

MIDWEST LAND GROUP PRESENTS

320 ACRES IN

GRAHAM COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

QUALITY CROPLAND AND GRASSLAND COMBO IN GRAHAM COUNTY

This 320 +/- acre property is located just south of Penokee, Kansas. It has 169 +/- acres of quality cropland acres that are terraced and newly fenced providing dual-purpose acreage for growing crops and grazing cattle on winter wheat and stalks. The NCCPI of 73.8 on the tillable acres means strong production on a typical wheat and milo rotation. There are 151 +/- acres of rolling grassland acres that have also seen new fencing. Even in a drought year, this property's natural springs kept water abundant within the confines of the pasture. A solar-powered well is also on site. Large cottonwood trees and other, smaller

timber species are located around the spring providing ample shade for livestock or cover for wildlife. With plenty of food, water available, and some large timber, this property could be an excellent deer producer being in an excellent area for both whitetails and mule deer. The seller of this farm is open to surveying off and selling the tillable and grassland portions of the property separately. For additional information, disclosures, or to schedule a showing, contact Cole Schumacher at (785) 656-1738.



PROPERTY FEATURES

PRICE: **\$530,000** | COUNTY: **GRAHAM** | STATE: **KANSAS** | ACRES: **320**

- 320 +/- total acres
- 151 +/- grass/timber acres
- 169 +/- tillable acres
- Productive soils with NCCPI of 73.8
- Mature hardwoods
- Maintained terracing
- Live springs provide ample water even in drought conditions
- Newly serviced solar-powered water well
- Great deer hunting
- New fencing around grass and cropland acres for all-season feeding options
- All-season road frontage
- Electricity at the road
- 6 miles from Penokee, KS
- No minerals included



320 +/- ACRES TOTAL



169 +/- BOTTOMLAND TILLABLE ACRES



151 +/- GRASS/TIMBER ACRES



AMPLE WATER

Even in a drought year, this property's natural springs kept water abundant within the confines of the pasture. A solar-powered well is also on site.



AERIAL MAP



Map Center: 39° 15' 18.89, -99° 56' 58.52



24-9S-24W
Graham County
Kansas



11/4/2022



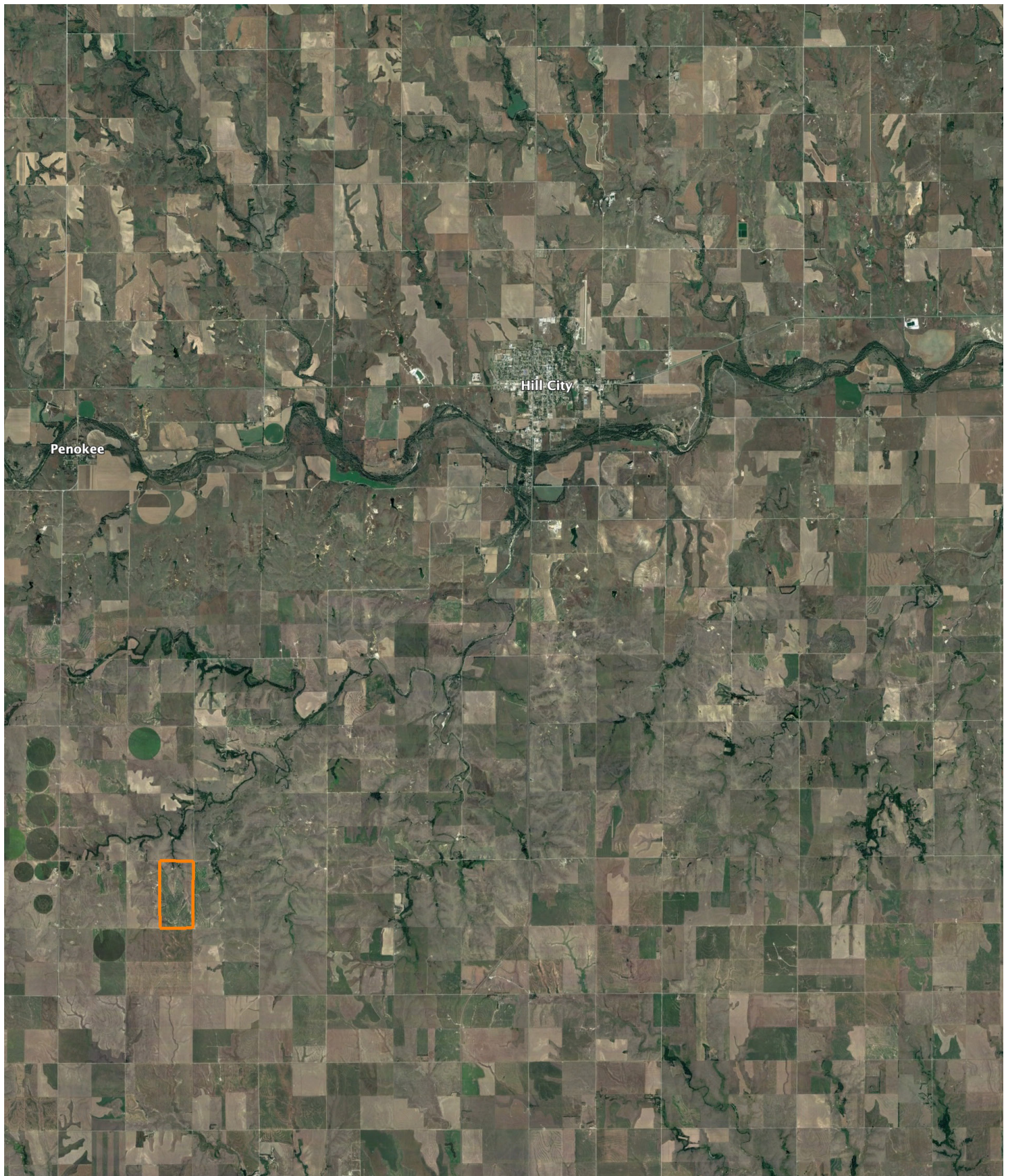
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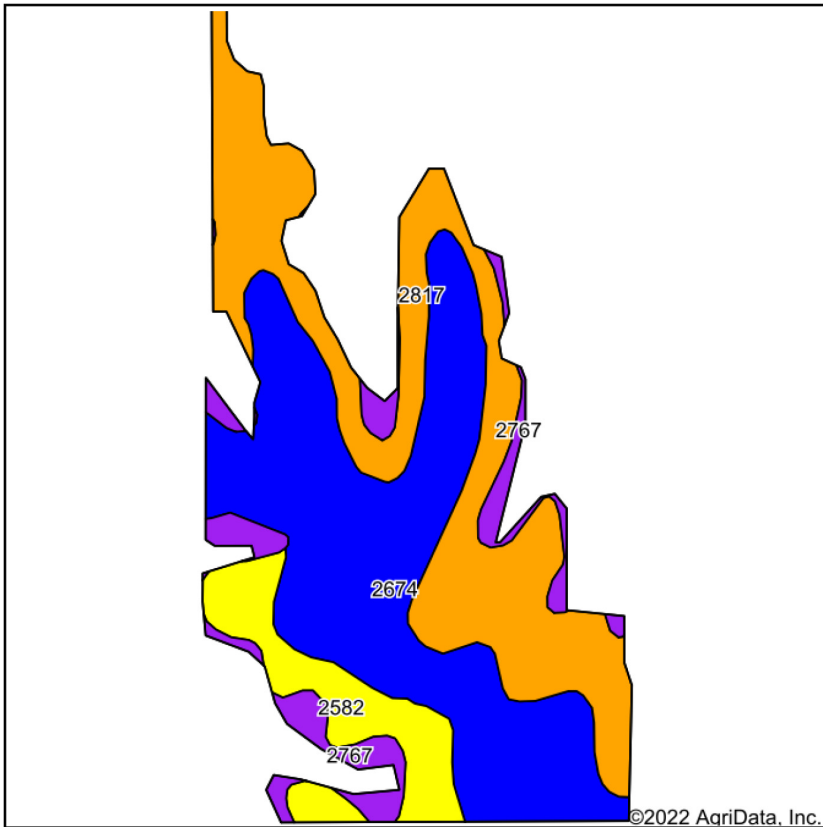
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Field borders provided by Farm Service Agency as of 5/21/2008.

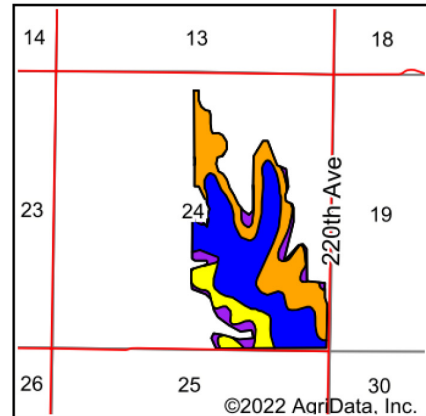
OVERVIEW MAP



SOIL MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Graham**
 Location: **24-9S-24W**
 Township: **Happy**
 Acres: **160**
 Date: **11/4/2022**



Maps Provided By:



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Area Symbol: KS065, Soil Area Version: 21

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
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	71.39	44.6%		> 6.5ft.	Well drained	Ile	Ile	2943	76	51	44
2817	Uly silt loam, 3 to 6 percent slopes	57.65	36.0%		> 6.5ft.	Well drained	IIle	IIle	2980	77	51	40
2582	Coly silt loam, 6 to 20 percent slopes	17.56	11.0%		> 6.5ft.	Well drained	IVe	IVe	2600	62	40	36
2767	Penden-Uly complex, 7 to 20 percent slopes	13.40	8.4%		> 6.5ft.	Well drained	VIe	VIe	2930	64	42	32
Weighted Average							2.91	2.91	2917.6	*n 73.8	*n 49	*n 40.7

*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.

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

785.624.3191

CSchumacher@MidwestLandGroup.com



MidwestLandGroup.com

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