

MIDWEST LAND GROUP PRESENTS

61 ACRES IN

MIAMI COUNTY KANSAS



MidwestLandGroup.com

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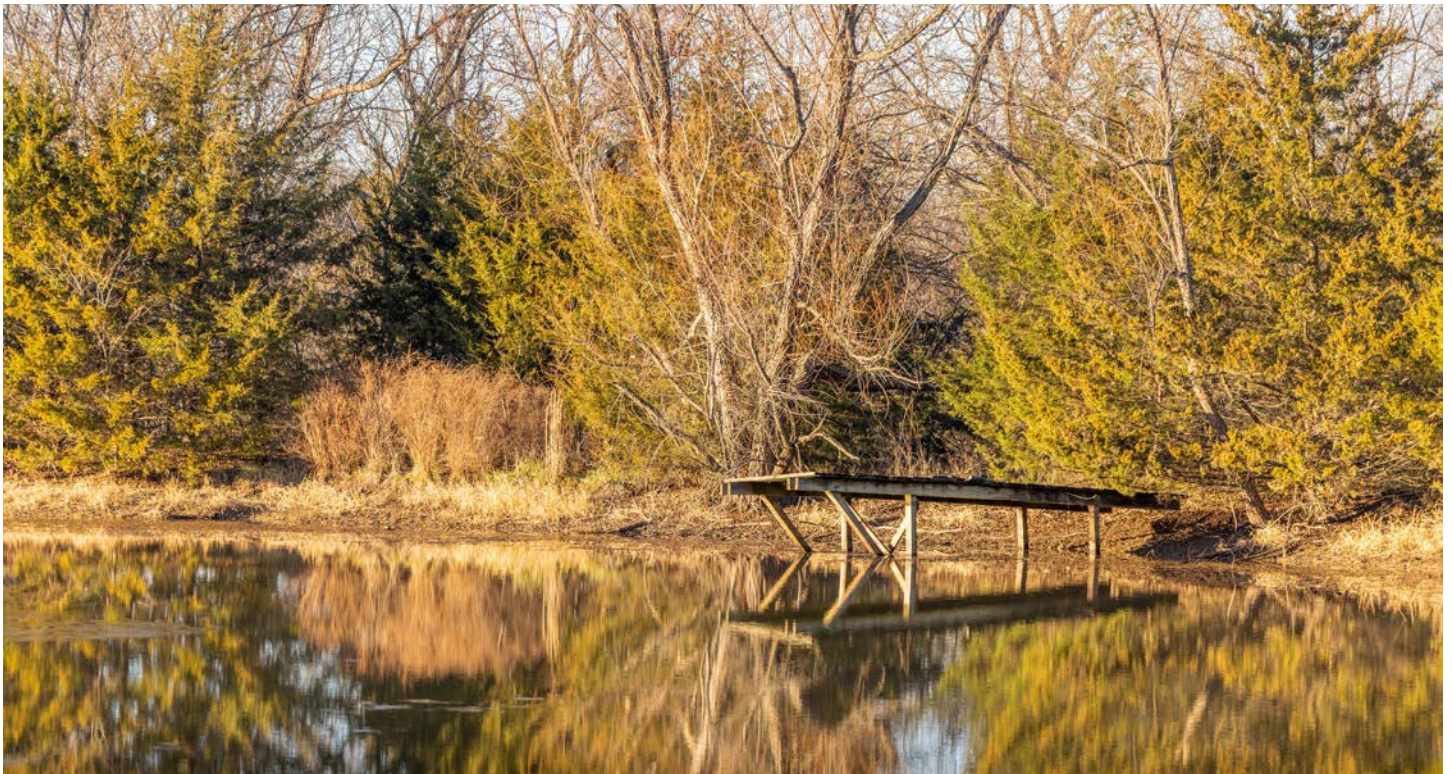
VERSATILE 61 +/- ACRE BUILD AND HUNTING TRACT

Located in the heart of Miami County, this 61 +/- acre farm brings together productive land, recreational opportunity, and excellent versatility. With 10 acres of quality tillable ground, the property provides immediate income potential and options for row crops, food plots, or hobby farming. Sitting directly on a blacktop road, the tract offers outstanding year-round access while still maintaining the peaceful, rural atmosphere buyers look for. Gentle terrain and a convenient entry point highlight a premium build-site.

The remaining 30 +/- acres of thick cedar thicket offers tremendous habitat and cover, making the property a strong draw for deer and wildlife. The dense growth creates natural bedding areas, travel corridors, and

seclusion that are ideal for recreational use. With 100 feet of elevation change, the property features rolling terrain, scenic viewpoints, and a layout that feels larger and more dynamic than the acreage suggests.

Anchored in the center of the property is a picturesque 1 +/- acre pond, providing a peaceful setting for fishing, Waterfowl hunting, wildlife watching, or simply enjoying the view. Combined with its build site potential, income-producing tillable acres, growing timber, and excellent access, this Miami County 61 +/- acre tract delivers a versatile and highly desirable opportunity for anyone seeking land with beauty, recreation, and long-term value.



PROPERTY FEATURES

COUNTY: **MIAMI** | STATE: **KANSAS** | ACRES: **61**

- 61 +/- acres located in Miami County, Kansas
- 10 +/- acres of productive tillable ground
- 30 +/- acres of thick, young timber providing excellent wildlife habitat
- Scenic 1 +/- acre pond centered on the property
- 100 feet of elevation change, creating dynamic terrain and views
- Multiple premium build site locations
- Excellent blacktop road frontage for year-round access
- Strong deer hunting potential
- Natural bedding cover and travel corridors throughout the timber
- Gently rolling topography with easy navigation
- Ideal mix of recreation, farming, and investment opportunity
- Convenient access to nearby towns, amenities, and utilities



30 +/- ACRES TIMBER

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SCENIC POND

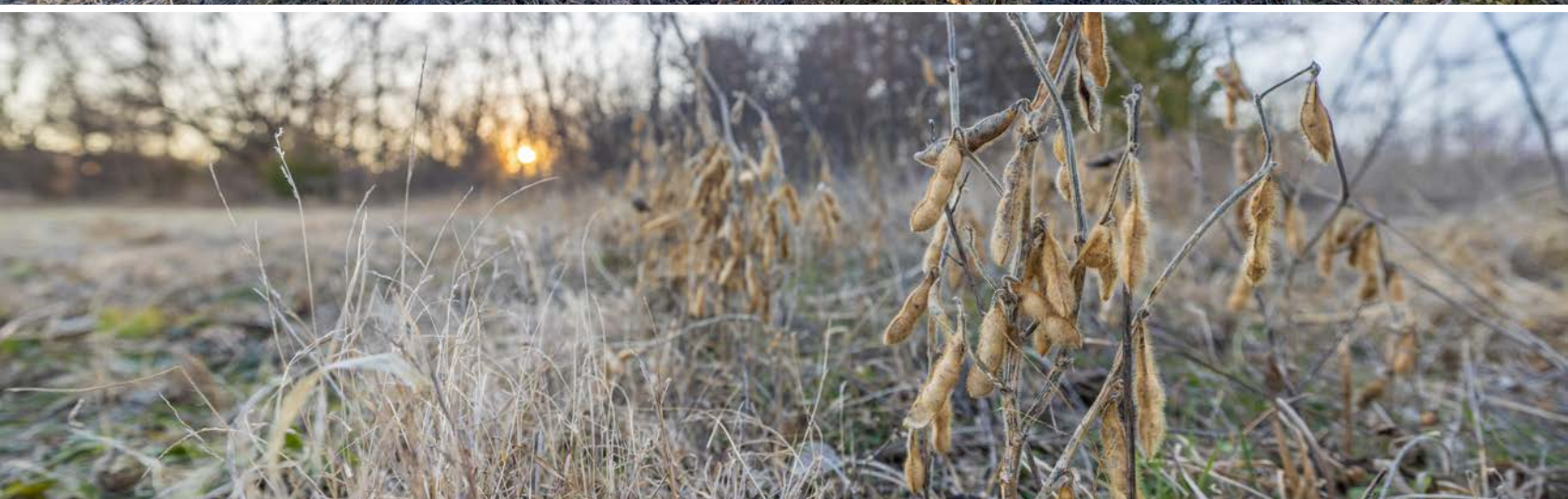


STRONG DEER HUNTING POTENTIAL



10 +/- ACRES OF PRODUCTIVE TILLABLE

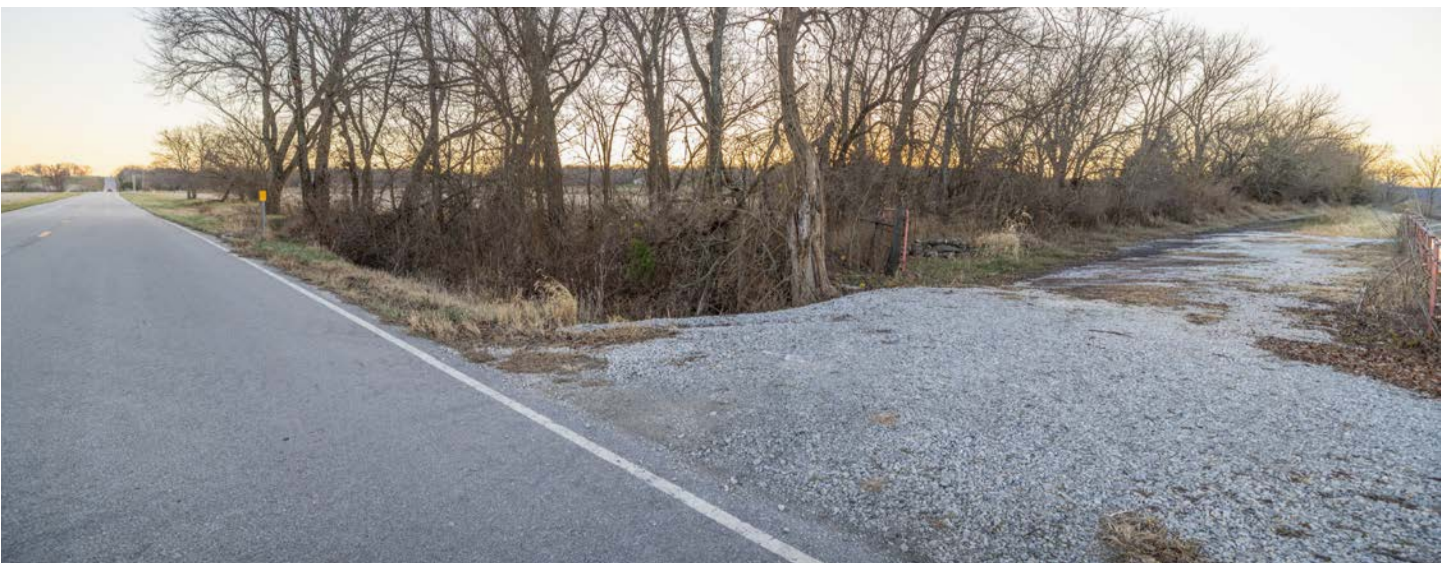
With 10 acres of quality tillable ground, the property provides immediate income potential and options for row crops, food plots, or hobby farming.



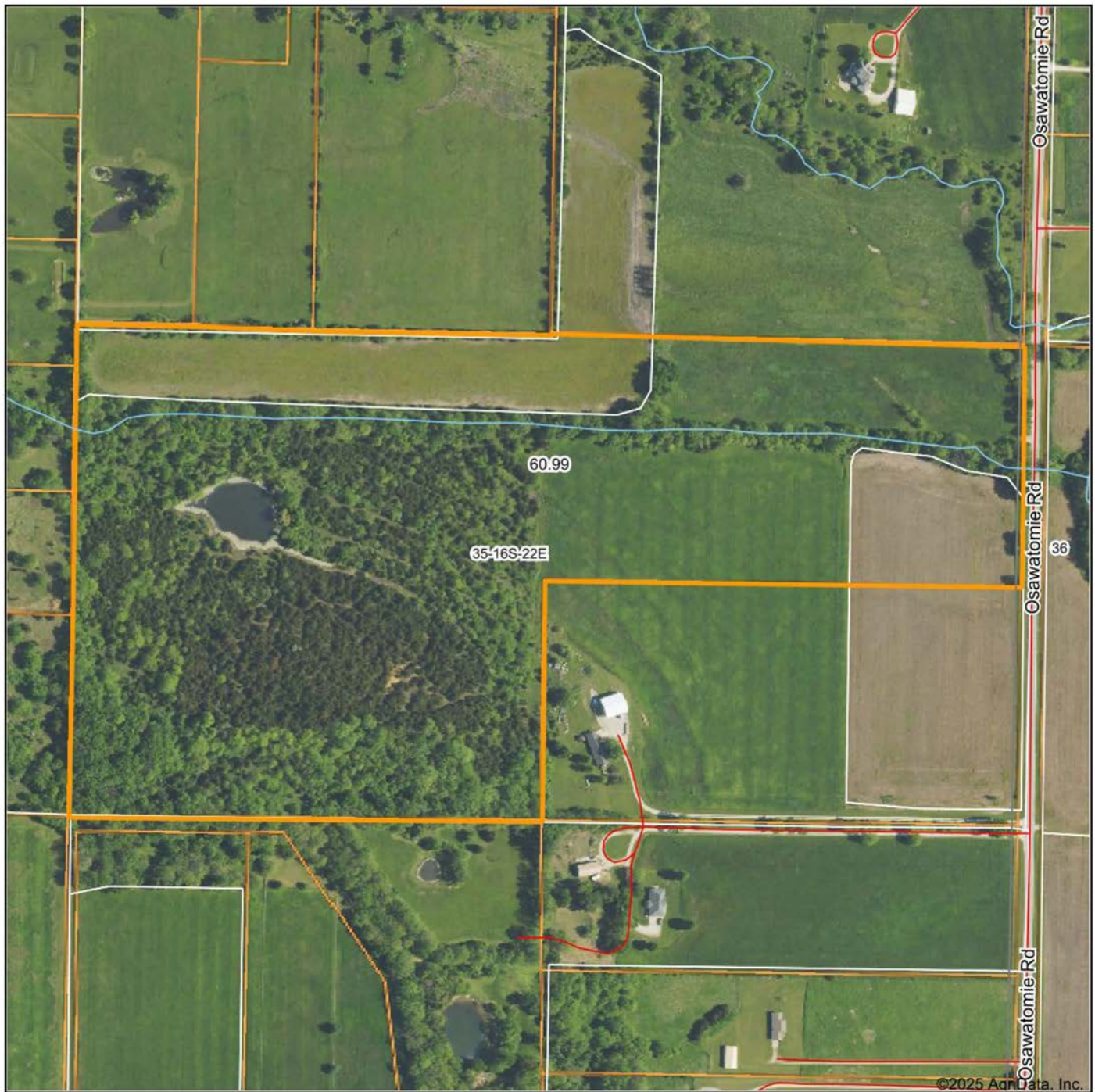
MULTIPLE PREMIUM BUILD SITES



BLACKTOP ROAD FRONTAGE



AERIAL MAP



Boundary Center: 38° 36' 58.44, -94° 56' 30.64

0ft 429ft 857ft



Maps Provided By:



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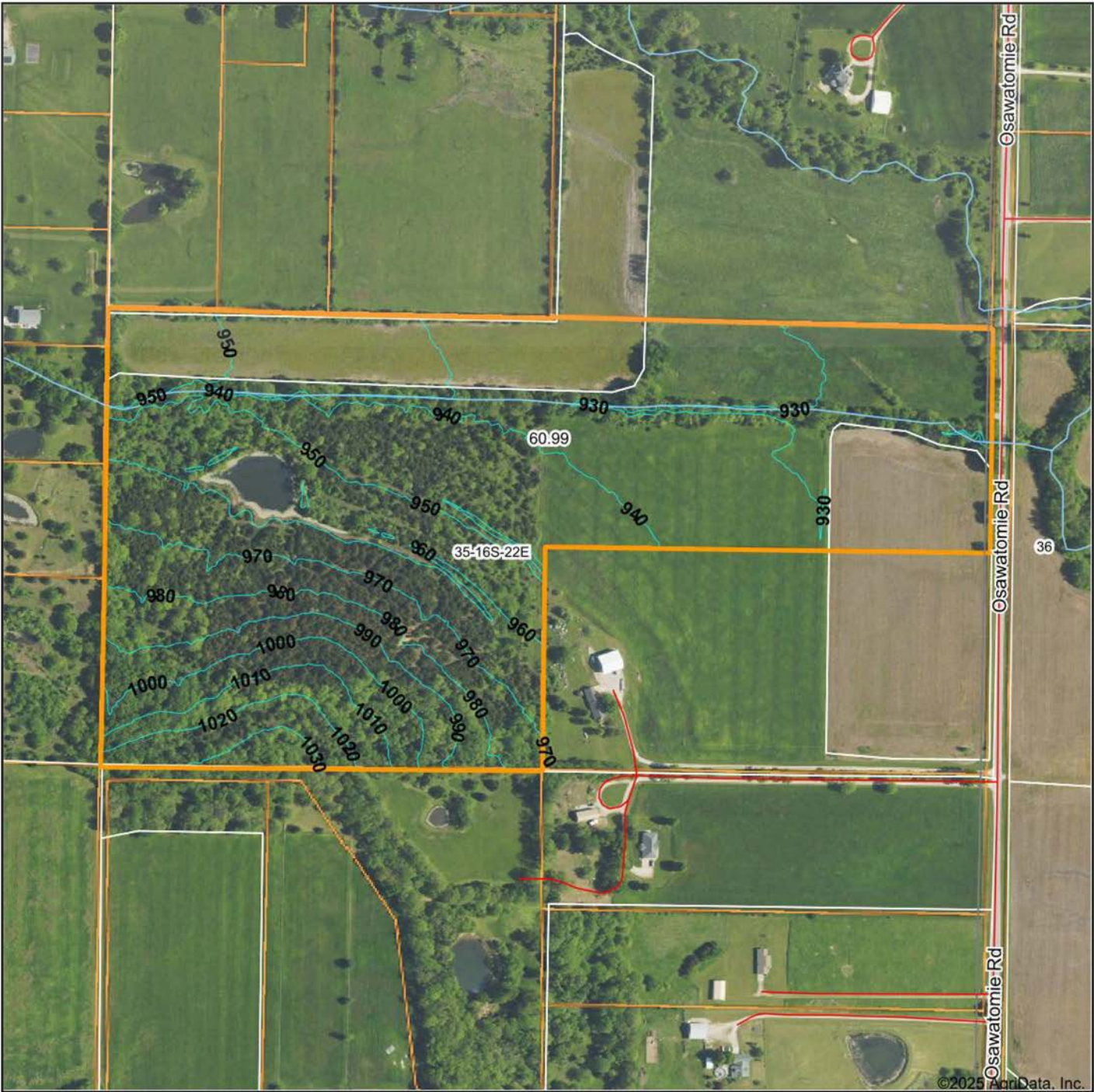
35-16S-22E
Miami County
Kansas



11/18/2025

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

TOPOGRAPHY MAP



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

Source: USGS 1 meter dem
Interval(ft): 10.0
Min: 918.2
Max: 1,033.2
Range: 115.0
Average: 956.6
Standard Deviation: 27.82 ft

0ft 461ft 923ft

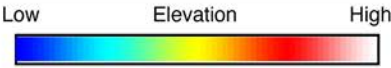
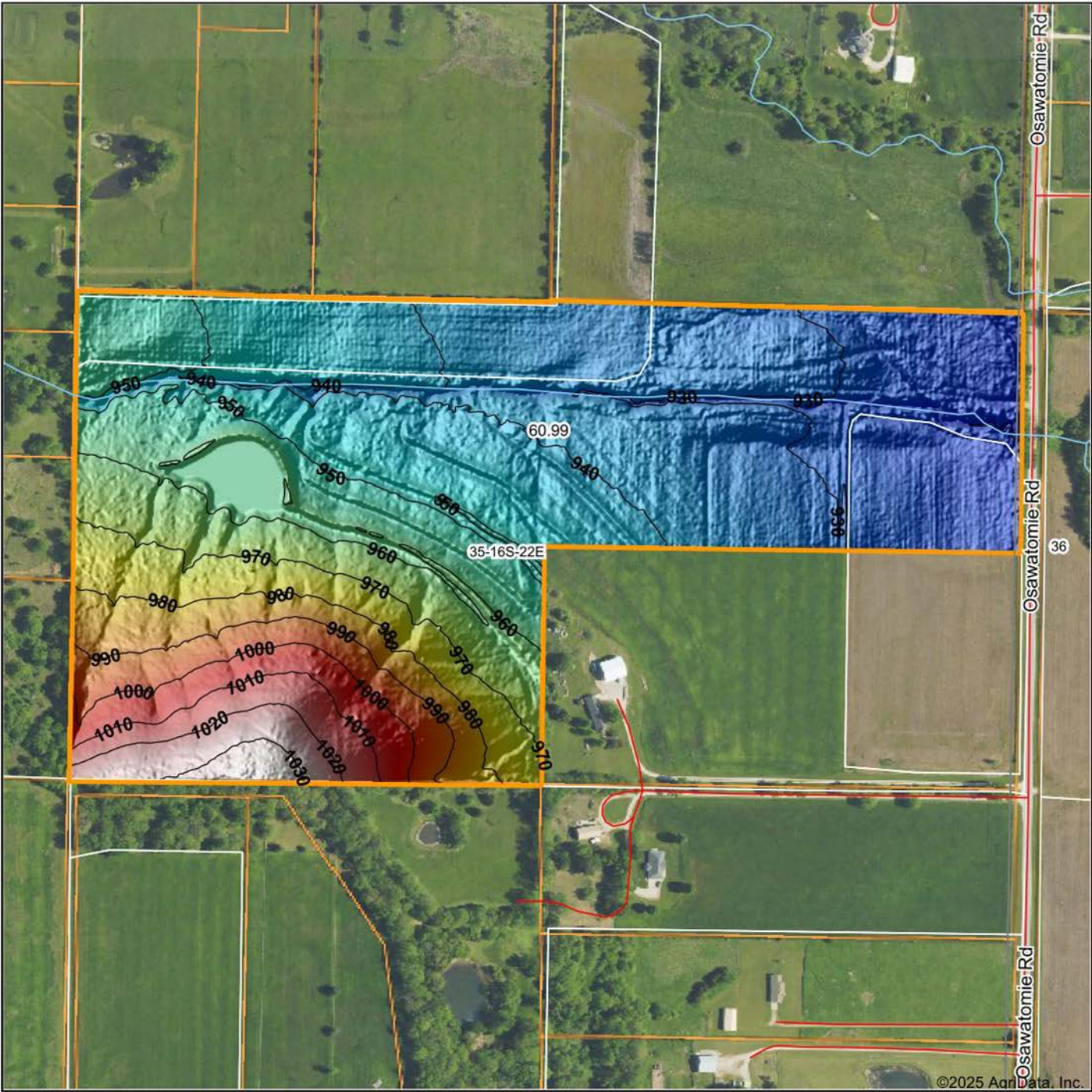


11/18/2025

35-16S-22E
Miami County
Kansas

Boundary Center: 38° 36' 58.44, -94° 56' 30.64

HILLSHADE MAP



Maps Provided By:

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CUSTOMIZED ONLINE MAPPING

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

Source: USGS 1 meter dem
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0ft 431ft 862ft

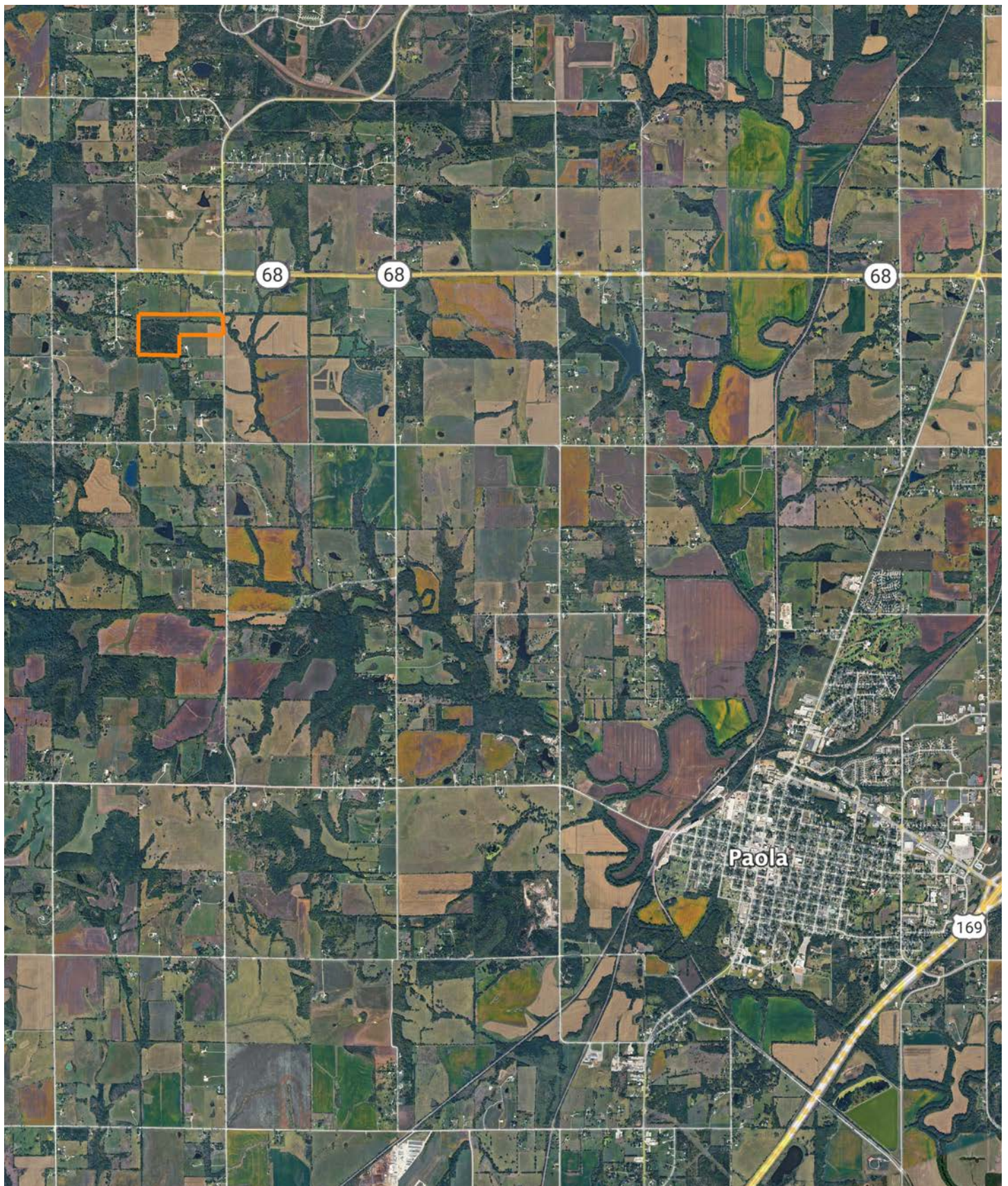


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35-16S-22E
Miami County
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Boundary Center: 38° 36' 58.44, -94° 56' 30.64

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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