

MIDWEST LAND GROUP PRESENTS

8.4 ACRES

SHAWNEE COUNTY, KS

6530 NW ROSSVILLE ROAD, ROSSVILLE, KANSAS, 66533



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

COUNTRY LIVING CLOSE TO TOWN

Nestled on 8.4 wooded acres just a couple of miles outside of town, this beautifully remodeled 3 bedroom, 2.5 bath home offers the perfect blend of privacy and convenience. With paved road access and a scenic setting, this property is a rare opportunity to enjoy country living without sacrificing proximity to town.

As you enter through the front door, a stunning spiral staircase draws your eye upward to a gorgeous gold chandelier, creating a truly grand first impression. The spacious living room is filled with natural light from an abundance of windows and features a gas fireplace, making it a warm and inviting space to gather. The kitchen has been thoughtfully updated with newly installed countertops and backsplash, offering both style and functionality—perfect for preparing and enjoying home-cooked meals. The primary suite provides a relaxing

retreat, complete with an updated bathroom featuring a walk-in shower and an inset soaking tub. Additional highlights include a large laundry room and ample closet space throughout the home, providing convenience and storage. A welcoming sunroom off of the kitchen and living area provides additional space to enjoy. The lower level offers even more living space, complete with a wet bar, 2 bedrooms, a full bathroom, and a non-conforming bedroom—ideal for guests, hobbies, or a home office. This level also provides access to the 2-car garage and mechanical room.

Outdoor living is just as impressive, with multiple decks ideal for entertaining or simply enjoying the peaceful, wooded surroundings. With newer appliances, a roof just two years old, and a fully updated interior, this home is truly move-in ready.



PROPERTY FEATURES

COUNTY: **SHAWNEE** | STATE: **KANSAS** | ACRES: **8.4**

- 8.4 +/- acres (with additional acres and shop available)
- Custom-built, one-owner home that has been meticulously maintained
- Completely remodeled
- Paved road access
- 2 miles north of Rossville
- 2,750 square feet of living space
- 3 bedrooms, 2.5 baths
- 1 unconforming bedroom
- Wet bar
- Sunroom
- Private master suite balcony
- Central vacuum system
- 2 year old roof
- Kaw Valley USD 321 School District
- Rural Water District #2
- 30 minutes to Topeka
- 45 minutes to Manhattan



CUSTOM-BUILT, ONE-OWNER HOME



SUNROOM



MASTER SUITE



8.4 +/- ACRES



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 39° 9' 48.8, -95° 57' 5.35

0ft 232ft 465ft



Maps Provided By:



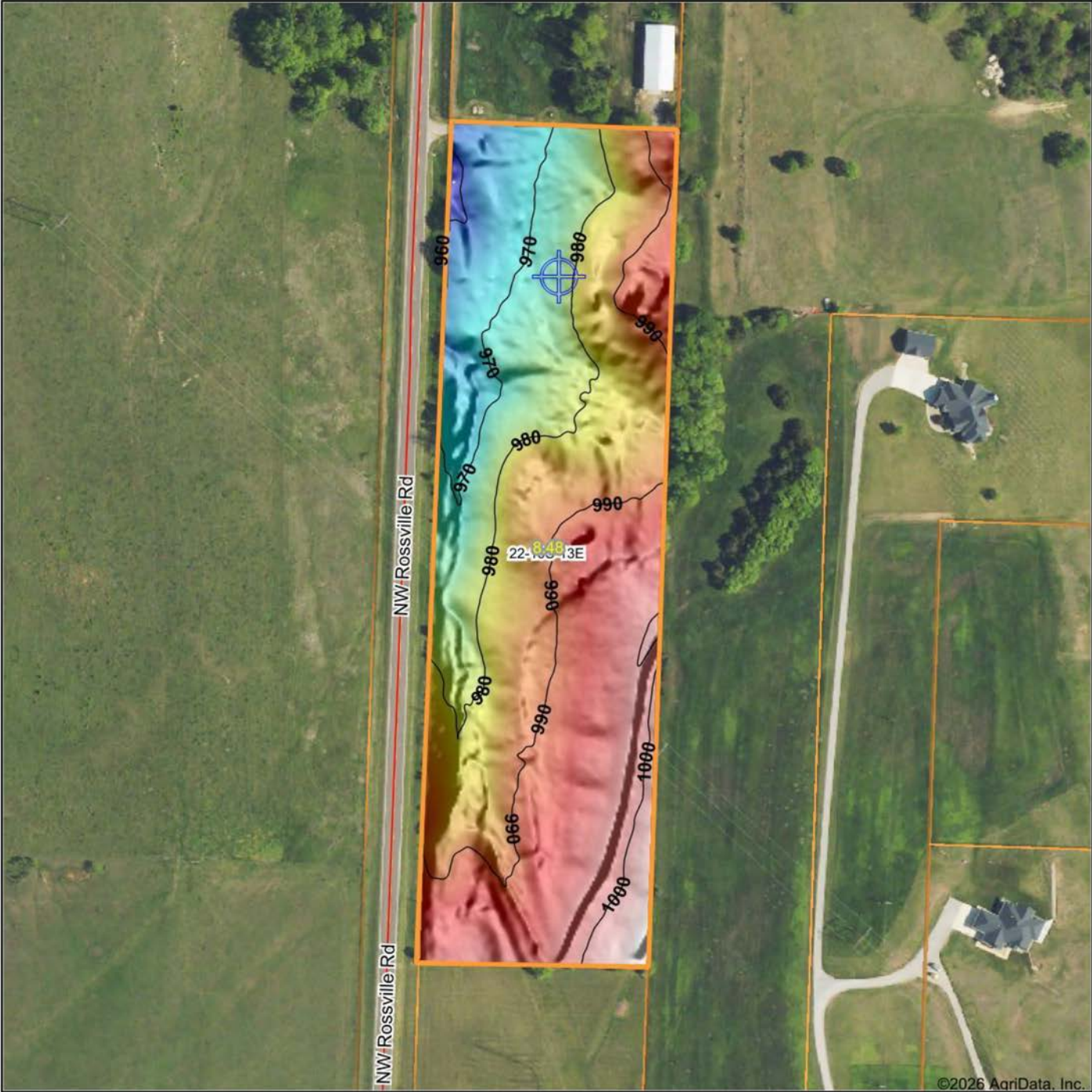
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22-10S-13E
Shawnee County
Kansas



3/24/2026

HILLSHADE MAP



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Low Elevation High

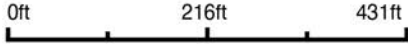


Maps Provided By:



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Source: USGS 1 meter dem
 Interval(ft): 10
 Min: 956.7
 Max: 1,005.4
 Range: 48.7
 Average: 984.6
 Standard Deviation: 10.47 ft

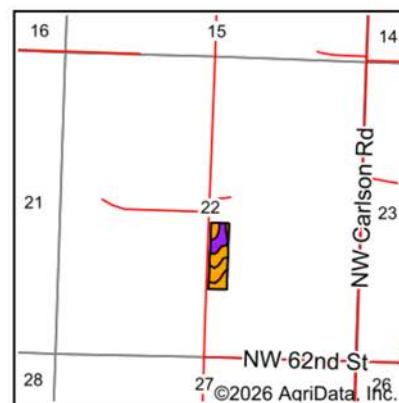
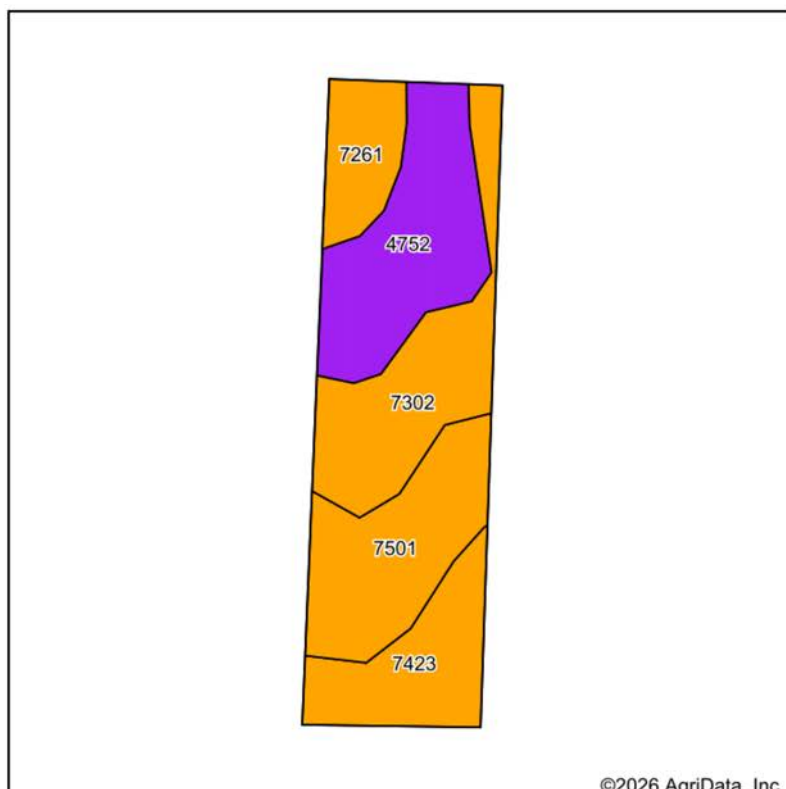


3/24/2026

22-10S-13E
Shawnee County
Kansas

Boundary Center: 39° 9' 48.8, -95° 57' 5.35

SOILS MAP



State: **Kansas**
 County: **Shawnee**
 Location: **22-10S-13E**
 Township: **Rossville**
 Acres: **8.48**
 Date: **3/24/2026**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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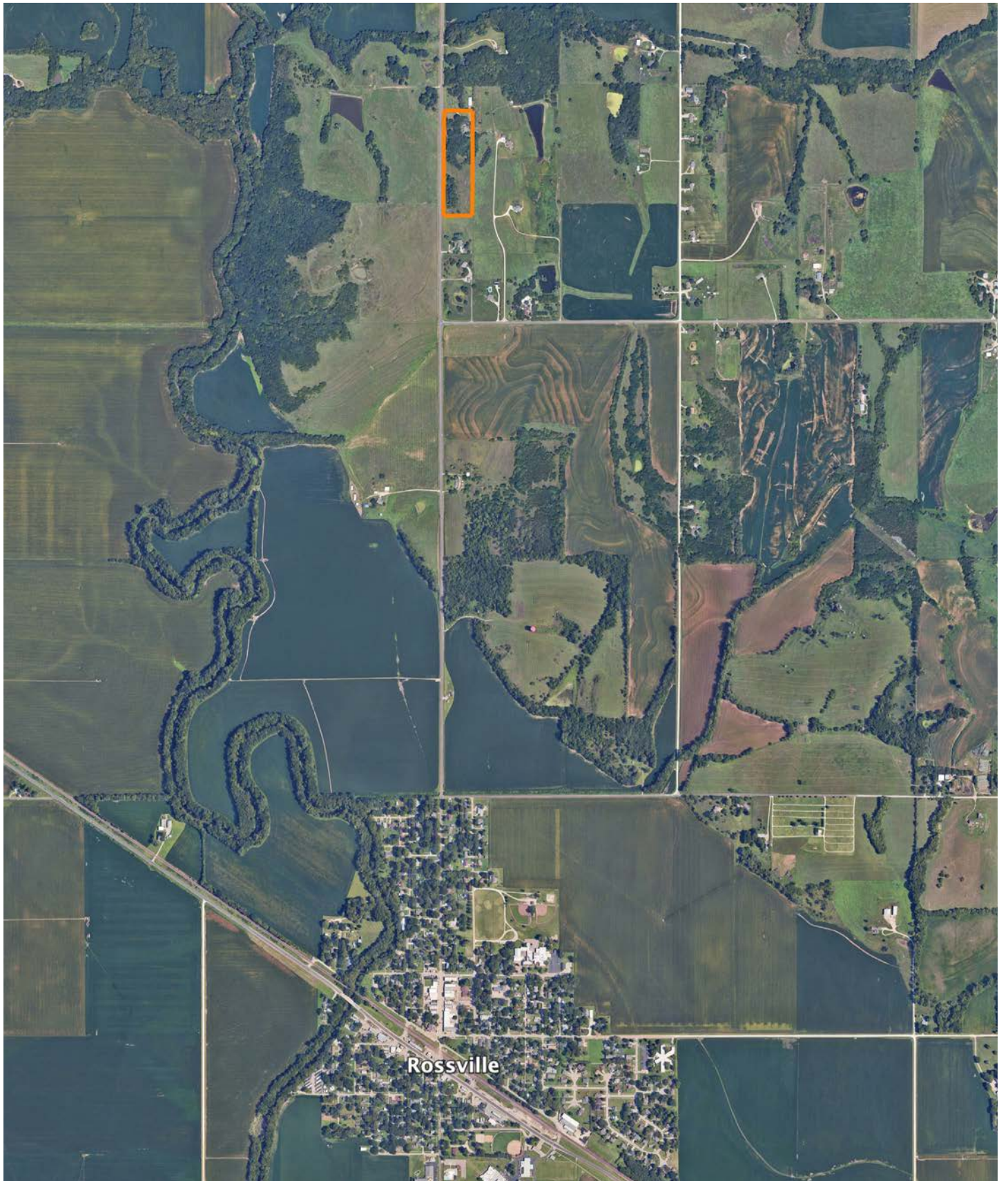
Area Symbol: KS177, Soil Area Version: 24

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
4752	Sogn-Vinland complex, 3 to 25 percent slopes	2.22	26.2%		0.6ft. (Lithic bedrock)	Vls	3218	33	31	23
7302	Martin silty clay loam, 3 to 7 percent slopes	2.04	24.1%		> 6.5ft.	IIIe	4228	54	50	47
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	1.97	23.2%		> 6.5ft.	IIIe	3883	48	38	39
7423	Morrill clay loam, 3 to 7 percent slopes	1.42	16.7%		> 6.5ft.	IIIe	4247	66	66	60
7261	Gymer silt loam, 3 to 7 percent slopes	0.83	9.8%		> 6.5ft.	IIIe	4250	76	76	70
Weighted Average						3.79	3888.8	*n 51.3	*n 47.5	*n 43.3

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

From selling legacy properties to guiding hunters toward their dream piece of ground, Jennifer Yarbrough brings passion, empathy, and hard-earned experience to every land transaction. Jennifer is more than just a land advocate - she's lived the lifestyle. She's bought and sold her own hunting properties, shaped them for wildlife, and experienced both the joy of discovery and the heartache of letting them go. Her professional background includes working for the USDA in farm lending, giving her a sharp understanding of the financial side of land ownership.

An international spearfishing world record holder, NWTG Grand Slam achiever, published outdoor writer, dedicated bowhunter, and board member of Kansas One Shot Turkey Hunt, Jennifer also volunteers as a Pottawatomie County firefighter. Her knowledge of habitat management, wildlife patterns, and rural property development uniquely positions her to serve clients seeking both functional and meaningful land.

Today, she calls Emmett, Kansas home, with her husband Dusty and their son Finn. Whether you're buying a farm, selling a hunting tract, or simply exploring what's possible, Jennifer offers more than a transaction, she offers a partnership built on knowledge, authenticity, and a genuine love for the land.



JENN YARBROUGH,

LAND AGENT

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