

MIDWEST LAND GROUP PRESENTS

52.60 ACRES IN

ALLEN COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PRODUCTIVE 52.60 ACRE PASTURE WITH BUILDING POTENTIAL

This 52.60 acre property in Mildred, Kansas, offers a rare opportunity to own a versatile piece of land with water and electric already on site. The ground is primarily open pasture and hay ground, making it well-suited for livestock grazing, hay production, or future building potential. With utilities in place, it provides the perfect foundation for a farmstead, weekend retreat, or future development, while still offering the wide-open views and peaceful setting that come with rural living.

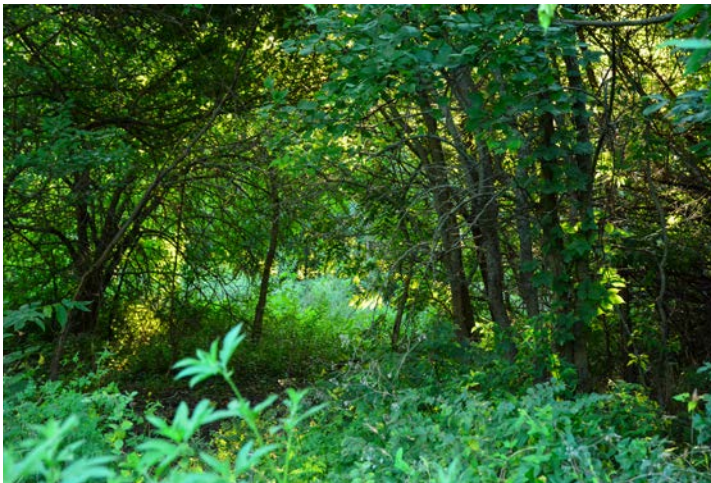
The land's layout is ideal for agricultural use, with gently rolling pastureland that is easy to maintain and highly productive for hay. Whether you're looking to expand your farming operation, start a hobby farm, or secure a country property with room to grow, this acreage is a solid investment. The combination of utilities, open ground, and a quiet Kansas location makes this tract both practical and full of potential.



PROPERTY FEATURES

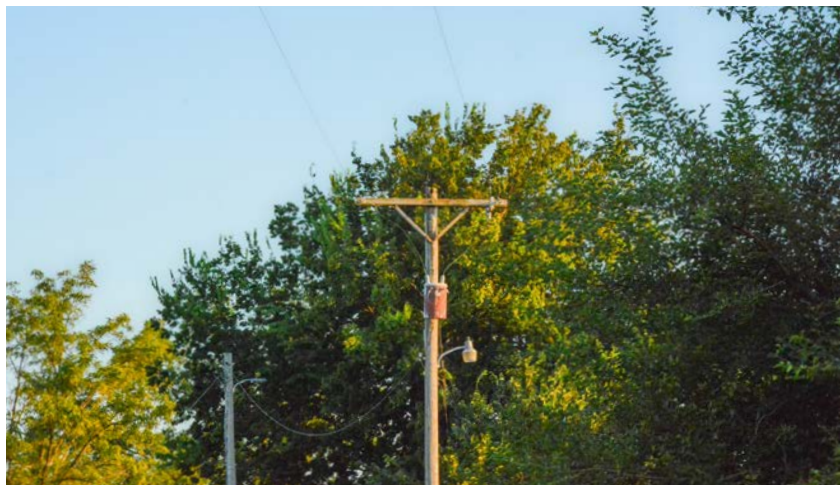
COUNTY: **ALLEN** | STATE: **KANSAS** | ACRES: **52.60**

- 52.60 acres located in Mildred, Kansas
- Water and electric are already on the property
- Primarily pasture and hay ground with strong production potential
- Gently rolling terrain, easy to maintain and work
- Ideal for livestock grazing, haying, or hobby farming
- Room to build a home, barn, or farmstead with utilities in place
- Peaceful rural setting with wide-open Kansas views
- Convenient size for both agricultural use and recreational enjoyment
- Good investment opportunity with multiple land-use options
- Located in a quiet area yet within driving distance of nearby towns

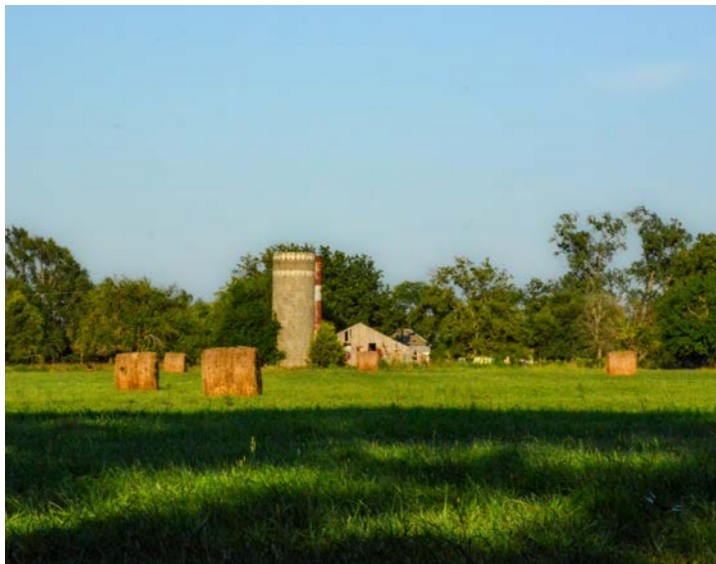


POTENTIAL BUILD SITE

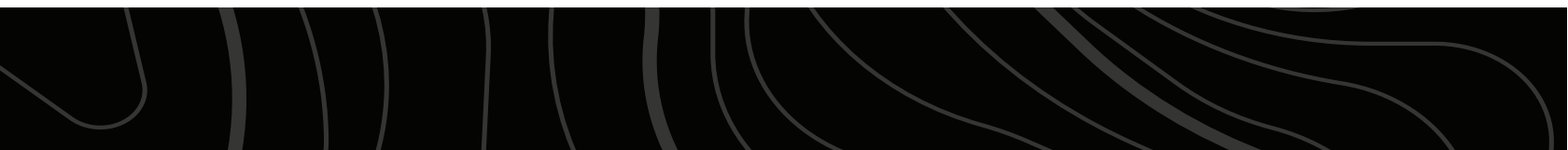
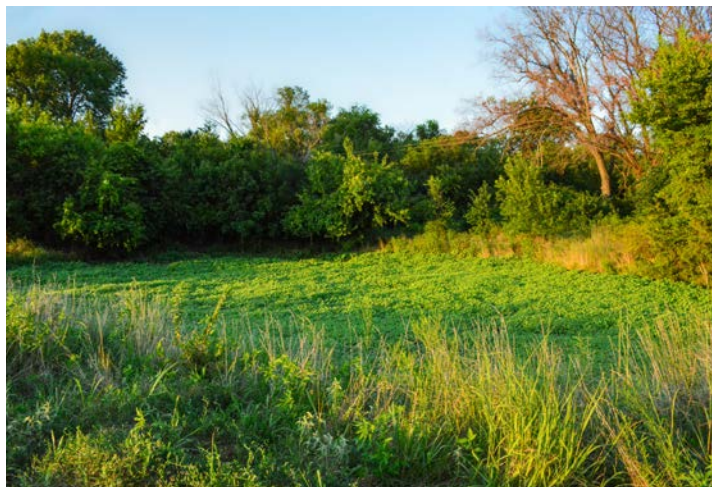
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IDEAL FOR HOBBY FARM

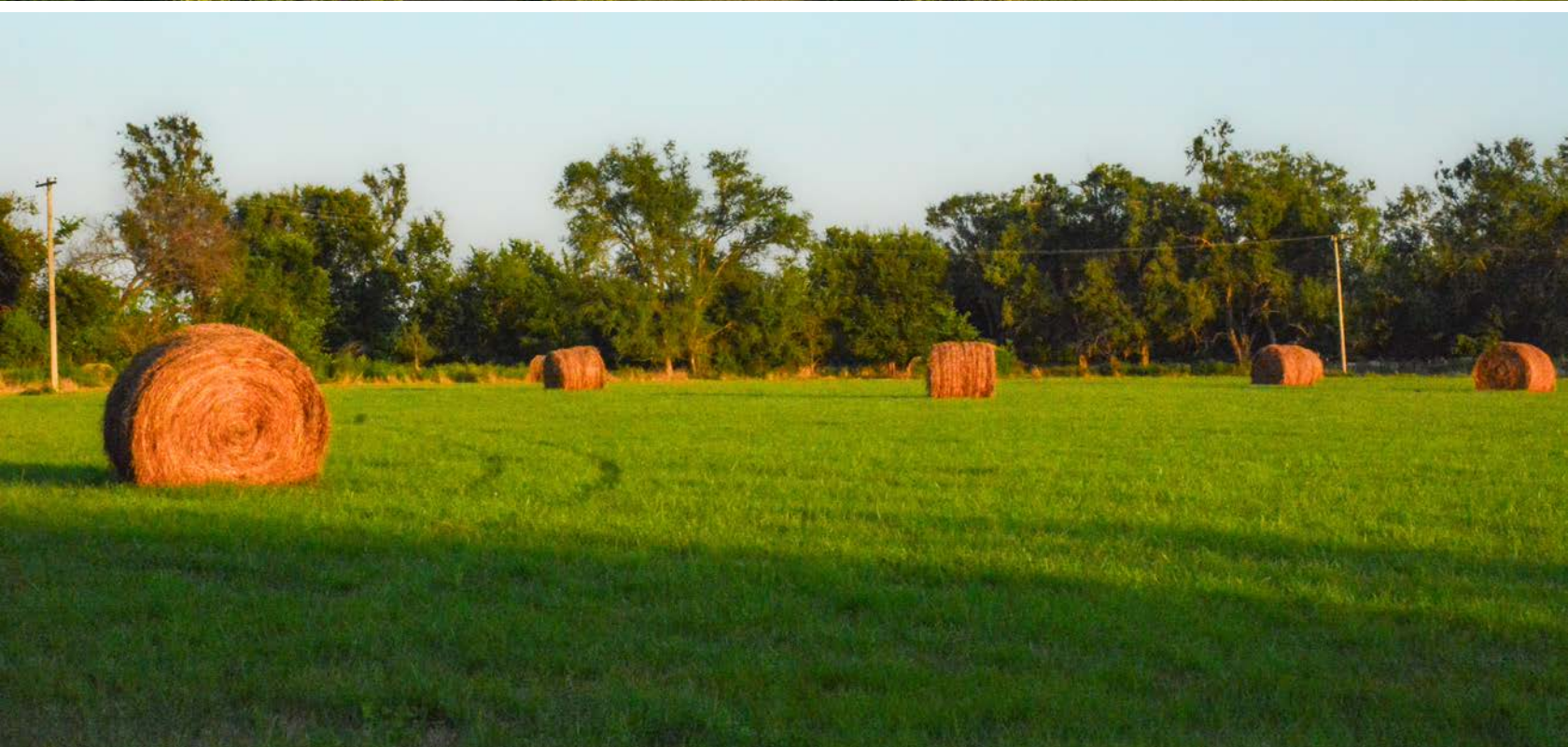


GENTLE ROLLING TERRAIN

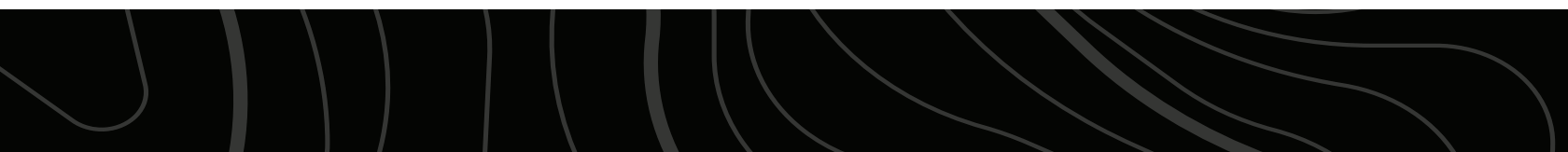
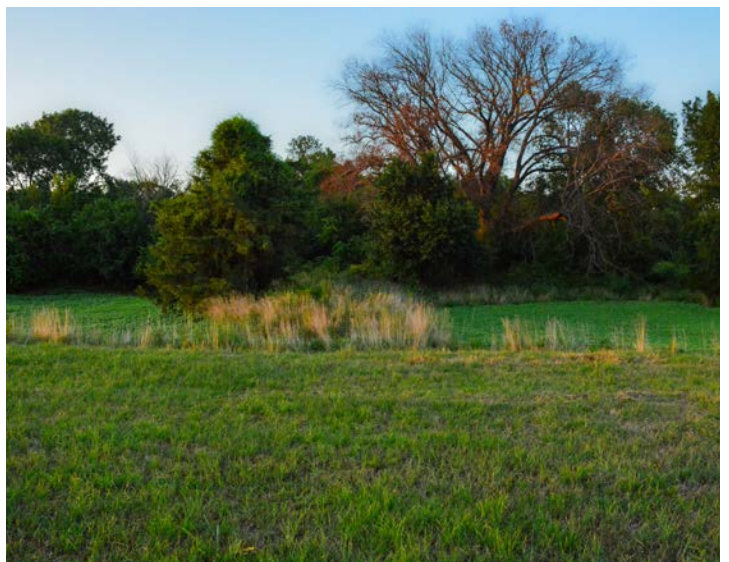


PRIMARILY PASTURE

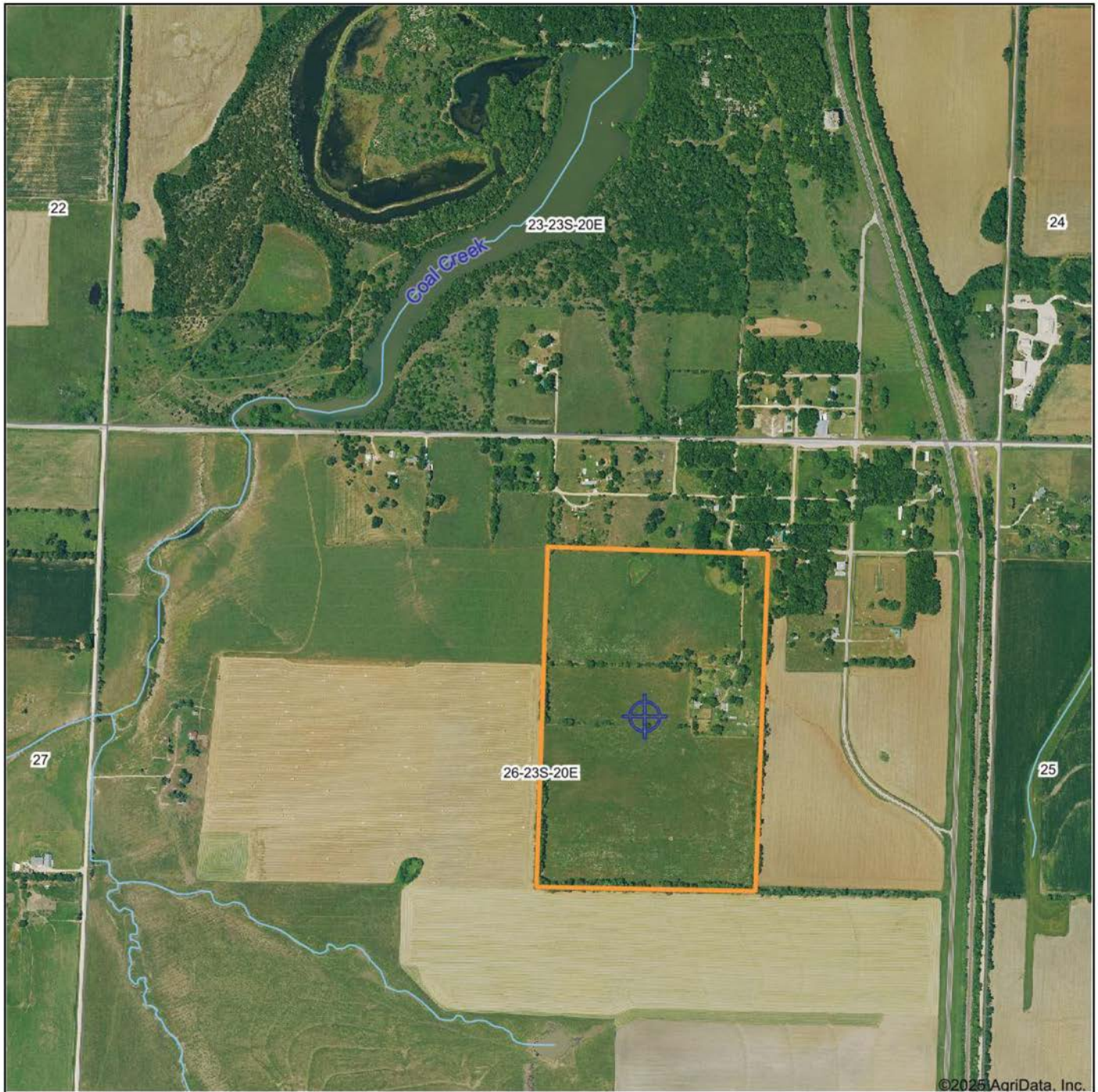
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ADDITIONAL PHOTOS



AERIAL MAP



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Maps Provided By:



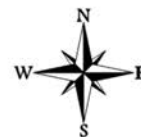
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Boundary Center: 38° 1' 7.34, -95° 10' 37.34

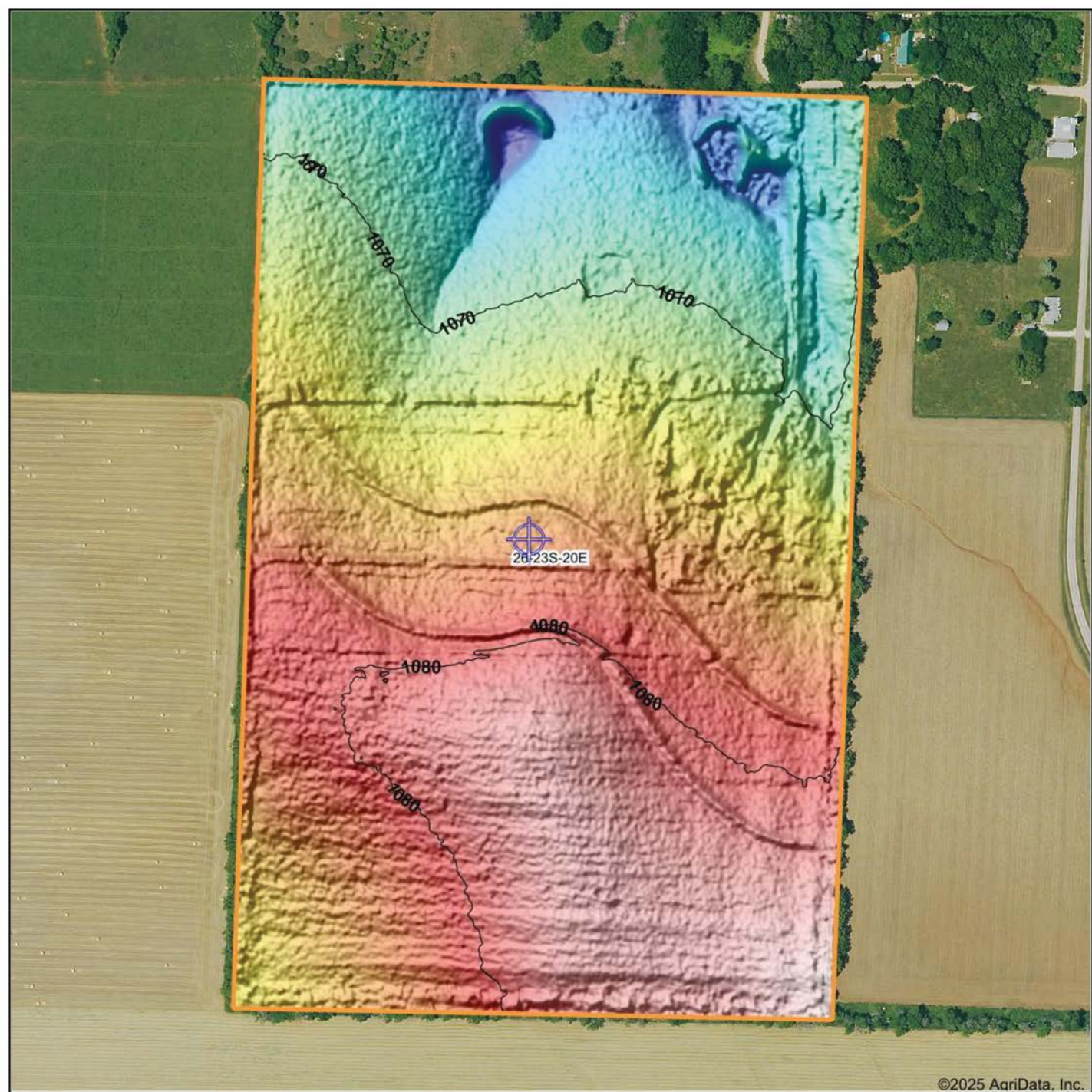
26-23S-20E
Allen County
Kansas

0ft 910ft 1820ft



8/12/2025

HILLSHADE MAP



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
Interval(ft): 10
Min: 1,061.3
Max: 1,085.5
Range: 24.2
Average: 1,075.2
Standard Deviation: 5.41 ft

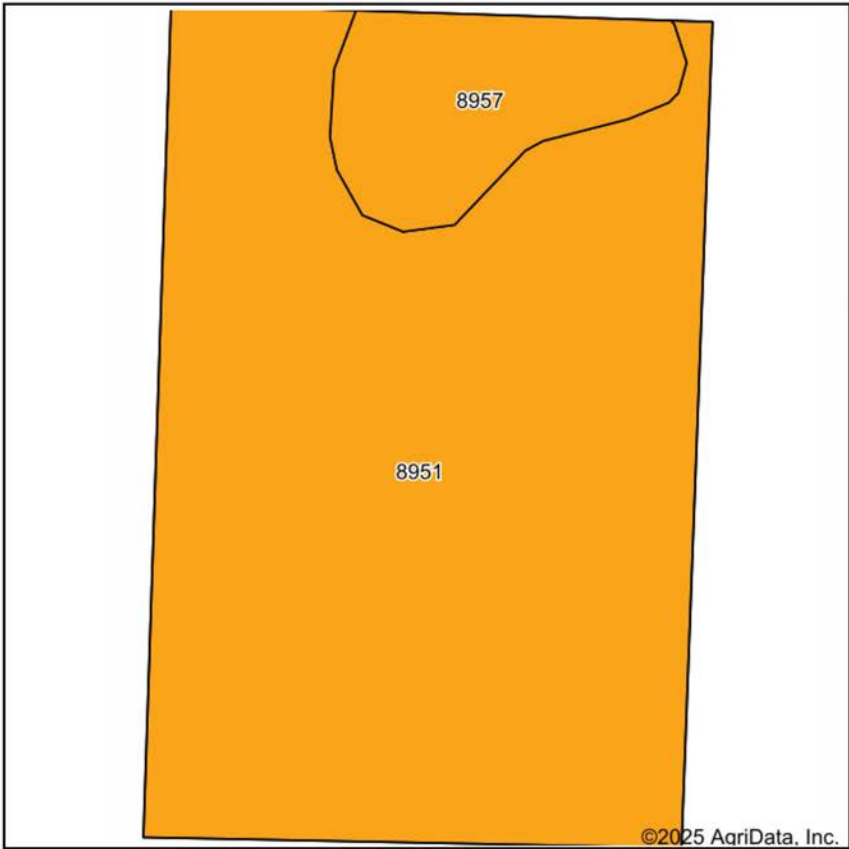


8/12/2025

26-23S-20E
Allen County
Kansas

Boundary Center: 38° 1' 7.34, -95° 10' 37.34

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Allen**
Location: **26-23S-20E**
Township: **Osage**
Acres: **58.57**
Date: **8/12/2025**



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CUSTOMIZED ONLINE MAPPING
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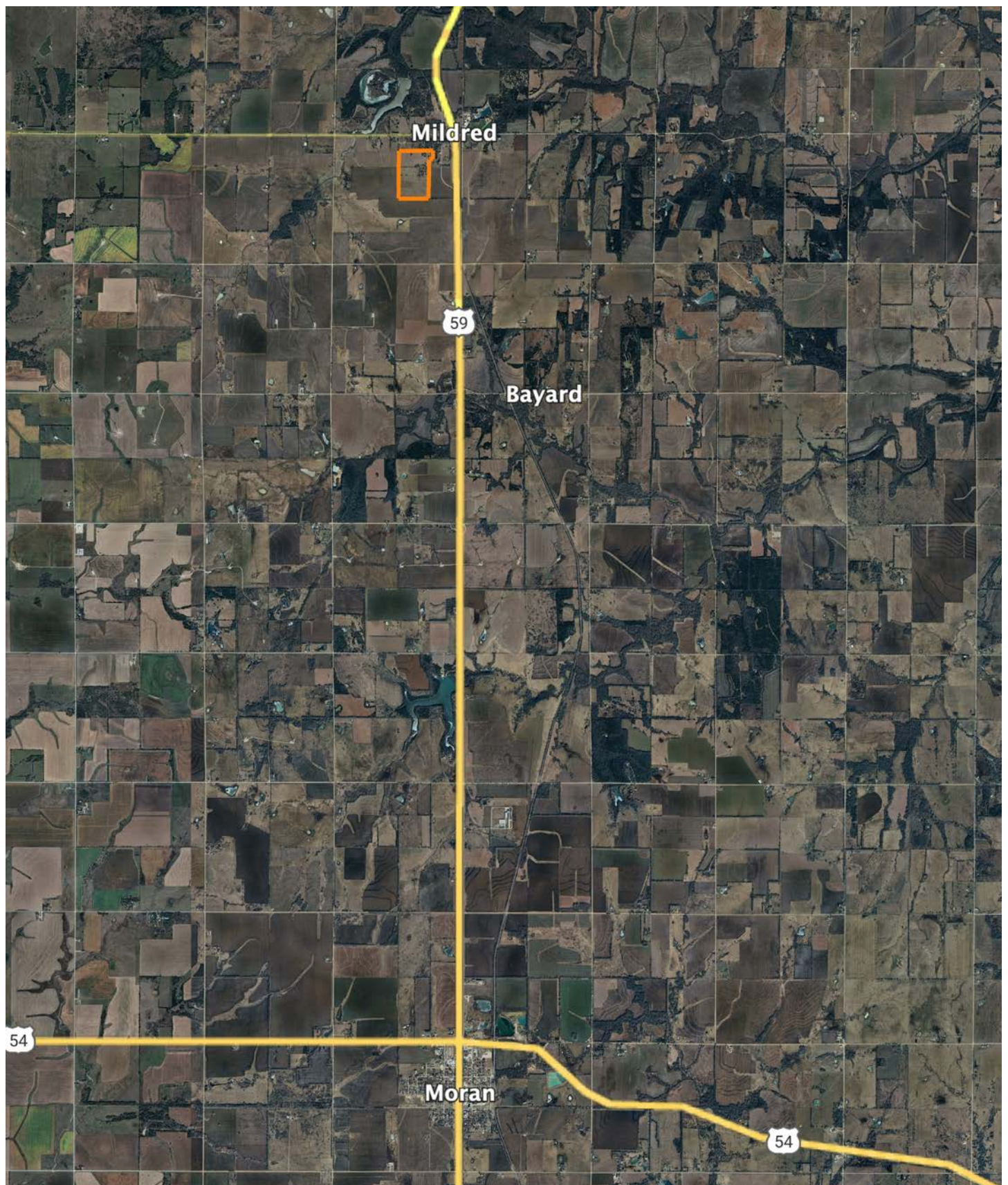
Area Symbol: KS001, Soil Area Version: 24

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
8951	Wagstaff silty clay loam, 1 to 3 percent slopes	51.64	88.2%		2.5ft. (Lithic bedrock)	IIIe	4968	52	51	51	43	46
8957	Wagstaff-Shidler complex, 1 to 8 percent slopes	6.93	11.8%		2.5ft. (Lithic bedrock)	IIIe	3549	41	40	39	32	18
Weighted Average						3.00	4800.1	*n 50.7	*n 49.7	*n 49.6	*n 41.7	*n 42.7

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Kendall Jeffers doesn't just sell land, he lives it every day. Born and raised in Coffey County, Kansas, Kendall grew up hunting and fishing alongside his father and grandfather, learning early what it means to care for the land and pass it down better than you found it. That passion became a profession when he founded True Kansas Outdoors, a hunting guide service built around helping others experience that same connection.

Kendall brings a rare combination of land expertise to every client he serves. From planting food plots and hanging stands to assisting local farmers with row crops and cattle work, he understands the details that make a property valuable for hunting, recreation, or production. With several years of land sales experience already under his belt, he pairs that insight with honest, hands-on guidance that buyers and sellers trust.

He's also active in the outdoor community through groups like OK Kids and Giving Back Outdoors, where he helps introduce veterans and young people to the outdoors. Based in Burlington, Kendall serves Central and Southeast Kansas with the same work ethic, respect, and deep-rooted knowledge he's carried since day one in the field.



KENDALL JEFFERS,

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