

MIDWEST LAND GROUP PRESENTS



JEFFERSON COUNTY, KS

160 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

WORLD CLASS UNLIMITED DEER HUNTING AND LODGE

Do you want to be able to come to Kansas and hunt huge World Class Whitetail Bucks? Would you like to harvest as many as you like with no draw and no application process? Would you like to be able to bring family, friends, and business associates to hunt with you with no worries about tags or limits? Then this is your dream ranch!

Midwest Land Group is proud to present Foggy Bottom Whitetail Ranch in Kansas. Foggy Bottom is a world-class whitetail deer operation with excellent genetics and first class accommodations. This preserve is a culmination of over thirty years of breeding that produces the highest quality, fastest maturing whitetails in the world. Imagine owning a ranch like this and being able to bring family or clients to hunt these incredible deer year after year. These deer will score 180 to over 400 inches. It's all about the genetics. And these genetics are second to none.

If you are not a hunter but just looking for an investment that's okay too. The seller is also willing to sell the book of business if interested. This business is extremely enjoyable and makes a good net profit every year. If you are interested in this please ask for all the details.

Every aspect of this ranch has been planned down to the last detail. Each fall, there are thirty to forty bucks that grow out antlers and are ready for harvest. There is also a herd of 90 to 100 does with these top genetics, as well as their fawns. Make sure you check out the pictures to see some of the impressive deer that live on this farm and some of the harvests over the years.

As you enter through the gate and head down the gravel road toward the lodge, your first impression will be how well-maintained and beautiful the farm is. The next thing you will notice is the incredible 4,800 square foot lodge with beautiful views overlooking a pond. The lodge has 7 bedrooms and 9 baths and can accommodate up to seventeen people. The bedrooms have custom-made cypress beds, nightstands, and a private bathroom in each room. The trophy room or main gathering area is spacious and comfortable and reminds you of something you'd see in a magazine. As you enter the trophy room you will immediately be drawn to the mounts hanging on the walls. Most of these were taken off the farm or from the breeding operation.

Comfort is a theme at the Foggy Bottom, whether relaxing at the lodge after a day of hunting or while out in the field. There are over one hundred returning clients, speaking to the level of service that is provided. There are eight box stands ranging in size from 5'x7' up to 7'x10' for those who like to hunt with a party. If bow hunting is your passion, there are 15 double ladder stands throughout the farm for all-day comfort. The farm will appeal to a wide range of hunters because of the makeup of the habitat. There are thick patches of standing timber with deep draws, cedar thickets surrounded by food plots, and open fields with long-range shots for those who like to test their limits with a rifle. You also see fields planted in sudangrass that provide good cover for the deer. Spring turkey season is also outstanding on the Foggy Bottom.

PROPERTY FEATURES

PRICE: **\$2,750,000** | COUNTY: **JEFFERSON** | STATE: **KANSAS** | ACRES: **160**

- Foggy Bottom Whitetail Ranch
- Fully operational hunting preserve
- First-class accommodations
- 4,800 square foot lodge finished in 2019
- 7 bedrooms, 9 baths
- 8 tower blinds
- 15 ladder stands
- 44'x105' deer barn with 20 stalls
- 5 breeder pens on site
- 65 hp Massy Ferguson Tractor with all implements
- 4-ton feed bin and auger
- 11 feeders
- Lodge furnishings
- John Deere riding mower
- 2 Kawasaki FXP Mules
- Owner is willing to lease back at a good return
- The business can also be purchased if desired
- Less than an hour to Kansas City International Airport



4,800 SQ. FT. LODGE



7 BEDROOMS, 9 BATHROOMS



FULLY OPERATIONAL HUNTING PRESERVE

This preserve is a culmination of over 30 years of research and development in producing the highest quality whitetails and client satisfaction.



8 TOWER BLINDS AND 15 LADDER STANDS



11 FEEDERS



4-TON FEED BIN AND AUGER



44'X105' DEER BARN WITH 20 STALLS



65 HP MASSY FERGUSON TRACTOR



200 DEER WITH EXCELLENT GENETICS



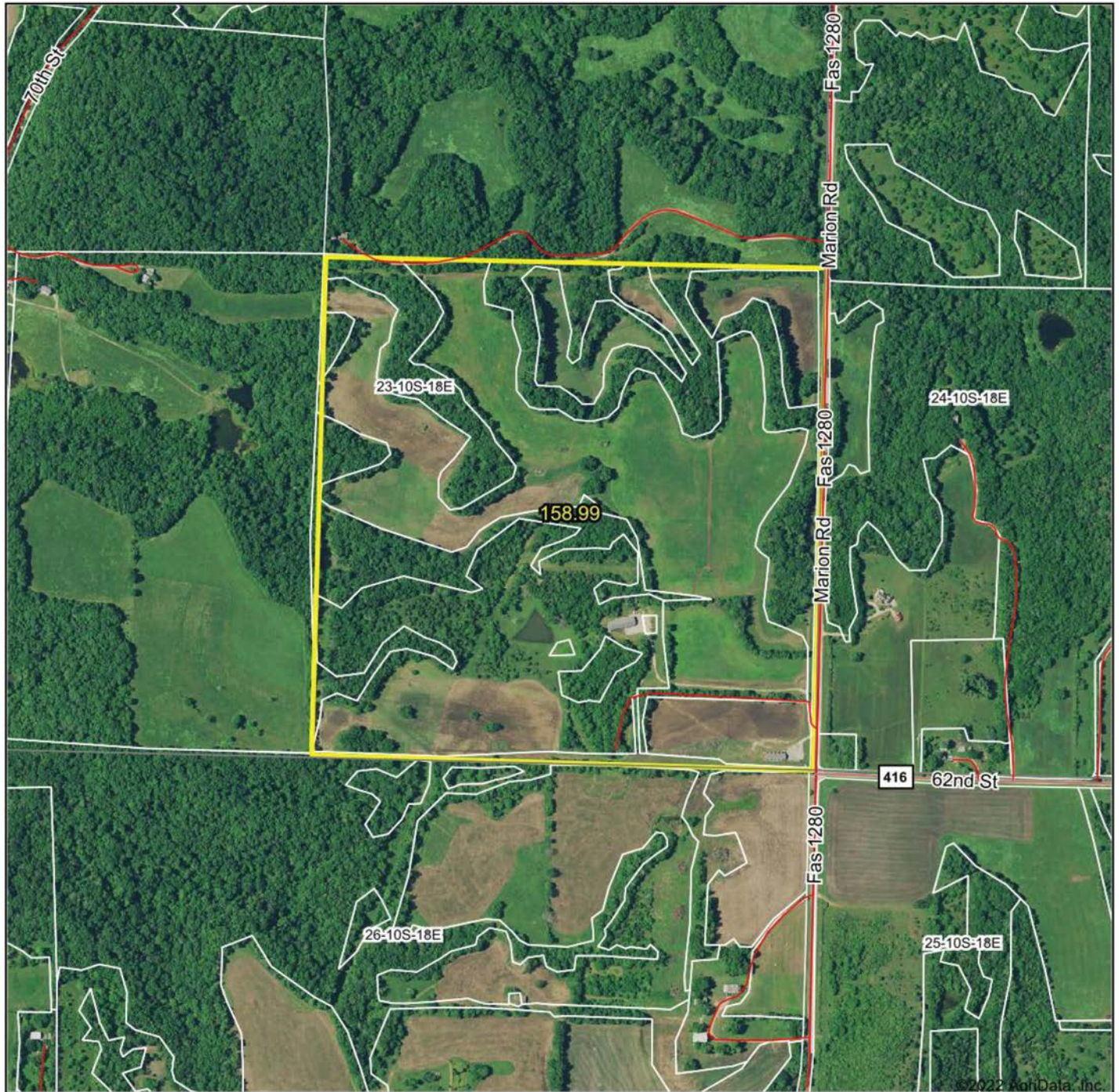
HARVEST PHOTOS



ADDITIONAL PROPERTY PHOTOS



AERIAL MAP



Maps Provided By:



surety
CUSTOMIZED ONLINE MAPPING

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Map Center: 39° 9' 40.12, -95° 22' 16.44

23-10S-18E
Jefferson County
Kansas

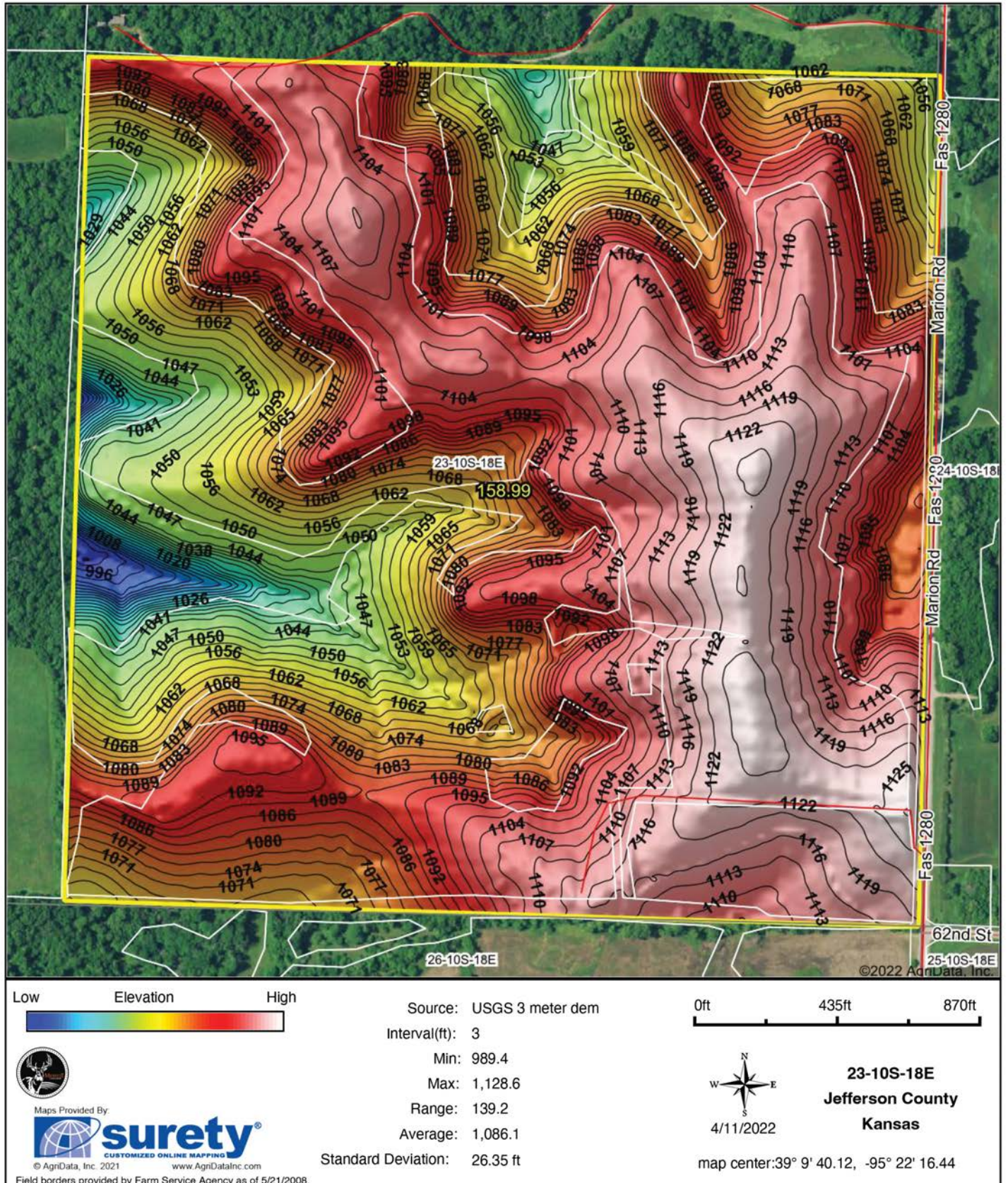
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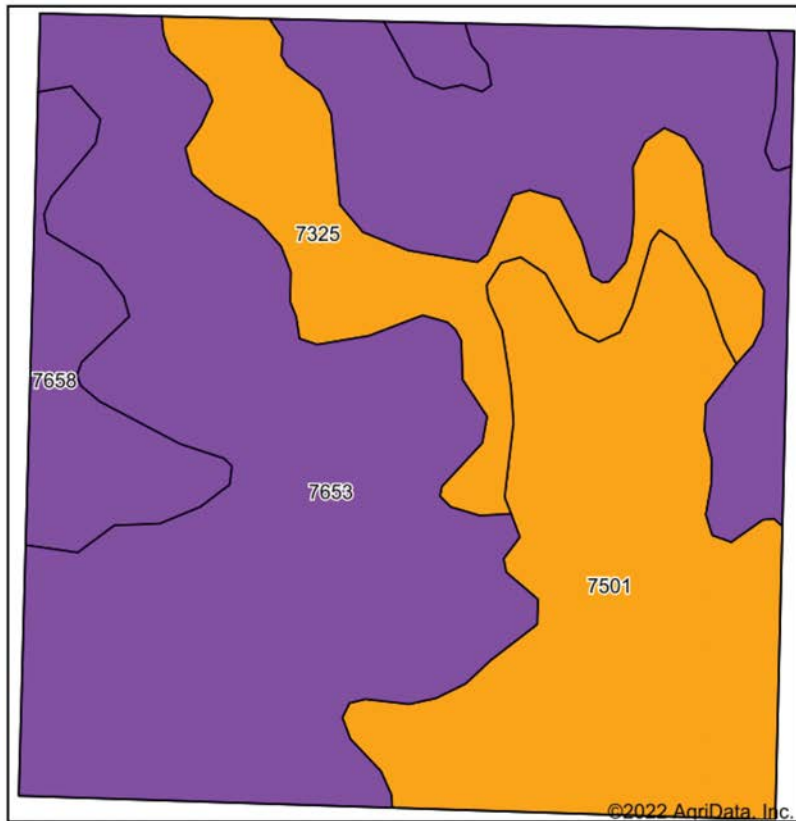
4/11/2022

Field borders provided by Farm Service Agency as of 5/21/2008.

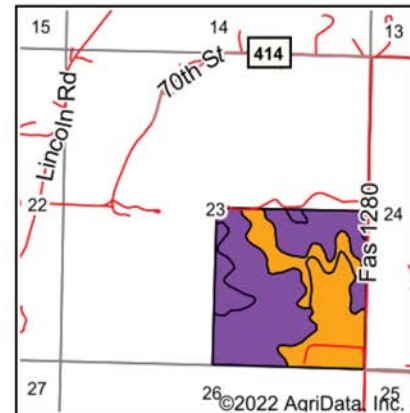
HILLSHADE MAP



SOIL MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Jefferson**
 Location: **23-10S-18E**
 Township: **Fairview**
 Acres: **158.99**
 Date: **4/11/2022**



Maps Provided By:



Area Symbol: KS087, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Corn	*n NCCPI Soybeans
7653	Vinland complex, 7 to 15 percent slopes	88.31	55.5%		Vle	41	32
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	38.52	24.2%		Ille	39	40
7325	Martin-Oska silty clay loams, 3 to 6 percent slopes	19.95	12.5%		Ille	51	46
7658	Vinland-Rock outcrop complex, 15 to 45 percent slopes	12.21	7.7%		Vle	12	6
Weighted Average					4.90	*n 39.5	*n 33.7

*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.

AGENT CONTACT

Andy Anderson came to Midwest Land Group with a 20-year history of successful business ownership. Whether working with customers or other companies, Andy's business philosophy of being open and honest gains customers for life is always spot on. His customers appreciate the truth, even if it's not what they want to hear. They are astonished by his ability to remember them years down the road, and many gladly refer Andy to their friends and family. Andy applies this same business philosophy to his land sales every day. He joined Midwest Land Group because he liked being treated the way he treats others. A Midwest Land Group agent helped Andy sell his personal farm years ago. Being on the client side of the transaction, he appreciated his agent's honesty and realistic approach, which matched Andy's business philosophy to a T, and it's what his clients have come to expect from him as their Midwest Land Group agent. "Some agents with other companies are too worried about the purchase or sale right now. I want my clients to call me again 10 years from now. I work hard to deserve their trust and ensure they are comfortable recommending me to their closest family and relatives," explains Andy. Being upfront and realistic gives his clients peace of mind that they will receive the best value for their land.

Andy knows Missouri property. He's not only owned local farmland, but he's a state native. Andy is from Springfield and attended Missouri State University. "I was a sports guy, but have always loved the outdoors. It was my father-in-law who took me under his wing and taught me how to hunt and fish," Andy says. He found his niche behind a camera, capturing hunts on video. He's passionate about hunting, but finds even more excitement in filming other hunters on their big day. Andy is an active member in his local branch of the Quality Deer Management Association and through that association he was given the opportunity to film a youth hunt held for military children who'd never hunted before. These types of activities are near and dear to Andy as the video not only preserved child's excitement, but also can now be with him and shared with family and friends forever.

Andy is an active New City Church member and a discipleship leader where he helps others lead a more altruistic life. He and his wife, Christie, are empty nesters with a son studying pre-law at K-State. While Christie earns her master's in geography, Andy puts his love of the outdoors to work, helping his clients navigate land deals with confidence and giving them the honesty they deserve. Contact him today for sound advice when you're ready to buy or sell your next farm.



ANDY ANDERSON,
LAND AGENT

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