

MIDWEST LAND GROUP PRESENTS

61.9 ACRES IN

COFFEY COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

COFFEY 61 - OIL INCOME, 8 ACRE POND, BIG SHOP & HOME WITH UNLIMITED POTENTIAL

Nestled in the heart of Coffey County, Kansas, this 61+/- acre property offers the ideal blend of income, recreation, and opportunity. The land features 35 +/- tillable acres currently in production, active oil income, and an impressive 8 +/- acre pond that anchors the property with scenic views and endless outdoor enjoyment. Whether you're looking for a rural investment, hunting retreat, or a project to make your own, this tract has all the right ingredients.

A 50'x100' metal shop provides the space needed for equipment storage, hobbies, or a home-based

business. The 2,100 square foot residence sits ready for renovation—offering the chance to create your ideal country home while adding value to an already income-producing property.

With its combination of oil royalties, tillable income, water features, and infrastructure, this Coffey County gem presents an exceptional opportunity to own a property with both immediate and long-term potential. Properties with this mix of use and flexibility are rarely available—don't miss your chance to make it yours.



PROPERTY FEATURES

PRICE: **\$430,000** | COUNTY: **COFFEY** | STATE: **KANSAS** | ACRES: **61.9**

- 61 +/- total acres offering income, recreation, and development potential
- 8 +/- acre pond – ideal for fishing, waterfowl, and scenic views
- Active oil production providing steady income potential
- 35 +/- tillable acres currently in crop production
- 2,100 sq. ft. home with full basement – ready for renovation or customization
- 50'x100' metal shop offering ample space for equipment, tools, or storage
- Balance of acreage offers great habitat for deer, turkey, and upland birds
- Utilities on site – rural water and electricity available
- Excellent recreational hunting and fishing opportunities
- Easy access from blacktop roads and nearby Coffey County towns
- Perfect combination of income-producing land, recreation, and country living potential



HOME & SHOP

A 50'x100' metal shop provides the space needed for equipment storage, hobbies, or a home-based business. The 2,100 square foot residence sits ready for renovation—offering the chance to create your ideal country home while adding value to an already income-producing property.



OIL PRODUCTION INCOME



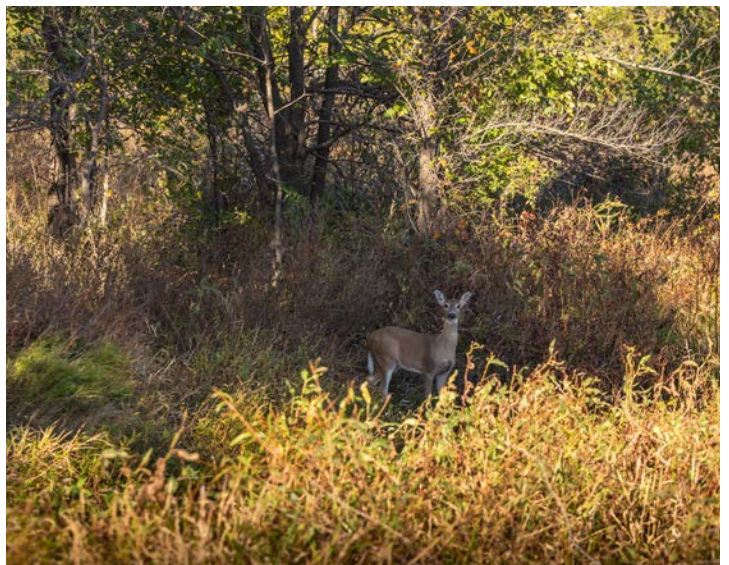
35 +/- ACRES TILLABLE



8 +/- ACRE POND



ADDITIONAL PHOTOS



AERIAL MAP



©2025 AgriData, Inc.

Boundary Center: 38° 8' 30.81, -95° 37' 25.81

0ft 444ft 889ft

11-22S-16E
Coffey County
Kansas



10/2/2025



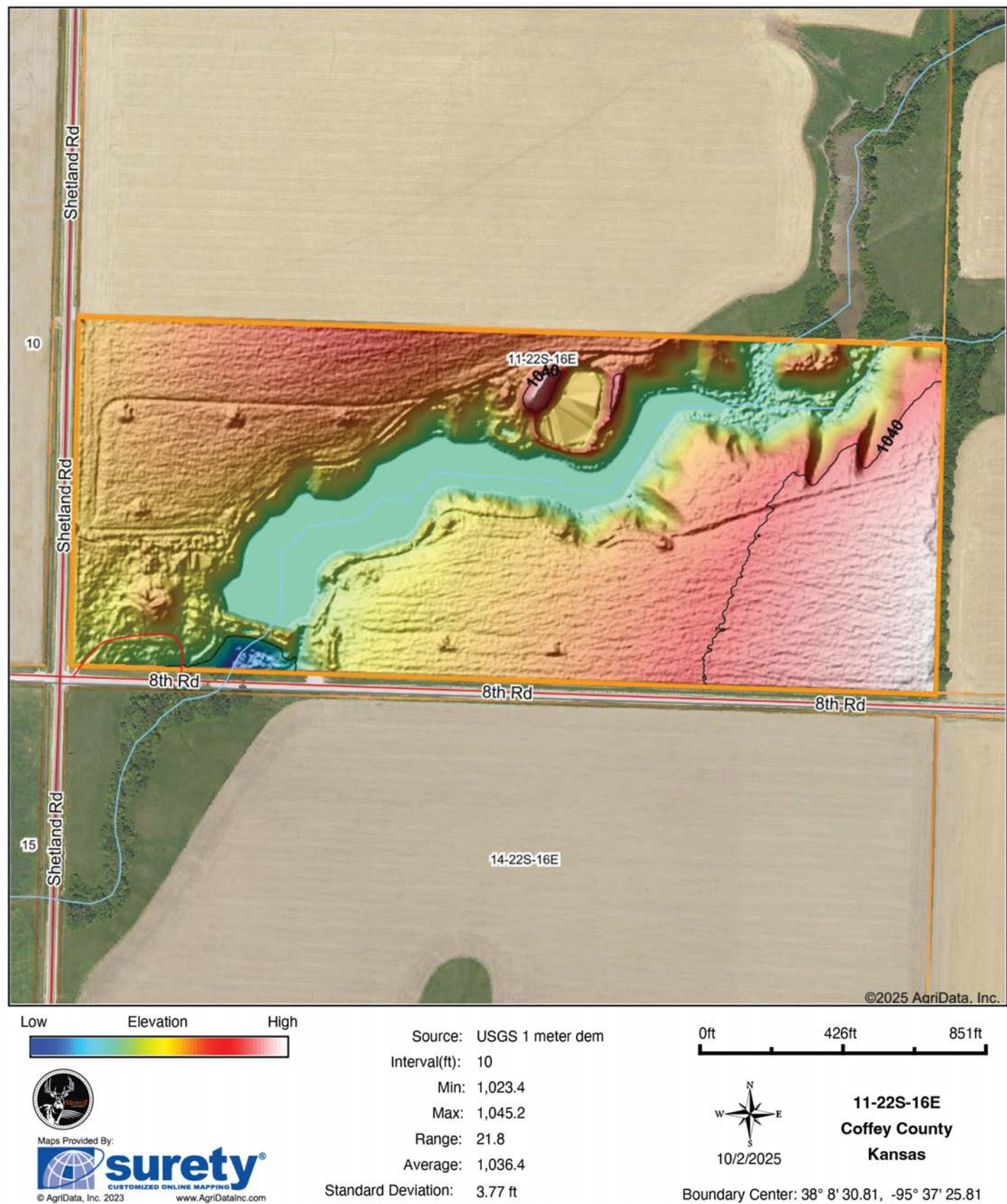
Maps Provided By:



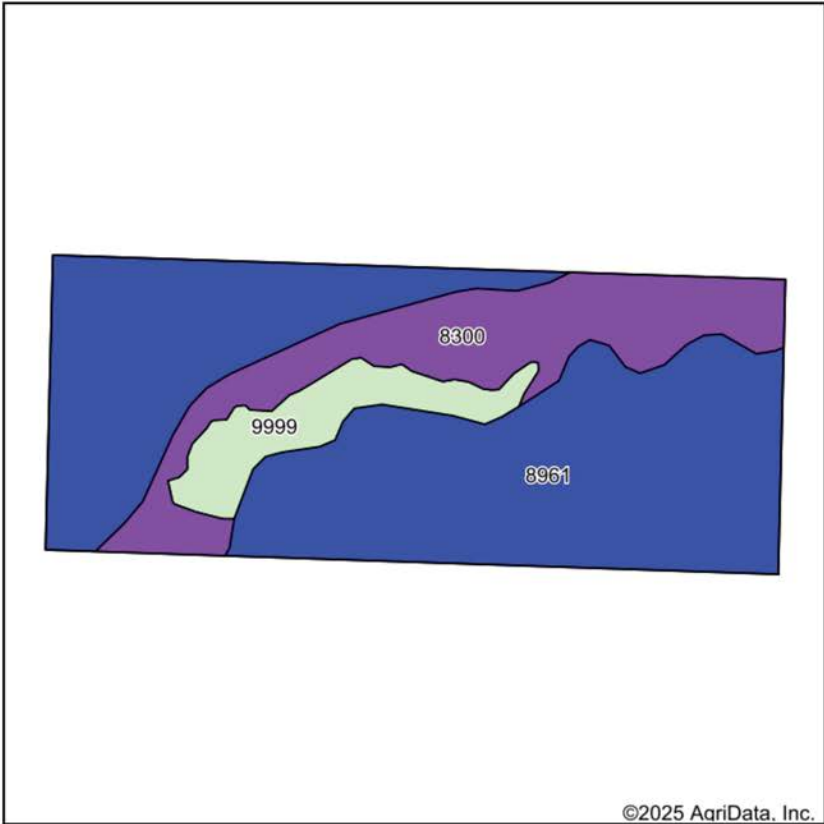
© AgriData, Inc. 2023

www.AgriDataInc.com

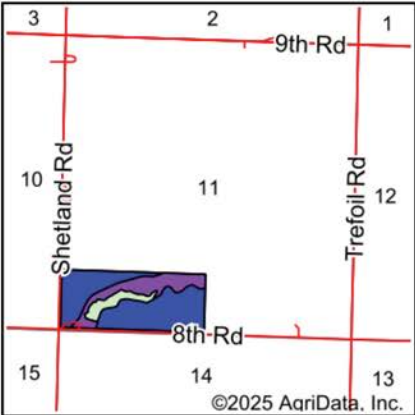
HILLSHADE MAP



SOIL MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Coffey**
Location: **11-22S-16E**
Township: **Avon**
Acres: **61.87**
Date: **10/2/2025**



Maps Provided By:



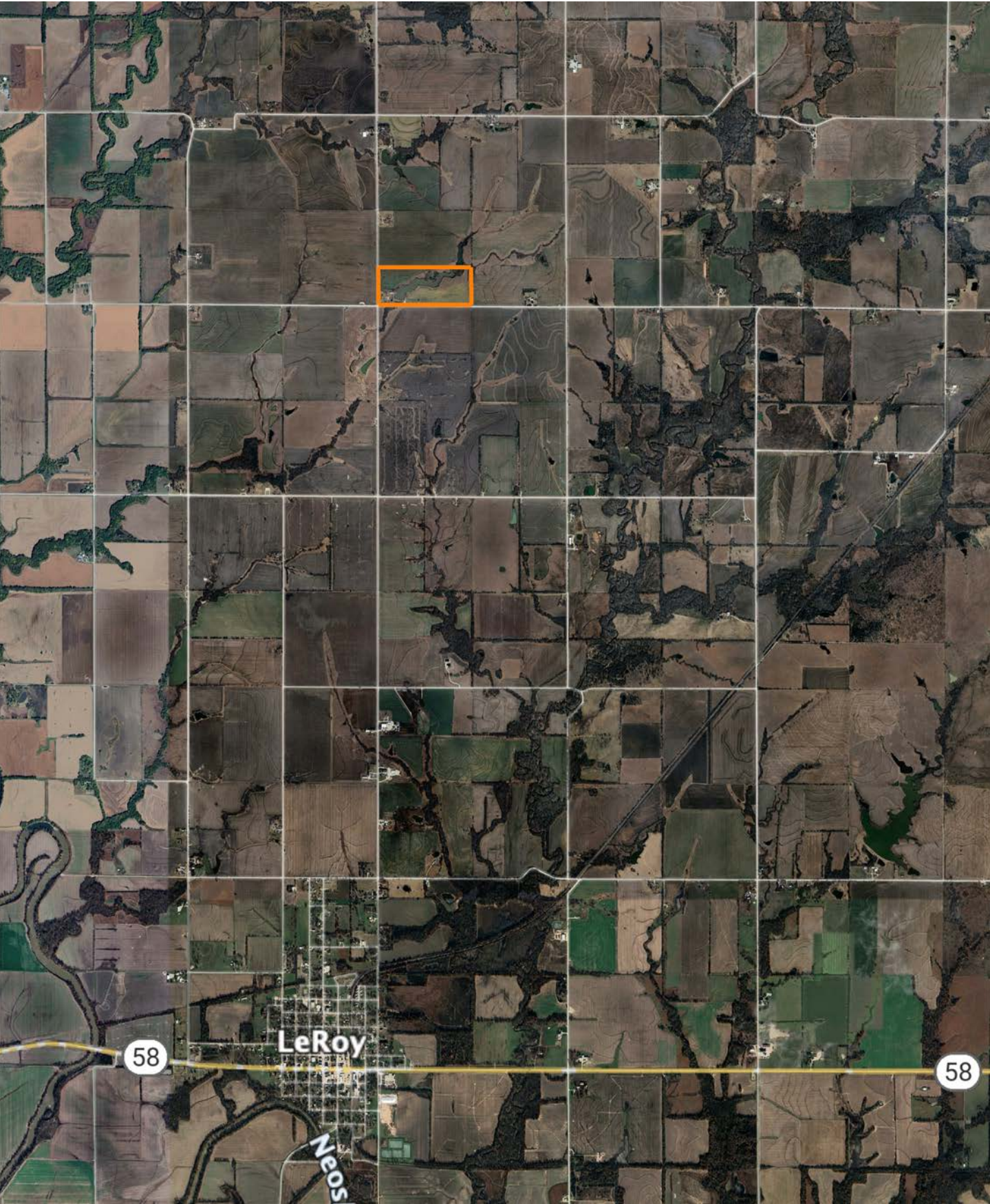
Area Symbol: KS031, Soil Area Version: 22												
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
8961	Woodson silt loam, 0 to 1 percent slopes	42.90	69.3%		> 6.5ft.	Ils	4233	53	48	52	50	44
8300	Verdigris silt loam, channeled, 0 to 2 percent slopes, frequently flooded	13.61	22.0%		> 6.5ft.	Vw	7668	48	48	27	39	14
9999	Water	5.36	8.7%		> 6.5ft.		0					
Weighted Average						*-	4621.9	*n 47.3	*n 43.8	*n 42	*n 43.2	*n 33.6

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

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,

LAND AGENT

620.412.8165

KJeffers@MidwestLandGroup.com



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Alabama, Arkansas, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Minnesota, Mississippi, Missouri, Montana, Nebraska, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.