

MIDWEST LAND GROUP PRESENTS

158 ACRES IN

BARTON COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

INVESTOR'S DREAM IN BARTON COUNTY

Check out this investor's dream quarter in Barton County. A 158 +/- acre farm that has historically cashed flowed well for the landowners with a new, significant cherry on top!

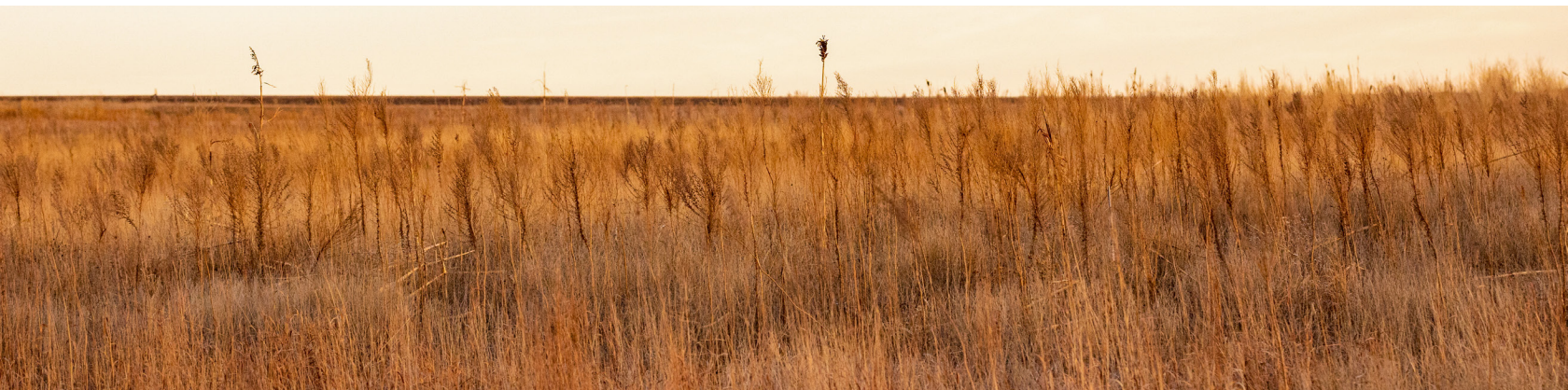
This beautiful income-producing property sits just 5 minutes south of Albert off a blacktop road in Barton County, Kansas. The property flexes multiple income streams, from quality tillable land farmed on a milo-wheat rotation with winter wheat currently planted across approximately 60 +/- acres, CRP income, and the ability to hay anywhere on the property.

The acreage breakdown is approximately 77 +/- acres of active-producing cropland contracted on a cash rent basis (contact agent for more details). Approximately 60 +/- acres are currently planted to a wheat crop. Around 17 +/- acres are currently milo stocks on the northwest portion of the farm. Approximately 38 +/- acres along the field edges are enrolled in CRP at \$26.89 per acre through 2030. A 37 +/- acre terraced hay meadow is

centered on the farm and fully fenced. This could be further utilized for hay production, grazing for cattle, or additional wildlife habitat.

Excellent stands of native cover, plentiful food, and a plum-thicket line along the northern property line mean the property holds a very strong number of upland birds. Over ten roosters and two coveys of quail were flushed during photographing the property. This provides a hunting opportunity to the new owner or the opportunity for additional income provided by a potential hunting lease. The seller's mineral rights are transferred with the sale.

Now for the best part! A new cell tower lease has just been signed for the property and the seller is willing to include the lease with the sale of the property. Every inch of this farm generates income for the owner. For more information regarding this cell tower lease or the property, contact the listing agent Cole Schumacher at (785) 656-1738.



PROPERTY FEATURES

PRICE: **\$375,000** | COUNTY: **BARTON** | STATE: **KANSAS** | ACRES: **158**

- New cell tower lease available (contact agent for more details)
- Amazing location with blacktop road frontage in Barton County
- 5 minutes south of Albert
- 38 +/- acres CRP paying \$26.89 per acre through 2030
- Tillable land income on a cash rent basis
- Pasture rent income
- Fenced and terraced hay production
- Excellent upland bird hunting
- Mineral rights included
- 15 minutes from Great Bend
- For more information regarding this cell tower lease or the property, contact the listing agent Cole Schumacher at (785) 656-1738



158 +/- ACRES



BLACKTOP ROAD FRONTAGE



TILLABLE LAND INCOME



UPLAND BIRD HUNTING



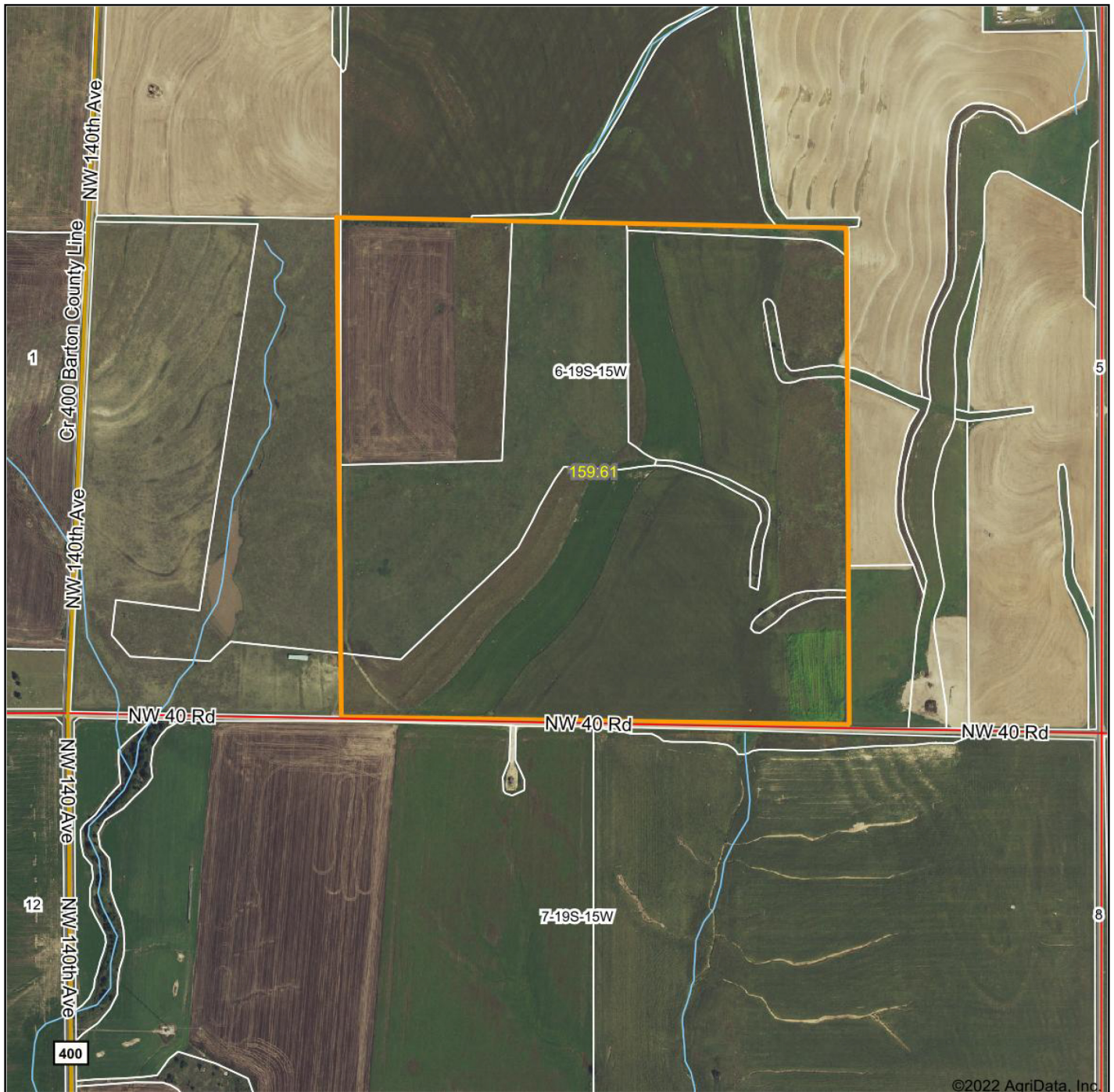
FENCED AND TERRACED HAY PRODUCTION



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



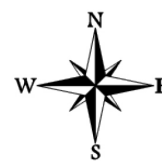
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Map Center: 38° 25' 23.88, -99° 1' 28.38

0ft 820ft 1639ft

6-19S-15W
Barton County
Kansas



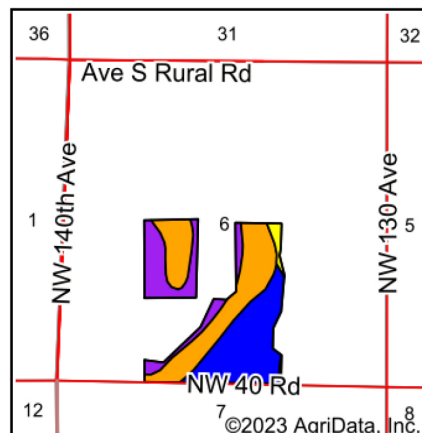
11/4/2022

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

SOIL MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Barton**
 Location: **6-19S-15W**
 Township: **Clarence**
 Acres: **94.7**
 Date: **3/5/2023**



Maps Provided By:



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Area Symbol: KS009, 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	*n NCCPI Soybeans
2613	Harney silt loam, 1 to 3 percent slopes	33.44	35.3%		> 6.5ft.	Well drained	Ile	Ile	3002	69	52	43	69
2817	Uly silt loam, 3 to 6 percent slopes	28.02	29.6%		> 6.5ft.	Well drained	IIle	IIle	2980	77	50	40	77
2726	Nibson-Wakeen silt loams, 3 to 20 percent slopes	20.16	21.3%		1.6ft. (Paralithic bedrock)	Somewhat excessively drained	VIle	VIle	2270	38	28	25	38
2951	Wakeen silt loam, 1 to 3 percent slopes	10.78	11.4%		2.6ft. (Paralithic bedrock)	Well drained	IIle	IIle	2595	49	33	28	49
2953	Wakeen silt loam, 3 to 7 percent slopes	2.30	2.4%		2.6ft. (Paralithic bedrock)	Well drained	IVe	IVe	2675	48	32	27	48
Weighted Average							3.31	3.31	2785.4	*n 62	*n 43.7	*n 36.2	*n 62

*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

An avid hunter, Cole spends his free time outdoors. He loves chasing giant whitetails and other big game, as well as turkey and upland hunting. Born in Hays, Kansas, Cole enjoys scouting and running cameras across the state, as well as shed hunting, doing conservation work and habitat improvements on the family farm, and introducing youth to the great outdoors. With a knack for harvesting world-class whitetails, Cole has killed two bucks over 200" and many over the Boone & Crockett mark.

Cole attended Fort Hays State University where he earned his Bachelor's degree in Biology, researching fawn recruitment and mortality in whitetail deer, mule deer, and elk. While in school, Cole worked in the state conservation department, helping manage and improve local state wildlife areas. After earning his Bachelor's degree, Cole pursued a career in land real estate to fulfill his passion for land and its native inhabitants. At Midwest Land Group, he's able to bring extensive knowledge on all things outdoors, thanks to a lifetime immersed in hunting, agriculture, and ranching.

This driven agent strives to make both buyers and sellers leave the table with a smile on their face. Between his grasp on creating and improving farms, from food plot placement to improving native cover, and his vast network of landowner relationships, Cole is able to help his clients plan their next move. If you're ready to buy or sell, give Cole a call.



COLE SCHUMACHER,

LAND AGENT

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