



MIDWEST LAND GROUP
PRESENTS

LINN COUNTY KANSAS

68.5 ACRES

MIDWEST LAND GROUP IS HONORED TO PRESENT

68.5 +/- ACRE HOBBY FARM & COUNTRY RETREAT NEAR PARKER, KANSAS

Just outside of Parker, Kansas, sits this beautifully maintained 68.5 +/- acre hobby farm offering the perfect blend of country living, recreational opportunities, and functional farm improvements. Located less than an hour from Overland Park, this property provides the space and privacy of rural living.

The property has been thoughtfully cared for and offers an impressive collection of improvements designed for enjoying the outdoors and embracing the hobby-farm lifestyle.

At the heart of the property is an approximately 640 square foot, 1 bedroom, 1 bath home with running water and electricity. Whether used as a full-time residence, weekend getaway, hunting cabin, or guest house, the home provides a comfortable basecamp overlooking the surrounding acreage.

One of the property's standout improvements is the large 60' x 40' barn, providing substantial space for equipment, hobbies, storage, and entertaining. The barn features a screened-in porch, two finished rooms with concrete floors, and additional storage space with gravel flooring. The barn is currently powered by a generator and has a water tank hookup, giving it excellent flexibility for a variety of uses.

Outside, the property truly shines. A fruit-tree orchard and a large garden area with raised garden boxes provide the opportunity to grow produce and enjoy the benefits of a self-sufficient country lifestyle. Multiple concrete, stone, and rock fire pits create gathering spaces throughout the property and make it easy to enjoy evenings outdoors with family and friends.



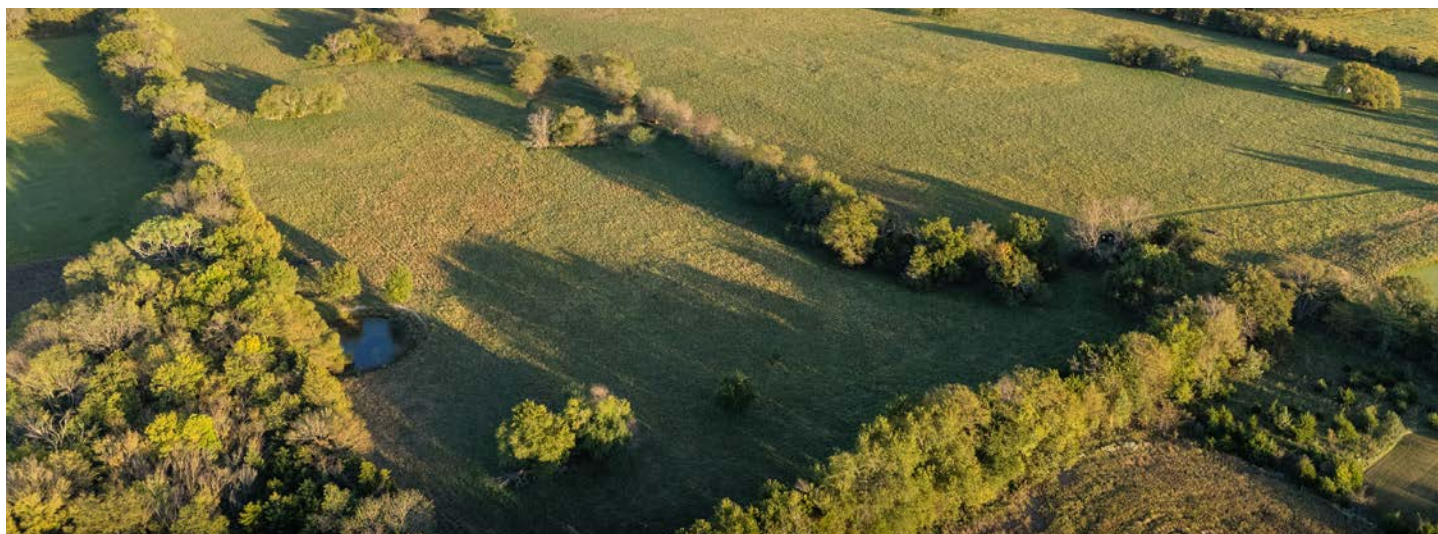
For the outdoor enthusiast, the recreational opportunities are abundant. The property features a shooting range, a beautiful 1 +/- acre pond, several additional smaller ponds, and Elm Creek running through the property. The combination of creek, ponds, timber, open ground, and established improvements creates an incredibly diverse setting for recreation and wildlife.

The current owners have also maintained several beehives on the property, adding another unique component to the hobby-farm lifestyle.

The acreage itself provides a great balance of open pasture and recreational ground. The pasture is currently

leased to a tenant who would like to continue leasing the property, providing an opportunity for the next owner to maintain an existing agricultural arrangement while enjoying the property for personal and recreational use.

From the established orchard and garden to the ponds, creek, shooting range, barn, fire pits, and country home, this is a property that has been intentionally developed to be enjoyed. Whether you're looking for a private country residence, weekend retreat, hobby farm, recreational property, or a place to build a self-sufficient lifestyle, 68.5 +/- acres just outside Parker offers an exceptional opportunity within an easy drive of the Kansas City metro.



PROPERTY FEATURES

COUNTY: **LINN** | STATE: **KANSAS** | ACRES: **68.5**

- 68.5 +/- acres
- 1 bedroom, 1 bathroom home with utilities
- 60' x 40' barn with finished rooms
- Screened-in barn porch
- 1 +/- acre pond
- Multiple additional ponds
- Elm Creek runs through the property
- Established shooting range
- Fruit tree orchard
- Large garden area
- Pasture currently leased to a tenant

1 BEDROOM & 1 BATHROOM HOME



60' X 40' BARN WITH FINISHED ROOMS



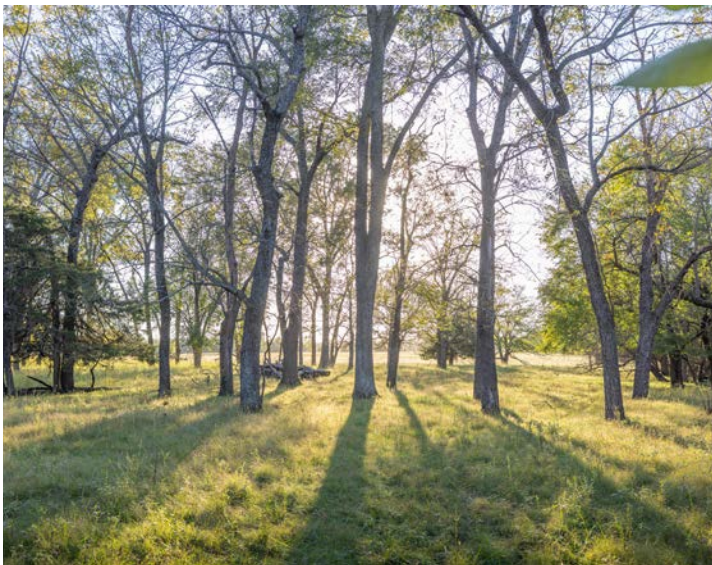
1 +/- ACRE POND



ELM CREEK



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



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Boundary Center: 38° 20' 24.76, -94° 55' 54.1

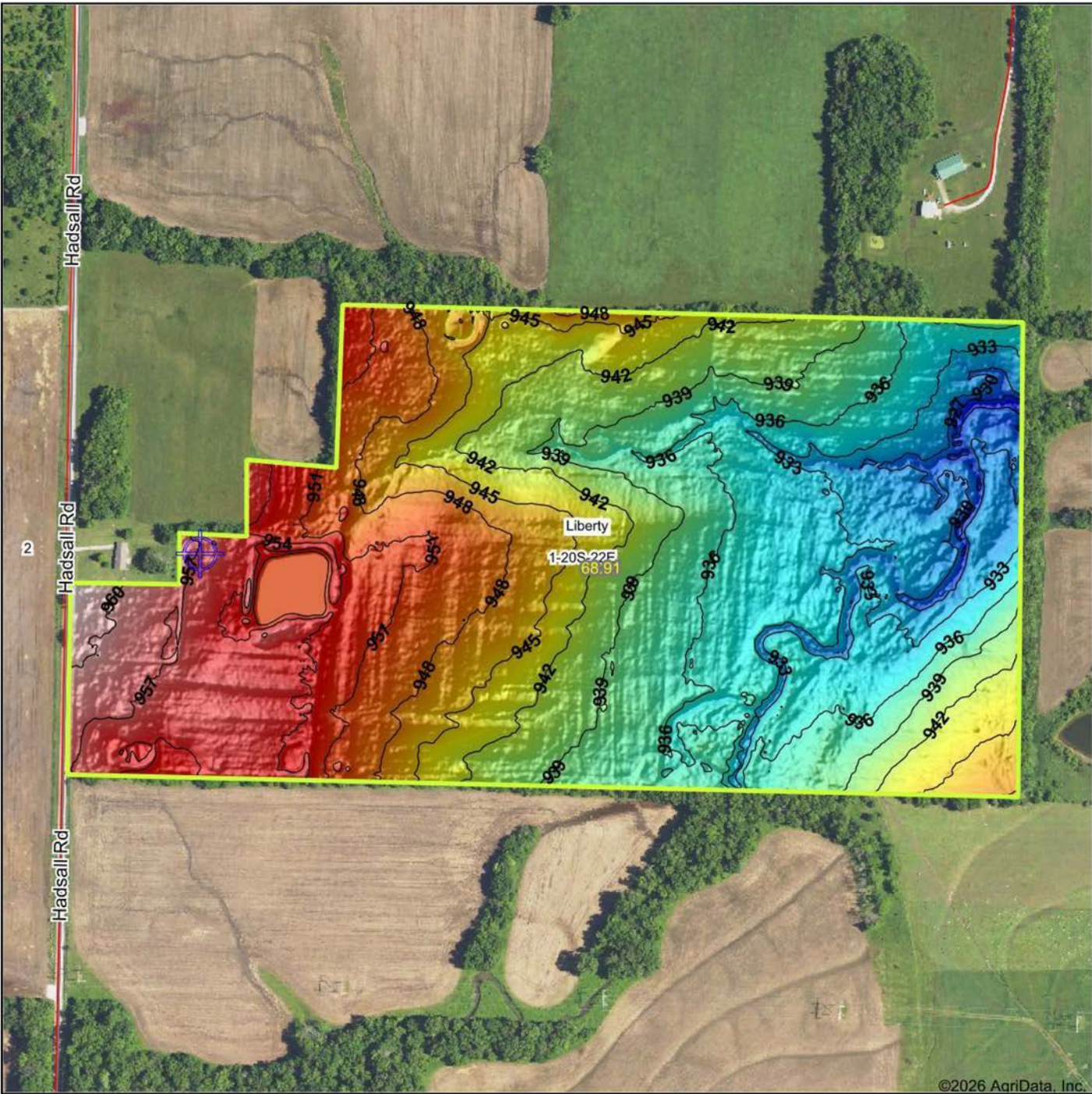
1-20S-22E
Linn County
Kansas

0ft 460ft 921ft



9/24/2026

HILLSHADE MAP



Low Elevation High



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
Interval(ft): 3
Min: 925.0
Max: 962.5
Range: 37.5
Average: 942.5
Standard Deviation: 8.04 ft

0ft 432ft 863ft

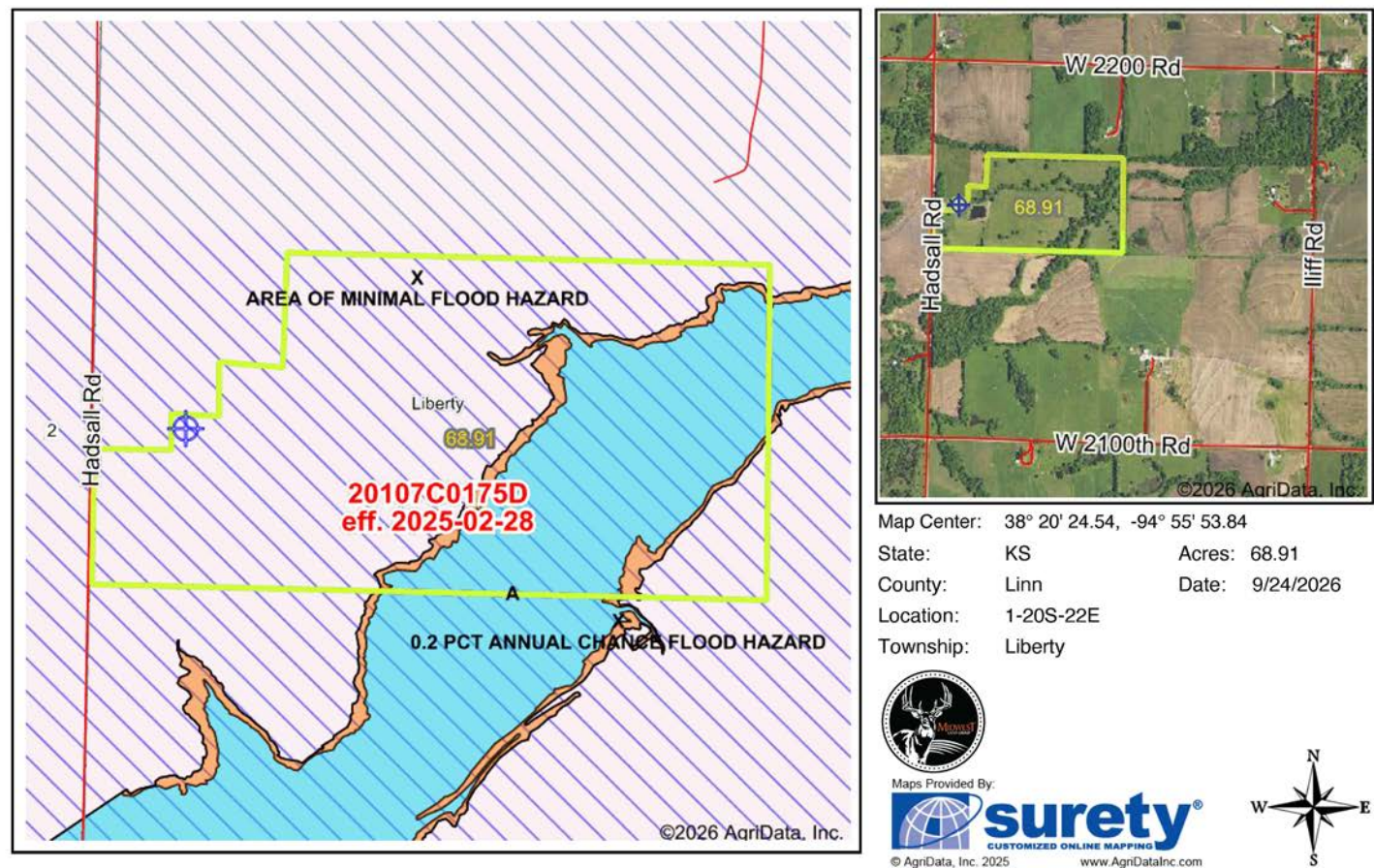


9/24/2026

1-20S-22E
Linn County
Kansas

Boundary Center: 38° 20' 24.76, -94° 55' 54.1

FEMA MAP



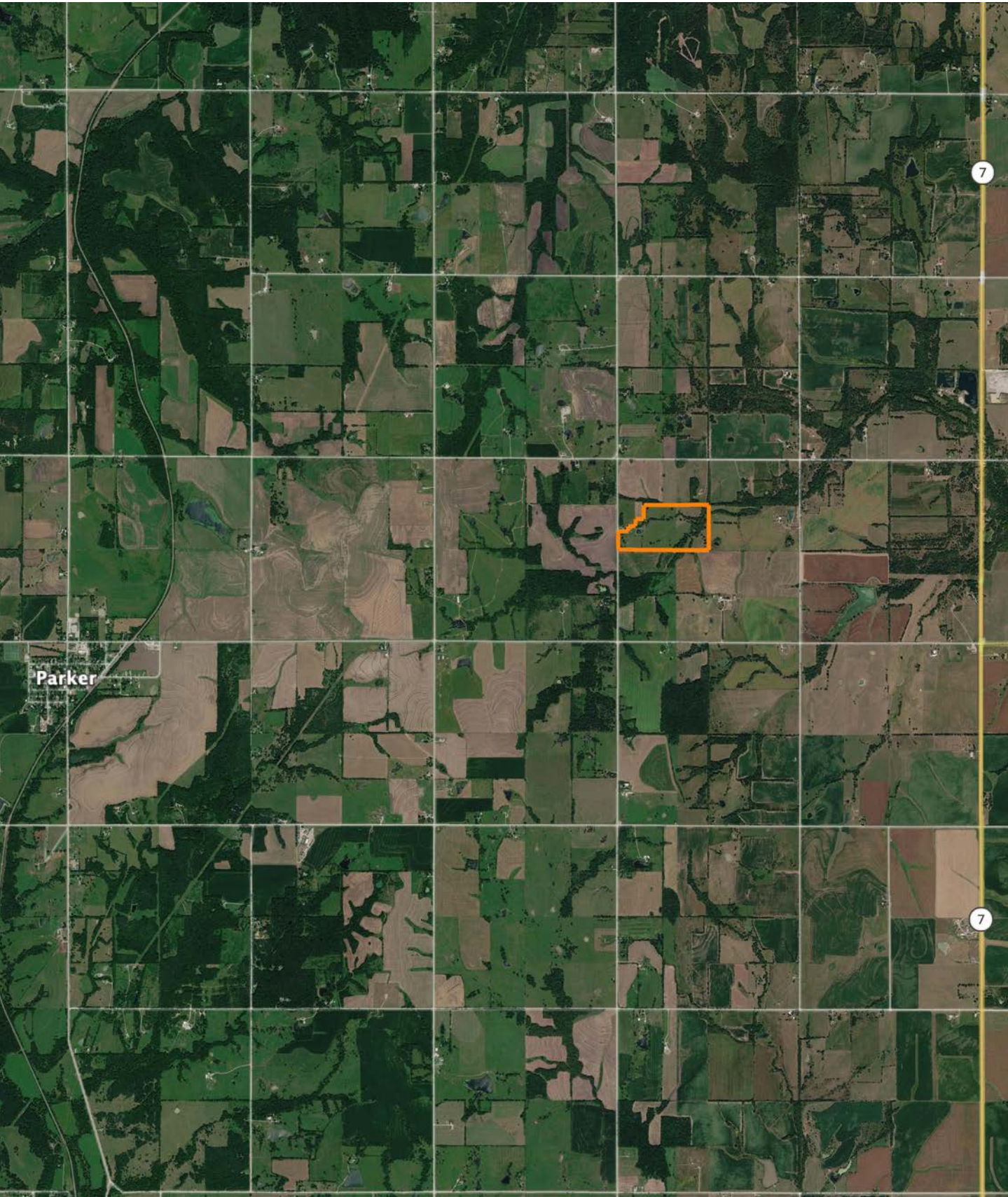
Name		Number	County	NFIP Participation	Acres	Percent
Linn County		200194	Linn	Regular	68.91	100%
Total					68.91	100%

Map Change		Date	Case No.	Acres	Percent
No				0	0%

Zone	SubType	Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	45.42	66.0%
A		100-year Floodplain	20.62	29.9%
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD	500-year floodplain	2.17	3.1%
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD	500-year floodplain	0.7	1.0%
Total			68.91	100%

Panel	Effective Date	Acres	Percent
20107C0175D	2/28/2025	68.91	100%
Total		68.91	100%

OVERVIEW MAP



AGENT CONTACT

Agent Clay Craft was born and raised in Madison, Mississippi, and grew up with a great passion for the outdoors. As a well-seasoned hunter, Clay managed to harvest his first deer at the age of 4. Shortly after, he started having success with bow hunting. Growing up in a family that was full of hunting and the outdoors, Clay always knew he wanted to make a career out of his passion.

Now, living in Overland Park, Kansas, Clay hunts on his family farms in Kansas and Missouri every year. He's been a part of several hunting TV shows and is currently filming with Heartland Bowhunter, an award-winning show on The Outdoor Channel, which he's done for over a decade. Clay stays true to his roots and loves bow hunting the giant whitetails that the Midwest has to offer. When he's not working, Clay enjoys spending time with his family, playing sports, and setting up his family farms for the next deer and turkey seasons.

Clay takes pride in how to improve and create better hunting farms. From increasing cover to strategic food plot placements, he has the knowledge to find and take farms to the next level. With the experience of hunting thousands of acres, Clay's love for land can't be missed. If you're in the market to buy or sell land in Eastern Kansas, let Clay put his knowledge and expertise to work for you.



CLAY CRAFT,

LAND AGENT

913.677.0299

CCraft@MidwestLandGroup.com



MidwestLandGroup.com

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