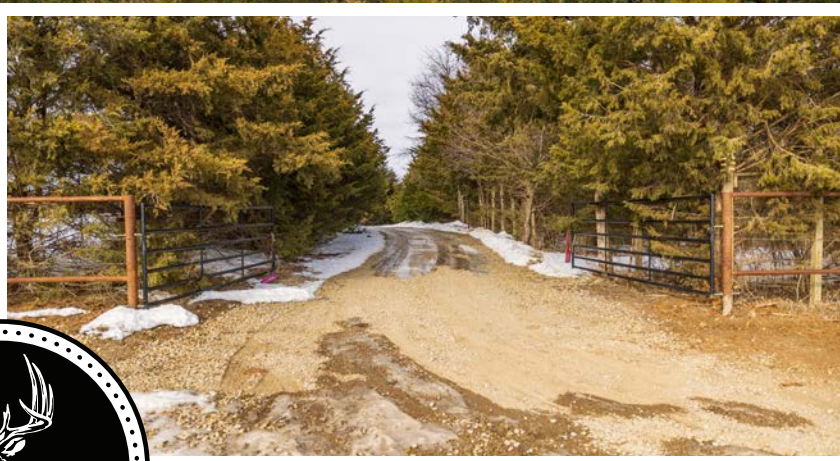


MIDWEST LAND GROUP PRESENTS

159 ACRES

# JEFFERSON COUNTY, KS

TBD 190TH STREET, VALLEY FALLS, KANSAS, 66088



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# THE PERFECT RETREAT IN NORTHEAST KANSAS

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Located in northern Jefferson County lies this incredible get-away property with so much to fall in love with. Income, mature timber, great hunting, and a cabin make for a dynamite combination for the ultimate outdoorsman.

As you arrive, a gated entrance greets you with a gravel driveway through the cedars. Hidden from the road is a 30'x40' cabin built in 2013 and in wonderful condition. The build site is perfect as it is completely surrounded by cedar trees in all directions, creating a sense of seclusion. This 2 bed, 1 bath setup allows for comfortable living while having great views and hunting right out your door. The kitchen and living areas are very open and make for a nice place to hang out with family and friends. The cabin is on rural water and has a full septic system with laterals. It is hard to beat this type of comfort after spending the day on the farm hunting or working on chores. Nearby is a 30'x48' outbuilding with power and a 10-foot lean-to. This is an attractive location to store vehicles, tractors, equipment, and gear.

The property itself has road frontage on two sides along 190th Street and Jackson Road. Both are well-maintained gravel roads. A multitude of access points allow for hunting on all wind directions. There is an additional gated entrance to get around the property during the

growing months when the crops are planted. The open acres consist of approximately 56 +/- acres tillable acres that have been well-taken care of. Terraces and tiling are in place to ensure maximum yields and proper water mitigation. The owner does a good job taking care of the property and has plans to add one more terrace in 2025. The tillable acres are mostly Class III soils, consisting of Wymore silty clay loam and Pawnee clay loam. There are also approximately 3 +/- acres in warm season grasses.

The amount of deer and turkey sign is very impressive. Groups of 30 to 50 turkeys have been seen on multiple visits to the property, along with an abundance of deer. The edge of the tree line is loaded with rubs and scrapes. The timber has a great mixture of hardwoods, consisting mostly of bur oak, walnut, elm, and hickory on each of the ridges. Pockets of cedars provide additional cover for wildlife during these cold winter months. The North Walnut Creek winds through the timber, providing a great natural travel route for wildlife.

This property is the must-see retreat for someone who loves the outdoors and wants to spend more time on the farm than on the road traveling. Contact Drew Yarkosky at (816) 599-3647 for additional information, disclosures, or to schedule a showing.



# PROPERTY FEATURES

PRICE: **\$967,441** | COUNTY: **JEFFERSON** | STATE: **KANSAS** | ACRES: **159**

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- 158.83 +/- total acres
- Deer and turkey abundance
- Kansas Deer Management Unit 10
- 1,200 sq. ft. cabin built in 2013
- 2 bed, 1 bath with kitchen and living room
- Rural water and electricity
- 30'x48' outbuilding with 10' lean-to
- Additional camper hookups on-site
- Two gated entrances
- 56 +/- tillable acres
- Tiled and terraces with class III soils
- NCCPI overall weighted average of 61
- Well-maintained year-round gravel road
- Various options for food plot locations
- Several acres of warm-season grasses
- Great mix of hardwood timber
- Mineral rights intact and transfer
- 2024 taxes: \$4,569.42
- 4.6 miles from Valley Falls, KS
- 30 miles from Topeka, KS
- 46 miles from Kansas City Airport





# 56 +/- TILLABLE ACRES

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The open acres consist of approximately 56 +/- acres tillable acres that have been well-taken care of. Terraces and tiling are in place to ensure maximum yields and proper water mitigation.





## 30'X48' OUTBUILDING WITH 10' LEAN-TO

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## 1,200 SQ. FT. CABIN BUILT IN 2013

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# GREAT MIX OF HARDWOOD TIMBER

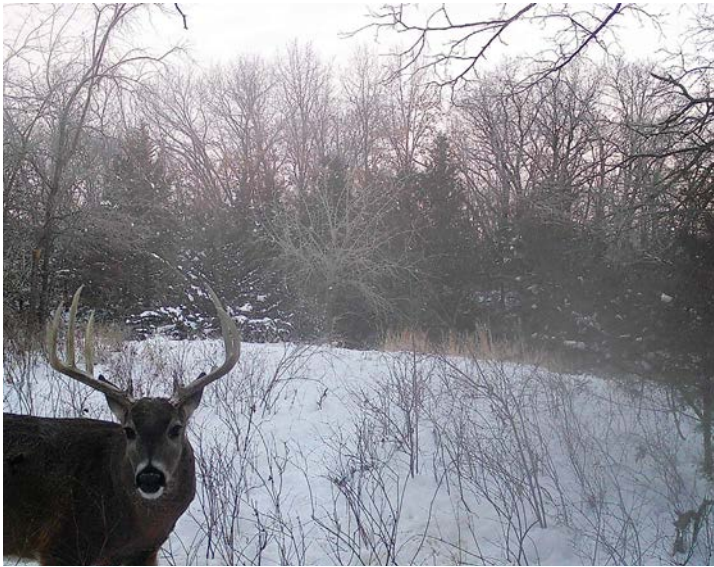
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# TRAIL CAM PICTURES

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# TOPOGRAPHY MAP



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2023 www.AgriDataInc.com

Source: USGS 1 meter dem  
Interval(ft): 6.0  
Min: 941.0  
Max: 1,062.1  
Range: 121.1  
Average: 1,000.5  
Standard Deviation: 28.54 ft

0ft 468ft 936ft



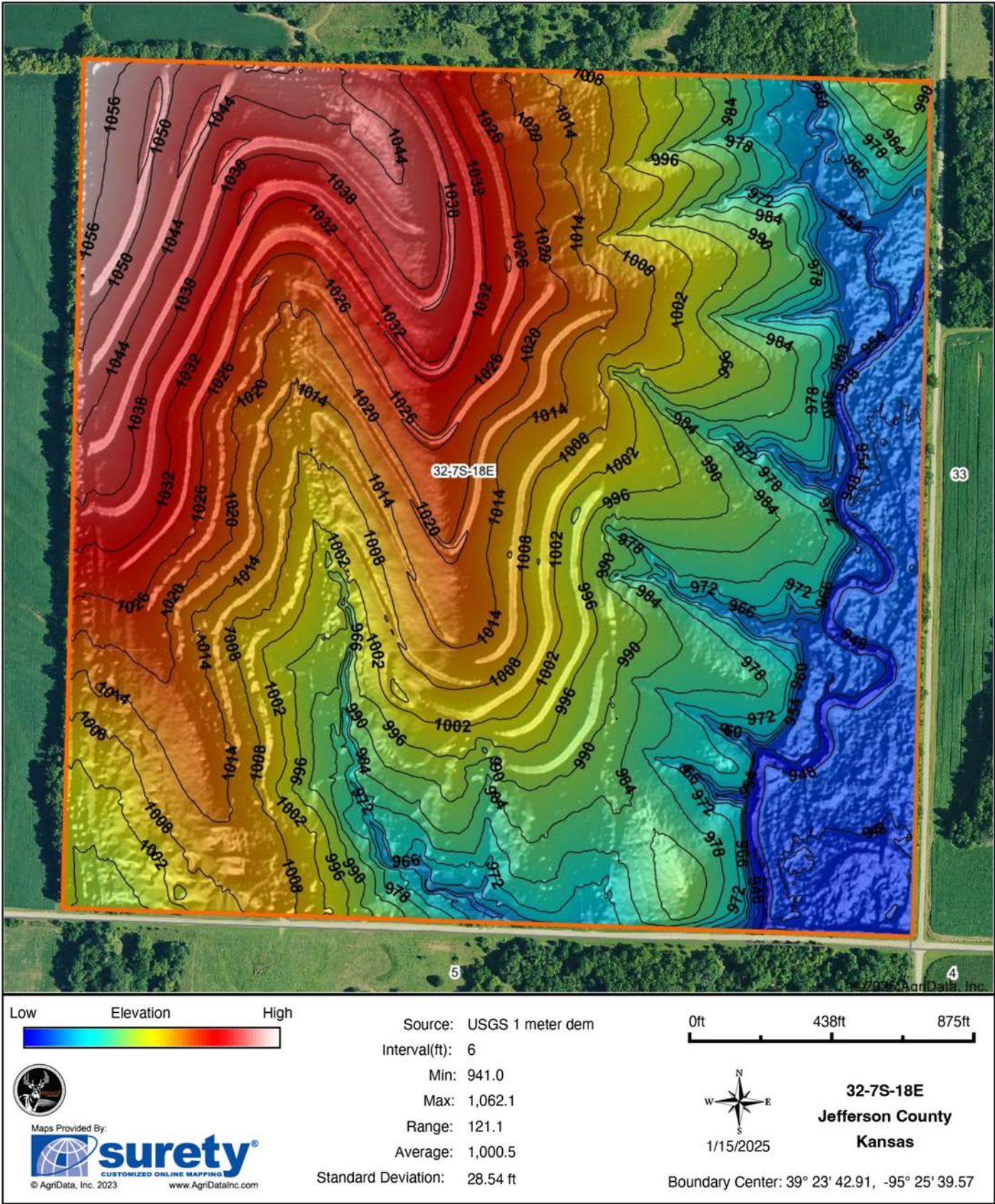
1/15/2025

**32-7S-18E**  
**Jefferson County**  
**Kansas**

Boundary Center: 39° 23' 42.91, -95° 25' 39.57

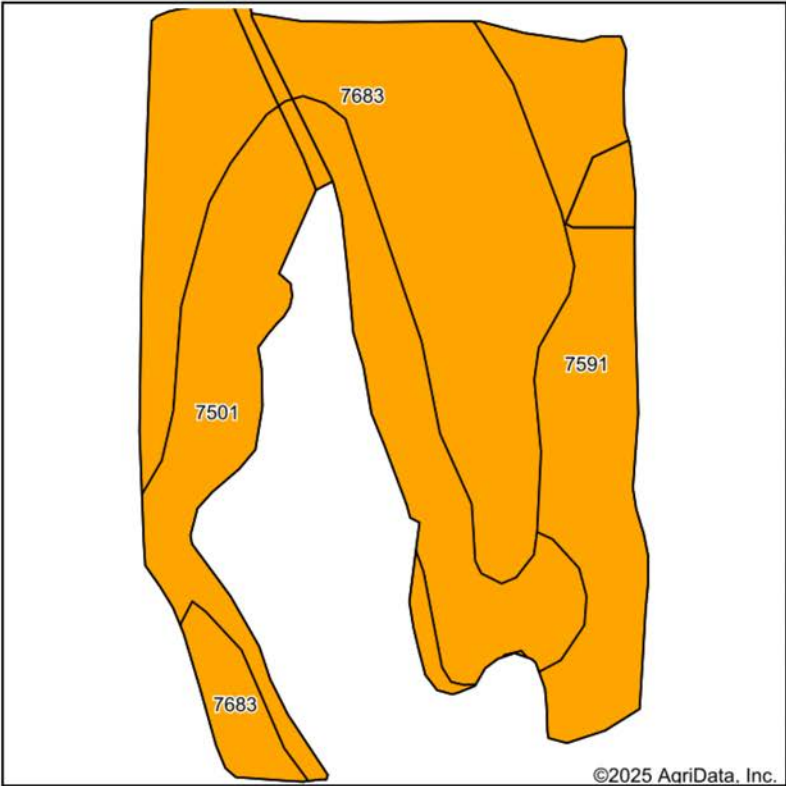


# HILLSHADE MAP

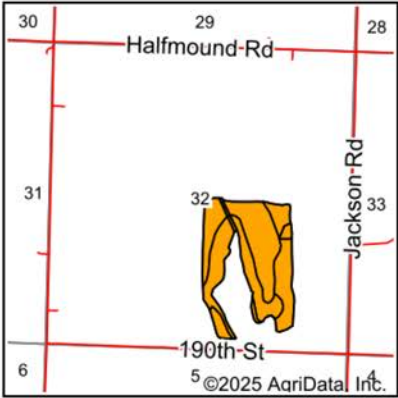




# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**  
County: **Jefferson**  
Location: **32-7S-18E**  
Township: **Delaware**  
Acres: **62.29**  
Date: **1/15/2025**



Maps Provided By:



Area Symbol: KS087, Soil Area Version: 22												
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	Corn Bu	Soybeans Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
7683	Wymore silty clay loam, 3 to 6 percent slopes	28.03	45.0%		Ille	Ille	3800			65	60	58
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	19.42	31.2%		Ille		3883			48	38	39
7591	Shelby-Pawnee complex, 3 to 7 percent slopes	14.84	23.8%		Ille		4107	90	31	72	72	59
Weighted Average					3.00	*-	3899	21.4	7.4	*n 61.4	*n 56	*n 52.3

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

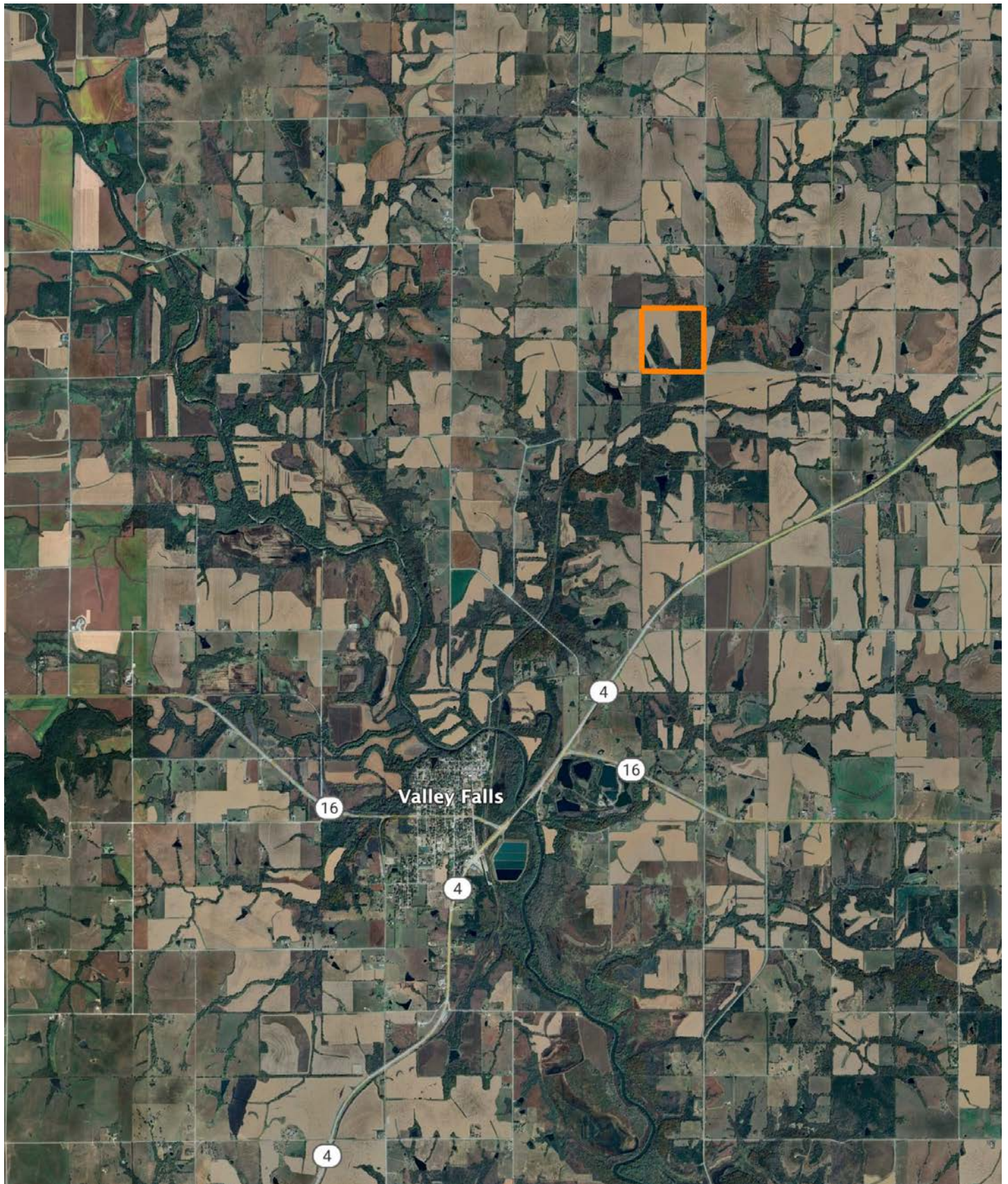
\*c: Using Capabilities Class Dominant Condition Aggregation Method

\*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

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**

**816.599.3647**

DYarkosky@MidwestLandGroup.com



## MidwestLandGroup.com

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