

MIDWEST LAND GROUP PRESENTS

150 ACRES IN

COFFEY COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

RARE COFFEY COUNTY RECREATION FARM WITH INCOME

This is a great new listing just a few miles south of Waverly, Kansas. 150 +/- acres will be a great fit for the diversified agricultural operator, the recreational buyer, or someone looking for a beautiful rural homesite. Currently, the land is CRP, native grass pasture, brome hay meadow, and heavy timber. Many fields were terraced and could be broken out again after the CRP expires in 2027. There is one nice pond and two wet weather creeks that go through the property. If you are a deer or turkey hunter, please see the trail camera pictures as they are pretty impressive.

The approximate acreage breakdown is 70 acres of CRP, 7 acres of brome meadow, and 69 acres of native and

fescue pastures. There are multiple patches of timber between the native and fescue pastures and around the pond. The pond is a nice size and great for livestock or could be a focal point for an amazing build site.

The location is the best part about this property. It is only 1/2 mile off the blacktop road and close to Burlington, Garnett, Waverly, and Ottawa. It would even be an easy commute to Emporia or Kansas City.

Don't miss this opportunity to own this Coffey County farm. This is a great piece of land and worth a closer look. Please contact Donnie Thomas (913) 915-5170 to set up a tour!



PROPERTY FEATURES

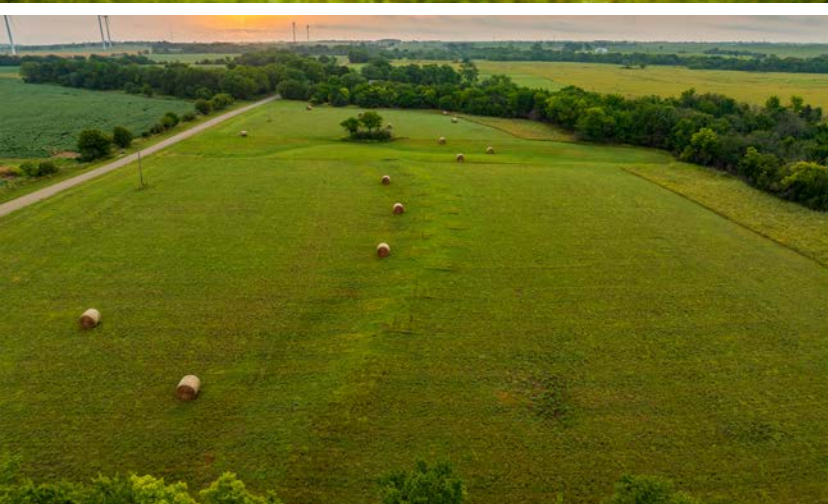
PRICE: **\$615,000** | COUNTY: **COFFEY** | STATE: **KANSAS** | ACRES: **150**

- 150 +/- total acres
- 70 +/- acres in CRP that expires in 2027
- Beautiful hay meadow
- Plenty of water - one nice pond and 2 wet weather creeks
- Several nice build sites
- Great location just south of Waverly, Kansas
- 1/2 mile off of blacktop road
- Big deer genetics in the area (see trail camera pictures)
- Good timber with great potential food plot and stand locations
- Water and electricity at the road
- Mineral rights intact and transfer



70 +/- ACRES CRP INCOME

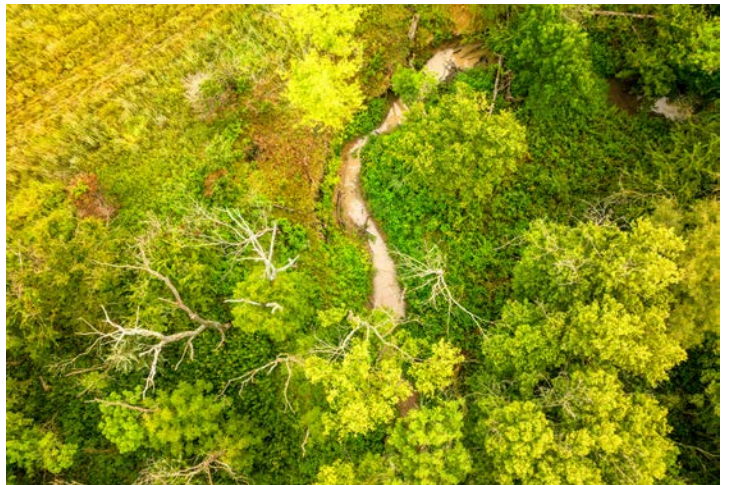
Currently, the land is CRP, native grass pasture, brome hay meadow, and heavy timber. Many fields were terraced and could be broken out again after the CRP expires in 2027.



POND



TWO WET WEATHER CREEKS



BUILD SITES

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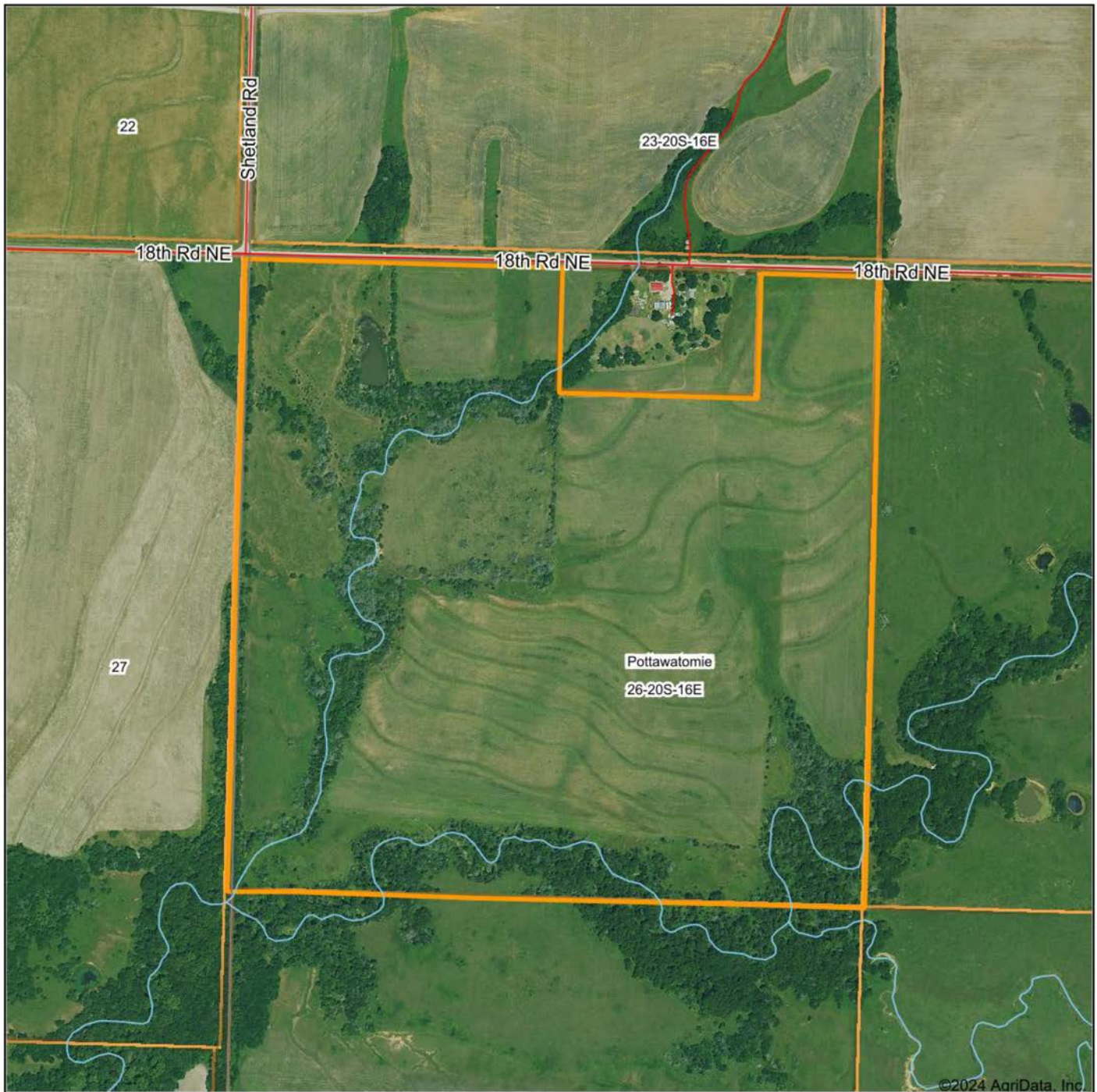
HUNTING OPPORTUNITIES



TRAIL CAM PHOTOS



AERIAL MAP



Maps Provided By:



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Boundary Center: 38° 17' 5.32, -95° 36' 49.43

26-20S-16E
Coffey County
Kansas

0ft 645ft 1291ft



8/19/2024

TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 10.0

Min: 1,105.7

Max: 1,165.4

Range: 59.7

Average: 1,132.7

Standard Deviation: 12.8 ft

0ft 470ft 940ft

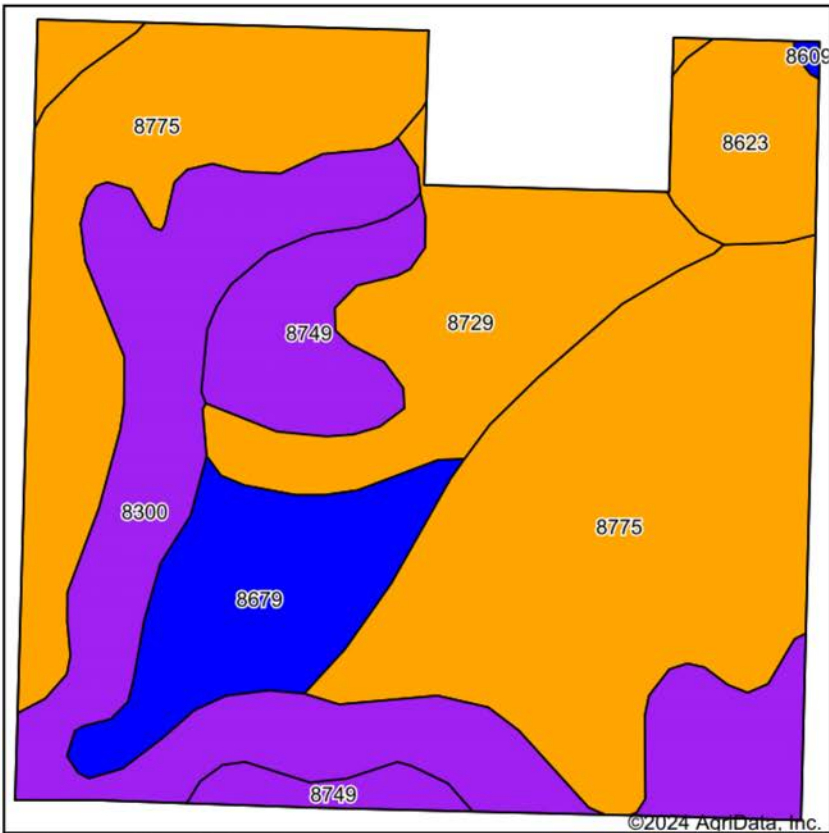


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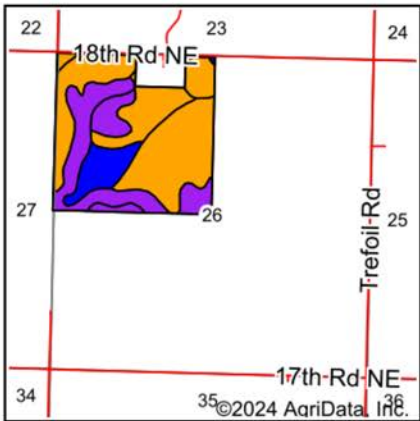
26-20S-16E
Coffey County
Kansas

Boundary Center: 38° 17' 5.32, -95° 36' 49.43

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Coffey**
Location: **26-20S-16E**
Township: **Pottawatomie**
Acres: **149.34**
Date: **8/19/2024**



Maps Provided By:

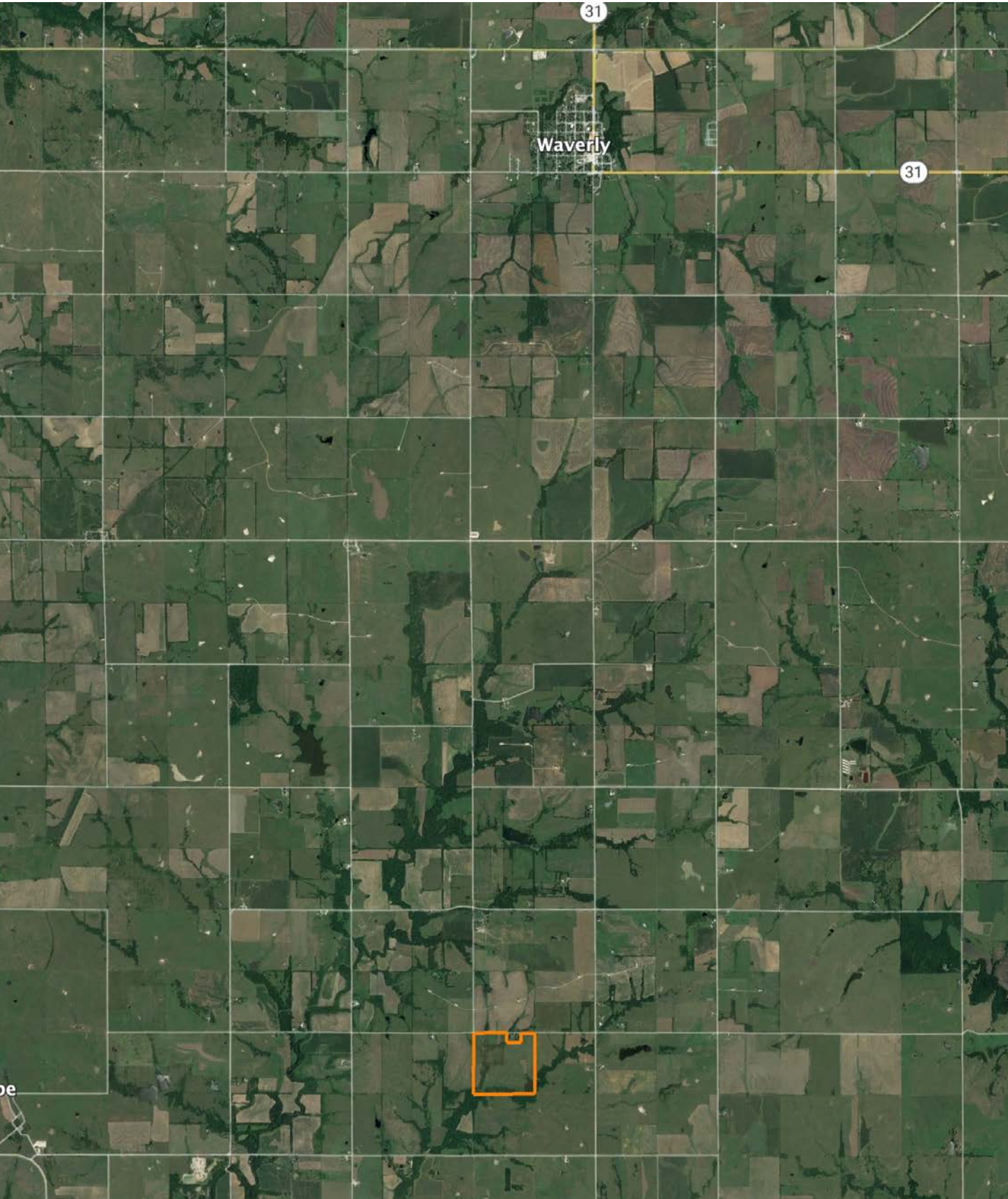


Area Symbol: KS031, Soil Area Version: 21											
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
8775	Kenoma silt loam, 1 to 3 percent slopes	64.22	43.0%		5.7ft. (Lithic bedrock)	Ille	3888	59	56	58	59
8300	Verdigris silt loam, channeled, 0 to 2 percent slopes, frequently flooded	33.46	22.4%		> 6.5ft.	Vw	7668	48	48	27	39
8729	Eram silt loam, 1 to 3 percent slopes	19.58	13.1%		2.6ft. (Paralithic bedrock)	Ille	4100	58	58	44	43
8679	Dennis silt loam, 1 to 3 percent slopes	14.03	9.4%		> 6.5ft.	Ile	4838	79	78	59	64
8749	Eram-Collinsville complex, 5 to 15 percent slopes	10.72	7.2%		2.9ft. (Paralithic bedrock)	Vle	3846	47	45	42	36
8623	Bates loam, 3 to 7 percent slopes	7.15	4.8%		2.5ft. (Paralithic bedrock)	Ille	4910	63	63	55	49
8609	Aliceville silty clay loam, 1 to 3 percent slopes	0.18	0.1%		3.8ft. (Lithic bedrock)	Ile	5019	59	59	50	49
Weighted Average						3.57	4899.2	*n 57.6	*n 56.1	*n 48	*n 50.7

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Donnie Thomas grew up an avid outdoorsman, learning how to hunt and fish early on from his father on their farm in Garnett, KS. This led to his passion for farms and property, and the possibilities that lie within to improve the land for wildlife. Born in Oswego, KS, Donnie attended high school in Olathe and graduated from Emporia State University with a Business degree in Marketing and Management. Before getting into real estate, he co-owned a large, regional, medical equipment company with his brother, at which he developed a deep appreciation for service and how it can make all the difference in a client relationship.

Today, Donnie uses that experience at Midwest Land Group to help others buy and sell land. His background as an outdoorsman, as well as owning and managing a farm, lends itself well to the land real estate industry. In addition to hunting, fishing, shooting, water sports, and travel, this proud Eagle Scout enjoys helping youth learn how to hunt, having organized several youth pheasant hunts. Donnie serves as a worship leader at Kahola Lake Church and is active at Grace Church, as well as the Fellowship of Christian Athletes Outdoors. Donnie and his wife Kristina, along with their three sons, use their passion for the outdoors to make their family farm in LaCygne an outdoor retreat and an escape from the city.



DONNIE THOMAS, LAND AGENT
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MidwestLandGroup.com

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