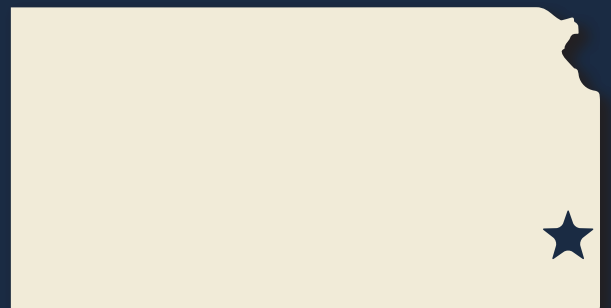


1,700.04

Acres M/L

BOURBON COUNTY



STEVE BRUERE | 515.222.1347 | Steve@PeoplesCompany.com KS LIC SP00242717

State Highway 39 & Birch Road | Hepler, KS 66746

LAND

AVAILABLE

1,700.04 Acres M/L in Bourbon County, Kansas

Bourbon County, Kansas Farmland - Peoples Company is pleased to be representing the sale of 1,700.04 acres m/l southwest of Fort Scott, Kansas, as rarely does an asset of this size and continuous nature come to the market in this region of the state. Conveniently located southeast of the State Highway 3 and State Highway 39 intersection, this highly tillable farm consists of 1,240 leased cropland acres carrying a Productivity Index (PI) of 66.7, and it generates a substantial annual return. Primary soil types include Kenoma silt loam, Bates loam, Dennis silt loam, and Parsons silt loam, all Class 2 and 3 soil types. This Bourbon County, Kansas farm is improved with terraces and has a gently rolling topography that allows water to navigate off of the property. Many of the current tillable acres are being double cropped which increases agricultural production and makes efficient use of land resources with the following crops including, but not limited to corn, soybean, wheat, and grass. The cropland acres are leased through the 2025 cropping season, but please contact the listing agent for additional details.

This highly-tillable tract in southeast Kansas with excellent soils and existing leases located along State Highway 39 would make for a great addition to an existing farming operation or a smart investment for anyone looking to diversify their investments for years to come! This property is located in Sections Seven (7) and Eighteen (18) in Township Twenty-seven (27) South, Range Twenty-three (23) East AND Sections Twelve (12) and Thirteen (13) in Township Twenty-seven (27) South, Range Twenty-two (22) East, all in Bourbon County, Kansas.

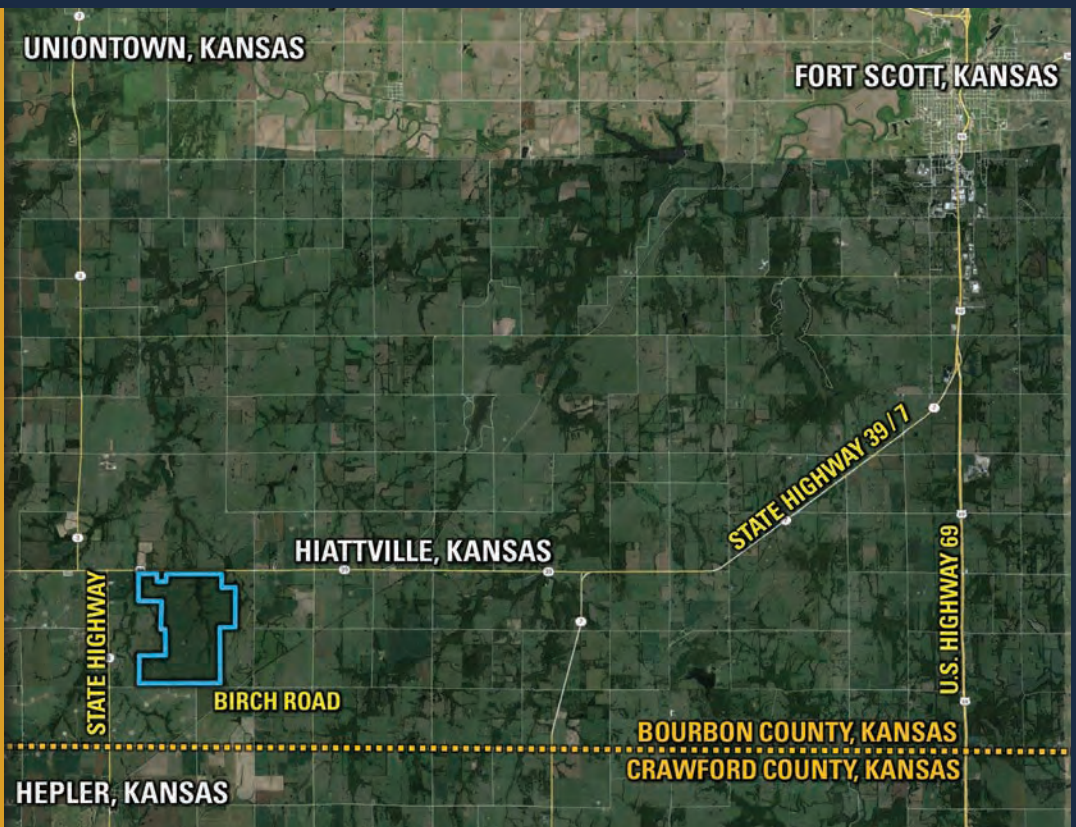
DIRECTIONS

From Fort Scott, Kansas:

Travel south out of town on State Highway 39 / 7 for approximately 16.50 miles and the farm will be located on the south side of the road. Look for the Peoples Company sign.

From Hepler, Kansas:

Travel north out of town on State Highway 3 to the intersection of State Highway 39. Turn right and continue east for 0.75 miles and the farm will be located on the south side of the road. Look for the Peoples Company sign.



DESCRIPTION

The balance of the farm consists of grassed waterways and mature blocks of timber with open areas right off of highway pavement and throughout the farm combined with several small ponds and a nearly 2.75-acre pond located in the west central portion of the farm. This land is a paradise for outdoor enthusiasts. The expansive woodlands and open areas are perfect for hunting with multiple access points, water sources, and varied topography that provide ideal setups for both bow and gun hunting. Implementing food plots and strategically placing tower blinds will ensure excellent gun-hunting experiences. There is an existing hunting lease on the property through the last day of February 2026 generating an additional income source for the farm.

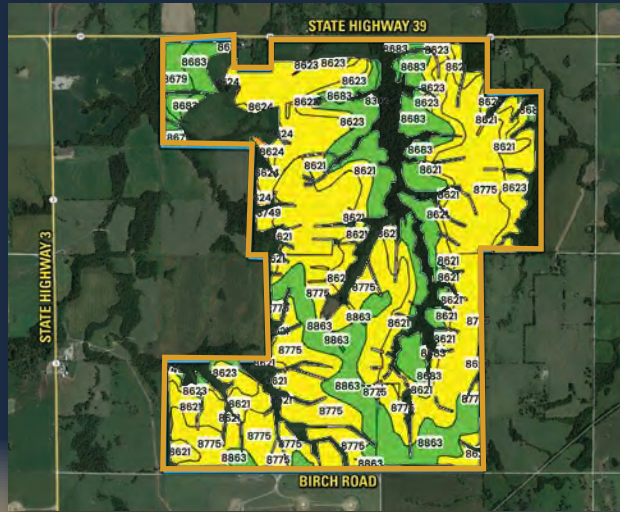
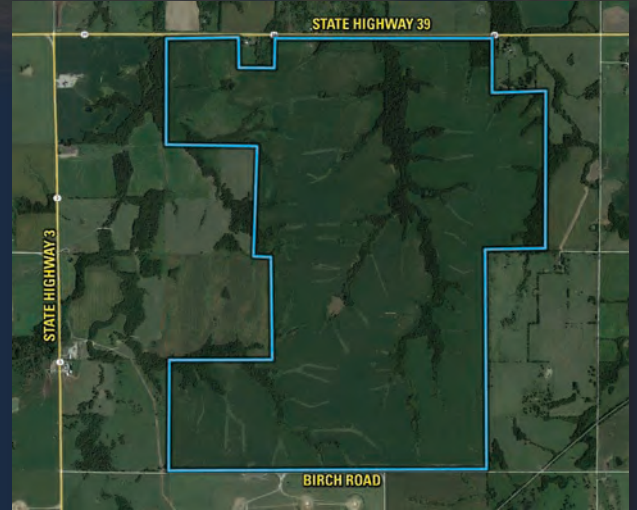
FARM DETAILS

Leased Cropland Acres: 1,240

Productivity Index: 66.6

Primary Crops: Corn, Soybean, Wheat, and Grass

Pond: 2.75 Acres



TILLABLE SOILS MAP

Code	Soil Description	Acres	% of Field	Legend	NCCPI
8775	Kenoma silt loam	547.98	41.74%		59
8621	Bates loam	276.70	21.08%		66
8683	Dennis silt loam	200.18	15.25%		76
8863	Parsons silt loam	146.33	11.15%		85
8623	Bates loam	88.95	6.78%		63
8679	Dennis silt loam	31.20	2.38%		80
8624	Bates loam	10.98	0.84%		51
Weighted Average					66.7



12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #17904



Listing Agent

Steve Bruere: 515.222.1347 | Steve@PeoplesCompany.com
KS LIC SP00242717

BOURBON
COUNTY  **1,700.04**
Acres M/L

LAND
AVAILABLE