

Hunt, Build and Farm near Middle Creek  
W 407th Street  
Parker, KS 66072

**\$299,000**  
38± Acres  
Linn County





## Hunt, Build and Farm near Middle Creek Parker, KS / Linn County

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### **SUMMARY**

#### **Address**

W 407th Street

#### **City, State Zip**

Parker, KS 66072

#### **County**

Linn County

#### **Type**

Farms, Undeveloped Land, Hunting Land, Ranches, Recreational Land

#### **Latitude / Longitude**

38.38729 / -94.938962

#### **Acreage**

38

#### **Price**

\$299,000

#### **Property Website**

<https://arrowheadlandcompany.com/property/hunt-build-and-farm-near-middle-creek-linn-kansas/66309/>



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### **PROPERTY DESCRIPTION**

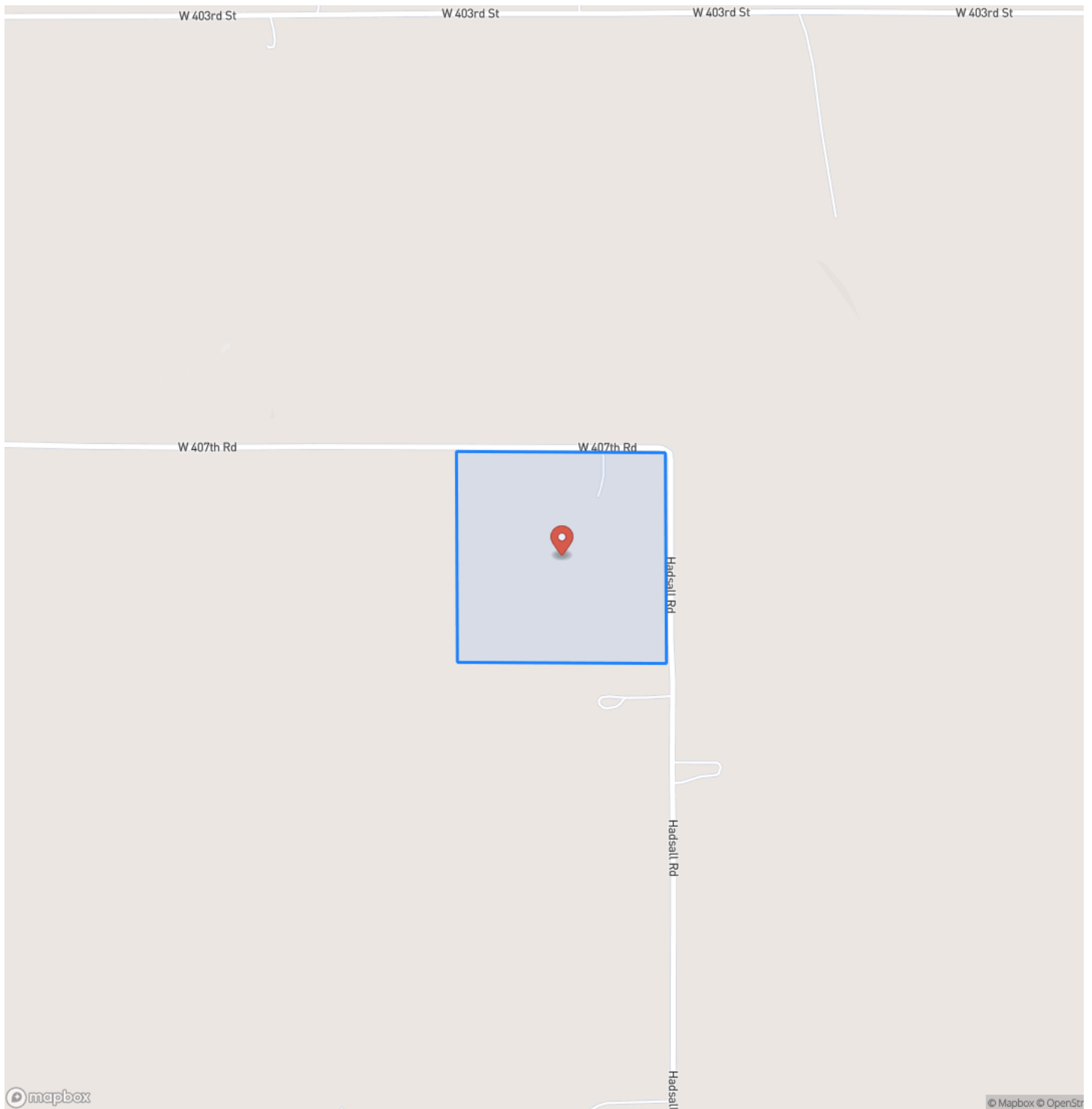
This exceptional 38 +/- acre property, located on the Linn/Miami County line, is a rare find! It is conveniently located just 5 +/- miles north and east of Parker and 7 miles south of Osawatomie. This land features a harmonious blend of lush grass and pastureland that the current landowner has managed well and has historically been utilized for grazing and hay production, making it ideal for smaller agricultural pursuits or grazing livestock. The diverse landscape is interspersed with thick tree rows and hardwood timber that serve as windbreaks and vital travel routes for deer, enhancing its hunting potential. The thick concentrations of timber, brush, and native grasses offer superb bedding cover and help create a well-insulated sanctuary for all wildlife. The southern boundary features a wet-weather creek and a pond for a year-round water source. The timber is comprised of a nice variety of oak, hedge, elm, and cedars and is covered with deer sign including countless scrapes, rubs, and trails. Strategically placed tower blinds can be set up to overlook the entire property, providing rifle hunters with prime vantage points to observe deer moving between neighboring large tracts of timber, bedding areas, and creek bottoms. There are several locations that would be prime for secluded food plots that could be hunted with a variety of winds. In addition to the great recreation, this farm offers many fantastic locations for building a forever home, hobby farm, or weekend getaway. Electricity runs along the north and east boundaries and even onto the property, in a location where a home used to sit, that features a buried cistern and septic tank. The rolling topography and stunning Kansas views create an ideal backdrop for building your dream home, allowing you to enjoy the freedom that comes with land ownership. New fencing has been built around the west half of the property, and with ample space for livestock grazing and the benefits of rural living, this parcel strikes the perfect balance between size and manageability. This scenic hideaway is conveniently located +/- 18 miles from Garnett, +/- 63 miles to Lawrence, and just +/- 43 minutes from Olathe, Kansas. All showings are by appointment only. If you would like more information or would like to schedule a private viewing, please contact Shea Miller at [\(913\) 208-1364](tel:9132081364).



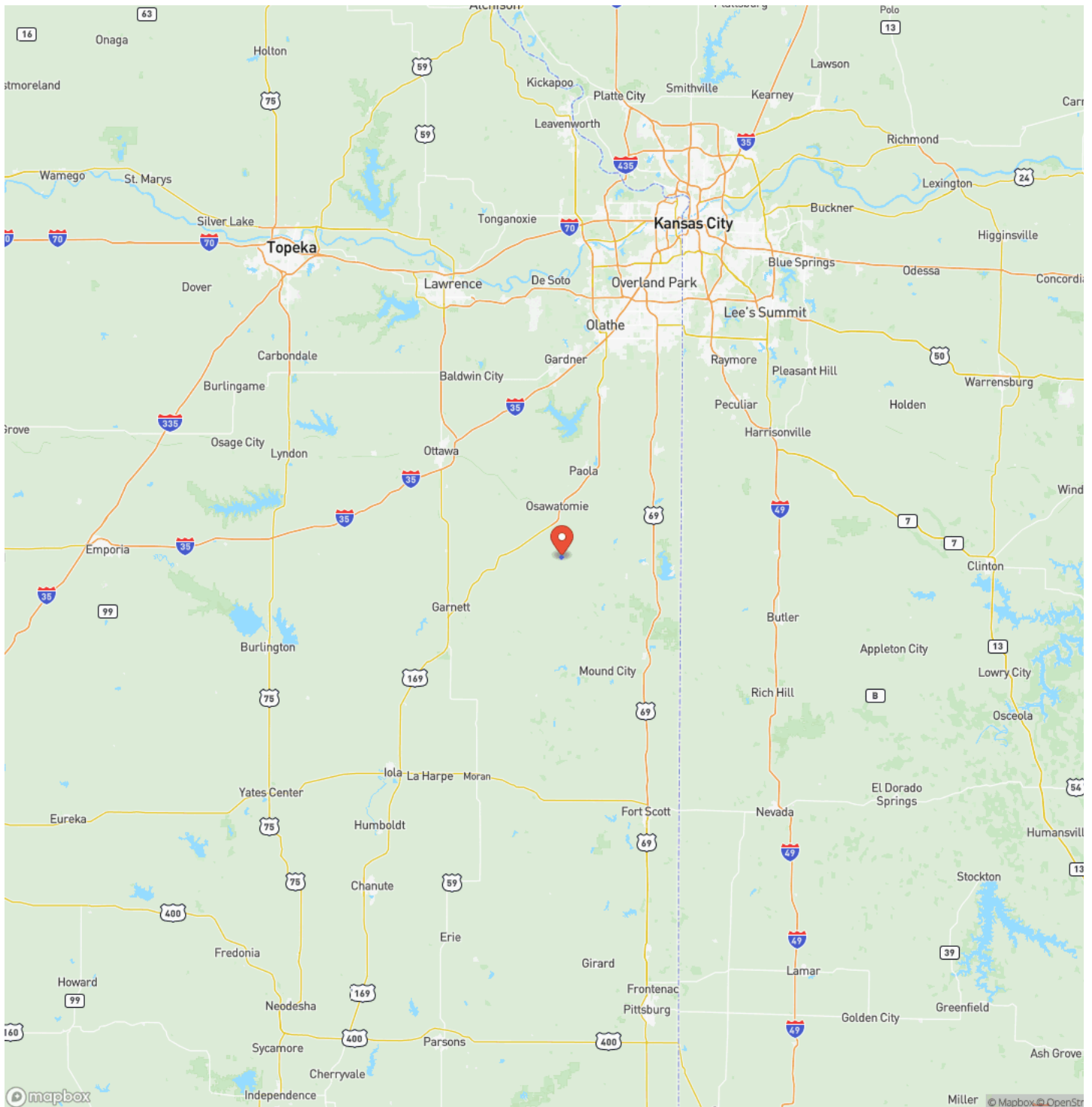
Hunt, Build and Farm near Middle Creek  
Parker, KS / Linn County



## Locator Map



## Locator Map





## Satellite Map



## Hunt, Build and Farm near Middle Creek Parker, KS / Linn County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Shea Miller

## Mobile

(913) 208-1364

## Email

shea.miller@arrowheadlandcompany.com

**Address**

## City / State / Zip

Louisburg, KS 66053

## NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



## This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



**[www.arrowheadlandcompany.com](http://www.arrowheadlandcompany.com)**

## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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