

MIDWEST LAND GROUP PRESENTS



# LYON COUNTY, KS

6.3 ACRES



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# RURAL LYON COUNTY HOMESITE WITH POND, UTILITIES & WILDLIFE

Discover the opportunity to create your own rural retreat on this picturesque 6.3 acre homestead in Lyon County, Kansas. Located just minutes from Burlingame on a well-maintained gravel road, this property offers an ideal blend of recreation, wildlife habitat, and future homesite potential. A beautiful quarter-acre stocked pond provides year-round enjoyment, while mature walnut trees offer both character and potential value. Situated on the edge of an area renowned for producing trophy whitetail deer, this tract is a rare find for outdoor enthusiasts, hunters, or anyone seeking a peaceful country setting.

Originally established in the late 1800s, the property features an existing homesite with valuable infrastructure already in place, including electricity, a full propane tank, cistern, lagoon, storm shelter cellar, established landscaping, storage sheds, and a chicken coop. Whether you're looking for a weekend getaway, hunting basecamp, or the perfect location to build your dream home, the groundwork has already been laid. With its combination of natural beauty, recreational appeal, and existing utilities, this Lyon County acreage presents an outstanding opportunity to invest in a hard-to-find rural property with endless possibilities.



# PROPERTY FEATURES

COUNTY: **LYON** | STATE: **KANSAS** | ACRES: **6.3**

- 6.3 +/- total acres
- Spring-fed pond
- Mature walnut trees
- Potential for giant whitetail deer
- Kansas Deer Management Unit 14
- House originally built in 1889
- 4 Rivers Electric and a 500-gallon propane tank
- Maintained gravel road
- Mineral rights intact
- 38 miles from Topeka
- 6 miles from Harveyville
- 10 miles from Burlingame



## 6.3 +/- TOTAL ACRES

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Located just minutes from Burlingame on a well-maintained gravel road, this property offers an ideal blend of recreation, wildlife habitat, and future homesite potential.



# SPRING-FED POND

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# MATURE WALNUT TREES

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# HOUSE ORIGINALLY BUILT IN 1889

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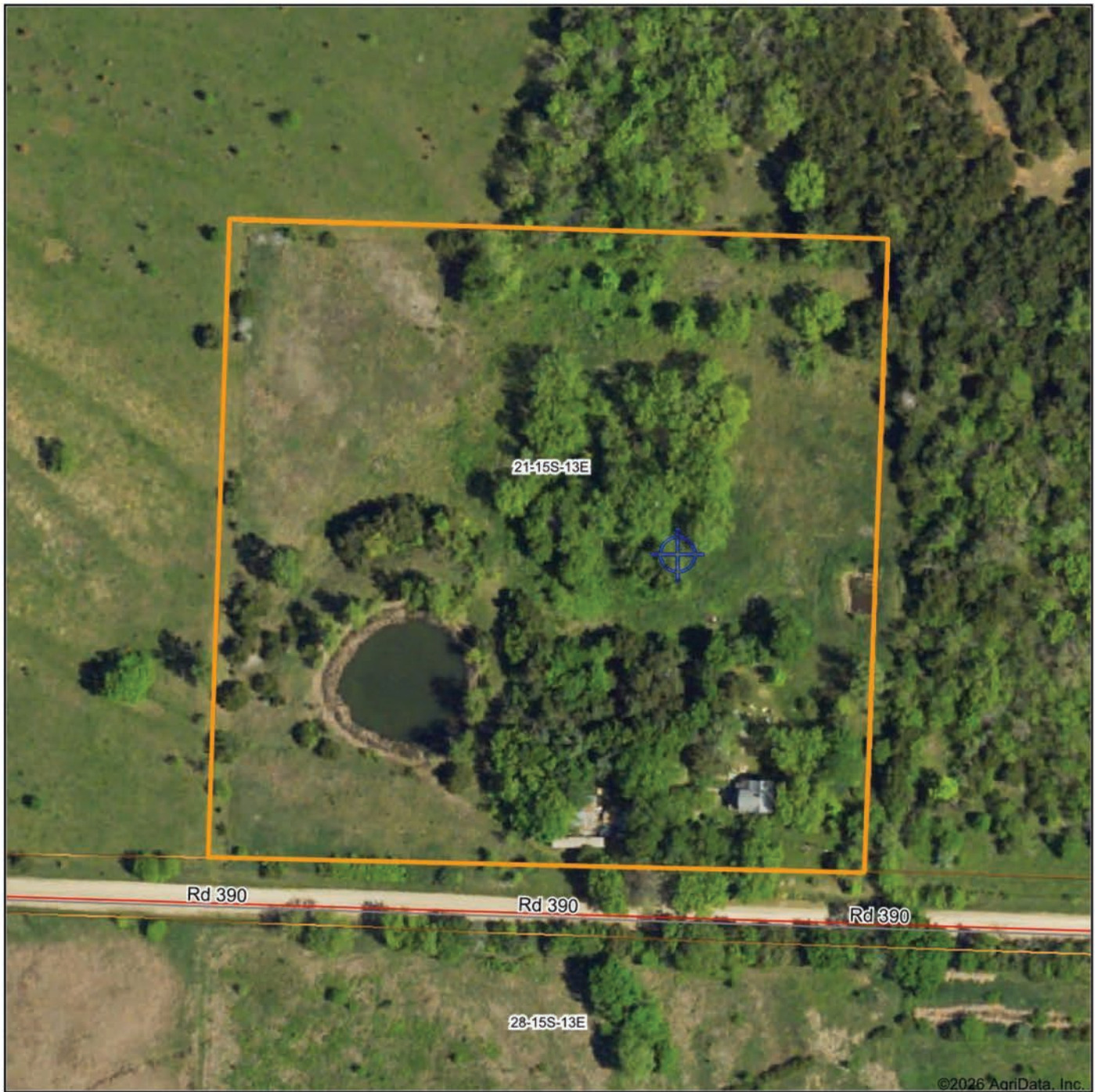


# ADDITIONAL PHOTOS

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# AERIAL MAP



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Map Center: 38° 43' 31.45, -95° 58' 50.59

0ft 126ft 253ft



Maps Provided By:



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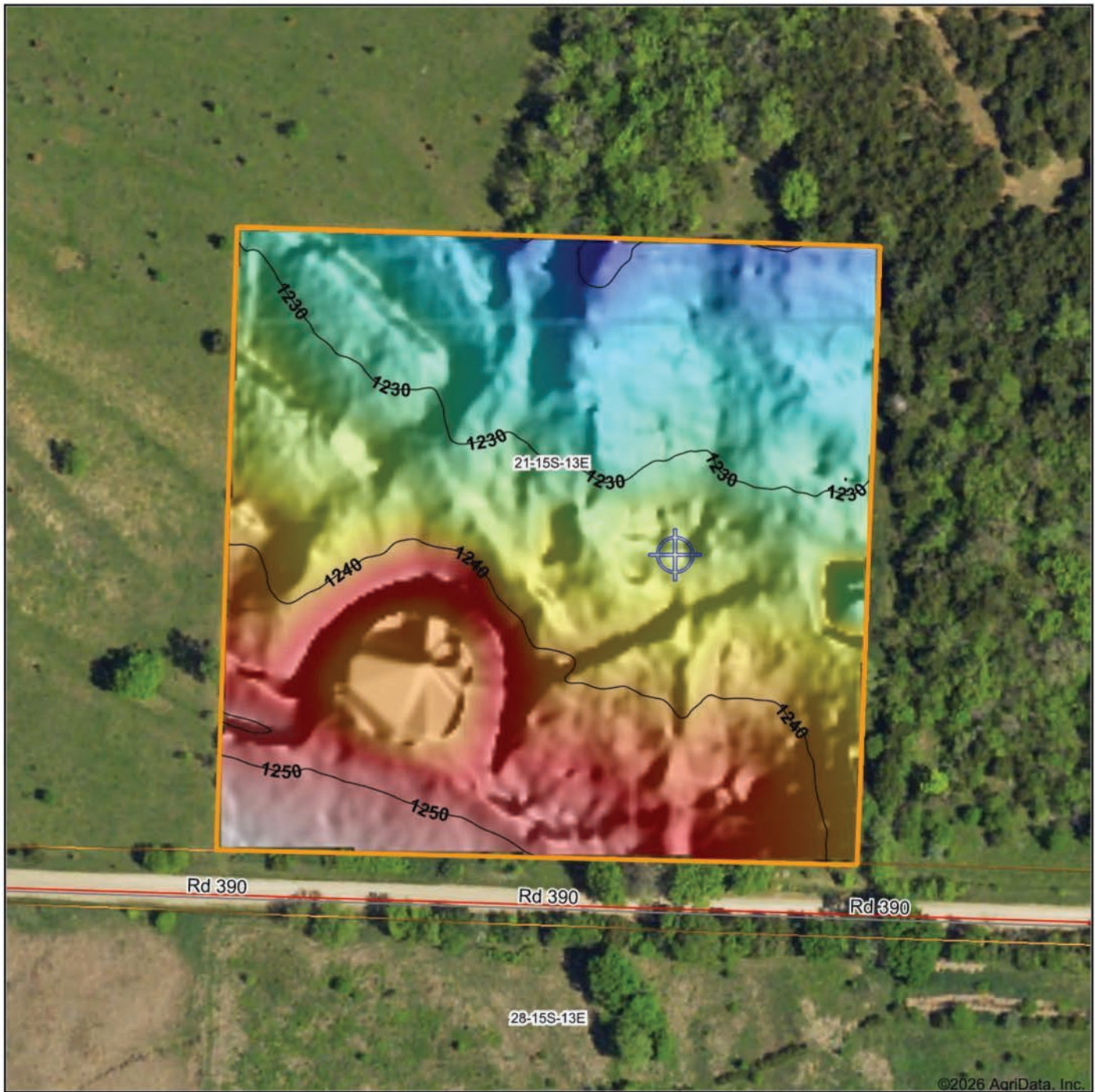
www.AgriDataInc.com

**21-15S-13E**  
**Lyon County**  
**Kansas**



5/23/2026

# HILLSHADE MAP



©2026 AgriData, Inc.

Low Elevation High



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 10

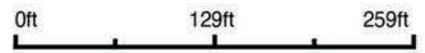
Min: 1,216.9

Max: 1,256.6

Range: 39.7

Average: 1,236.0

Standard Deviation: 8.46 ft

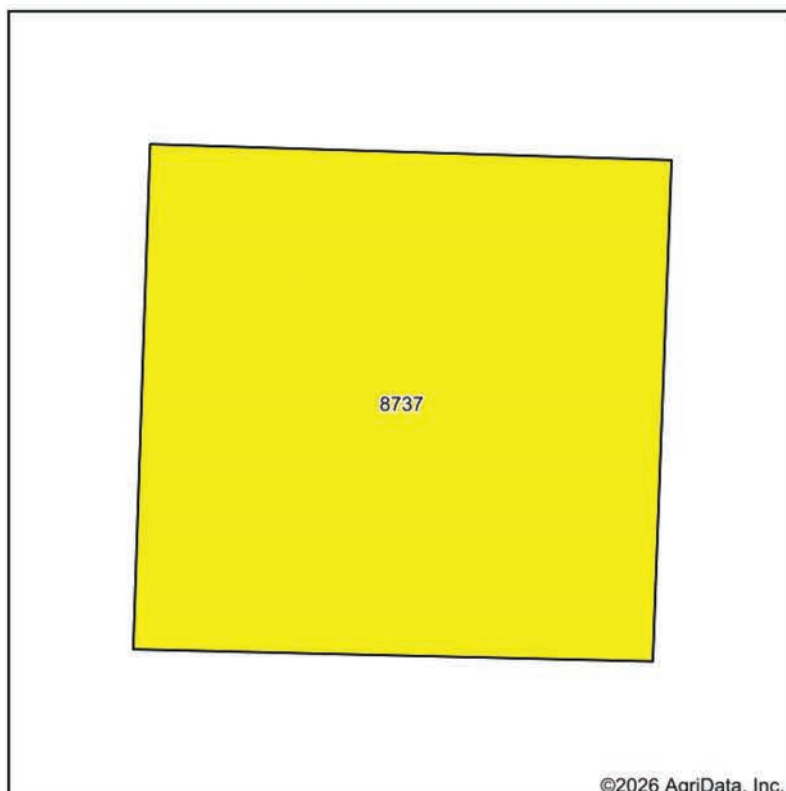


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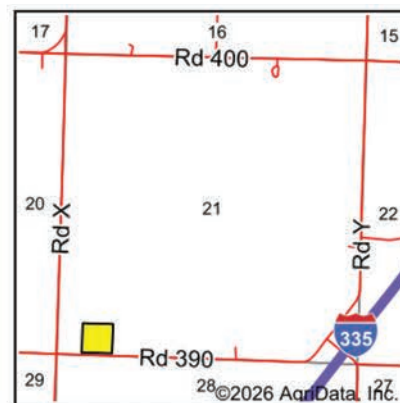
**21-15S-13E**  
**Lyon County**  
**Kansas**

Boundary Center: 38° 43' 31.45, -95° 58' 50.59

# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**  
 County: **Lyon**  
 Location: **21-15S-13E**  
 Township: **Waterloo**  
 Acres: **6.36**  
 Date: **5/23/2026**



Maps Provided By:



Area Symbol: KS111, Soil Area Version: 24

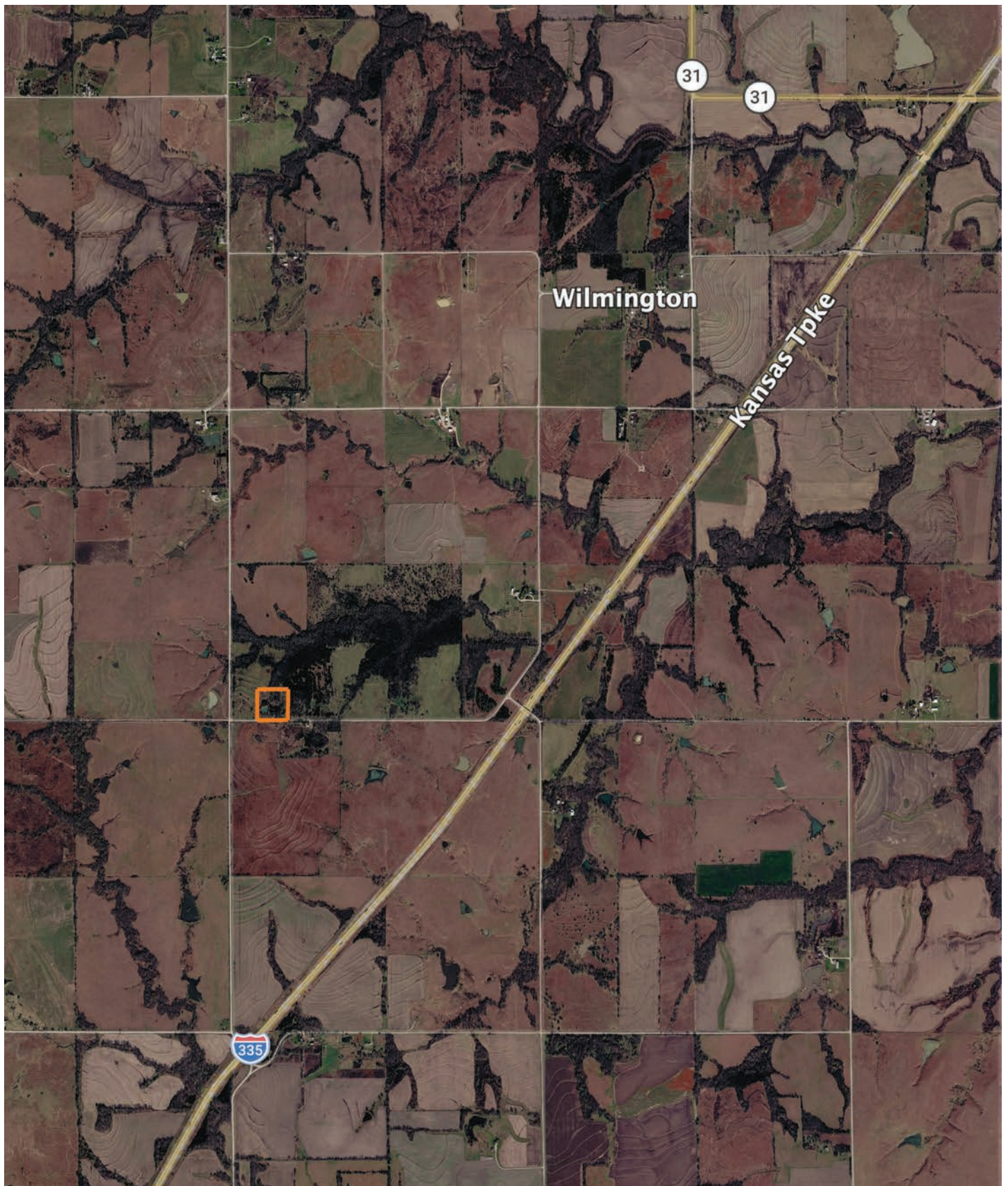
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
8737	Eram silty clay loam, 3 to 7 percent slopes, eroded	6.36	100.0%		2.5ft. (Paralithic bedrock)	IVe	4000	43	43	27
<b>Weighted Average</b>						<b>4.00</b>	<b>4000</b>	<b>*n 43</b>	<b>*n 43</b>	<b>*n 27</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

# 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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