

MIDWEST LAND GROUP PRESENTS

157 ACRES IN

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# JACKSON COUNTY KANSAS



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# TOP-NOTCH HUNTING AND RECREATIONAL FARM IN NORTHEAST KANSAS

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This gem is such an easy farm to fall in love with! Located in Jackson County, Kansas, this incredible 157 +/- acre property sets up extremely well for someone looking for a go-to hunting piece. The farm features approximately 58 +/- acres in tillable production which will provide a financial bonus for a new owner. The combination of open ground to timber is ideal for the most hardcore of hunters with wildlife seen throughout the property. Situated on a minimum maintenance road gives the property a secluded and remote atmosphere.

As you arrive on the northern side of the property, a driveway leads you to a beautiful scenic location overlooking the bottom ground. The tillable acres are planted to corn for 2025. This ground features primarily Class II soils with an impressive combination of mostly Kennebec and Chase Silty Clay Loam. The overall NCCPI is 73.2 with a weighted average of 2.28. Several acres are currently being cut for hay as well.

The topography, paired with several large lakes nearby, makes this property a hub for activity in the neighborhood. Several wooded draws follow multiple creek drainages that lead through the farm. These creeks and ditches provide perfect access routes to and from your stand, staying out of sight and containing your scent. Over a dozen toms were gobbling on the roost

at daybreak when taking photos. A centrally-located 5 +/- acres field appears to be a textbook pinch point for getting a shot at your target buck.

As you navigate up into the main block of timber, a mowed trail system contains a mixture of hardwoods and cedar trees. The cedars create a visual barrier for easily accessing parts of the property without being detected. Redbuds were showcasing prime colors as I made my way to the middle portion of the tract. Deer rubs and tracks are seen throughout and several groups were bumped when traveling along the paths. The habitat changes from thick cedars to a more diverse landscape along the creek with large oaks, sycamores, and walnuts making up the majority of timber. Lots of native forbs dominate the forest floor. Access to almost every portion of the farm is a breeze with mowed paths through the timber and along the field edges, making both mobility and maintenance of the property very convenient.

The key ingredients to any great hunting farm are food, water, and cover. The makeup of this property provides the opportunity to have and hold deer throughout every season of the year. A new landowner is sure to fall in love with this dynamite tract! Call Drew Yarkosky at (816) 599-3647 for more details or to schedule a showing today.

# PROPERTY FEATURES

PRICE: **\$817,491** | COUNTY: **JACKSON** | STATE: **KANSAS** | ACRES: **157**

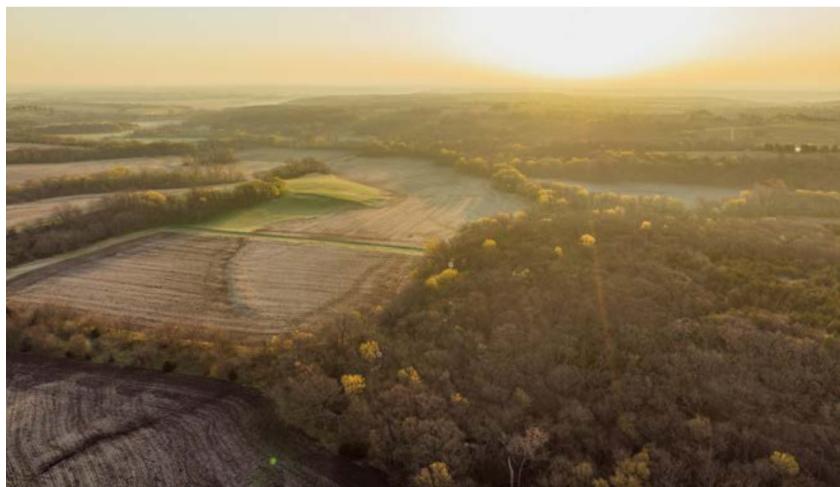
- 58 +/- tillable acres
- Primarily Class II soils
- NCCPI overall soil average rating of 73.2
- Multiple drainages are ideal for hunting access routes
- Beautiful scenic views
- Combination of cedars and hardwood timber
- Whitetail deer, turkey, and quail present
- Mowed trails throughout timber and around fields
- Kansas Deer Management Unit 10
- Minimum maintenance dirt road
- Oral year-to-year crop share agreement on tillable acres
- 2024 taxes: \$2,315.56
- 8 miles from Holton, KS
- 30 miles to Topeka, KS
- 65 miles to Kansas City, MO



# 58 +/- TILLABLE ACRES

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This ground features primarily Class II soils with an impressive combination of mostly Kennebec and Chase Silty Clay Loam. The overall NCCPI is 73.2 with a weighted average of 2.28. Several acres are currently being cut for hay as well.



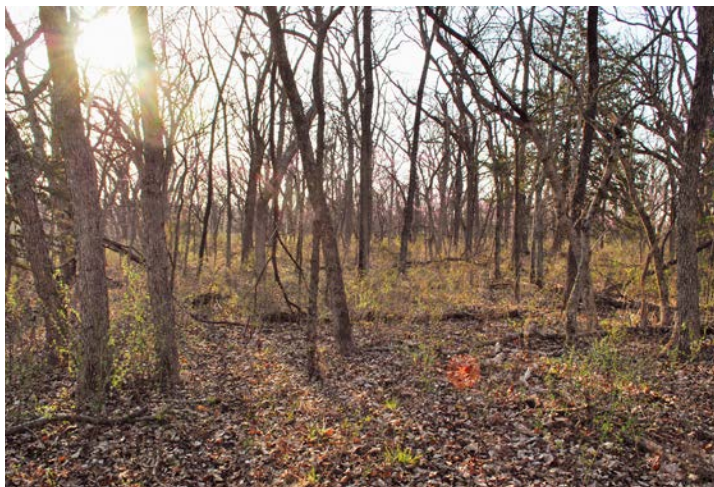
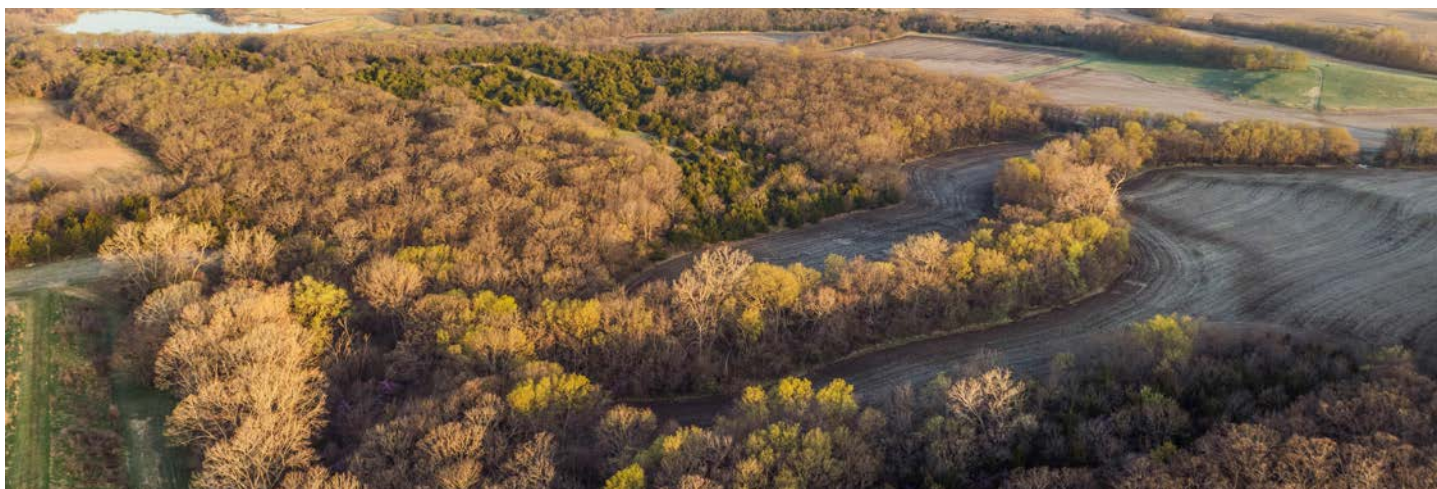
# MOWED TRAILS THROUGHOUT

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# CEDAR AND HARDWOOD TIMBER

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# MULTIPLE DRAINAGES

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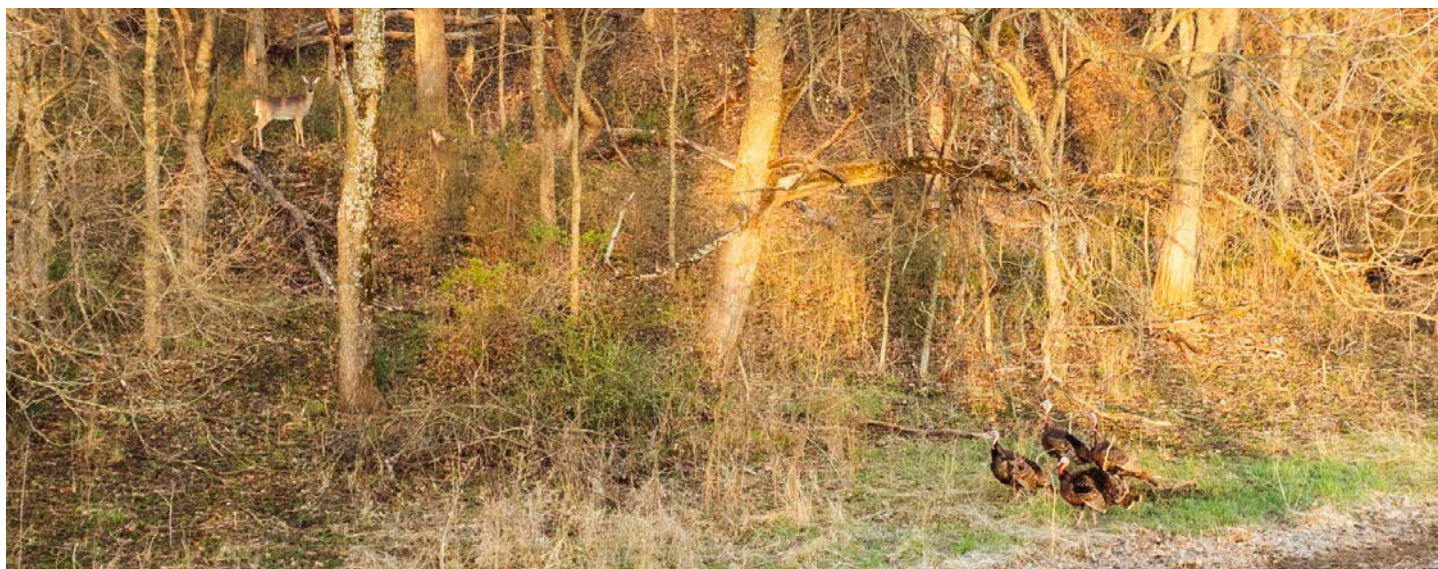
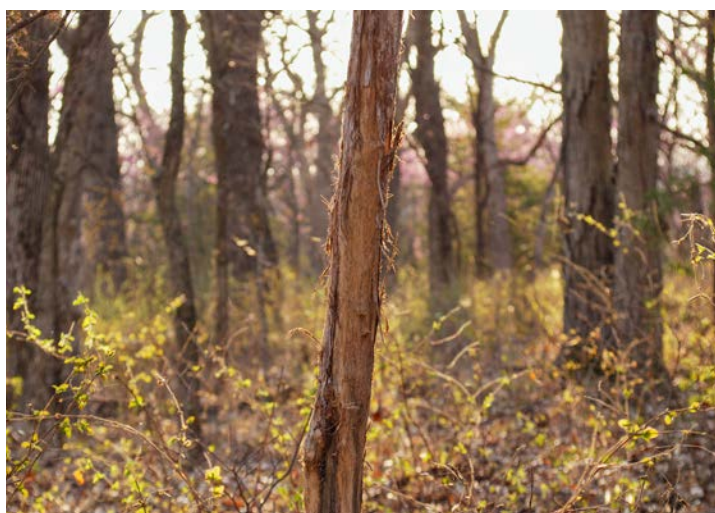
Several wooded draws follow multiple creek drainages that lead through the farm. These creeks and ditches provide perfect access routes to and from your stand, staying out of sight and containing your scent.



# HUNTING OPPORTUNITIES

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Deer rubs and tracks are seen throughout and several groups were bumped when traveling along the paths. Over a dozen toms were gobbling on the roost at daybreak when taking photos. A centrally-located 5 +/- acres field appears to be a textbook pinch point for getting a shot at your target buck.



# AERIAL MAP



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Boundary Center: 39° 25' 47.81, -95° 35' 3.84

0ft 520ft 1040ft



Maps Provided By:



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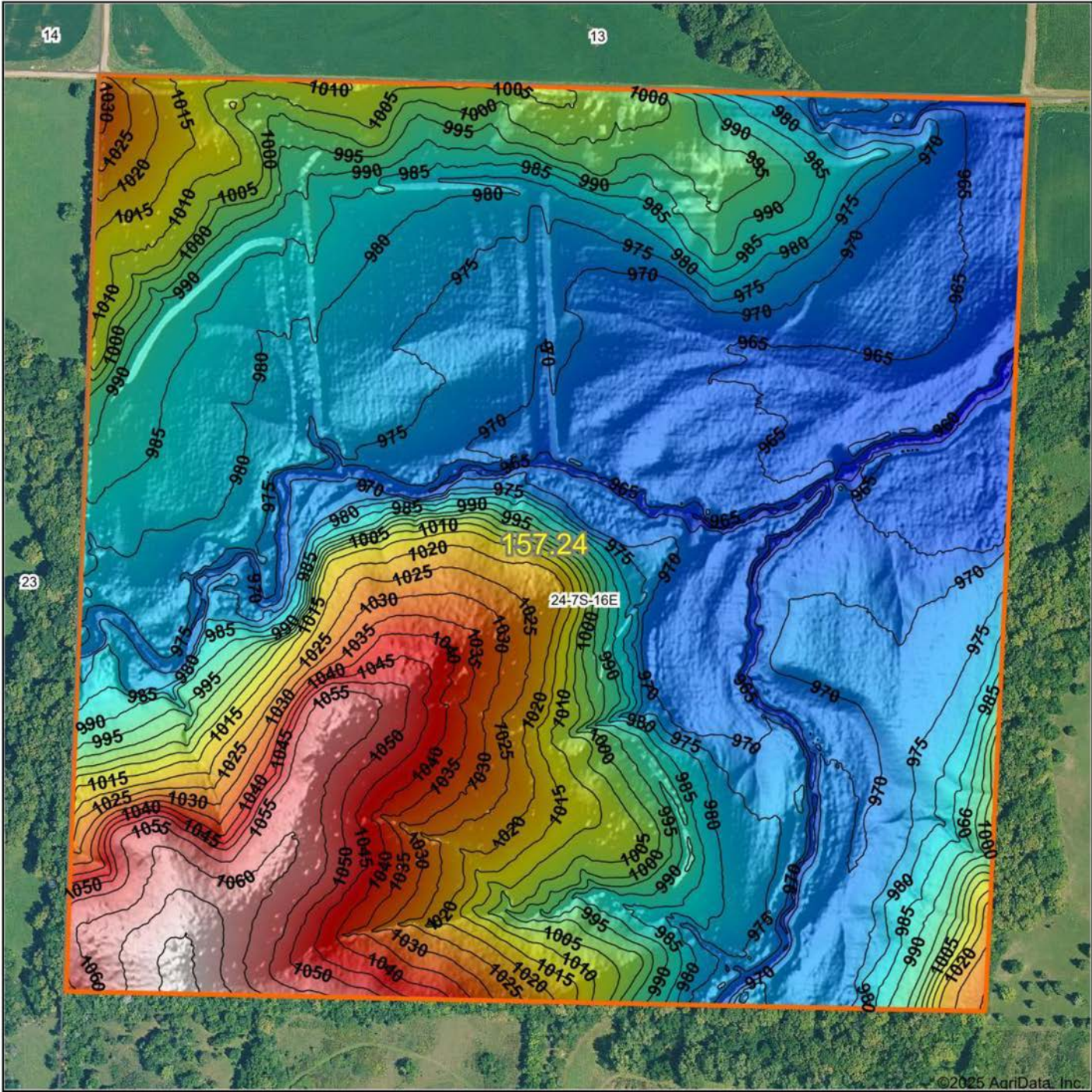
**24-7S-16E**  
**Jackson County**  
**Kansas**



3/14/2025



# HILLSHADE MAP



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Maps Provided By:

**surety**  
CUSTOMIZED ONLINE MAPPING

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Source: USGS 1 meter dem  
Interval(ft): 5  
Min: 954.6  
Max: 1,072.1  
Range: 117.5  
Average: 992.3  
Standard Deviation: 27.92 ft

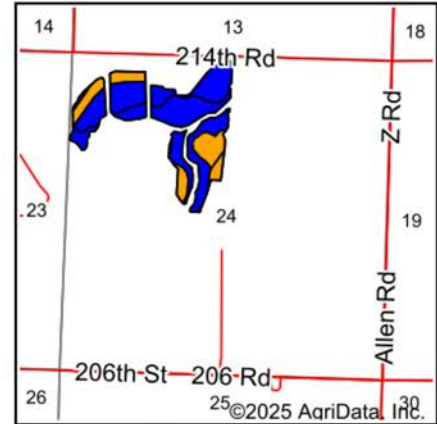
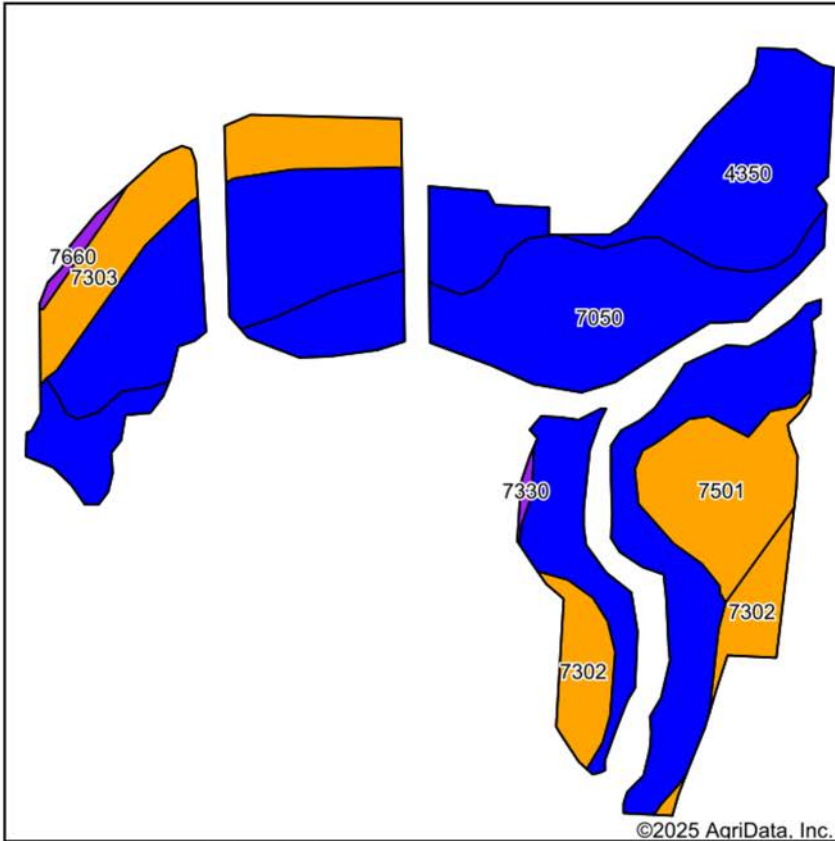


3/14/2025

**24-7S-16E**  
**Jackson County**  
**Kansas**

Boundary Center: 39° 25' 47.81, -95° 35' 3.84

# SOILS MAP



State: **Kansas**  
 County: **Jackson**  
 Location: **24-7S-16E**  
 Township: **Garfield**  
 Acres: **58.65**  
 Date: **3/14/2025**



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: KS085, Soil Area Version: 23

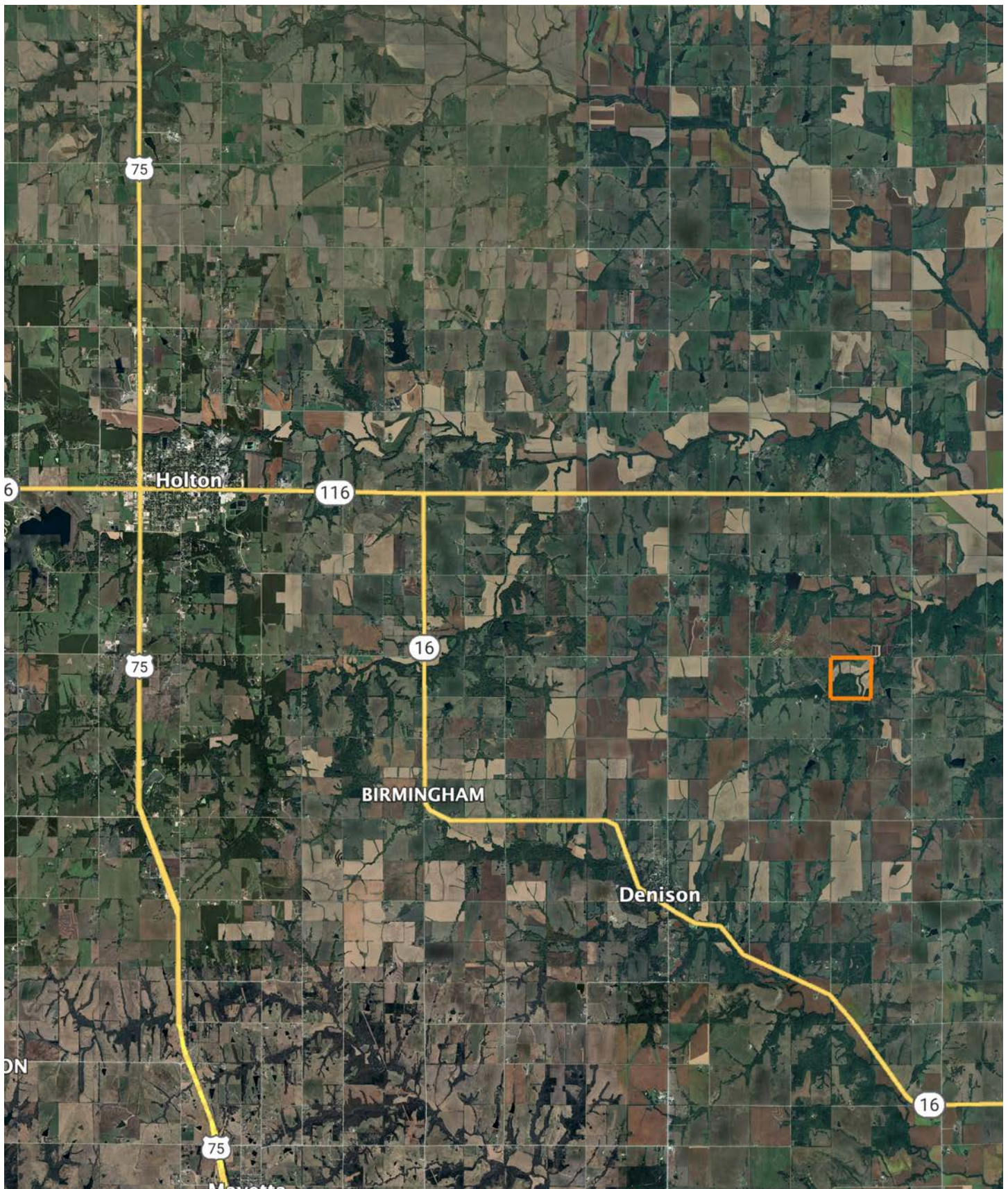
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	Corn Bu	Soybeans Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
7050	Kennebec silt loam, occasionally flooded	24.27	41.3%	Blue	Ilw		4361	114	38	89	89	82
4350	Chase silty clay loam, rarely flooded	19.57	33.4%	Blue	Ilw	Ilw	4365			72	71	68
7303	Martin silty clay loam, 3 to 7 percent slopes, eroded	5.44	9.3%	Orange		Ille	4190			47	44	39
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	5.05	8.6%	Orange		Ille	3883			48	38	39
7302	Martin silty clay loam, 3 to 7 percent slopes	3.79	6.5%	Orange		Ille	4228			54	50	47
7660	Vinland-Sogn complex, 5 to 15 percent slopes	0.36	0.6%	Purple		Vle	3482			36	33	24
7330	Martin-Vinland silty clay loams, 5 to 10 percent slopes	0.17	0.3%	Purple		Vle	4098			47	44	38
<b>Weighted Average</b>					<b>2.28</b>	<b>*-</b>	<b>4290.6</b>	<b>47.2</b>	<b>15.7</b>	<b>*n 73.2</b>	<b>*n 71.4</b>	<b>*n 66.9</b>

\*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.

# 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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