

MIDWEST LAND GROUP PRESENTS



BARBER COUNTY, KS

966 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

UNIT 16 CEDAR CREEK RANCH

This Barber County ranch consists of 966 acres of rolling hills, deep wooly draws, and 1.5 miles of meandering Cedar Creek valley. Located 6 miles southwest of Medicine Lodge on the Gypsum Hills Scenic Drive, the views on this ranch are breathtaking. Ancient floodplains, weathered hills, buttes, and canyons provide lots of geologic diversity. This rugged landscape has a spirit enriched by cattle ranching and the American pioneers. The nearby city of Medicine Lodge has cultural significance, involving the Peace Treaty between the United States and the five tribes of plains Indians. The area also has a long-standing tradition of producing Boone & Crockett Whitetails. In fact, this is the most productive county in the most productive deer management unit in Kansas, the famous Unit 16. This area is a bucket list destination for many hunters and is arguably one of the most sought-after locations in the midwest. Healthy deer herds, Rio Grande Turkeys, and Bobwhite Quail call this ranch home. With ample

water, food, and cover the property grows and holds big Kansas bucks. Conservation practices have been applied to grazing for the benefit of wildlife and have proven productive. Adjacent to tree-lined cedar creek lays 80+ acres of fenced-in tillable soil. These fertile fields have been planted to forage crops and food plots for deer. Hardwood timber bordering these plots make for excellent stand locations. The ranch has reliable water sources, including a 2 acre pond, a solar well, and live Cedar Creek. If you're looking for the perfect hunting property with income streams, this is a one-of-a-kind offering. Fully intact mineral rights will pass with the land to the buyer, which is a rarity in this resource-rich area. Income-producing ranches of this caliber, capable of producing record-setting whitetails don't become available often. For more information, disclosures and to schedule a showing. Please contact the Listing Agent Sean Thomas at (620) 712-2775.



PROPERTY FEATURES

PRICE: **\$1,521,450** | COUNTY: **BARBER** | STATE: **KANSAS** | ACRES: **966**

- Trophy whitetail hunting
- Deer Management Unit 16
- Abundant turkey & quail population
- Gyp Hill Scenic Drive
- Tillable creek bottom
- Food plots
- Grazing income
- Mineral rights transfer
- Live water creek
- Internal fencing
- 6 miles to Medicine Lodge
- 84 miles to Wichita Eisenhower National Airport



966 +/- ACRES



GRAZING INCOME



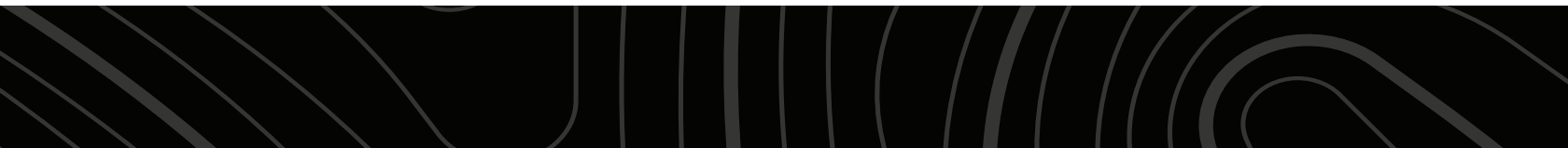
80 ACRES OF FENCED-IN TILLABLE

Adjacent to tree-lined cedar creek lays 80+ acres of fenced-in tillable soil. These fertile fields have been planted to forage crops and food plots for deer. Hardwood timber bordering these plots make for excellent stand locations.



1.5 MILES OF CEDAR CREEK

The ranch has reliable water sources, including a 2 acre pond, a solar well, and live Cedar Creek.



GEOLOGIC DIVERSITY

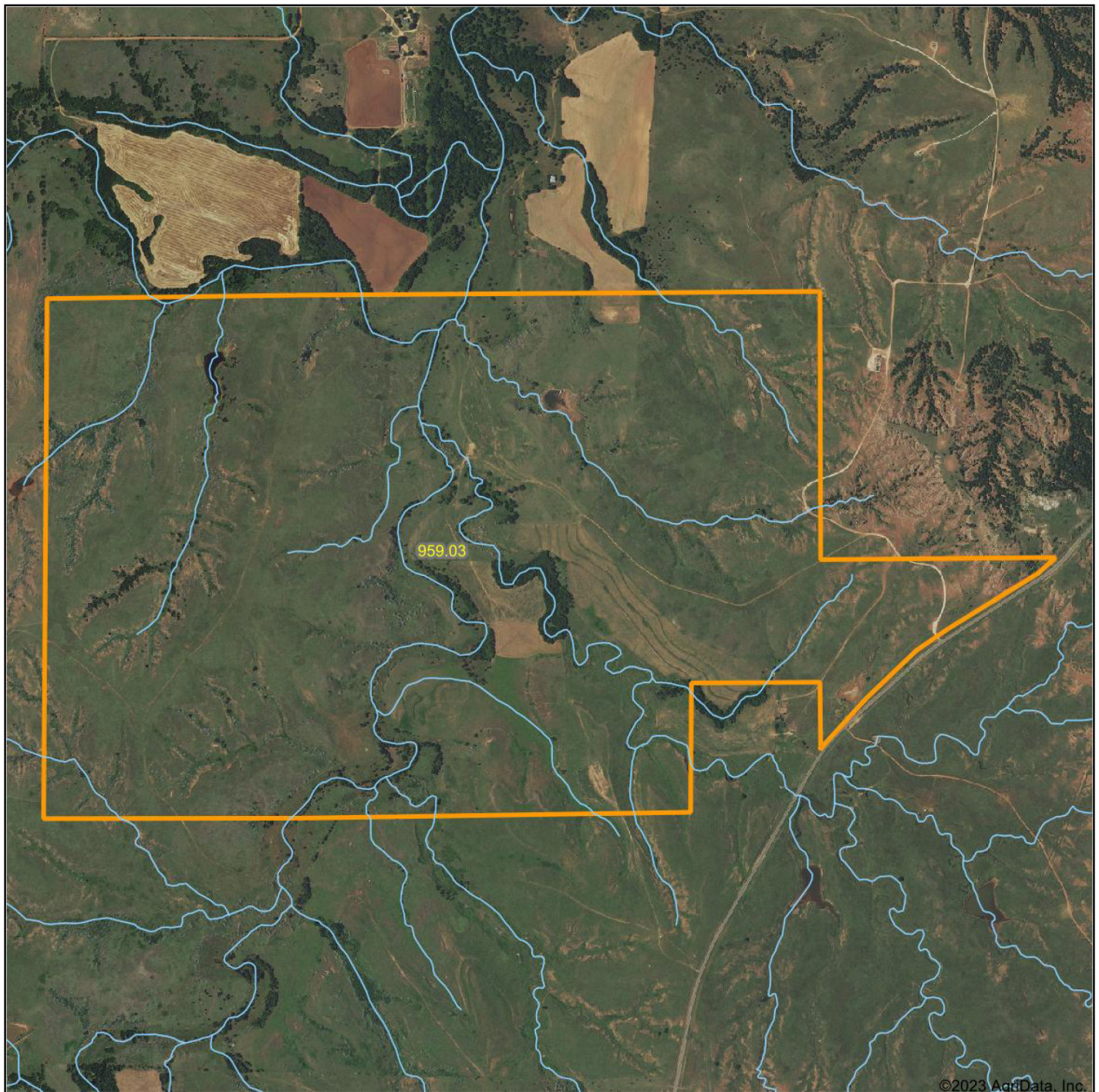
Ancient floodplains, weathered hills, buttes, and canyons provide lots of geologic diversity. This rugged landscape has a spirit enriched by cattle ranching and the American pioneers. The nearby city of Medicine Lodge has cultural significance, involving the Peace Treaty between the United States and the five tribes of plains Indians.



TRAIL CAM/HARVEST PHOTOS



AERIAL MAP



Maps Provided By:



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Map Center: 37° 13' 55.86, -98° 41' 11.93

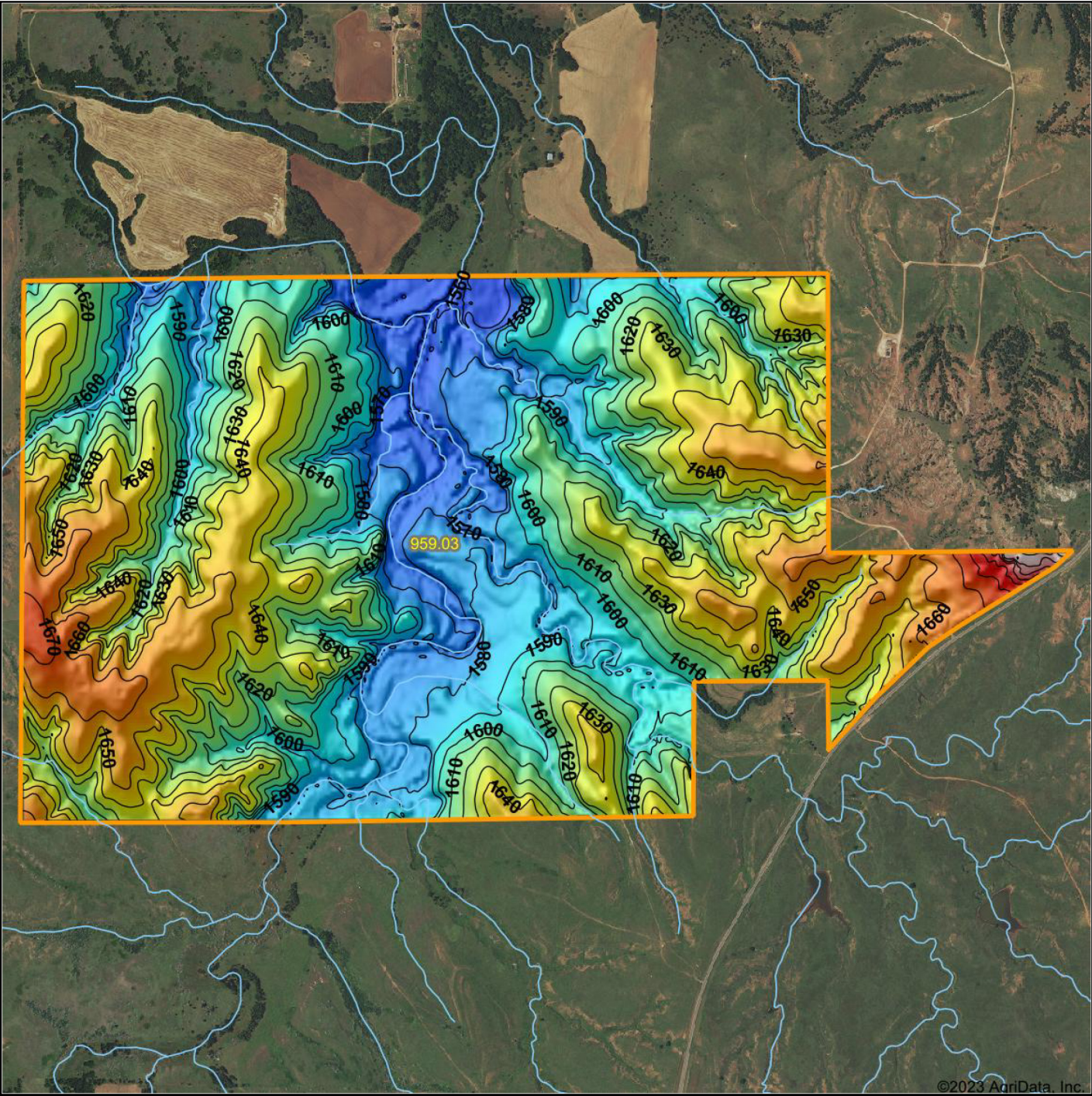
0ft 1574ft 3148ft

25-32S-13W
Barber County
Kansas

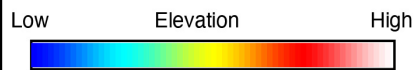


2/2/2023

HILLSHADE MAP



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Maps Provided By:

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CUSTOMIZED ONLINE MAPPING

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Source: USGS 10 meter dem

Interval(ft): 10

Min: 1,549.9

Max: 1,727.6

Range: 177.7

Average: 1,615.2

Standard Deviation: 29 ft

0ft 1517ft 3034ft



2/2/2023

25-32S-13W
Barber County
Kansas

map center: 37° 13' 55.86, -98° 41' 11.93

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
6441	Vernon clay loam, 5 to 15 percent slopes	396.32	41.3%		1.8ft. (Paralithic bedrock)	Well drained	Vle		2772	18	12	13	18	16
5457	Quinlan-Woodward loams, 6 to 15 percent slopes	139.97	14.6%		1ft. (Densic bedrock)	Well drained	Vle		1520	25	21	18	25	17
5314	Clairemont soils, channeled, frequently flooded	134.36	14.0%		> 6.5ft.	Well drained	Vw		4753	38	29	17	38	8
5424	Kingfisher-Vernon complex, 3 to 6 percent slopes	72.27	7.5%		2.3ft. (Paralithic bedrock)	Well drained	Ille		3220	32	26	24	32	27
6240	Dale silt loam, rarely flooded	64.53	6.7%		> 6.5ft.	Well drained	I		6039	63	46	40	63	59
5433	Knoco-Rock outcrop complex, 15 to 80 percent slopes	48.27	5.0%		0.7ft. (Paralithic bedrock)	Excessively drained	VlIs		700	3	3	2	2	2
5850	Albion and Shellabarger sandy loams, 6 to 15 percent slopes	42.12	4.4%		> 6.5ft.	Well drained	Vle		3058	40	39	33	38	
6342	Grant silt loam, 3 to 5 percent slopes	24.68	2.6%		4.8ft. (Paralithic bedrock)	Well drained	Ille		4510	71	54	52	71	47

AGENT CONTACT

Sean Thomas has a love and appreciation for the land. Born and raised in Overland Park, KS, Sean graduated from St. Thomas Aquinas High School and earned a B.S. in Park Management and Conservation, with a Minor in Business Administration from Kansas State University. This education refined Sean's natural ability to observe and identify the unique qualities each piece of property holds and communicate that potential to clients so that they can achieve their goals, from vision to completion.

Prior to coming to Midwest Land Group, he spent 10 years in parks and recreation administration, specializing in property management, maintenance, and construction. This hands-on experience provided a unique opportunity to study wildlife behavior, especially waterfowl in different environments. Sean shares that knowledge with clients so they can begin successful wildlife management on their property.

A volunteer with Big Brothers Big Sisters, he enjoys mentoring his little brother and introducing him to the outdoors, whether it be fishing or playing sports. Sean is an avid duck and deer hunter and actively serves in ministries at his local church. Sean and his wife Betsy, live on a farm near Inman, KS with their two dogs, Branch and Briar, surrounded by pastures in the Sandhills.



SEAN THOMAS,
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