

MIDWEST LAND GROUP PRESENTS

100 ACRES IN

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# DOUGLAS COUNTY KANSAS



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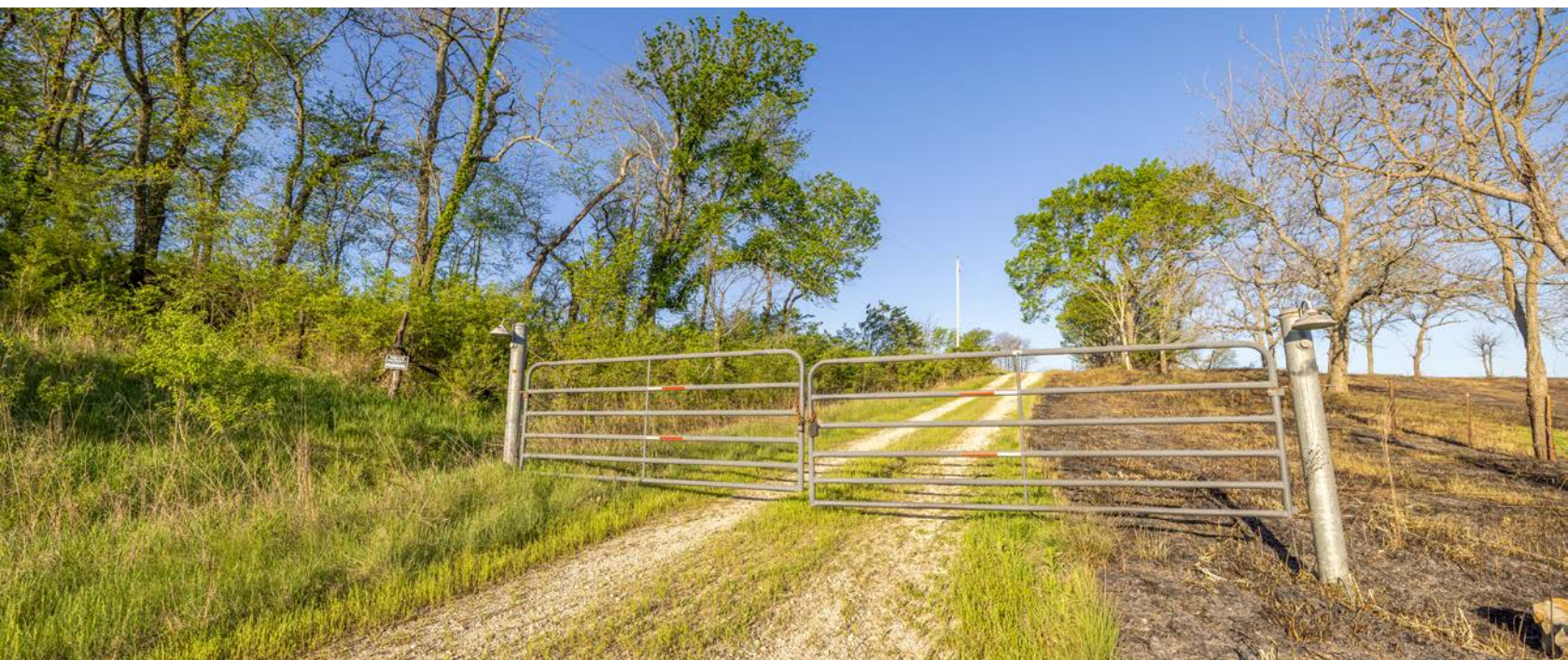
# DOUGLAS COUNTY 100 +/- ACRE SPORTSMAN'S PARADISE WITH OUTSTANDING RECREATIONAL APPEAL

This exceptional 100 +/- acre Douglas County property offers a rare combination of scenic topography, diverse habitat, and proven recreational appeal. Featuring approximately 60 feet of elevation change, the land rolls through open pasture and transitions into mature timber, creating a dynamic landscape that is both beautiful and highly functional. The elevation changes create natural travel corridors, secluded pockets, and ideal stand locations, making this a property designed for the serious outdoorsman.

Known for its exceptional deer history, this tract offers the kind of habitat and layout that consistently attracts and holds wildlife. The blend of rolling pasture, mature timber, and natural cover provides outstanding bedding, travel routes, and hunting opportunities, while

the terrain creates natural funnels and pinch points sought after by hunters. Whether pursuing whitetails or enjoying the year-round recreational value, this property has the ingredients that make great hunting properties stand apart.

Beyond the hunting opportunities, this property carries a unique character that is difficult to replicate. The transition from open grassland into established timber, paired with impressive topography and strong wildlife presence, creates a setting suited for recreation, adventure, and long-term enjoyment. Whether envisioned as a private hunting retreat, weekend getaway, or legacy land investment, this Douglas County tract offers exceptional potential and a truly special ownership opportunity.



# PROPERTY FEATURES

COUNTY: **DOUGLAS** | STATE: **KANSAS** | ACRES: **100**

- Exceptional recreational and hunting property
- Proven history of quality whitetail deer
- Approximately 60 feet of elevation change
- Rolling pasture transitioning into mature timber
- Diverse habitat with excellent wildlife cover
- Natural travel corridors and pinch points for hunting
- Scenic topography with strong recreational appeal
- Secluded setting with private retreat potential
- Excellent long-term investment and legacy property opportunity



# SCENIC TOPOGRAPHY

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Featuring approximately 60 feet of elevation change, the land rolls through open pasture and transitions into mature timber, creating a dynamic landscape that is both beautiful and highly functional.



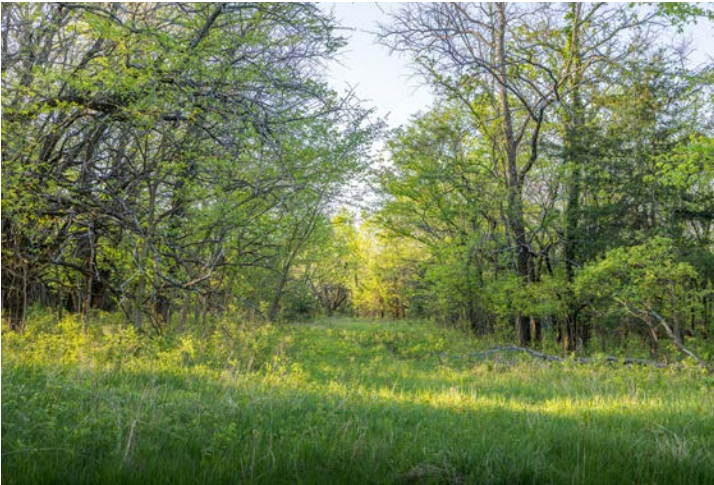
# ROLLING PASTURE

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# ESTABLISHED TIMBER

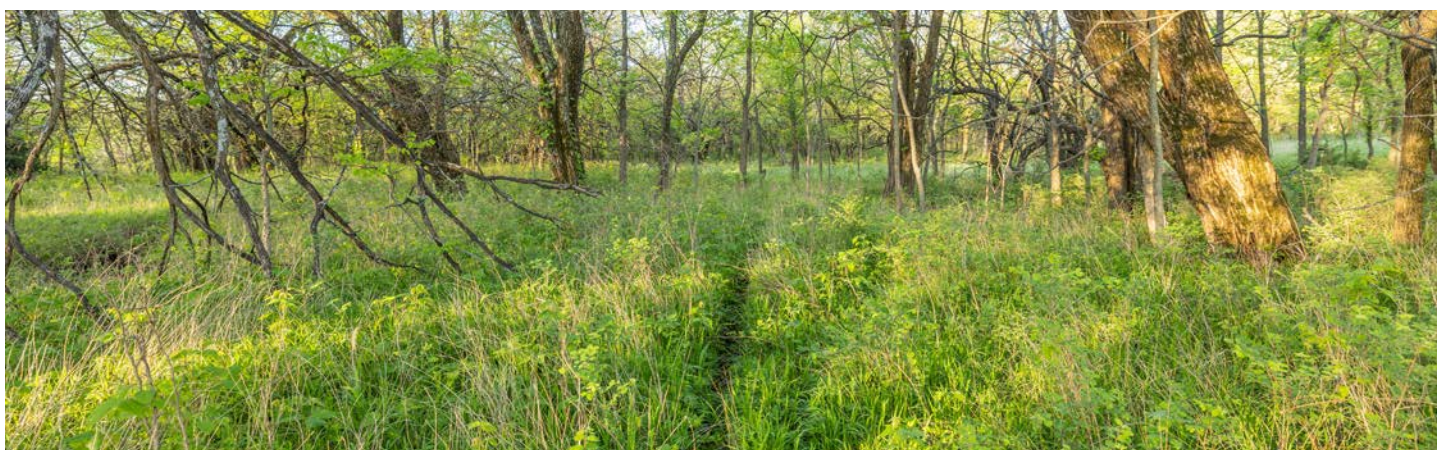
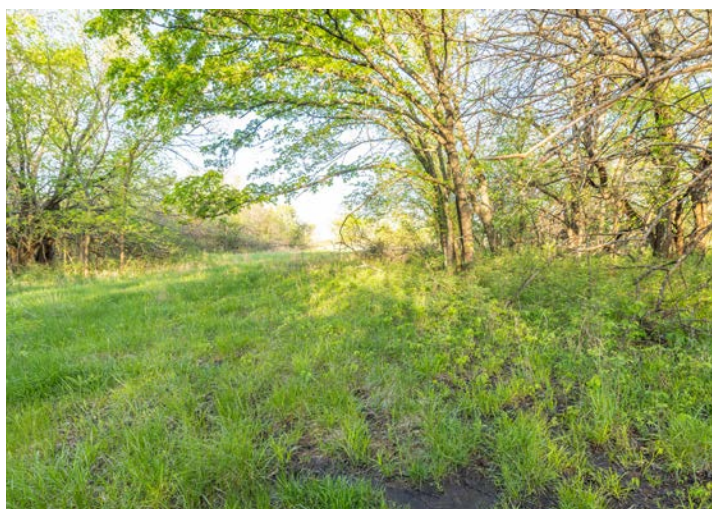
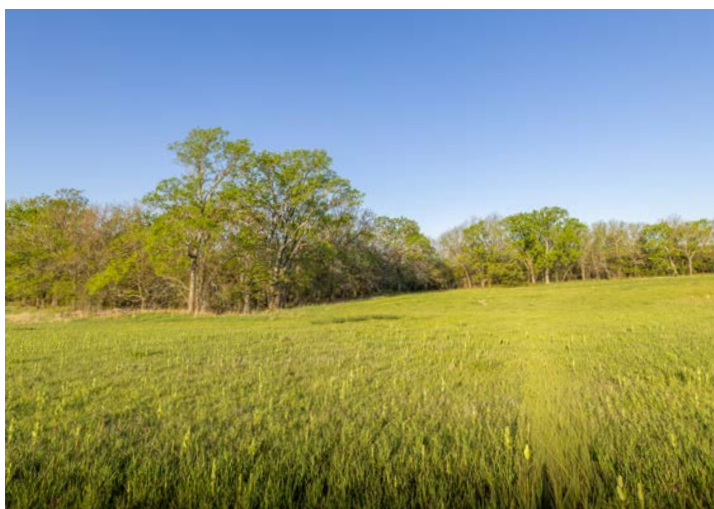
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# DIVERSE WILDLIFE HABITAT

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# ADDITIONAL PHOTOS

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# AERIAL MAP



Boundary Center: 38° 49' 20.36, -95° 29' 5.71



Maps Provided By:



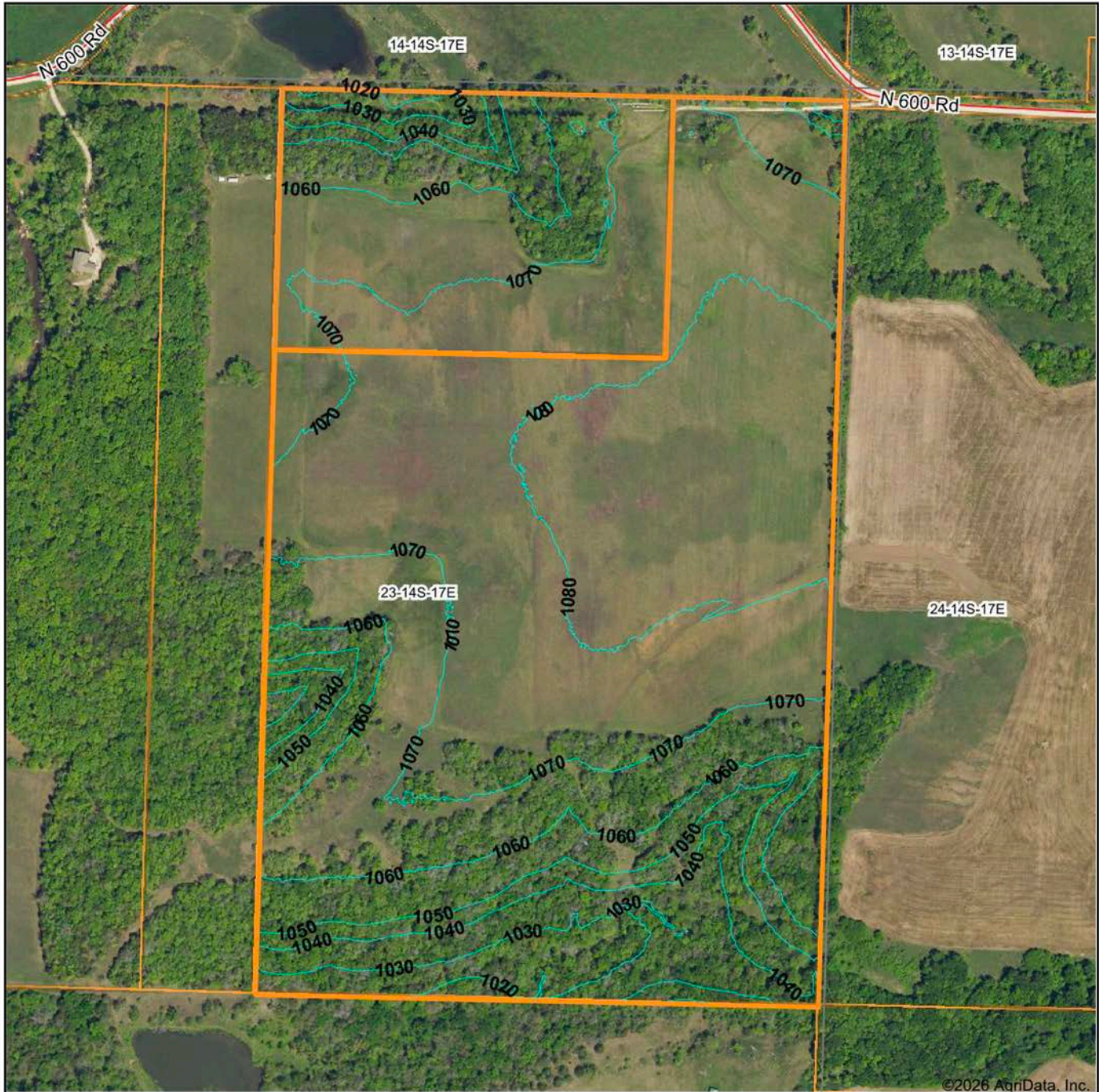
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**23-14S-17E**  
**Douglas County**  
**Kansas**



4/27/2026

# TOPOGRAPHY MAP



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Source: USGS 1 meter dem

Interval(ft): 10.0

Min: 1,012.9

Max: 1,086.7

Range: 73.8

Average: 1,065.7

Standard Deviation: 15.78 ft

0ft 455ft 909ft

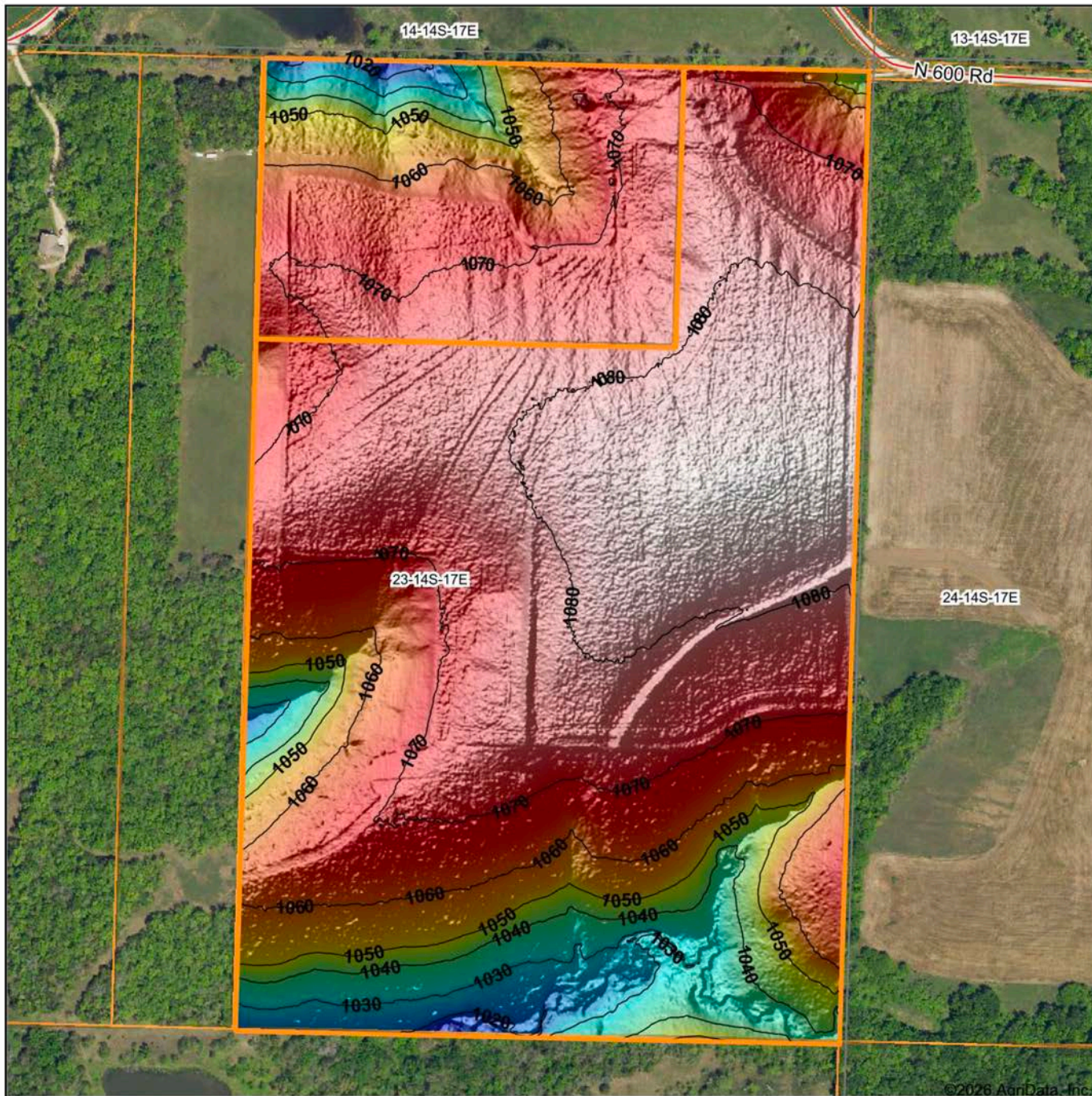


4/27/2026

**23-14S-17E**  
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Boundary Center: 38° 49' 20.36, -95° 29' 5.71

# HILLSHADE MAP



Low Elevation High



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 10

Min: 1,012.9

Max: 1,086.7

Range: 73.8

Average: 1,065.7

Standard Deviation: 15.78 ft

0ft 424ft 849ft



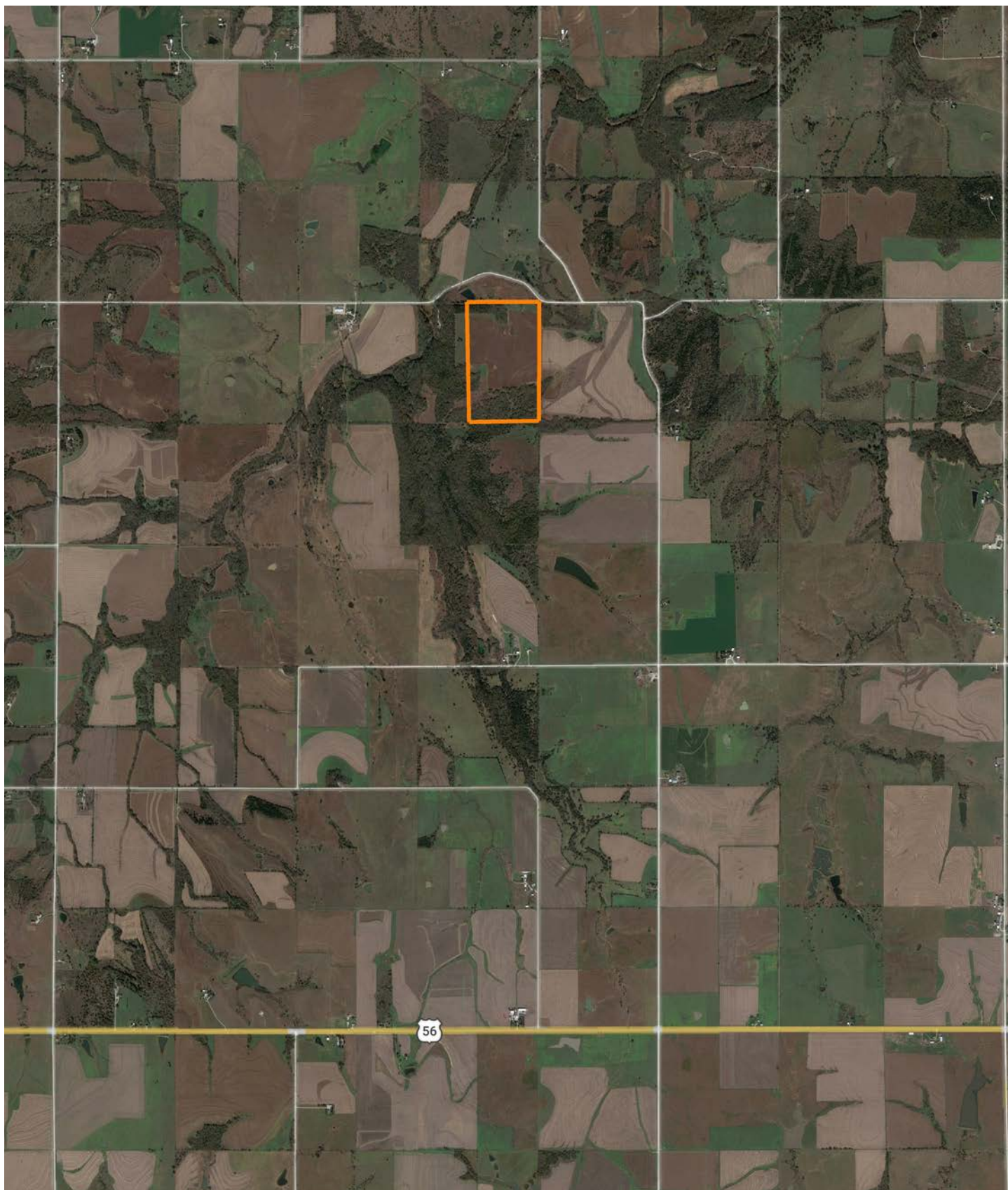
4/27/2026

**23-14S-17E**  
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Boundary Center: 38° 49' 20.36, -95° 29' 5.71

# OVERVIEW MAP

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## AGENT CONTACT

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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

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## **MidwestLandGroup.com**

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