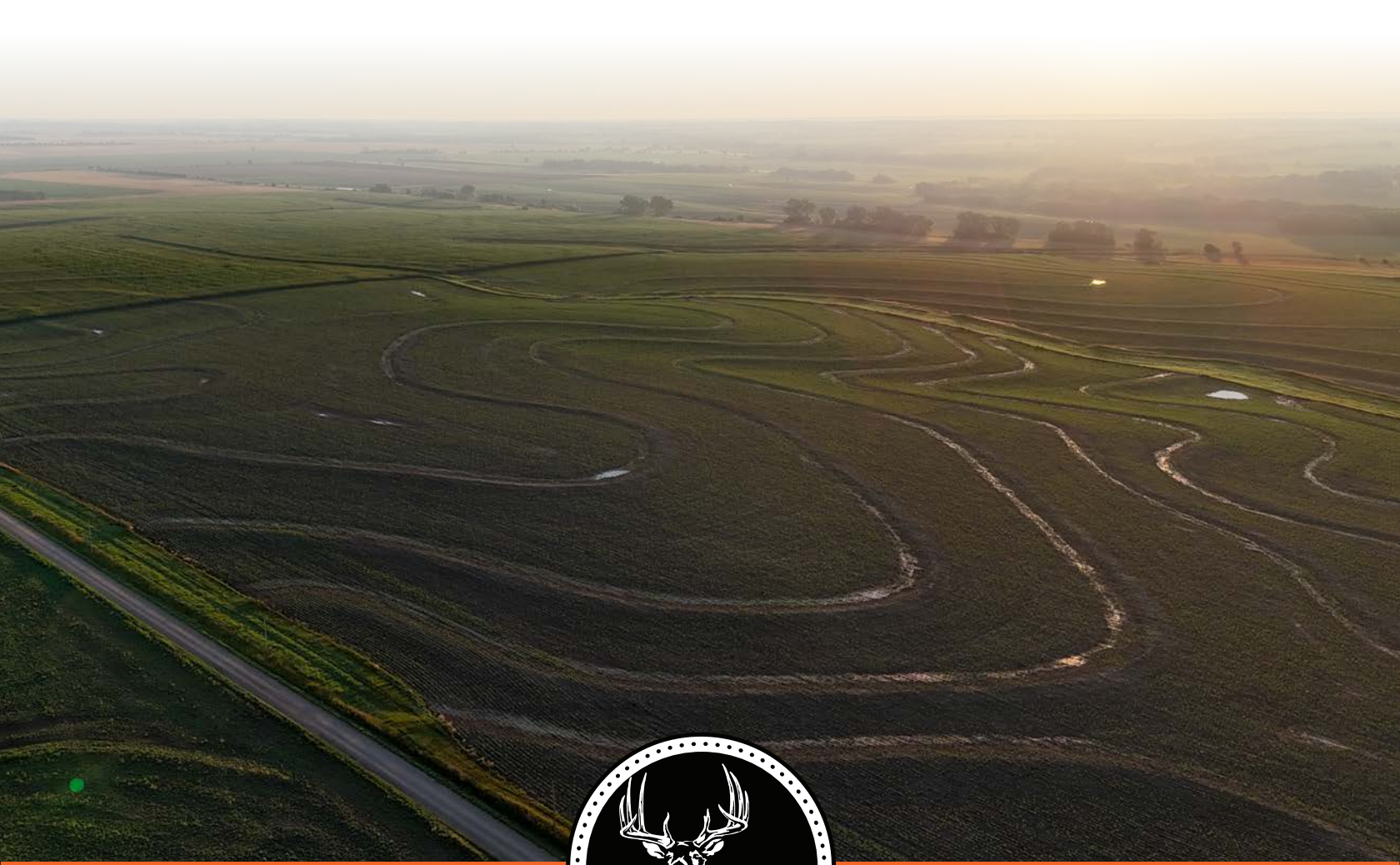


MIDWEST LAND GROUP PRESENTS

319.1 ACRES IN

OTTAWA COUNTY KANSAS



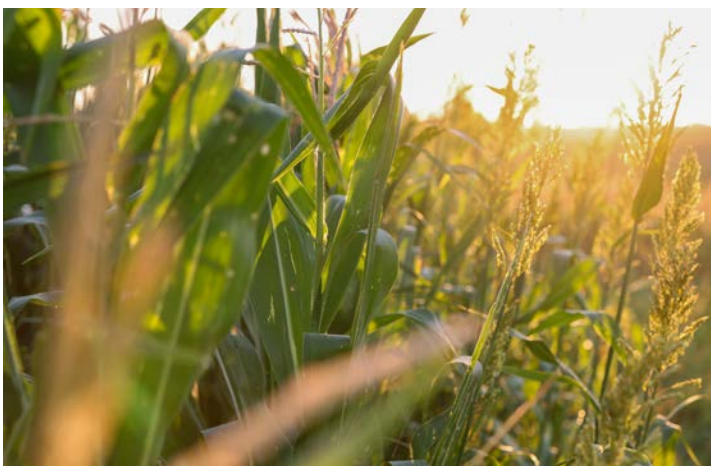
MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

HIGHLY PRODUCTIVE HALF SECTION OF PREMIUM TILLABLE ACREAGE

Some properties grow more than crops; they grow generations of hard work, pride, and stewardship. For over 100 years, this exceptional half-section of productive, tillable ground has been farmed by the same family. Now, for the first time in generations, this farm is available— and it's ready for the next chapter. With over 304 +/- tillable acres, rich Crete and Geary silt loams, and well-maintained terraces and waterways, it's a field that rewards every pass of the planter.

With 32 feet of elevation change, water control is not a problem with the well-maintained terrace system. The property runs north to south and has road frontage on 3 sides with no fences, making access a breeze. Utilities and water are available on the west side of the property along 280th Road. The current tenant has a great-looking corn and milo crop in the field. The cash rent tenancy agreement is in place until November 1, 2025, but the tenant would be willing to keep farming it. Contact the listing agent, Jenn Yarbrough, at (417) 719-2172 for questions or to schedule a time to view the property.



PROPERTY FEATURES

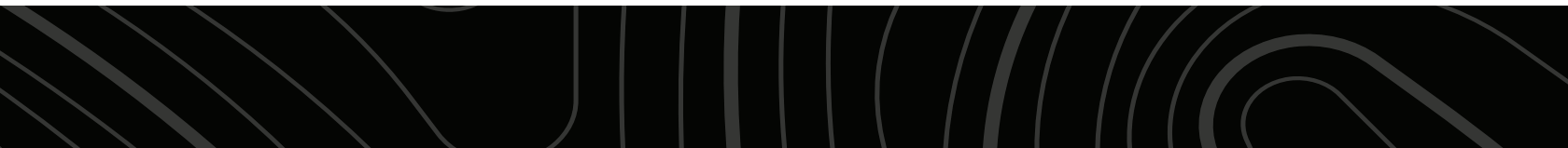
PRICE: **\$1,200,000** | COUNTY: **OTTAWA** | STATE: **KANSAS** | ACRES: **319.1**

- 304 +/- tillable acres
- 15.1 +/- brome waterway acres
- Productive Class II and III soils
- NCCPI overall rating 65.3
- Clean waterways
- Maintained terraces
- Mineral rights intact to transfer
- Road frontage on 3 sides
- 18 miles to Salina, KS
- 5.3 miles to Solomon, KS



304 +/- TILLABLE ACRES

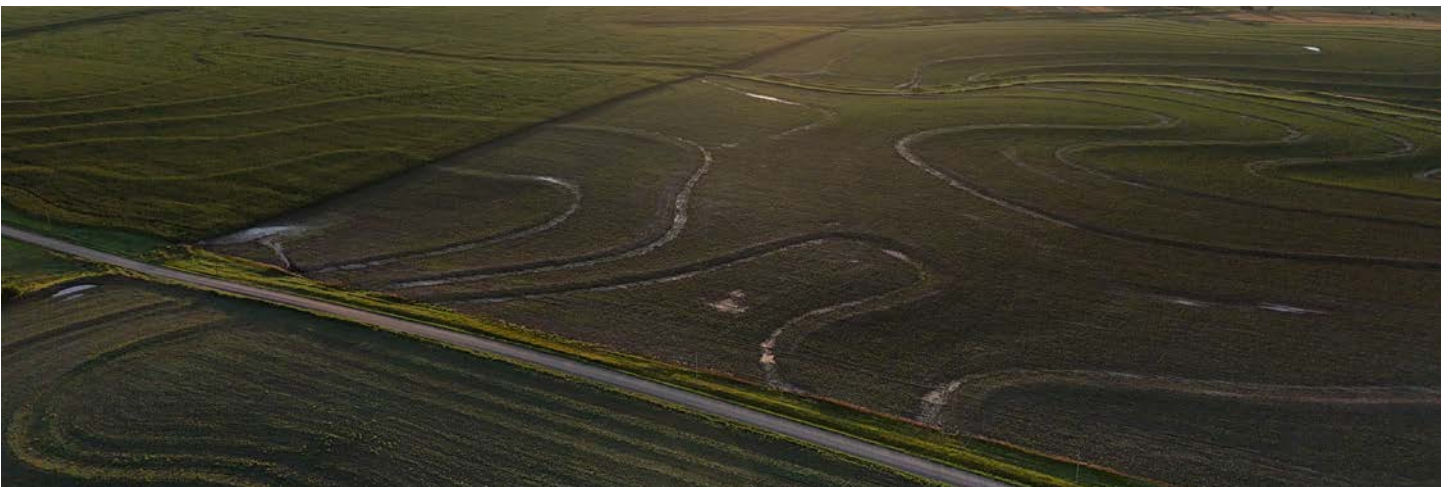
With over 304 +/- tillable acres, rich Crete and Geary silt loams, and well-maintained terraces and waterways, it's a field that rewards every pass of the planter.



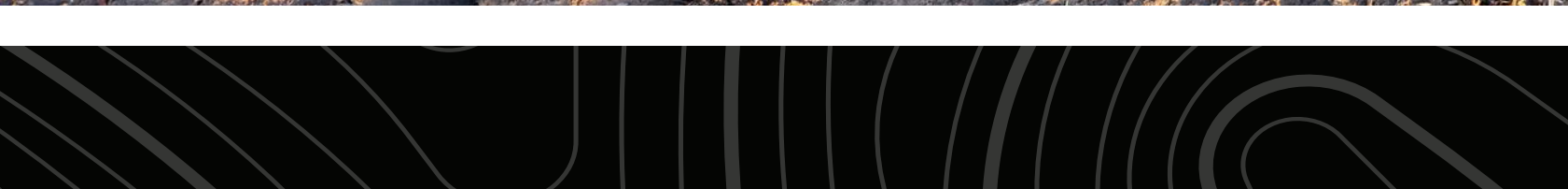
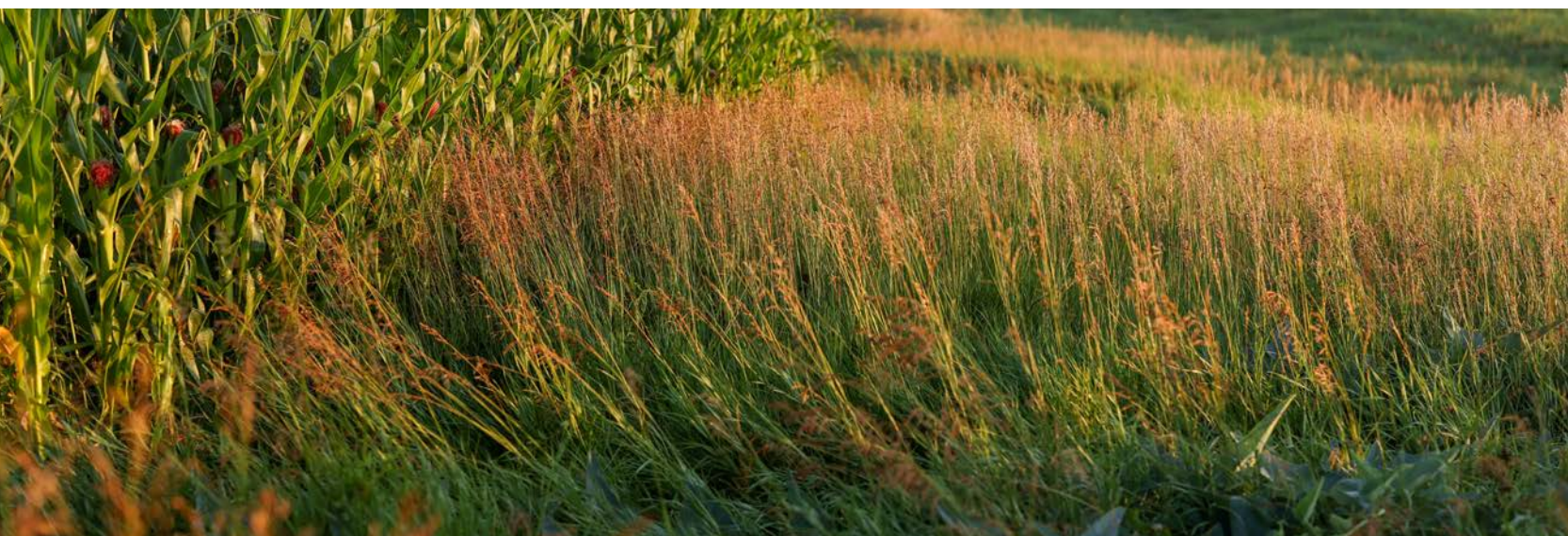
5.3 MILES TO SOLOMON, KS



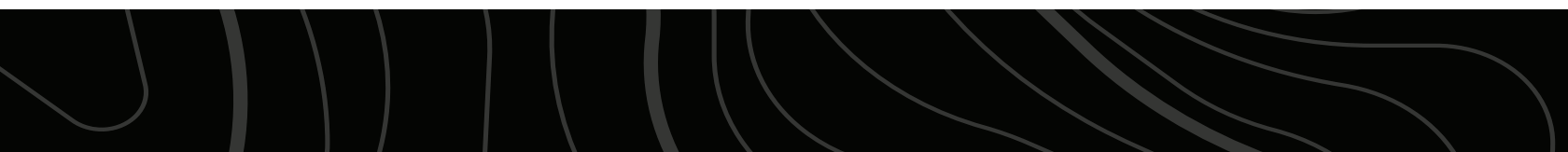
ROAD FRONTAGE ON 3 SIDES



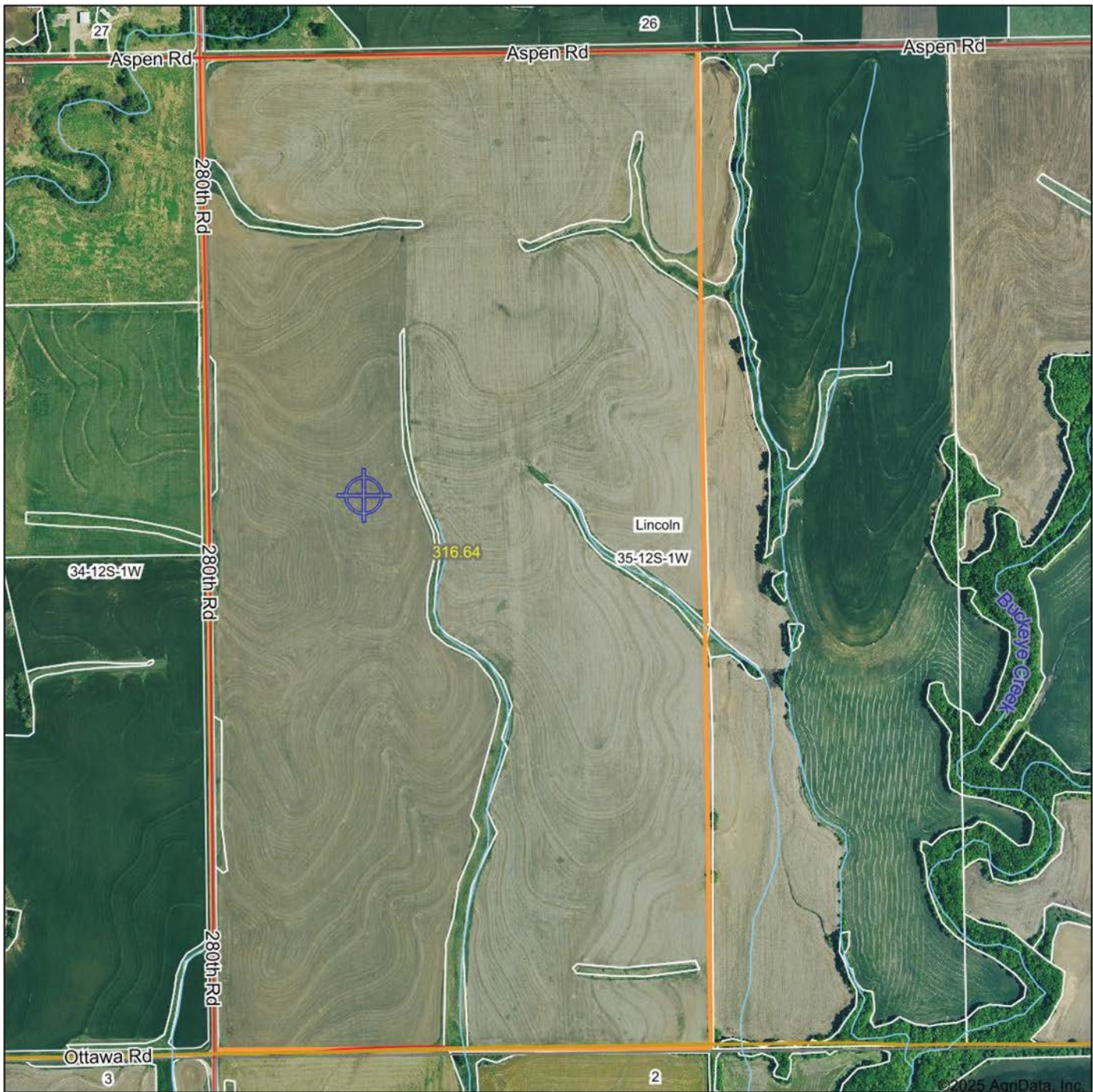
HUNTING OPPORTUNITIES



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 38° 57' 55.28, -97° 24' 14.92

0ft 822ft 1644ft

35-12S-1W
Ottawa County
Kansas



7/2/2025



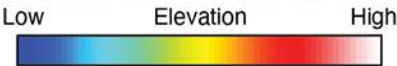
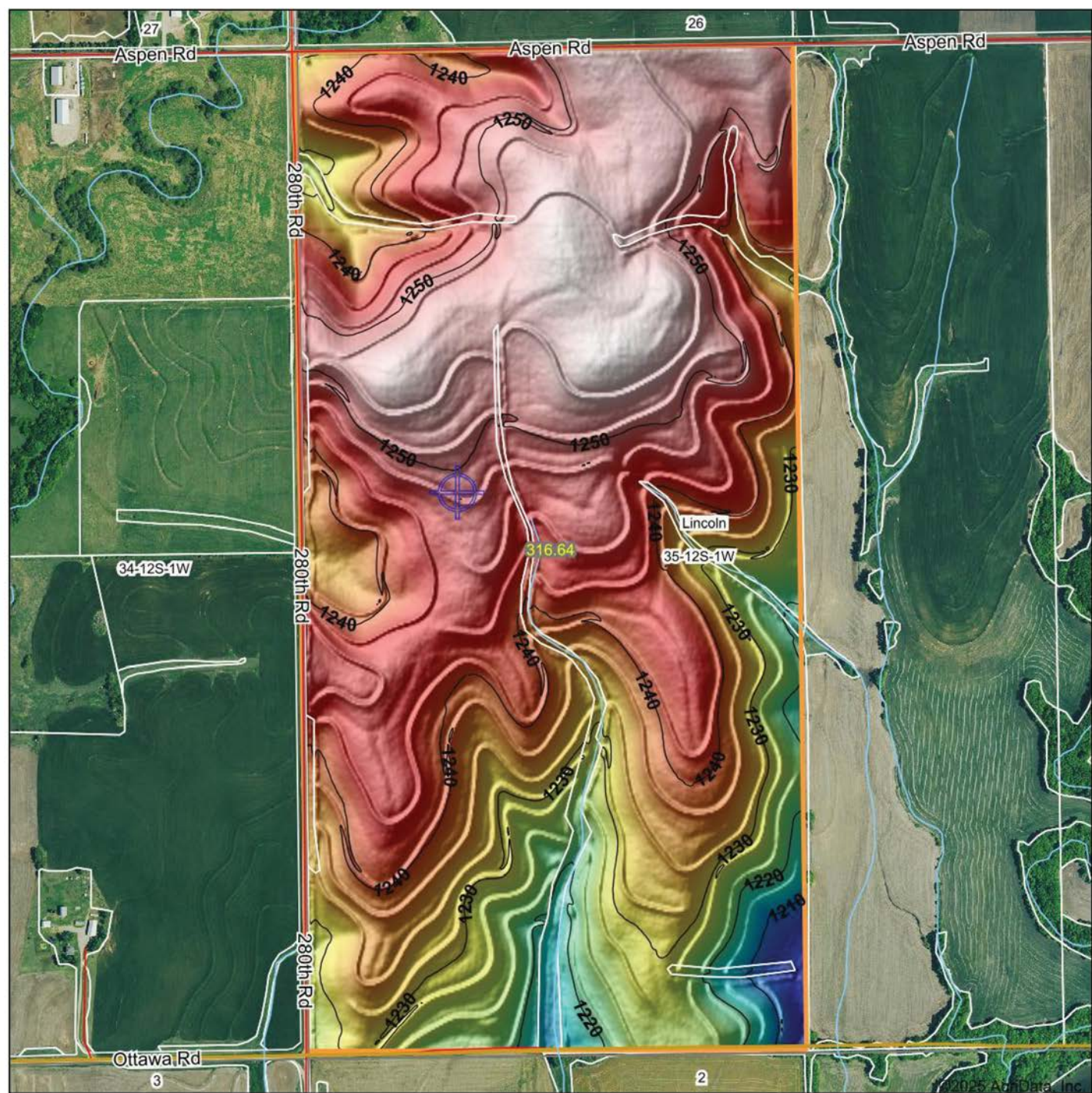
Maps Provided By:



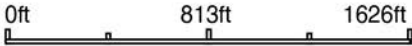
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

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

HILLSHADE MAP



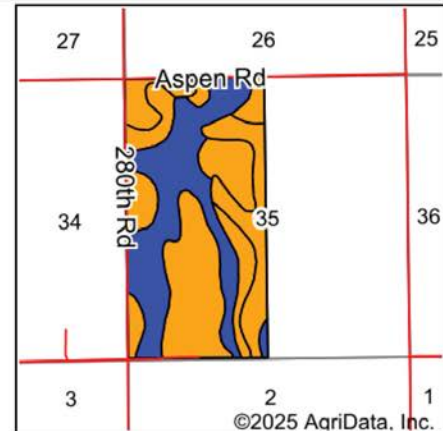
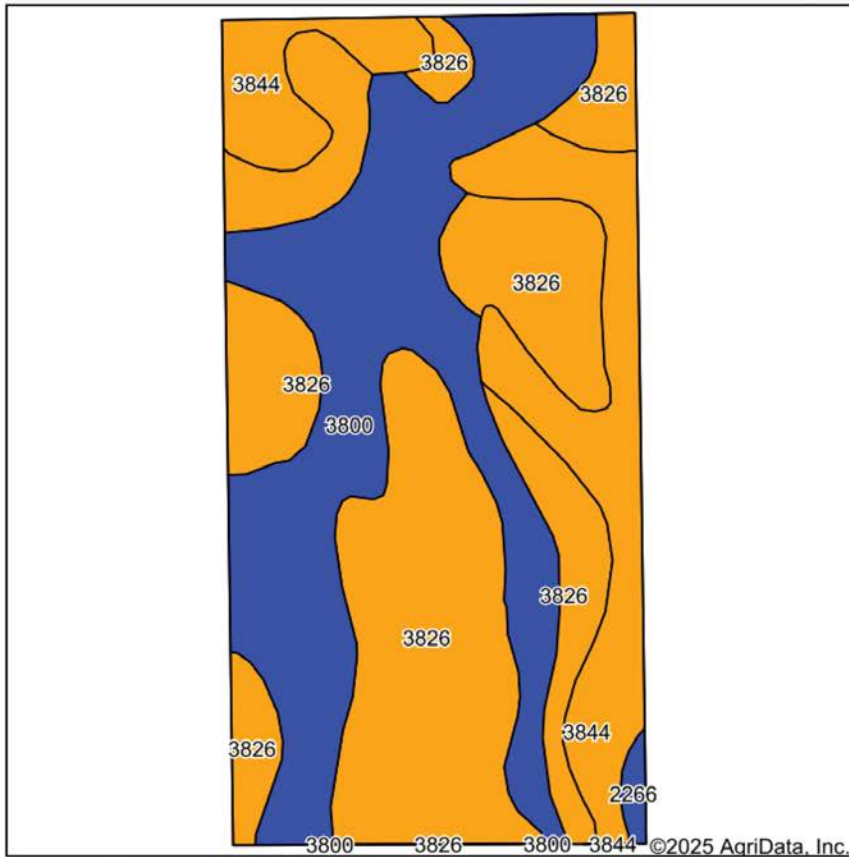
Source: USGS 3 meter dem
Interval(ft): 10
Min: 1,201.5
Max: 1,258.2
Range: 56.7
Average: 1,240.2
Standard Deviation: 11.15 ft



35-12S-1W
Ottawa County
Kansas

Boundary Center: 38° 57' 55.28, -97° 24' 14.92

SOILS MAP



State: **Kansas**
 County: **Ottawa**
 Location: **35-12S-1W**
 Township: **Lincoln**
 Acres: **316.64**
 Date: **7/2/2025**



Maps Provided By:

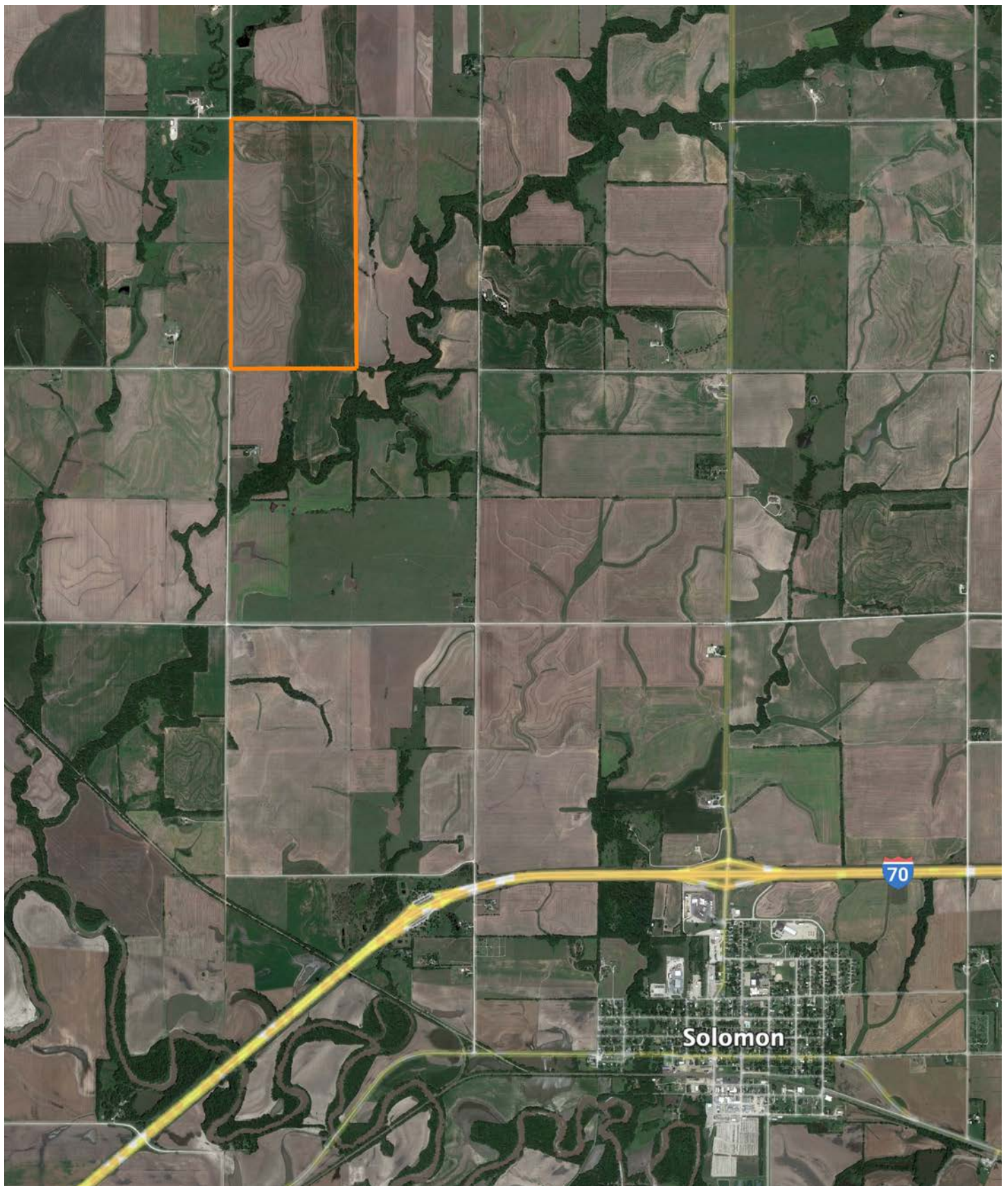


Area Symbol: KS143, Soil Area Version: 22												
Area Symbol: KS169, Soil Area Version: 21												
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
3826	Crete silt loam, 3 to 7 percent slopes	147.02	46.4%		> 6.5ft.	IIIe	3655	63	53	59	63	37
3800	Crete silt loam, 0 to 1 percent slopes, loess plains and breaks	108.39	34.2%		> 6.5ft.	IIIs	3580	65	57	61	65	37
3844	Geary silt loam, 3 to 7 percent slopes	58.98	18.6%		> 6.5ft.	IIIe	4085	71	68	65	71	36
2266	Tobin silt loam, occasionally flooded	2.08	0.7%		> 6.5ft.	IIw	5875	83	64	64	83	39
3826	Crete silt loam, 3 to 7 percent slopes	0.17	0.1%		> 6.5ft.	IIIe	3655	63	53	59	63	37
Weighted Average						2.65	3724	*n 65.3	*n 57.2	*n 60.8	*n 65.3	*n 36.8

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

From selling legacy properties to guiding hunters toward their dream piece of ground, Jennifer Yarbrough brings passion, empathy, and hard-earned experience to every land transaction. Jennifer is more than just a land advocate - she's lived the lifestyle. She's bought and sold her own hunting properties, shaped them for wildlife, and experienced both the joy of discovery and the heartache of letting them go. Her professional background includes working for the USDA in farm lending, giving her a sharp understanding of the financial side of land ownership.

An international spearfishing world record holder, NWTF Grand Slam achiever, published outdoor writer, dedicated bowhunter, and board member of Kansas One Shot Turkey Hunt, Jennifer also volunteers as a Pottawatomie County firefighter. Her knowledge of habitat management, wildlife patterns, and rural property development uniquely positions her to serve clients seeking both functional and meaningful land.

Today, she calls Emmett, Kansas home, with her husband Dusty and their son Finn. Whether you're buying a farm, selling a hunting tract, or simply exploring what's possible, Jennifer offers more than a transaction, she offers a partnership built on knowledge, authenticity, and a genuine love for the land.



JENN YARBROUGH,

LAND AGENT

785.380.8551

JYarbrough@MidwestLandGroup.com



MidwestLandGroup.com

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