



MIDWEST LAND GROUP
PRESENTS

WYANDOTTE COUNTY KANSAS

66.27 ACRES



MIDWEST LAND GROUP IS HONORED TO PRESENT

DREAM ACREAGE NEAR NEW CHIEFS STADIUM

This breathtaking 66.27 +/- acre retreat, tucked away in the heart of Wyandotte County, offers a truly rare chance to own a large, untouched piece of land within minutes of Kansas City. Properties like this, where privacy, natural beauty, and convenience intersect, are few and far between. Rolling terrain, mature timber, and a secluded setting create the perfect backdrop for a premier build site. With water and electricity available along Kansas Avenue on the southern boundary and blacktop access already in place, the groundwork is set for your dream home or private getaway. The landscape is as diverse as it is beautiful, featuring 120 feet of elevation change, towering hardwood ridges, cedar-lined valleys, and Little Turkey Creek winding through the northern half of the property. Opportunities to own this much acreage, with room to hunt, explore, and unwind, so close to the metro are exceptionally scarce.

Located less than 10 minutes from The Legends, just 20 minutes to downtown Kansas City, and a short drive to Kansas City International Airport, this property delivers the perfect balance of seclusion and accessibility.

Wyandotte County has been known for producing trophy whitetail, and this tract is no exception. Wild turkeys are frequently seen and heard, offering a true “hunt in your own backyard” experience. With travel corridors, bedding areas, and a history of wildlife activity, this land is ready to be enjoyed from day one. Finding a property that combines natural beauty, proven recreation, build potential, and proximity to everything Kansas City has to offer is incredibly rare. This is more than just land, it’s an opportunity to create something special. For a private showing, contact Jenn Yarbrough at (785) 380-8551 and experience this one-of-a-kind property for yourself.



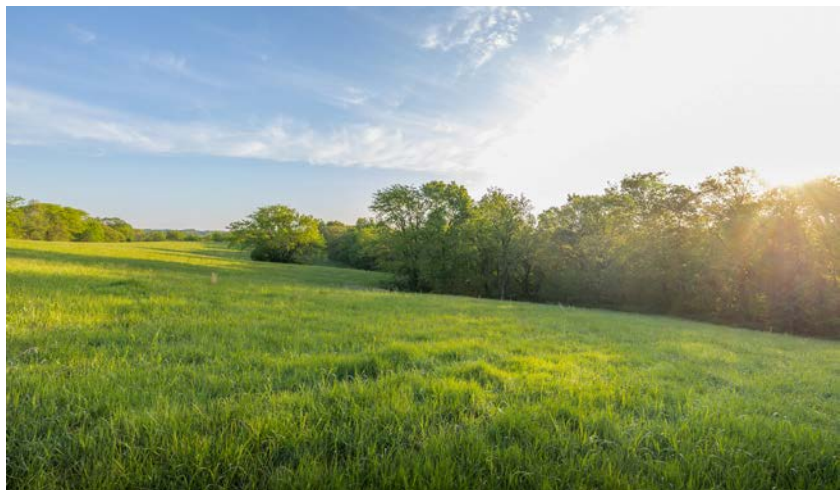
PROPERTY FEATURES

COUNTY: **WYANDOTTE** | STATE: **KANSAS** | ACRES: **66.27**

- Acreage for hay production/pasture
- 120 feet elevation change
- Abundant wildlife
- Mature timber
- Build site
- Half-acre pond
- Close to I-435
- Bonner Springs/Edwardsville USD 204
- Kansas City BPU Water District
- Two 20' shipping containers for storage
- All mineral rights intact
- 7 miles to the Legends shopping center
- 15 miles to downtown Kansas City
- 25 miles to Kansas City International Airport



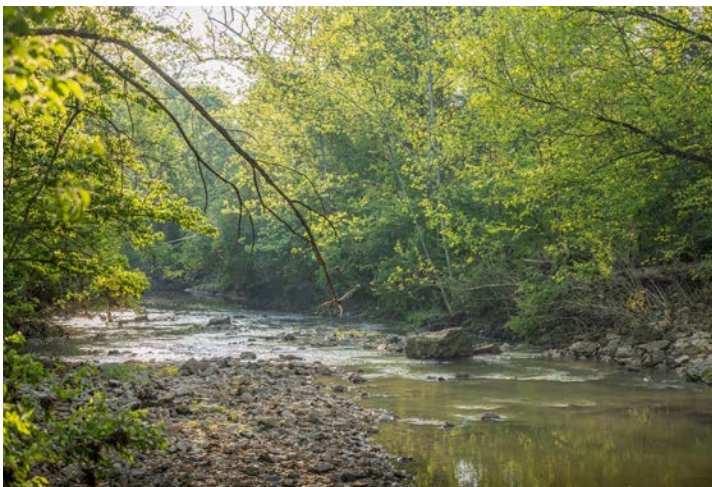
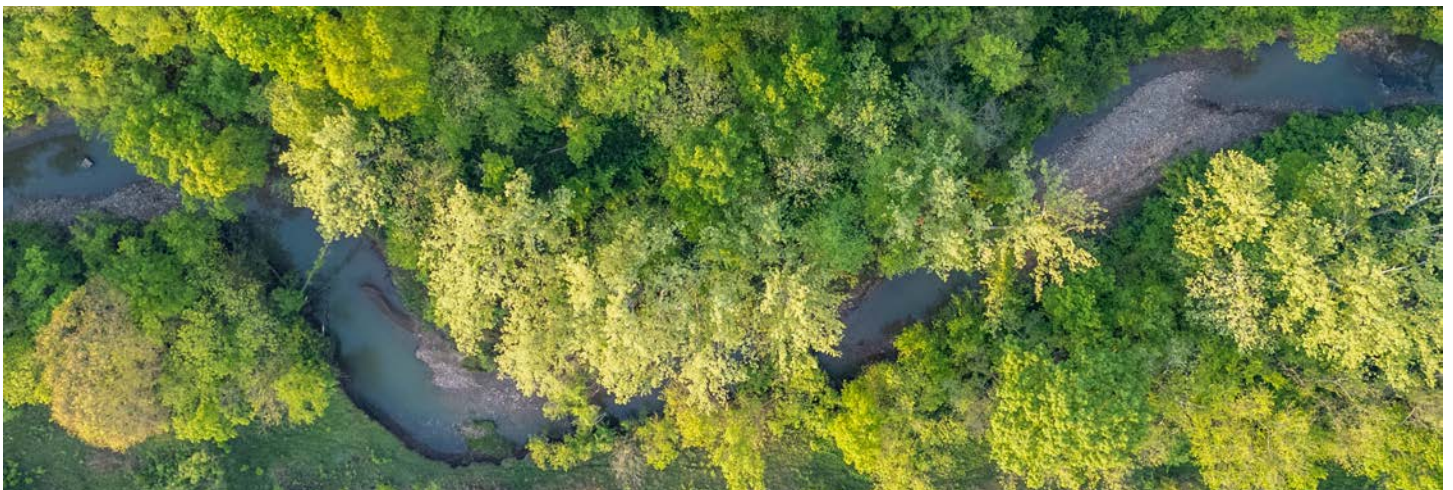
HAY PRODUCTION/PASTURE



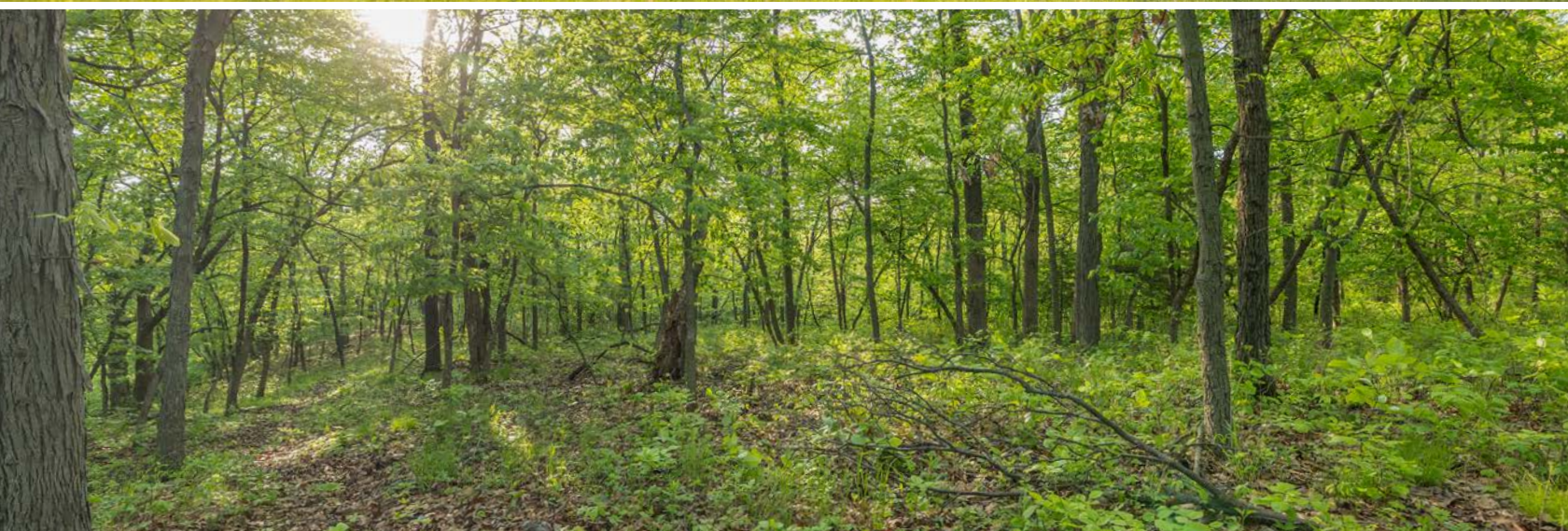
HALF-ACRE POND



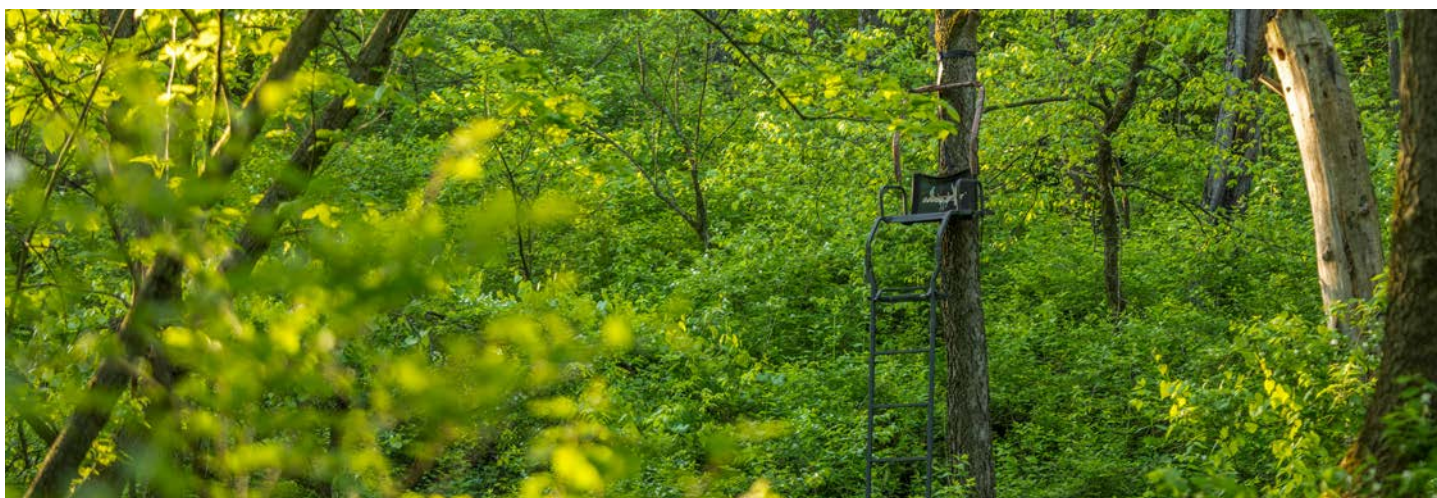
LITTLE TURKEY CREEK



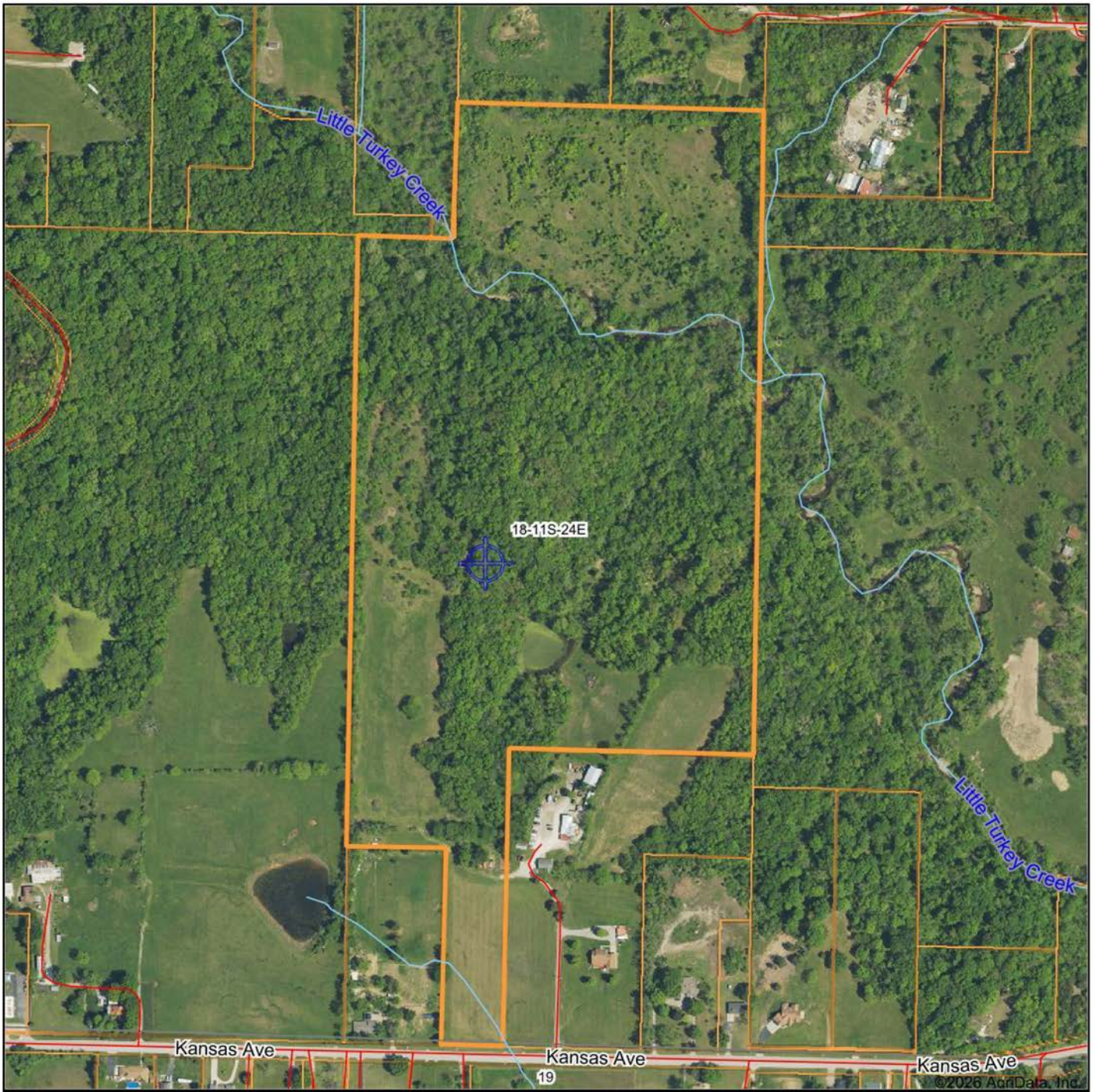
MATURE TIMBER



HUNTING OPPORTUNITIES



AERIAL MAP



Boundary Center: 39° 5' 29.72, -94° 47' 26.5



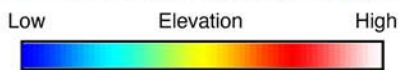
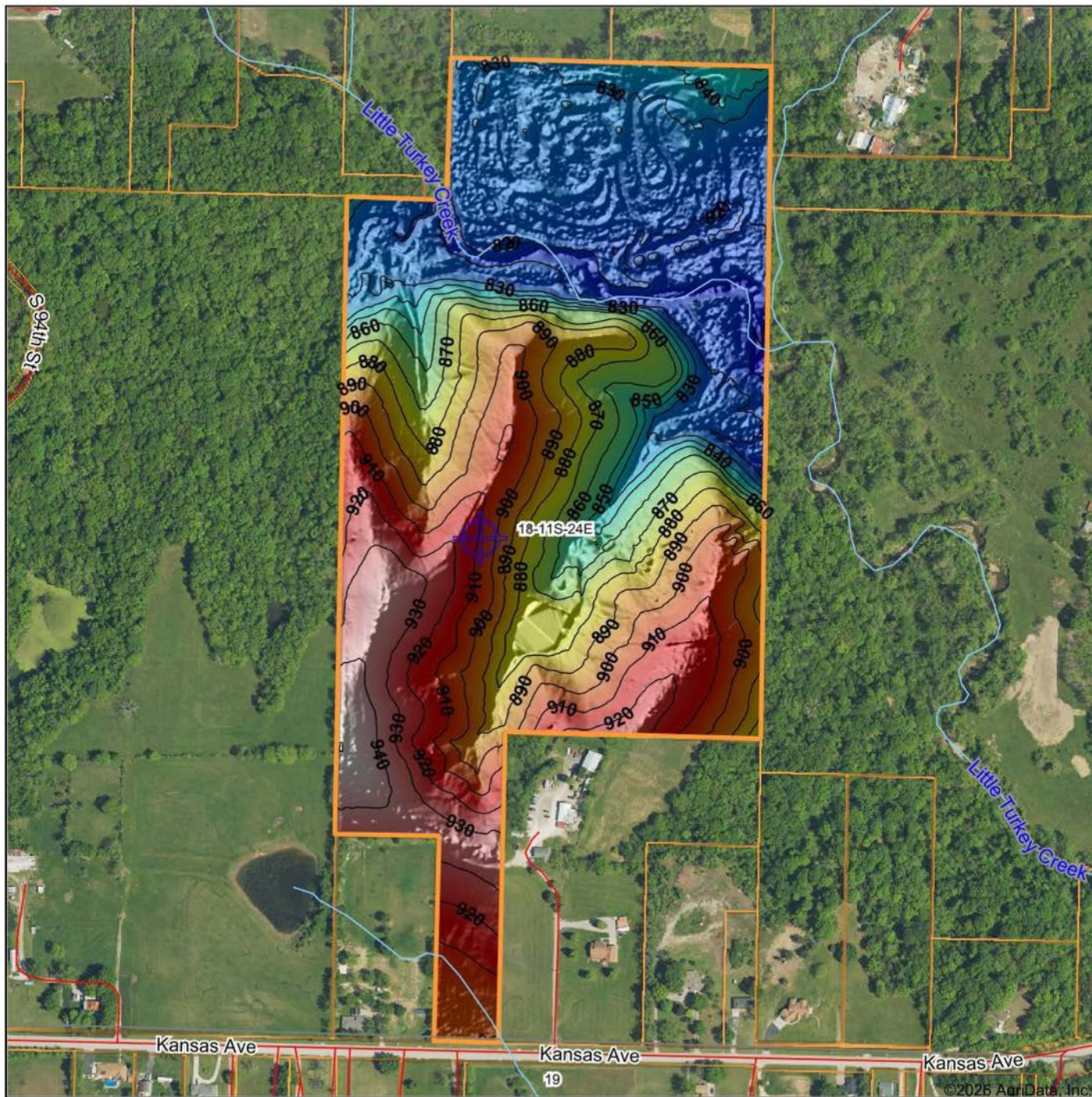
18-11S-24E
Wyandotte County
Kansas



Maps Provided By:
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3/6/2026

HILLSHADE MAP



Source: USGS 1 meter dem
 Interval(ft): 10
 Min: 808.0
 Max: 950.2
 Range: 142.2
 Average: 872.2
 Standard Deviation: 40.29 ft



18-11S-24E
Wyandotte County
Kansas

Boundary Center: 39° 5' 29.72, -94° 47' 26.5

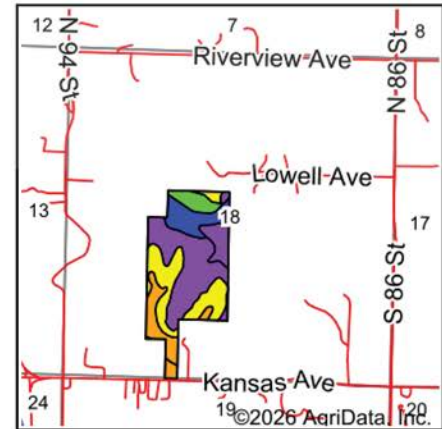
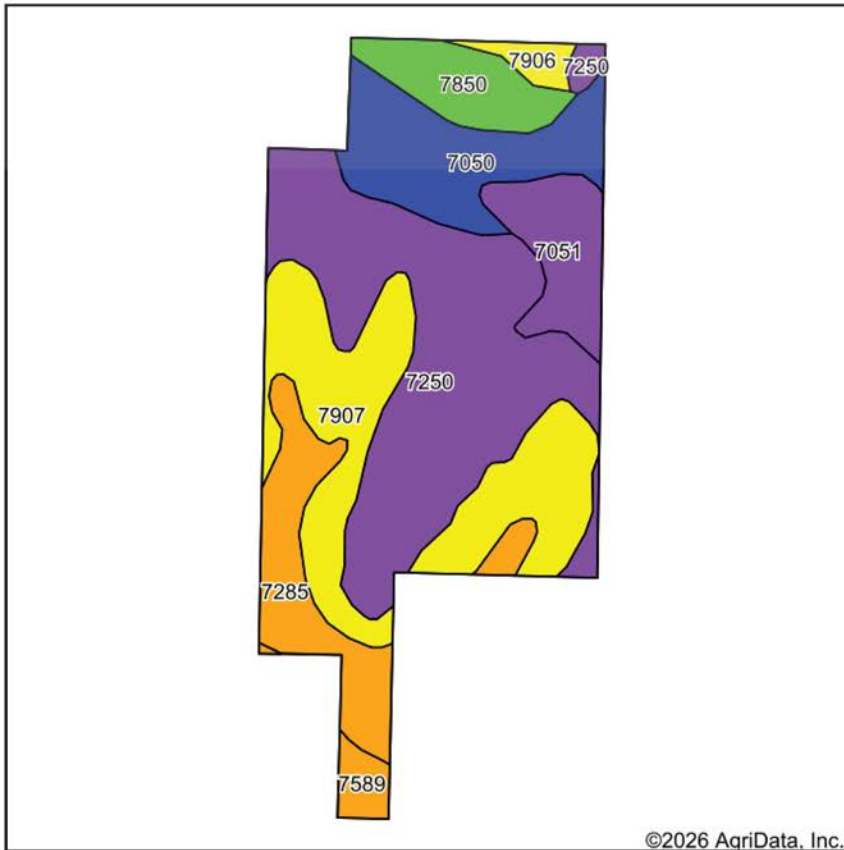


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SOILS MAP



State: **Kansas**
 County: **Wyandotte**
 Location: **18-11S-24E**
 Township: **Kansas City**
 Acres: **66.15**
 Date: **3/6/2026**



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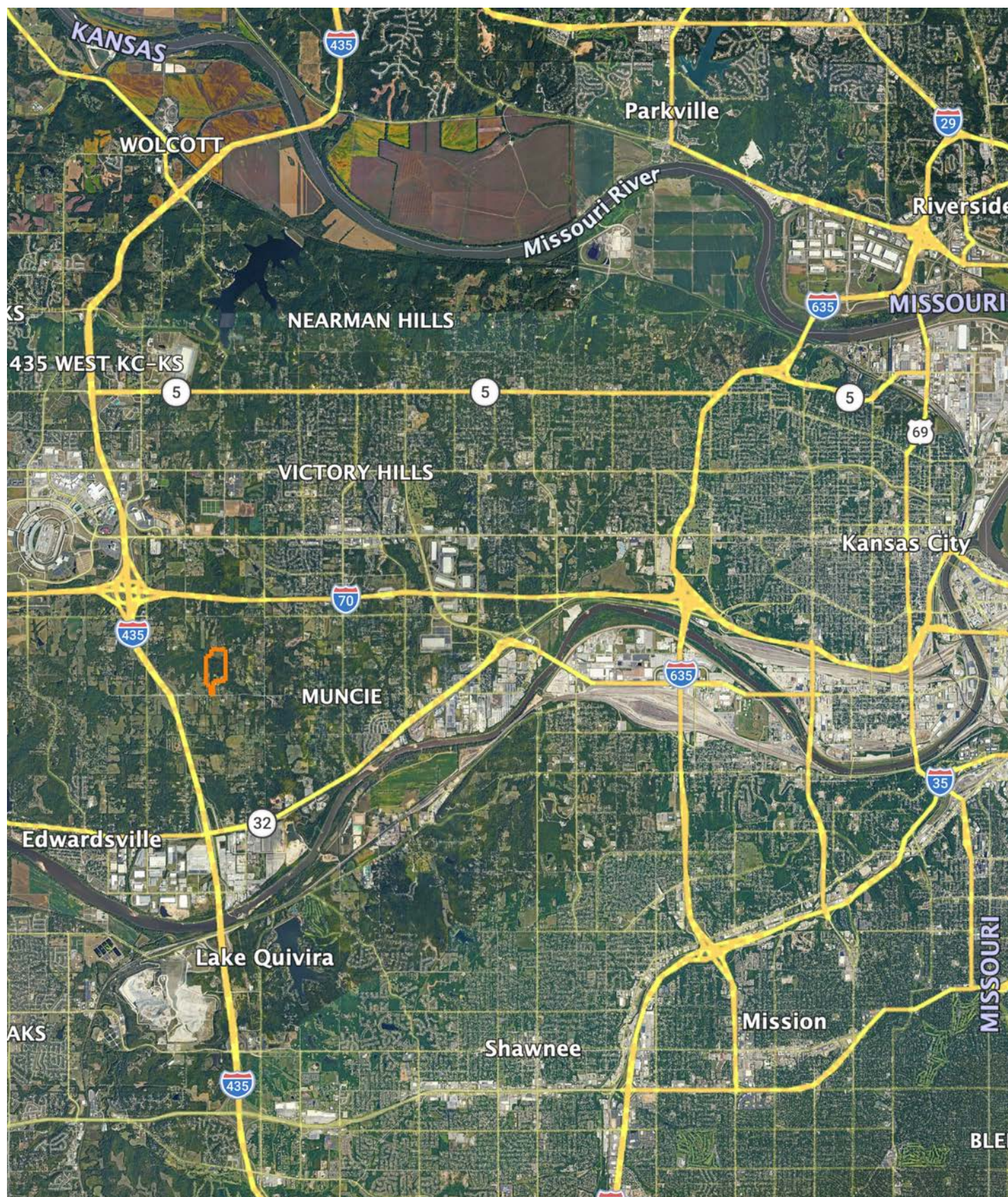
Area Symbol: KS209, Soil Area Version: 19

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
7250	Gosport-Sogn complex, 7 to 35 percent slopes	23.99	36.4%		2.7ft. (Paralithic bedrock)	Vlle	3603	40	39	28
7907	Armster clay loam, 8 to 12 percent slopes, eroded	15.23	23.0%		> 6.5ft.	IVe	3875	64	64	47
7050	Kennebec silt loam, occasionally flooded	8.36	12.6%		> 6.5ft.	llw	4361	89	89	82
7285	Ladoga silt loam, 3 to 8 percent slopes	7.29	11.0%		> 6.5ft.	llle	4240	86	86	70
7051	Kennebec silt loam, frequently flooded	4.72	7.1%		> 6.5ft.	Vw	4120	81	81	72
7850	Judson silt loam, 0 to 1 percent slopes	4.25	6.4%		> 6.5ft.	lw	5210	91	91	83
7589	Shelby loam, 3 to 7 percent slopes	1.26	1.9%		> 6.5ft.	llle	4271	84	84	65
7906	Armster clay loam, 3 to 8 percent slopes, eroded	1.05	1.6%		> 6.5ft.	IVe	3858	66	66	49
Weighted Average						4.58	3988.5	*n 64.2	*n 63.9	*n 51.5

*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

785.380.8551

JYarbrough@MidwestLandGroup.com



MidwestLandGroup.com

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