

MIDWEST LAND GROUP PRESENTS

43 ACRES IN

JEFFERSON COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

TIMBERED HUNTING TRACT

This 43 +/- acres lays nestled in the heart of Jefferson County and just minutes from Perry Lake. This property consists of large oaks, walnuts, and hickories matched with a ton of elevation. Timber tracts like this can oftentimes be hard to navigate but the owners have invested in a really nice trail system throughout the farm making access a breeze. There is a nice food plot area

carved out in the middle of the farm with a brand new 10' Redneck tower blind that stays with the property. This property checks the boxes for deer and turkey hunters alike. If you've been looking for a piece of ground to call your own, you will be hard-pressed to find a better property in such a great area.



PROPERTY FEATURES

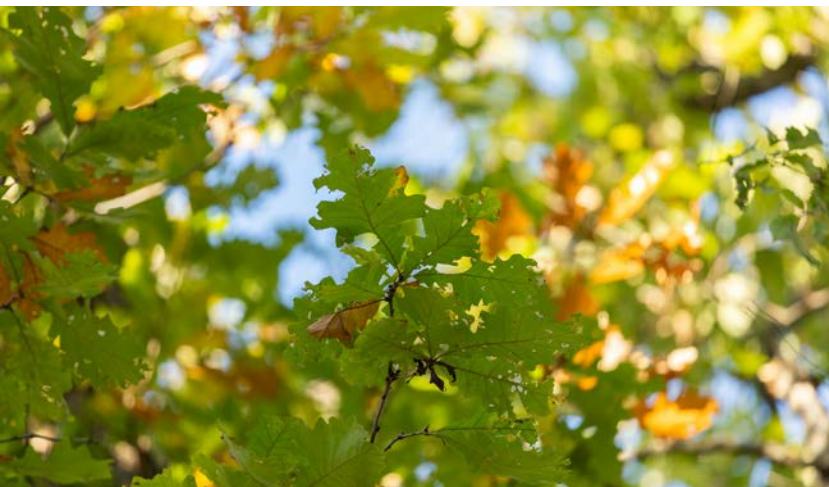
PRICE: **\$231,000** | COUNTY: **JEFFERSON** | STATE: **KANSAS** | ACRES: **43**

- 43 +/- acres
- Tons of elevation
- Different varieties of oak, walnut, and hickory trees
- Nice trail system throughout the farm
- Food plot area in place
- Brand new 10' Redneck blind
- Great for deer and turkey
- Minutes away from Lake Perry
- Minutes from Oskaloosa
- 45 minutes from the metro area
- Taxes \$139 annually



DIFFERENT TREE VARIETIES

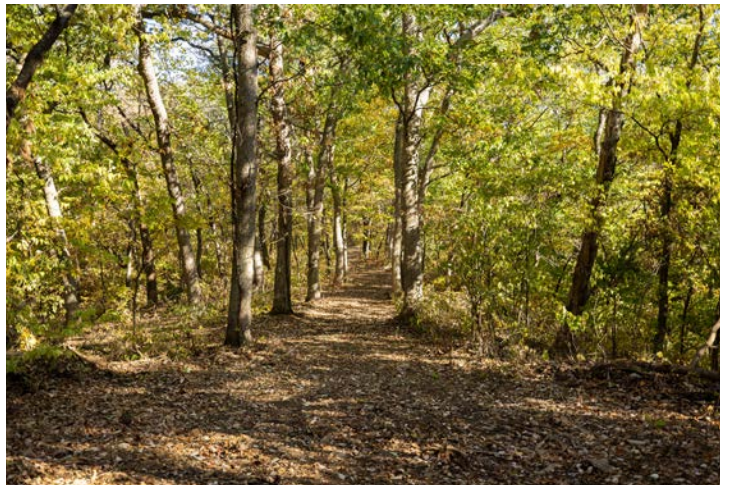
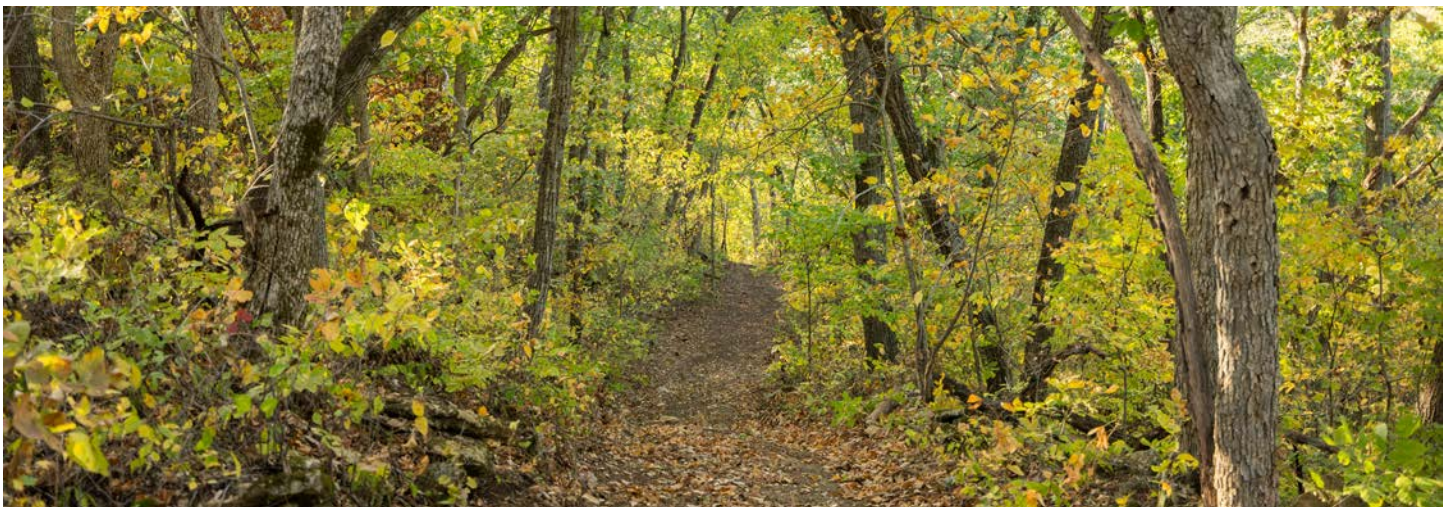
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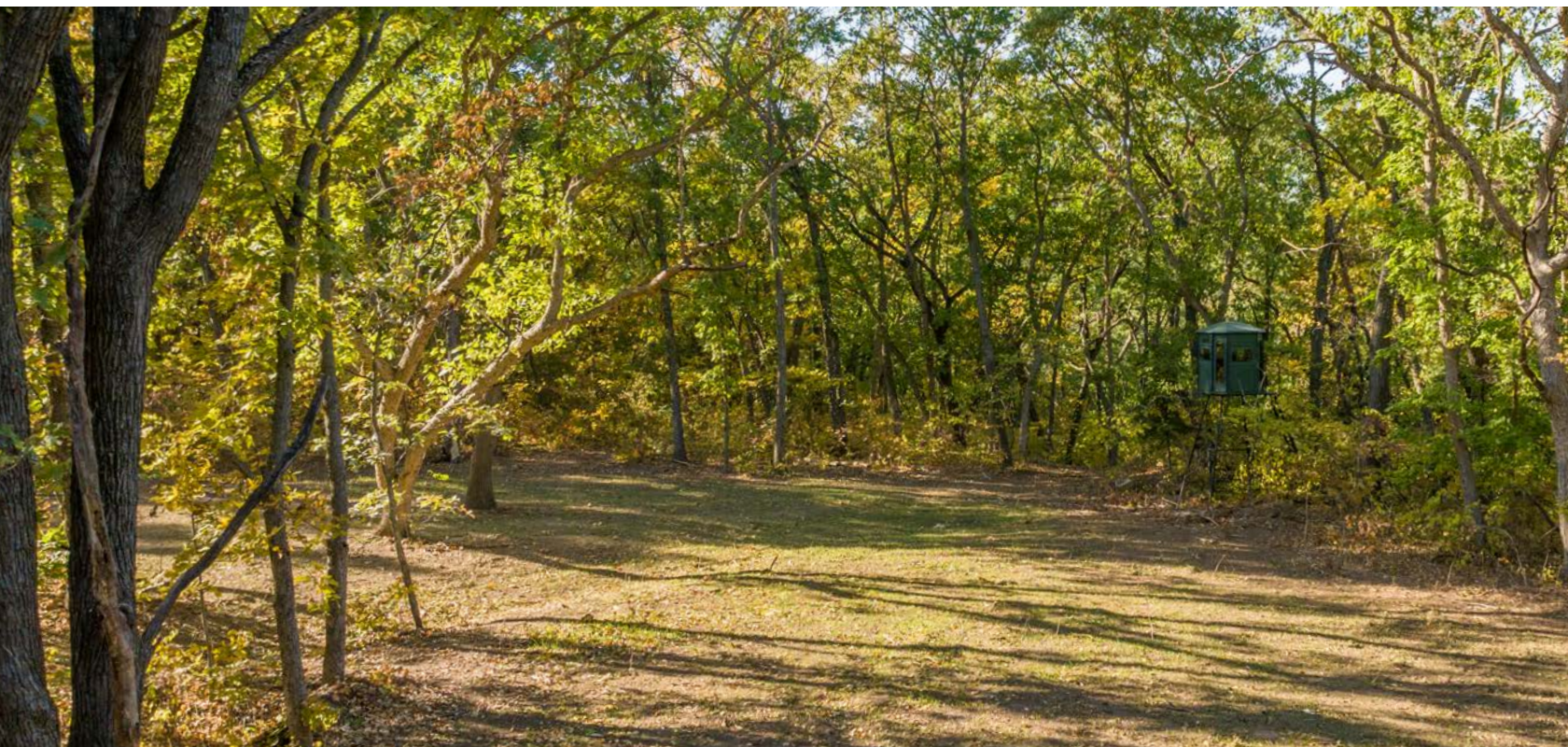
TONS OF ELEVATION



NICE TRAIL SYSTEM



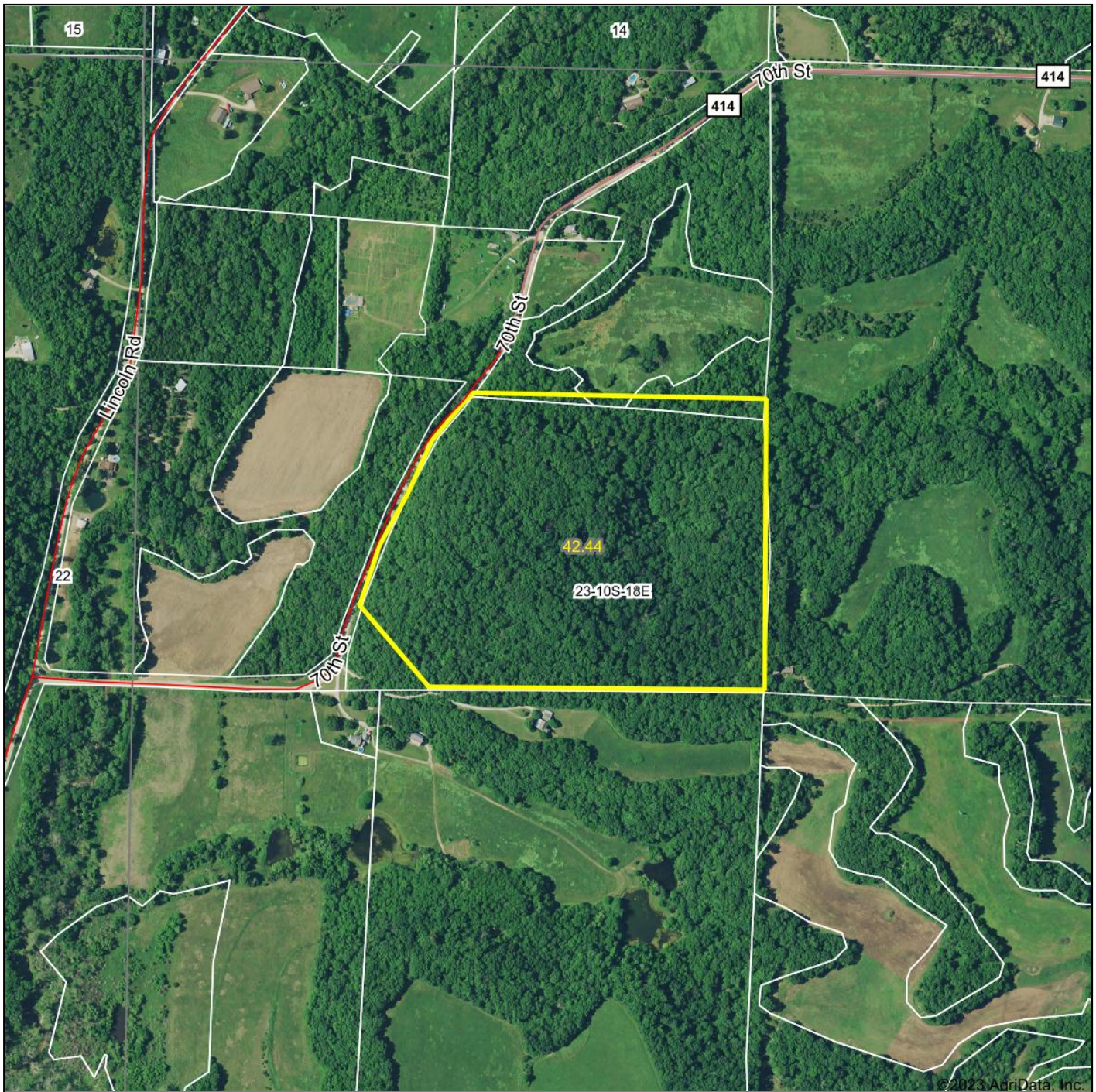
BRAND NEW 10' REDNECK BLIND



TRAIL CAM PHOTOS



AERIAL MAP



Maps Provided By:

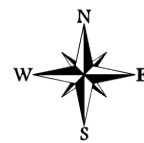


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Boundary Center: 39° 10' 1.21, -95° 22' 43.24

0ft 648ft 1296ft

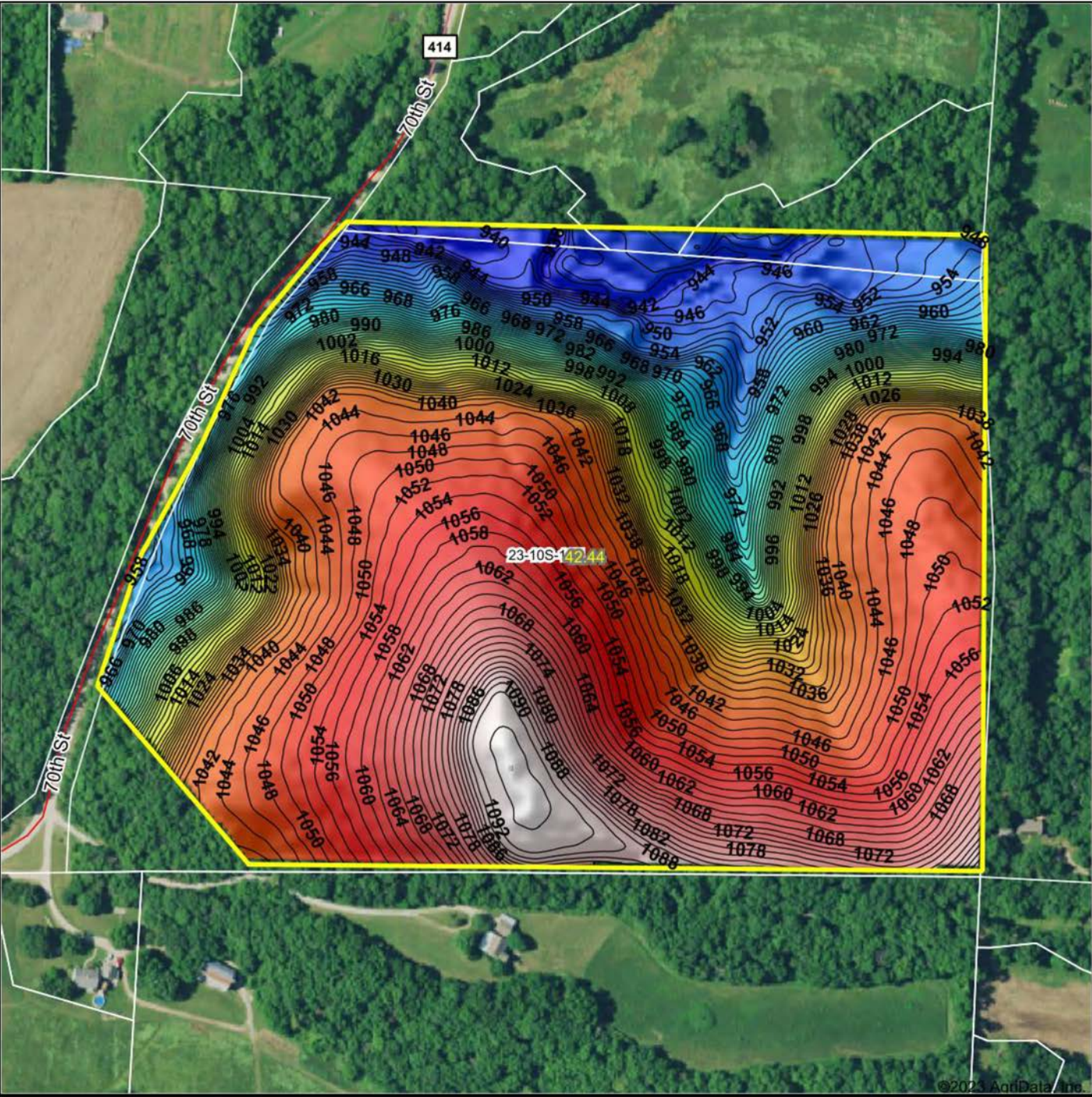
23-10S-18E
Jefferson County
Kansas



10/17/2023

Field borders provided by Farm Service Agency as of 5/21/2008

TOPOGRAPHY MAP



Low Elevation High

Source: USGS 3 meter dem

Interval(ft): 2

Min: 936.8

Max: 1,095.0

Range: 158.2

Average: 1,025.4

Standard Deviation: 42.91 ft

0ft 298ft 596ft

N
W E
S

10/17/2023

23-10S-18E
Jefferson County
Kansas

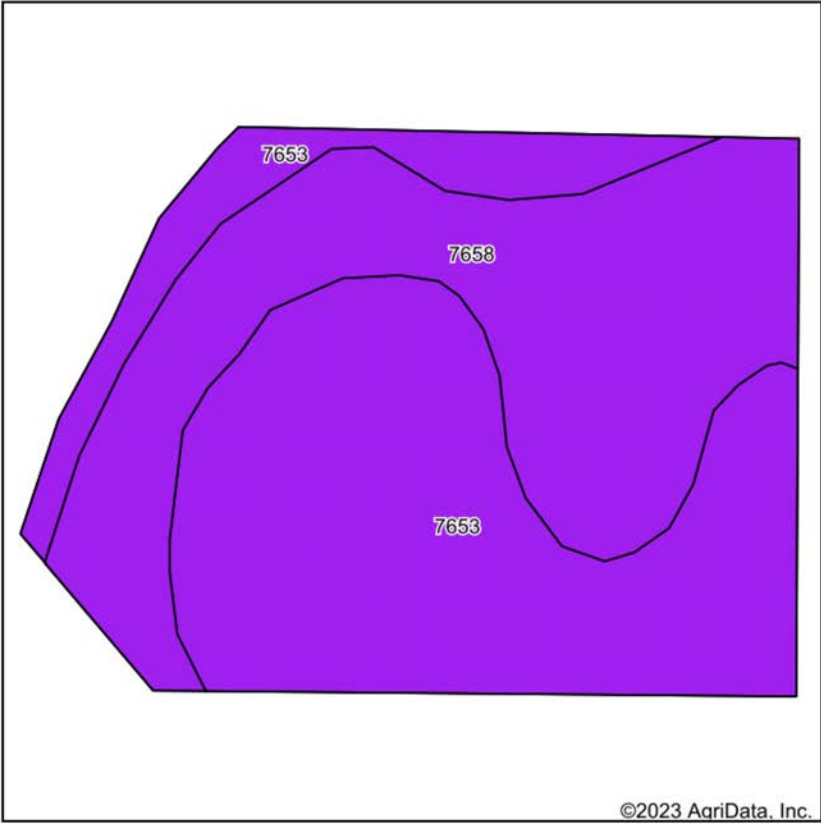
Maps Provided By:

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CUSTOMIZED ONLINE MAPPING

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Field borders provided by Farm Service Agency as of 5/21/2008.

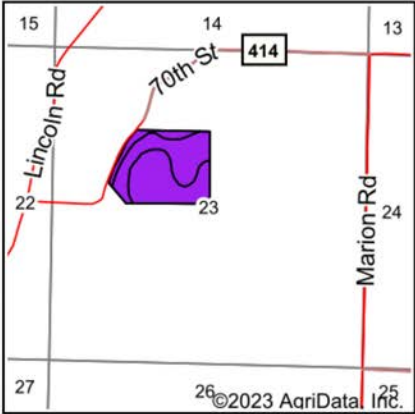
SOIL MAP



Soils data provided by USDA and NRCS.

Area Symbol: KS087, Soil Area Version: 20							
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Corn	*n NCCPI Soybeans
7653	Vinland complex, 7 to 15 percent slopes	24.33	57.3%		Vle	42	33
7658	Vinland-Rock outcrop complex, 15 to 45 percent slopes	18.11	42.7%		Vle	13	7
Weighted Average					6.00	*n 29.6	*n 21.9

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Jefferson**
Location: **23-10S-18E**
Township: **Fairview**
Acres: **42.44**
Date: **10/17/2023**

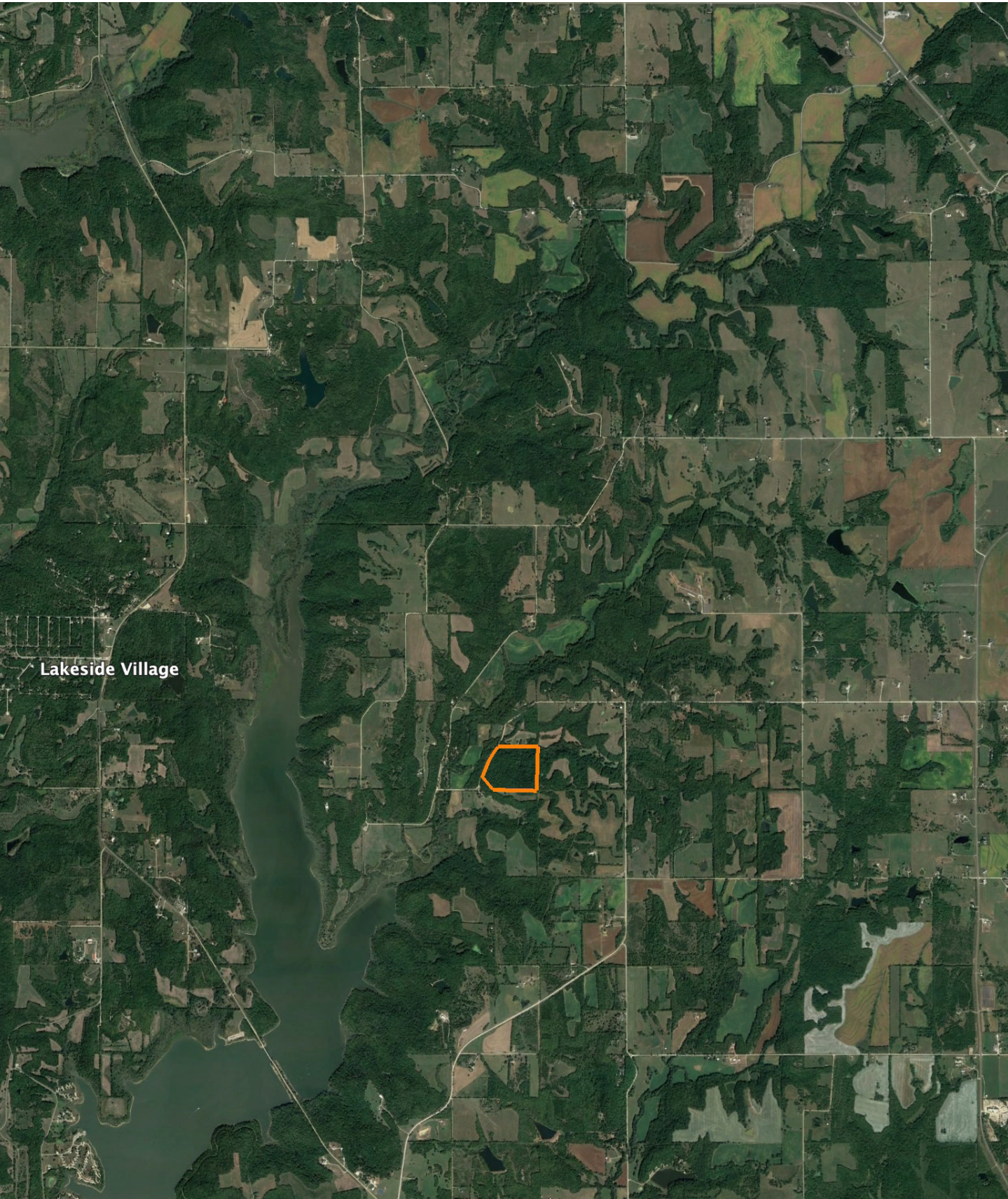


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OVERVIEW MAP



AGENT CONTACT

Andy Anderson came to Midwest Land Group with a 20-year history of successful business ownership. Whether working with customers or other companies, Andy's business philosophy of being open and honest gains customers for life is always spot on. His customers appreciate the truth, even if it's not what they want to hear. They are astonished by his ability to remember them years down the road, and many gladly refer Andy to their friends and family. Andy applies this same business philosophy to his land sales every day. He joined Midwest Land Group because he liked being treated the way he treats others. A Midwest Land Group agent helped Andy sell his personal farm years ago. Being on the client side of the transaction, he appreciated his agent's honesty and realistic approach, which matched Andy's business philosophy to a T, and it's what his clients have come to expect from him as their Midwest Land Group agent. "Some agents with other companies are too worried about the purchase or sale right now. I want my clients to call me again 10 years from now. I work hard to deserve their trust and ensure they are comfortable recommending me to their closest family and relatives," explains Andy. Being upfront and realistic gives his clients peace of mind that they will receive the best value for their land.

Andy knows Missouri property. He's not only owned local farmland, but he's a state native. Andy is from Springfield and attended Missouri State University. "I was a sports guy, but have always loved the outdoors. It was my father-in-law who took me under his wing and taught me how to hunt and fish," Andy says. He found his niche behind a camera, capturing hunts on video. He's passionate about hunting, but finds even more excitement in filming other hunters on their big day. Andy is an active member in his local branch of the Quality Deer Management Association and through that association he was given the opportunity to film a youth hunt held for military children who'd never hunted before. These types of activities are near and dear to Andy as the video not only preserved child's excitement, but also can now be with him and shared with family and friends forever.

Andy is an active New City Church member and a discipleship leader where he helps others lead a more altruistic life. He and his wife, Christie, are empty nesters with a son studying pre-law at K-State. While Christie earns her master's in geography, Andy puts his love of the outdoors to work, helping his clients navigate land deals with confidence and giving them the honesty they deserve. Contact him today for sound advice when you're ready to buy or sell your next farm.



ANDY ANDERSON,
LAND AGENT

913.530.8730

AAnderson@MidwestLandGroup.com



MidwestLandGroup.com

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