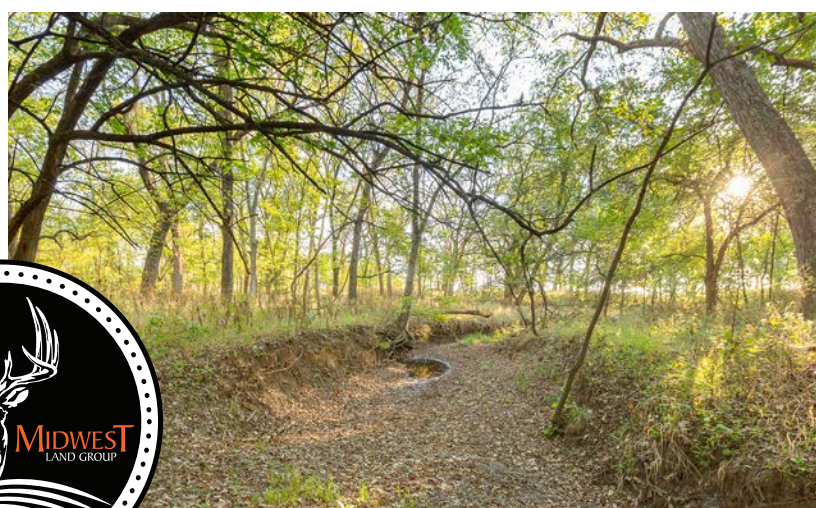


MIDWEST LAND GROUP PRESENTS

18.57 ACRES IN

LINN COUNTY KANSAS



18498 E 1600 ROAD, PLEASANTON, KANSAS 66075

MIDWEST LAND GROUP IS HONORED TO PRESENT

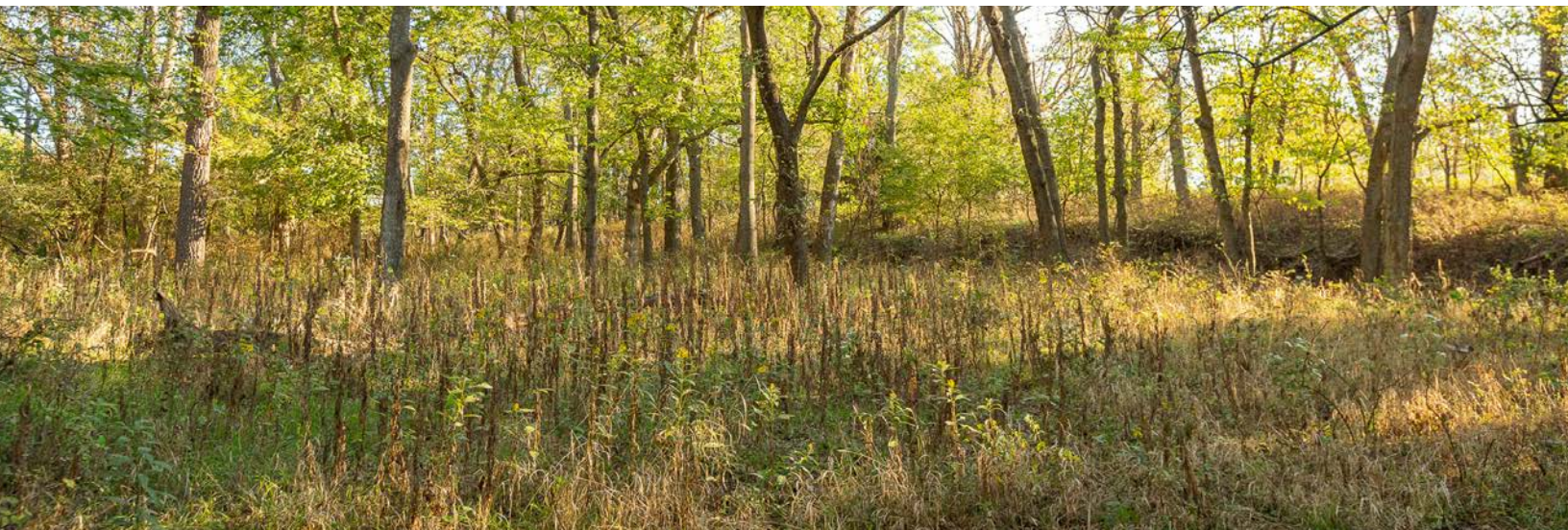
NORTHERN LINN COUNTY GETAWAY

Looking for a place to escape, unwind, and enjoy the outdoors? This 18498 East 1600 Road property in Northern Linn County offers the perfect opportunity for a private getaway with room to make it your own.

Featuring 4 acres of open ground surrounded by mature, towering hardwood timber, this property offers a great blend of open space, shade, and natural beauty. A wet-weather creek winds through the property, adding to its character and wildlife appeal.

start on creating a weekend retreat, hunting cabin, or future getaway.

Outdoor enthusiasts will appreciate the location right next to the Marais des Cygnes Wildlife Area, offering access to over 4,000 acres of public hunting and fishing opportunities. Whether you're looking for a place to hunt, explore, or simply get away from it all, this property offers an excellent opportunity to enjoy the outdoors and build something of your own.



PROPERTY FEATURES

COUNTY: **LINN** | STATE: **KANSAS** | ACRES: **18.57**

- 18.57 surveyed acres
- Rural water meter
- Electric on site
- 35'x50'x12' unfinished barndo with electric, rural water, and roughed-in plumbing
- 4 acres of open ground and mature hardwood timber
- Wet-weather creek running through the property
- 150-yard private drive
- Adjacent to the 4,000+ acre Marais des Cygnes Wildlife Area with public hunting and fishing opportunities
- Deer hunting
- 10 miles to La Cygne
- 29 miles to Paola
- 52 miles to Olathe
- 86 miles to KCI



35'X50'X12' UNFINISHED BARNDOMINO

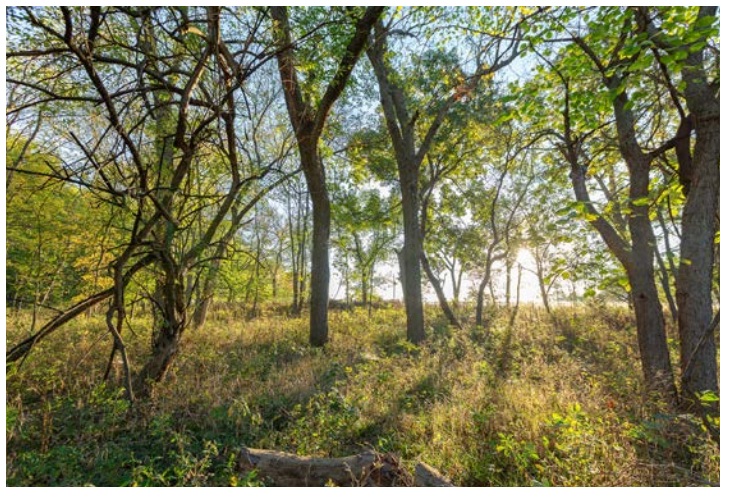
Tucked away at the end of a 150-yard private drive is a 35'x50'x12' unfinished barndominium, ready for your vision. The structure already has an electric meter, rural water, and roughed-in plumbing, giving you a head start on creating a weekend retreat, hunting cabin, or future getaway.



4 ACRES OF OPEN GROUND



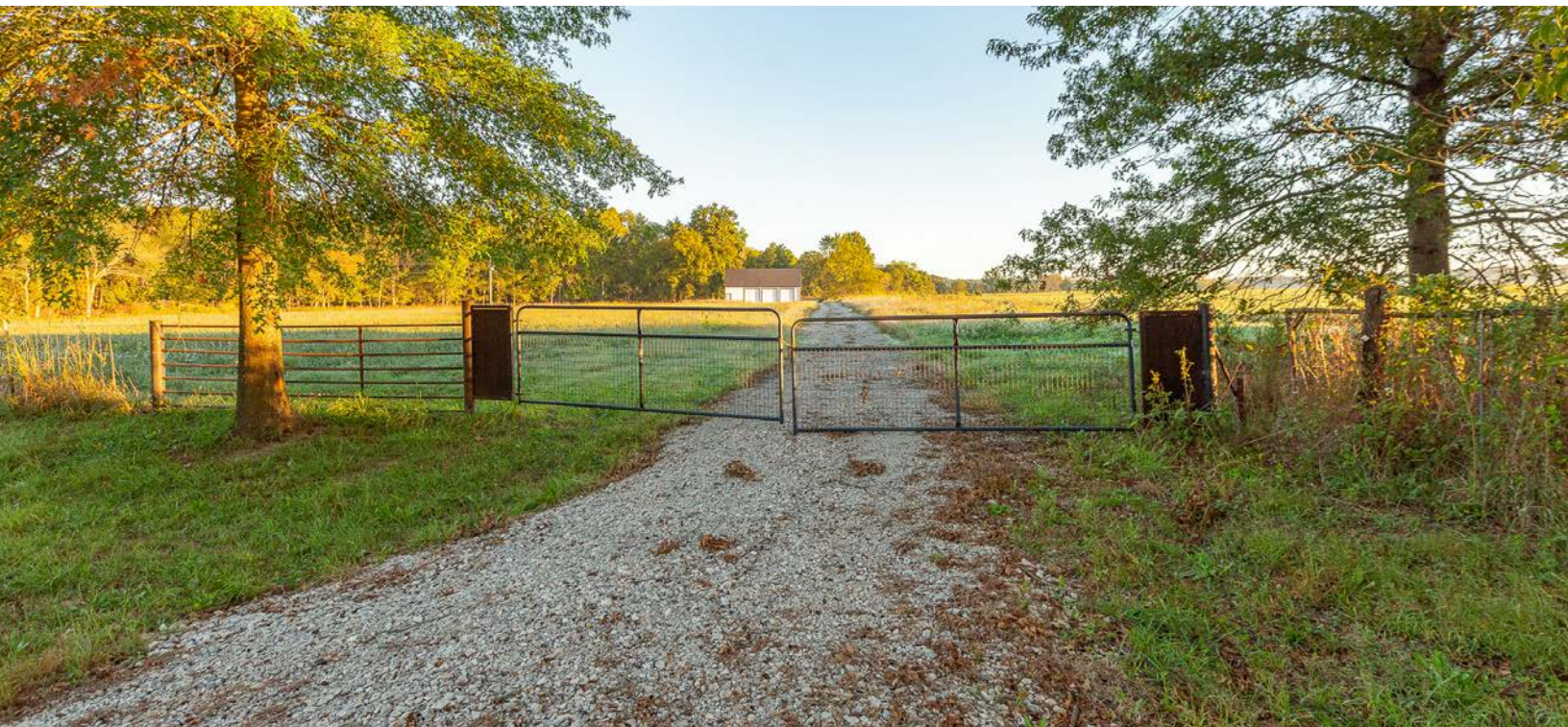
MATURE HARDWOOD TIMBER



WET-WEATHER CREEK



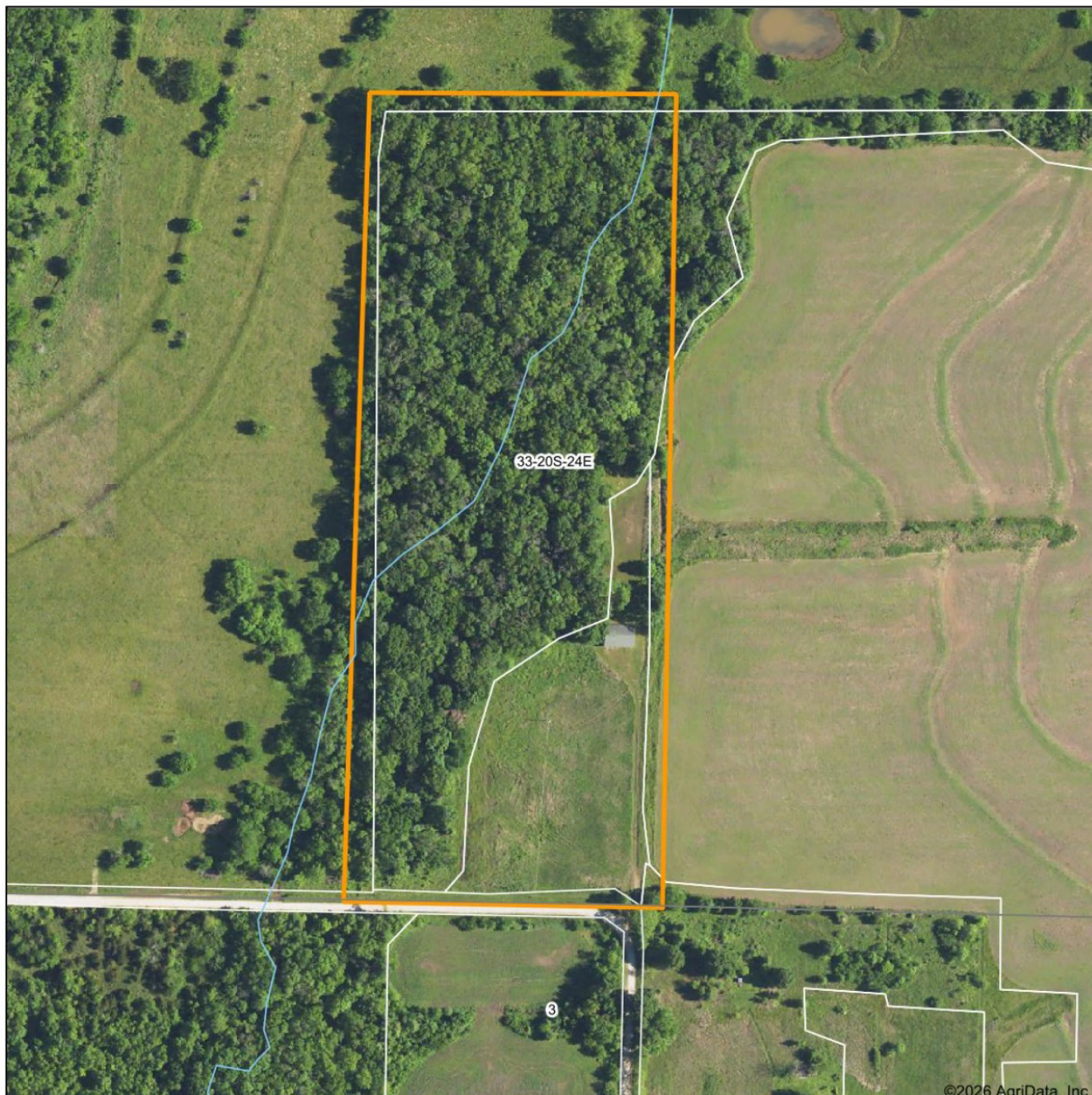
150-YARD PRIVATE DRIVE



TRAIL CAM PICTURES



AERIAL MAP



Maps Provided By



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

Boundary Center: 38° 15' 35.82, -94° 45' 38.01

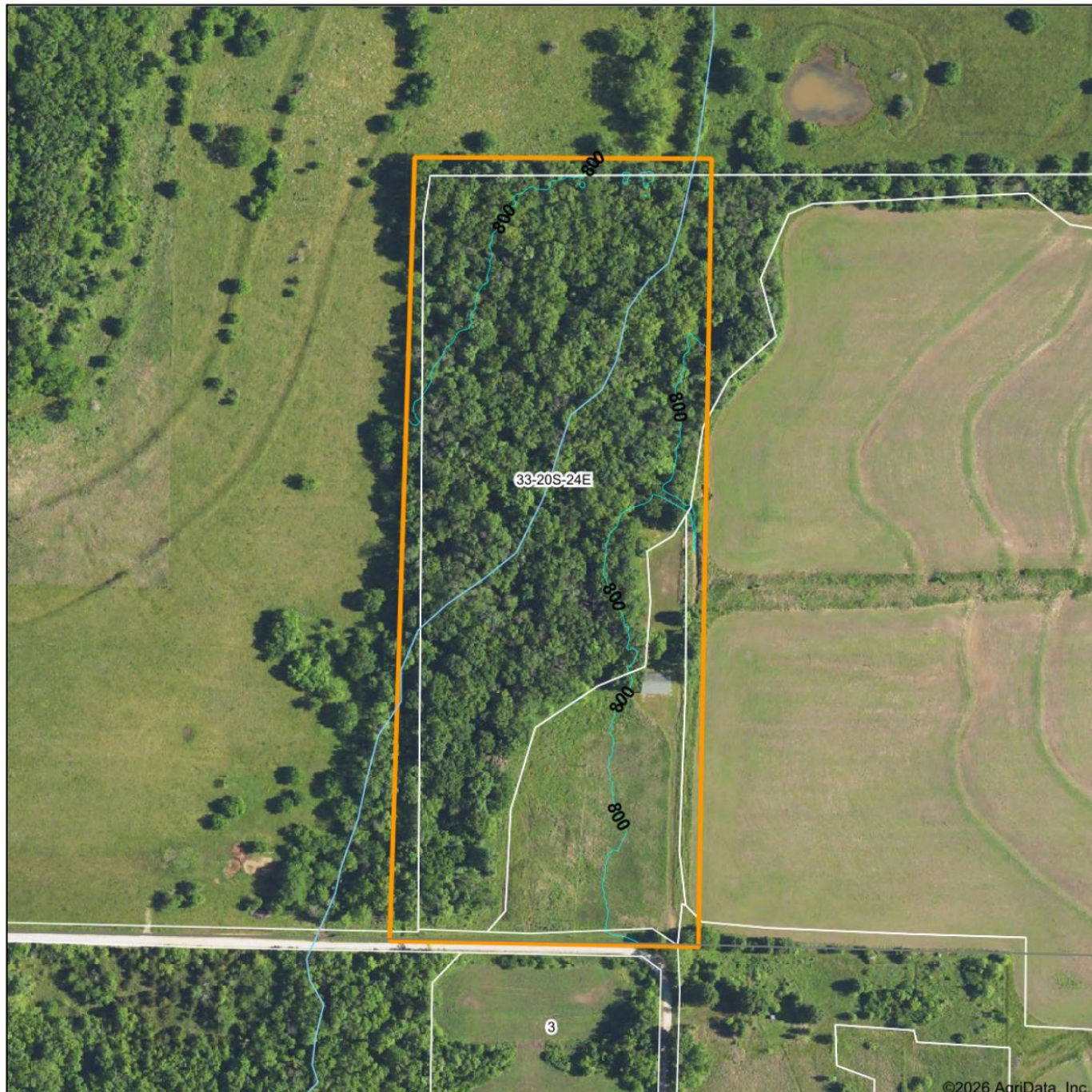
33-20S-24E
Linn County
Kansas

0ft 278ft 556ft



10/20/2026

TOPOGRAPHY MAP



Maps Provided By



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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: 790.1

Max: 808.0

Range: 17.9

Average: 797.9

Standard Deviation: 3.18 ft

0ft 287ft 573ft



10/20/2026

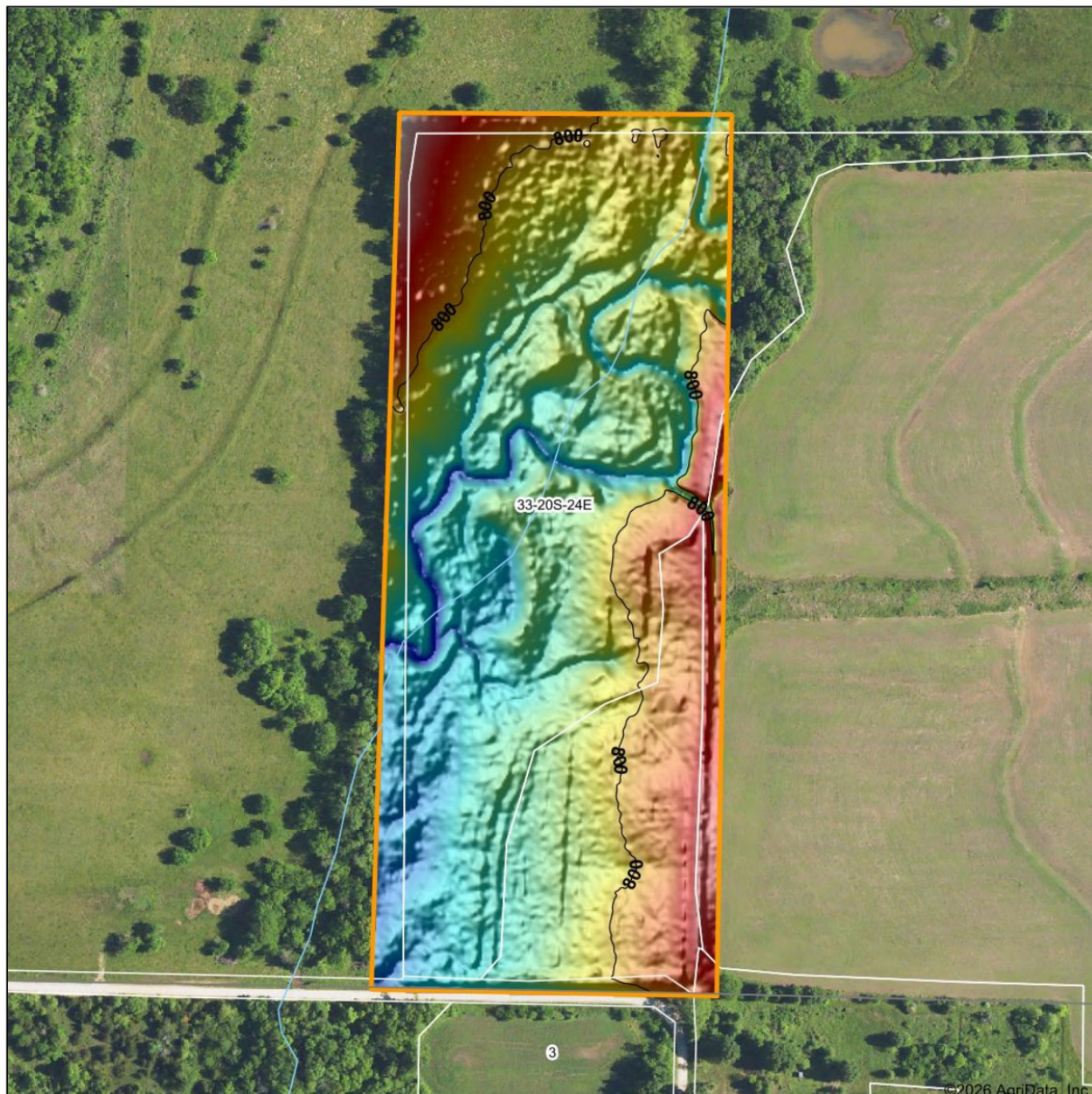
33-20S-24E

Linn County

Kansas

Boundary Center: 38° 15' 35.82, -94° 45' 38.01

HILLSHADE MAP



Maps Provided By:



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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: 790.1

Max: 808.0

Range: 17.9

Average: 797.9

Standard Deviation: 3.18 ft

0ft 256ft 513ft



10/20/2026

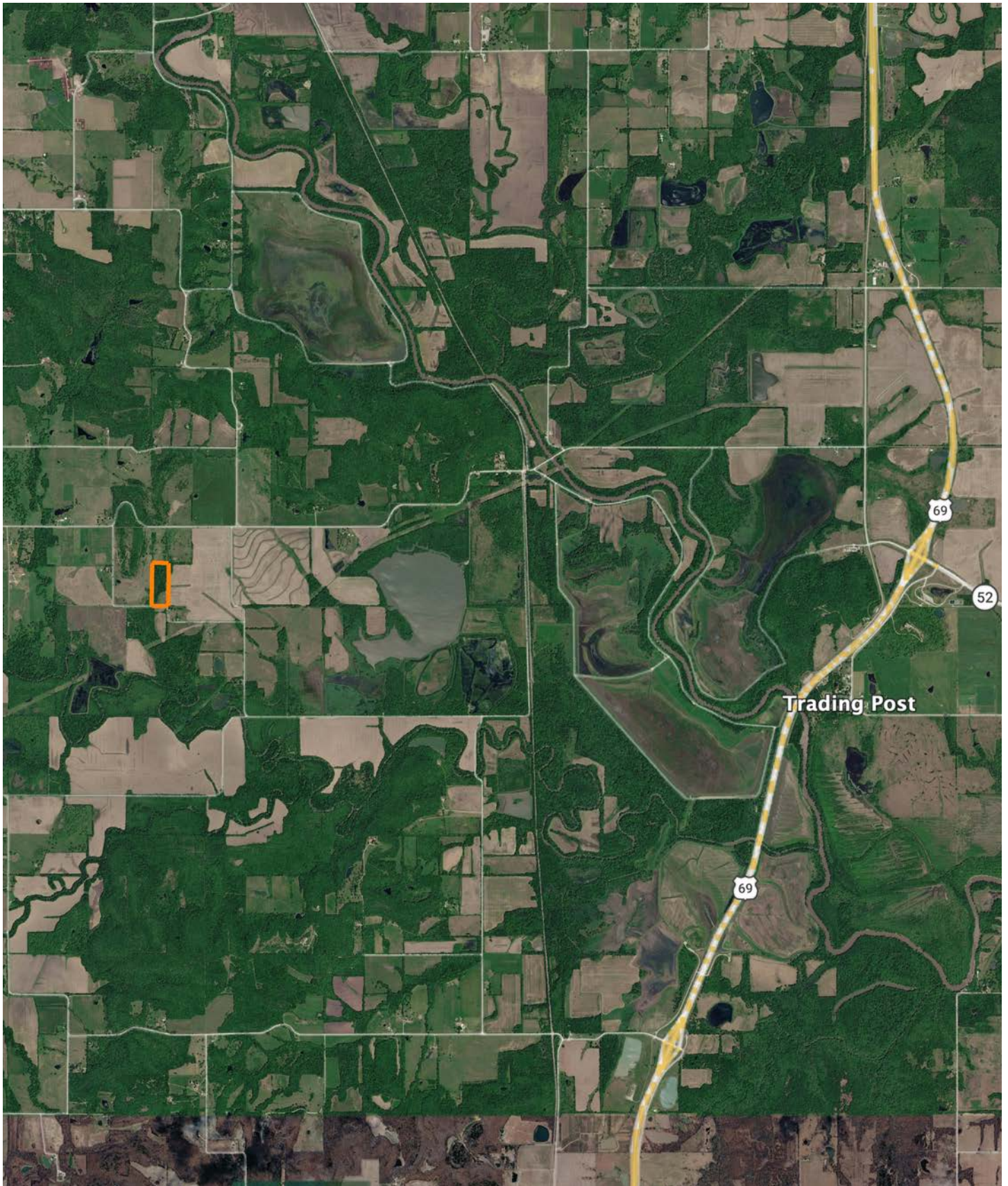
33-20S-24E

Linn County

Kansas

Boundary Center: 38° 15' 35.82, -94° 45' 38.01

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

620.794.1229

CThurston@MidwestLandGroup.com



MidwestLandGroup.com

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