



MIDWEST LAND GROUP PRESENTS

HUNTING & GRAZING ON LITTLE SUGAR CREEK



**255 ACRES
LINN COUNTY
KANSAS**





HUNTING & GRAZING ON LITTLE SUGAR CREEK

COUNTY: LINN | **STATE:** KANSAS | **ACRES:** 255

Located just half a mile west of Centerville in Linn County, Kansas, this 255 +/- acre property offers an outstanding combination of recreational opportunities, native grass pasture, and agricultural potential. With blacktop road frontage, convenient access, and a diverse landscape of rolling native grass hillsides, secluded creek bottoms, and mature hardwood timber, this farm is well-suited for hunting, livestock grazing, or a combination of both.

One of the property's standout features is approximately 0.6 miles of Little Sugar Creek frontage, winding through scenic creek bottom ground lined with mature hardwoods. Scattered throughout the creek corridor are more than 30 acres of secluded, open grass fields that are ready to be converted into strategically located food plots without the need for extensive clearing. These fields provide an exceptional opportunity to establish a comprehensive food plot program, create destination feeding areas, and further enhance the property's already attractive wildlife habitat. The combination of mature hardwood timber, natural travel corridors, secluded openings, and native grass cover creates excellent conditions for deer, turkey, and quail. An additional 13+ acres of previously cultivated ground could potentially be returned to agricultural production or incorporated into a wildlife management plan.

Beyond its recreational appeal, the farm features more than 155 acres of native grass pasture that has historically been utilized for livestock grazing. The property boasts excellent perimeter fencing along with some existing cross-fencing, providing a strong foundation for continued livestock grazing and pasture management. For buyers focused on wildlife habitat, prescribed burning and other native grass management practices could further improve the diversity and quality of the grasslands, creating an attractive balance of productive pasture, wildlife cover, and recreational opportunities.

The property's natural topography provides an added level of privacy, with the terrain falling away from the blacktop road toward the creek bottom. This layout helps shield much of the interior acreage from road visibility and creates secluded areas throughout the farm. Rural water and electricity are available along the road, offering additional flexibility for future improvements or a potential rural homesite, subject to applicable requirements.

Whether you're looking to develop a premier recreational hunting property, expand an existing livestock operation, or invest in a diverse tract of eastern Kansas land, this 255± acre farm offers a tremendous combination of location, habitat, and versatility. Mineral rights transfer to the buyer.



PROPERTY FEATURES

- 255 +/- acres in Linn County, Kansas
- Located 0.5 mile west of Centerville, Kansas
- Blacktop road frontage with convenient access
- Approximately 0.6 miles of Little Sugar Creek frontage
- Mature hardwood timber throughout the creek bottoms
- 30+ acres of secluded, open fields ready for food plot establishment
- 13+ acres of previously cultivated ground with potential to return to production
- 155+ acres of native grass pasture historically utilized for livestock grazing
- Excellent perimeter fencing with additional cross-fencing
- Outstanding deer, turkey, and quail hunting opportunities
- Excellent potential for wildlife habitat improvements and native grass management
- Diverse topography offering privacy and seclusion from the road
- Natural wildlife travel corridors along Little Sugar Creek
- Rural water and electricity available at the road
- Mineral rights transfer to the buyer



LITTLE SUGAR CREEK FRONTAGE



30+ ACRES OF SECLUDED, OPEN FIELDS

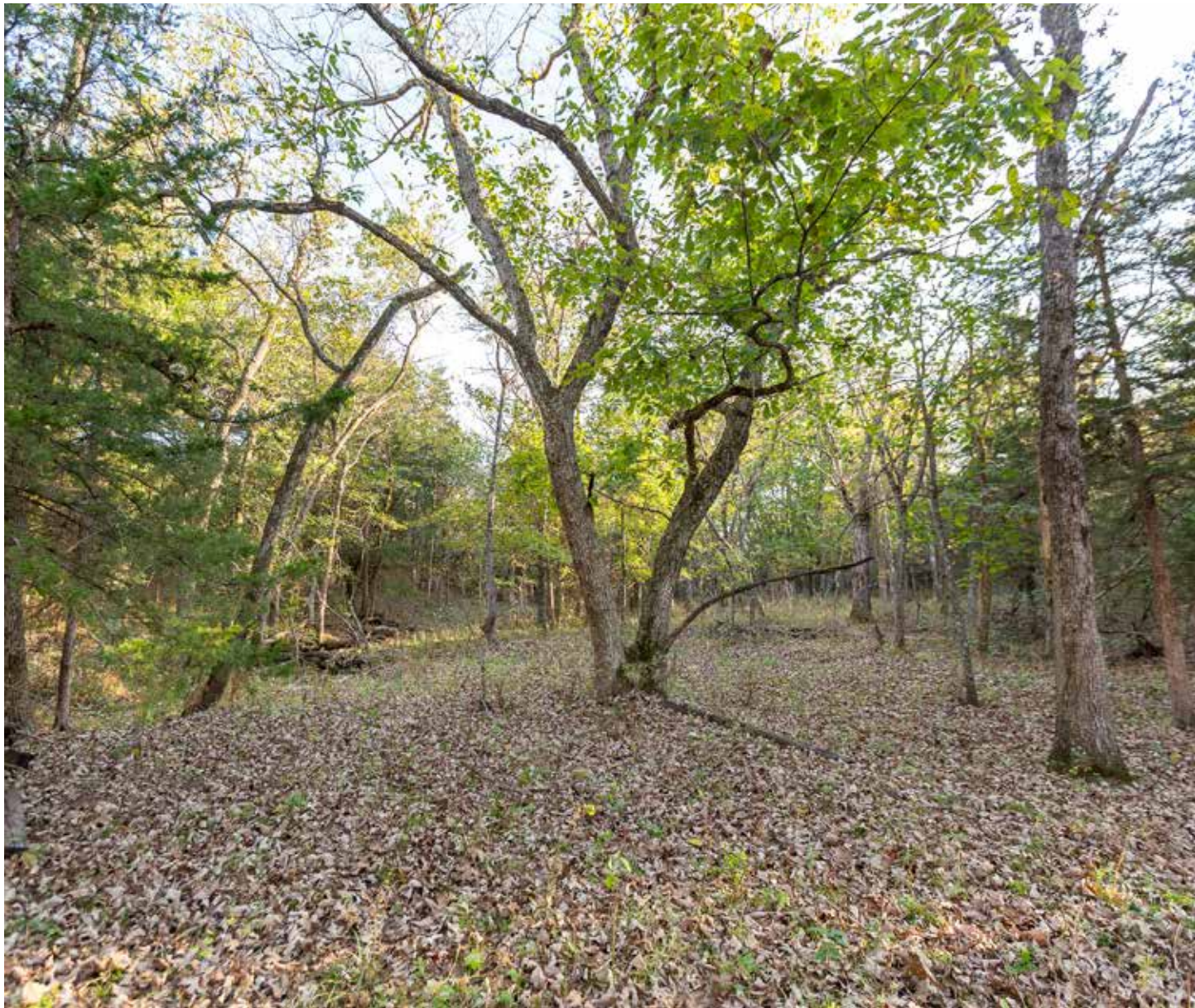
Scattered throughout the creek corridor are more than 30 acres of secluded, open grass fields that are ready to be converted into strategically located food plots without the need for extensive clearing.



155+ ACRES OF NATIVE GRASS PASTURE

The property boasts excellent perimeter fencing along with some existing cross-fencing, providing a strong foundation for continued livestock grazing and pasture management.





MATURE HARDWOOD TIMBER

The combination of mature hardwood timber, natural travel corridors, secluded openings, and native grass cover creates excellent conditions for deer, turkey, and quail.

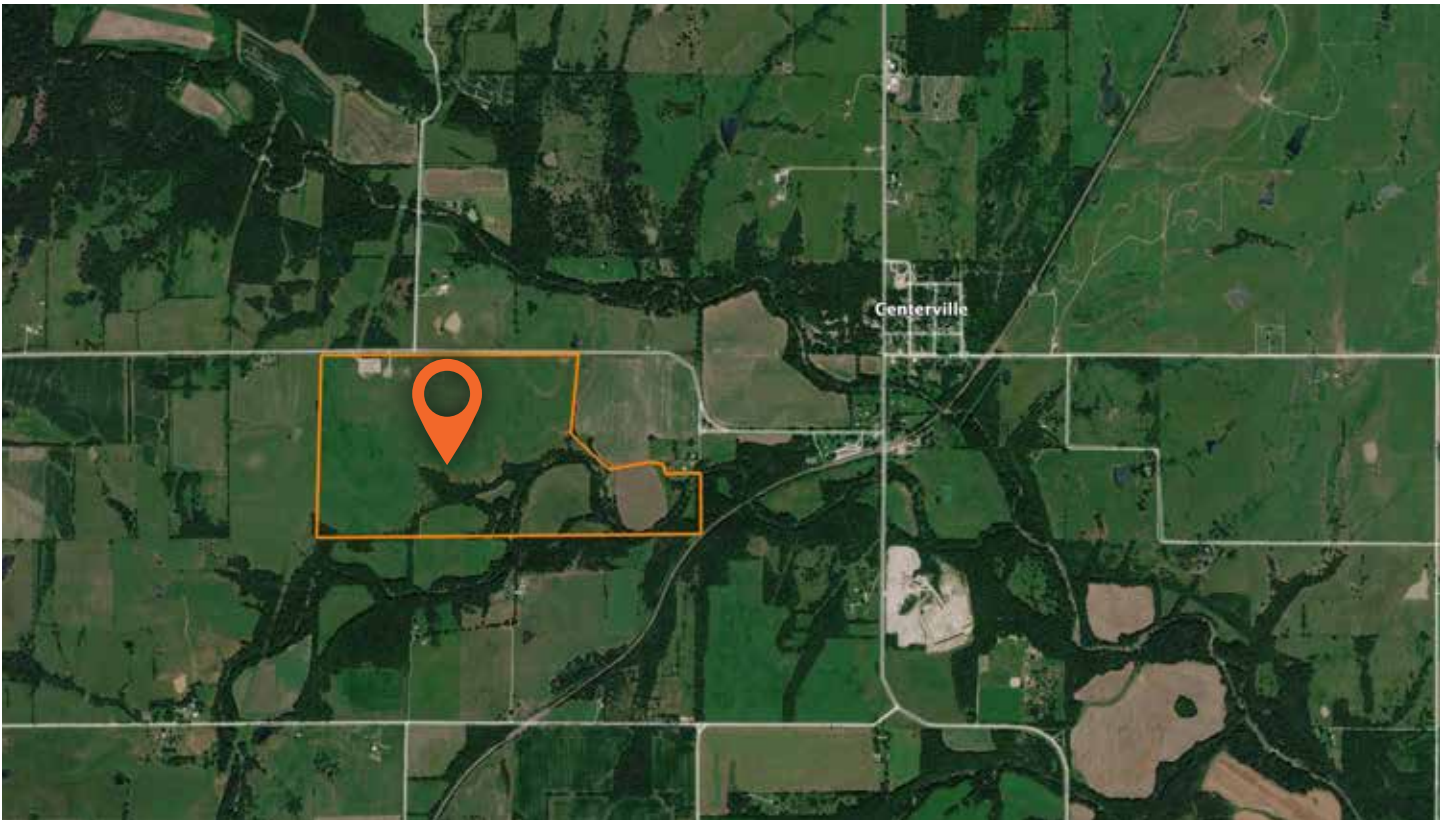


HUNTING OPPORTUNITIES

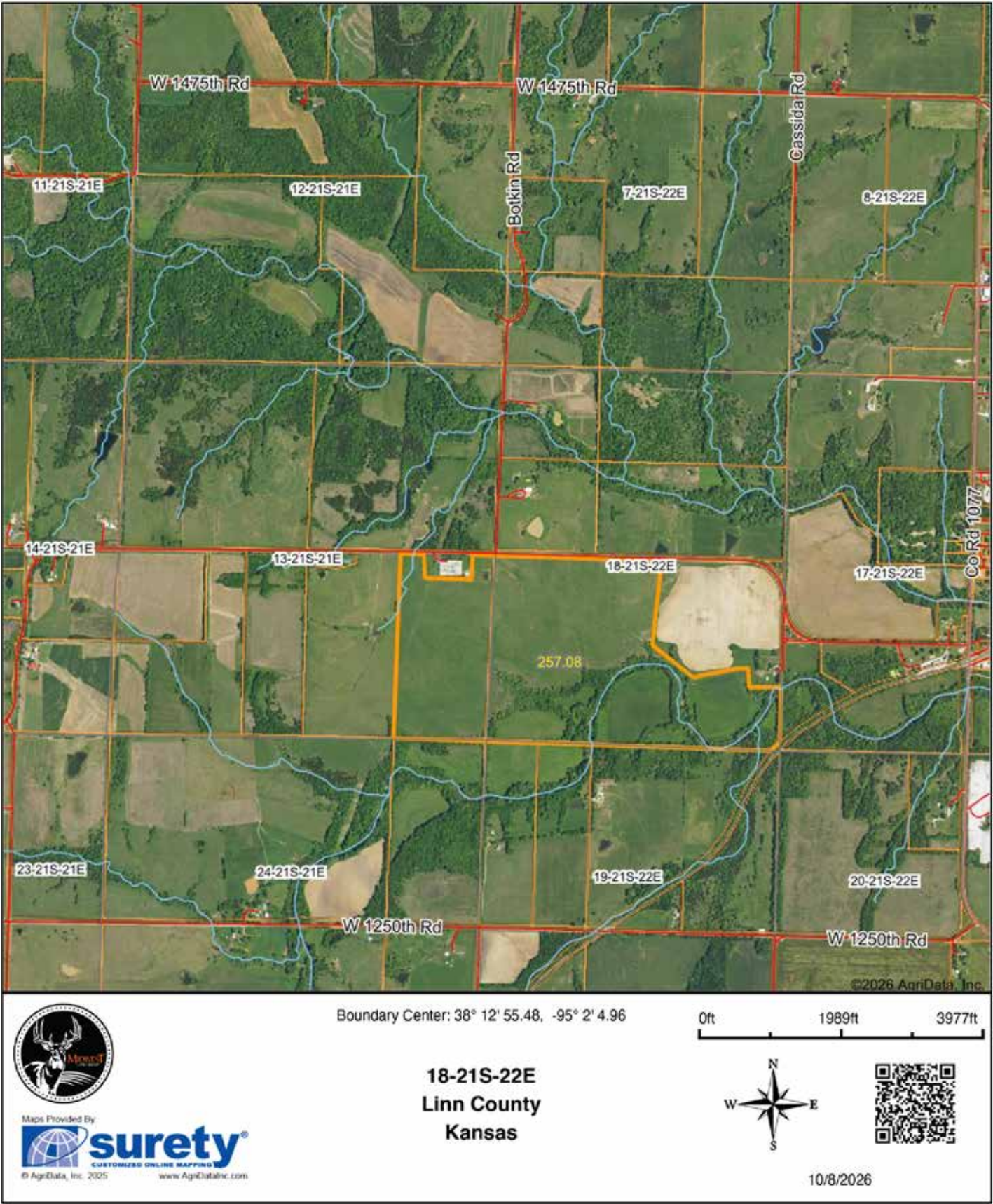




AERIAL MAPS

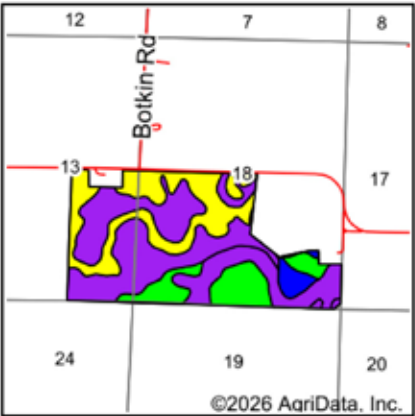
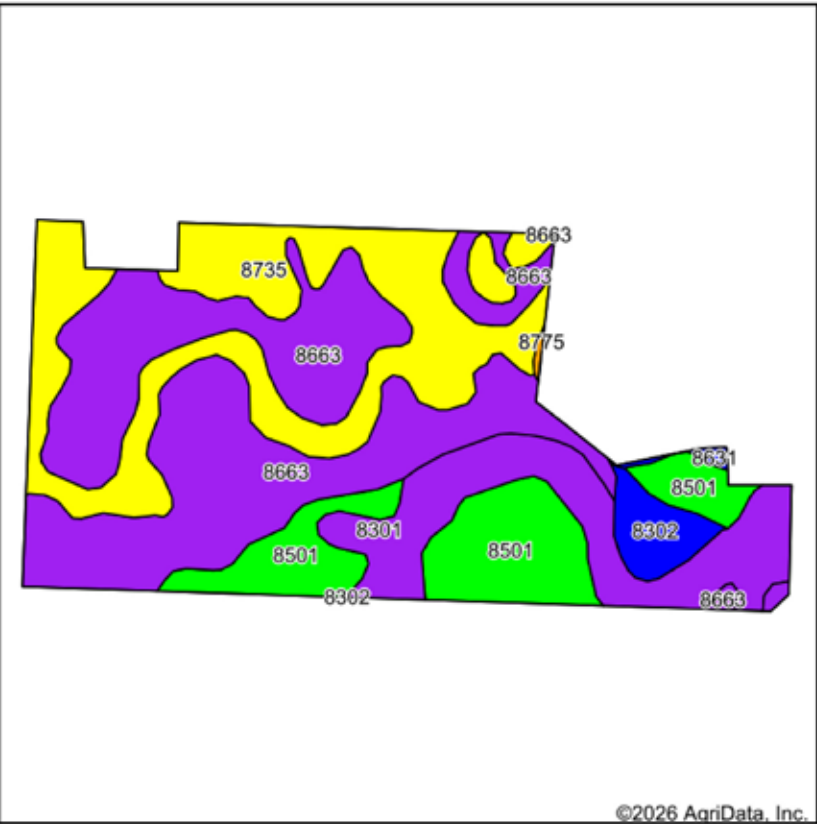


TOPOGRAPHY MAP



SOILS MAP

HILLSHADE MAP



State: Kansas
County: Linn
Location: 18-21S-22E
Township: Centerville
Acres: 257.08
Date: 10/8/2026



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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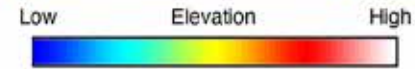
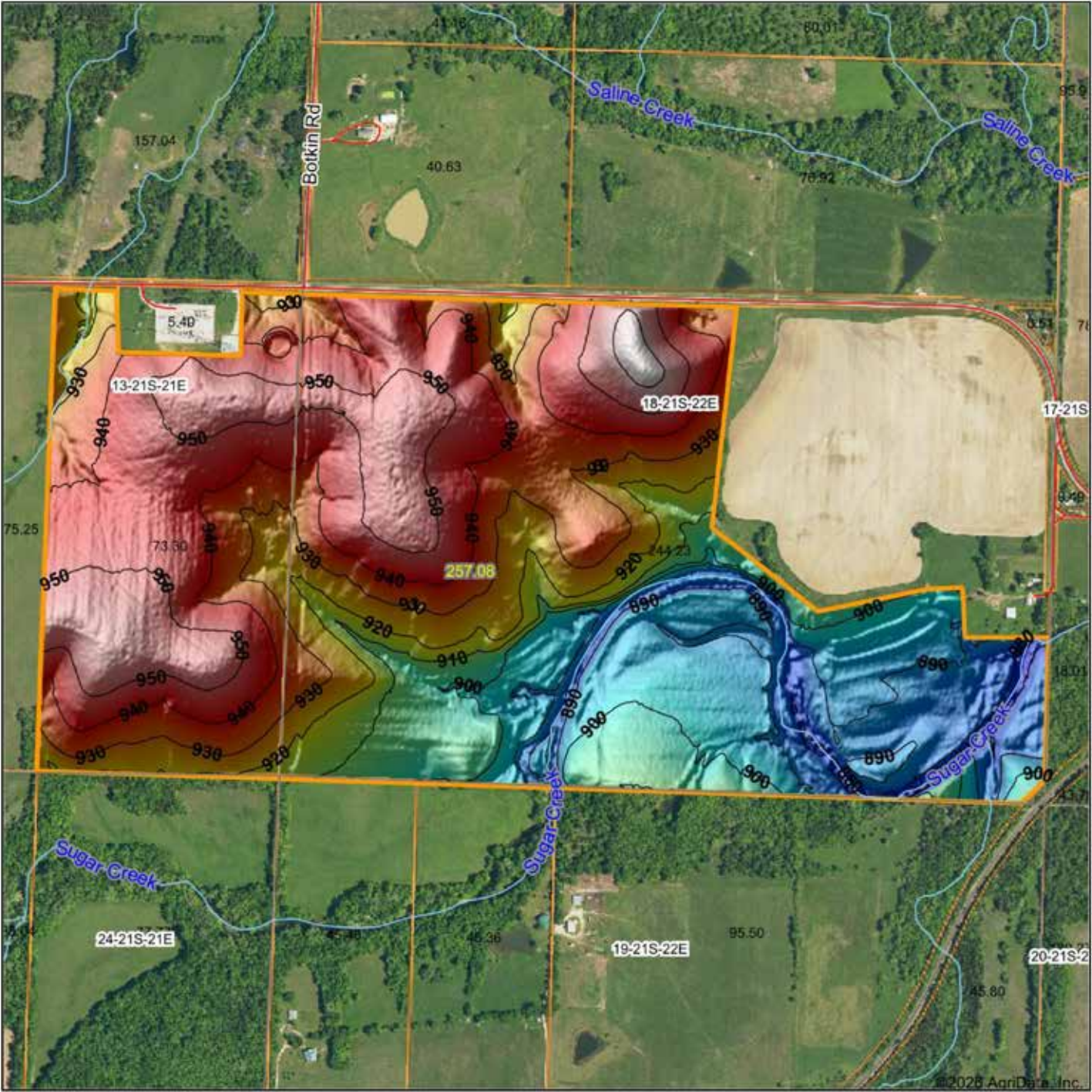


Soils data provided by USDA and NRCS.

Area Symbol: KS107, Soil Area Version: 25

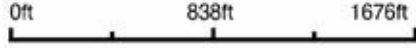
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
8663	Clareson-Rock outcrop complex, 3 to 15 percent slopes	106.30	41.3%		2ft. (Lithic bedrock)	IVe	3398	44	44	25	27
8735	Eram silty clay loam, 3 to 7 percent slopes	67.08	26.1%		2.6ft. (Paralithic bedrock)	IVe	4116	58	58	45	41
8501	Mason silt loam, 0 to 1 percent slopes, rarely flooded	38.79	15.1%		> 6.5ft.	Iw	8250	78	77	68	71
8301	Verdigris silt loam, 0 to 1 percent slopes, frequently flooded	35.88	14.0%		> 6.5ft.	Vw	8048	63	63	50	52
8302	Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded	7.87	3.1%		> 6.5ft.	Ihw	7758	82	82	63	75
8631	Bucyrus silty clay loam, 1 to 3 percent slopes	0.84	0.3%		5.4ft. (Lithic bedrock)	Ile	6108	74	74	58	60
8775	Kenoma silt loam, 1 to 3 percent slopes	0.32	0.1%		5.7ft. (Lithic bedrock)	IIle	3888	59	56	58	59
Weighted Average						4.44	5109.4	*n 56.7	*n 56.6	*n 41.5	*n 42.4

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



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Source: USGS 3 meter dem
Interval(ft): 10
Min: 876.5
Max: 963.8
Range: 87.3
Average: 924.5
Standard Deviation: 23.52 ft



18-21S-22E
Linn County
Kansas

Boundary Center: 38° 12' 55.48, -95° 2' 4.96

AGENT CONTACT

Based around Kansas City, where he was born and raised, Nick combines his deep-rooted connection to the region with a lifelong passion for the outdoors to help clients navigate the land-buying and selling process. With a degree in International Business from the University of Arkansas, Nick brings a strategic and disciplined approach to land sales. His background includes working with agribusinesses across Kansas and Missouri, giving him valuable insights into the region's rural landscape.

Nick's appreciation for land began at a young age, spending time on his family's hunting property in Eastern Kansas. At just 10 years old, Nick harvested his first deer on that property, an experience that sparked a lifelong passion for hunting and land stewardship. By age 12, he took his first deer with a bow with his dad by his side in the tree. This moment was what solidified his love for the outdoors, eventually inspiring him to learn and experiment with habitat management, food plot strategies, and beyond. Those early experiences shaped his understanding of land management, the importance of conservation, and the value of land as an investment. Over the years, Nick has developed skills in deer herd management, NRCS project coordination and implementation, and working with farmers on sharecrop and cash rent agreements.

Nick's clients benefit from his hands-on land management expertise, empathetic approach, and commitment to keeping their goals at the forefront of every transaction. Whether you're looking to sell your farm or find your dream property, Nick is dedicated to delivering results with passion and professionalism.



NICK BENGE

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