

MIDWEST LAND GROUP PRESENTS

77.2 ACRES IN

COFFEY COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

QUAIL RIDGE - INCOME-PRODUCING 77 +/- ACRE TRACT WITH ACTIVE QUARRY & ELITE WHITETAIL HUNTING

Quail Ridge is a rare 77 +/- acre offering in Coffey County that brings together strong income potential and high-end recreational value. Anchored by an active rock quarry, this property provides an established revenue stream while still maintaining the natural character and usability of the land. The rolling terrain, scattered timber, and water features create a diverse layout that supports both ongoing quarry operations and long-term investment potential.

Positioned in a premium area for Kansas wildlife, Quail Ridge offers exceptional hunting opportunities with a proven presence of trophy whitetail deer, along

with strong populations of turkey and waterfowl. The combination of habitat, surrounding agriculture, and natural travel corridors creates ideal conditions for holding and growing mature game. This is the type of property where both the quality of hunting and the consistency of wildlife activity stand out year after year.

In addition to its hunting appeal, the property offers recreational fishing opportunities, adding another layer of value to the land. It is uncommon to find a tract that combines steady income, elite hunting potential, and year-round recreational use in one package, making Quail Ridge a truly unique opportunity in Coffey County.

PROPERTY FEATURES

COUNTY: **COFFEY** | STATE: **KANSAS** | ACRES: **77.2**

- Active rock quarry providing established income potential
- Unique combination of investment and recreational property
- Located in a premium area known for trophy Kansas whitetail deer
- Strong turkey population throughout the property
- Excellent waterfowl opportunities with nearby water features
- Recreational fishing value on-site
- Diverse terrain with rolling elevation changes
- Mix of timber, open ground, and quarry features
- Ideal habitat for holding and growing mature wildlife
- Surrounded by quality neighboring properties and agriculture
- Multiple access points for ease of entry and use

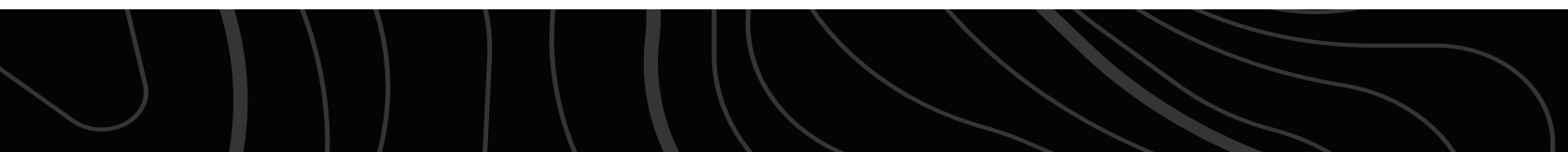


ACTIVE ROCK QUARRY

Anchored by an active rock quarry, this property provides an established revenue stream while still maintaining the natural character and usability of the land.



RECREATIONAL FISHING



DIVERSE TERRAIN



ELITE HUNTING POTENTIAL



TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 20.0

Min: 1,054.9

Max: 1,145.4

Range: 90.5

Average: 1,088.2

Standard Deviation: 13.88 ft

0ft 466ft 931ft

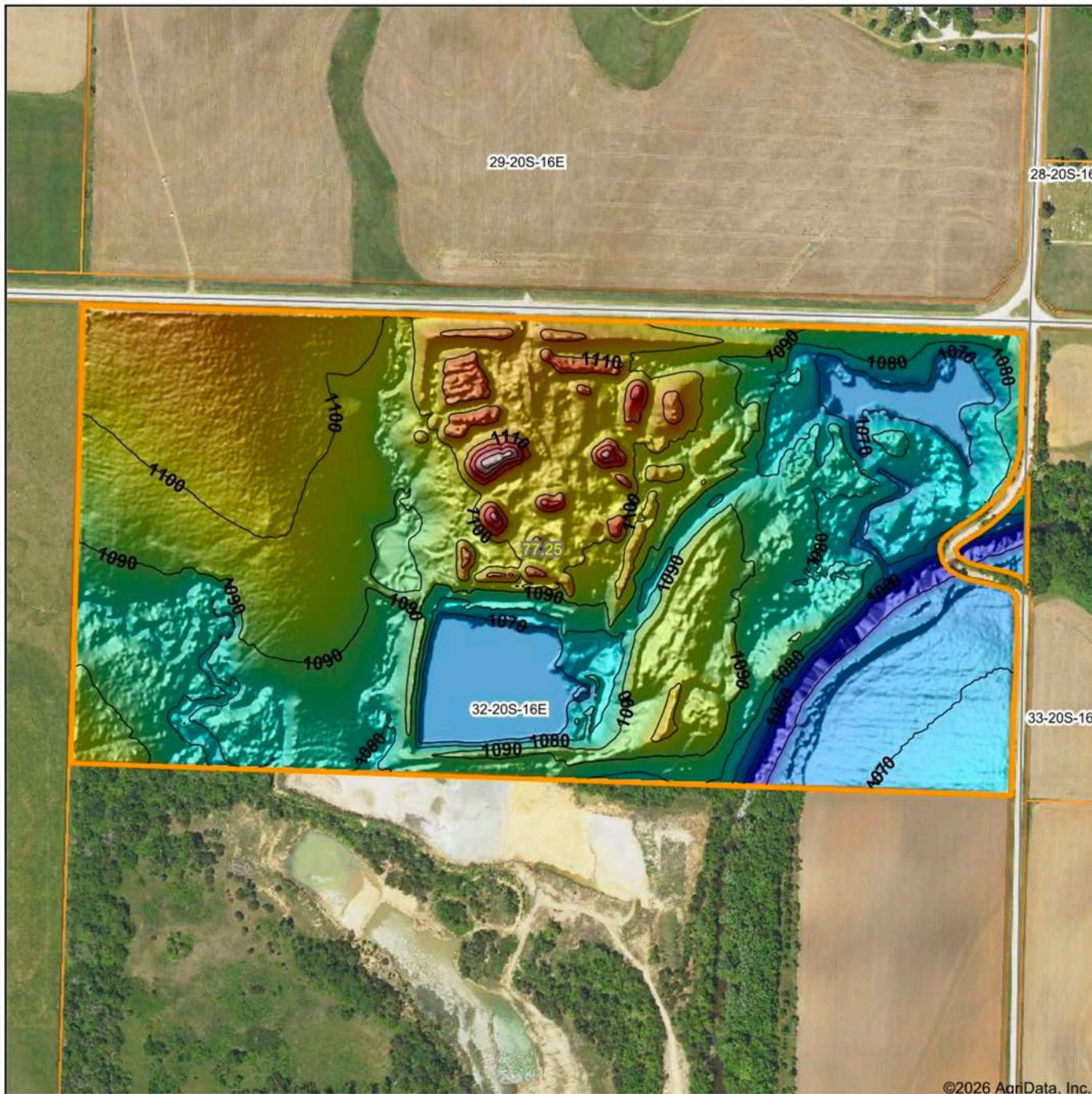


5/12/2026

32-20S-16E
Coffey County
Kansas

Boundary Center: 38° 16' 19.54, -95° 39' 34.98

HILLSHADE MAP



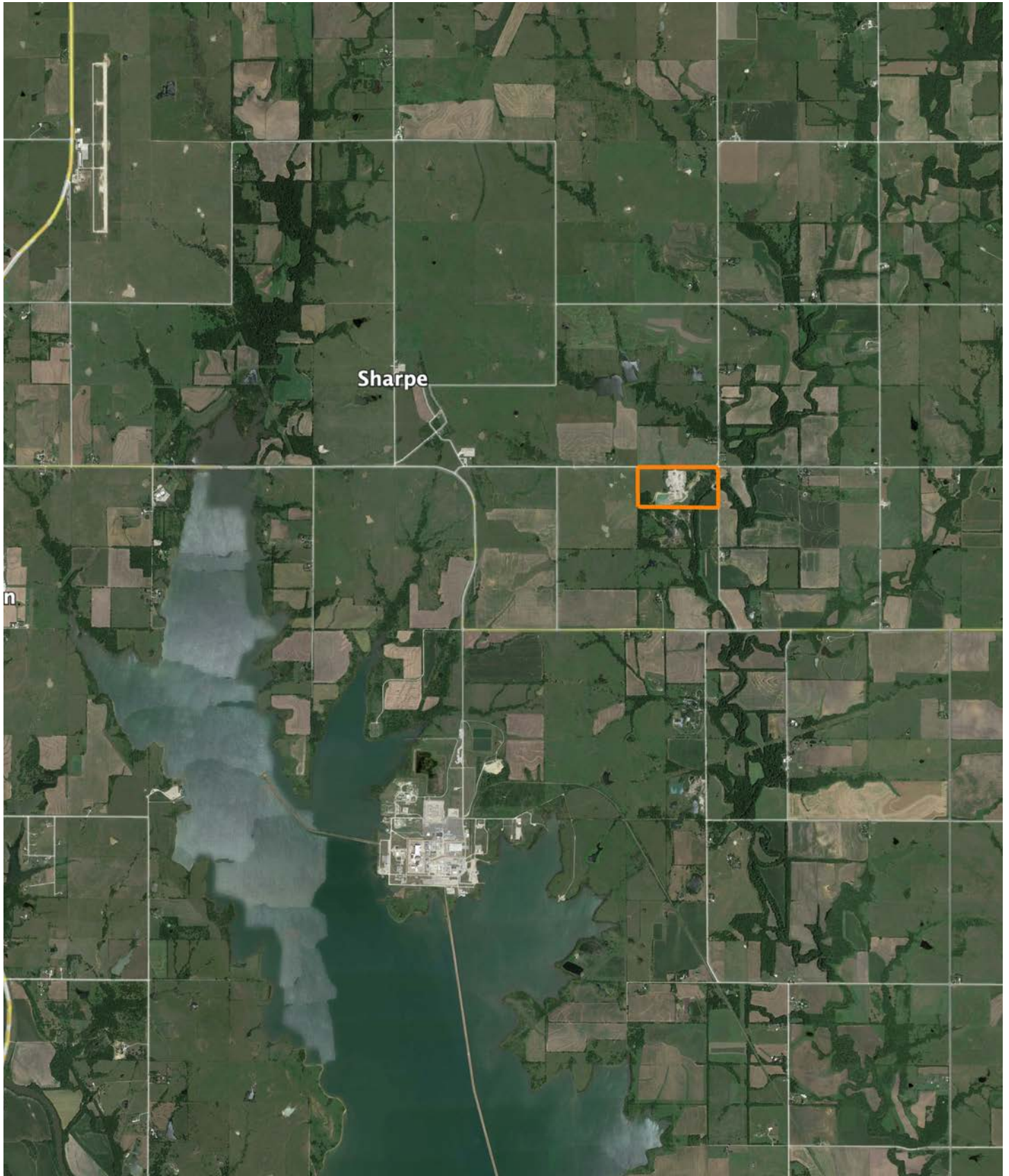
Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
 Interval(ft): 10
 Min: 1,054.9
 Max: 1,145.4
 Range: 90.5
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32-20S-16E
Coffey County
Kansas
 Boundary Center: 38° 16' 19.54, -95° 39' 34.98

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

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