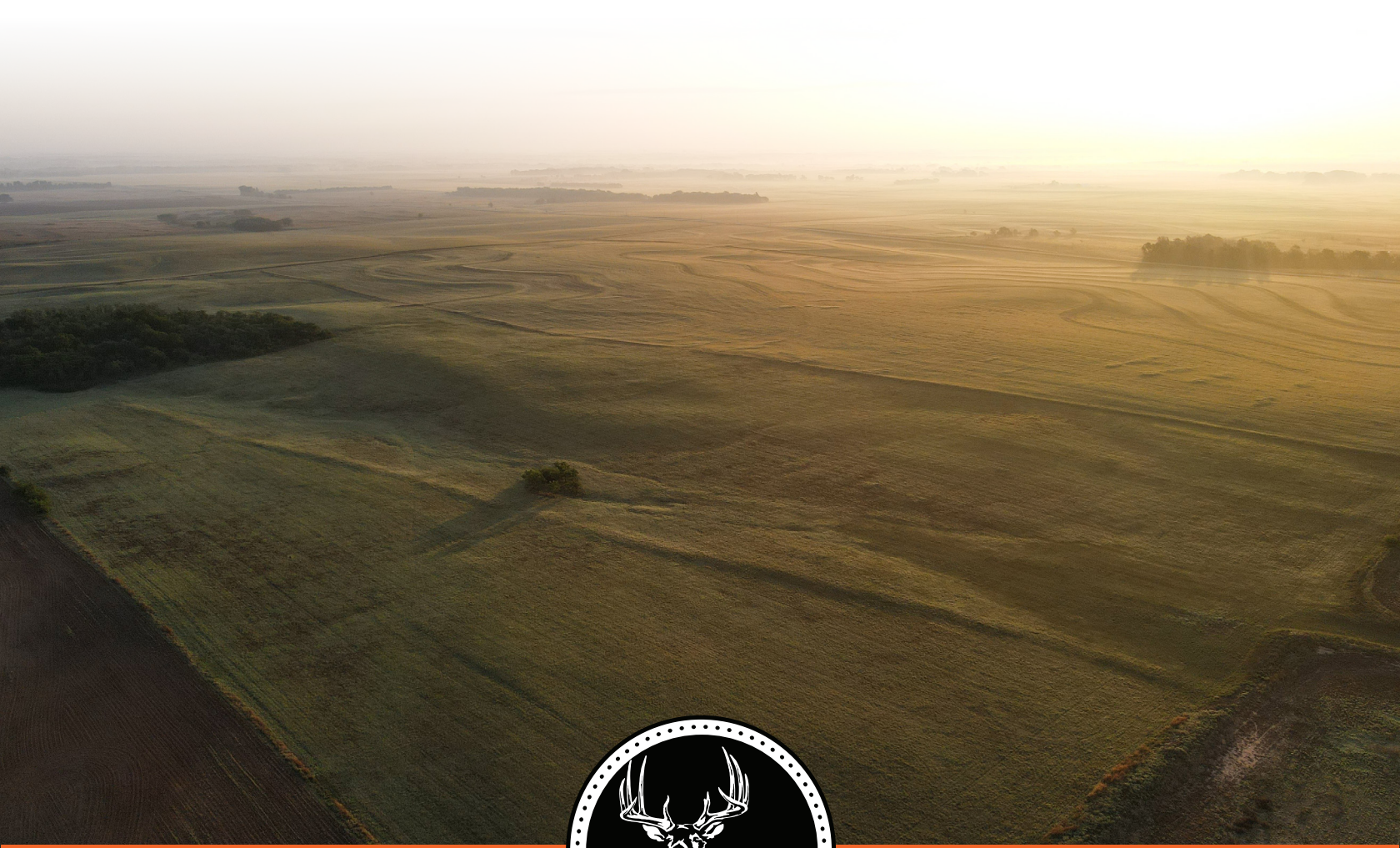


MIDWEST LAND GROUP PRESENTS

157 ACRES IN

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# KINGMAN COUNTY KANSAS



[MidwestLandGroup.com](http://MidwestLandGroup.com)



MIDWEST LAND GROUP IS HONORED TO PRESENT

# WELL-BALANCED KINGMAN COUNTY FARM

Located southeast of Cunningham, Kansas sits a wonderful quarter section of farm ground that has so much to offer. When arriving at the farm, you will notice the east property line is off paved 90th Ave. Power lines along 90th Ave give you excellent access to power for a future home site or shop location and paved road access. The eastern portion of the farm is comprised of approximately 103.5 +/- acres of tillable farm production. The majority of these soils are Class II and Class III Nalim Loam and Shellabarger sandy loams. With good terraces in place, clean waterways, and an overall NCCPI rating of 59.2, this tillable ground will be a good addition to anyone's current operation. The western portion of this farm will cater to the outdoorsman. The majority of the 53 +/- acres is currently a hay meadow. This part of the farm also has approximately 7.5 +/- acres of solid timber. With

a good mix of walnuts, elms, locusts, and plum thickets this secluded set of timber is home to many whitetail deer and quail. Sitting just 2.5 miles as the crow flies from the famed South Fork Ninescah River, this neighborhood is known for producing shooter bucks consistently. The property's timber is some of the only covers as deer travel east to feed. The opportunities to improve this farm are endless as its natural topography would allow for large ponds to be built and grass improvements or CRP would allow bedding areas for deer and quail. One morning visit to this farm to hear the quail whistle and see the sunrise on top of the hill and you will see its raw beauty. Balanced farms that give you the opportunity to improve with passive income are always great investments. To schedule a showing or answer any questions please call listing agent Tyler Heil at (620) 869-7083.



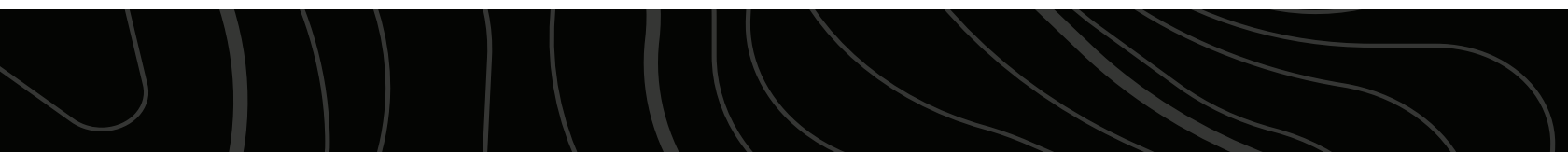


# PROPERTY FEATURES

PRICE: **\$329,700** | COUNTY: **KINGMAN** | STATE: **KANSAS** | ACRES: **157**

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- Paved road frontage
- Power nearby
- Tillable income
- Good terraces
- Class II and III soil
- Secluded timber
- Desirable neighborhood
- Improvement opportunities
- Byron Walker wildlife area nearby
- 56 miles to Wichita
- 28 miles to Pratt
- 200 miles to OKC





157 +/- ACRES





# PAVED ROAD FRONTAGE

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# TILLABLE INCOME

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# GOOD TERRACES

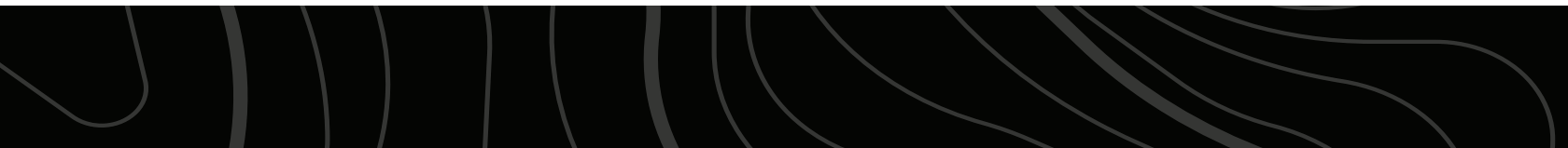
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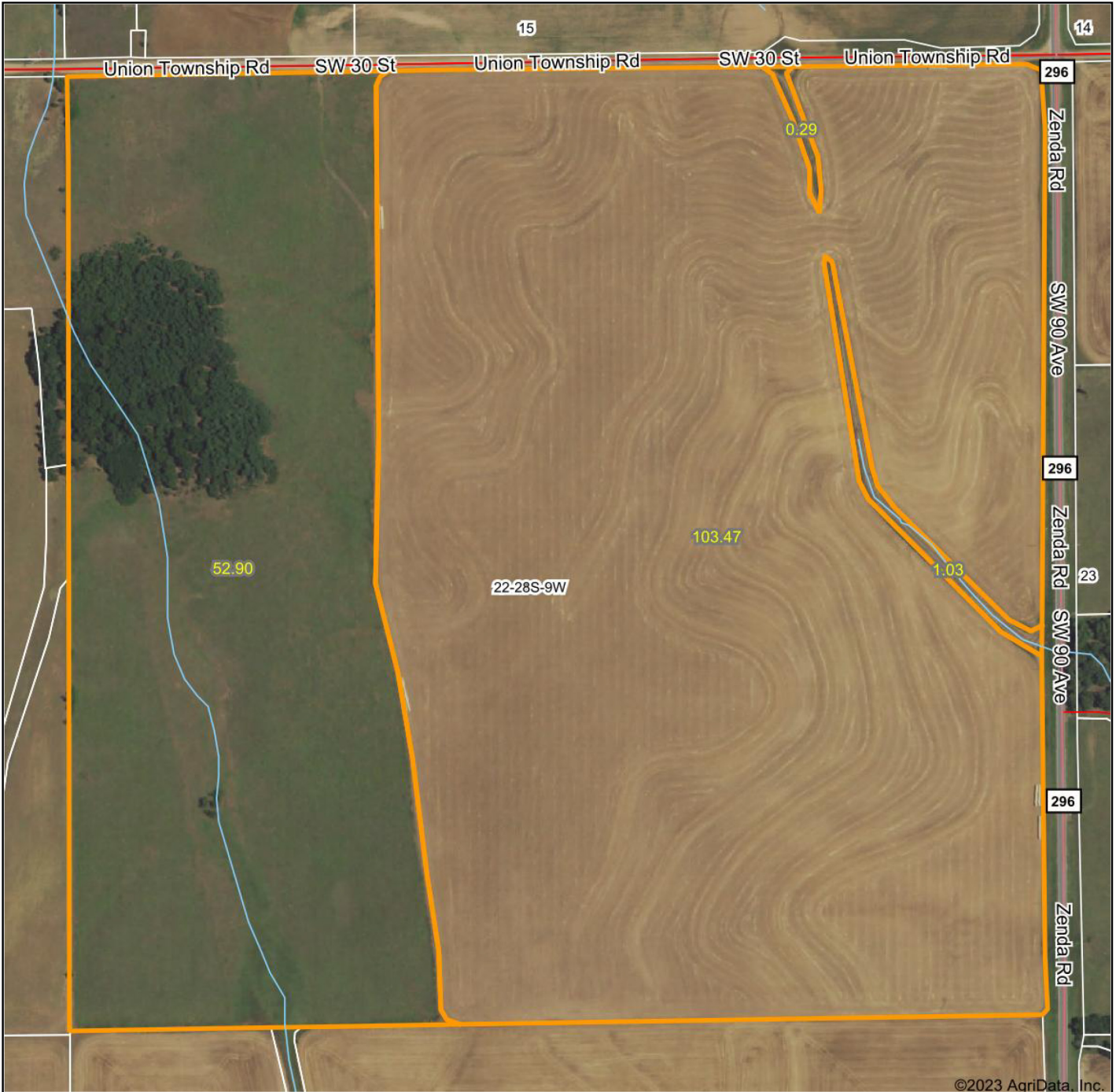
# CLASS II AND III SOIL

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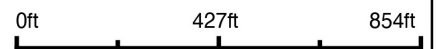


# AERIAL MAP



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Map Center: 37° 35' 53.18, -98° 17' 12.42

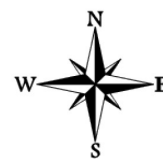


Maps Provided By:



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**22-28S-9W**  
**Kingman County**  
**Kansas**

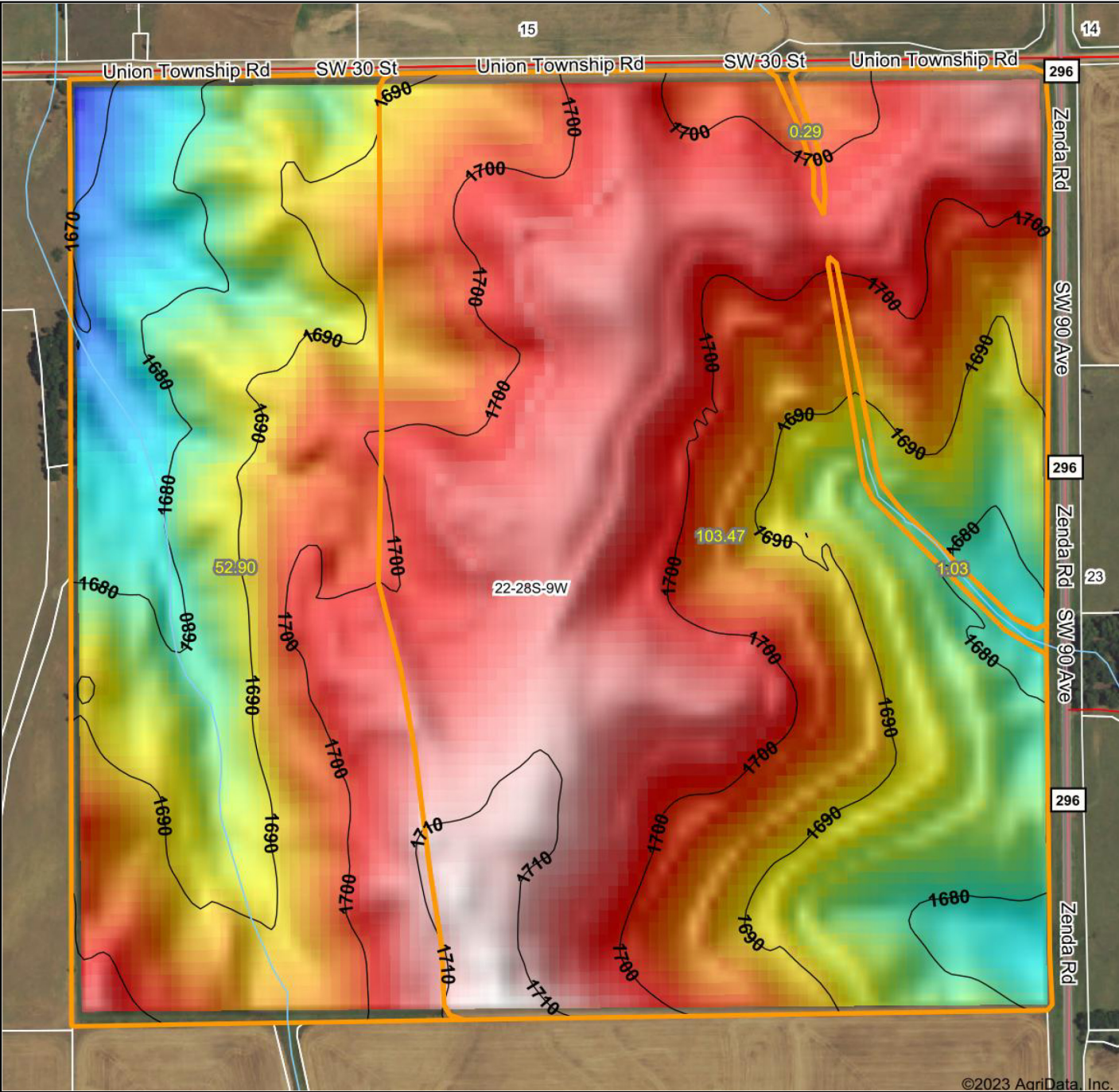


5/19/2023

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



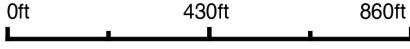
# HILLSHADE MAP



©2023 AgriData, Inc.



Source: USGS 10 meter dem  
 Interval(ft): 10  
 Min: 1,664.9  
 Max: 1,713.0  
 Range: 48.1  
 Average: 1,694.7  
 Standard Deviation: 9.65 ft



**22-28S-9W**  
**Kingman County**  
**Kansas**

5/19/2023

map center: 37° 35' 53.18, -98° 17' 12.42



Maps Provided By:

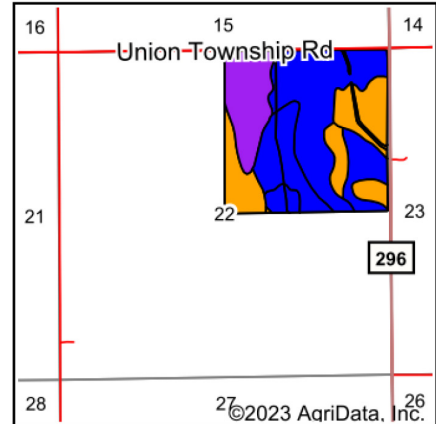
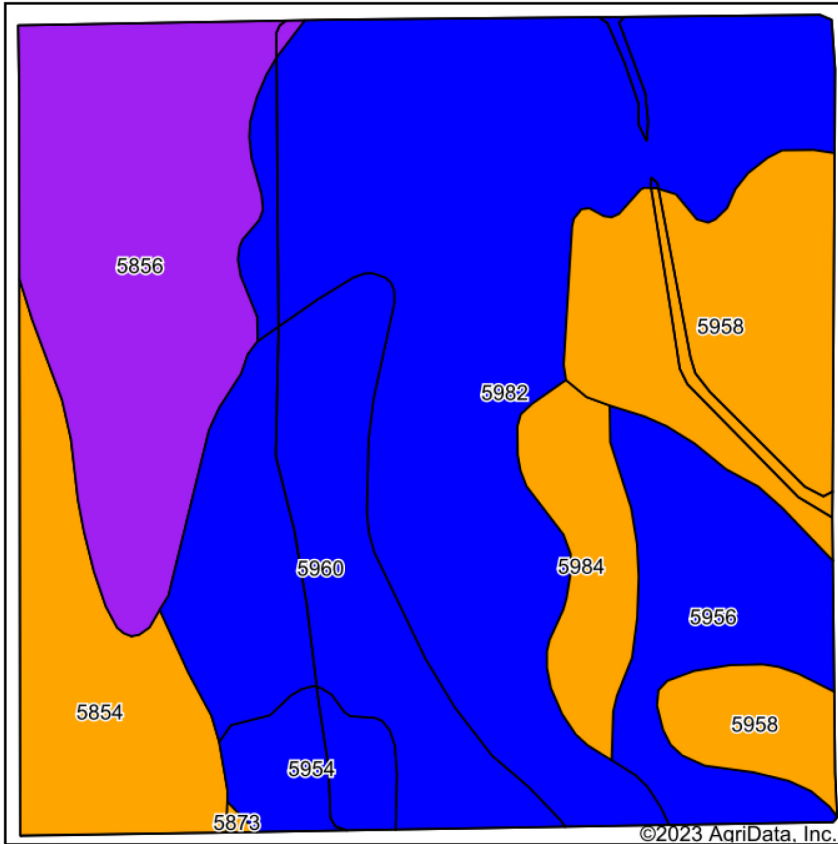


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Field borders provided by Farm Service Agency as of 5/21/2008.



# SOIL MAP



State: **Kansas**  
 County: **Kingman**  
 Location: **22-28S-9W**  
 Township: **Union**  
 Acres: **157.69**  
 Date: **5/19/2023**



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: KS095, Soil Area Version: 18											
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	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
5982	Nalim loam, 1 to 3 percent slopes	50.64	32.1%		Ile	Ile	2550	68	54	49	68
5856	Albion sandy loam, 6 to 15 percent slopes	26.39	16.7%		Vle		2700	41	40	33	36
5960	Shellabarger-Nalim complex, 1 to 3 percent slopes	21.63	13.7%		Ile	Ile	3146	57	47	41	57
5958	Shellabarger sandy loam, 3 to 6 percent slopes, eroded	21.24	13.5%		IIle	IIle	2550	47	43	37	47
5854	Albion sandy loam, 3 to 6 percent slopes	13.39	8.5%		IIle	IIle	2850	42	41	34	37
5956	Shellabarger sandy loam, 1 to 3 percent slopes	12.99	8.2%		Ile	Ile	2550	52	45	39	51
5984	Nalim clay loam, 3 to 6 percent slopes, eroded	6.47	4.1%		IIle	IIle	3060	54	45	39	54
5954	Shellabarger loamy sand, 0 to 3 percent slopes	4.83	3.1%		Ile	Ile	2550	48	43	36	47
5873	Clark clay loam, 1 to 3 percent slopes	0.11	0.1%		IIle	IIle	2100	66	45	38	66
<b>Weighted Average</b>					<b>2.93</b>	<b>*-</b>	<b>2702.9</b>	<b>*n 54.4</b>	<b>*n 46.7</b>	<b>*n 40.7</b>	<b>*n 53.1</b>

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

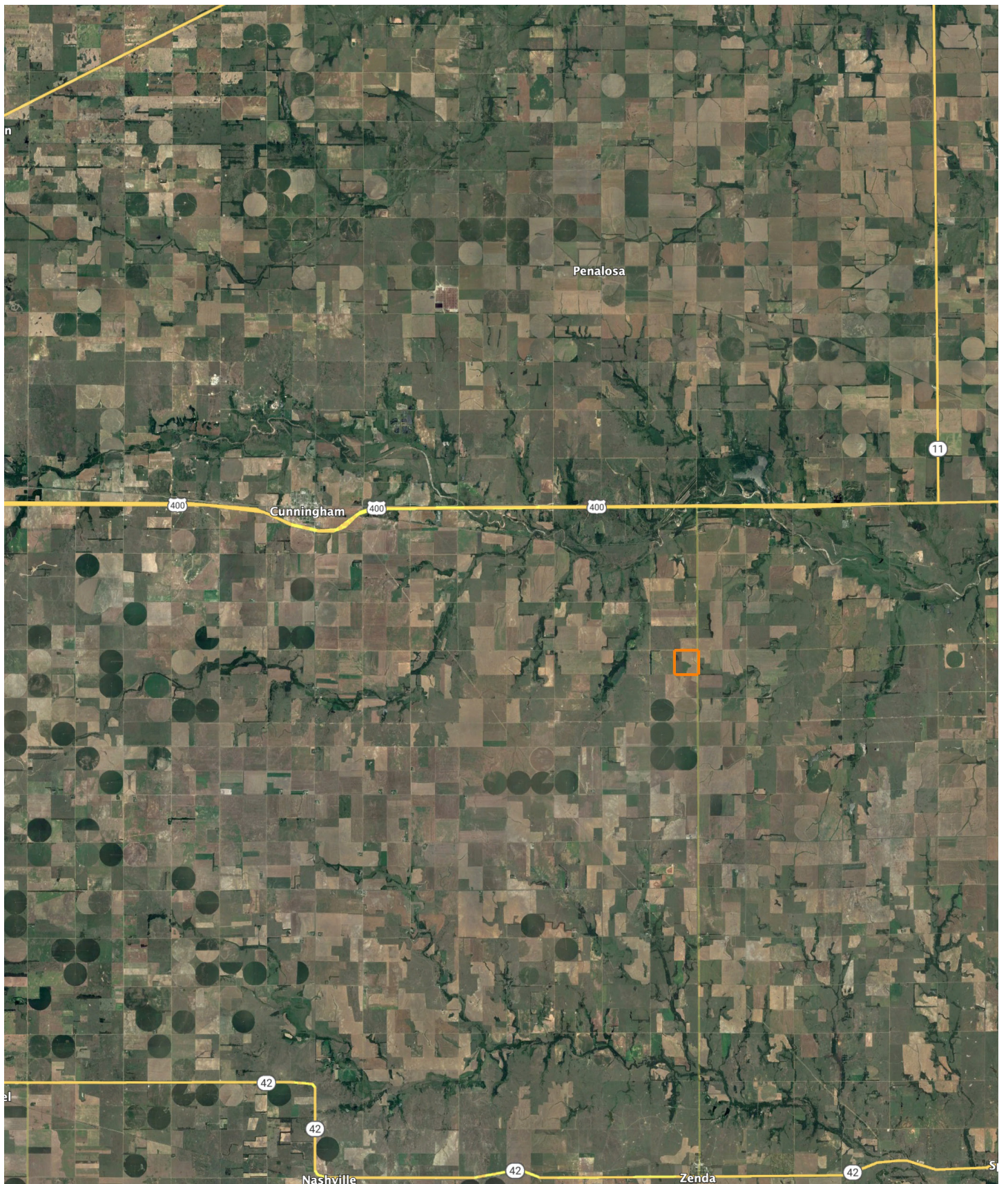
\*c: Using Capabilities Class Dominant Condition Aggregation Method

\*- 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

Tyler Heil is an avid outdoorsman with a love for all things hunting, fishing, and farming. Born in Carrollton, Missouri, Tyler graduated from Blue Valley High School in Stillwell, Kansas, and earned a degree in Agricultural Economics from Kansas State University. For over a decade, Tyler worked as a grain trader for several companies and cooperatives in the Midwest, giving him great agricultural and trading experience. Combine that with his vast knowledge of ranching, row crop farming, and income-producing properties and you've got an ideal land agent for buyers and sellers alike. At Midwest Land Group, Tyler uses his professional experience coupled with the relationships he's built to form a well-rounded approach to analyzing a property for its best practical use in order to market the maximum value for every piece of land he works on. When he's not working or out hunting, you can usually find Tyler entering crappie fishing tournaments, coaching youth sports, helping out on the farm, or spending time with his family. Tyler lives in Garden Plain, Kansas, with his wife, Heidi, and kids, Kylie and Hunter. If you're in the market to buy or sell land in Kansas, be sure to give Tyler a call.



**TYLER HEIL**, LAND AGENT  
**620.869.7083**  
THeil@MidwestLandGroup.com



**MidwestLandGroup.com**

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