



MIDWEST LAND GROUP PRESENTS

RAVEN RANCH - PREMIER TURNKEY TROPHY WHITETAIL HUNTING & CATTLE OPERATION



760 ACRES
BOURBON COUNTY
KANSAS











RAVEN RANCH - PREMIER TURNKEY TROPHY WHITETAIL HUNTING & CATTLE OPERATION

COUNTY: BOURBON | **STATE:** KANSAS | **ACRES:** 760

Raven Ranch is an extraordinary 760 +/- acre recreational and agricultural offering in Bourbon County, Kansas, where years of intentional wildlife management, exceptional whitetail genetics, and substantial property improvements have created a truly special hunting destination.

Thoughtfully managed over the past four years with a focus on producing and holding mature whitetails, Raven Ranch offers the kind of foundation that serious trophy deer hunters spend years trying to develop. Deer harvests have been intentionally limited, allowing bucks to reach maturity while extensive habitat improvements have focused on providing the food, cover, water, and security necessary to support a thriving whitetail population. Trail camera history documenting multiple bucks exceeding 180 inches over the past several years provides an impressive glimpse into the caliber of deer utilizing the property.

Approximately 400 acres consist of exceptional deer habitat, featuring a combination of timber, natural cover, food sources, and established travel corridors. Eight strategically positioned food plots totaling more than 15 acres provide dedicated feeding and hunting opportunities throughout the property. Six ponds totaling more than 11 acres of water, in addition to the natural creek drainage, provide an outstanding water resource for wildlife. An extensive trail system allows for efficient access throughout the ranch while helping hunters reach strategically established blind and stand locations with minimal disturbance.

One of Raven Ranch's most impressive features is the attention given to wildlife security and hunter concealment. More than 1.5 miles of road frontage have been enhanced with a combination of Egyptian wheat screening and an engineered berm, helping shield the property from outside visibility and reduce disturbance. These improvements, combined with years of disciplined management, create an environment designed to encourage mature bucks to remain on the property.

Beyond its recreational appeal, Raven Ranch offers a substantial cattle operation. Approximately 235 acres of pasture are fenced and cross-fenced, with substantial working and sorting pens already in place. A 24'x46' shade structure provides additional functionality while working the herd. Two secured shipping containers located near the working pens are also included, providing convenient equipment and supply storage. The current owner has a grass-leasing arrangement structured as a trade for hunting privileges on other properties, offering an interesting example of how the agricultural component can be utilized while maintaining the recreational value of the ranch.

The offering is further enhanced by a separate, deeded waterfront property on Fort Scott Lake, currently serving as the owners' hunting cabin. This 3 bedroom, 2 bath lake house provides comfortable accommodations for family, guests, and hunting parties, along with the opportunity to enjoy the lake outside of hunting season. A newer dock with an included boat slip provides direct access to the water and completes this exceptional recreational package. Raven Ranch is much more than 760 acres of Kansas ground. It is an established wildlife management property with a documented history of exceptional whitetails, significant habitat and infrastructure investments, a functional cattle operation, and a separate waterfront retreat.

For the discerning whitetail hunter seeking a property with the acreage, habitat, water, security, and management foundation to pursue truly exceptional deer, Raven Ranch presents a rare opportunity to step into something special. Add the agricultural versatility and Fort Scott Lake retreat, and this is an offering that stands apart from the typical recreational farm. Raven Ranch – A legacy property built around the pursuit of exceptional whitetails. Call Clayton Campbell today at (620) 687-2789 for more information or to schedule your private showing.

PROPERTY FEATURES

- 760 +/- acre tract with exceptional hunting
- History of high-end caliber bucks
- 8 food plots with over 15 acres of lush browse
- Intensely managed for 4 years
- Well-established trail system for ease of access to hunting locations
- Intentional low hunting pressure to maximize quality of the deer herd
- Diverse habitat that will hold deer, turkeys, and waterfowl
- 1.5 miles of wildlife screening with engineered berms and Egyptian wheat
- Fenced and cross-fenced grazing pastures for income or trade for hunting permission
- 11 acres of surface water across 6 different ponds
- 3 bed, 2 bath lake house with dock on Lake Fort Scott for a hunting cabin/retreat
- 1.5 hours from Kansas City
- 2 hours from Springfield, MO and Bentonville, AR



1.5 MILES OF WILDLIFE SCREENING





HISTORY OF HIGH-END CALIBER BUCKS

Trail camera history documenting multiple bucks exceeding 180 inches over the past several years provides an impressive glimpse into the caliber of deer utilizing the property.























FENCED AND CROSS-FENCED GRAZING

Beyond its recreational appeal, Raven Ranch offers a substantial cattle operation. Approximately 235 acres of pasture are fenced and cross-fenced, with substantial working and sorting pens already in place.



















8 FOOD PLOTS

Approximately 400 acres consist of exceptional deer habitat, featuring a combination of timber, natural cover, food sources, and established travel corridors. Eight strategically positioned food plots totaling more than 15 acres provide dedicated feeding and hunting opportunities throughout the property.





11 ACRES OF SURFACE WATER















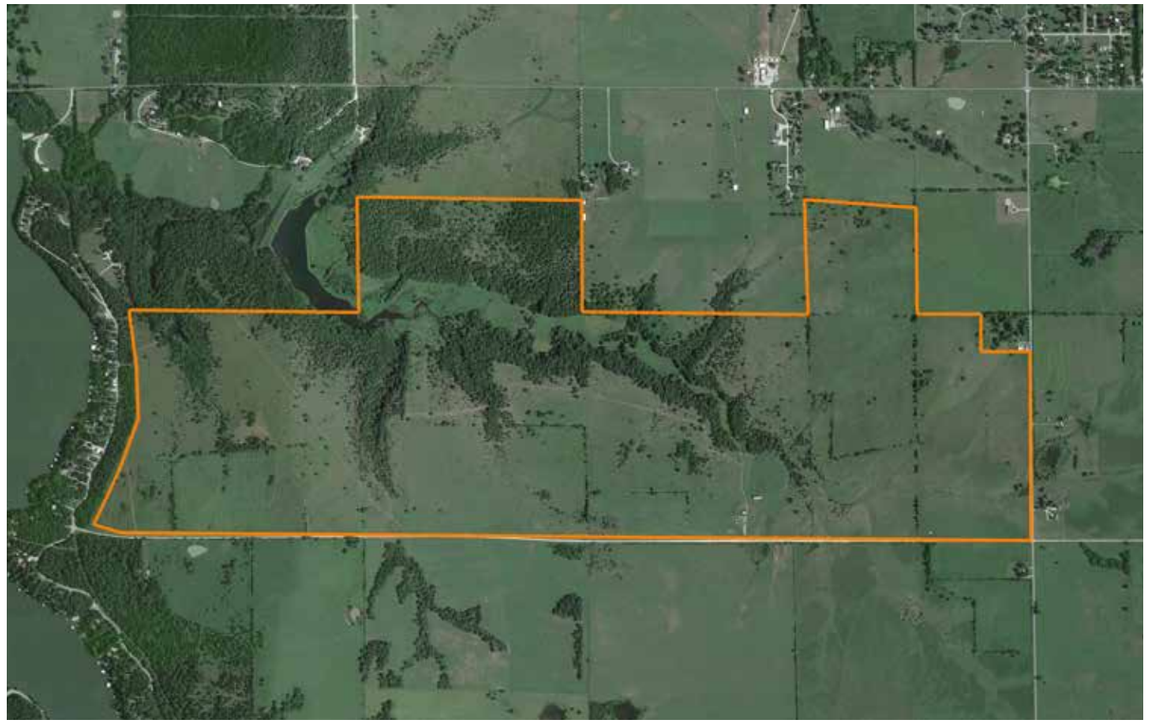


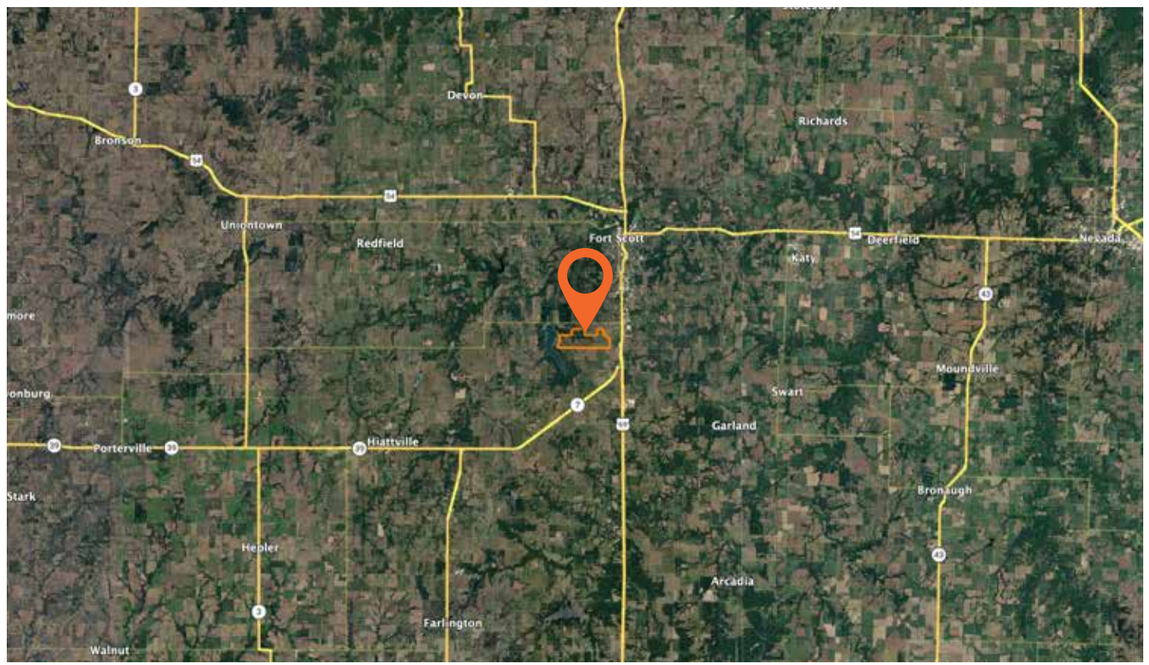


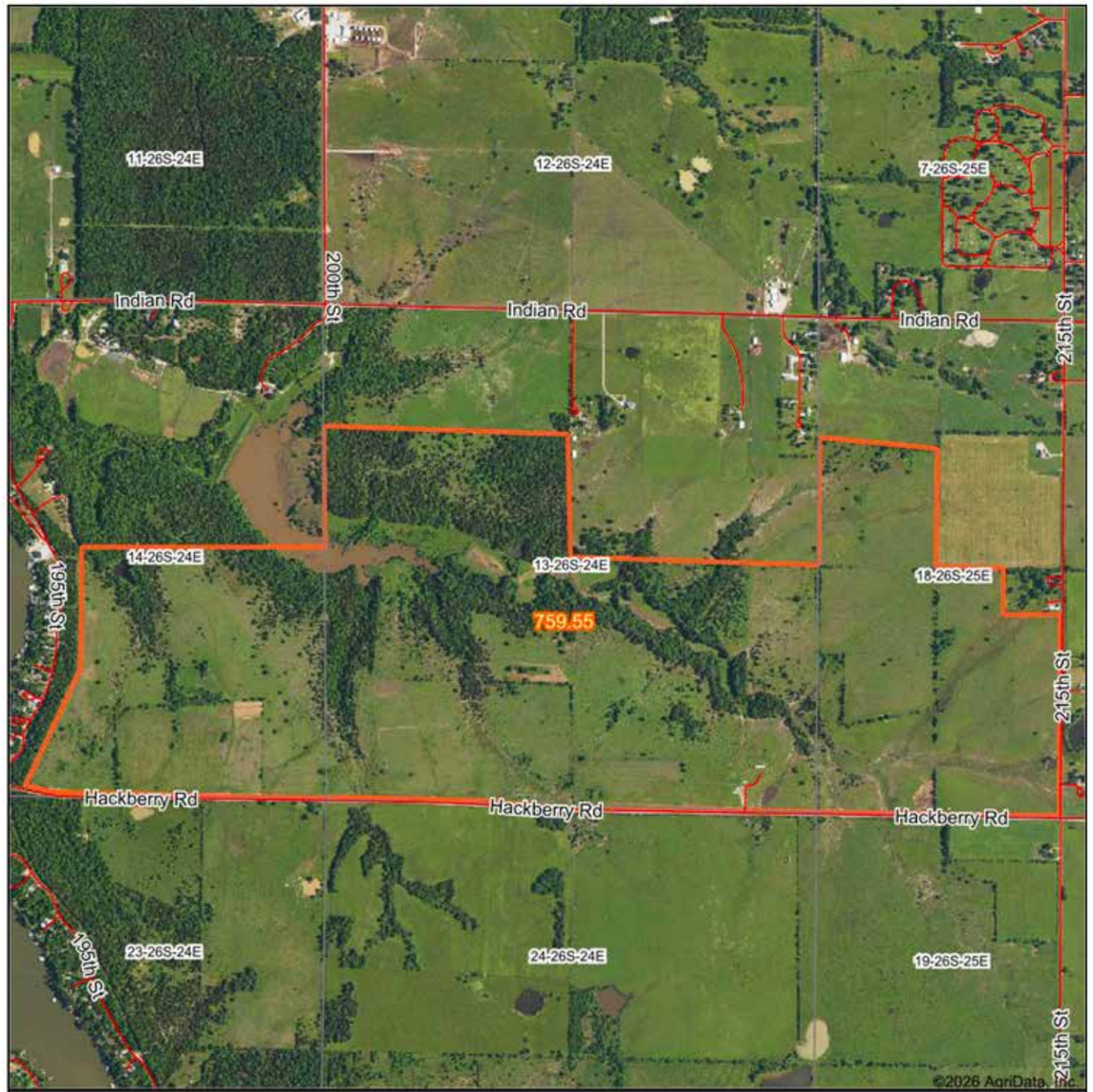




AERIAL MAPS







Boundary Center: 37° 46' 53.44, -94° 43' 59.48

13-26S-24E
Bourbon County
Kansas

0ft 1654ft 3307ft

N W E S

10/22/2026

Maps Provided By:
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TOPOGRAPHY MAP



Maps Provided By: surety CUSTOMIZED ONLINE MAPPING
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Source:	USGS 3 meter dem
Interval(ft):	30.0
Min:	844.4
Max:	951.7
Range:	107.3
Average:	909.4
Standard Deviation:	22.47 ft

0ft 1683ft 3366ft

10/22/2026

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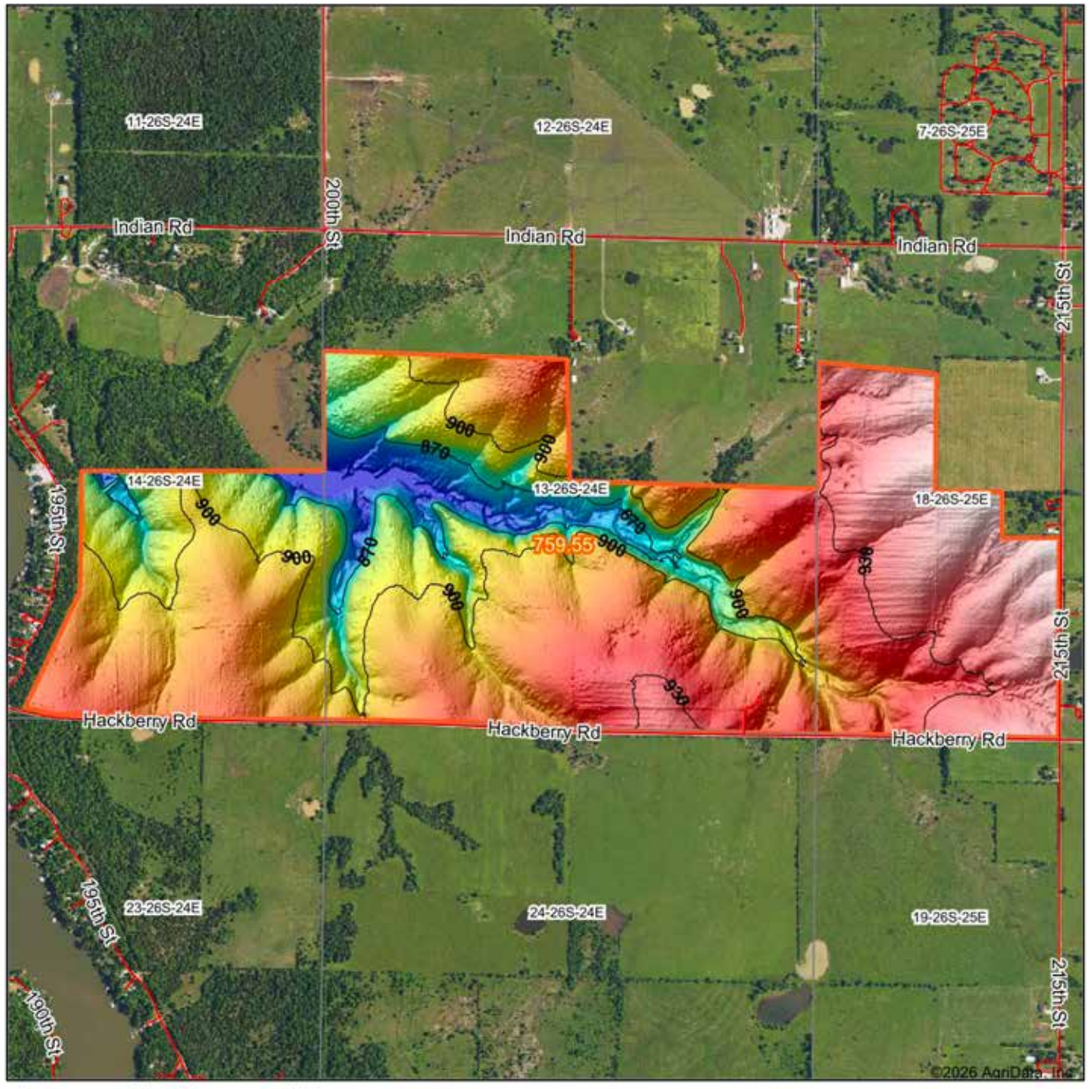
Kansas

Boundary Center: 37° 46' 53.44, -94° 43' 59.48

HILLSHADE MAP



Low Elevation High

Maps Provided By: surety CUSTOMIZED ONLINE MAPPING
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Source:	USGS 3 meter dem
Interval(ft):	30
Min:	844.4
Max:	951.7
Range:	107.3
Average:	909.4
Standard Deviation:	22.47 ft

0ft 1653ft 3305ft

10/22/2026

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Bourbon County
Kansas

Boundary Center: 37° 46' 53.44, -94° 43' 59.48

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

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