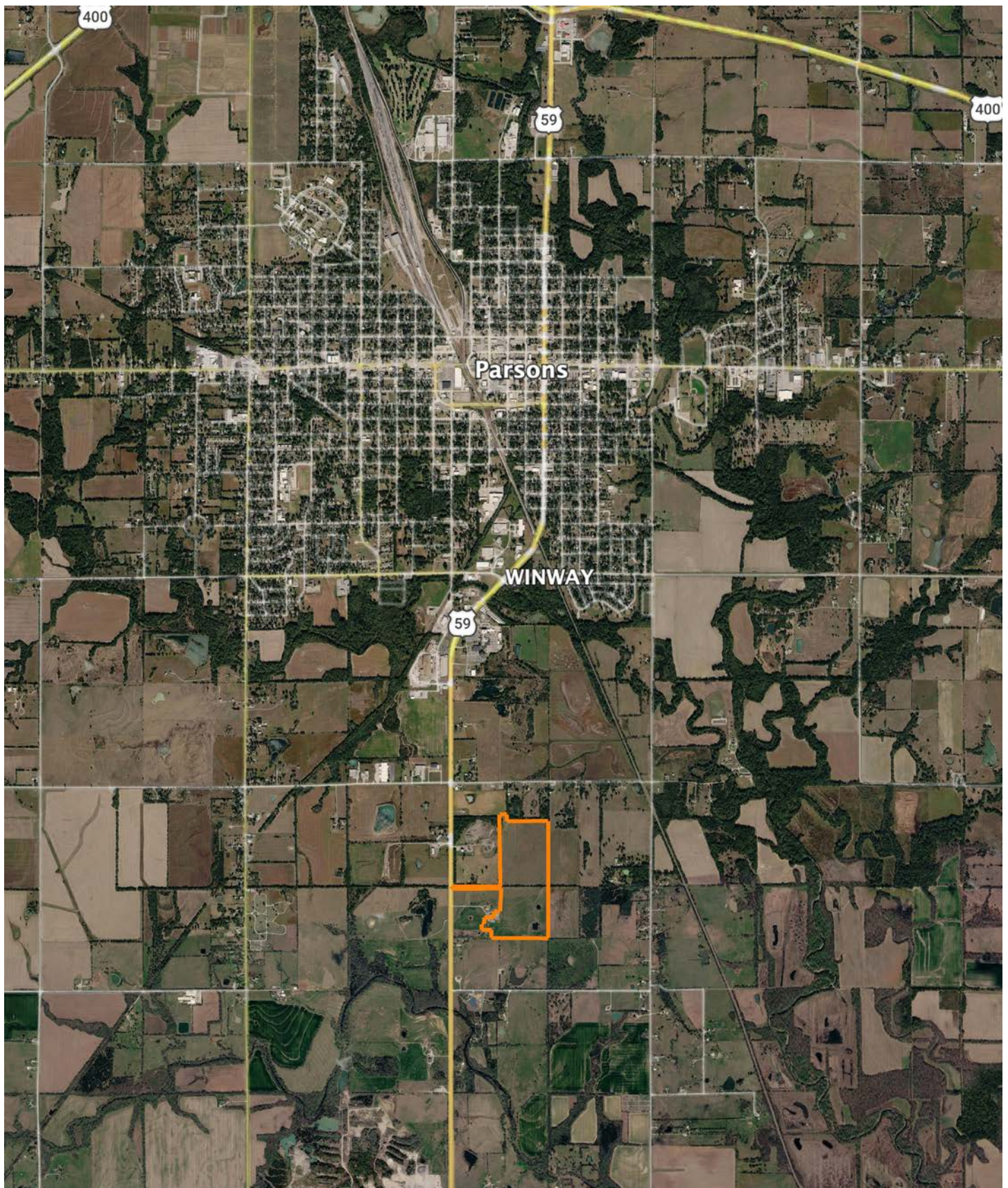


Area Symbol: KS099, Soil Area Version: 24

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
8775	Kenoma silt loam, 1 to 3 percent slopes	43.39	46.0%		Moderately well drained	IIIe	59	56	59
8610	Apperson silty clay loam, 1 to 3 percent slopes	39.43	41.9%		Somewhat poorly drained	IIIe	49	40	43
8733	Eram silty clay loam, 1 to 3 percent slopes	9.48	10.1%		Moderately well drained	IIIe	54	54	39
8991	Zaar silty clay, 1 to 3 percent slopes	1.32	1.4%		Somewhat poorly drained	IIIe	51	44	47
8957	Wagstaff-Shidler complex, 1 to 8 percent slopes	0.46	0.5%		Moderately well drained	Ve	41	40	32
9989	Orthents, clayey	0.11	0.1%		Well drained	IVe	10	1	
Weighted Average						3.01	*n 54.1	*n 48.8	*n 49.9

*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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