

MIDWEST LAND GROUP PRESENTS

326 ACRES IN

ELLIS COUNTY KANSAS



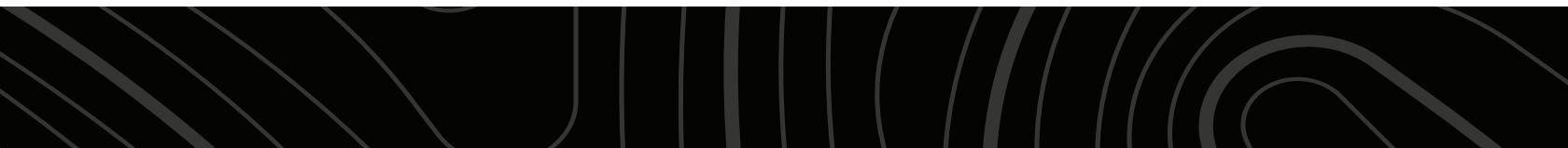
MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

ROLLING HILLS AND CRP JUST OFF THE SMOKY HILL RIVER

Midwest Land Group is proud to offer 326 +/- acres of CRP and rolling grassland in southwest Ellis County, Kansas. This property is located at the end of a dead-end road 15 miles from Hays and just one mile south of the Smoky Hill River. There are currently 152.57 acres enrolled in the CRP program producing an annual income of \$5,868 through 9/30/2026. The remaining acreage is fenced grassland. The entire western border has brand new fencing as of last year. Two freshly dug ponds provide water for livestock and wildlife alike. Tenancy is open for this grazing season, providing an immediate location for a new owner to summer their cattle.

This property is in a region renowned for producing both whitetail and mule deer. This portion of Ellis County produces numerous Boone & Crocket sized deer each year. The rolling grassland and incredible topography are known to hold numerous whitetail and mule deer. Following the previous year's grazing of the CRP and a large burn, nearly 30 shed antlers were found by the landowner. If managed and maintained with deer in mind, this property would be an exceptional, isolated big buck producer. For more information, or to schedule a private showing contact Land Agent Cole Schumacher today!



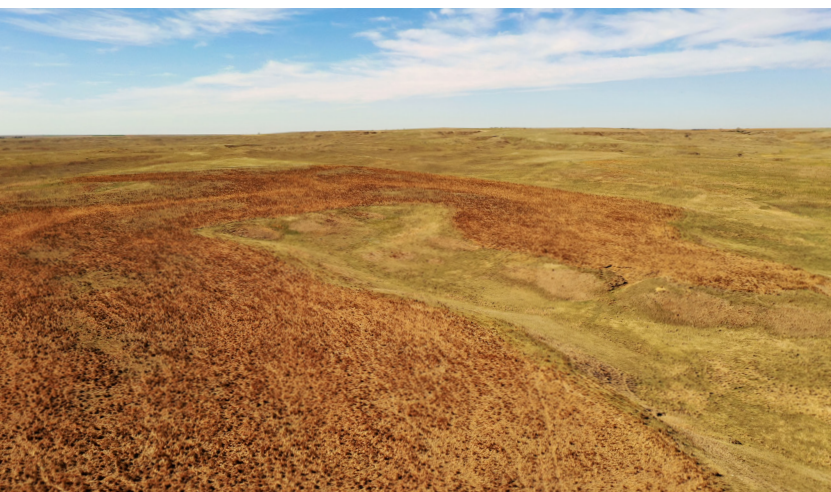
PROPERTY FEATURES

PRICE: **\$509,000** | COUNTY: **ELLIS** | STATE: **KANSAS** | ACRES: **326**

- 326 +/- acres
- 157.57 acres CRP
- \$5,868 annually through 9/30/2026
- Fenced grassland
- New fencing along western border
- 1 mile south of the Smoky Hill River
- 15 miles from Hays, Kansas
- Excellent whitetail and mule deer potential
- 2 freshly dug ponds
- No minerals included
- For more information, or to schedule a private showing contact Land Agent Cole Schumacher today



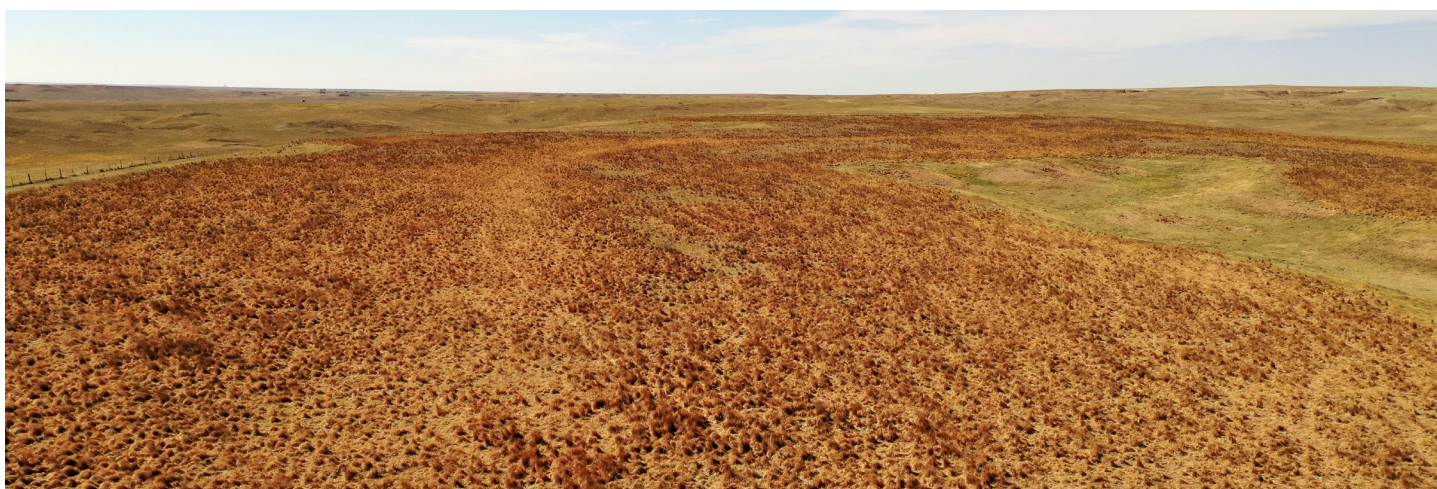
326 +/- ACRES



EXCELLENT HUNTING POTENTIAL



157.57 CRP ACRES

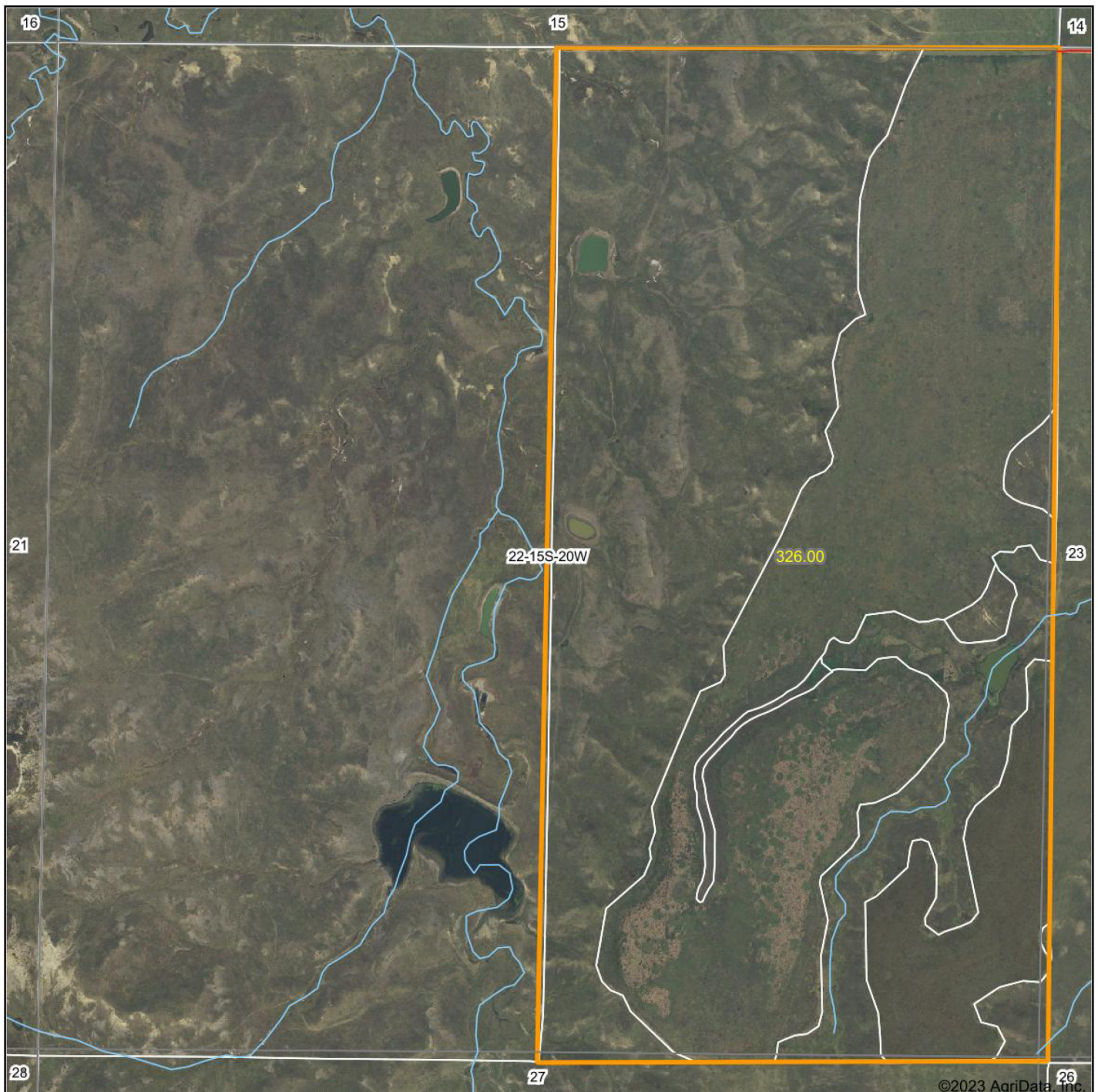


2 FRESHLY DUG PONDS

Two freshly dug ponds provide water for livestock and wildlife alike.



AERIAL MAP



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Map Center: 38° 43' 58.22, -99° 31' 57.93

0ft 816ft 1632ft



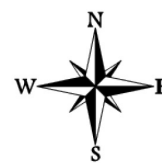
Maps Provided By:



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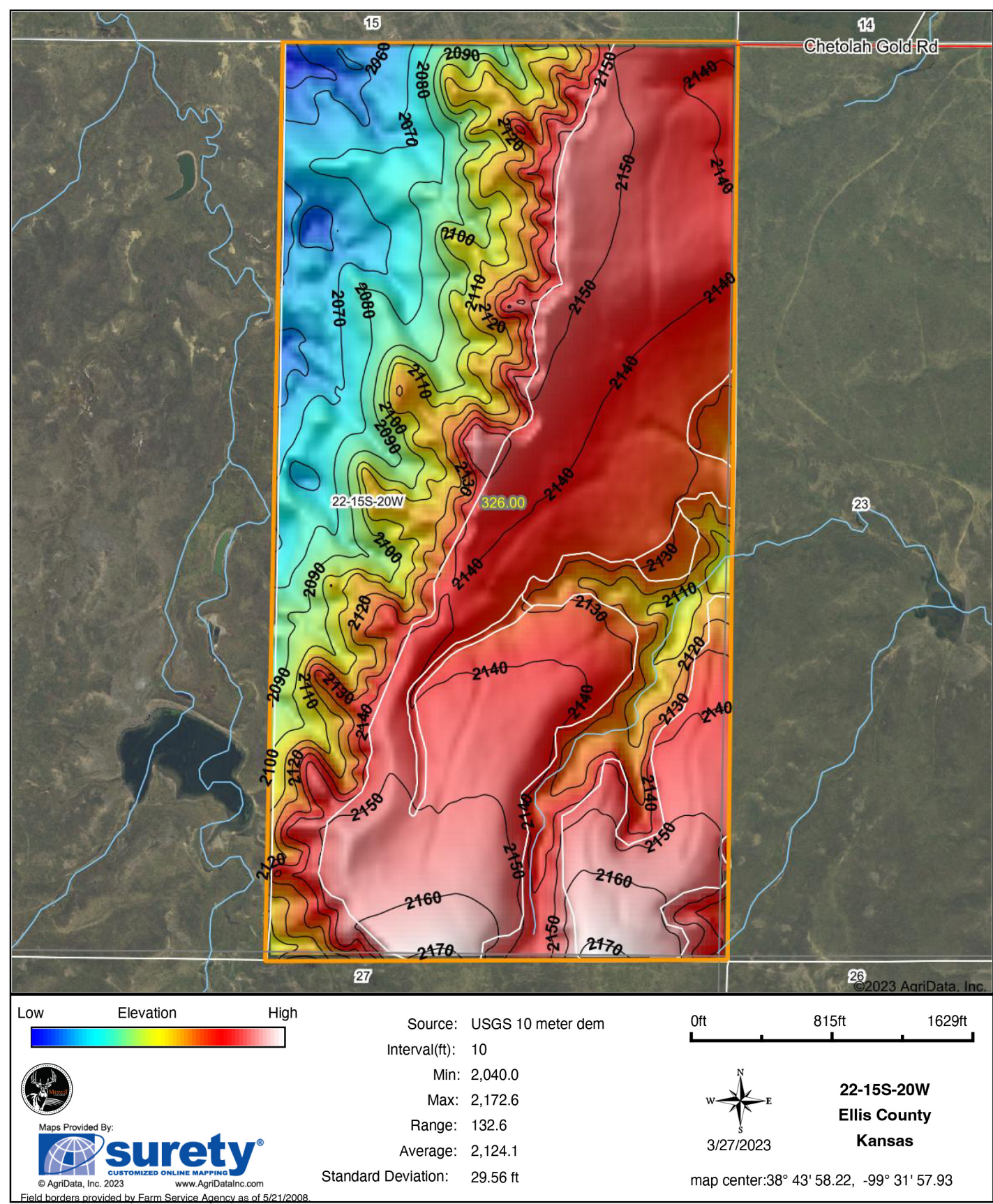
22-15S-20W
Ellis County
Kansas



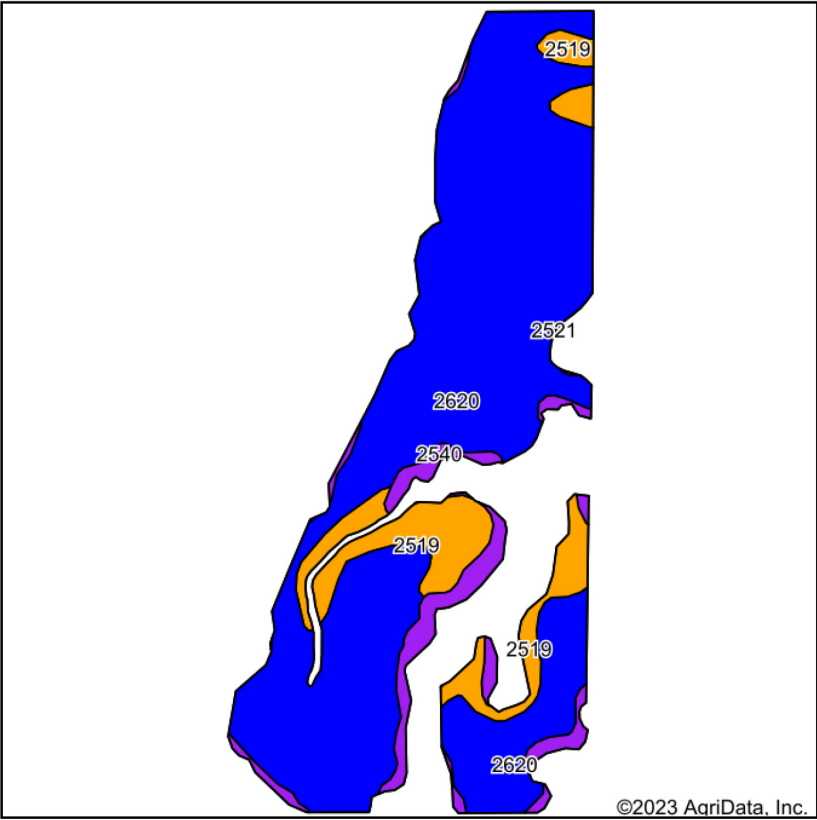
3/27/2023

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

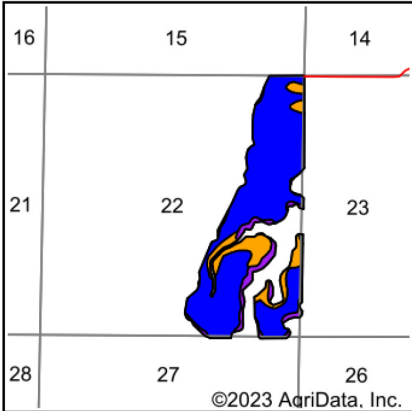
HILLSHADE MAP



SOIL MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Ellis**
Location: **22-15S-20W**
Township: **Lookout**
Acres: **152.49**
Date: **3/27/2023**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: KS051, 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
2620	Harney-Carlson silt loams, 1 to 3 percent slopes	120.58	79.1%		> 6.5ft.	Well drained	Ile	Ile	2952	68	48	39	68
2519	Armo loam, 3 to 7 percent slopes	20.17	13.2%		> 6.5ft.	Well drained	IIle	IIle	2620	58	37	33	58
2540	Bogue-Armo complex, 5 to 25 percent slopes	11.64	7.6%		2.7ft. (Paralithic bedrock)	Moderately well drained	VIle		2575	34	22	25	33
2521	Armo loam, 7 to 15 percent slopes	0.10	0.1%		> 6.5ft.	Well drained	VIle	VIle	2695	55	36	31	55
Weighted Average							2.44	*-	2879.1	*n 64.1	*n 44.6	*n 37.1	*n 64

*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

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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