

Marais Des Cygnes River Farm
E 2300 Ln
La Cygne, KS 66040

\$360,000
40± Acres
Linn County



Marais Des Cygnes River Farm
La Cygne, KS / Linn County

SUMMARY

Address

E 2300 Ln

City, State Zip

La Cygne, KS 66040

County

Linn County

Type

Undeveloped Land, Hunting Land, Recreational Land, Riverfront, Timberland

Latitude / Longitude

38.36506 / -94.797308

Acreage

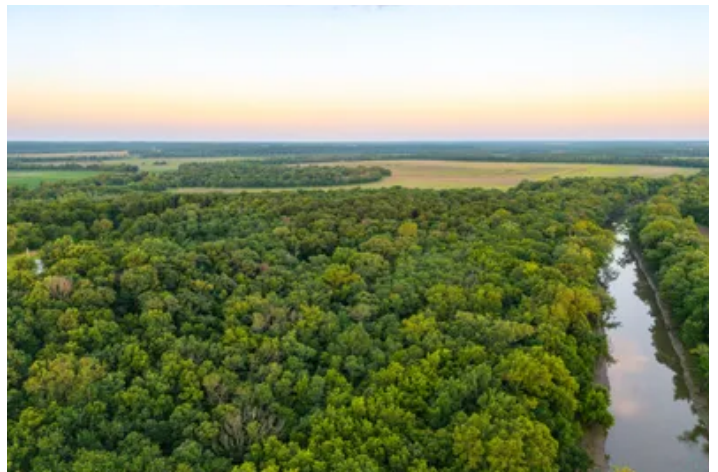
40

Price

\$360,000

Property Website

<https://arrowheadlandcompany.com/property/marais-des-cygnes-river-farm-linn-kansas/89095/>

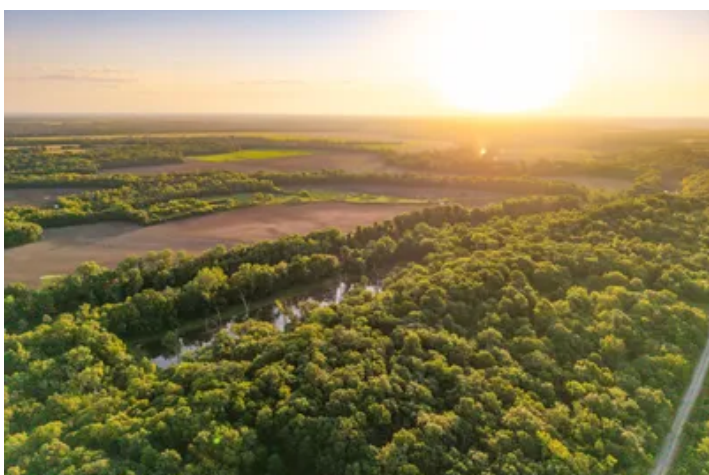


PROPERTY DESCRIPTION

Situated just minutes outside La Cygne, Kansas, this 40 +/- acre recreational property in Linn County offers a rare combination of river frontage, premium waterfowl and whitetail hunting opportunities, and excellent access—all wrapped into one piece of ground! The north side of the property borders the Marais des Cygnes River, one of the most well-known waterfowl flyways in eastern Kansas. There is a two track from the gravel road entrance all the way down to the duck marsh and river, allowing for easy access whether by foot, side-by-side, or truck. Near the edge of the river, a cleared path/boat ramp offers a convenient spot to launch a boat, opening the door for early-morning hunts, fishing, or summertime recreation on the water. The heart of the property is its 4 +/- acre managed duck marsh, an impressive feature that sets it apart from typical recreational tracts. A flash board riser system has already been installed, making it easy to flood or drain the marsh depending on the season and conditions. Whether you're targeting teal in September or mallards late in the season, this setup gives you full control of the water level to match your strategy. The marsh itself includes a few scattered trees, ideal for hunters seeking the feel and cover of a flooded timber-style setup. The marsh has been planted to japanese millet this year to provide ample food for this fall/winter. The shape and layout also support pit blinds and A-frame blinds, giving you multiple options based on wind and bird movement. All water/pumping rights and permits are in place making this a turn-key waterfowl tract. The surrounding habitat is primarily made up of mature hardwood timber, with pockets of cedar scattered throughout. This mixture provides quality bedding and travel corridors for whitetail deer. The property's topography creates natural funnels, and deer sign is consistent throughout the timber. The combination of cover, food sources, and water on this tract makes it a solid spot for harvesting mature deer season after season. Toward the south of the property, near the road, the terrain levels off and would be an ideal site for a cabin, lodge, or home. From that location, the land gradually drops off to the North offering a scenic view of the timbered bottoms and river valley. It's rare to find a build site with this kind of natural elevation change that still offers privacy and a full view of the back half of the land. Utilities are in place with electric service available at the road, making any future building plans even more convenient. The property has year-round accessibility from a well-maintained gravel road, and the location offers quick drives to La Cygne Lake and Highway 69 for easy travel to and from the Kansas City metro area. This is the kind of property that can serve as both a serious hunting retreat and a long-term investment. This 40 +/- acre tract offers a well-rounded mix of access, habitat, and infrastructure—ready for serious hunting, weekend use, or future development. 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).

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

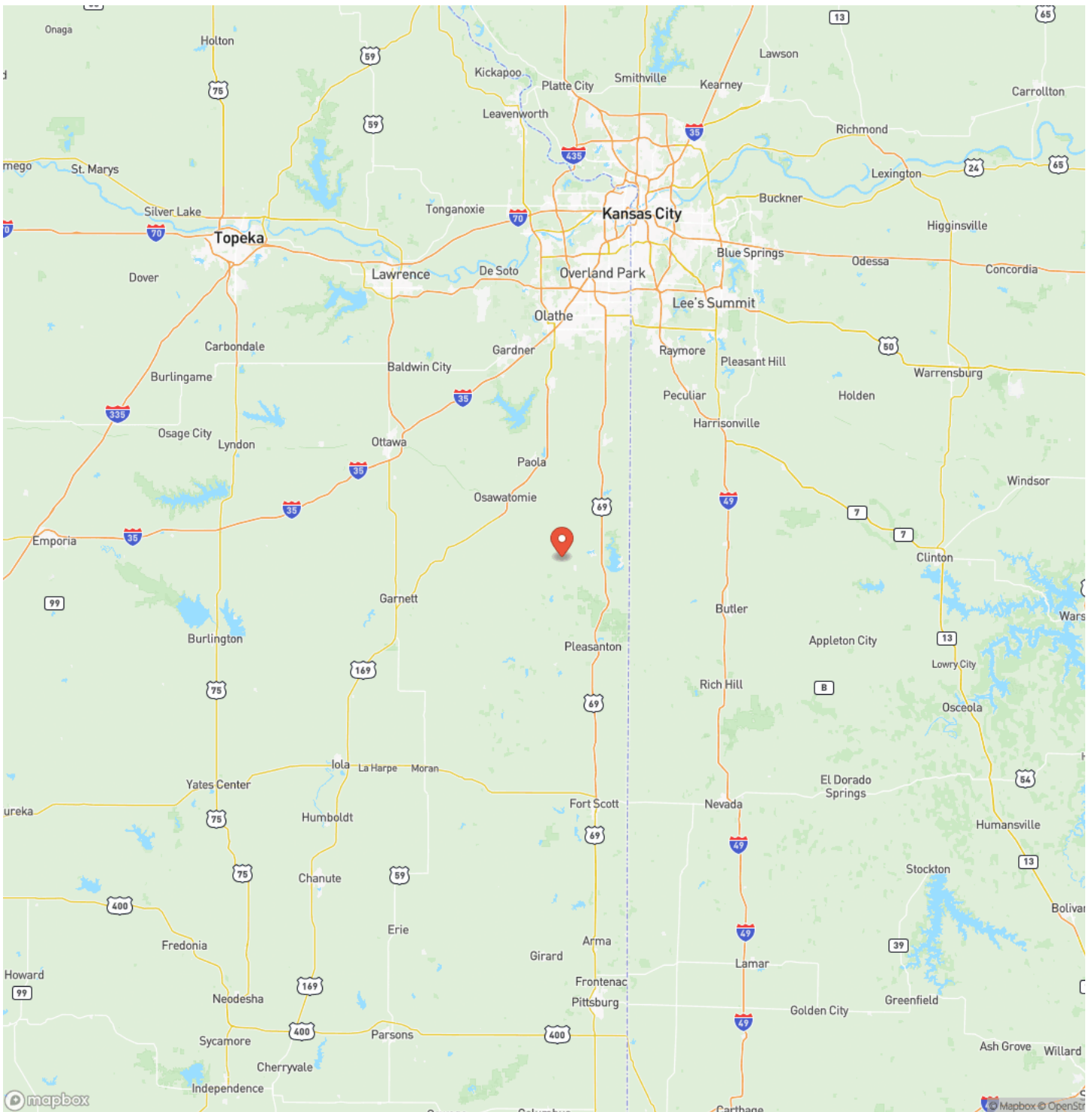
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La Cygne, KS / Linn County



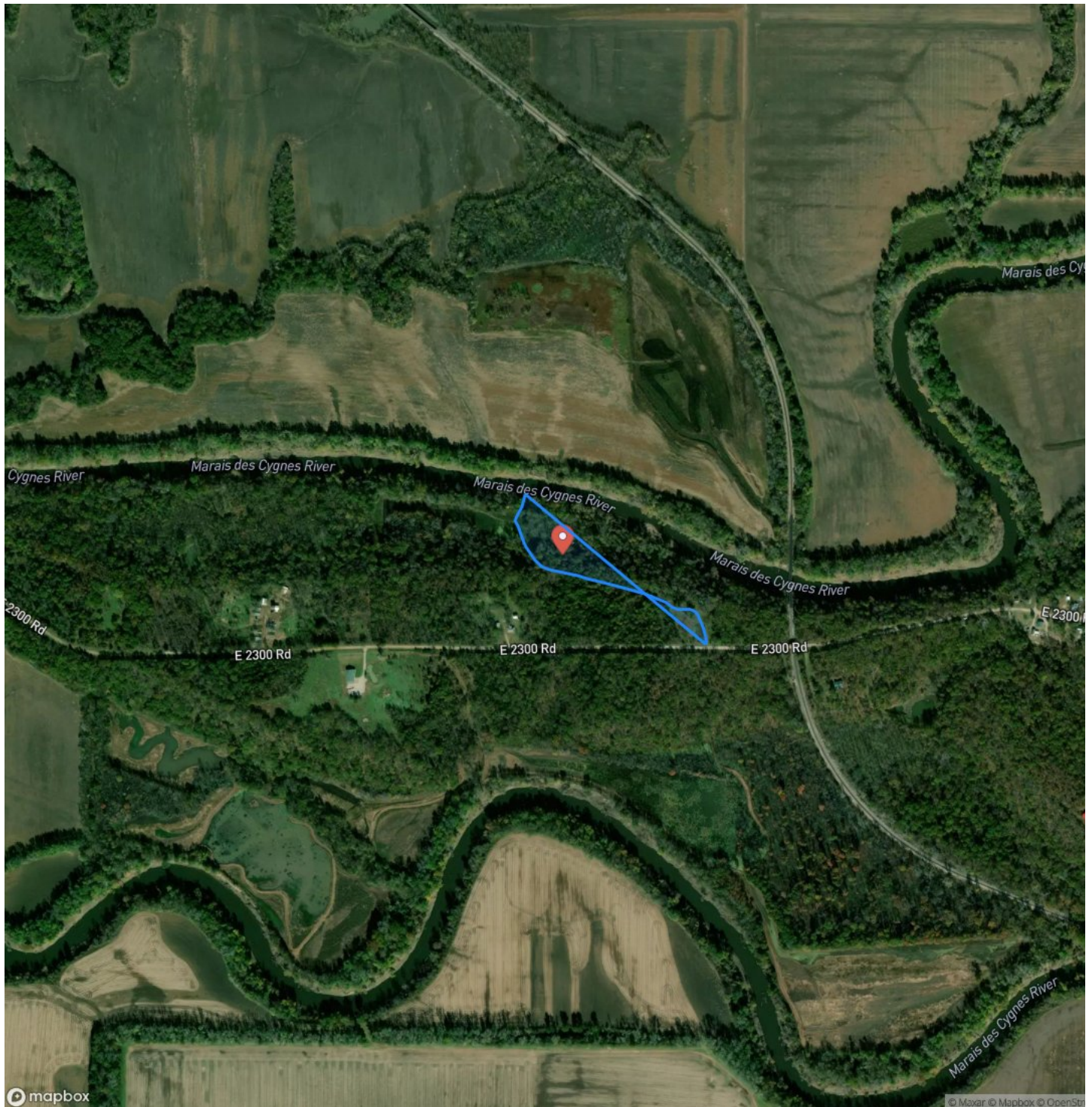
Locator Map



Locator Map



Satellite Map



Marais Des Cygnes River Farm
La Cygne, 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

NOTES



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



DISCLAIMERS

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