

MIDWEST LAND GROUP PRESENTS

116 ACRES IN

COFFEY COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

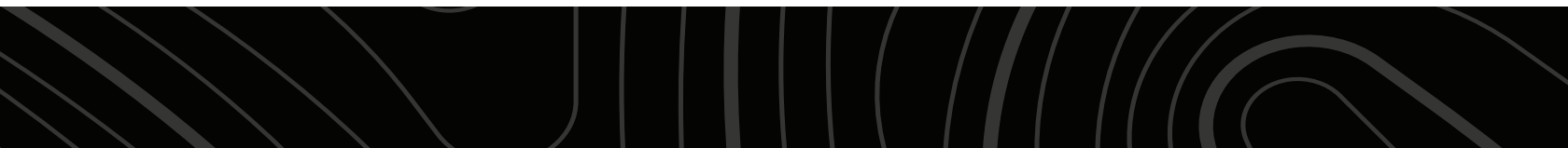
PREMIER 116 +/- ACRE HUNTING PROPERTY WITH TIMBER, PONDS & BUILD POTENTIAL

Discover 116 +/- acres offering an outstanding combination of premier hunting habitat, diverse terrain, water, paved road access, and future build potential. Located directly on pavement with water and electric available at the road, this property offers convenient year-round access while still providing the privacy and seclusion expected from a quality Kansas recreational tract.

The property is a hunter's dream, featuring an excellent mixture of big timber, thick cedar thickets, and natural transition areas throughout the acreage. Approximately 70 feet of elevation change creates rolling terrain, natural travel corridors, and multiple vantage points across the

property. The combination of mature timber and dense cedar cover provides excellent bedding, security, and travel habitat for whitetail deer, while also offering quality habitat for turkey and other wildlife.

Two ponds totaling more than one acre of surface water add another important element to the property for both wildlife and recreational use. With paved road frontage, utilities available at the road, diverse habitat, significant topography, and multiple potential locations for a future home or hunting cabin, this 116 +/- acre tract offers a rare combination of accessibility and recreational potential.



PROPERTY FEATURES

COUNTY: **COFFEY** | STATE: **KANSAS** | ACRES: **116**

- Paved road frontage providing convenient year-round access
- Water available at the road
- Electric available at the road
- Two ponds totaling more than 1 acre of surface water
- Approximately 70 feet of elevation change
- Diverse mixture of big timber and thick cedar cover
- Excellent bedding and security cover for whitetails
- Natural terrain and habitat creating strong wildlife travel corridors
- Outstanding whitetail deer hunting potential
- Quality habitat for wild turkey and other wildlife
- Multiple potential locations for a future homesite or hunting cabin
- Excellent combination of recreation, privacy, water, and accessibility



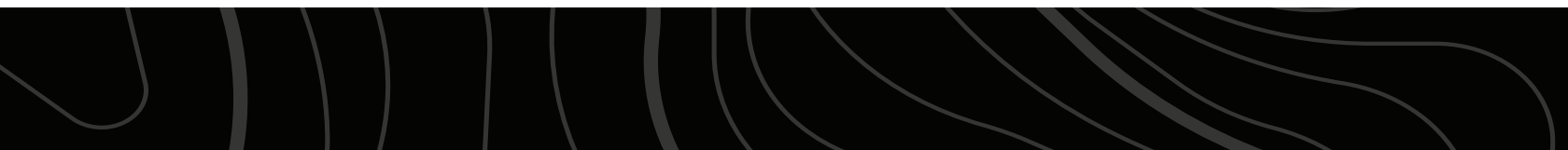
QUALITY WILDLIFE HABITAT

The property is a hunter's dream, featuring an excellent mixture of big timber, thick cedar thickets, and natural transition areas throughout the acreage. Approximately 70 feet of elevation change creates rolling terrain, natural travel corridors, and multiple vantage points across the property.



TWO PONDS

Two ponds totaling more than one acre of surface water add another important element to the property for both wildlife and recreational use.



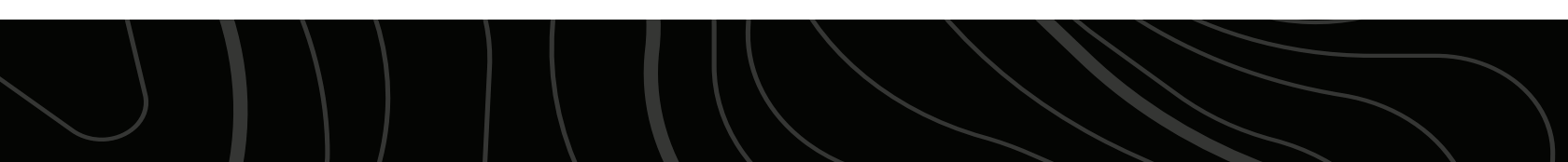
PAVED ROAD FRONTAGE



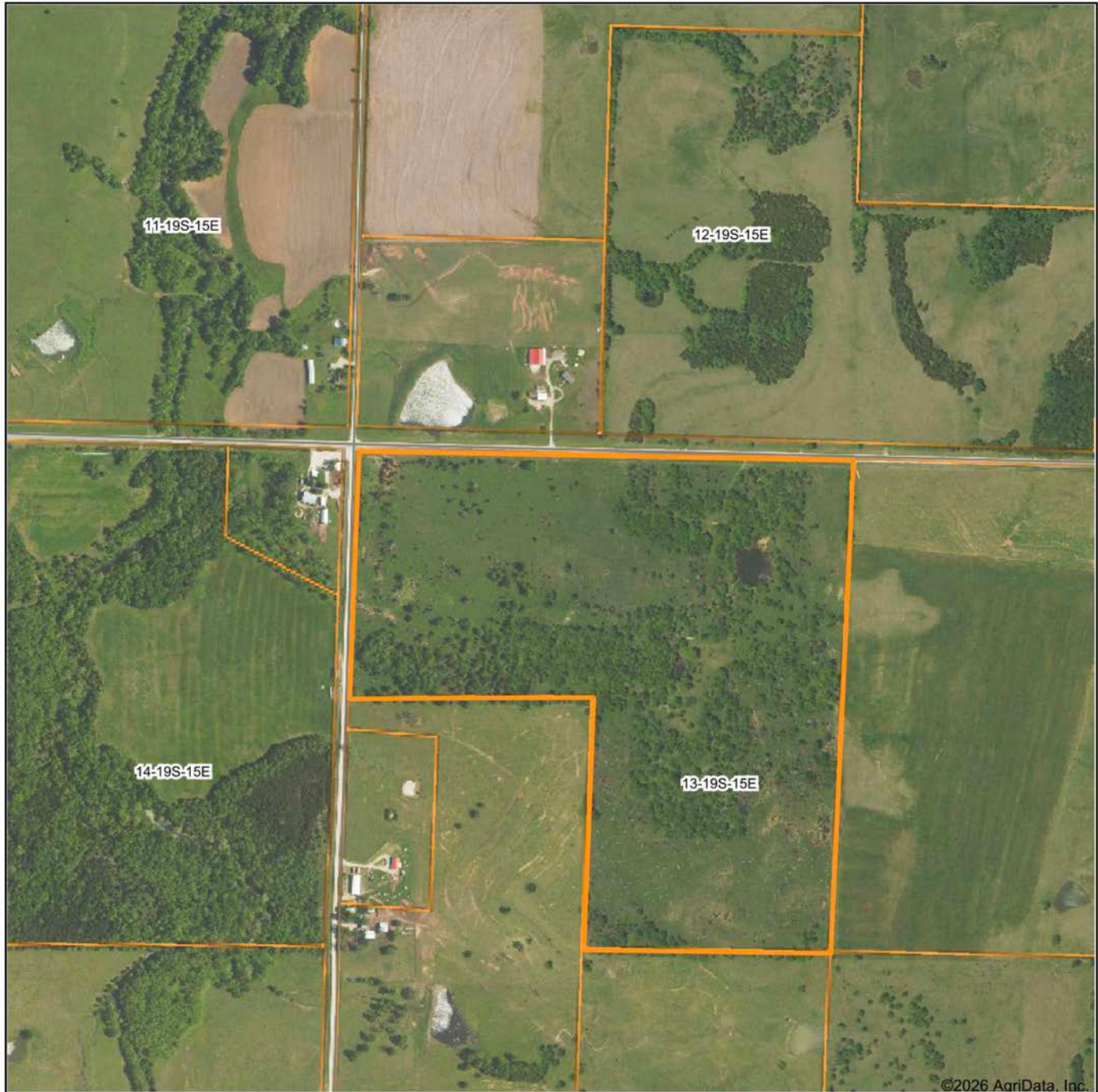
MULTIPLE POTENTIAL BUILD SITES



ADDITIONAL PHOTOS



AERIAL MAP



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Maps Provided By:



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Boundary Center: 38° 24' 5.32, -95° 42' 20.42

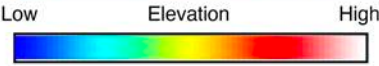
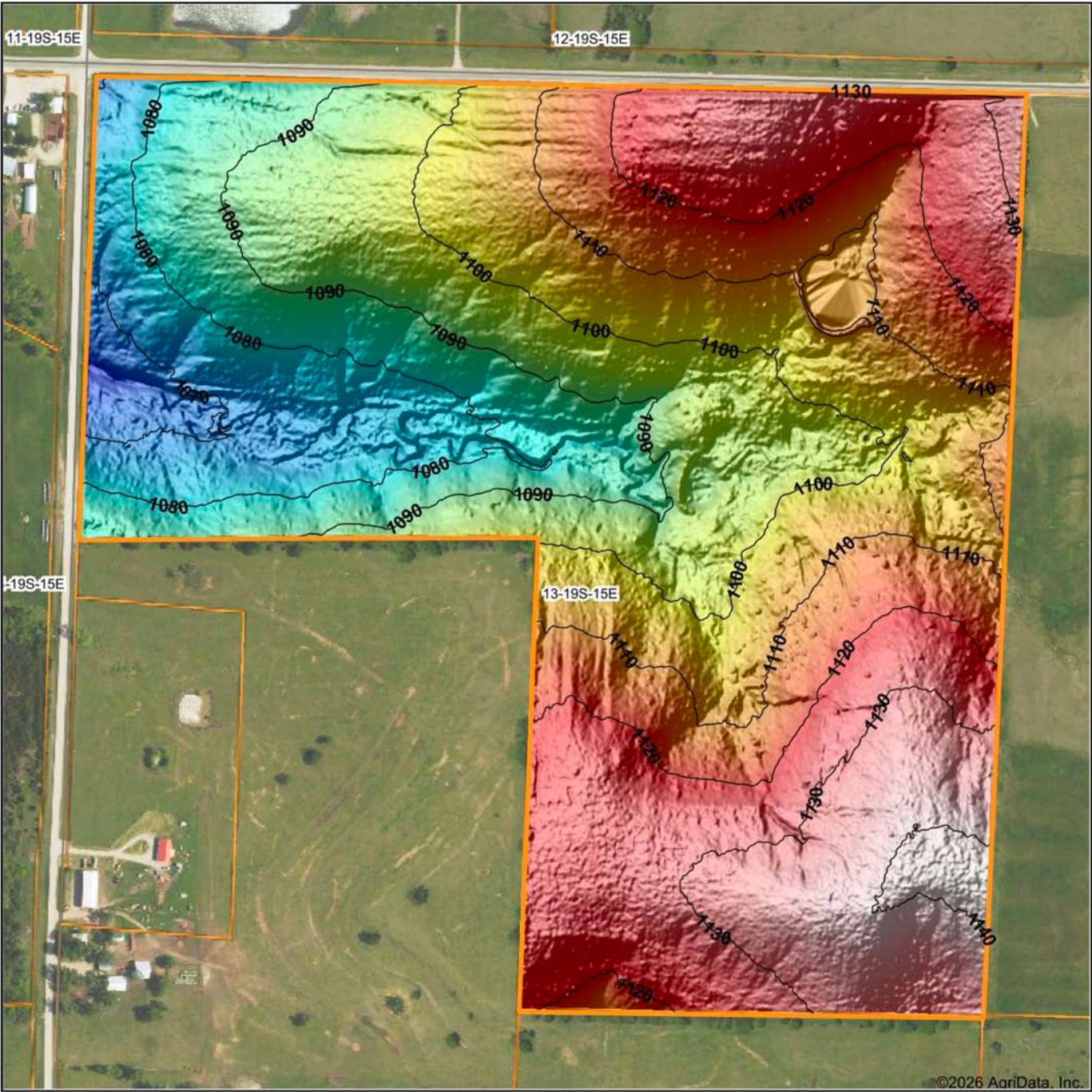
13-19S-15E
Coffey County
Kansas

0ft 823ft 1645ft



9/21/2026

HILLSHADE MAP



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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Source: USGS 1 meter dem
Interval(ft): 10
Min: 1,059.8
Max: 1,142.4
Range: 82.6
Average: 1,106.3
Standard Deviation: 19.06 ft

0ft 437ft 874ft

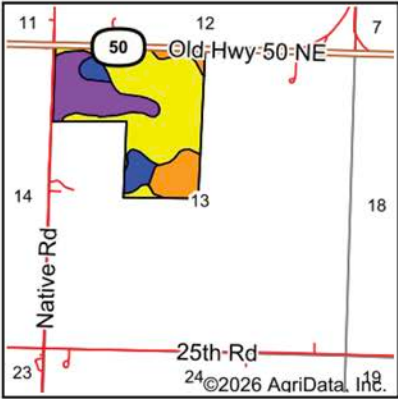
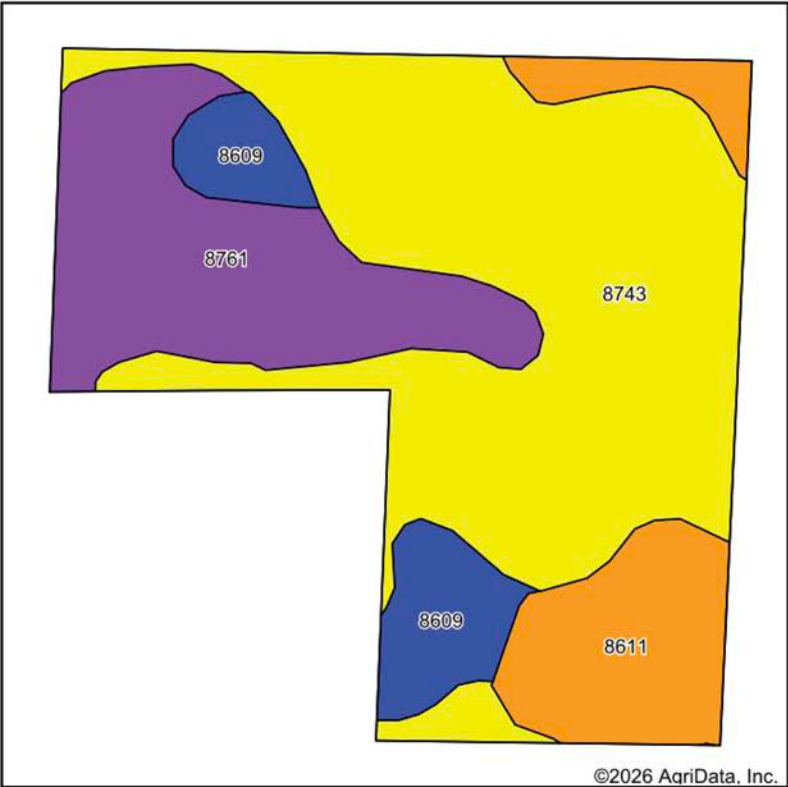


9/21/2026

13-19S-15E
Coffey County
Kansas

Boundary Center: 38° 24' 5.32, -95° 42' 20.42

SOILS MAP



State: **Kansas**
County: **Coffey**
Location: **13-19S-15E**
Township: **Key West**
Acres: **116.86**
Date: **9/21/2026**



Maps Provided By: **surety**
CUSTOMIZED ONLINE MAPPING
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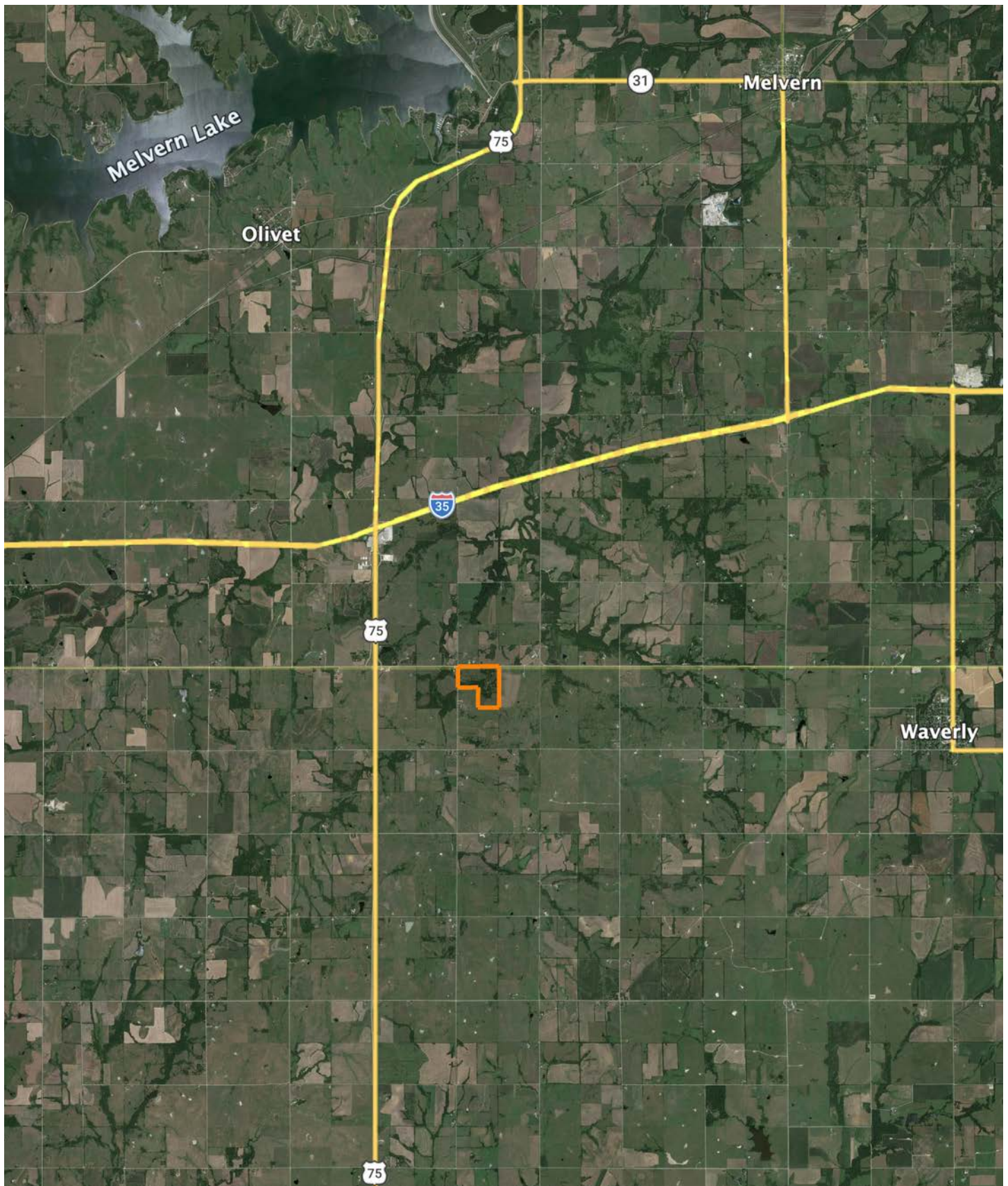
Area Symbol: KS031, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
8743	Eram-Apperson complex, 3 to 7 percent slopes	62.67	53.7%		IVe	3899	47	46	39	36
8761	Eram-Shidler complex, 4 to 15 percent slopes	26.64	22.8%		VIe	3389	49	49	34	34
8611	Apperson-Eram silty clay loams, 1 to 3 percent slopes	17.11	14.6%		IIle	3623	51	44	47	44
8609	Aliceville silty clay loam, 1 to 3 percent slopes	10.44	8.9%		Ile	5019	59	59	50	49
Weighted Average					4.13	3842.4	*n 49.1	*n 47.6	*n 40	*n 37.9

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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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