

*Black Swan*  
*Estate*

Farm Guide

Your Introduction to  
Kansas Farm Living

PLEASANTON, KANSAS • LINN  
COUNTY • 75 MINUTES FROM  
KANSAS CITY



# Welcome to Black Swan Estate

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Located on 5 acres of Kansas farmland in Linn County, just 75 minutes from Kansas City, Black Swan Estate represents a new chapter in rural enterprise—where traditional farming practices meet modern business principles.

**Quinn Road, Pleasanton, Kansas 66075**



## Our Story

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Black Swan Estate is a family-operated farm and retreat destination founded by Tyler Klug and Layne Nudson. We believe in responsible land stewardship, hard work, and creating value for our community through quality products and memorable experiences.

Our approach is simple: grow what we do best, serve our neighbors well, and build a sustainable business that honors the land and the people who depend on it.



# What We Do

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## Farm Operations

### **Specialty Cut Flowers**

We cultivate premium cut flowers for weddings, events, and Kansas City florists. Our fields produce dahlias, zinnias, sunflowers, and seasonal blooms that bring color and beauty to celebrations across the region.

### **Microgreens & Specialty Produce**

Year-round production of chef-quality microgreens and specialty greens for Kansas City's restaurant scene. We partner with local chefs who value freshness, flavor, and reliable supply.

### **Free-Range Eggs**

Our flock produces farm-fresh eggs from chickens raised on pasture with room to roam. Available for CSA members and local customers.

## Farm-Stay Retreat

Our 3-bedroom farmhouse welcomes guests looking for a peaceful getaway from city life. Whether you're celebrating a milestone, hosting a family reunion, or simply seeking quiet time in the country, our property offers:

- Comfortable accommodations with modern amenities
- Walking trails across 5 acres
- Seasonal farm activities (available by arrangement)
- Proximity to Kansas City (75-minute drive)
- Private, rural setting with expansive views

**Ideal for:** Family gatherings, small group retreats, anniversary weekends, writers and artists seeking inspiration, or anyone needing a break from the pace of urban living.



# Community Supported Agriculture (CSA)

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## What is a CSA?

Community Supported Agriculture connects you directly with your farmer. As a CSA member, you receive a regular share of what we harvest—fresh, seasonal, and straight from the field.

## Our CSA Shares Include:

- **Weekly Flower Bouquets** (Seasonal, May-October)
- **Microgreens & Specialty Greens** (Year-round availability)
- **Farm-Fresh Eggs** (Weekly or bi-weekly)
- **Priority Access** to farm workshops and events
- **Behind-the-Scenes** farm updates and seasonal recipes

## Why Join Our CSA?

1. **Know Your Farmer:** Direct relationship with the people growing your food
2. **Seasonal Eating:** Enjoy produce at peak freshness and flavor
3. **Support Local:** Keep your dollars in the local economy
4. **Quality Assurance:** No middlemen, no mystery—just honest farming
5. **Community Connection:** Join other families who value Kansas agriculture

**Memberships available starting Spring 2026.** Contact us to reserve your spot.



## Farm Stats & Infrastructure

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### **5 ACRES**

of productive farmland

### **3-BEDROOM FARMHOUSE**

for guest accommodations

### **CLIMATE-CONTROLLED GROWING**

for year-round microgreen production

### **DRIP IRRIGATION SYSTEM**

for water efficiency

### **PREDATOR-PROOF COOP**

for flock safety

### **STRATEGIC WINDBREAKS**

to protect crops from Kansas winds



## Our Farming Approach

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### Land Stewardship

We take our responsibility to the land seriously. Our practices include:

- **Soil Health:** Building organic matter through composting and cover cropping
- **Water Conservation:** Efficient drip irrigation reduces waste

- **Biodiversity:** Diverse crop rotations and pollinator-friendly plantings
- **Windbreaks:** Native tree plantings protect crops and provide wildlife habitat
- **Pest Management:** Integrated approaches that minimize chemical inputs

## Business Principles

1. **Quality Over Quantity:** We grow crops that thrive here and meet high standards
2. **Diversified Revenue:** Multiple income streams create stability and resilience
3. **Local Partnerships:** Strong relationships with Kansas City chefs and florists
4. **Customer Focus:** Whether wholesale or retail, we deliver on our commitments
5. **Continuous Improvement:** Every season teaches us how to farm better



## Visit & Experience

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### Farm Tours

Seasonal farm tours available by appointment. See our growing operations, meet the chickens, and learn about the work that goes into raising specialty crops.

**Best Times to Visit:** Spring (bulb blooms), Summer (peak flower season), Fall (dahlia displays)

### Workshops & Events

Throughout the year, we host educational workshops on topics like:

- Flower Arranging Workshops
- Small-Scale Farming Techniques

- Microgreen Growing for Home Gardeners
- Farm-to-Table Cooking Demonstrations
- Seasonal Wreath Making

## Private Events

Our farmhouse and grounds are available for intimate gatherings:

- Small weddings and elopements
- Anniversary celebrations
- Corporate retreats
- Photography sessions
- Family reunions

**Capacity:** Up to 25 guests for daytime events; overnight accommodations for up to 6 guests.



## Regional Context

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### Linn County, Kansas

- **Population:** ~9,600 residents
- **Known For:** Agriculture, timber, outdoor recreation
- **County Seat:** Mound City
- **Nearest City:** Pleasanton (5 minutes)
- **Distance to Kansas City:** 75 miles / 75 minutes

## Why This Location Matters

Our proximity to Kansas City gives us access to a metropolitan market of 2.2 million people, while maintaining the authenticity and space that only true rural farmland can provide. We're close enough for weekend getaways and restaurant deliveries, yet far enough to feel like a genuine escape.



## The Numbers

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### Projected 2026 Operations

#### **ANNUAL REVENUE TARGET**

~\$101,000

#### **MICROGREENS PRODUCTION**

~650 trays annually

#### **FLOWER STEMS**

~10,000+ seasonal stems

#### **FARM-STAY BOOKINGS**

40+ nights booked

**What This Means:** These numbers represent a working farm—not a hobby. We're building a viable business that creates value, provides employment, and contributes to the local agricultural economy.



# Meet the Farmers

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## Tyler Klug

Tyler brings expertise in operations, finance, and technology. His background in business development and strategic planning ensures the farm runs efficiently and grows sustainably. Tyler handles farm infrastructure, financial management, and wholesale partnerships.

## Layne Nudson

Layne is the creative force behind our guest experiences and horticultural programs. With a keen eye for design and a passion for growing, Layne oversees flower production, CSA management, and farm hospitality.

**Together, we're building something that lasts.**



# How to Get Involved

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1. **Join Our CSA** – Reserve your membership for the 2026 season and receive weekly farm shares.
2. **Book a Farm-Stay** – Plan your next getaway at our farmhouse retreat. Perfect for families, couples, or small groups.
3. **Attend a Workshop** – Learn hands-on skills in our seasonal workshops. Great for beginners and experienced gardeners alike.
4. **Partner With Us** – Kansas City restaurants and florists: contact us about wholesale supply partnerships.
5. **Follow Our Journey** – Sign up for our newsletter to receive farm updates, recipes, and event announcements.



## Contact Information

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**Black Swan Estate**

Quinn Road

Pleasanton, KS 66075

**Email:** [hello@blackswanestate.com](mailto:hello@blackswanestate.com)

**Website:** [www.blackswanestate.com](http://www.blackswanestate.com)

**Distance from Kansas City:** 75 minutes

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## Frequently Asked Questions

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**Q: Are you open to the public?**

A: We operate primarily through CSA memberships, wholesale partnerships, and farm-stay bookings. Farm tours and workshops are available by appointment. Please contact us in advance to arrange a visit.

**Q: Do you offer U-Pick flowers?**

A: Not currently. Our flower production is reserved for wholesale clients, CSA members, and special events. However, we may offer special U-Pick days during peak bloom season—sign up for our newsletter to be notified.

**Q: Can I buy directly from the farm?**

A: Yes! CSA members receive regular shares, and we occasionally have surplus available for

direct purchase. Contact us for current availability.

**Q: How do I book the farmhouse?**

A: Visit our website and navigate to the "Experience" section to view availability and book online. You can also email us directly.

**Q: What is your growing season?**

A: Microgreens are year-round. Cut flowers are seasonal (May-October). Eggs are available spring through fall, with limited winter production.

**Q: Are you certified organic?**

A: We are not currently certified organic, but we use responsible growing practices with minimal chemical inputs. We're happy to discuss our methods in detail.



## Our Vision

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Black Swan Estate is more than a farm—it's a commitment to this community, this land, and the value of doing work that matters. We're here for the long haul, growing businesses and building relationships that strengthen rural Kansas.

Whether you're a CSA member, a weekend guest, or a wholesale partner, you're part of this story.

**Thank you for supporting local agriculture.**

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

*This guide represents our operations as of 2026. Programs, availability, and offerings may evolve as the farm grows. Please visit our website for the most current information.*

*Black Swan Estate • Pleasanton, Kansas*