

MIDWEST LAND GROUP PRESENTS



**40 ACRES**  
**DOUGLAS COUNTY, KS**

**0000 E 350 Road, Overbrook, Kansas, 66524**





MIDWEST LAND GROUP IS HONORED TO PRESENT

# BUILD, HUNT, AND PLAY NEAR CLINTON LAKE

The demand for country living couldn't be higher and this 40 +/- acre tract in Douglas County, Kansas definitely is one that will not disappoint. From its beautiful views to the convenient proximity to Clinton Lake, this is a property that will provide endless satisfaction for a new buyer.

As you travel down a dead-end road, it's clear immediately the seclusion and solitude this region showcases. Located approximately 3 miles SW of Clinton, Kansas provides an ideal location for anyone looking to build in a rural landscape. The topography allows for a perfect hilltop build site that would make for a great destination for your dream home. The recreational value of the area

appeals to anyone who loves the outdoors - whether that be hunting, fishing, hiking, horseback riding, or just being outside enjoying nature. Consisting of Class II and III soils also makes for an opportunity to continue using the farm for either hay or pasture. Great views make for an ideal spot for someone wanting to build a second home/cabin for the weekends. Utilities are nearby and accessible. The property has been surveyed and is also available as two separate 20 +/- acre tracts.

If you've been searching for a place to build, hunt, and play - don't hesitate because this one won't hang around long. Reach out to Drew Yarkosky at (816) 599-3647 for more details and to schedule a private showing today!



# PROPERTY FEATURES

PRICE: **\$328,760** | COUNTY: **DOUGLAS** | STATE: **KANSAS** | ACRES: **40**

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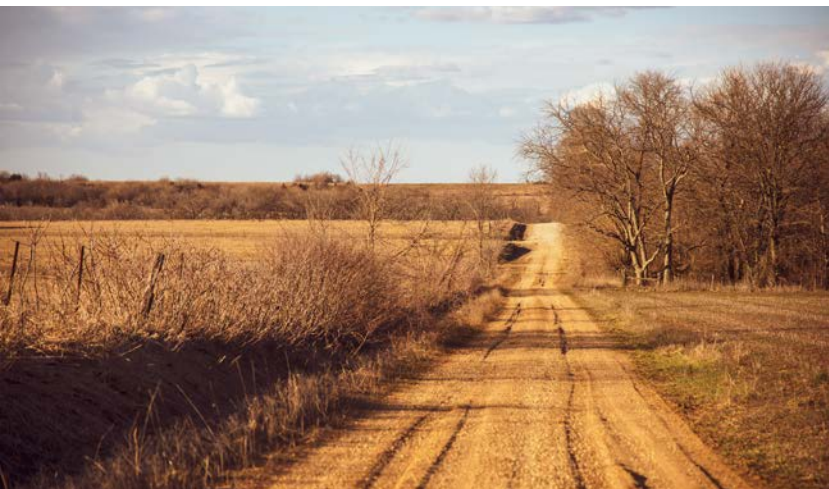
- 40 +/- total acres
- Hilltop build site
- Minutes from Clinton Lake
- Utilities nearby
- Hunting opportunities
- Primarily Class II and III soils
- Less than a mile from blacktop
- 8 minutes from Clinton
- 19 minutes to Overbrook
- 30 minutes from downtown Lawrence





# 40 +/- TOTAL ACRES

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# MINUTES FROM CLINTON LAKE

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# HILLTOP BUILD SITE

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# ADDITIONAL PHOTOS

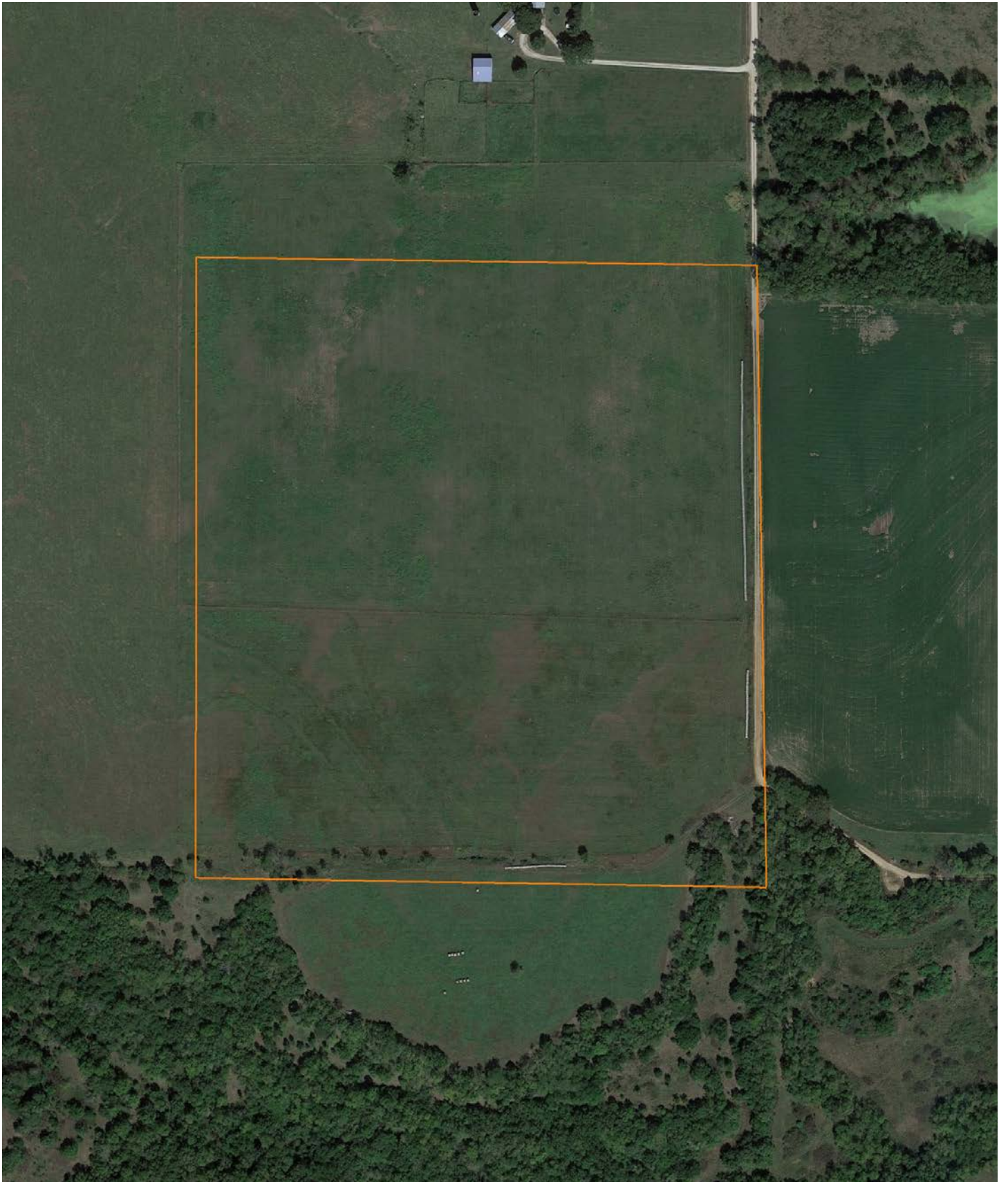
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# AERIAL MAP

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# TOPOGRAPHY MAP



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Source: USGS 3 meter dem

Interval(ft): 10.0

Min: 964.9

Max: 997.7

Range: 32.8

Average: 985.7

Standard Deviation: 6.69 ft



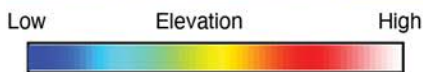
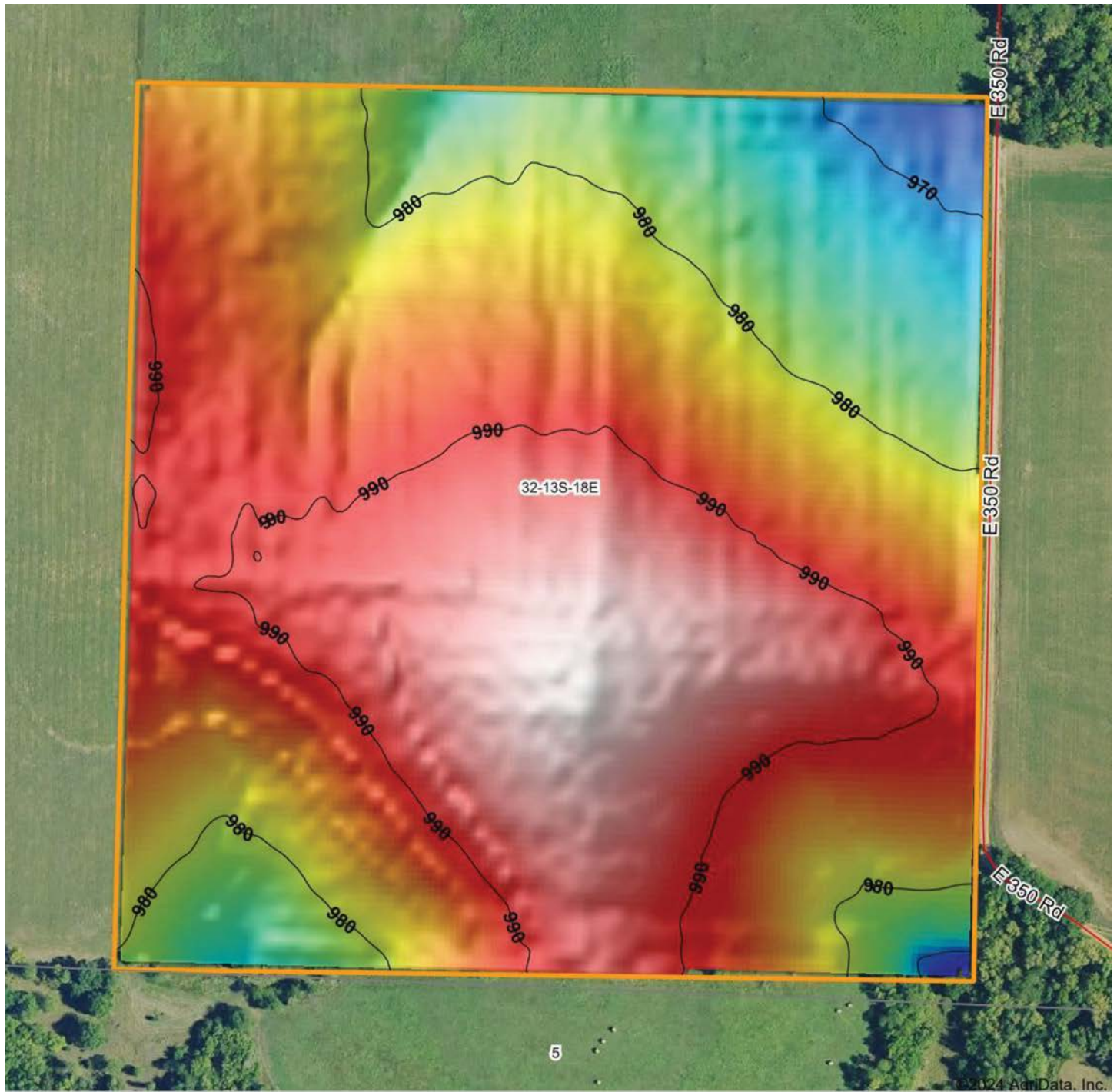
2/26/2024

**32-13S-18E**  
**Douglas County**  
**Kansas**

Boundary Center: 38° 52' 17.66, -95° 26' 21.69



# HILLSHADE MAP



Source: USGS 3 meter dem  
 Interval(ft): 10  
 Min: 964.9  
 Max: 997.7  
 Range: 32.8  
 Average: 985.7  
 Standard Deviation: 6.69 ft



**32-13S-18E**  
**Douglas County**  
**Kansas**

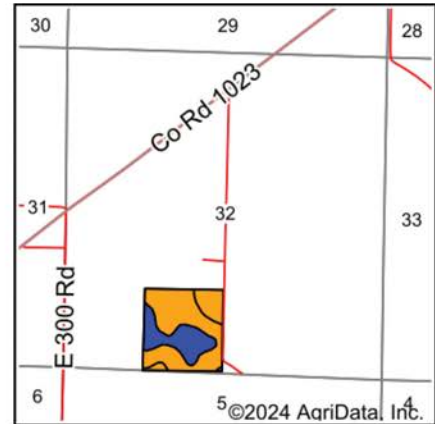
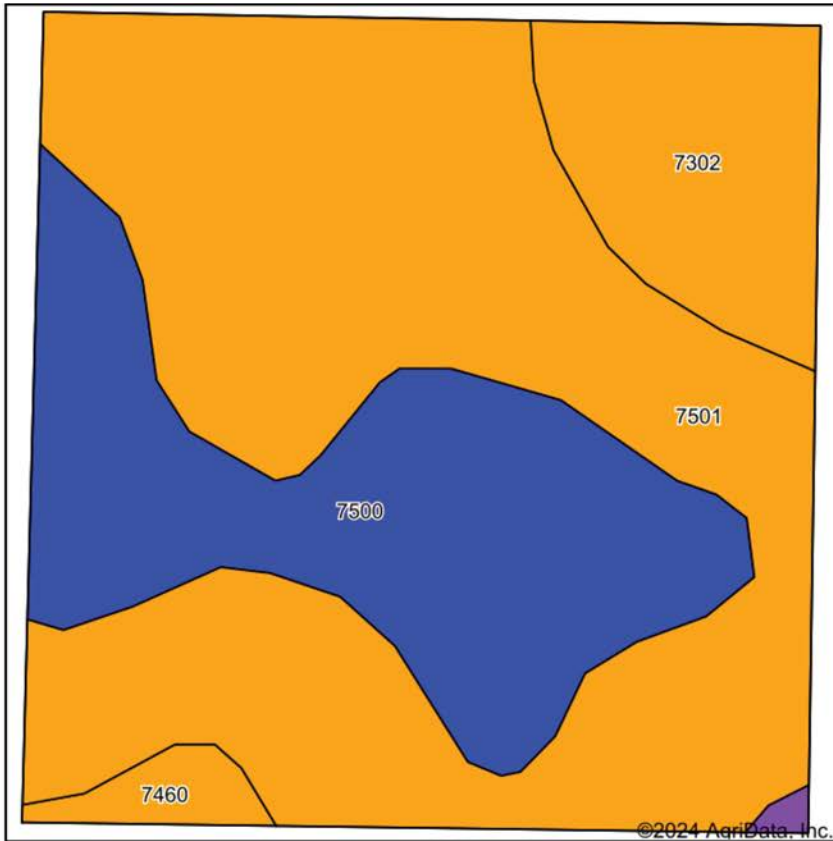
Boundary Center: 38° 52' 17.66, -95° 26' 21.69

Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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# SOILS MAP



State: **Kansas**  
 County: **Douglas**  
 Location: **32-13S-18E**  
 Township: **Clinton**  
 Acres: **40.34**  
 Date: **2/26/2024**

Maps Provided By:  
  
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Soils data provided by USDA and NRCS.

Area Symbol: KS045, Soil Area Version: 20

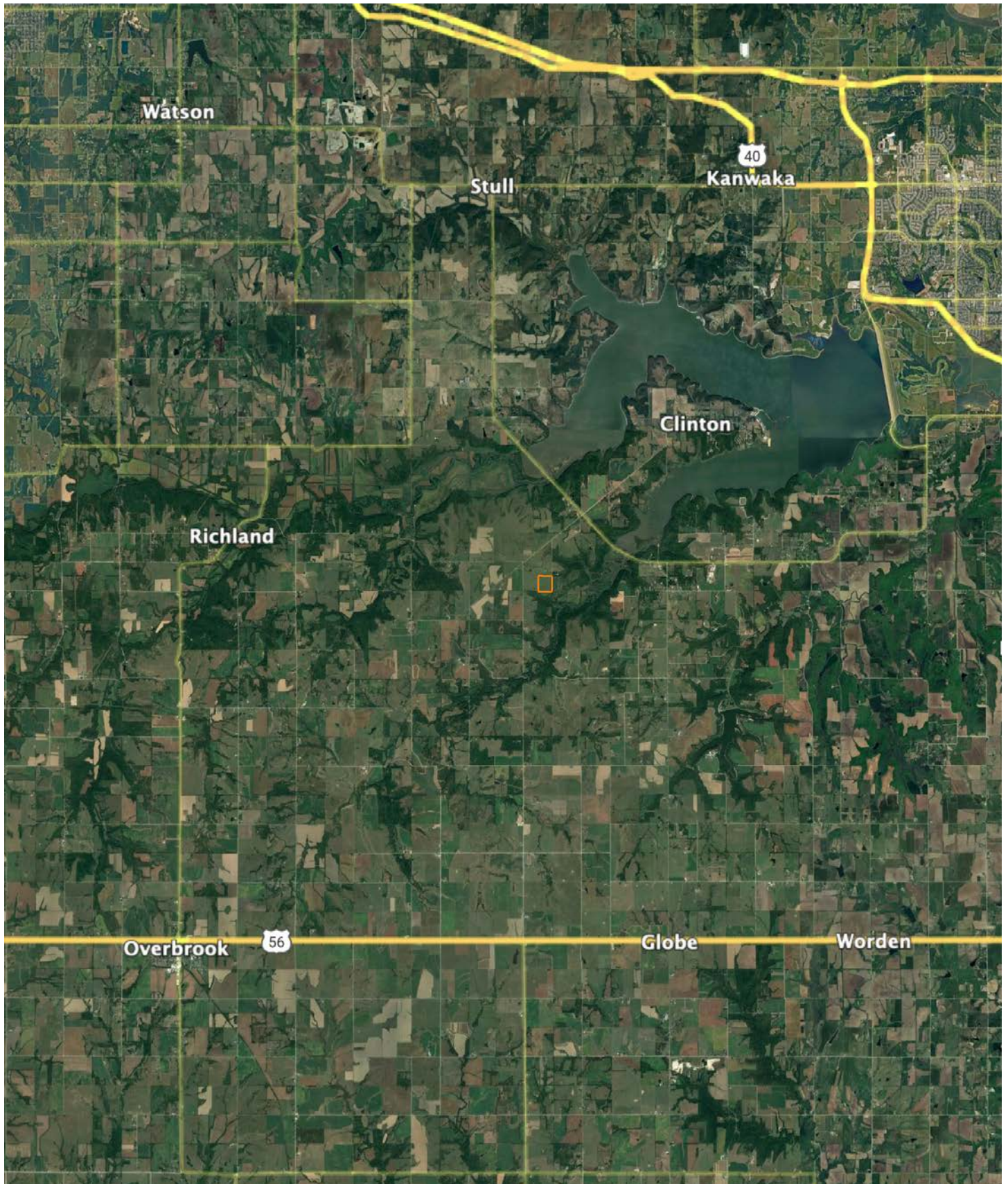
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	23.29	57.7%		> 6.5ft.	IIle	3883	46	38	45	39
7500	Pawnee clay loam, 1 to 4 percent slopes	11.43	28.3%		> 6.5ft.	Ile	3845	51	41	50	44
7302	Martin silty clay loam, 3 to 7 percent slopes	4.70	11.7%		> 6.5ft.	IIle	4228	54	50	53	47
7460	Oska silty clay loam, 3 to 6 percent slopes	0.80	2.0%		2.8ft. (Lithic bedrock)	IIle	4158	50	45	50	41
4752	Sogn-Vinland complex, 3 to 25 percent slopes	0.12	0.3%		0.6ft. (Lithic bedrock)	VIIs	3218	33	31	32	23
<b>Weighted Average</b>						<b>2.73</b>	<b>3915.9</b>	<b>*n 48.4</b>	<b>*n 40.4</b>	<b>*n 47.4</b>	<b>*n 41.3</b>

\*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](mailto:DYarkosky@MidwestLandGroup.com)



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