

MIDWEST LAND GROUP
PRESENTS
COFFEY COUNTY
KANSAS
40 ACRES



MIDWEST LAND GROUP IS HONORED TO PRESENT

TURN-KEY COUNTRY LIVING ON 40 +/- ACRES WITH HOME & 40'X30' SHOP

Nestled just outside of Westphalia, this 40 +/- acre property offers the perfect blend of country living and functional acreage. The 3 bedroom, 2.5 bath home provides a comfortable setting for unwinding, all while overlooking a beautiful landscape that truly showcases rural Kansas. Whether you're looking for a full-time residence or a weekend escape, this property delivers the privacy and room to breathe that's hard to find.

A standout feature of the property is the 40'x30' shop, offering ample space for equipment storage, hobbies, or a workspace for your next project. The 2 +/- acre pond

adds both scenic beauty and recreational opportunity, creating the ideal spot for fishing, relaxing evenings, or simply enjoying the view. The land is well-balanced with a 7.5 +/- acre agricultural field, providing potential for farming, food plots, or additional income.

With a combination of usable acreage, water, and improvements already in place, this property is set up for a wide range of uses. Whether your goals are agricultural, recreational, or simply enjoying the quiet lifestyle of the countryside, this Westphalia tract is ready to meet your needs.



PROPERTY FEATURES

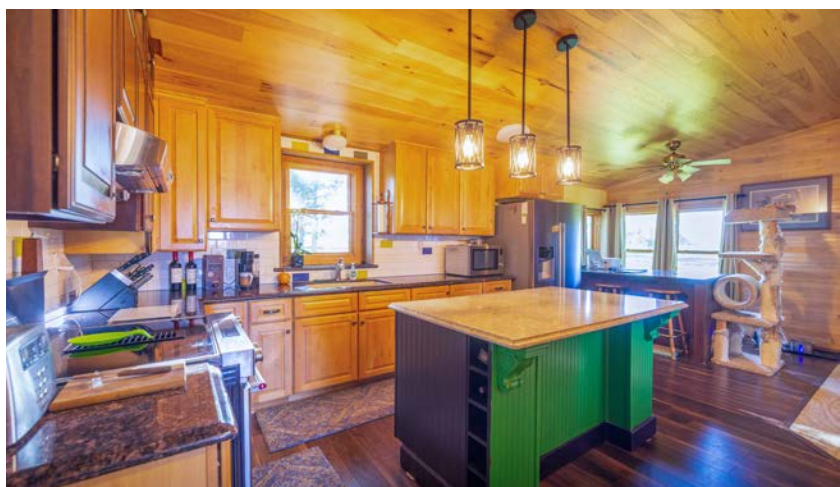
COUNTY: **COFFEY** | STATE: **KANSAS** | ACRES: **40**

- 40 +/- total acres in a quiet rural setting
- 3 bedroom, 2.5 bathroom home
- Fully furnished kitchen with high-end KitchenAid appliances
- Geothermal heating & cooling system for energy efficiency
- 40'x30' shop - ideal for equipment, storage, or workspace
- 2 +/- acre pond - excellent for fishing & recreation
- 7.5 +/- acre agricultural field - income or food plot potential
- Currently on well water with a rural water meter already in place
- Located just 3/4 mile off pavement for easy access
- Only 10 miles from Burlington
- Well-balanced mix of open ground & usable acreage
- Plenty of space for livestock or hobby farming
- Private setting with beautiful country views



3 BEDROOM, 2.5 BATHROOM HOME

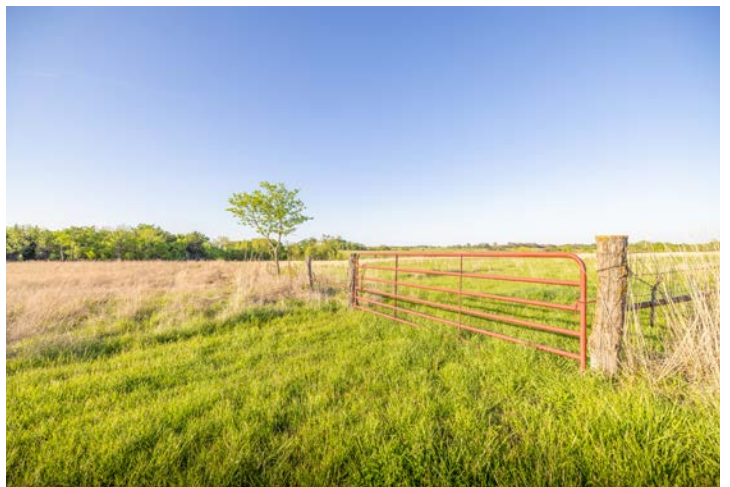
The 3 bedroom, 2.5 bath home provides a comfortable setting for unwinding, all while overlooking a beautiful landscape that truly showcases rural Kansas. Whether you're looking for a full-time residence or a weekend escape, this property delivers the privacy and room to breathe that's hard to find.



2 +/- ACRE POND



7.5 +/- ACRES AGRICULTURAL FIELD



WELL-BALANCED MIX

With a combination of usable acreage, water, and improvements already in place, this property is set up for a wide range of uses.



40'X30' SHOP

A standout feature of the property is the 40'x30' shop, offering ample space for equipment storage, hobbies, or a workspace for your next project.



AERIAL MAP



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Boundary Center: 38° 12' 27.08, -95° 32' 0.62



Maps Provided By:



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22-21S-17E
Coffey County
Kansas



5/12/2026

TOPOGRAPHY MAP



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Source: USGS 1 meter dem

Interval(ft): 10.0

Min: 1,150.2

Max: 1,197.2

Range: 47.0

Average: 1,180.5

Standard Deviation: 11.02 ft

0ft 275ft 550ft

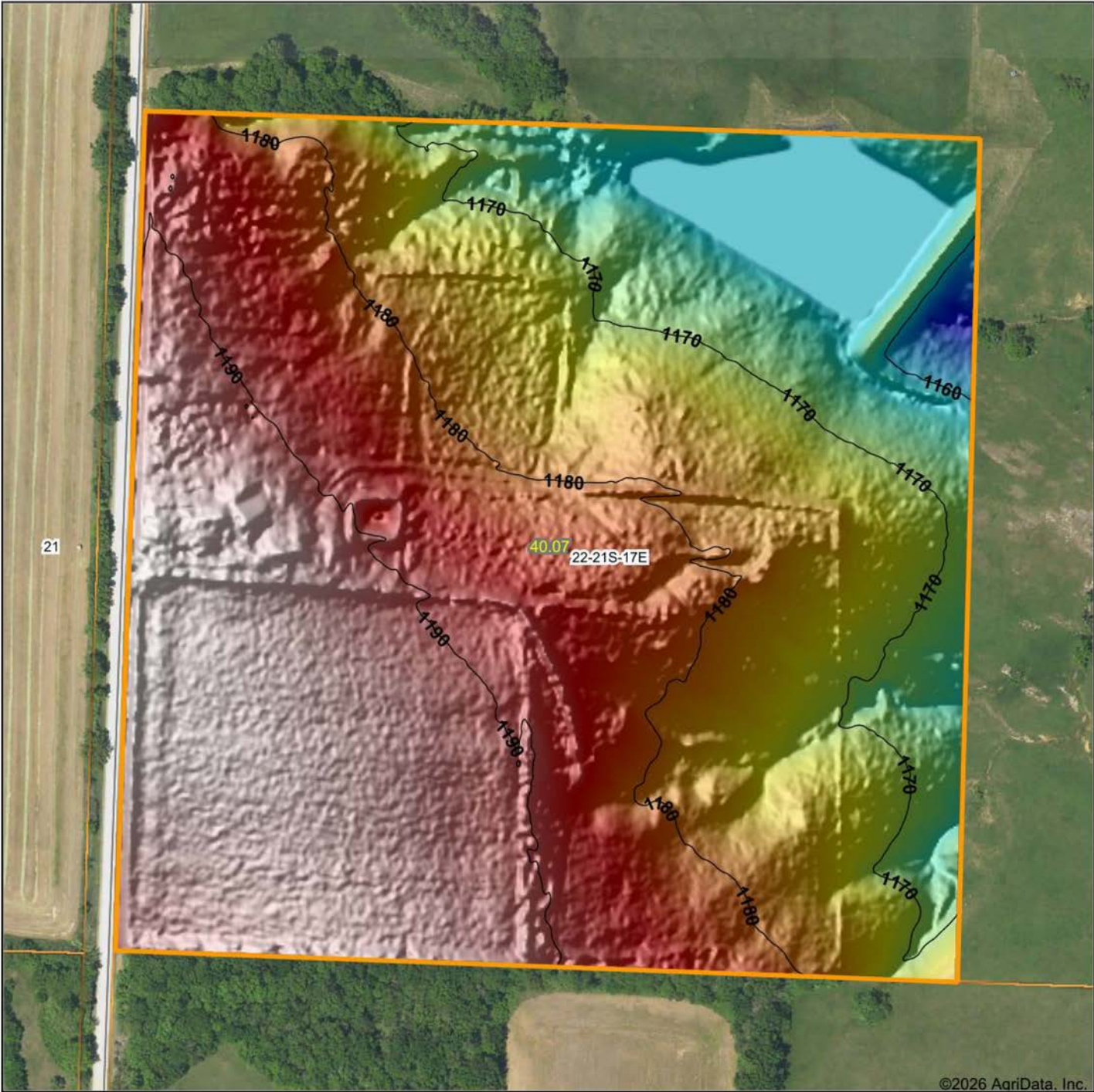


5/12/2026

22-21S-17E
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Boundary Center: 38° 12' 27.08, -95° 32' 0.62

HILLSHADE MAP



©2026 AgriData, Inc.

Low Elevation High



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
 Interval(ft): 10
 Min: 1,150.2
 Max: 1,197.2
 Range: 47.0
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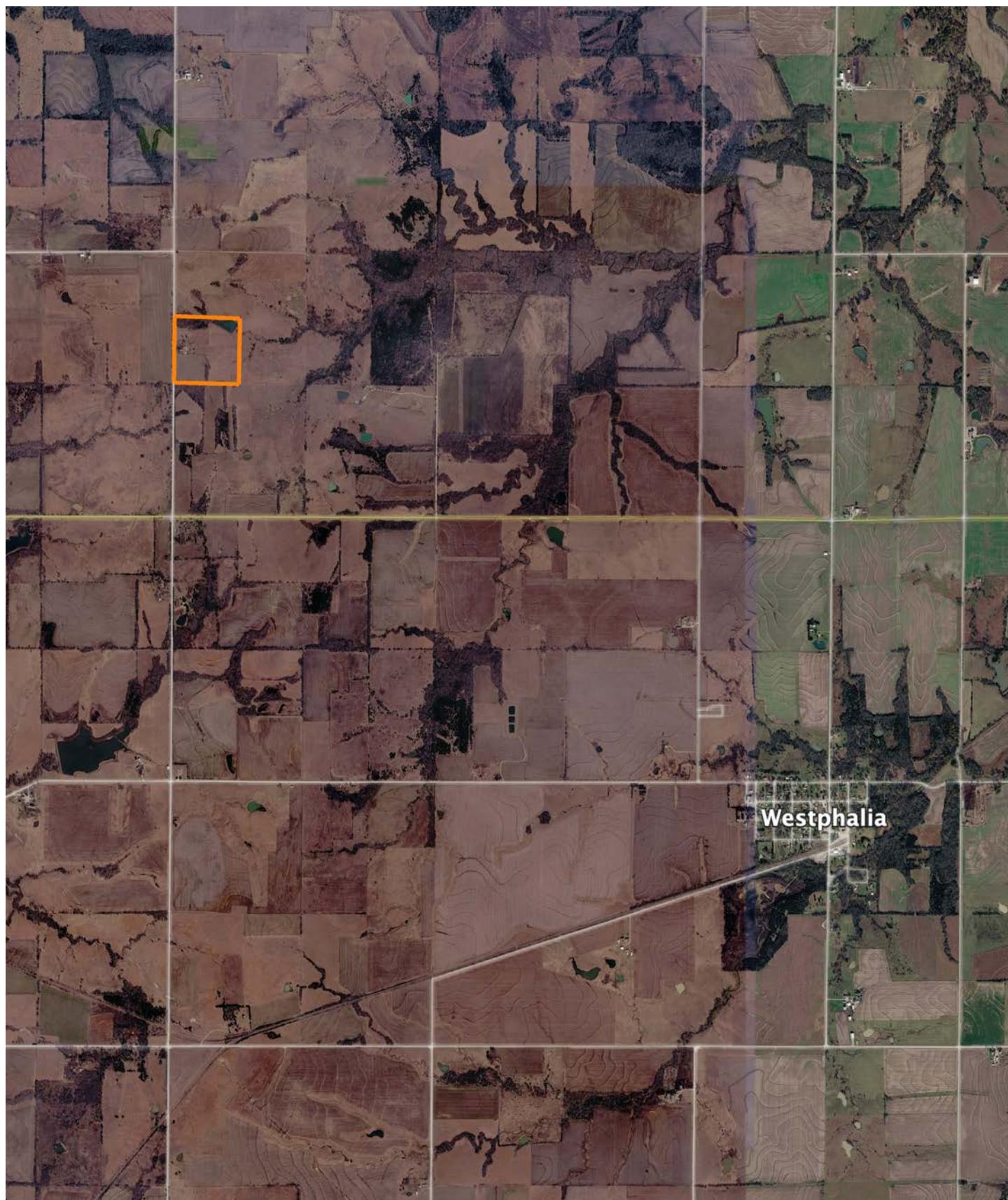
0ft 245ft 490ft



22-21S-17E
Coffey County
Kansas

Boundary Center: 38° 12' 27.08, -95° 32' 0.62

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,

LAND AGENT

620.203.1109

KJeffers@MidwestLandGroup.com



MidwestLandGroup.com

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