

MIDWEST LAND GROUP PRESENTS

314 ACRES IN

TREGO COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

DIVERSIFIED HALF-SECTION WITH EXCELLENT TILLABLE, CRP, GRASSLAND, AND HUNTING

Located just six miles off I-70 northwest of Ellis, Kansas on Riga Road sits this well-diversified 314 +/- acre tract of ground that boasts prime tillable crop acres, CRP, hay production, fenced grassland, and a mature shelter-belt running over 500 yards east to west.

The 110 +/- acres of fertile cropland bring a strong yield annually typically rotated with wheat and milo. The soil is excellent, being nearly all Class II with an NCCPI of 70.2. The entirety is currently planted to winter wheat on a crop-share basis. The buyer will receive a 1/3 share at harvest. The terraces throughout have been well-maintained. Tucked into the northeast portion of the property are 90 +/- acres of fenced grassland providing an excellent place to house livestock or to be rented out and provide additional income. The 38 +/- acres of CRP combined with

excellent native cover and mature shelterbelts means an abundance of wildlife species including whitetails and all upland bird species. The remaining 75 +/- acres are characterized by excellent native cover and large plum thicket draws that consistently hold strong numbers of birds and whitetails. This acreage also provides the potential for further hay production or gorgeous build sites. With well-maintained road frontage on 2 sides of the farm, access in all weather conditions is always possible. Power is available at the property's corner.

With all this tract boasts, from prime farm acres, excellent native cover, CRP, fenced grassland, hunting, to potential build sites close to town/I-70, this 314 +/- acre tract holds it all!



PROPERTY FEATURES

PRICE: **\$524,000** | COUNTY: **TREGO** | STATE: **KANSAS** | ACRES: **314**

- 314 +/- acres total
- 110 +/- acres tillable row crop
- Planted to wheat on a crop-share basis
- 38 +/- acres CRP
- 90 +/- acres fenced grassland
- 76 +/- acres of native grass, plum thicket draws, and hay production
- 500 + yard shelter-belt
- Class I, II, with an NCCPI of 70.2
- Well-maintained road frontage
- Electric at the road
- No minerals included at list price
- Hunting unit #3
- Approximate 2022 tax \$1,568.24



314 +/- ACRES TOTAL



90 +/- ACRES FENCED GRASSLAND

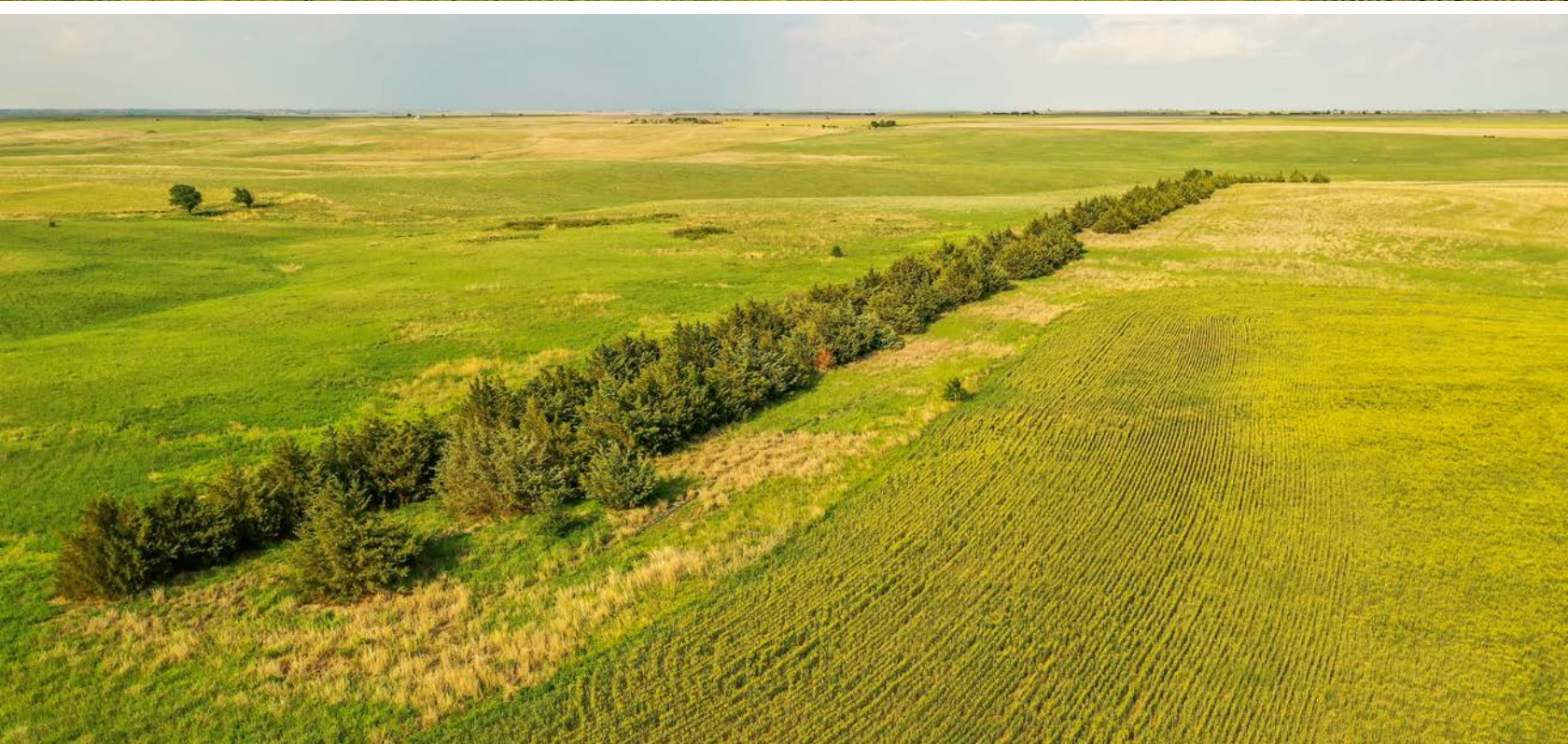


110 +/- ACRES TILLABLE

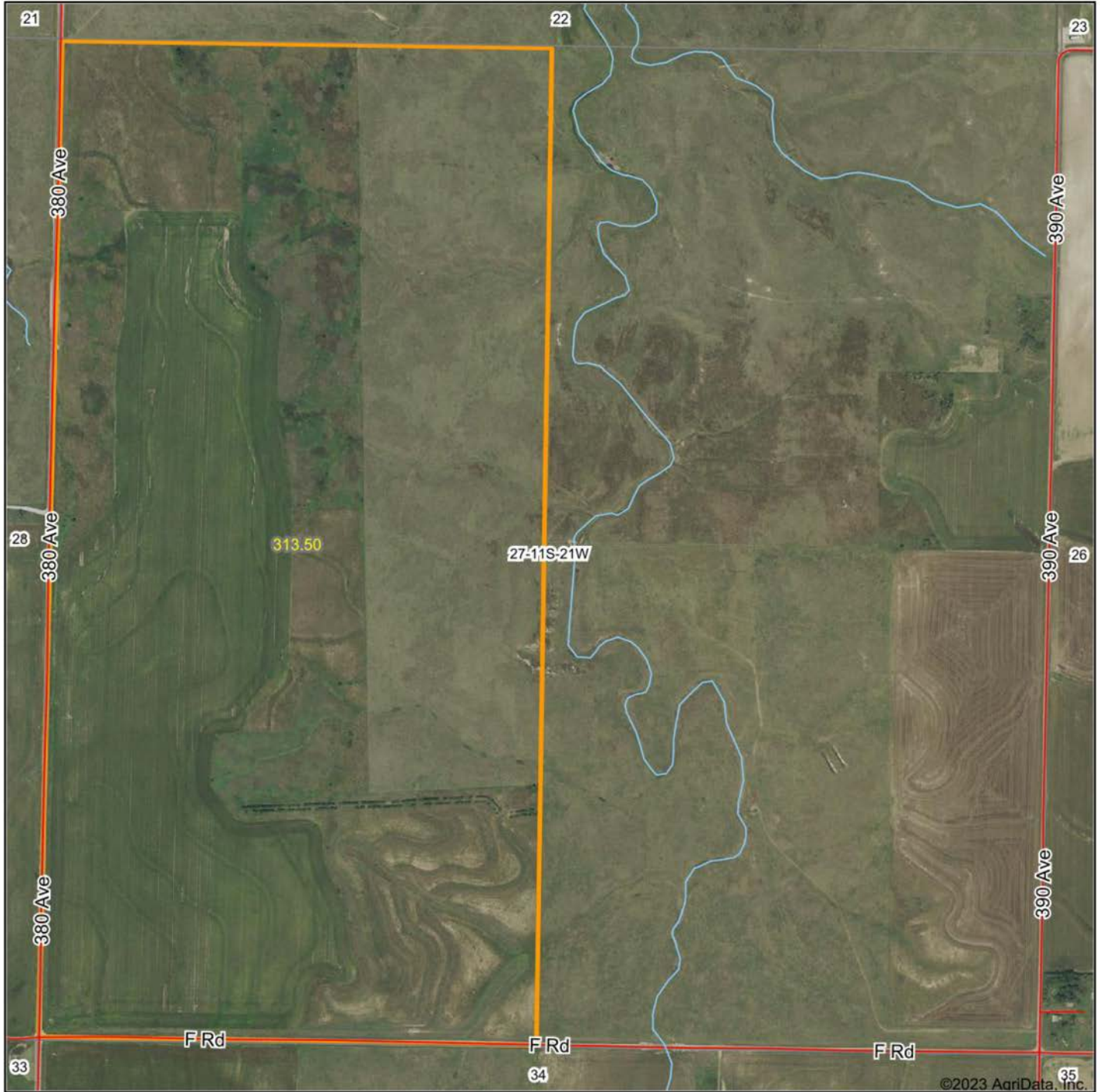


500+ YARD SHELTERBELT

The 38 +/- acres of CRP combined with excellent native cover and mature shelterbelts means an abundance of wildlife species including whitetails and all upland bird species.



AERIAL MAP



Maps Provided By:



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Map Center: 39° 3' 58.91, -99° 38' 22.31

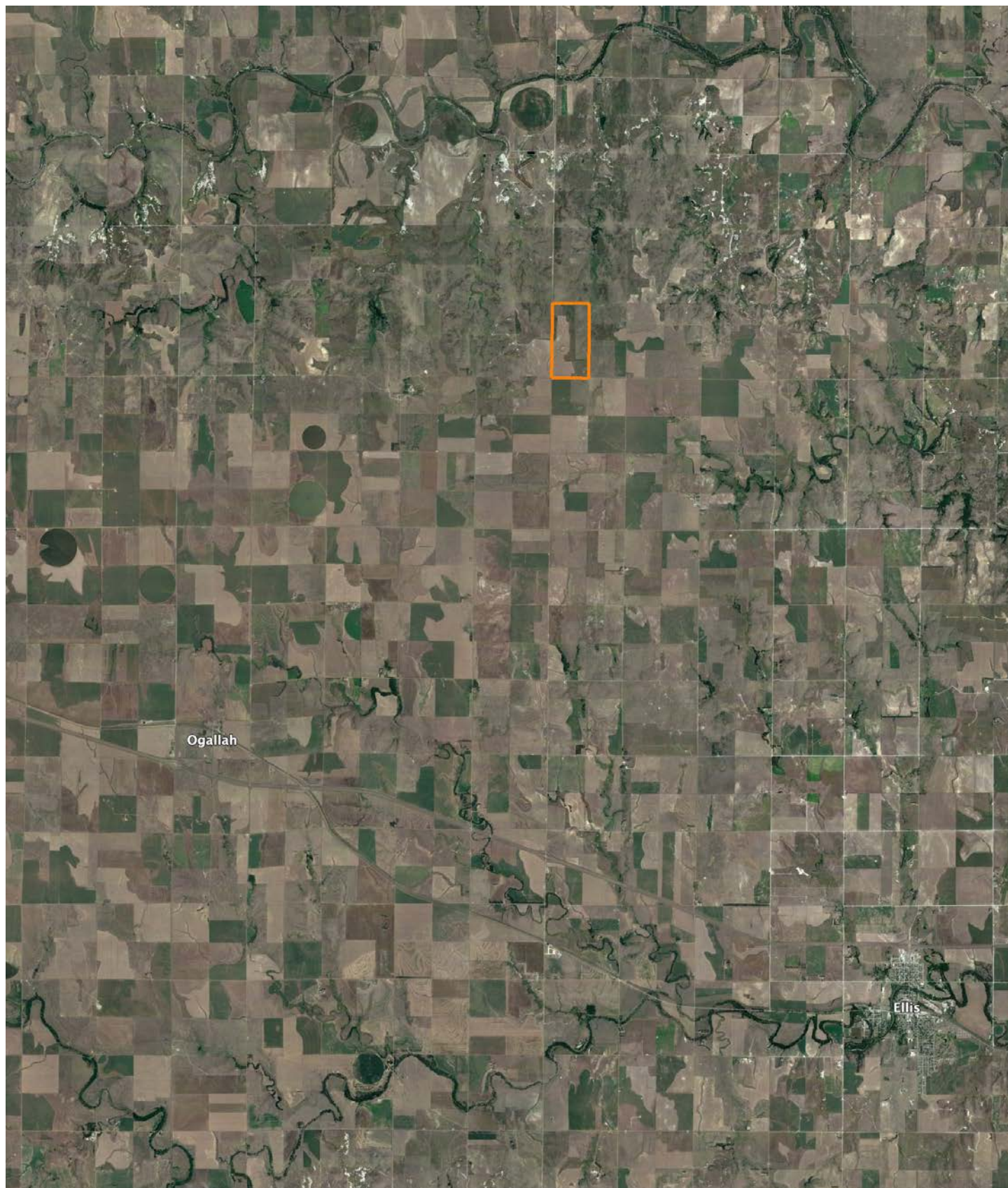
0ft 819ft 1638ft

27-11S-21W
Trego County
Kansas

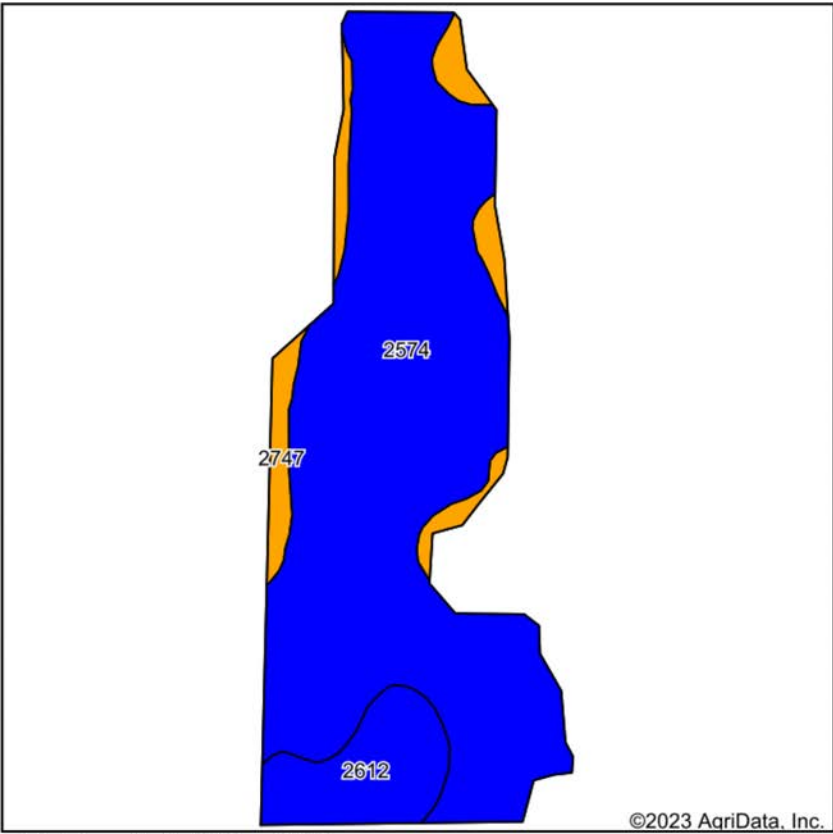


1/24/2023

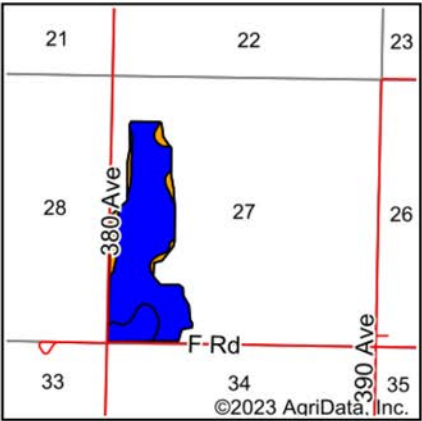
OVERVIEW MAP



SOIL MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Trego**
Location: **27-11S-21W**
Township: **Ogallah**
Acres: **110**
Date: **3/3/2023**



Maps Provided By:



Area Symbol: KS195, 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	*n NCCPI Soybeans
2574	Carlson silt loam, 1 to 3 percent slopes	89.44	81.3%		> 6.5ft.	Well drained	Ile	Ile	2988	71	47	39	71
2612	Harney silt loam, 0 to 1 percent slopes	11.35	10.3%		> 6.5ft.	Well drained	Ilc	I	2998	70	52	44	70
2747	Penden clay loam, 3 to 7 percent slopes	9.21	8.4%		> 6.5ft.	Well drained	Ille	Ille	2640	63	40	32	63
Weighted Average							2.08	1.98	2959.9	*n 70.2	*n 46.9	*n 38.9	*n 70.2

*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

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