MIDWEST LAND GROUP PRESENTS

CROPLAND, WHITETAILS & BUILD POTENTIAL

40 ACRES IN COFFEY COUNTY, KANSAS



MIDWEST LAND GROUP

MidwestLandGroup.com





COFFEY COUNTY 40+/- CROPLAND, WHITETAILS & BUILD POTENTIAL

COUNTY: COFFEY | **STATE:** KANSAS | **ACRES:** 40

Open crop fields and a wooded creek come together on this Coffey County tract at the southeast corner of 10th Road and Trefoil Road. Approximately 32 tillable acres lie on both sides of the creek, with the largest stretch of open ground to the north. Kenoma silt loam makes up about 82% of the mapped soils, with smaller areas of Dennis and Verdigris silt loams. The tract has road frontage on two sides, and rural water and electric lines run along the north side.

For deer hunters, the appeal is in how the timber connects. Trees follow the creek across the property, widening near the northwest corner and branching south between the fields. That continuous cover offers potential travel routes for deer moving through the surrounding farm country. Where the timber squeezes between fields, natural pinch points give hunters specific places to scout for trails and potential stand sites. About 22 feet of elevation change adds definition to the terrain, from the higher ground on the east side to the lower creek bottom near Trefoil Road.

PROPERTY FEATURES

- Approximately 32 tillable acres, with open fields on both sides of the creek
- Kenoma silt loam accounts for about 82% of the mapped soils
- Creek runs through the tract, bordered by established timber
- Connected creek timber offers potential whitetail travel corridors through surrounding farmland
- Natural pinch points between fields provide places to scout for deer trails and stand sites
- About 22 feet of elevation change from the creek bottom to higher ground on the east side
- Potential homesite with rural water and electric lines along the north side
- Road frontage on both 10th Road and Trefoil Road in Coffey County, Kansas
- Approximately 9 miles by road from downtown Burlington, Kansas
- Property taxes of $1,200

CONNECTED CREEK TIMBER

Connected creek timber offers potential whitetail travel corridors through surrounding farmland.











POTENTIAL HOMESITE



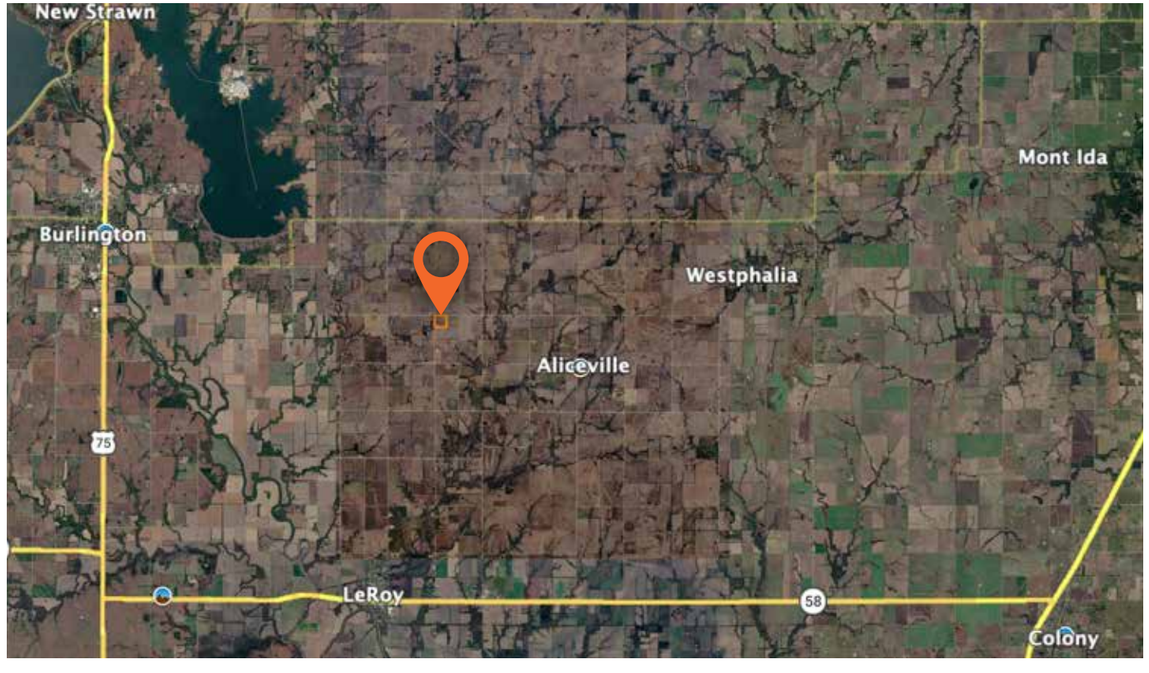






AERIAL MAPS







Boundary Center: 38° 10' 3.52, -95° 36' 28.36

1-22S-16E
Coffey County
Kansas

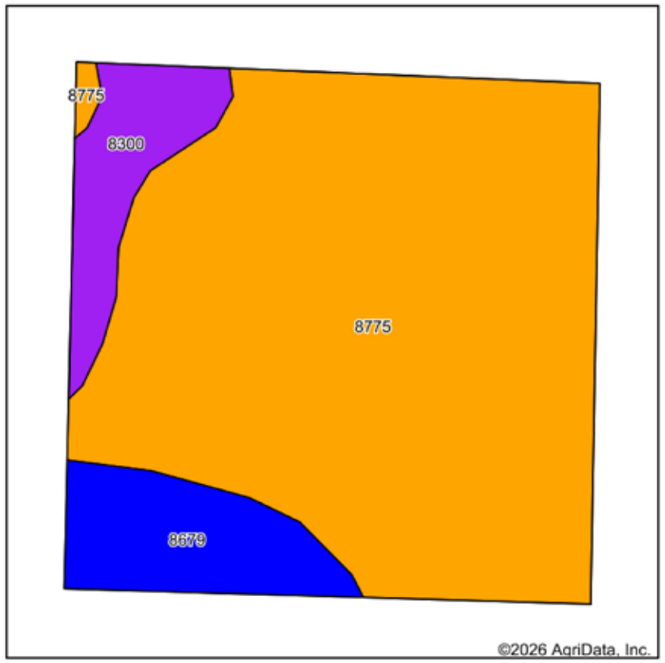
0ft 823ft 1645ft

N W E S

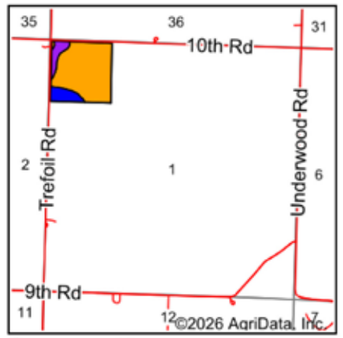
9/21/2026

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SOILS MAP



Soils data provided by USDA and NRCS.



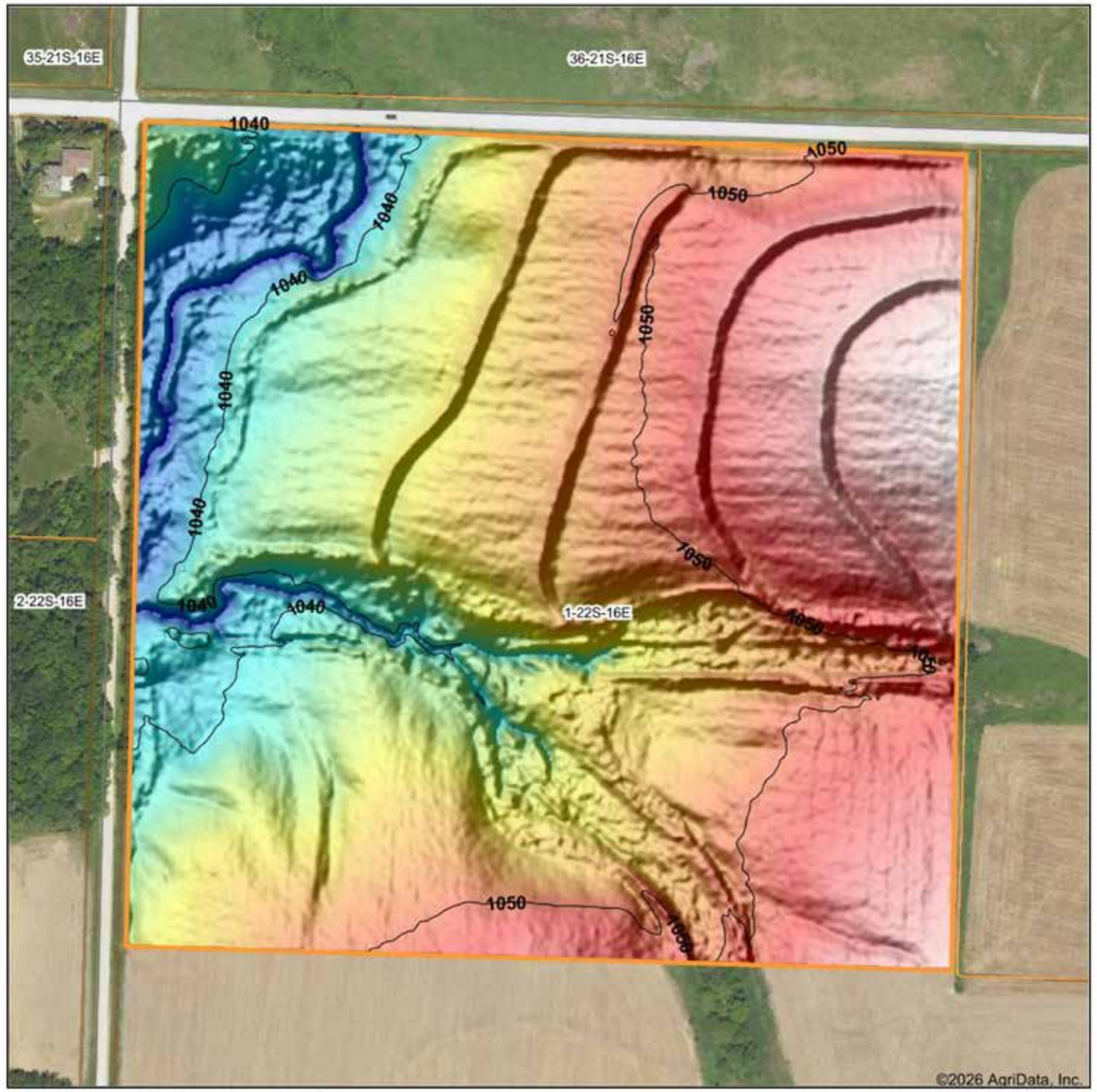
State: **Kansas**
County: **Coffey**
Location: **1-22S-16E**
Township: **Avon**
Acres: **37.26**
Date: **9/21/2026**

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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
8775	Kenoma silt loam, 1 to 3 percent slopes	30.41	81.6%		IIIe	3888	59	56	58	59
8679	Dennis silt loam, 1 to 3 percent slopes	3.82	10.3%		IIe	4838	79	78	59	64
8300	Verdigris silt loam, channeled, 0 to 2 percent slopes, frequently flooded	3.03	8.1%		Vw	7668	48	48	27	39
				Weighted Average	**3.06**	**4292.8**	***n 60.2**	***n 57.6**	***n 55.6**	***n 57.9**

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

HILLSHADE MAP



Low Elevation High

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Source: USGS 1 meter dem
Interval(ft): 10
Min: 1,034.5
Max: 1,056.8
Range: 22.3
Average: 1,047.0
Standard Deviation: 4.89 ft

0ft 239ft 479ft

9/21/2026

1-22S-16E
Coffey County
Kansas

Boundary Center: 38° 10' 3.52, -95° 36' 28.36

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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