

MIDWEST LAND GROUP PRESENTS

21 ACRES IN

DONIPHAN COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

TURN-KEY HUNTING TRACT IN PRIME NORTHEAST KANSAS LOCATION

This 21 +/- acre property is a proven producer, offering an exceptional setup for serious whitetail hunters and outdoor enthusiasts. With a strong history of bucks, the farm features a diverse mix of hardwood timber, ideal bedding cover, and natural funnels that consistently drive rut activity in a county that is highly desirable. The farm is a sliver of heaven in a great area for big deer.

Thoughtfully designed for functionality, the Doniphan County property allows for hunting multiple wind directions, giving you a strategic advantage throughout the season. An established food plot area and warm-

season grasses enhance habitat quality, while drainage ditches provide discreet access to stands without alerting game. You can easily hunt this tract on every single wind direction with ease.

Located in Kansas Deer Management Unit 10, this area is well-known for its quality genetics. Whether you're an experienced hunter or looking for the perfect place to introduce kids to the outdoors, this tract checks all the boxes. Contact Drew Yarkosky at (816) 599-3647 for additional information, disclosures, or to schedule a showing.

PROPERTY FEATURES

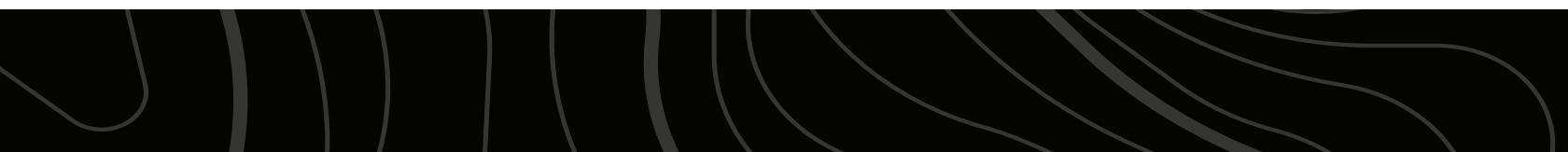
COUNTY: **DONIPHAN** | STATE: **KANSAS** | ACRES: **21**

- Proven hunting history
- Mixture of hardwoods timber
- Ability to hunt multiple winds
- Small food plot and warm-season grass stand
- Ditches for great access to stand
- Ideal funnel for rut activity
- Excellent whitetail deer numbers
- Great place to get kids outdoors
- Kansas Deer Management Unit 10
- Well-maintained, year-round gravel road
- 17 minutes to Wathena, KS
- 28 minutes to Atchison, KS
- 60 minutes to MCI



21 +/- TOTAL ACRES

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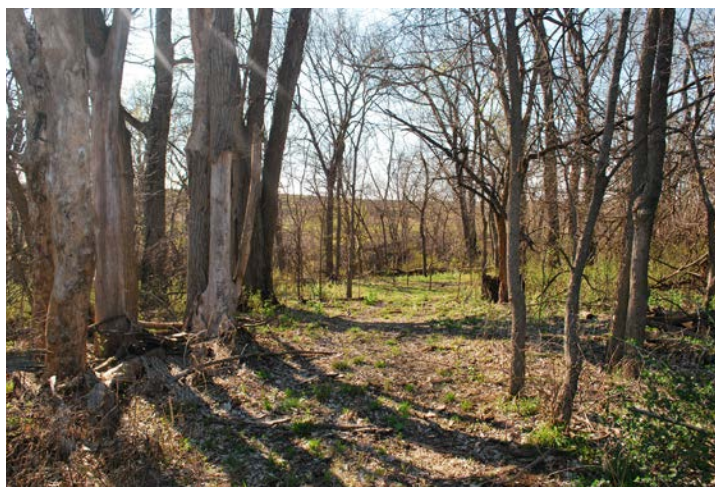
PROVEN HUNTING HISTORY



FOOD PLOT/WARM-SEASON GRASS STAND



DITCHES & IDEAL FUNNEL FOR RUT ACTIVITY



TRAIL CAM PHOTOS



AERIAL MAP



Boundary Center: $39^{\circ} 42' 2.22$, $-95^{\circ} 2' 36.03$

0ft 429ft 859ft



Maps Provided By:



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15-4S-21E
Doniphan County
Kansas



4/10/2026

TOPOGRAPHY MAP



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
Interval(ft): 7.0
Min: 892.4
Max: 982.4
Range: 90.0
Average: 936.0
Standard Deviation: 20.28 ft

0ft 442ft 883ft

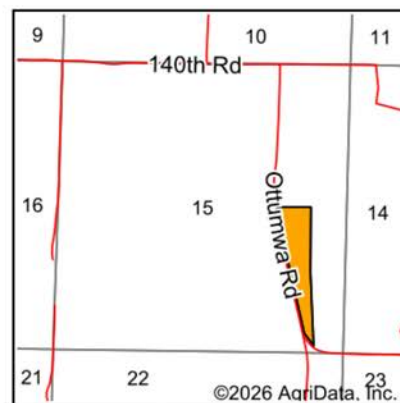
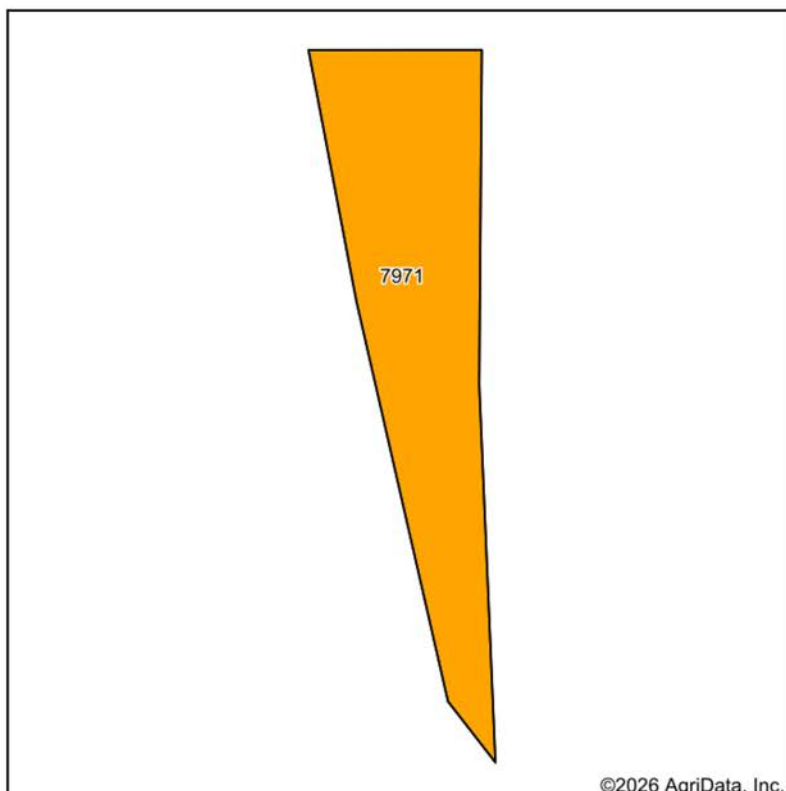


4/10/2026

15-4S-21E
Doniphan County
Kansas

Boundary Center: 39° 42' 2.22, -95° 2' 36.03

SOILS MAP



State: **Kansas**
 County: **Doniphan**
 Location: **15-4S-21E**
 Township: **Wayne**
 Acres: **20.9**
 Date: **4/10/2026**



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Soils data provided by USDA and NRCS.

Area Symbol: KS043, Soil Area Version: 26

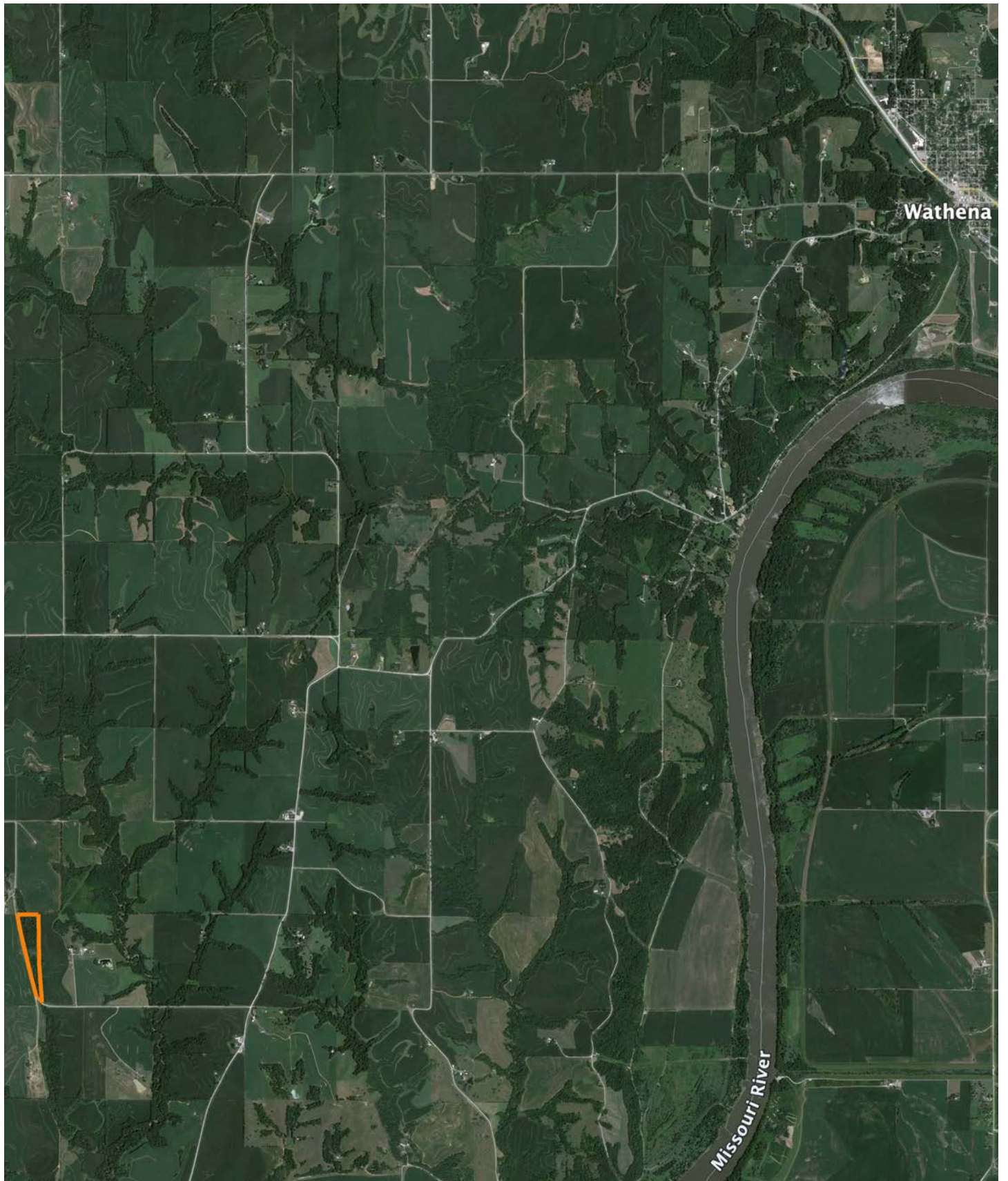
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Corn Bu	Soybeans Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
7971	Palermo-Knox complex, 10 to 18 percent slopes	20.90	100.0%		IIIe	4000	93	31	80	80	62
Weighted Average					3.00	4000	93	31	*n 80	*n 80	*n 62

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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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MidwestLandGroup.com

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