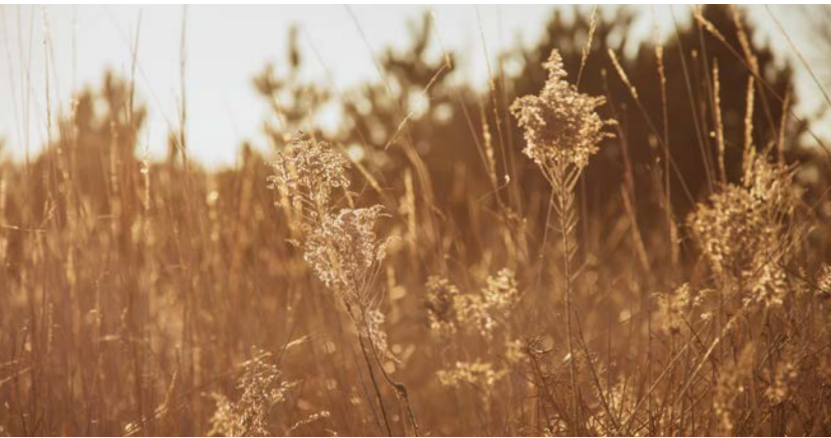


MIDWEST LAND GROUP PRESENTS



DONIPHAN COUNTY, KS

497 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

497 +/- ACRE DREAM FARM IN DONIPHAN COUNTY

Midwest Land Group is proud to present one of, if not the best, hunting property to hit the market in northeast Kansas. Extraordinary views, unprecedented hunting, tremendous size, and strong income check all the boxes for someone who desires a high-quality tract. Located in Doniphan County, this 497 +/- acre hunting paradise boasts 209 +/- tillable acres of productive soil in a very sought-after region of Kansas. Trophy whitetails, impressive turkey numbers, and a variety of other wildlife most certainly will appeal to any serious outdoorsman.

The property is nestled in the gorgeous bluff hills of northeast Kansas, less than a mile from the Missouri River and approximately 7 miles from the town of Wathena. Changes in topography make this property appealing to the eye the very second you step foot on it, consisting of nearly 200 feet in elevation change. The main access is at the end of Ottumwa Road, however, road frontage along Monument Road allows for a variety of access points.

Doniphan County is known for its remarkable hunting and this property does not disappoint. The owners have taken quality deer management to its highest level, with numerous trophy bucks being photographed and harvested throughout the years. Words will simply not do the trail camera history any justice so take a look for yourself and enjoy! Many deer and turkeys have been seen on each visit in abundant numbers. The most impressive part is the ground has only been exclusively archery hunted for the past decade. A variety of small food plots are strategically

placed and most are in a clover mix. Established fruit and chestnut trees have been planted in these ideal hunting locations, creating great ambush locations between bedding and food. Pockets of warm-season grasses and woody shrubs provide ample bedding and cover. The timber mixture mostly consists of oak, walnut, hickory, hackberry, hedge, and elm trees. There are plentiful walnut and oaks ready for harvest for one looking for financial benefits immediately. Proximity to the Missouri River creates numerous creeks and draws feeding throughout the property. These create fantastic pinch points and travel routes for whitetail movement.

The open acres are comprised of 246 +/- FSA acres, primarily consisting of Reading Silt Loam (Class I), Kennebec Silt Loam (Class II), Palermo-Knox (Class III) and Palermo Silty Clay (Class VI). With a large amount of elevation, terraces are in place to maintain soils and prevent erosion. The ground has been taken care of and is in good condition. A lease agreement is in place for 2024 but open for the following year.

To top it all off, a place to crash after a long day in the stand is nearby. Sitting on 1.5 +/- acres nearby is a mobile home that serves as a base camp with all basic utilities. Equipment and gear can be stored in a metal shed located on the property as well. Farms of this caliber are once in a lifetime. If you have any questions, would like more information, or want to schedule a private showing, please contact Drew Yarkosky at (816) 599-3647.

PROPERTY FEATURES

PRICE: **\$2,924,971** | COUNTY: **DONIPHAN** | STATE: **KANSAS** | ACRES: **497**

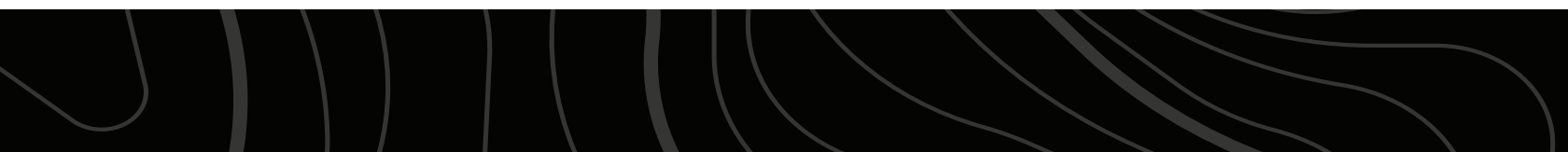
- Gorgeous bluff country views
- Impressive hunting history
- 209 +/- tillable acres
- Mostly class I, II, III, and VI soils
- Established food plots
- Fruit and chestnut trees planted
- Phenomenal whitetail and turkey hunting
- Abundant funnels and pinch points
- Access from multiple county roads
- Farm tenants in place for 2024
- Mobile home with shed
- 15 minutes to Doniphan, KS
- 17 minutes to Wathena, KS
- 28 minutes to Atchison, KS
- 60 minutes to Kansas City International Airport



497 +/- TOTAL ACRES



209 +/- TILLABLE ACRES



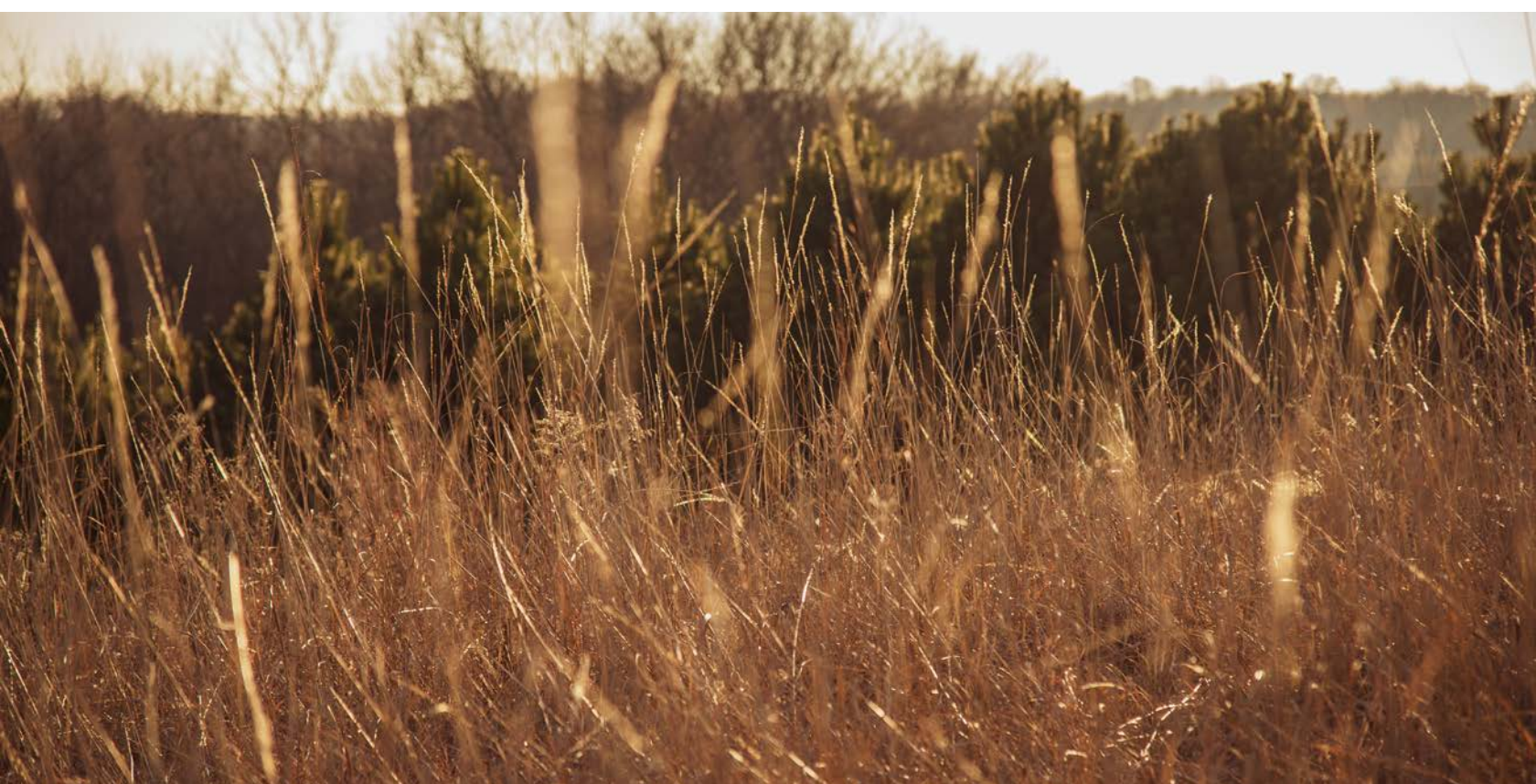
MULTIPLE CREEKS



MOBILE HOME WITH SHED



WARM-SEASON GRASSES



ESTABLISHED FOOD PLOTS



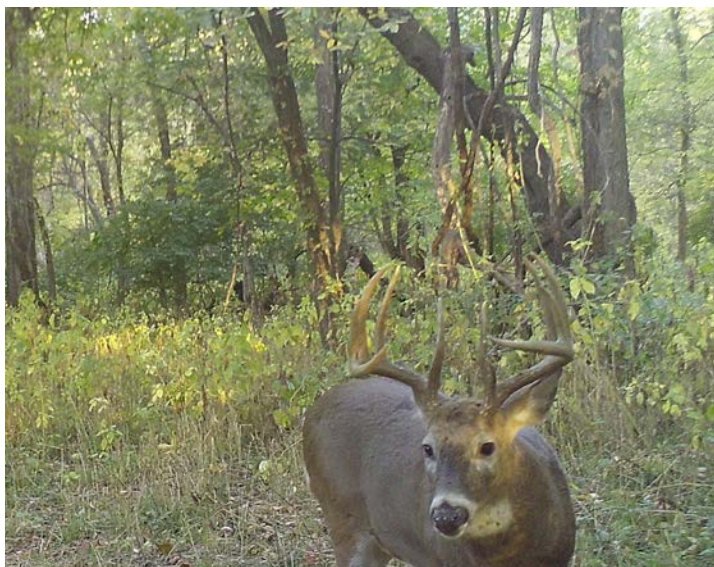
DEER SIGN



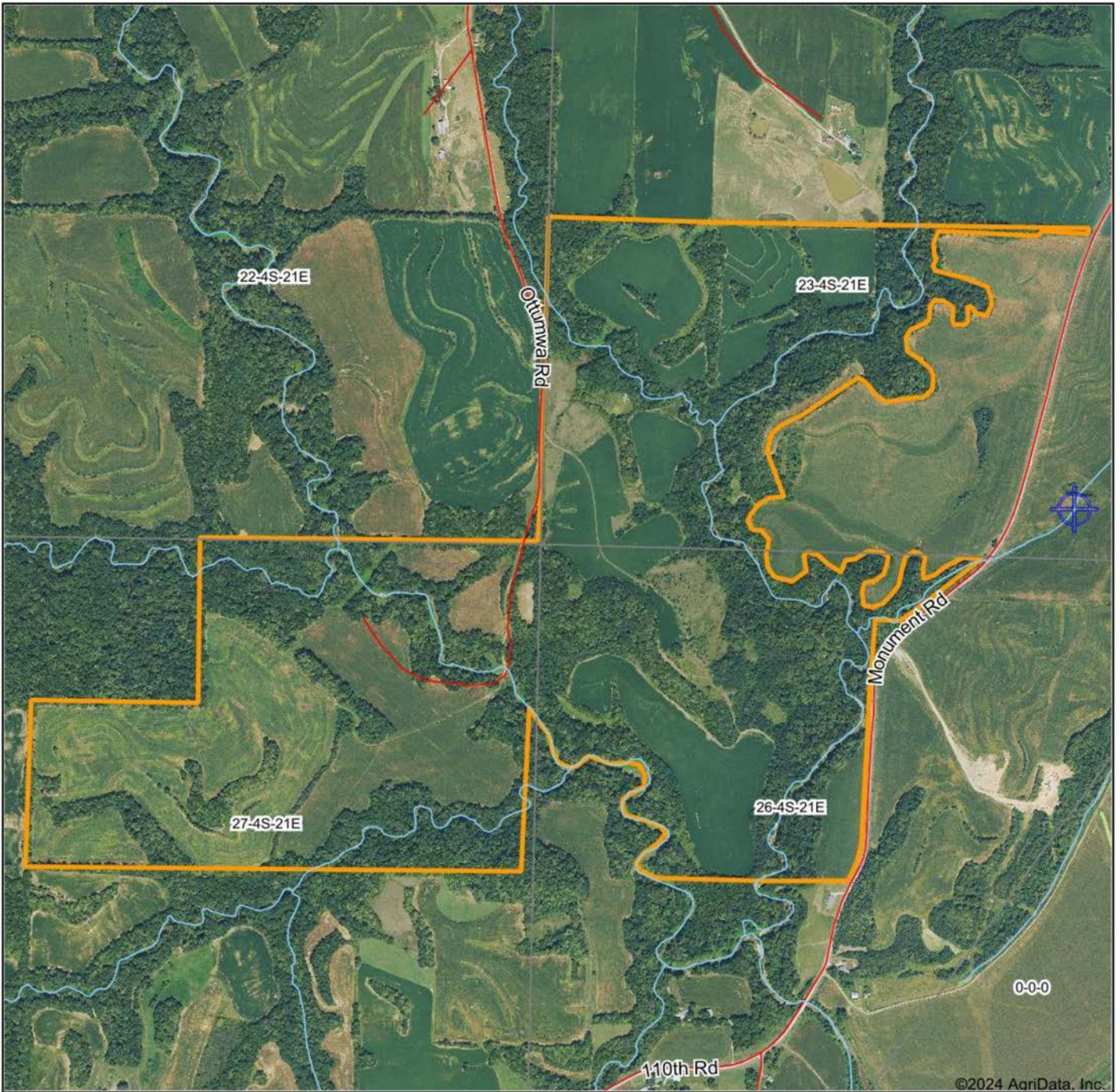
MIXED TIMBER



TRAIL CAM PICTURES



AERIAL MAP



©2024 AgriData, Inc.

Map Center: 39° 40' 56.09, -95° 2' 22.82

0ft 1249ft 2497ft

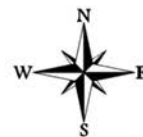


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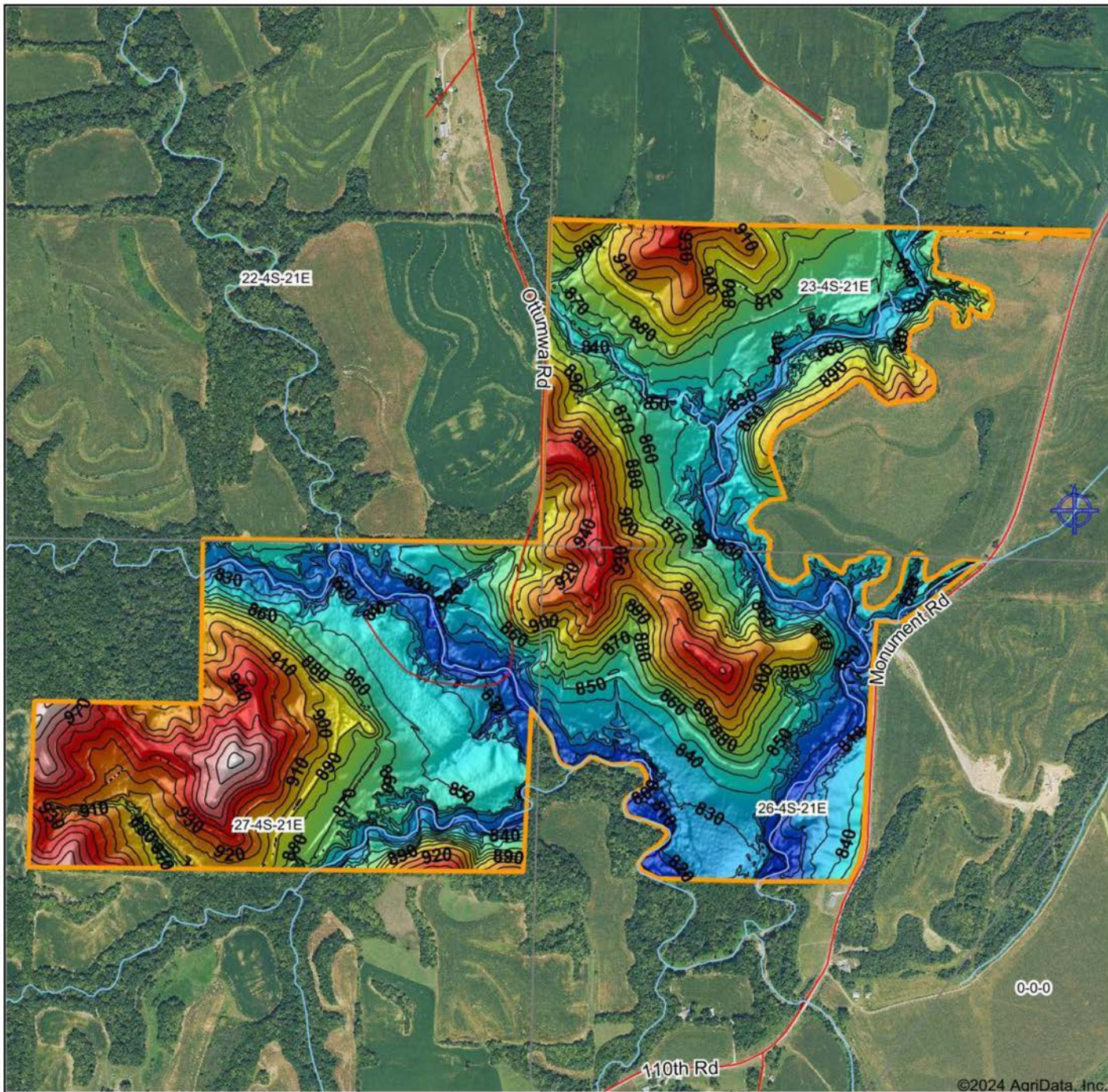
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

26-4S-21E
Doniphan County
Kansas



2/28/2024

HILLSHADE MAP



©2024 AgriData, Inc.

Low Elevation High



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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Source: USGS 3 meter dem

Interval(ft): 10

Min: 793.9

Max: 994.2

Range: 200.3

Average: 872.8

Standard Deviation: 41.83 ft

0ft 1252ft 2504ft

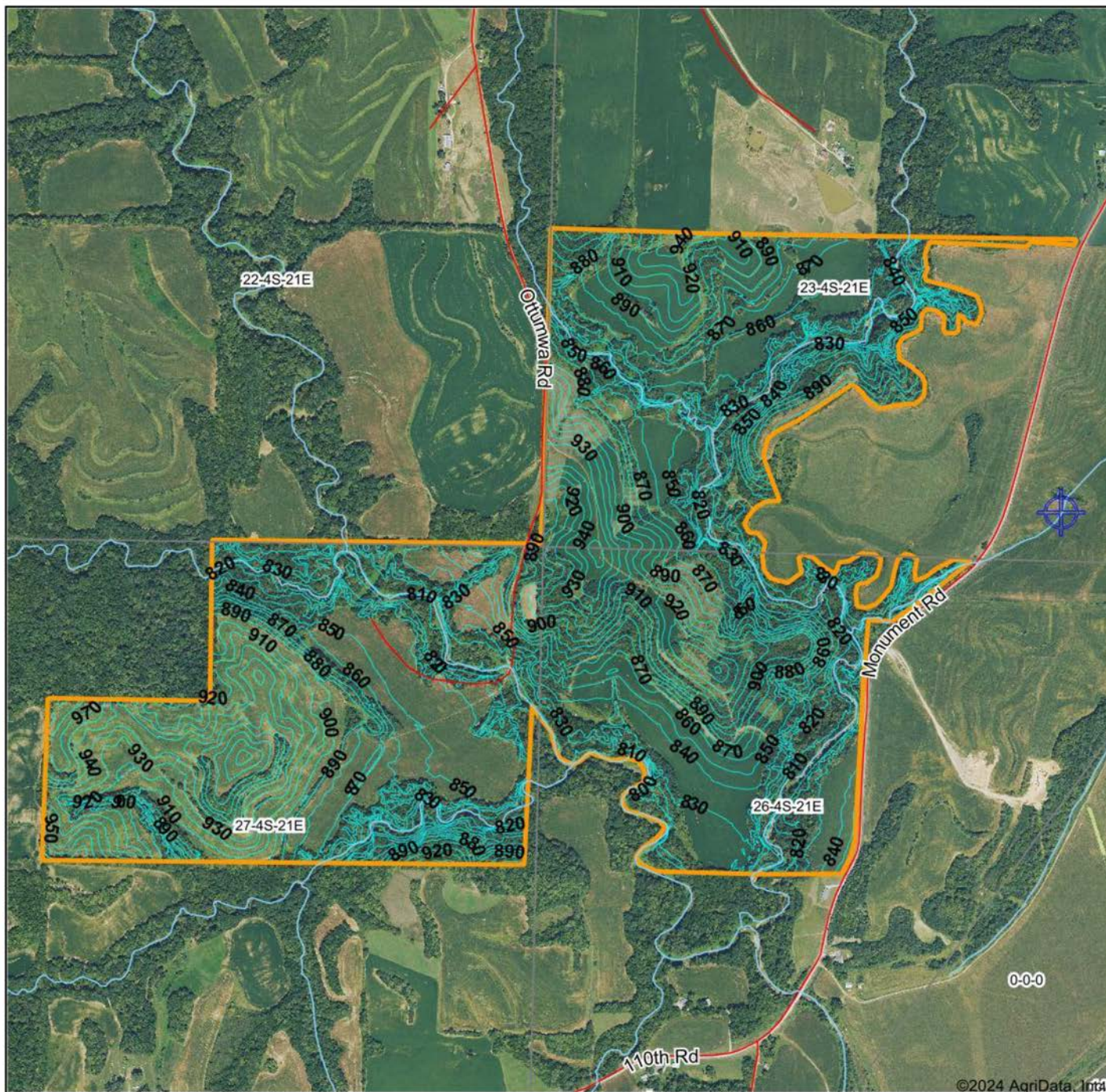


2/28/2024

26-4S-21E
Doniphan County
Kansas

Boundary Center: 39° 40' 56.09, -95° 2' 22.82

TOPOGRAPHY MAP



©2024 AgriData, Inc.



Maps Provided By:



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Source: USGS 3 meter dem

Interval(ft): 10.0

Min: 793.9

Max: 994.2

Range: 200.3

Average: 872.8

Standard Deviation: 41.83 ft

0ft 1282ft 2564ft

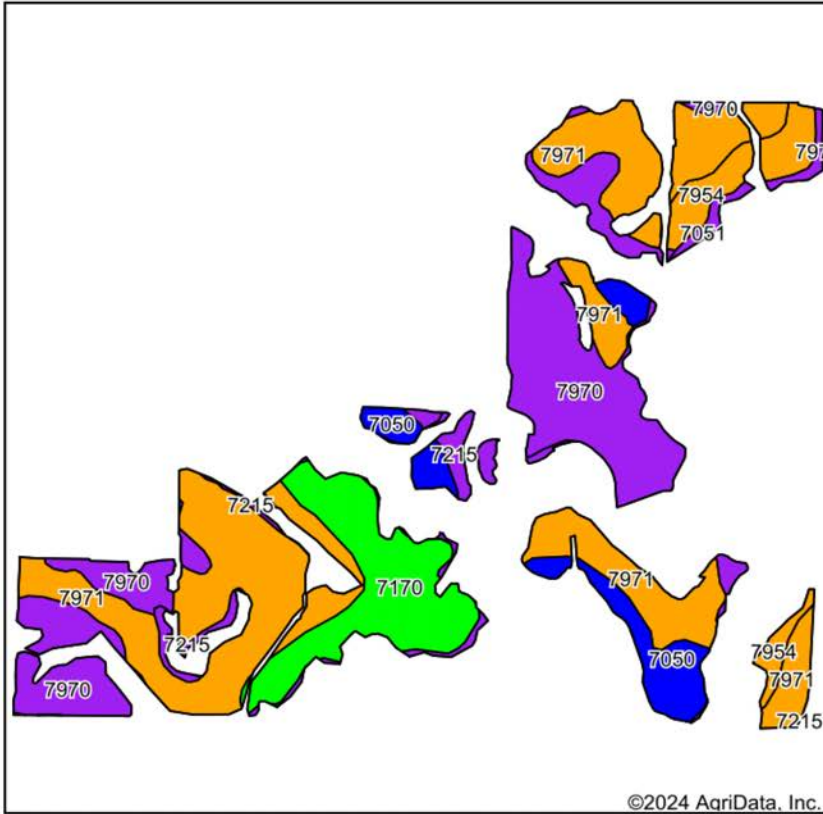


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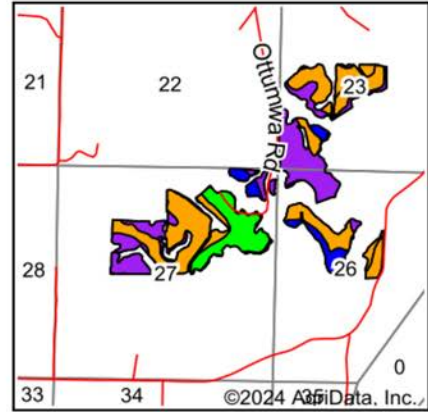
26-4S-21E
Doniphan County
Kansas

Boundary Center: 39° 40' 56.09, -95° 2' 22.82

SOIL MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Doniphan**
 Location: **27-4S-21E**
 Township: **Wayne**
 Acres: **237.09**
 Date: **2/28/2024**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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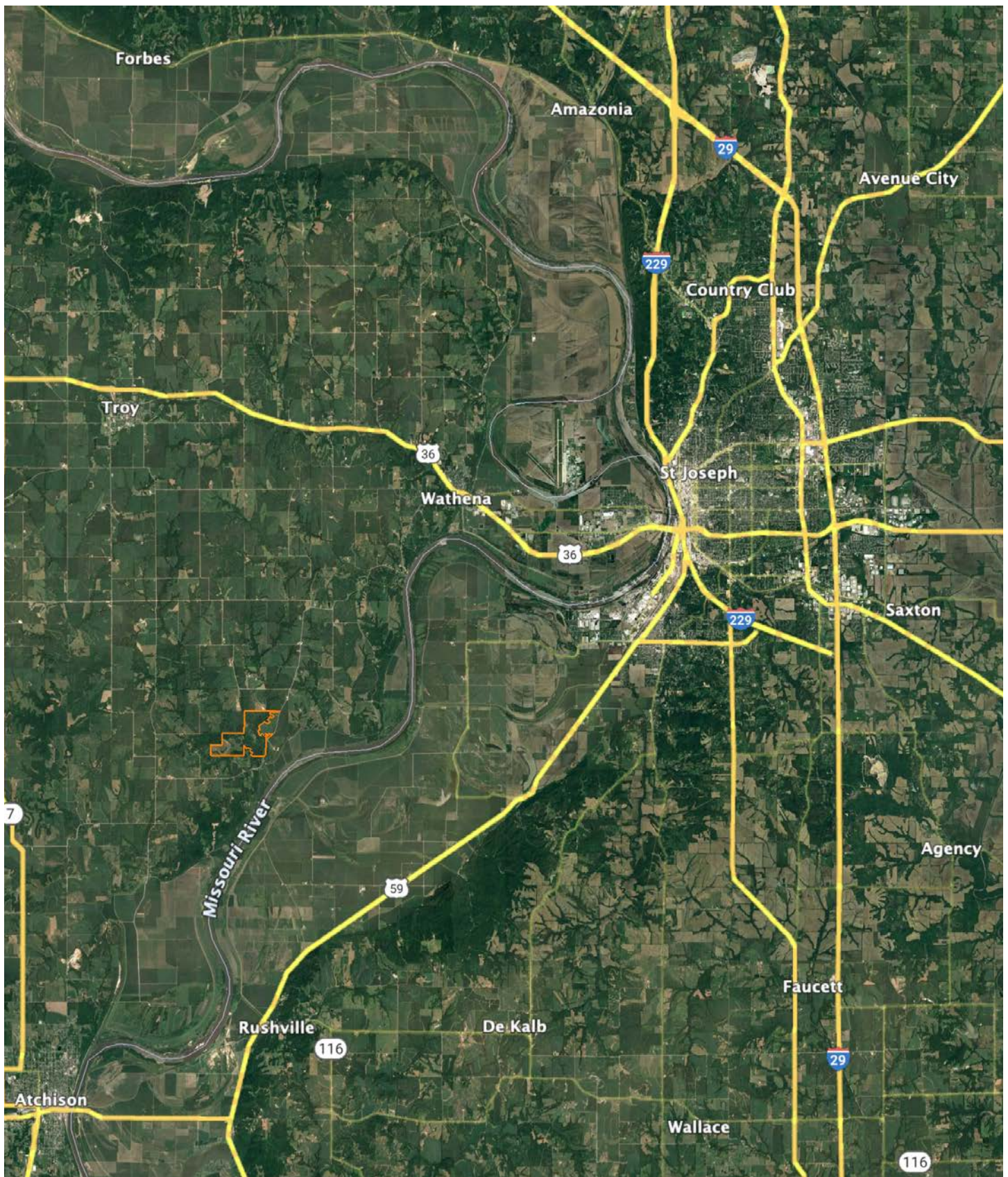
Area Symbol: KS043, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
7971	Palermo-Knox complex, 10 to 18 percent slopes	95.36	40.2%		> 6.5ft.	Ille	4000	80	80	69	62
7970	Palermo silty clay loam, 18 to 30 percent slopes	68.01	28.7%		> 6.5ft.	Vle	4000	61	61	42	44
7170	Reading silt loam, rarely flooded	32.07	13.5%		> 6.5ft.	lw	4573	90	89	75	77
7050	Kennebec silt loam, occasionally flooded	18.11	7.6%		> 6.5ft.	llw	4361	89	89	69	82
7954	Knox silt loam, 3 to 7 percent slopes, eroded	13.42	5.7%		> 6.5ft.	Ille	4050	80	80	70	61
7215	Bendena-Rock outcrop complex, 20 to 40 percent slopes	6.75	2.8%		0.8ft. (Lithic bedrock)	Vlls	2383	20	20	12	13
7051	Kennebec silt loam, frequently flooded	3.37	1.4%		> 6.5ft.	Vw	4120	81	81	65	72
Weighted Average							3.66	*n 74.9	*n 74.8	*n 60.4	*n 59.1

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Drew Yarkosky has always had a passion for land. He grew up on a cattle farm near Albia, Iowa, where his father taught him the value and importance of being a 'caretaker' of the land, something that still resonates to this day. Being raised in a small town showed him the importance of accountability and integrity. He developed an interest in hunting and fishing at an early age, which sparked a career in the outdoor industry.

While in college, he began filming and editing shows for Midwest Whitetail, a semi-live online hunting series while playing baseball at Simpson College, giving him in-field experience learning management practices. After college, he moved to Missouri and continued to chase his passion working for Heartland Bowhunter, an award-winning series on the Outdoor Channel. By working on some of the best properties in the region, Drew developed the knowledge, experience, and respect for the outdoors, giving him a keen eye for reading a property and being able to represent his clients well to this day.

Drew enjoys spending time camping and hiking with his wife, Meg, and kids, Clara and Bowen. The family resides in Holt, MO. As an agent, he's known to offer solid advice whether it be on farming, ranching or hunting. Most importantly, he has a reputation for honesty, attention to detail, and reliability. Drew is truly invested in land as a whole and makes it his mission to find the right solution for buyers and sellers alike.



DREW YARKOSKY, LAND AGENT

816.599.3647

DYarkosky@MidwestLandGroup.com



MidwestLandGroup.com

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