

MIDWEST LAND GROUP PRESENTS

122 ACRES IN

JEFFERSON COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

ATTRACTIVE FARMLAND IN JEFFERSON COUNTY

This 122 +/- acre tract is located in northern Jefferson County, Kansas, and is diverse with tillable fields, wooded draws for hunting, along with multiple locations to build! It has 99 +/- acres actively in production, primarily composed of Class II and III soils with well-kept terraces, waterways, and field edges. The overall weighted average of the open acres is 2.97, with an NCCPI of 66.3. The timber and wet weather creek provide great hunting opportunities as a natural travel corridor for wildlife.

The property would also make a great building site as it is located on a well-maintained year-round gravel road with electricity and rural water at the road. Mineral rights are intact and will be transferred to the buyer at closing. The crop ground is leased for 2025 on shares to a local reputable farmer. Contact Drew Yarkosky at (816) 599-3647 for additional information, disclosures, or to schedule a showing.



PROPERTY FEATURES

PRICE: **\$695,000** | COUNTY: **JEFFERSON** | STATE: **KANSAS** | ACRES: **122**

- 99 +/- tillable acres
- Class II and III soils
- Well-kept terraces, waterways, and field edges
- Wet weather creek
- Road frontage on 2 sides
- Multiple build sites
- Electricity and rural water at the road
- Mineral rights intact and transfer
- Crop ground leased for 2025 on shares to a local reputable farmer
- 2023 taxes: \$2,500.74
- 7 miles from Nortonville, KS
- 4.9 miles from Valley Falls, KS
- 37 miles from Topeka, KS



99 +/- TILLABLE ACRES

It has 99 +/- acres actively in production, primarily composed of Class II and III soils with well-kept terraces, waterways, and field edges. The overall weighted average of the open acres is 2.97, with an NCCPI of 66.3.



CLASS II AND III SOILS



TERRACES, WATERWAYS, & FIELD EDGES



ADDITIONAL PHOTOS



AERIAL MAP

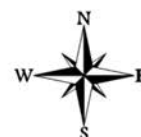


Maps Provided By:
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CUSTOMIZED ONLINE MAPPING
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Boundary Center: 39° 21' 30.3, -95° 23' 24.62

15-8S-18E
Jefferson County
Kansas

0ft 544ft 1088ft



9/18/2024

TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 3.0

Min: 987.7

Max: 1,069.9

Range: 82.2

Average: 1,026.0

Standard Deviation: 17.45 ft

0ft 463ft 927ft

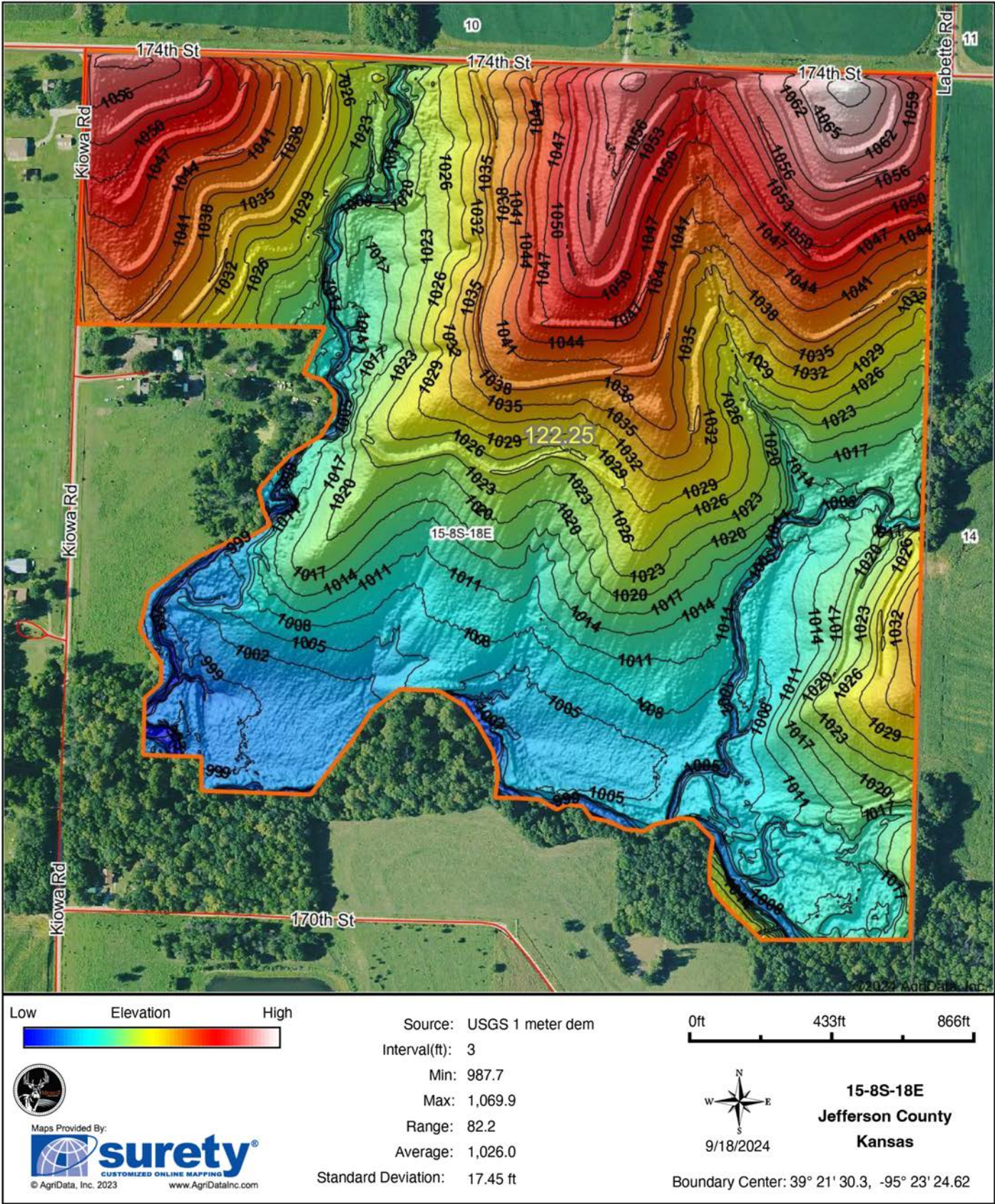


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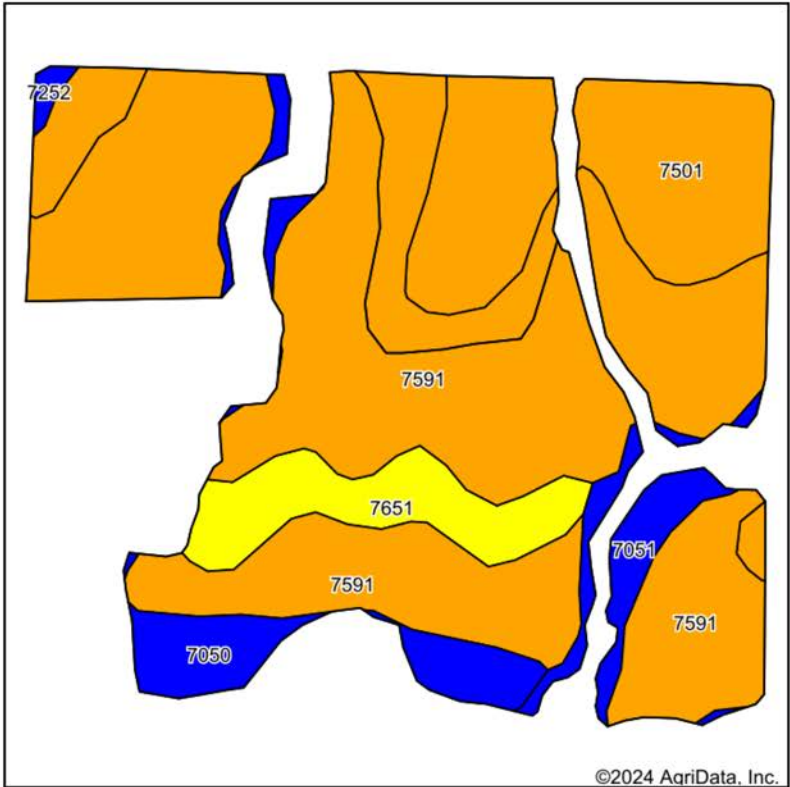
15-8S-18E
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Boundary Center: 39° 21' 30.3, -95° 23' 24.62

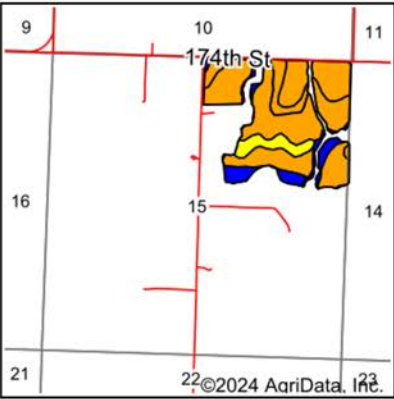
HILLSHADE MAP



SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Jefferson**
Location: **15-8S-18E**
Township: **Delaware**
Acres: **99.14**
Date: **9/18/2024**



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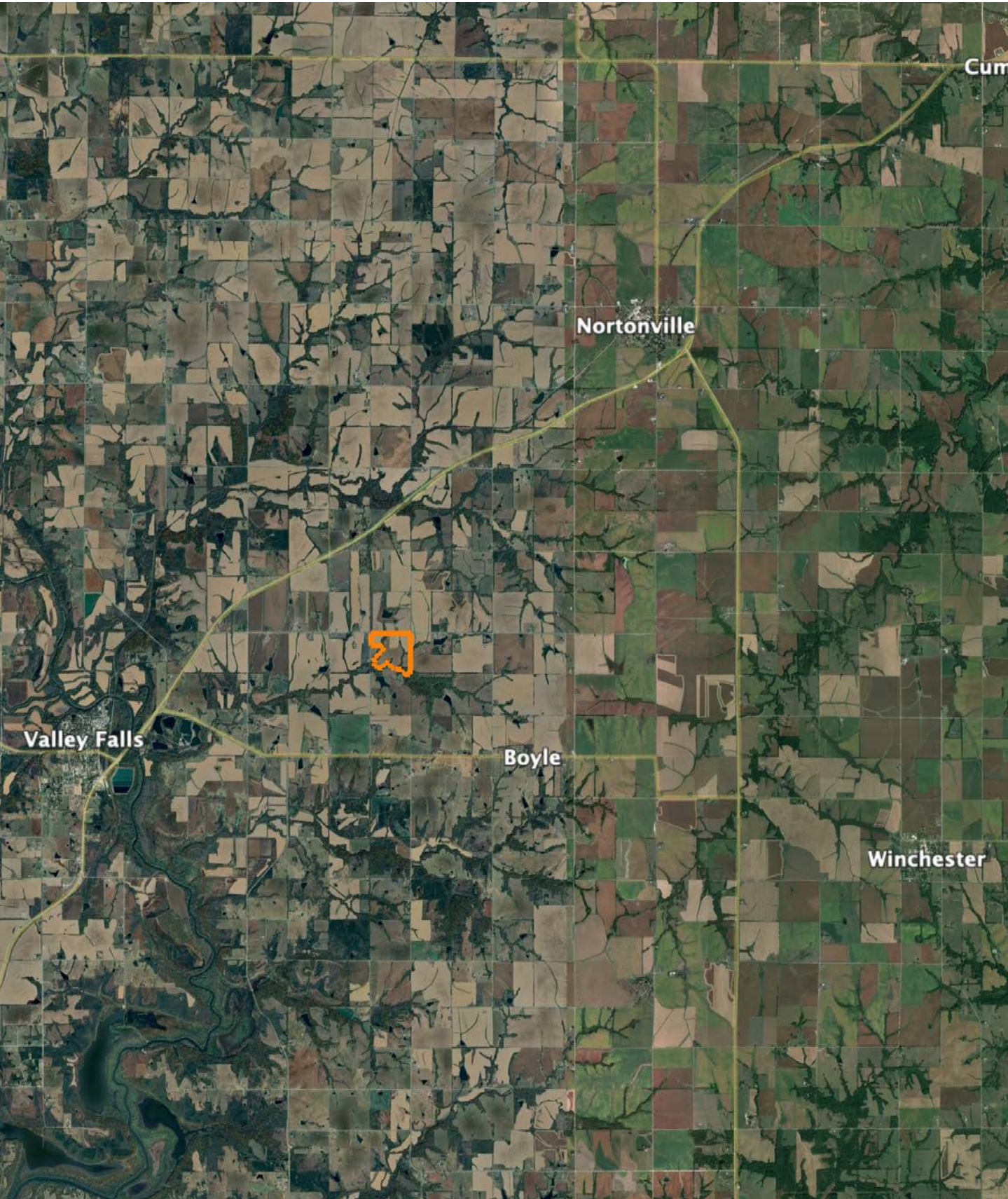
Area Symbol: KS087, Soil Area Version: 21											
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Corn Bu	Soybeans Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
7591	Shelby-Pawnee complex, 3 to 7 percent slopes	61.72	62.2%		IIle	4107			72	72	59
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	19.47	19.6%		IIle	3883			46	38	39
7651	Vinland complex, 3 to 7 percent slopes	7.29	7.4%		IVe	3265			49	46	38
7050	Kennebec silt loam, occasionally flooded	6.31	6.4%		IIlw	4361			89	89	82
7051	Kennebec silt loam, frequently flooded	3.95	4.0%		IIlw	4000	110	50	75	75	63
7252	Grundy silty clay loam, 1 to 3 percent slopes	0.40	0.4%		Ile	3845			52	51	47
Weighted Average					2.97	4011.9	4.4	2	*n 66.3	*n 64.5	*n 55.1

*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.

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

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