

MIDWEST LAND GROUP PRESENTS

157 ACRES IN

JEFFERSON COUNTY KANSAS

2990 170TH STREET, VALLEY FALLS, KS 66088



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

STUNNING HUNTING ACREAGE WITH RUSTIC LIMESTONE HOME

Located in northwest Jefferson County lies this incredible limestone home on acreage that is a must-see for any serious outdoor enthusiast. The unique opportunity to have such a beautiful property with a timeless home creates a combination and opportunity rarely seen in this region. Whether you are looking to live here full-time or simply have the most impressive hunting lodge imaginable, this offering features prime hunting in one of the most scenic areas of the state.

As you pull into the driveway, the limestone house built during the 1880s is the main highlight. This home has stood the test of time and has a historic feel that can't be replicated. The view to the south is something you have to see in person. Also, the owners have stated how enjoyable it is to listen to turkeys gobbling from the porch and watch deer all year round from here. The house is on rural water and electric, featuring four bedrooms and one bathroom. The main living room is by far the most rustic and enjoyable place to be, with stunning views of the countryside. I have not seen a potential hunting lodge that has the character of this one.

The land is an ideal combination of timber and open acres - providing a new owner with flexibility to make the property their own. Currently, 30 +/- acres of pasture ground are well-taken care of. Featuring good soils, this could be used for livestock, cut for hay, or converted to row crop production if a new owner would like to increase the amount

of food on the property. An additional 10 +/- acres of open ground in the center of the farm along the ridge-tops could be utilized for food plots or cover. Deer and turkey are abundant in the area. Some of the adjoining neighbors have tillable fields, providing ample food to the area. The timber is a good mixture of oak, hickory, elm, hackberry, and cedars. Additionally, there are some mature walnut trees. Trails cut throughout the timber, making accessibility easy. There is a great amount of topographic changes throughout the farm as well, helping it hunt bigger and providing pinch points and funnels. Scrapes and rubs can be found throughout the property. This region of the state is known for great deer and turkey hunting, as showcased by some of the bucks the landowner has harvested. Turkey numbers are high, as well as occasional sightings of quail. Multiple livestock ponds are also located on the property.

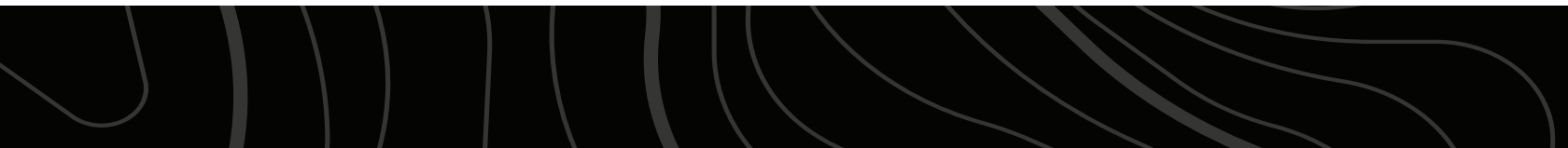
In addition to the house, there are multiple outbuildings for vehicles, tractors, and attachments. A 30'x40' two-car garage with concrete floors is located near the house, along with a 24'x30' open-faced shed. A large 50'x60' shed also provides shelter and storage, with four horse stalls.

I have already fallen in love with this rustic limestone home, and I am sure you will too! The makeup of this property provides the opportunity for a new owner to enjoy the benefits of both some income-producing acres as well as its recreational value. Call Drew Yarkosky at (816) 599-3647 for more details or to schedule a showing today.

PROPERTY FEATURES

COUNTY: **JEFFERSON** | STATE: **KANSAS** | ACRES: **157**

- Gorgeous countryside views
- Abundant wildlife
- Beautiful hardwood timber
- Rustic limestone house built in the 1880s
- Approximately 2,000 sq. ft.
- Ideal for either full-time residence or hunting lodge
- 30 +/- open acres of pasture
- Class II and III soils
- Weighted average of 2.71
- Additional 10 +/- open ridge-top acres
- Diverse habitat
- Kansas Deer Management Unit 10
- 151 +/- feet of elevation change
- Wet-weather creek
- Pawpaw grove in northwest corner
- Whitetail deer, turkey, and upland bird hunting
- Excellent whitetail deer and turkey numbers
- Well-maintained, year-round gravel road
- Mineral rights intact and transfer
- Rural water and electric
- 30'x40' two-car garage
- 24'x30' lean-to with greenhouse
- 50'x60' shed with horse stalls
- Mature fruit trees near home
- 2024 taxes: \$3,708.88
- 7 miles from Valley Falls, KS



RUSTIC LIMESTONE HOUSE

As you pull into the driveway, the limestone house built during the 1880s is the main highlight. This home has stood the test of time and has a historic feel that can't be replicated.



BEAUTIFUL HARDWOOD TIMBER



30 +/- OPEN ACRES OF PASTURE



ADDITIONAL 10 +/- OPEN RIDGE-TOP ACRES

An additional 10 +/- acres of open ground in the center of the farm along the ridge-tops could be utilized for food plots or cover.



TRAIL CAM PICTURES & HARVEST PHOTOS



TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 3.0

Min: 946.1

Max: 1,097.8

Range: 151.7

Average: 1,055.2

Standard Deviation: 30.74 ft

0ft 467ft 934ft

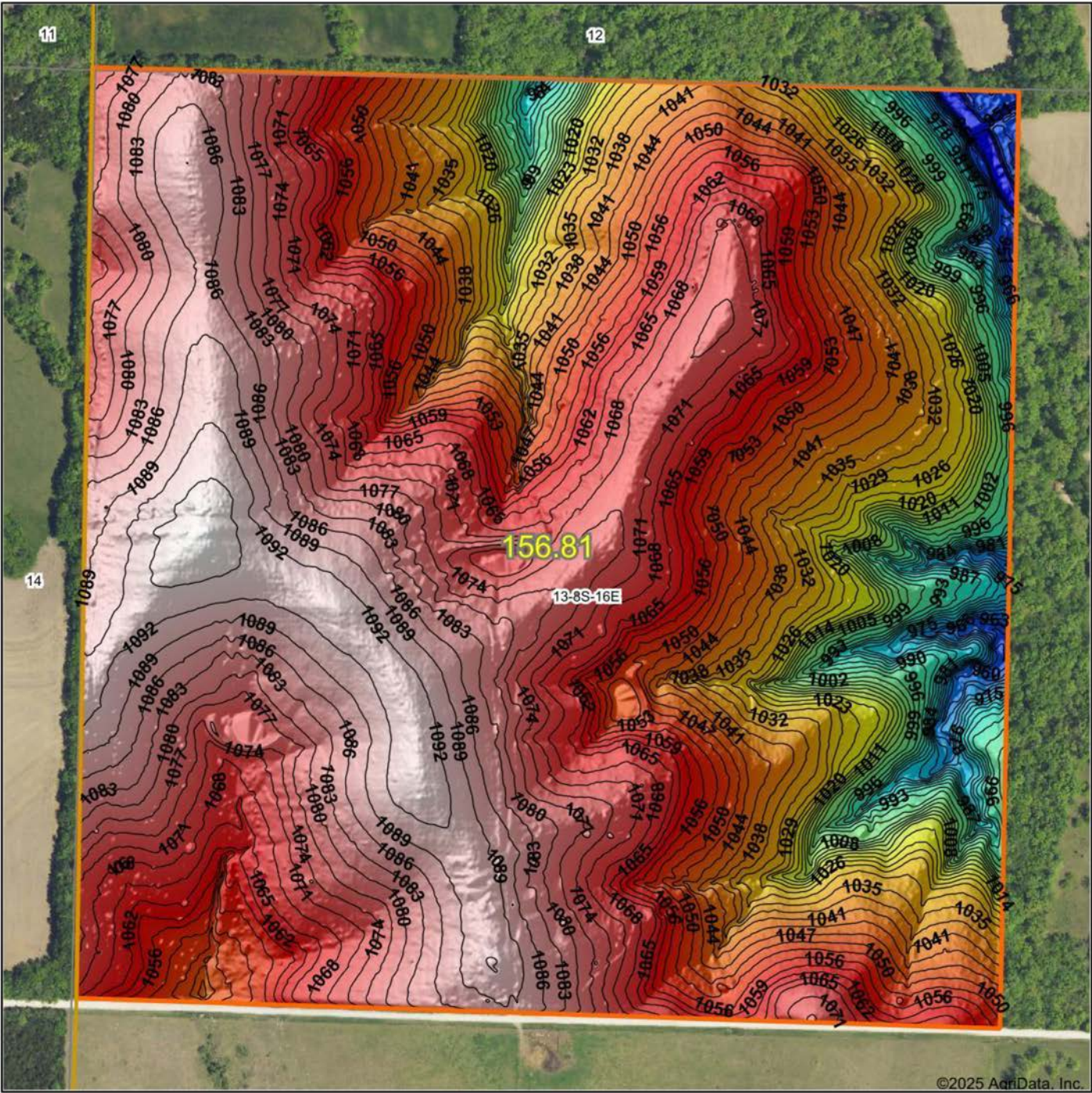


10/28/2025

13-8S-16E
Jefferson County
Kansas

Boundary Center: 39° 21' 26.77, -95° 35' 3.55

HILLSHADE MAP



Low Elevation High



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 3

Min: 946.1

Max: 1,097.8

Range: 151.7

Average: 1,055.2

Standard Deviation: 30.74 ft

0ft 437ft 874ft

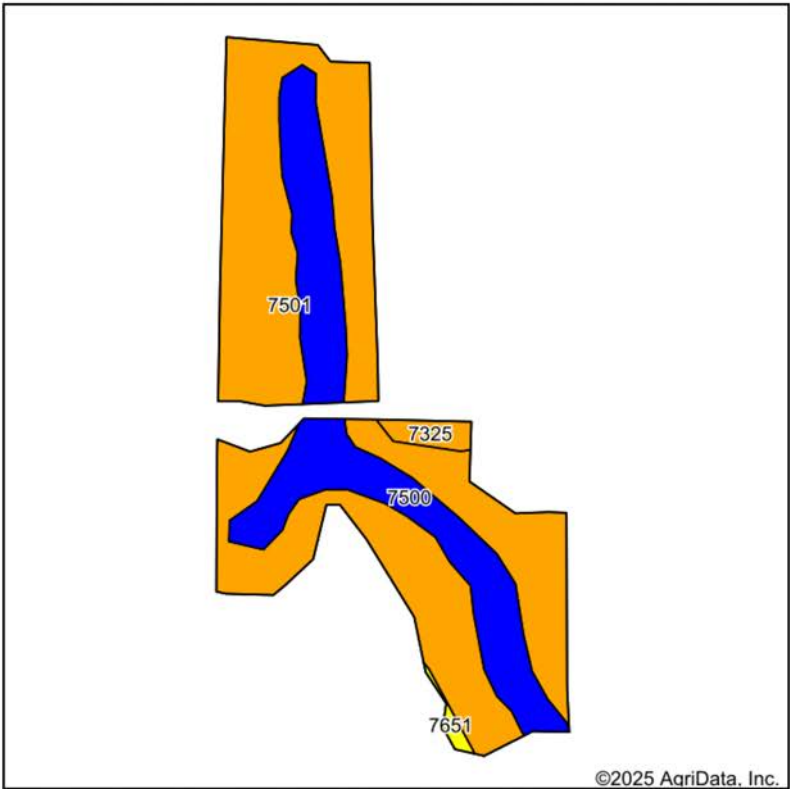


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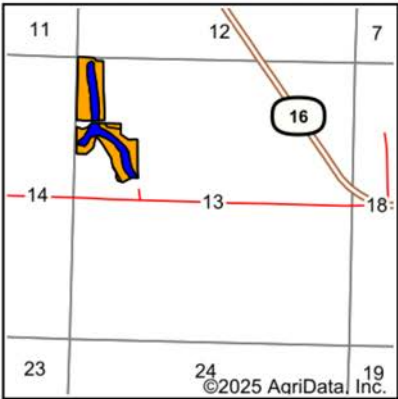
13-8S-16E
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Kansas

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SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Jefferson**
Location: **13-8S-16E**
Township: **Delaware**
Acres: **29.32**
Date: **10/28/2025**



Maps Provided By:



Area Symbol: KS087, 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)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	20.00	68.3%		IIIe		3883	48	38	39
7500	Pawnee clay loam, 1 to 4 percent slopes	8.59	29.3%		Ile	IIIe	3845	52	41	44
7325	Martin-Oska silty clay loams, 3 to 6 percent slopes	0.54	1.8%		IIIe		4082	54	50	46
7651	Vinland complex, 3 to 7 percent slopes	0.19	0.6%		IVe		3265	49	46	38
Weighted Average					2.71	*-	3871.5	*n 49.3	*n 39.2	*n 40.6

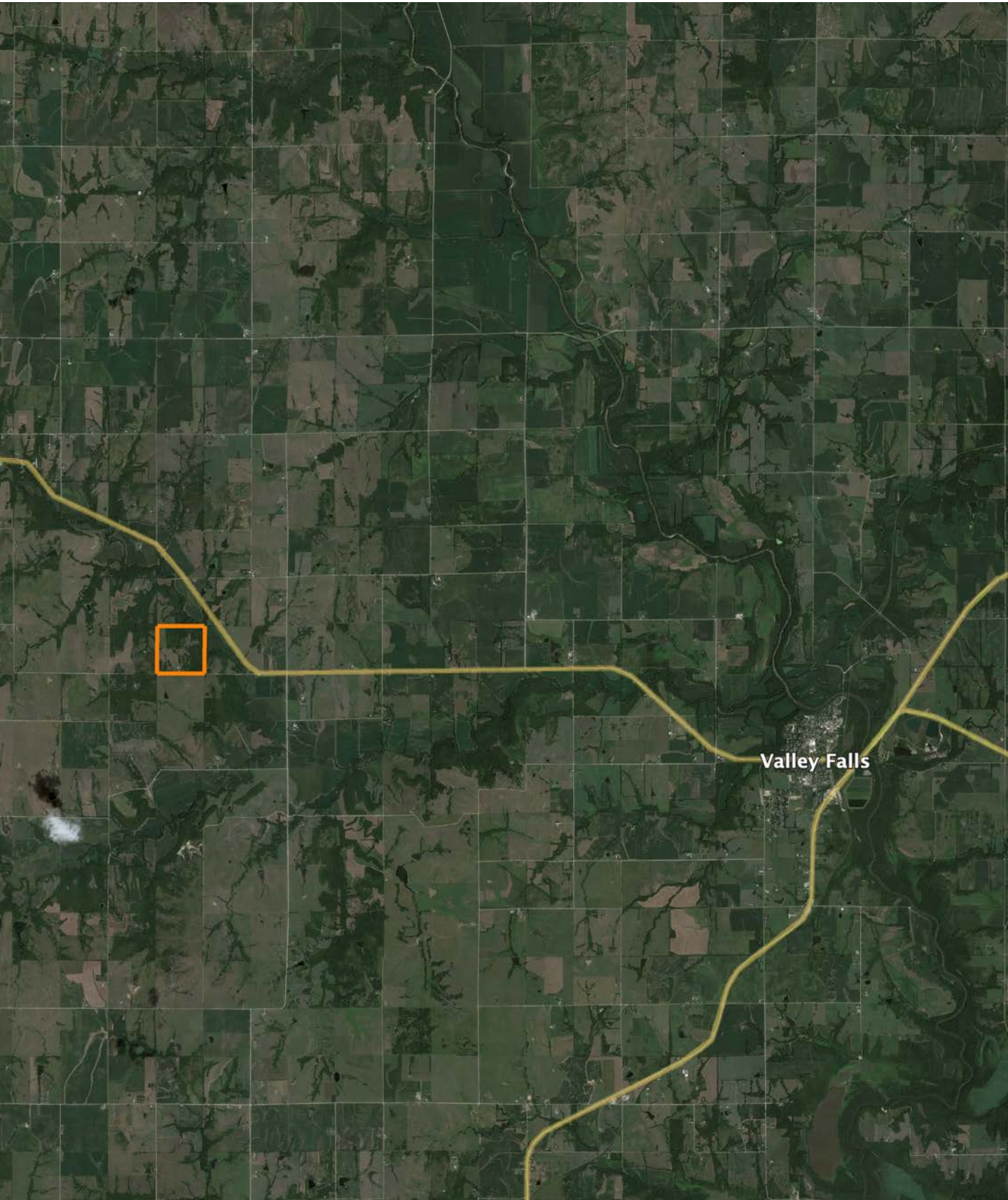
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

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

Soils data provided by USDA and NRCS.

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

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