

MIDWEST LAND GROUP PRESENTS

908 ACRES IN

NESS COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

INCREDIBLE PRODUCTION FARM WITH HOME AND OIL PRODUCTION

This large production farm in northern Ness County is truly the complete package. With 503 +/- tillable acres, 375 +/- acres of fenced grass, a large farmhouse, equipment shed, and active oil production, it truly checks every box.

The soils on the tillable ground are excellent, with crop production ratings up in the 70s. Harney and Uly silt loam make up the majority of the tillable acres. There are currently 144 +/- acres planted to green wheat (buyers will get 1/3 share), 172 +/- acres of milo stalks, 106 +/- acres of wheat stubble, and 66 +/- acres of CRP making up the tillable acres. The pasture has solid fencing and features a nice windmill well, along with a beautiful 5-acre pond, ensuring water won't be an issue, even in a drought year. The combination of the tillable and pasture provide an awesome opportunity to graze

stalks and provide additional feed for your herd. A long driveway leads you back to the private farmstead, which features a 2,600 square foot farmhouse. The farmhouse has 3 bedrooms and 2 non-conforming bedrooms, 3 full baths, a large kitchen and living room, and a fully finished basement. All main floor windows have been recently updated, and the house is all prepped for new paint and flooring which will be completed very soon. It also includes a 3,600 square foot machine shed, 2,400 square foot barn/utility building, and corrals. There's also a small tool shed for additional storage.

The active oil production is the cherry on top of this farm. It is believed the seller has all mineral rights, and those will pass to the new buyers at closing. For more information or a private tour of the farm, please contact Mitch Newcomer at (816) 799-1384.



PROPERTY FEATURES

PRICE: **\$1,791,285** | COUNTY: **NESS** | STATE: **KANSAS** | ACRES: **908**

- Blacktop access
- 503 +/- tillable acres
- Primarily Class II soils
- 375 +/- acres of fenced grass
- Solid fencing
- Windmill well
- 5 acre pond
- 2,600 sq. ft. farmhouse - new paint and flooring throughout
- 3,600 sq. ft. machine shed
- Active oil production
- 15 minutes to Ness City
- 20 minutes to WaKeeney



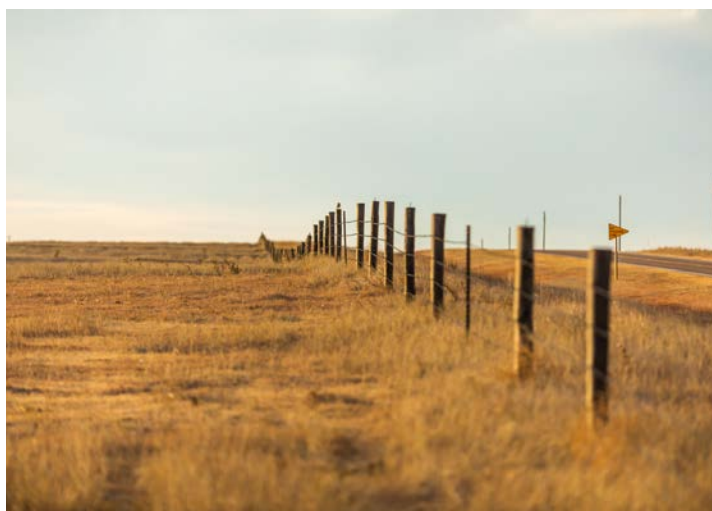
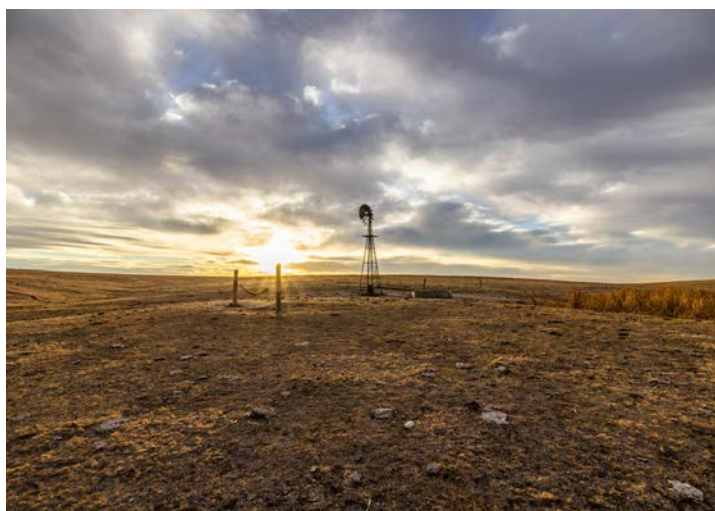
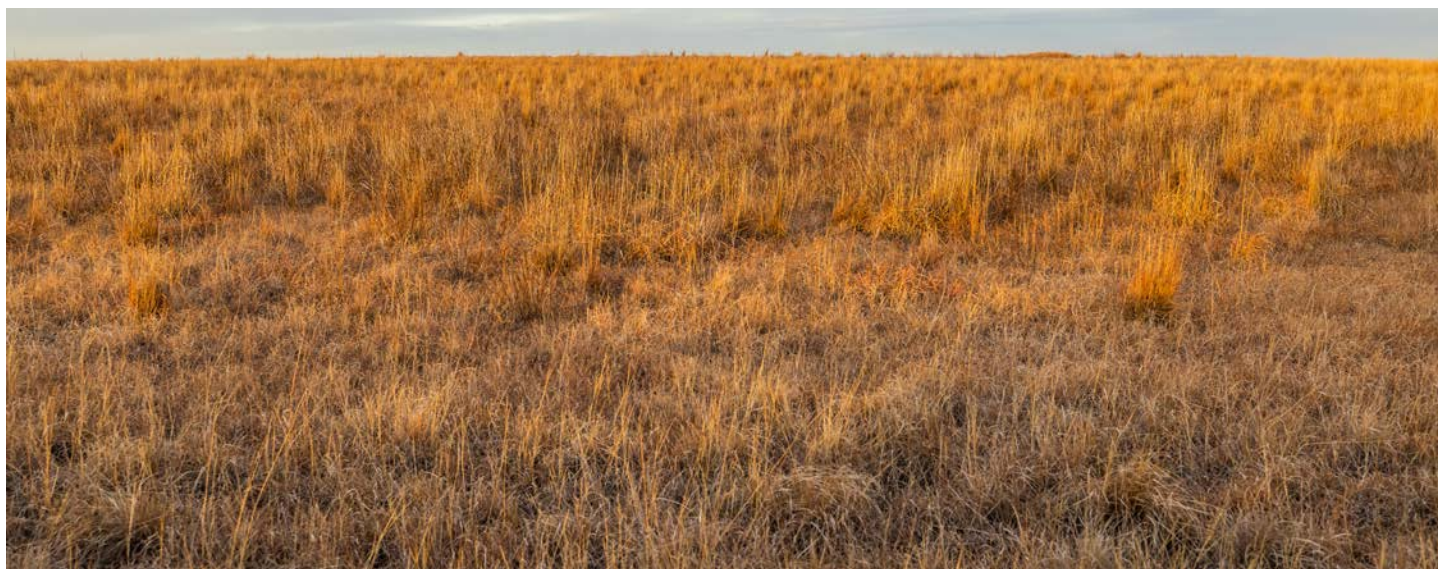
503 +/- TILLABLE ACRES

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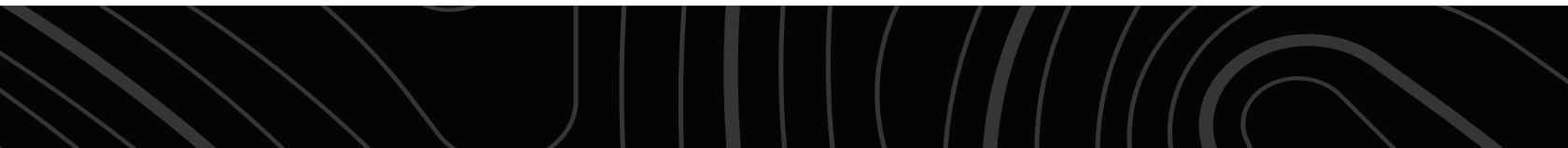
375 +/- ACRES OF FENCED GRASS

The pasture has solid fencing and features a nice windmill well, along with a beautiful 5-acre pond, ensuring water won't be an issue, even in a drought year. The combination of the tillable and pasture provide an awesome opportunity to graze stalks and provide additional feed for your herd.



2,600 SQ. FT. FARMHOUSE

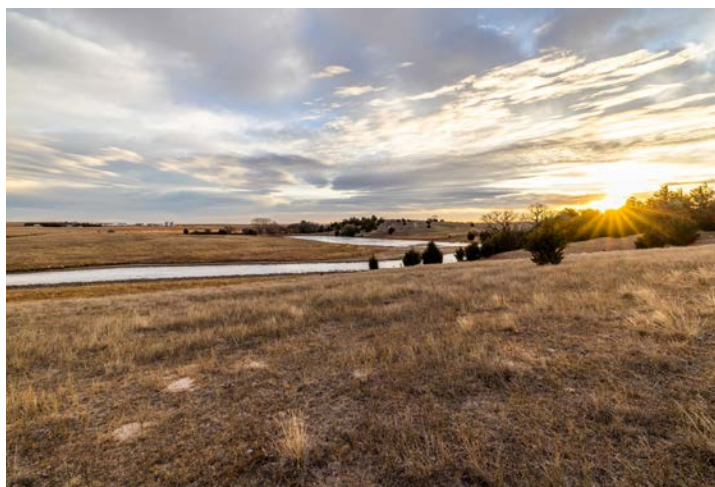
A long driveway leads you back to the private farmstead, which features a 2,600 square foot farmhouse. The farmhouse has 3 bedrooms and 2 non-conforming bedrooms, 3 full baths, a large kitchen and living room, and a fully finished basement.



3,600 SQ. FT. MACHINE SHED



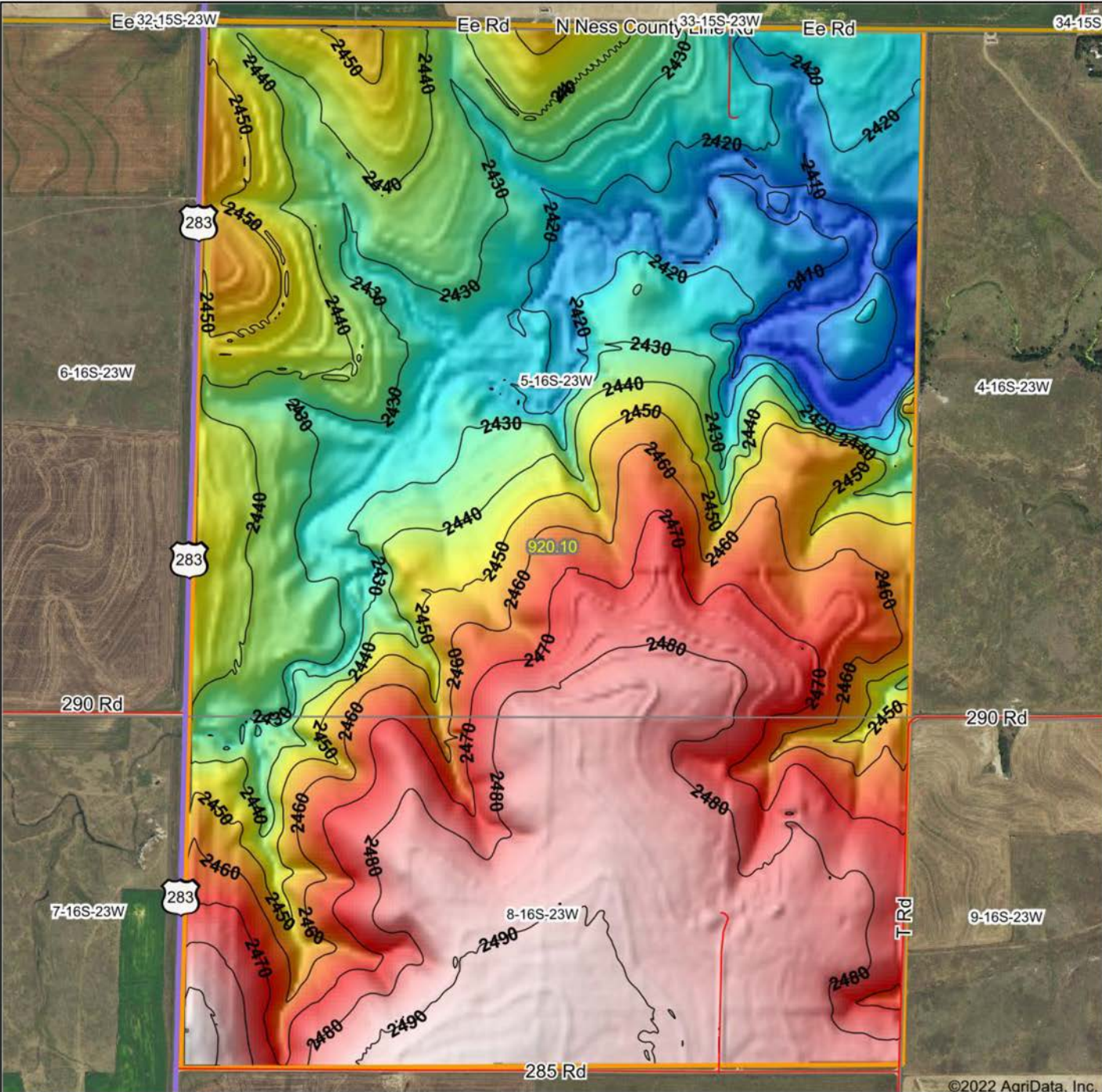
5 ACRE POND



ADDITIONAL PHOTOS



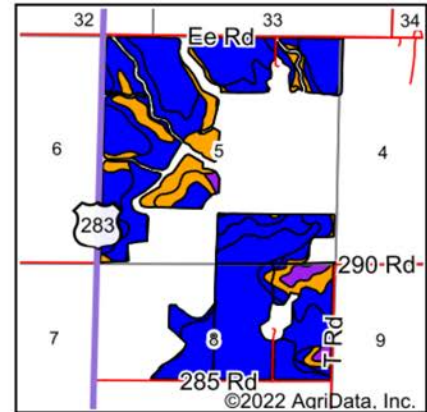
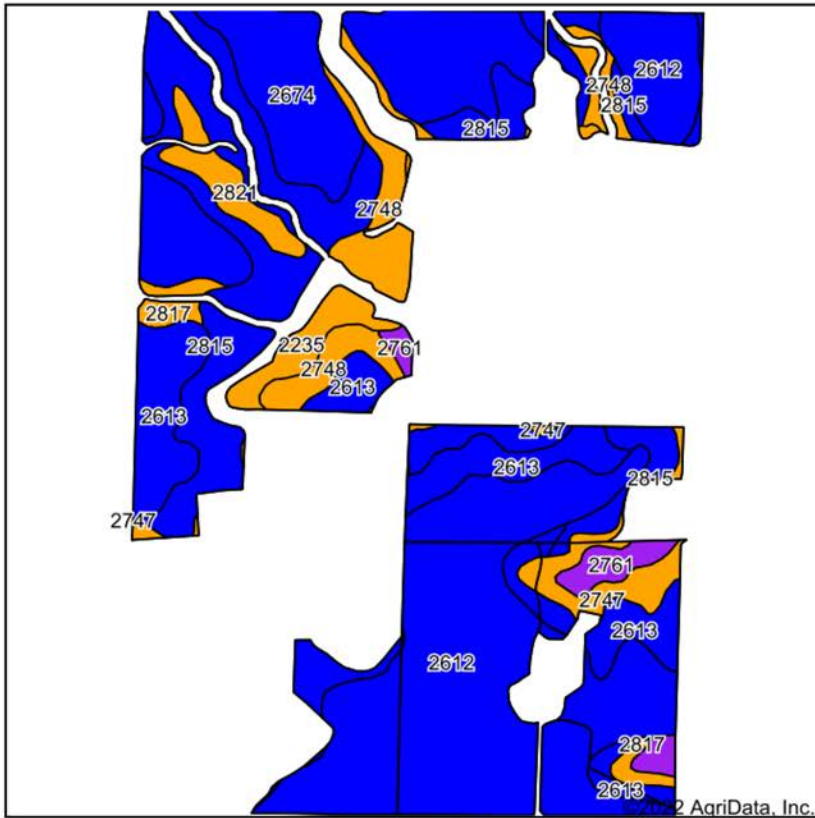
HILLSHADE MAP



<p>Low Elevation High</p>	<p>Source: USGS 10 meter dem Interval(ft): 10 Min: 2,399.6 Max: 2,494.5 Range: 94.9 Average: 2,452.1 Standard Deviation: 25.16 ft</p>	<p>0ft 1147ft 2293ft</p> <p>8/16/2022</p> <p>5-16S-23W Ness County Kansas</p> <p>map center: 38° 41' 7.76, -99° 53' 24.83</p>
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SOIL MAP



State: **Kansas**
 County: **Ness**
 Location: **5-16S-23W**
 Township: **Nevada**
 Acres: **512.14**
 Date: **9/19/2022**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: KS135, Soil Area Version: 18

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 Soybeans
2612	Harney silt loam, 0 to 1 percent slopes	169.77	33.1%		> 6.5ft.	Well drained	IIc	I	2998	70	52	70
2815	Uly silt loam, 1 to 3 percent slopes	100.07	19.5%		> 6.5ft.	Well drained	IIe	IIe	2980	78	51	78
2613	Harney silt loam, 1 to 3 percent slopes	88.51	17.3%		> 6.5ft.	Well drained	IIe	IIe	3002	70	52	70
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	66.19	12.9%		> 6.5ft.	Well drained	IIe	IIe	2943	76	51	76
2748	Penden clay loam, 3 to 7 percent slopes, eroded	22.28	4.4%		> 6.5ft.	Well drained	IIIe	IIIe	2620	57	39	57
2235	Roxbury silt loam, frequently flooded	20.98	4.1%		> 6.5ft.	Well drained	IIIw	IIw	4370	64	44	64
2747	Penden clay loam, 3 to 7 percent slopes	13.75	2.7%		> 6.5ft.	Well drained	IIIe	IIIe	2640	64	41	64
2821	Uly-Coly silt loams, 1 to 3 percent slopes, eroded	11.47	2.2%		> 6.5ft.	Well drained	IIIe		2840	58	41	58
2761	Penden-Coly complex, 3 to 30 percent slopes	11.41	2.2%		> 6.5ft.	Well drained	VIe	VIe	2795	61	42	61
2817	Uly silt loam, 3 to 6 percent slopes	7.71	1.5%		> 6.5ft.	Well drained	IIIe	IIIe	2980	77	51	77
Weighted Average							2.24	*-	3009.9	*n 71	*n 50	*n 71

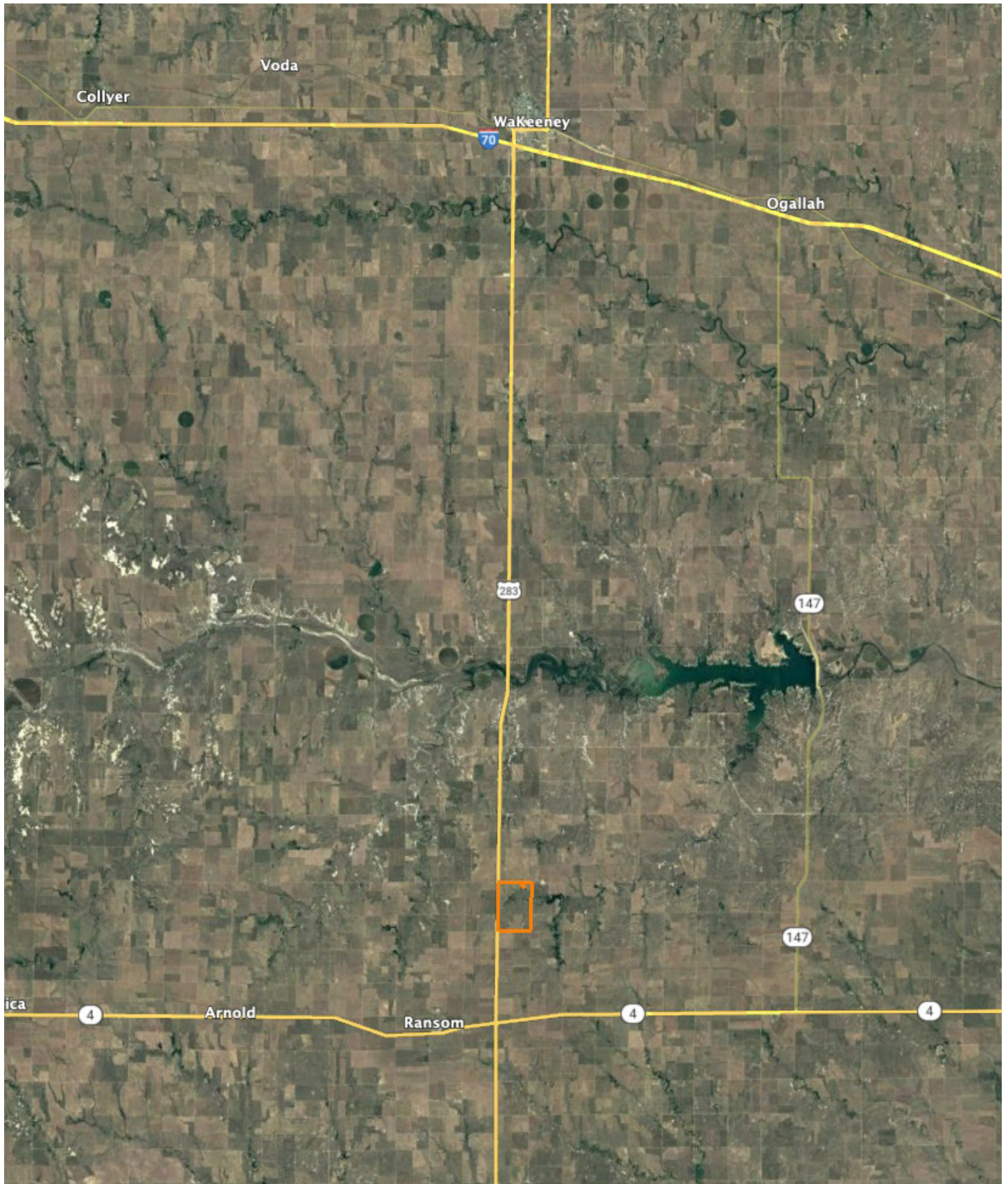
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

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.



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