

MIDWEST LAND GROUP PRESENTS

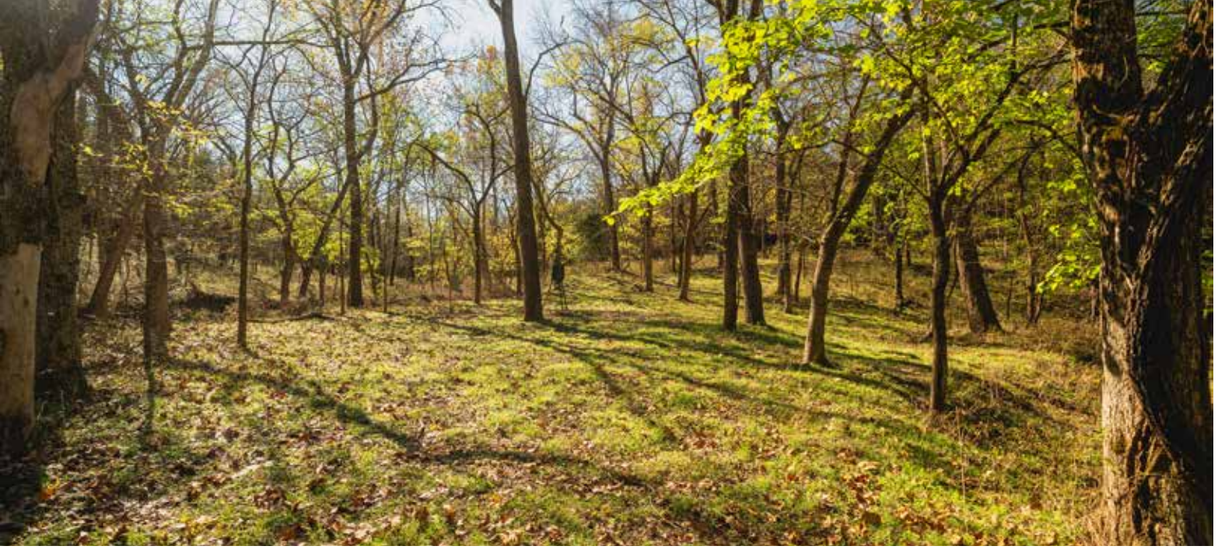
# SMALL ACREAGE WITH BIG POTENTIAL



**38 ACRES**
**ANDERSON COUNTY**
**KANSAS**











# SMALL ACREAGE WITH BIG POTENTIAL ON THE ANDERSON/ LINN COUNTY LINE

**COUNTY:** ANDERSON | **STATE:** KANSAS | **ACRES:** 38

If you're looking for a small hunting farm that hunts much bigger than its acreage, this 38 +/- acre tract deserves a look! Located in eastern Anderson County along the Linn County line, this property offers the habitat, terrain, and natural features that make a special hunting property.

The farm consists of mature hardwood timber, harvestable walnuts, pockets of cedar trees providing excellent thermal cover, and beautiful elevation changes throughout. Tucked approximately 400 yards off the road via a deeded easement, the property offers privacy and a secluded feel. Atop the ridge sits an approximately half-acre food plot with excellent access and multiple wind options.

One of the biggest draws is the property's natural travel corridor. Three creeks converge on the farm, creating a natural funnel that should be non stop rut action. Combine that with food, water, bedding cover, and security, and you've got the ingredients for a property that consistently attracts wildlife.

Surrounded by larger tracts and quality neighboring landowners who share a passion for deer management, this property offers the benefit of being an island of timber in a predominantly agricultural landscape.

Whitetail deer, wild turkeys, and quail all call this property home. Whether you're looking for your own private hunting farm, a place to manage and grow mature whitetails, or a recreational getaway, this 38 +/- acre tract checks a lot of boxes.

Small acreage. Big hunting potential. This is the kind of farm you look forward to hunting all year!

# PROPERTY FEATURES

- Deeded easement
- Trails throughout
- Mature hardwood timber and cedar thermal cover
- Harvestable walnuts
- ½ acre ridge-top food plot
- Three creeks coming together to create a natural travel funnel
- Great elevation changes and multiple access/wind options
- Surrounded by big ag fields and quality deer management neighbors
- Excellent deer, turkey, and quail habitat
- 17 miles to Garnett
- 58 miles to Olathe
- 68 miles to Overland Park
- 96 miles to KCI

## 38 +/- ACRES





## MATURE HARDWOOD TIMBER



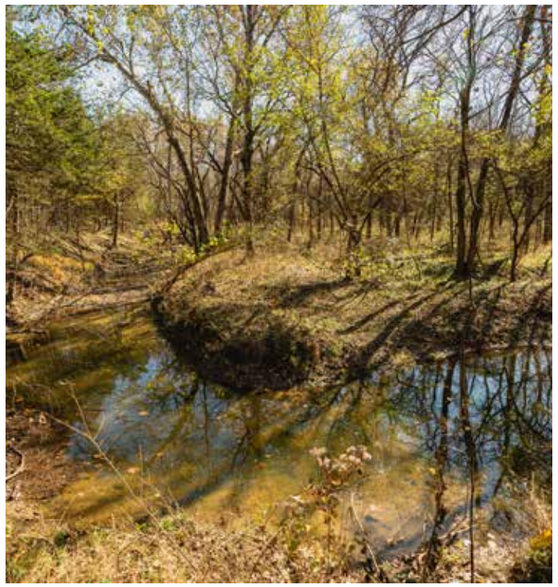


# WET-WEATHER CREEK

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# HUNTING OPPORTUNITIES











# AERIAL MAP



# TOPOGRAPHY MAP




Maps Provided By surety CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
Interval(ft): 10.0
Min: 948.8
Max: 1,010.4
Range: 61.6
Average: 985.3
Standard Deviation: 16.93 ft

0ft 452ft 904ft

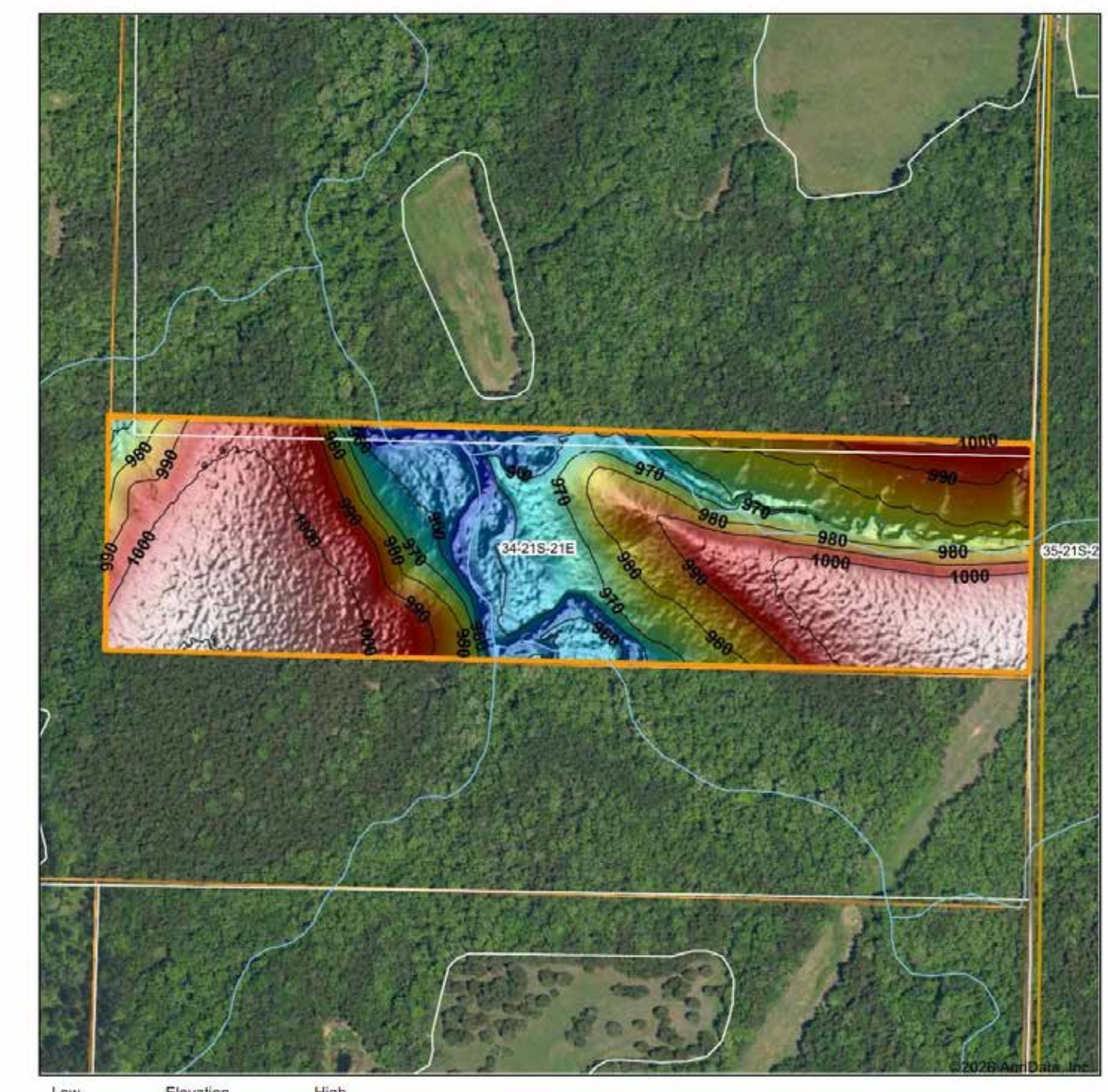
11/9/2026

34-21S-21E
Anderson County
Kansas

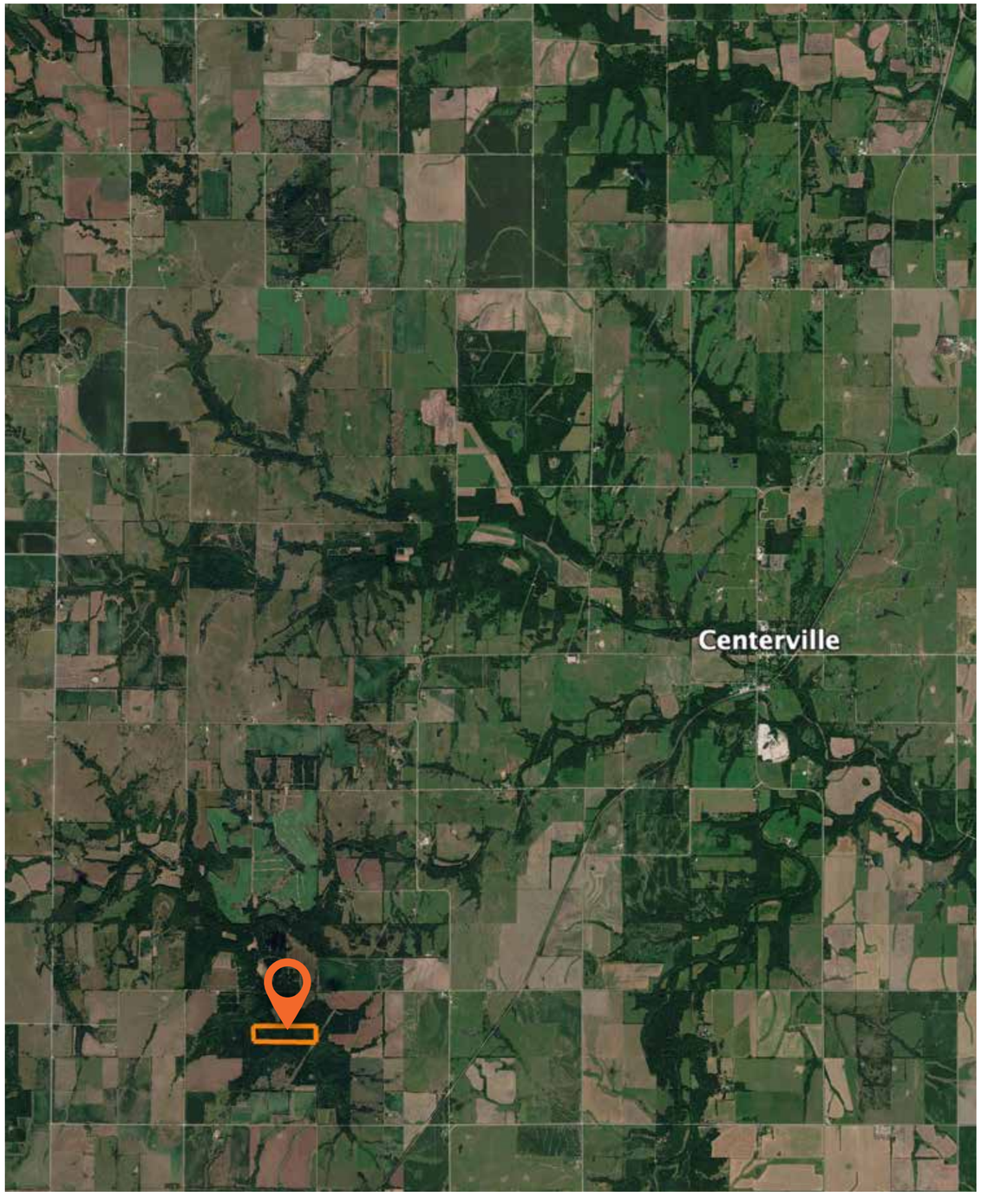
Boundary Center: 38° 10' 41.59, -95° 4' 52.61

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

# HILLSHADE MAP




# 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

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