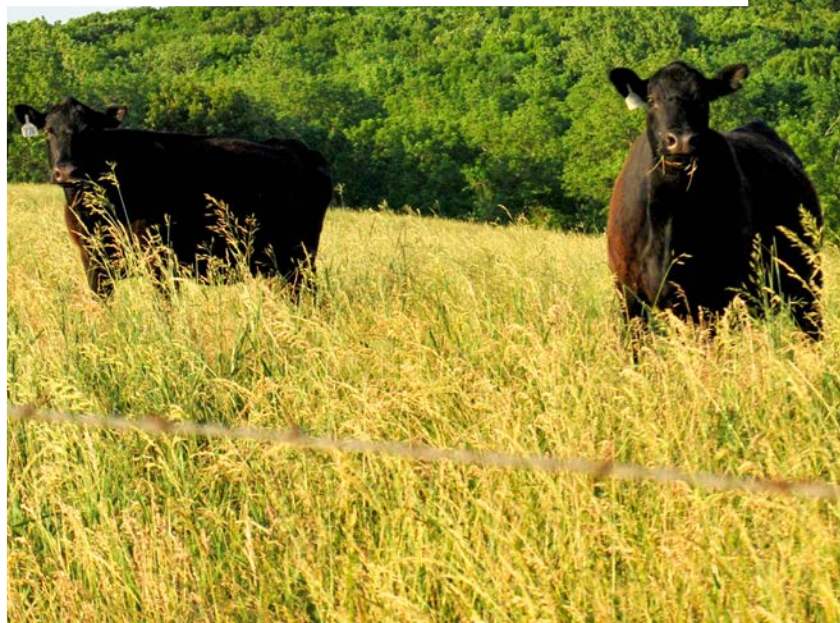


MIDWEST LAND GROUP PRESENTS



140 ACRES  
**JEFFERSON COUNTY, KS**

Highway 92, McLouth, Kansas 66054





MIDWEST LAND GROUP IS HONORED TO PRESENT

# INCOME-PRODUCING TRACT WITH GREAT HUNTING IN JEFFERSON COUNTY

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Located in eastern Jefferson County lies this beautiful tract of bottom-ground tillable, timber, and open acres. The scenic views, high-quality soils, and great hunting make this combination farm very desirable. The property is attractive for a variety of buyers - whether you are looking to add to your farming operation or have a recreational farm that produces a good return annually.

The 45 +/- acres currently in tillable production are high-producing Class II soils with an NCCPI over 80. Approximately 23 +/- acres are seeded to brome and are cut annually for hay. The remaining open acres are in pasture with the farmer running a couple dozen cow-calf pairs. There is a cash rent agreement for 2025 for the crop ground, pasture, and hay ground. There are also 3 natural gas wells on the property with a lease through Southern Star.

Prairie Creek winds through the property creating a water source and travel coordinator for hunting. There is no shortage of deer and turkey tracks throughout the farm. Multiple locations are set up well for pinch points and this farm will no doubt be a great spot to hunt during the rut with all the terrain features it has. The scenic views this region encompasses are highly desired and hard to replicate in Kansas.

The makeup of this property provides the opportunity for a new owner to enjoy the benefits of both the income-producing acres, as well as its recreational value. 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: **\$797,428** | COUNTY: **JEFFERSON** | STATE: **KANSAS** | ACRES: **140**

- 45 +/- tillable acres
- Primarily Class II soils planted to soybeans
- NCCPI overall soil average rating of 73.2
- 23 +/- acres of hay ground in brome grasses
- Beautiful scenic views
- Prairie Creek
- Combination of cedars and hardwood timber
- Whitetail deer and turkey are abundant
- Kansas Deer Management Unit 10
- Blacktop road frontage
- 3 natural gas wells (Southern Star)
- Oral year-to-year cash rent agreement on tillable, hay, and pasture
- 2024 taxes: \$1,928.48
- 4 miles from Springdale, KS
- 20 miles to Leavenworth, KS
- 20 miles to Lawrence, KS
- 40 miles to Kansas City, MO



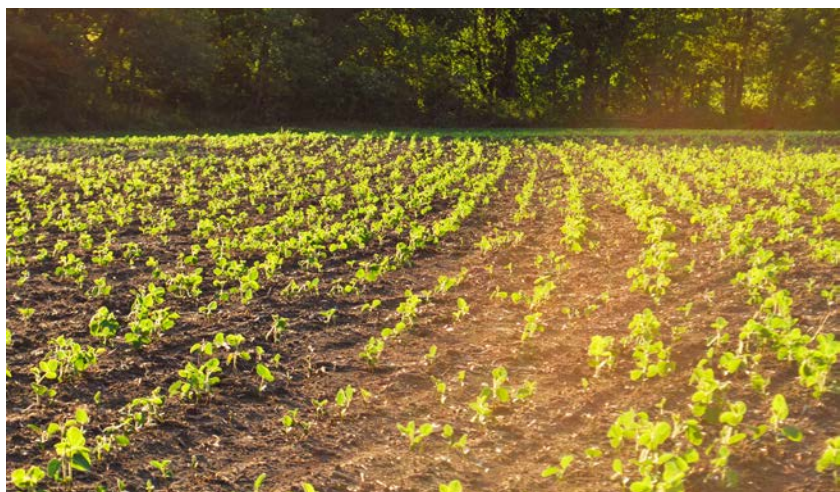
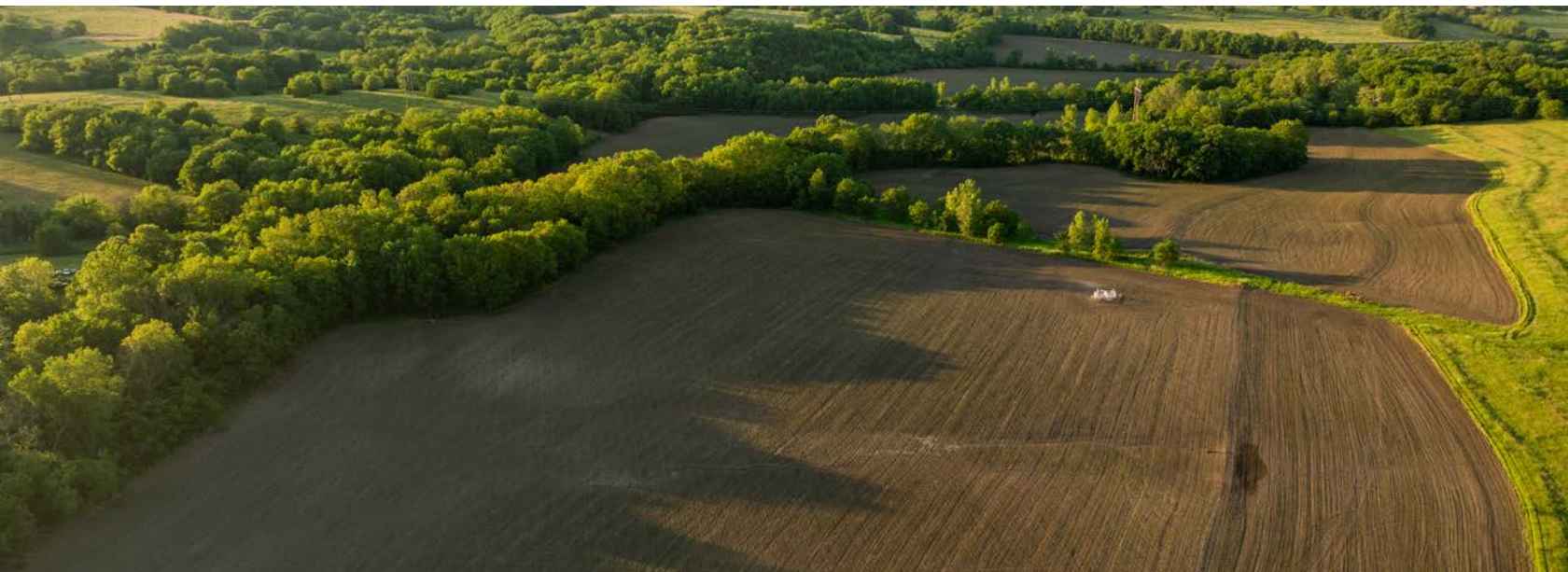


# 45 +/- TILLABLE ACRES

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The 45 +/- acres currently in tillable production are high-producing Class II soils with an NCCPI over 80.

Approximately 23 +/- acres are seeded to brome and are cut annually for hay.





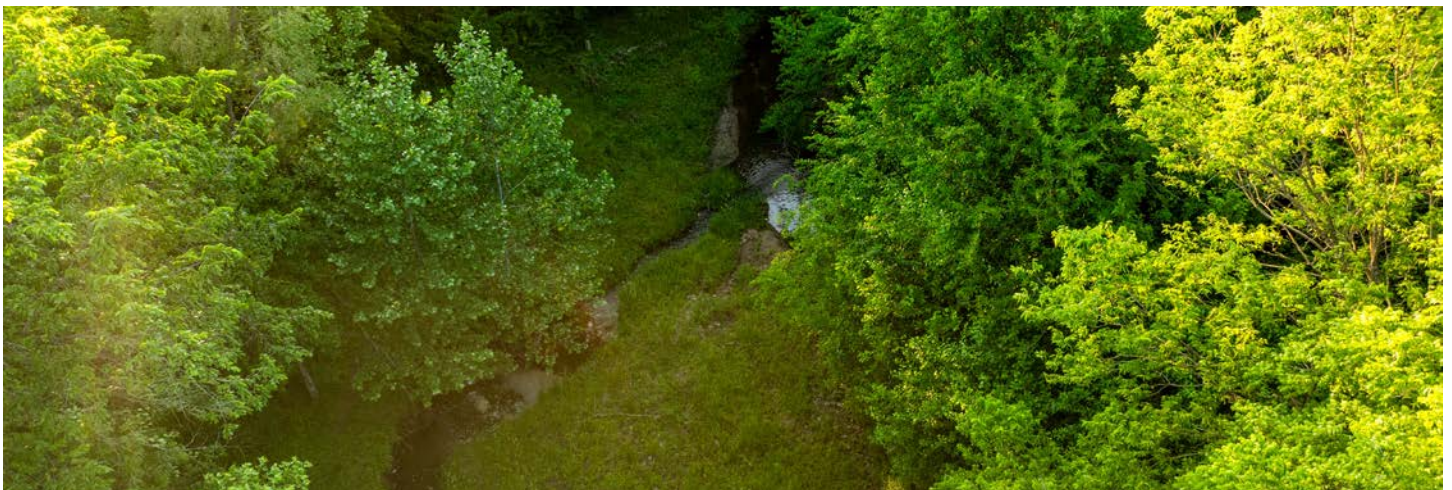
# NATURAL GAS WELLS

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## PRAIRIE CREEK

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# HUNTING OPPORTUNITIES

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There is no shortage of deer and turkey tracks throughout the farm. Multiple locations are set up well for pinch points and this farm will no doubt be a great spot to hunt during the rut with all the terrain features it has.





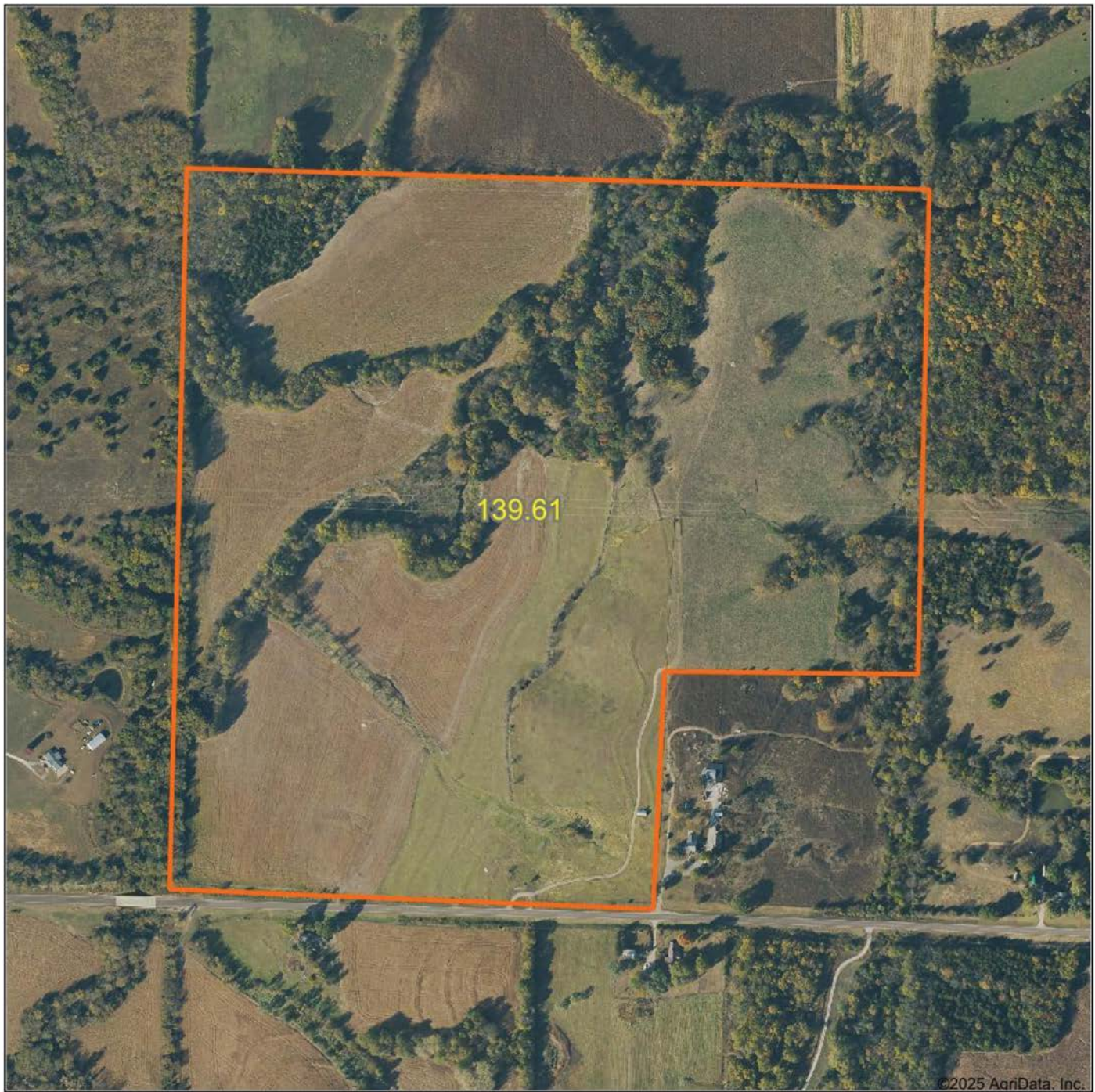
# ADDITIONAL PHOTOS

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# AERIAL MAP



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Maps Provided By:



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Boundary Center: 39° 15' 48.52, -95° 11' 39.12

**16-9S-20E**  
**Jefferson County**  
**Kansas**

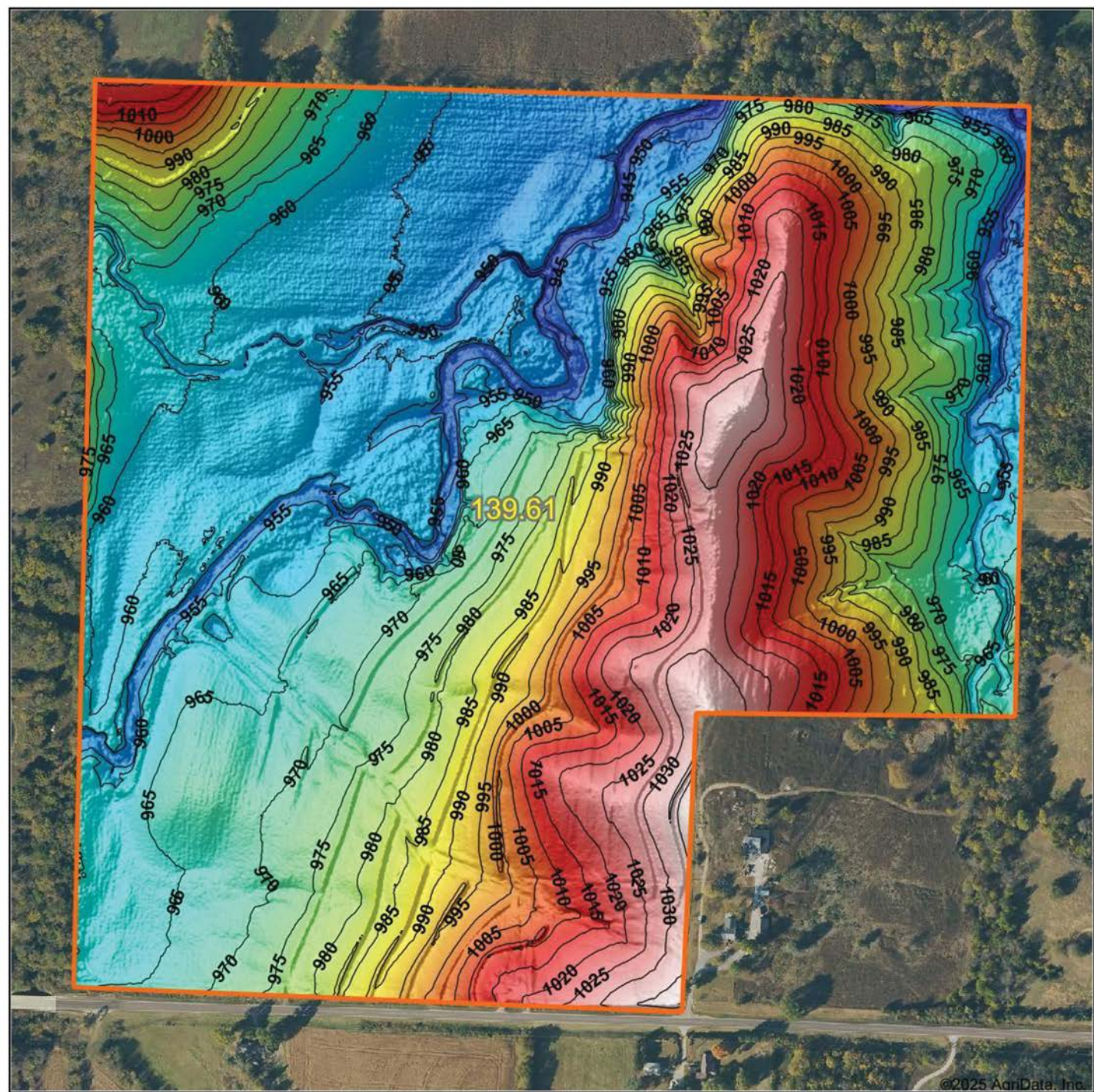
0ft 554ft 1107ft



5/25/2025



# 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: 937.7  
Max: 1,038.1  
Range: 100.4  
Average: 979.7  
Standard Deviation: 24.61 ft



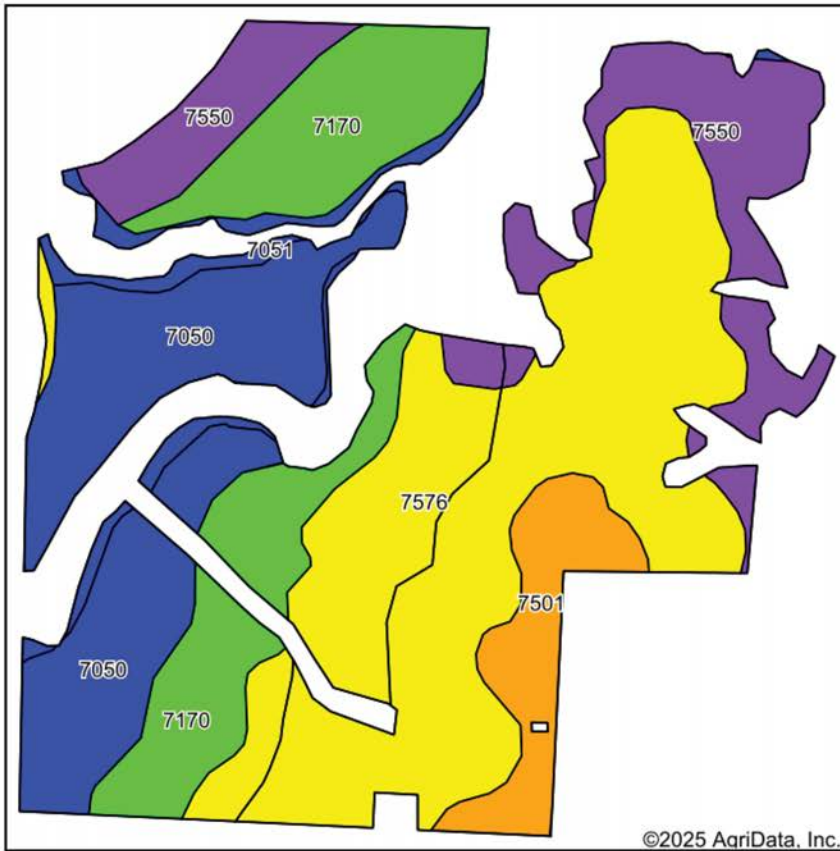
5/25/2025

16-9S-20E  
Jefferson County  
Kansas

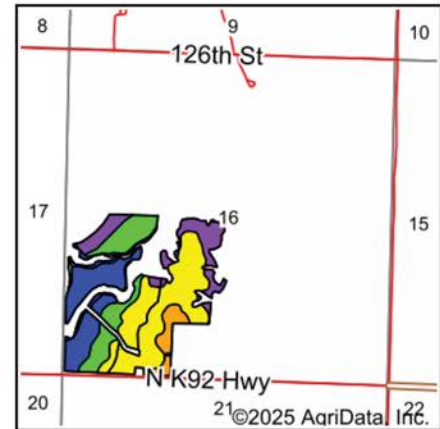
Boundary Center: 39° 15' 48.52, -95° 11' 39.12



# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**  
 County: **Jefferson**  
 Location: **16-9S-20E**  
 Township: **Union**  
 Acres: **99.71**  
 Date: **5/25/2025**



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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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
7576	Shelby clay loam, 8 to 12 percent slopes, eroded	37.89	38.0%		IVe		4279			61	61	55
7050	Kennebec silt loam, occasionally flooded	19.83	19.9%		IIw		4361			89	89	82
7170	Reading silt loam, rarely flooded	17.41	17.5%		Iw	Iw	4573			89	89	76
7550	Rosendale-Bendena silty clay loams, 3 to 40 percent slopes	14.92	15.0%		VIIe		3623			48	33	29
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	6.23	6.2%		IIIe		3883			48	38	39
7051	Kennebec silt loam, frequently flooded	3.43	3.4%		IIw		4000	110	50	75	75	63
Weighted Average					3.40	*-	4214.1	3.8	1.7	*n 69.2	*n 66.3	*n 59.4

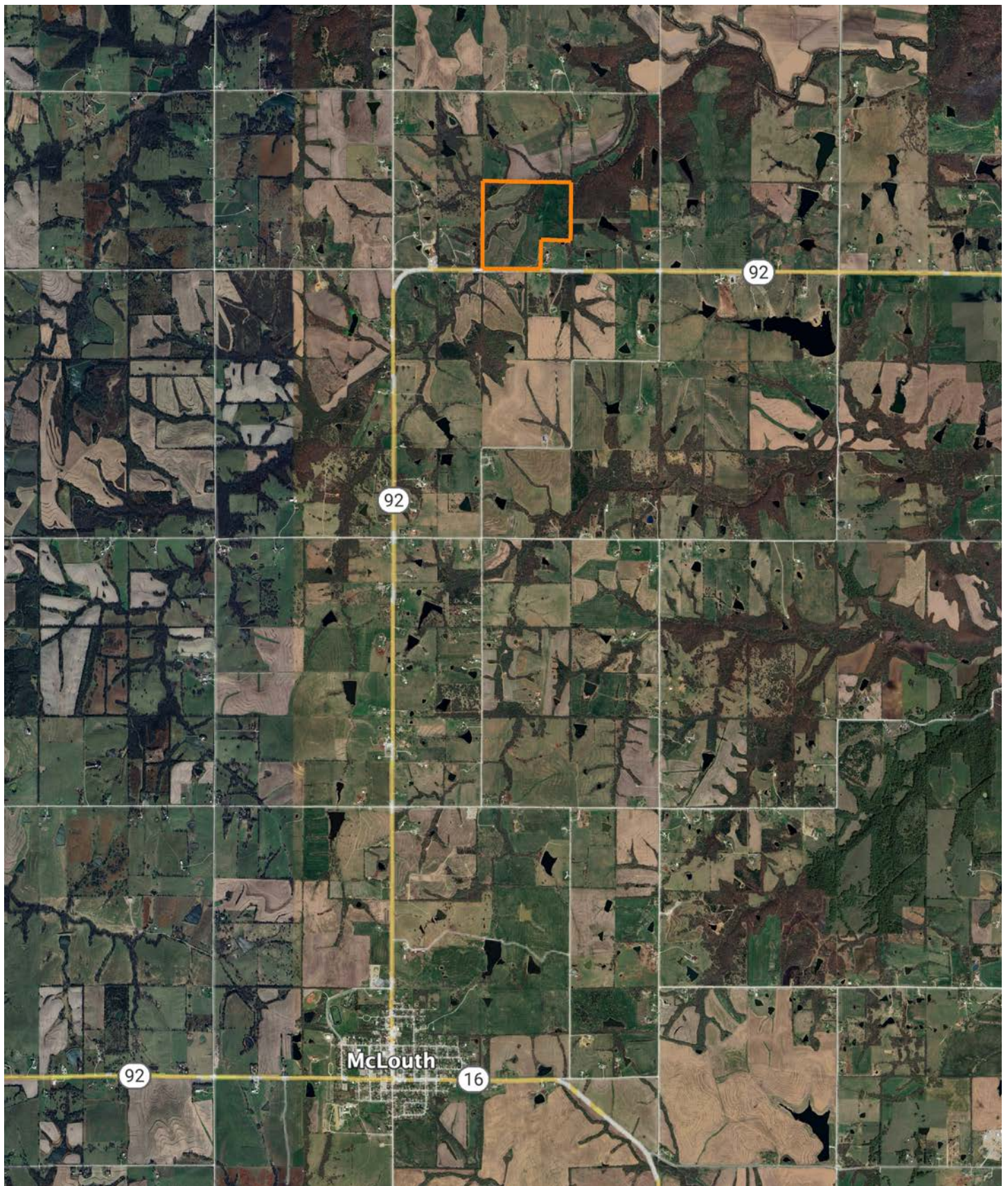
\*n: The aggregation method is "Weighted Average using all components"

\*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



## MidwestLandGroup.com

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