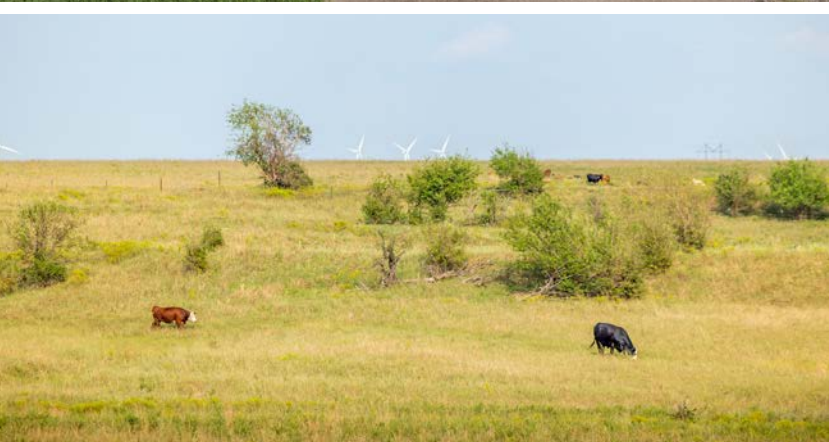


MIDWEST LAND GROUP PRESENTS



LYON COUNTY, KS

120 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

120 +/- ACRE COUNTRY ESTATE WITH BRICK HOME & 9,210 SQ. FT. OF SHOP SPACE

Located just east of Emporia in Lyon County, this impressive 120 +/- acre property offers an outstanding combination of country living, productive pasture, water, and substantial improvements. At the heart of the property sits a two-story brick home built in 1999, featuring 4 bedrooms and 3 bathrooms. The home offers approximately 1,600 square feet of living area upstairs along with a 1,998-square-foot walkout basement. Surrounded by the open Kansas countryside, the property provides the privacy and space of rural living while remaining within convenient driving distance of Emporia.

The 120 +/- acres consist primarily of pasture and are complemented by two ponds totaling approximately 1 acre of surface water. The ponds add functionality for livestock while enhancing the recreational and scenic qualities of the property. The pasture is also subject to an existing CRP grazing agreement paying approximately \$20 per enrolled acre, providing an additional income

component. With abundant grazing opportunities, multiple water sources, and ample acreage, the property is well suited for livestock, agricultural use, recreation, or a private country estate.

The improvements are further highlighted by an exceptional amount of shop and equipment storage space. The larger shop encompasses approximately 4,560 square feet and features an additional 2,400-square-foot lean-to along its north side, providing approximately 6,960 square feet of covered space at this building alone. A second 2,250-square-foot shop provides even more room for equipment, vehicles, livestock operations, recreational gear, or workshop space. With 120 +/- acres, two ponds, a spacious brick home with a walkout basement, and more than 9,000 square feet of combined shop and covered lean-to space, this Lyon County property offers an impressive combination of acreage, infrastructure, and versatility just west of Emporia.



PROPERTY FEATURES

COUNTY: **LYON** | STATE: **KANSAS** | ACRES: **120**

- 120 +/- acres located west of Emporia in Lyon County
- Two-story brick home built in 1999
- 4 bedrooms and 3 bathrooms
- Approximately 1,600 sq. ft. of upstairs living area
- 1,998 sq. ft. walkout basement
- 4,560 sq. ft. shop with an additional 2,400 sq. ft. lean-to
- Separate 2,250 sq. ft. shop for additional equipment and storage
- Over 9,200 sq. ft. of combined enclosed shop and covered lean-to space
- Two ponds totaling approximately 1 acre of surface water
- Productive pasture with an existing CRP grazing agreement paying approximately \$20 per enrolled acre



120 +/- ACRES



4 BEDROOMS AND 3 BATHROOMS



1,998 SQ. FT. WALKOUT BASEMENT



PRODUCTIVE PASTURE



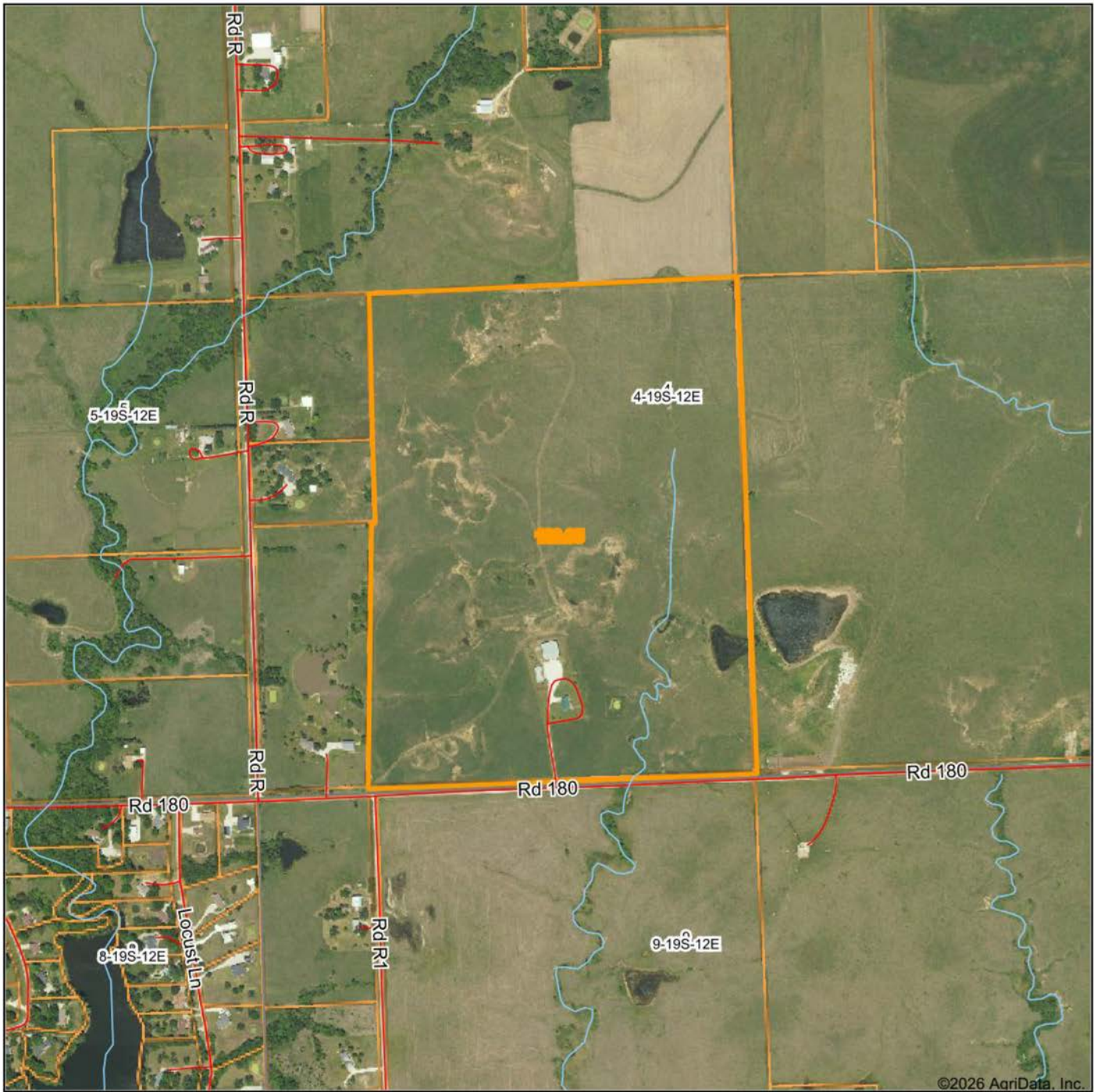
OVER 9,200 SQ. FT. COMBINED SHOP SPACE



ADDITIONAL PHOTOS



AERIAL MAP



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Maps Provided By:



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www.AgriDataInc.com

Boundary Center: 38° 25' 24.37, -96° 5' 31.66

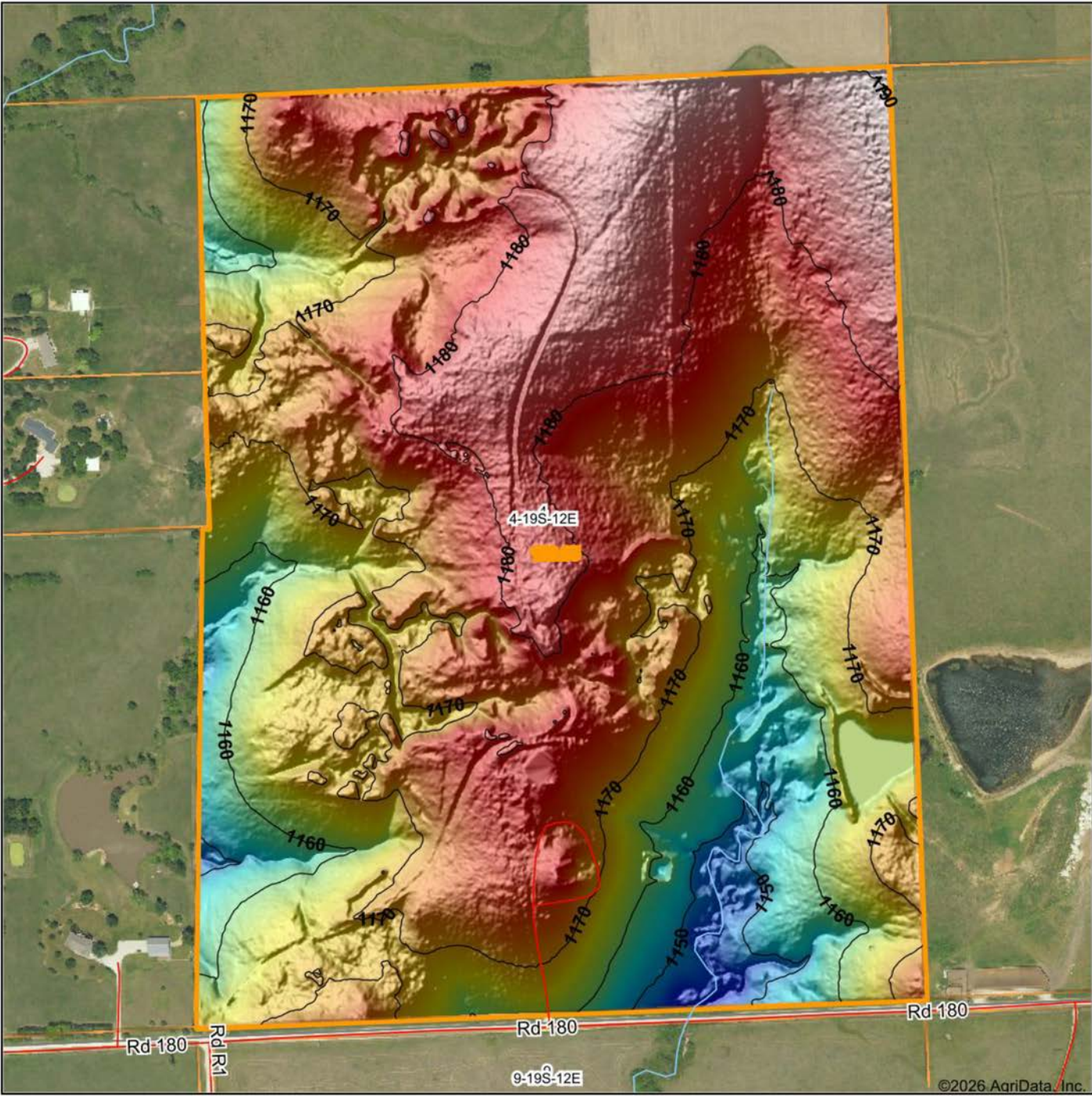
4-19S-12E
Lyon County
Kansas

0ft 823ft 1645ft



9/1/2026

HILLSHADE MAP



Low Elevation High



Maps Provided By:



CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2025 www.AgriDataInc.com

Source: USGS 1 meter dem

Interval(ft): 10

Min: 1,141.6

Max: 1,191.0

Range: 49.4

Average: 1,171.2

Standard Deviation: 9.32 ft

0ft 439ft 878ft



9/1/2026

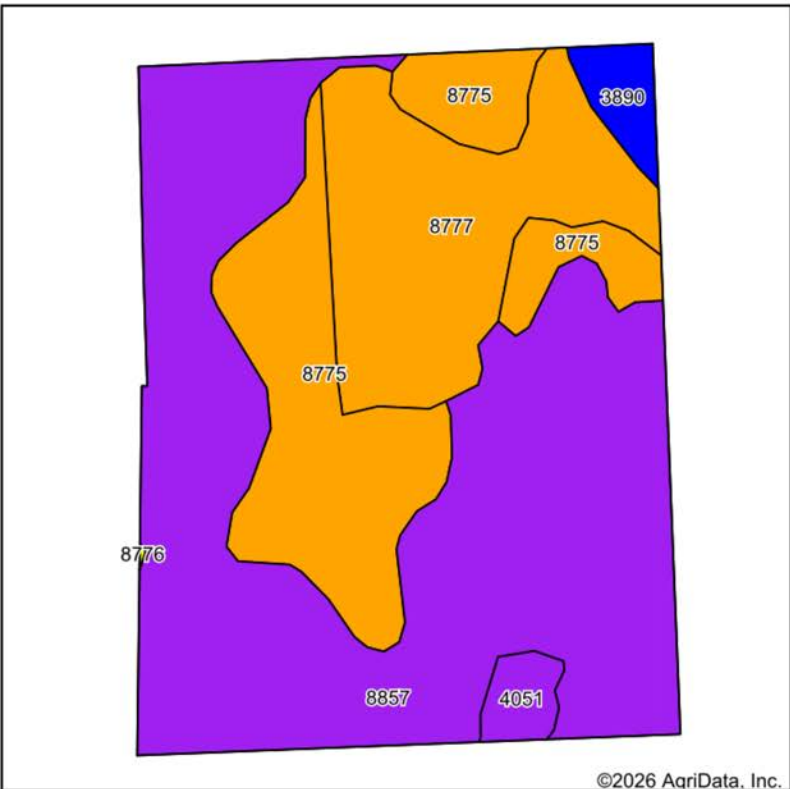
4-19S-12E

Lyon County

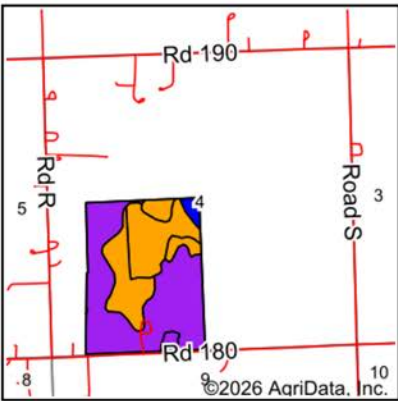
Kansas

Boundary Center: 38° 25' 24.37, -96° 5' 31.66

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Lyon**
Location: **4-19S-12E**
Township: **Jackson**
Acres: **120.35**
Date: **9/1/2026**



Maps Provided By:



Area Symbol: KS111, Soil Area Version: 24

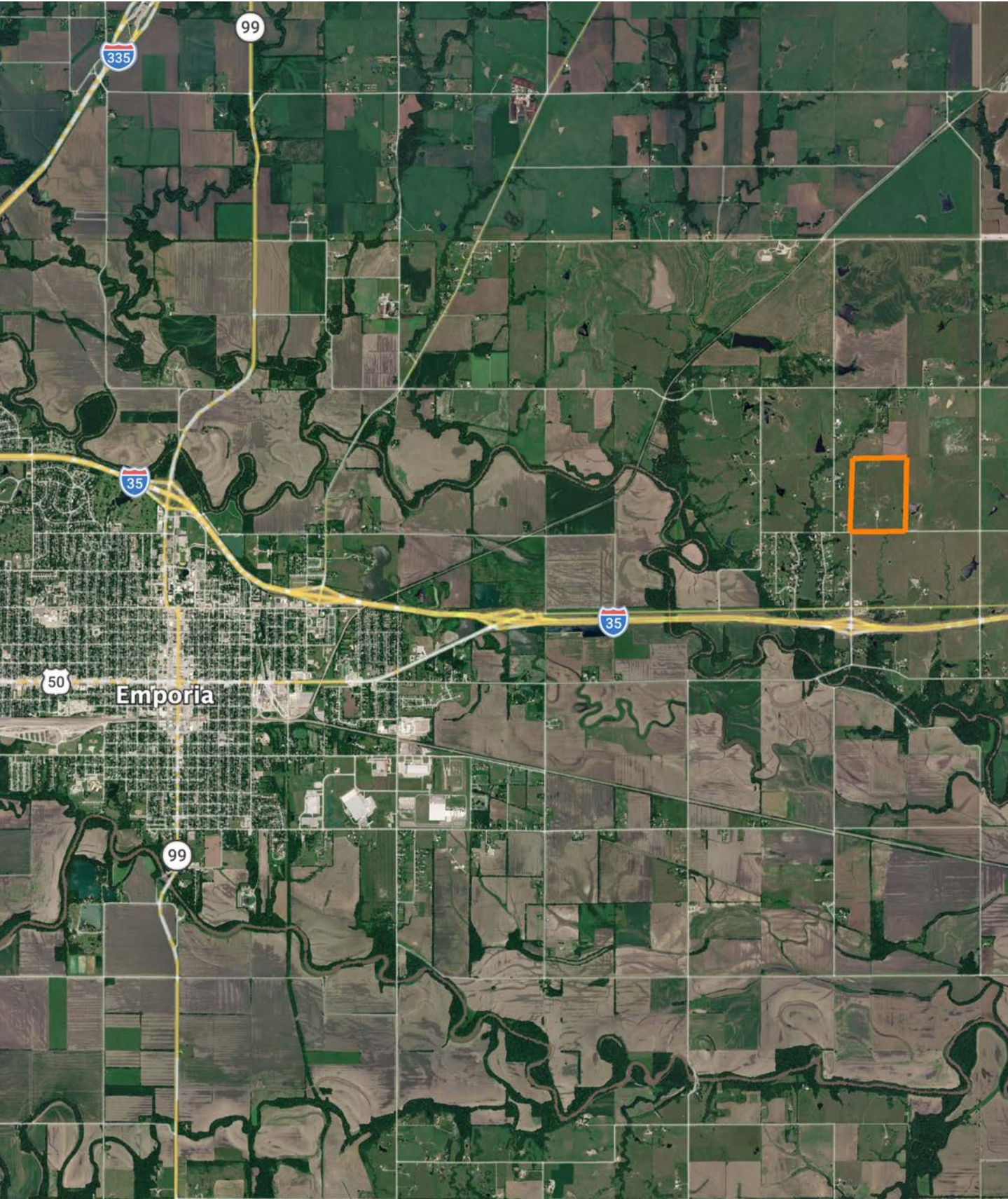
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
8857	Olpe-Kenoma complex, 3 to 15 percent slopes	67.84	56.4%		Vle	3953	62	61	53	51
8775	Kenoma silt loam, 1 to 3 percent slopes	25.67	21.3%		IIIe	3888	59	56	58	59
8777	Kenoma silty clay loam, 1 to 3 percent slopes, eroded	22.35	18.6%		IIIe	3865	51	48	50	49
3890	Ladysmith silty clay loam, 0 to 1 percent slopes	2.46	2.0%		IIIs	3525	53	39	52	52
4051	Ivan silt loam, channeled	2.03	1.7%		Vw	7935	52	43	31	51
Weighted Average					4.70	3981.2	*n 59	*n 56.8	*n 53.1	*n 52.4

*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

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,

LAND AGENT

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