

MIDWEST LAND GROUP PRESENTS

47 ACRES IN

GREENWOOD COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BACHELOR CREEK RETREAT - FULLY FINISHED TWO-STORY HOME ON 47 +/- ACRES NORTH OF EUREKA

Located just 3.5 miles southeast of Eureka Lake and just outside of Eureka, this 47 +/- acre country property offers an excellent balance of rural living, productive farmland, and scenic natural beauty. The property features a spacious fully finished two-story home with 4 bedrooms and 3 bathrooms, providing plenty of room for family living while enjoying the quiet setting of the Kansas countryside. With wide-open views and a peaceful location, the home creates the perfect environment for those looking to enjoy life on acreage while still being close to town and outdoor recreation.

The land itself is a major highlight of the property. Approximately 36 +/- acres consist of highly productive Reading silt loam soils with an impressive 84 NCCPI

overall average, making the ground well-suited for agricultural production or income potential. The strong soil quality adds long-term value and makes the property appealing for those looking to combine country living with productive farmland.

Flowing through the property is Bachelor Creek, which enhances both the beauty and recreational potential of the land. The creek corridor provides excellent wildlife habitat and creates a scenic natural feature that sets this property apart. With a spacious 4-bedroom home, productive farmland, live water, and close proximity to Eureka Lake, this 47 +/- acre property presents a rare opportunity to own a well-rounded piece of Kansas countryside.



PROPERTY FEATURES

COUNTY: **GREENWOOD** | STATE: **KANSAS** | ACRES: **47**

- 47 +/- total acres located north of Eureka
- Spacious fully finished two-story home featuring 4 bedrooms and 3 bathrooms
- Approximately 36 +/- acres of productive Reading silt loam soils
- 84 NCCPI overall soil average, providing strong agricultural capability
- Bachelor Creek runs through the property, adding scenic and recreational value
- Excellent opportunity to combine country living with productive farmland
- Diverse property offering agricultural, recreational, and residential appeal
- Abundant wildlife activity supported by the creek corridor and surrounding habitat
- Peaceful rural setting with beautiful views of the Kansas countryside
- Located 3.5 miles southeast of Eureka Lake
- Ideal property for a primary residence, hobby farm, or rural retreat
- Convenient access to town amenities while enjoying the privacy of country living



SPACIOUS TWO-STORY HOME

The property features a spacious two-story home with 4 bedrooms and 2.5 bathrooms, providing plenty of room for family living while enjoying the quiet setting of the Kansas countryside.



4 BEDROOMS, 2.5 BATHROOMS



36 +/- ACRES OF PRODUCTIVE FARMLAND

Approximately 36 +/- acres consist of highly productive Reading silt loam soils with an impressive 84 NCCPI overall average, making the ground well-suited for agricultural production or income potential.



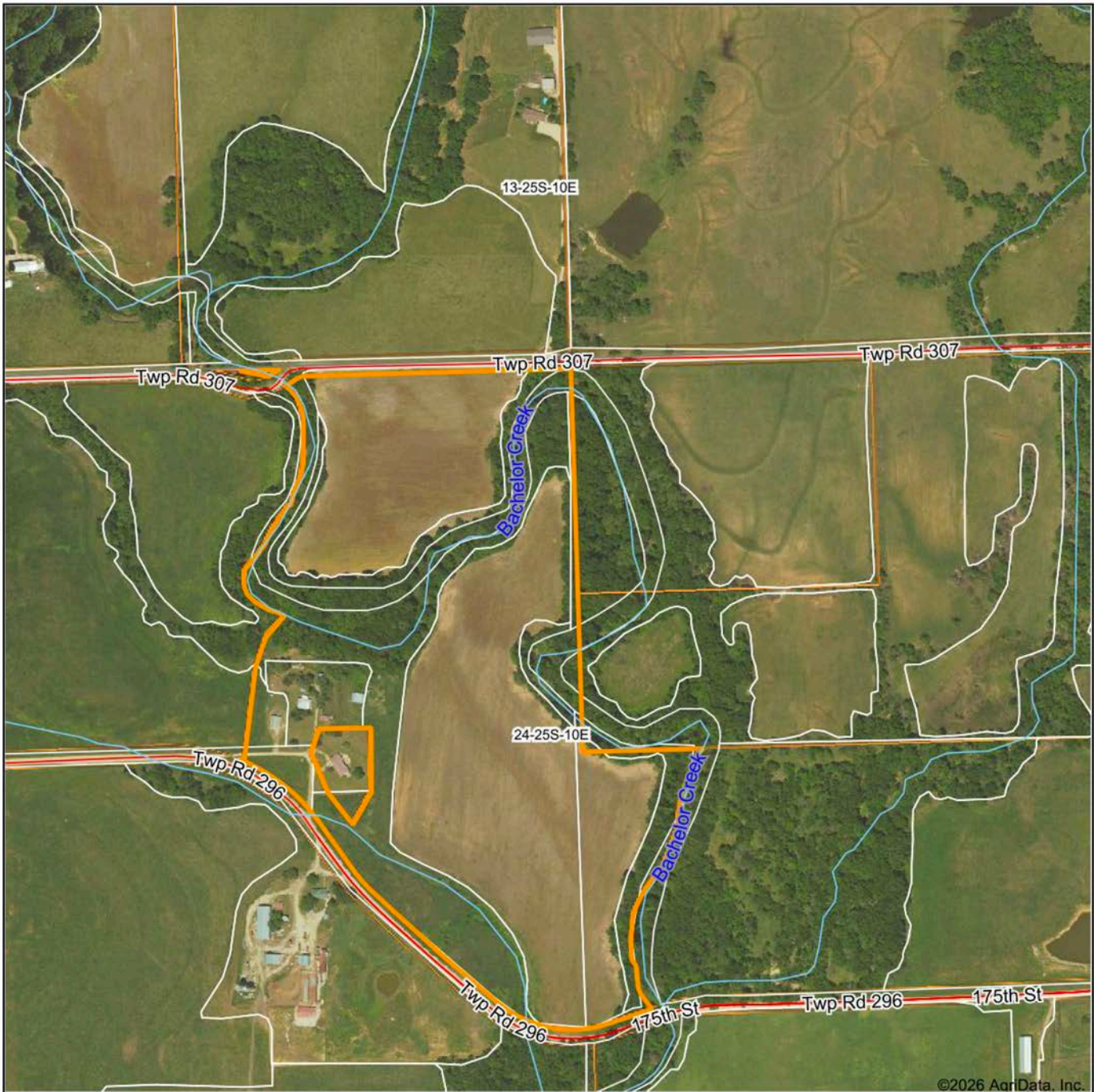
ABUNDANT WILDLIFE



BACHELOR CREEK



AERIAL MAP



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Boundary Center: 37° 51' 56.18, -96° 15' 41.41

0ft 528ft 1056ft



Maps Provided By:



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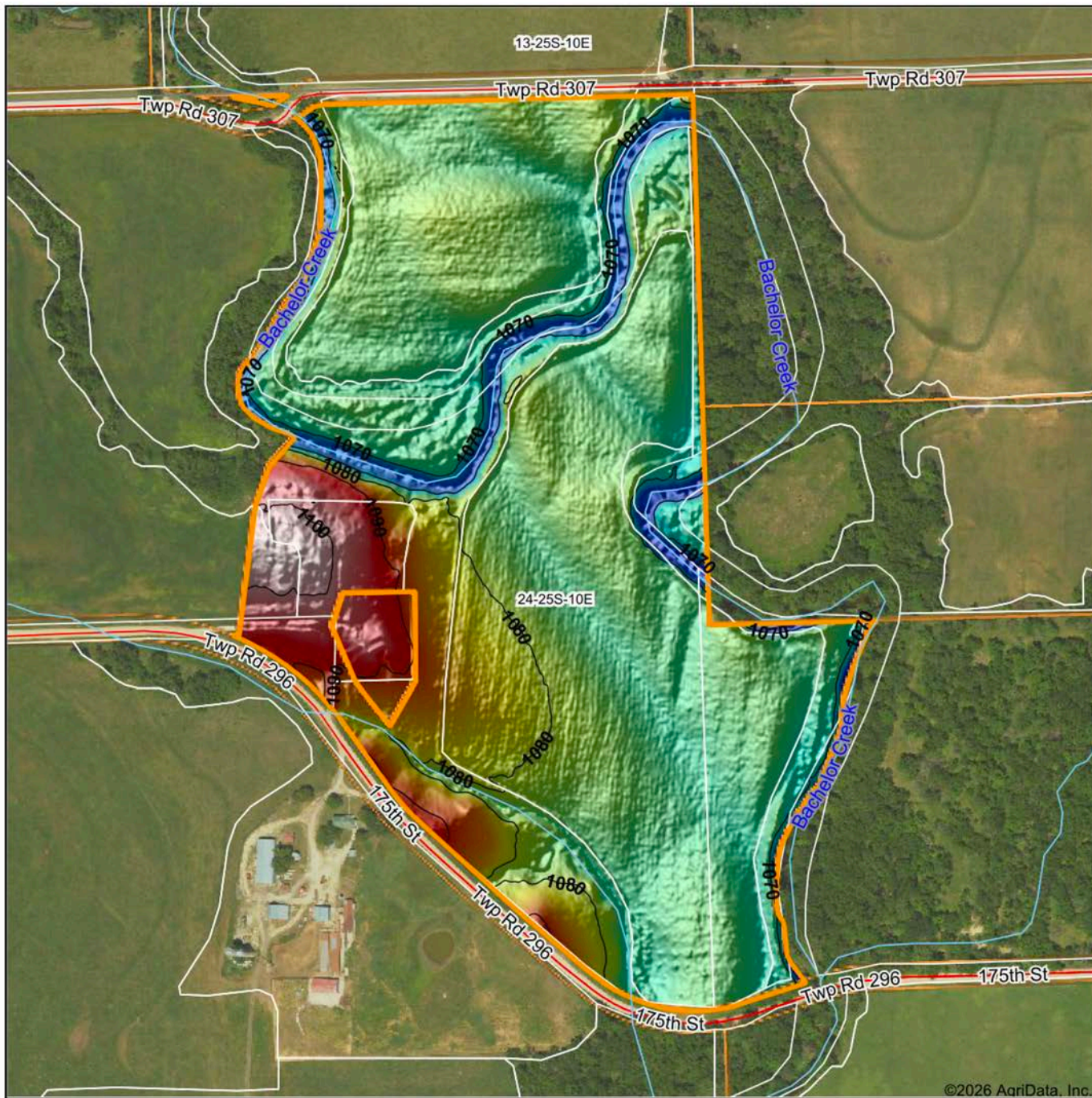
24-25S-10E
Greenwood County
Kansas



3/15/2026

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

HILLSHADE MAP



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Maps Provided By:



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

Source: USGS 1 meter dem
 Interval(ft): 10
 Min: 1,060.7
 Max: 1,103.1
 Range: 42.4
 Average: 1,078.4
 Standard Deviation: 6.92 ft

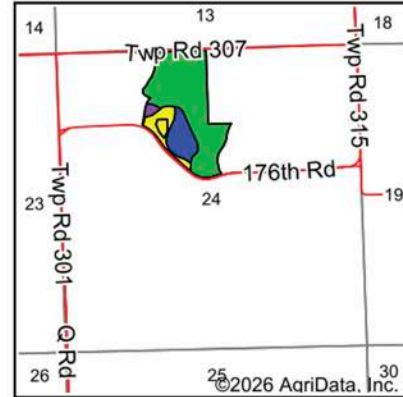
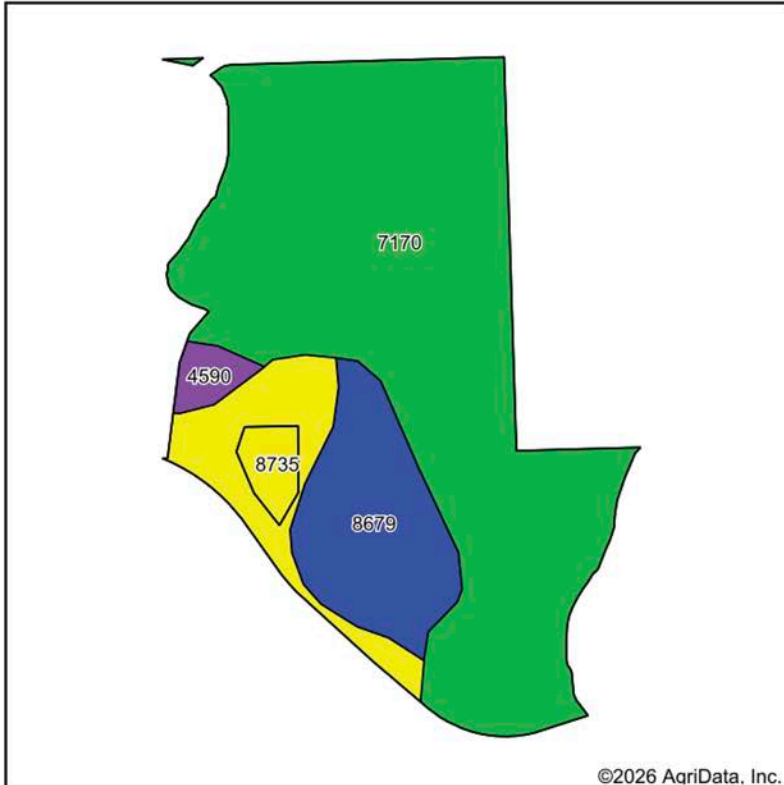


3/15/2026

24-25S-10E
Greenwood County
Kansas

Boundary Center: 37° 51' 56.18, -96° 15' 41.41

SOIL MAP



State: **Kansas**
 County: **Greenwood**
 Location: **24-25S-10E**
 Township: **Eureka**
 Acres: **50.65**
 Date: **3/15/2026**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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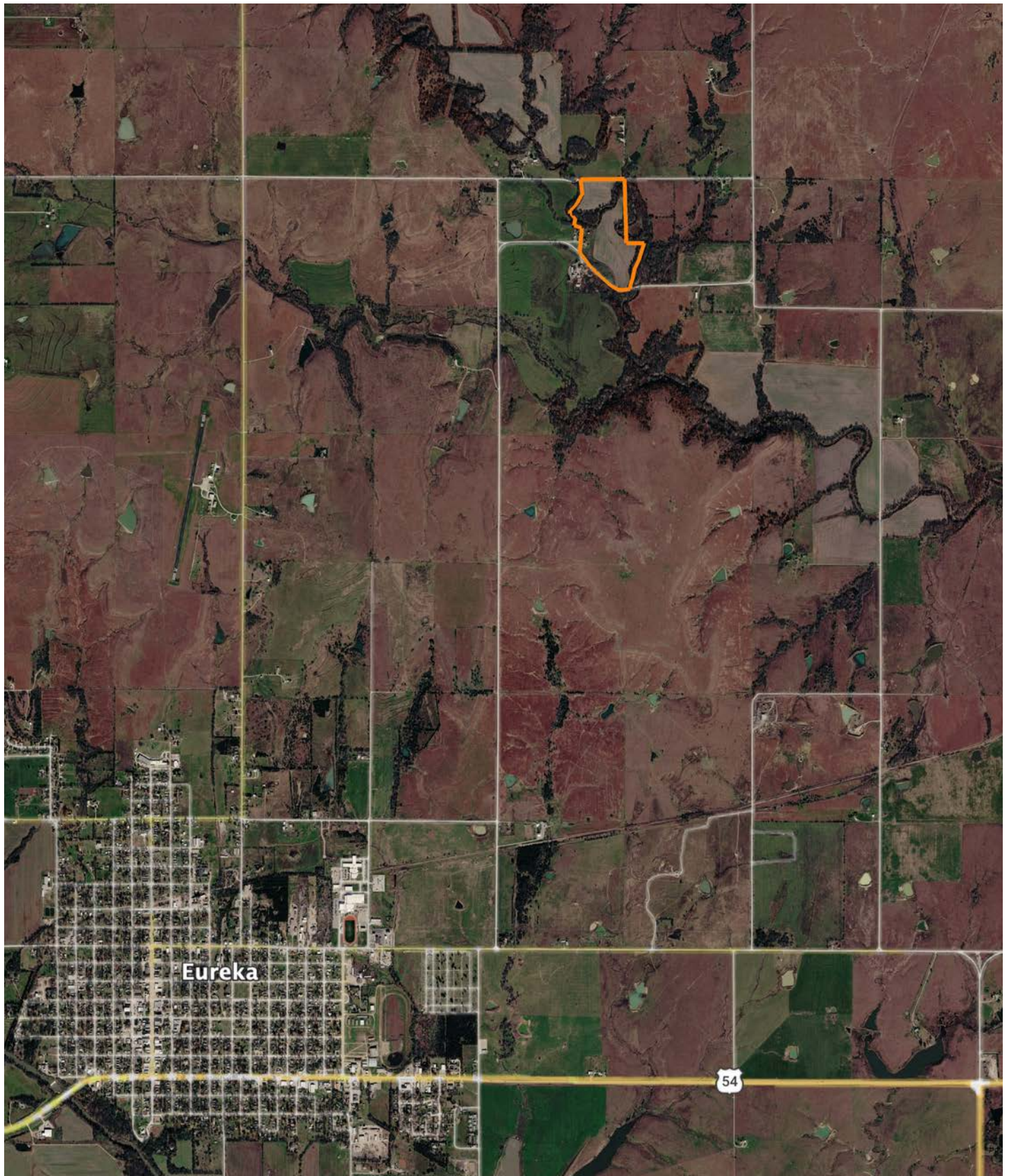
Soils data provided by USDA and NRCS.

Area Symbol: KS073, Soil Area Version: 23

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 Soybeans
7170	Reading silt loam, rarely flooded	36.27	71.7%		> 6.5ft.	lw	7935	84	82	76
8679	Dennis silt loam, 1 to 3 percent slopes	7.56	14.9%		> 6.5ft.	lle	4838	79	78	64
8735	Eram silty clay loam, 3 to 7 percent slopes	5.85	11.5%		2.6ft. (Paralithic bedrock)	lVe	4116	58	58	41
4590	Clime-Sogn complex, 3 to 20 percent slopes	0.97	1.9%		2.5ft. (Paralithic bedrock)	vIe	3310	36	32	33
Weighted Average						1.59	6943.1	*n 79.3	*n 77.7	*n 69.3

*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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