

MIDWEST LAND GROUP PRESENTS

316 ACRES IN

GOVE COUNTY KANSAS



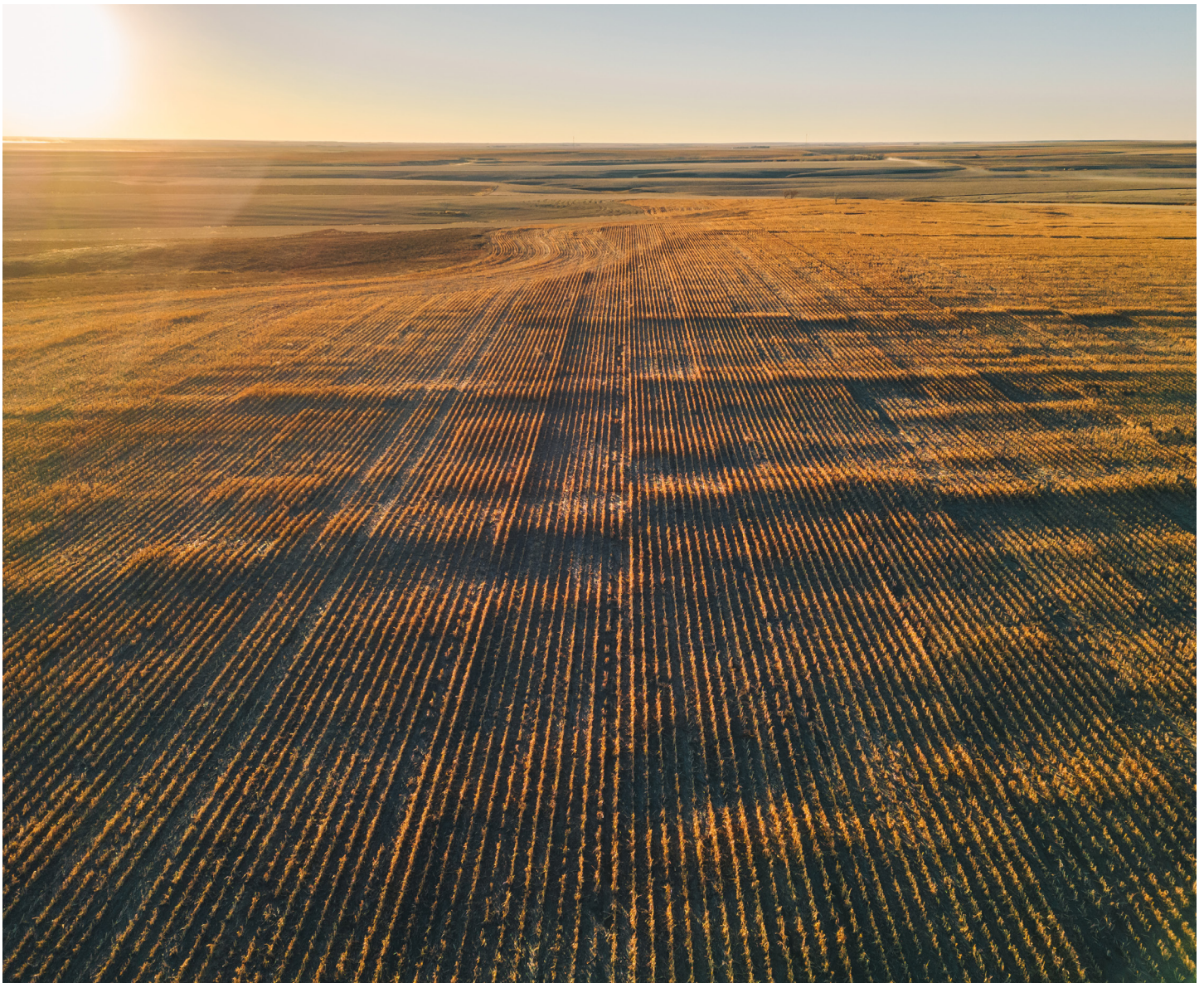
MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

LARGE TILLABLE PRODUCTION FARM IN SOUTHEAST GOVE COUNTY

This half section located in southeast Gove County would make a great addition to any operation. It features 291 +/- acres of productive cropland, with the balance being waterways and recreational land. The majority of the tillable ground is made up of Ulysses Silt Loam with crop production index ratings in the mid-'60s. Currently, 50 +/- acres are green wheat, 143 +/- acres are wheat stubble, and 98 +/- acres are in milo stubble. Note,

these are estimated values, as the FSA has the fields combined with the half section to the east, which is also being sold. This area in western Kansas is well known for its deer and upland game hunting and we've pushed multiple species of small and big game off the property in the times we've been on it. For more information or a private tour of the farm, please contact Mitch Newcomer at (816) 799-1384.



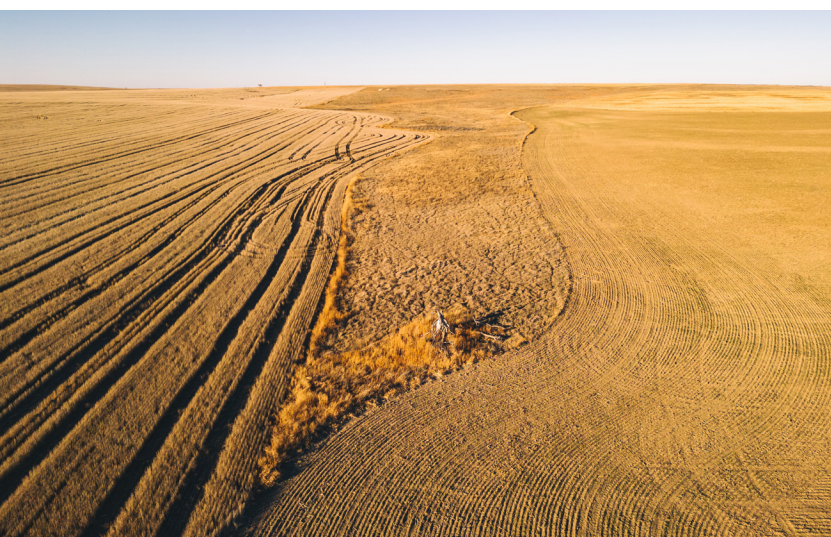
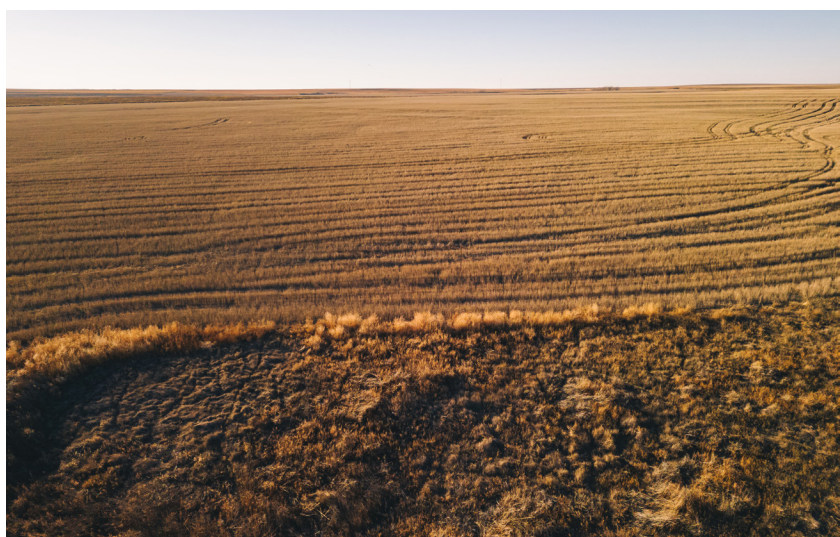
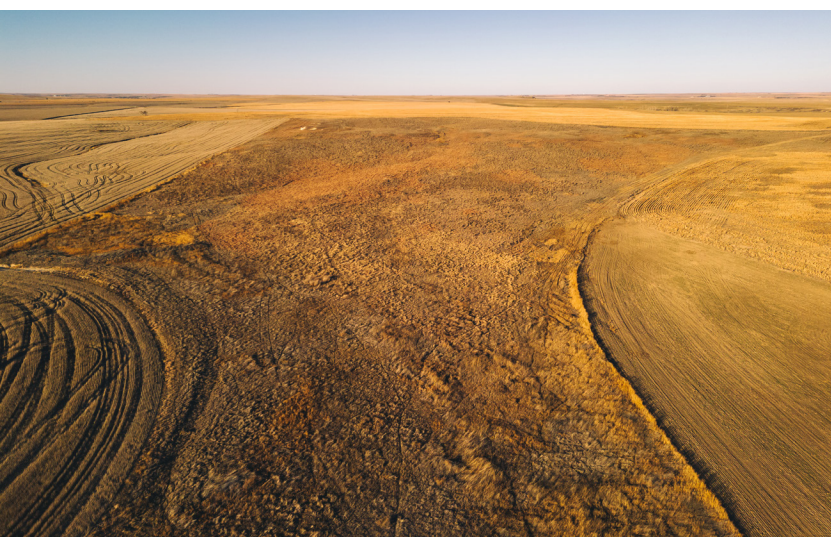
PROPERTY FEATURES

PRICE: **\$600,325** | COUNTY: **GOVE** | STATE: **KANSAS** | ACRES: **316**

- Great road access
- 291 +/- tillable acres
- Primarily Ulysses Silt Loam
- 25 +/- acres of waterways and native grass
- Solid mule deer population
- Good upland bird habitat
- 15 minutes to Quinter
- 4 hours to Denver
- 1 mile west of Castle Rock
- 15 minutes to I-70



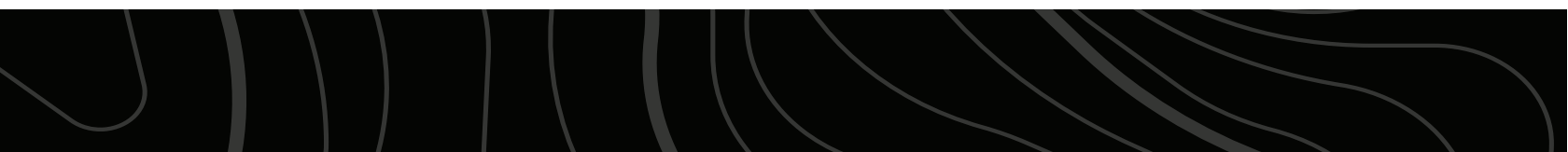
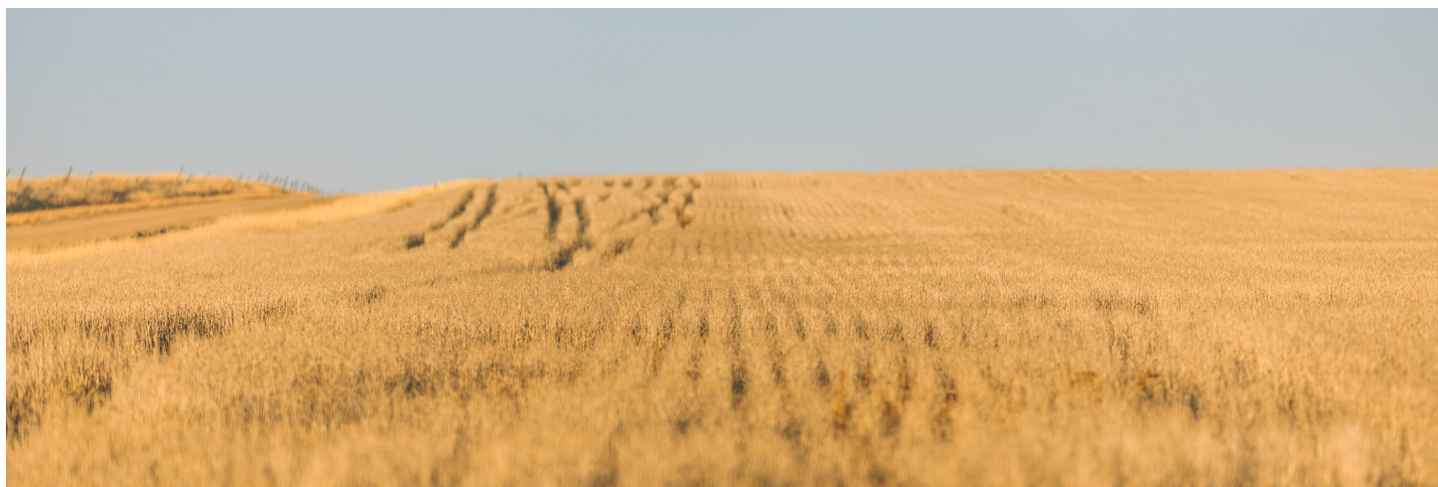
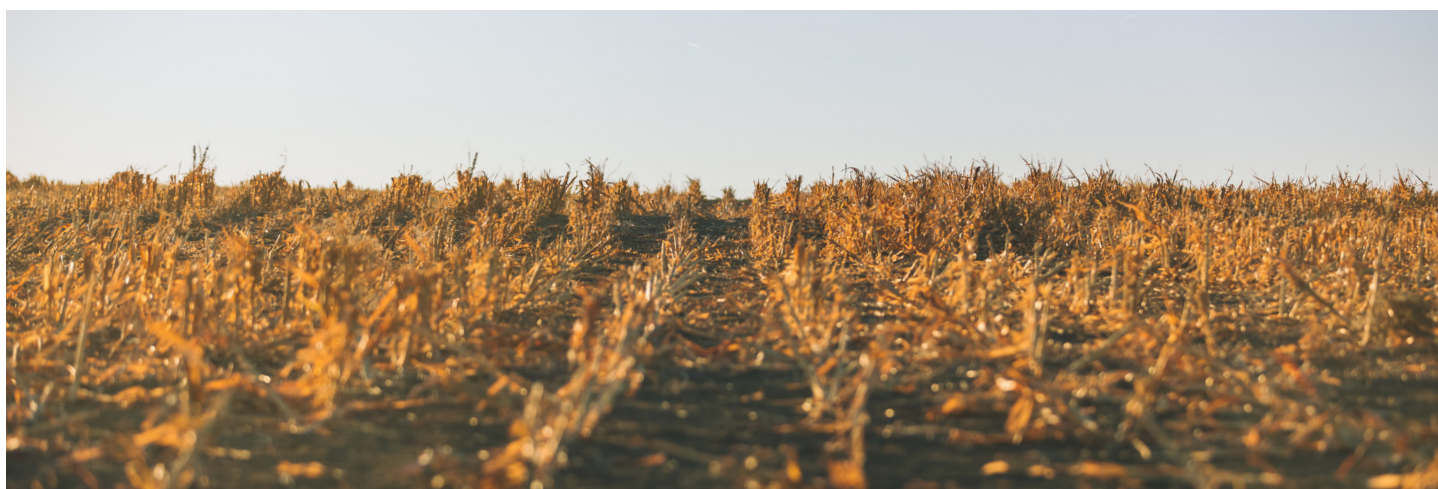
316 +/- ACRES



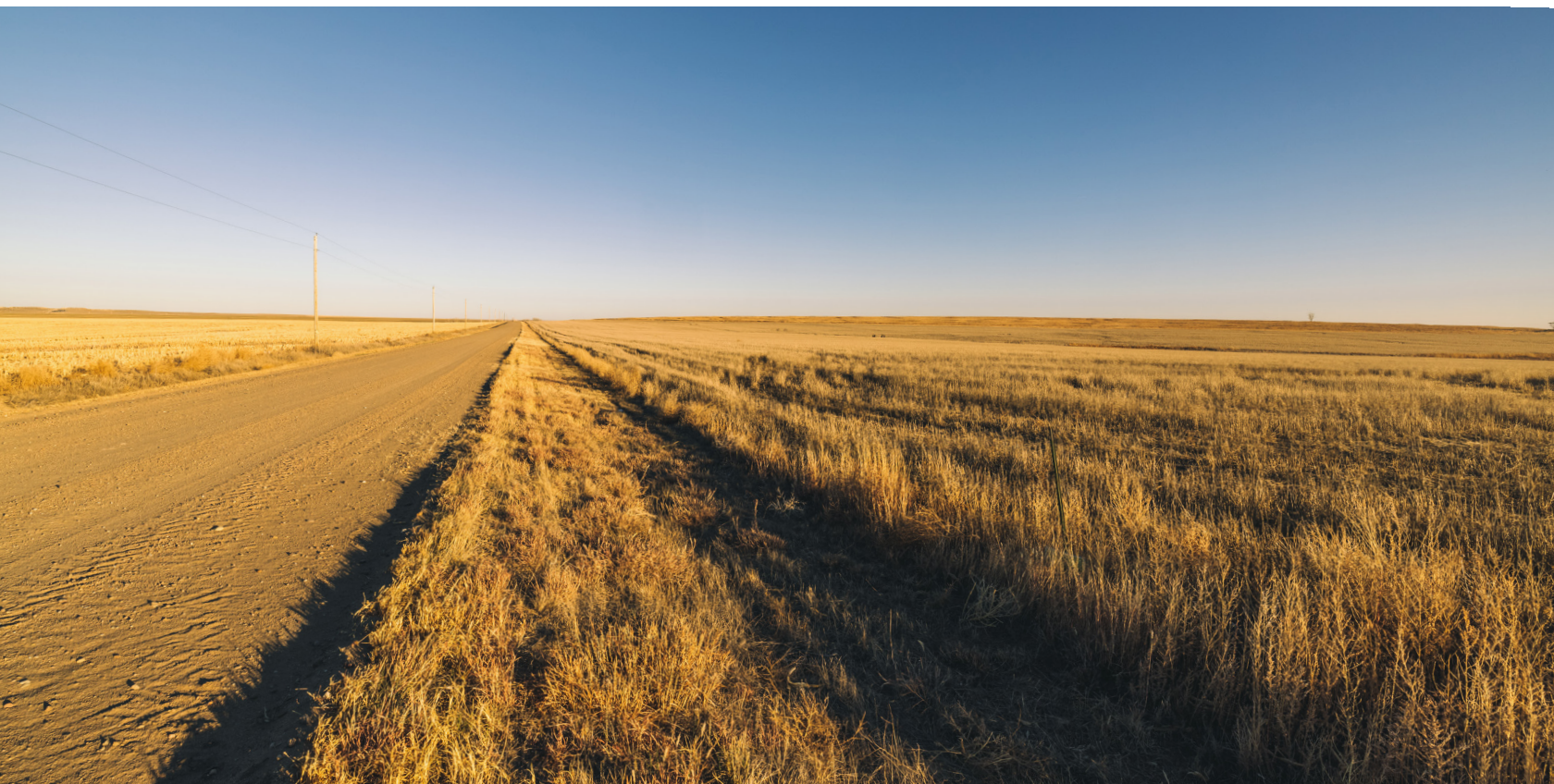
25 +/- ACRES OF WATERWAYS AND GRASSES



291 +/- TILLABLE ACRES



GREAT ROAD ACCESS



AERIAL MAP



©2022 AgriData, Inc.

Map Center: 38° 50' 6.77, -100° 12' 8.39



Maps Provided By:



© AgriData, Inc. 2021 www.AgriDataInc.com

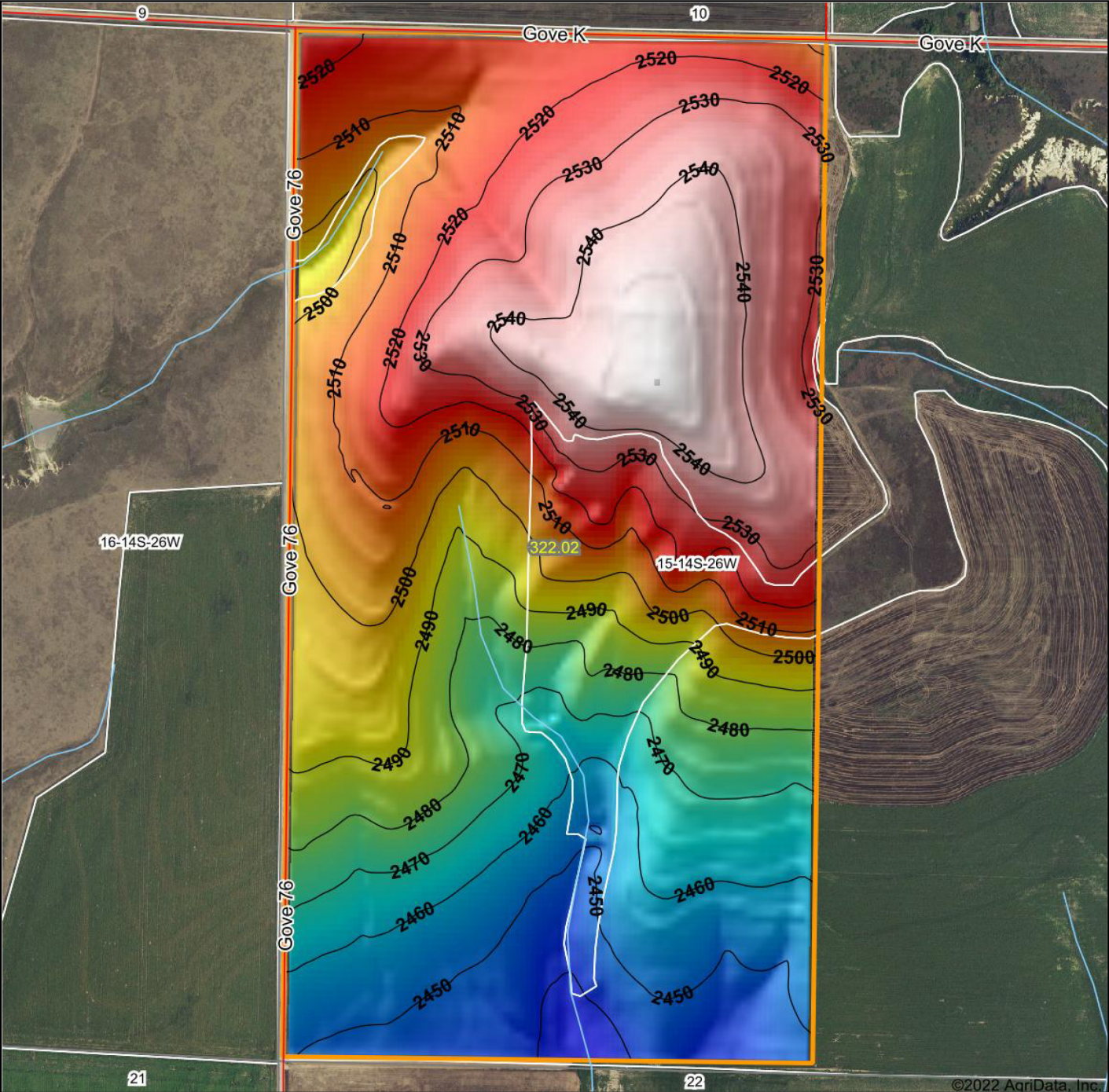
15-14S-26W
Gove County
Kansas



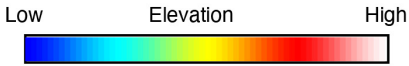
11/14/2022

Field borders provided by Farm Service Agency as of 5/21/2008

HILLSHADE MAP



©2022 AgriData, Inc.



Source: USGS 10 meter dem
 Interval(ft): 10
 Min: 2,436.4
 Max: 2,548.3
 Range: 111.9
 Average: 2,498.1
 Standard Deviation: 31.96 ft

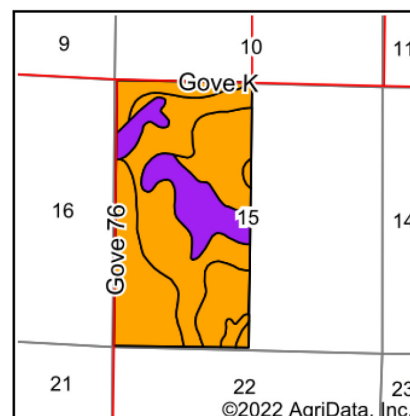
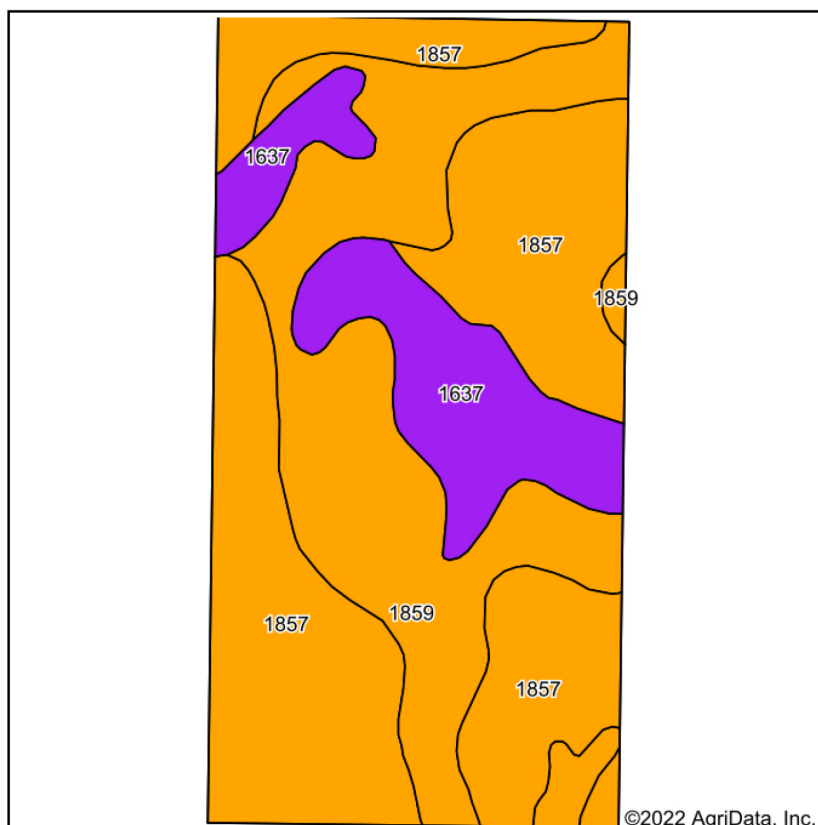


15-14S-26W
Gove County
Kansas

11/14/2022
 map center: 38° 50' 6.77, -100° 12' 8.39

Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2021 www.AgriDataInc.com
 Field borders provided by Farm Service Agency as of 5/21/2008

SOIL MAP



State: **Kansas**
 County: **Gove**
 Location: **15-14S-26W**
 Township: **Larrabee**
 Acres: **322.02**
 Date: **11/14/2022**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2021 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: KS063, Soil Area Version: 20

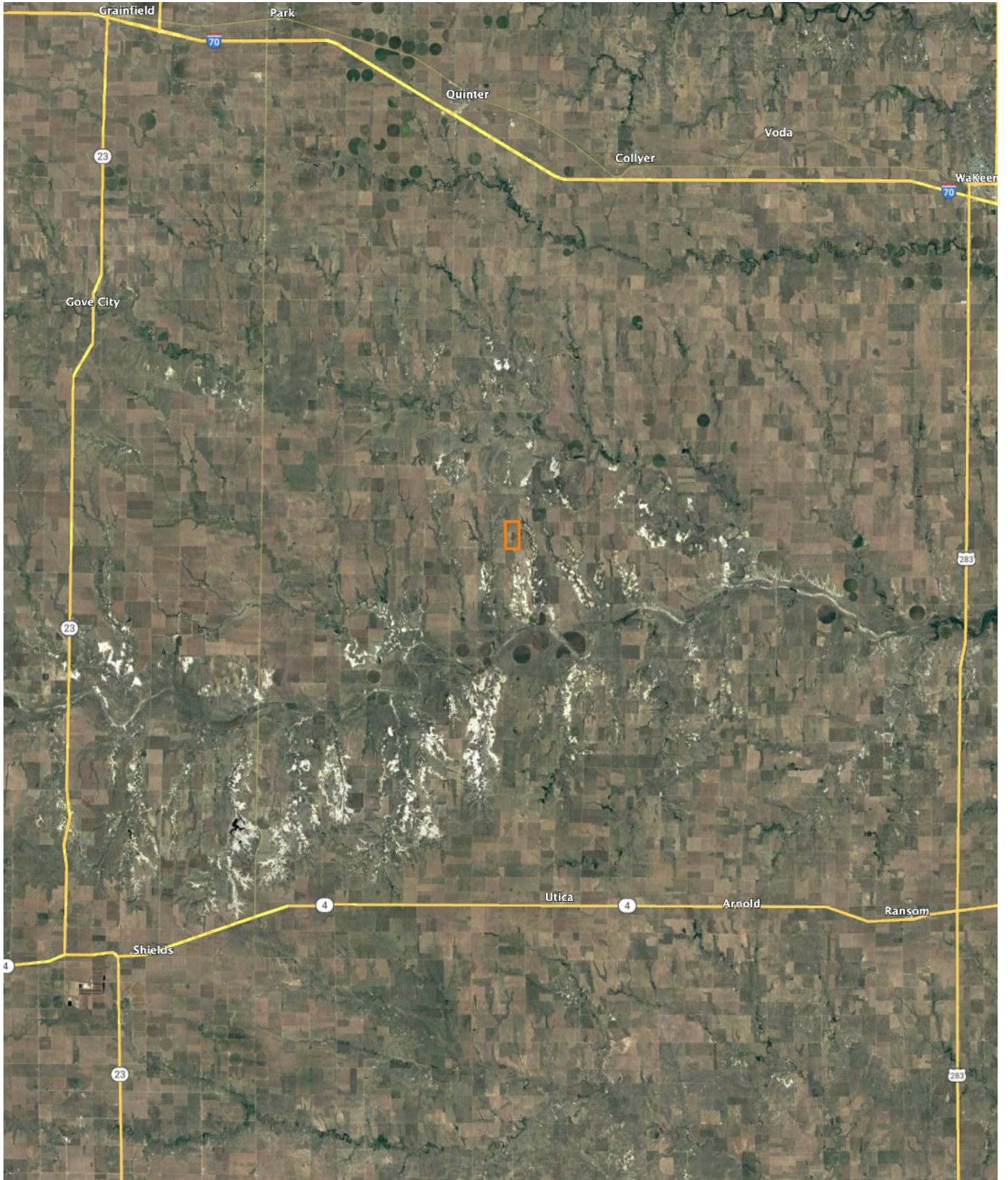
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	
1857	Ulysses silt loam, 1 to 3 percent slopes	159.69	49.6%		> 6.5ft.	Well drained	IIIe	Ile	1714	64	29	30	
1859	Ulysses silt loam, 3 to 6 percent slopes	109.54	34.0%		> 6.5ft.	Well drained	IIIe	IIIe	1705	50	24	23	
1637	Kim-Penden clay loams, 6 to 15 percent slopes	52.79	16.4%		> 6.5ft.	Well drained	Vle	Vle	2621	54	32	28	
Weighted Average								3.49	3.00	1859.6	*n 57.6	*n 27.8	*n 27.3

*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

Mitch Newcomer is extremely passionate about the outdoors. Born and raised on a family farm in WaKeeney, Kansas, Mitch grew up working on the farm with his father and grandfather, and continued to do so throughout his young adult life. During his youth, Mitch did a lot of hunting of his own while also guiding pheasant hunts in western Kansas and conducting habitat improvements during the offseason. He went to Trego Community High School in WaKeeney, where he was a multi-sport scholar athlete. From there, he attended Dodge City Community College and William Jewell College in Liberty, Missouri, where he lettered four years in football. He finished up by getting a second degree from Fort Hays State University in Hays, Kansas. Mitch enjoys hunting, land management, watching sports, and hanging out with his friends and family. He currently lives in WaKeeney, Kansas with his wife, Kim, and daughters Kamryn and Eva.

An avid bowhunter, Mitch has harvested several whitetails over 150", as well as several turkeys across the country, leaving him just one species away from achieving a grand slam. He worked at Cerner Corporation in finance and operations management for several years before coming to Midwest Land Group to pursue his passions for the outdoors, working outside, and being able to work with likeminded people. A landowner himself, he knows what it's like to own and manage property. So, whether you're looking to sell or buy, Mitch is ready to help you reach your goal.



MITCH NEWCOMER,
LAND AGENT
816.569.1965
MNewcomer@MidwestLandGroup.com



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Arkansas, Illinois, Iowa, Kansas, Missouri, Nebraska, Oklahoma, South Dakota, and Wisconsin.