

MIDWEST LAND GROUP PRESENTS

6.1 ACRES

LYON COUNTY, KS

1786 ROAD E5, EMPORIA, KANSAS 66801



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

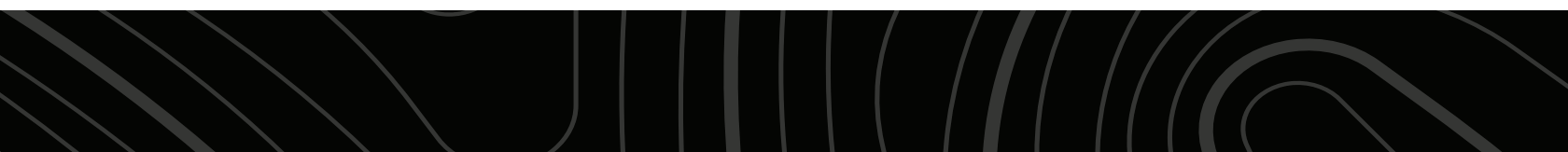
COUNTRY LIVING WITH ROOM TO ROAM

Escape the hustle of town and discover the perfect balance of comfort and country living at 1786 Road E5 in Emporia, Kansas. Situated on 6.1 +/- beautifully maintained acres, this impressive two-story home offers 3,531 square feet of living space with 4 bedrooms, 2 full bathrooms, and 2 half bathrooms. Located just west of Emporia with minimal gravel travel, the property delivers the privacy of rural living while remaining only minutes from schools, shopping, dining, and everyday conveniences.

Designed with both family living and entertaining in mind, the home features multiple gathering spaces, including a spacious living room with a fireplace, a formal dining room, a cozy hearth room, breakfast area, and a dedicated home office that's perfect for working remotely or managing a home business. The finished basement expands the home's versatility with a large

recreation room, bonus space, and abundant storage. Recent updates—including a newer roof, fresh interior paint, updated flooring, and updated countertops—make this home truly move-in ready.

Step outside and experience everything this 6.1 +/- acre property has to offer. The impressive Cleary building provides exceptional space for equipment, hobbies, a workshop, or additional storage, while the attached two-car garage and expansive parking area easily accommodate trailers, RVs, and recreational vehicles. Three decks create the perfect setting to enjoy your morning coffee, entertain family and friends, or watch breathtaking Kansas sunsets. Surrounded by mature shade trees, fruit trees, open green space, and abundant wildlife including deer and turkey, this property offers the peaceful country lifestyle you've been searching for—all just minutes from Emporia.



PROPERTY FEATURES

COUNTY: **LYON** | STATE: **KANSAS** | ACRES: **6.1**

- 3,531 +/- square feet of finished living space
- 4 bedrooms, 2 full bathrooms, and 2 half bathrooms
- Spacious two-story floor plan
- Impressive Cleary outbuilding
- Attached 2-car garage with additional parking
- Three decks with LED lighting
- Dedicated home office & main floor laundry
- Partially finished basement with large recreation room
- Newer roof, updated flooring, fresh interior paint & updated countertops
- Mature shade trees, apple & pear trees, and abundant wildlife
- Convenient location just minutes west of Emporia with minimal gravel roads



SPACIOUS TWO-STORY FLOOR PLAN

Designed with both family living and entertaining in mind, the home features multiple gathering spaces, including a spacious living room with a fireplace, a formal dining room, a cozy hearth room, breakfast area, and a dedicated home office that's perfect for working remotely or managing a home business.



HOME OFFICE & MAIN FLOOR LAUNDRY



THREE DECKS WITH LED LIGHTING



PARTIALLY FINISHED BASEMENT

The finished basement expands the home's versatility with a large recreation room, bonus space, and abundant storage.



IMPRESSIVE CLEARY OUTBUILDING

The impressive Cleary building provides exceptional space for equipment, hobbies, a workshop, or additional storage, while the attached two-car garage and expansive parking area easily accommodate trailers, RVs, and recreational vehicles.



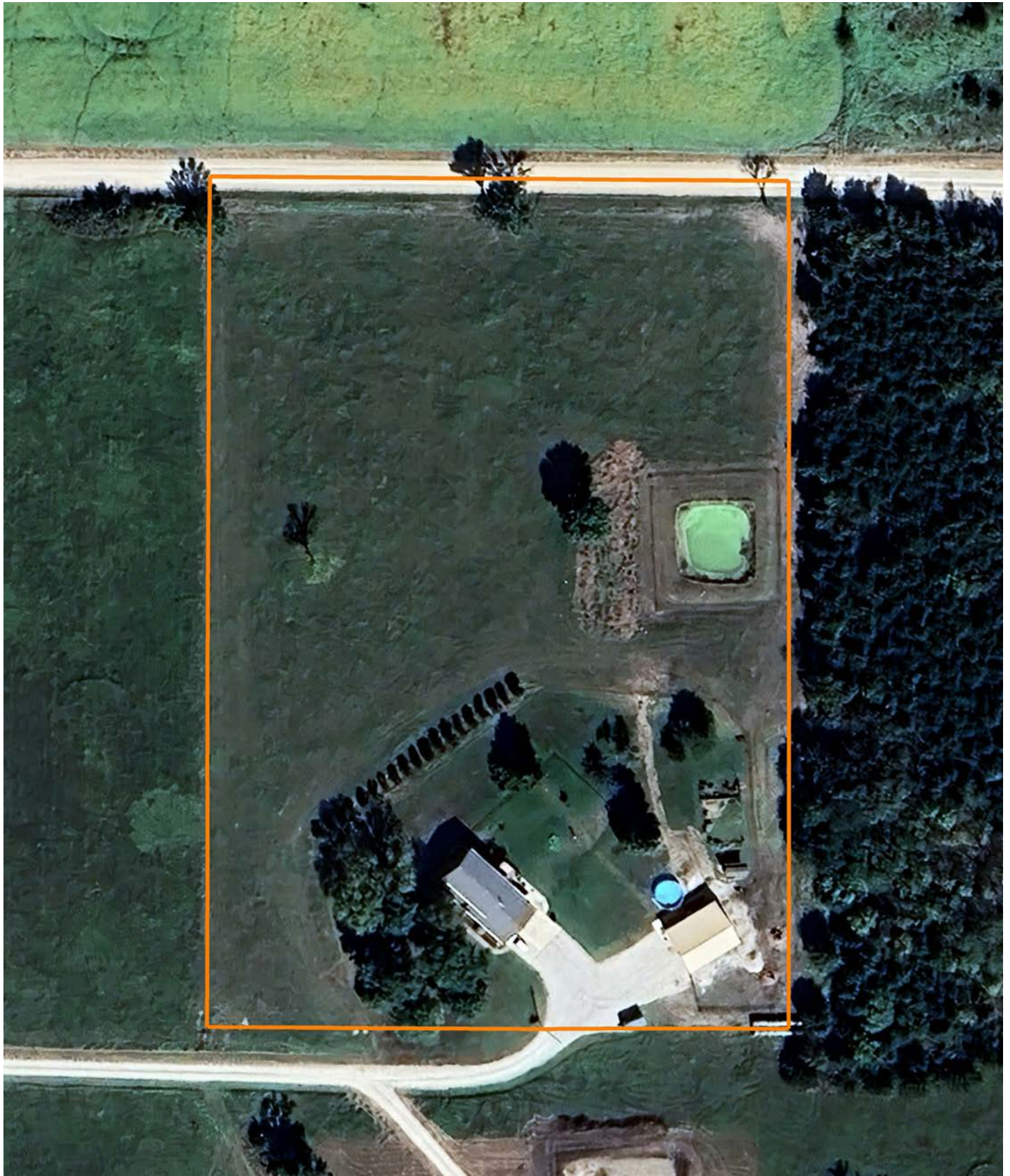
CONVENIENT LOCATION



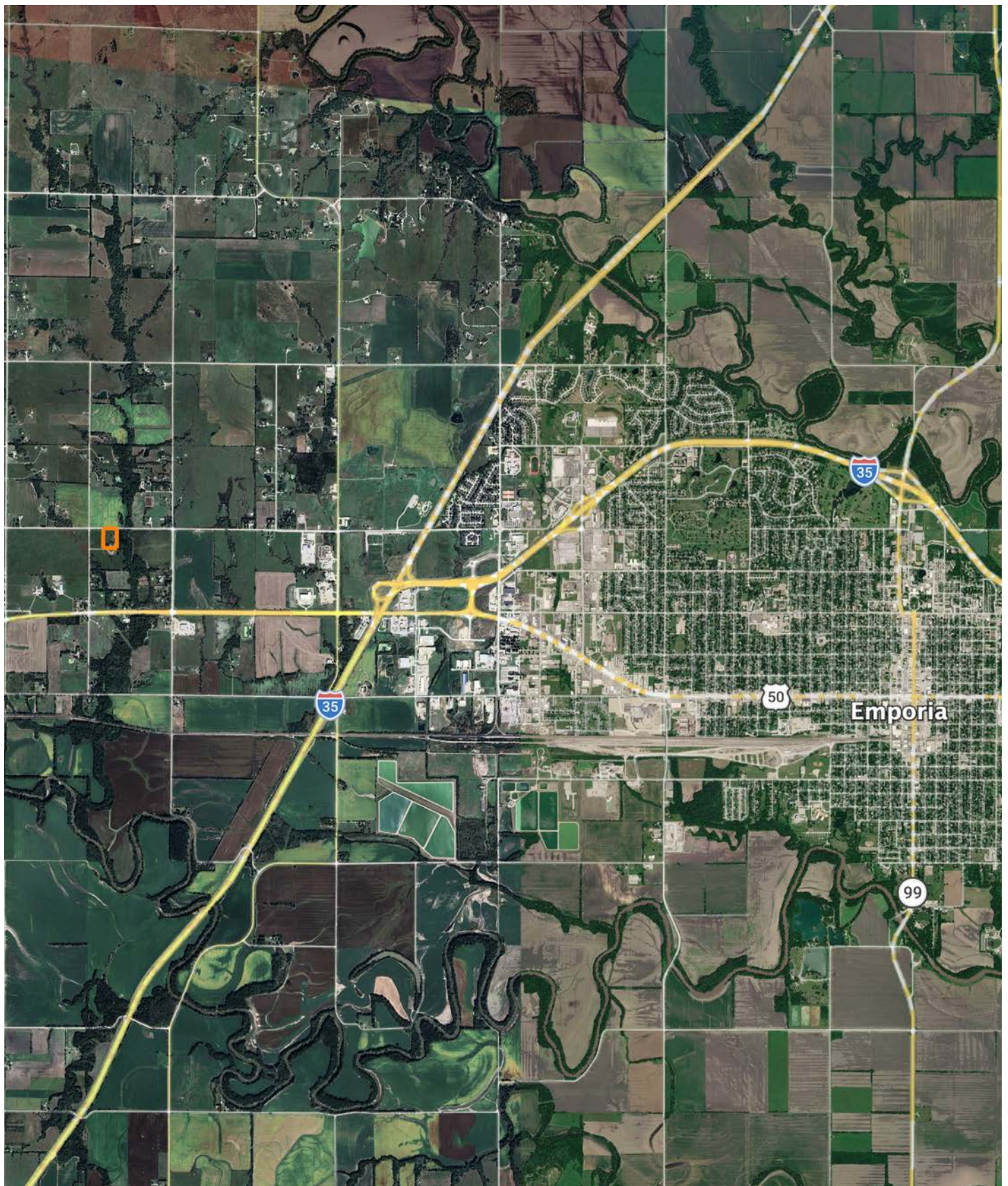
MATURE SHADE TREES & OPEN GREEN SPACE



AERIAL MAP



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,

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