

MIDWEST LAND GROUP
PRESENTS
WABAUNSEE COUNTY
KANSAS
47.83 ACRES



MIDWEST LAND GROUP IS HONORED TO PRESENT

CLASSIC KANSAS FARMSTEAD WITH CREEK, PONDS, AND PRODUCTIVE ACREAGE

Nestled in the scenic rolling hills of Wabaunsee County, this beautiful 47.83 +/- acre property offers the perfect blend of rural charm, functionality, and recreation. The classic 1900s farmhouse features 3 bedrooms, 1.5 baths, and a basement, providing the opportunity to enjoy country living surrounded by the breathtaking Kansas landscape. Multiple outbuildings with electricity offer ample storage and workspace, including a large, picturesque red barn and an expansive hay storage shelter that adds both character and practicality to the property.

The land itself is truly exceptional. Soldier Creek winds through the acreage alongside two ponds, creating a picturesque setting enhanced by mature hardwoods and diverse terrain throughout. Multiple ag fields, hay

production, pasture ground, and easy access throughout the property make this an ideal setup for agricultural use, livestock, or hobby farming. Blacktop frontage combined with additional dirt road access along the southwest side allows convenient entry to the ag fields and pasture areas.

For outdoor enthusiasts and hunters, this property is a rare find. Known for producing giant whitetails with impressive genetics despite its manageable acreage size, the farm offers outstanding recreational appeal and excellent wildlife habitat. Whether you are searching for a productive farm, hunting retreat, or peaceful country homestead, this one-of-a-kind property delivers endless possibilities.



PROPERTY FEATURES

COUNTY: **WABAUNSEE** | STATE: **KANSAS** | ACRES: **47.83**

- 18 +/- agricultural acres
- Hard surface blacktop access
- Soldier Creek runs year-round
- 2 ponds, one spring-fed and stocked
- Generac Backup Generator
- 67.5 Overall NCCPI Score: Class 1-3 Reading, Ivan, Irwin, & Martin silty clay loams
- 40' +/- elevation change
- Fantastic whitetail genetics
- Healthy deer, turkey, quail, and bobcat populations
- Multiple outbuildings with electricity
- Mineral rights intact and will transfer
- Kansas Deer Management Unit 14
- 2025 Taxes \$2,307.66
- 45 minutes from Topeka
- 15 minutes from Burlingame



18 +/- AGRICULTURAL ACRES

Multiple ag fields, hay production, pasture ground, and easy access throughout the property make this an ideal setup for agricultural use, livestock, or hobby farming.



GENERAC BACKUP GENERATOR



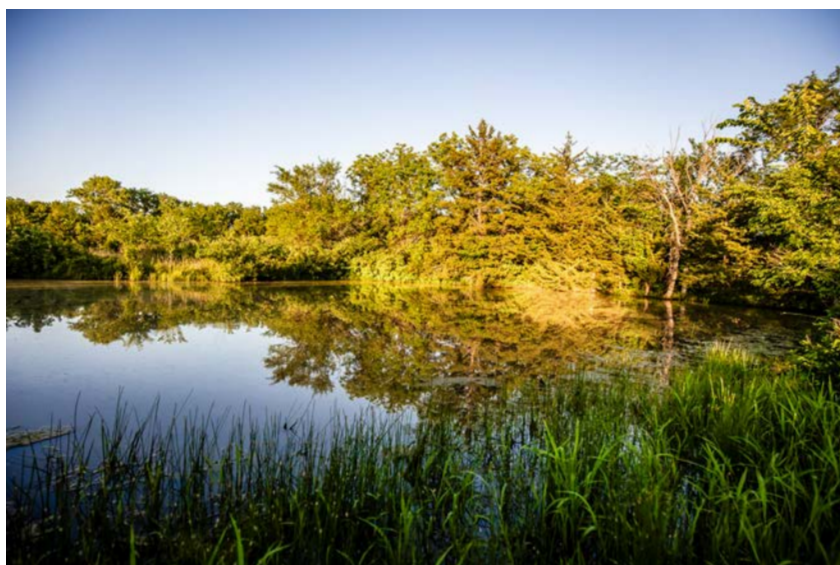
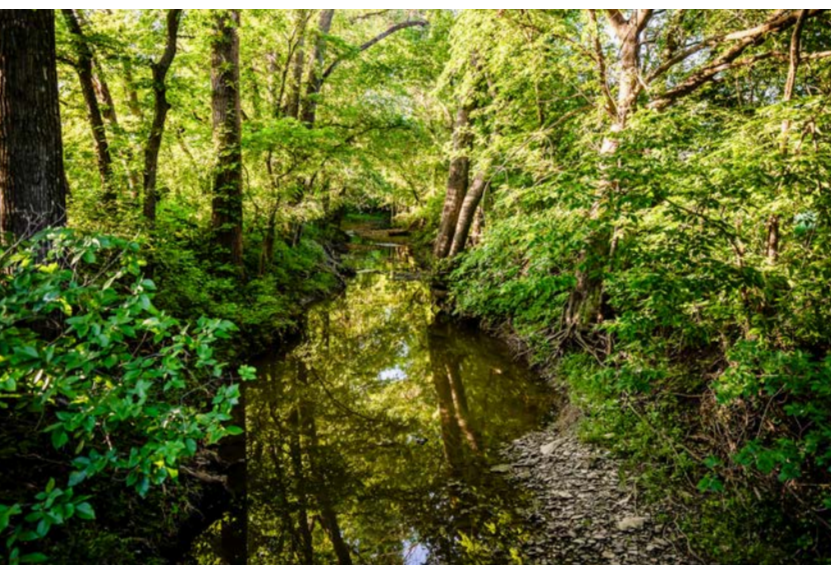
CLASSIC 1900S FARMHOUSE



HEALTHY DEER POPULATION



SOLDIER CREEK AND 2 PONDS



MULTIPLE OUTBUILDINGS WITH ELECTRICITY

Multiple outbuildings with electricity offer ample storage and workspace, including a large, picturesque red barn and an expansive hay storage shelter that adds both character and practicality to the property.



AERIAL MAP



Boundary Center: 38° 46' 12.27, -95° 59' 15.08

0ft 387ft 774ft



Maps Provided By:



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5-15S-13E
Wabaunsee County
Kansas

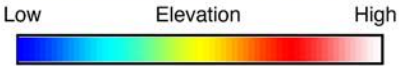


4/3/2026

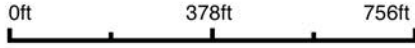
HILLSHADE MAP



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Source: USGS 1 meter dem
 Interval(ft): 10
 Min: 1,134.8
 Max: 1,178.4
 Range: 43.6
 Average: 1,161.4
 Standard Deviation: 9.51 ft



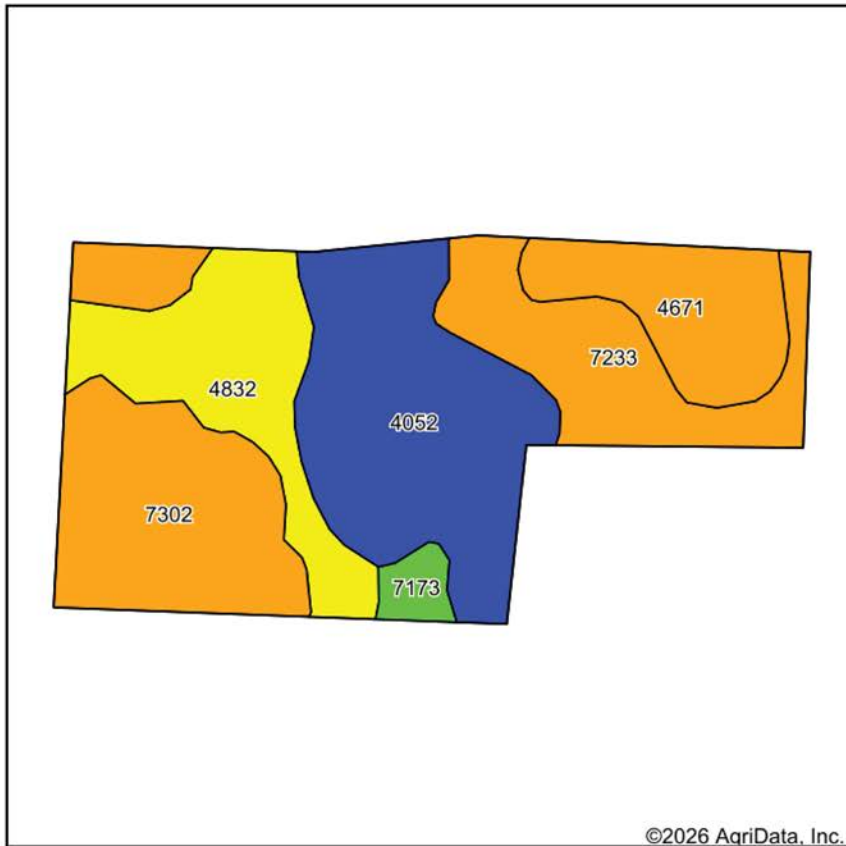
5-15S-13E
Wabaunsee County
Kansas

Boundary Center: 38° 46' 12.27, -95° 59' 15.08



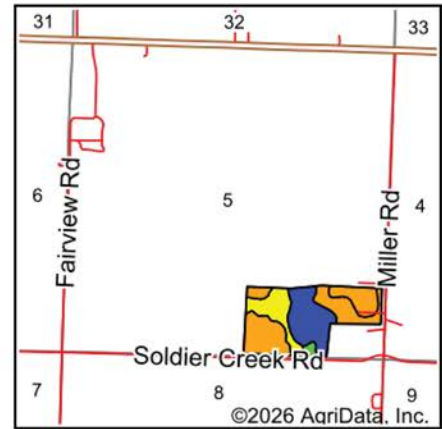
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SOILS MAP



Soils data provided by USDA and NRCS.

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State: **Kansas**
 County: **Wabaunsee**
 Location: **5-15S-13E**
 Township: **Plumb**
 Acres: **47.92**
 Date: **4/3/2026**



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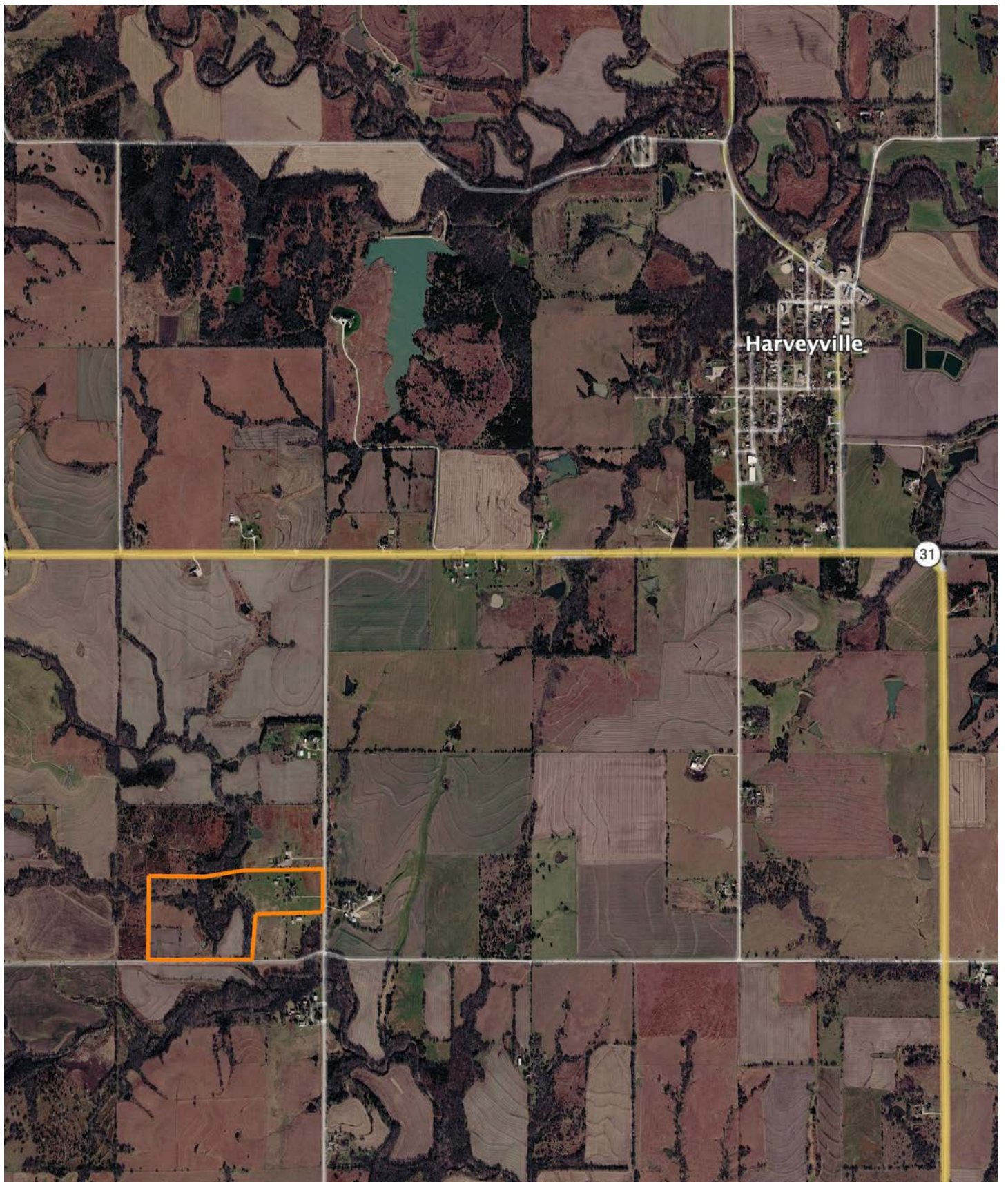
Area Symbol: KS197, Soil Area Version: 26

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
4052	Ivan silt loam, occasionally flooded	13.53	28.3%		> 6.5ft.	IIw	7995	81	64	81
7302	Martin silty clay loam, 3 to 7 percent slopes	11.36	23.7%		> 6.5ft.	IIIe	4228	54	50	47
4832	Wamego silty clay loam, 3 to 7 percent slopes	8.47	17.7%		2.2ft. (Paralithic bedrock)	IVe	4865	58	58	47
7233	Elmont silt loam, 3 to 7 percent slopes	7.73	16.1%		4.6ft. (Paralithic bedrock)	IIIe	4860	81	81	71
4671	Irwin silty clay loam, 1 to 3 percent slopes	5.82	12.1%		> 6.5ft.	IIIs	3585	56	45	55
7173	Reading silty clay loam, rarely flooded	1.01	2.1%		> 6.5ft.	Iw	7915	82	81	75
Weighted Average						2.85	5505.8	*n 67.5	*n 60.4	*n 62

*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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