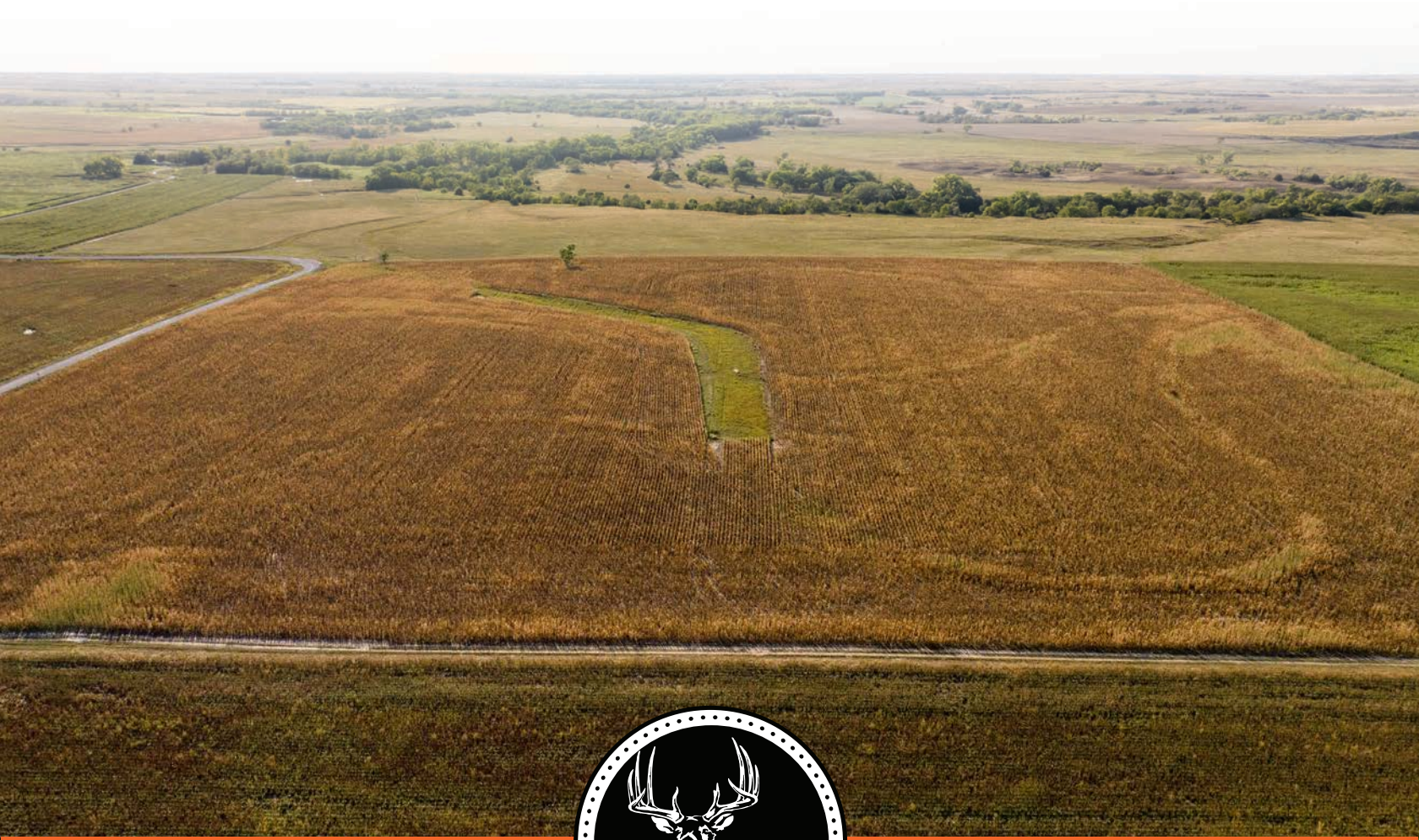


MIDWEST LAND GROUP PRESENTS

40 ACRES IN

PHILLIPS COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PREMIUM SMALL ACREAGE IN PHILLIPS COUNTY

Investors and producers looking to make an entry into the land investment space, make a small addition to their existing portfolio, or operation look no further! Here is the perfect small acreage tract with virtually no waste in a high-return, high-demand region of north-central Kansas. Located just 1.5 miles from the town of Speed and 12 miles from Phillipsburg, sits this beautiful small tract of Kansas farm ground. The entire property is currently standing corn with primarily Class II Holdrege silt loam and Class III Uly silt loam soil types. The property is currently rented to a local tenant who has it looking incredible. This property is situated in the middle of a large bend in the North Fork of the Solomon River. With the river surrounding this property on three sides and being one of few nearby

sources of food, a strong number of whitetail deer funnel up to this acreage in the mornings and evenings. This provides an excellent opportunity for a new owner to have a prime destination food source to hunt over in one of Kansas' premier whitetail regions. The property also is frequented by all upland bird species native to the region. Additional income from a potential hunting lease is available to further improve the property's annual return. It may be small, but this farm packs a big punch. Tillable tracts in this region rarely hit the market and if you're looking for a smaller investment, this tract with little to no waste and fertile soil would be an excellent addition to your portfolio. Contact Land Agent Cole Schumacher at (785) 656-1738 before it's gone!



PROPERTY FEATURES

PRICE: **\$155,000** | COUNTY: **PHILLIPS** | STATE: **KANSAS** | ACRES: **40**

- Less than 1 acre of waste
- 69.2% Class II Holdrege silt loam
- 30.4% Class III Uly silt loam
- Terraces installed
- Surrounded by the North Fork of the Solomon River
- Premier whitetail region
- Mineral rights included
- Hunting lease income
- 1.5 miles from Speed, KS
- 12 miles from Phillipsburg, KS



40 +/- ACRES



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 39° 40' 14.23, -99° 26' 17.46

0ft 277ft 554ft



Maps Provided By:



CUSTOMIZED ONLINE MAPPING
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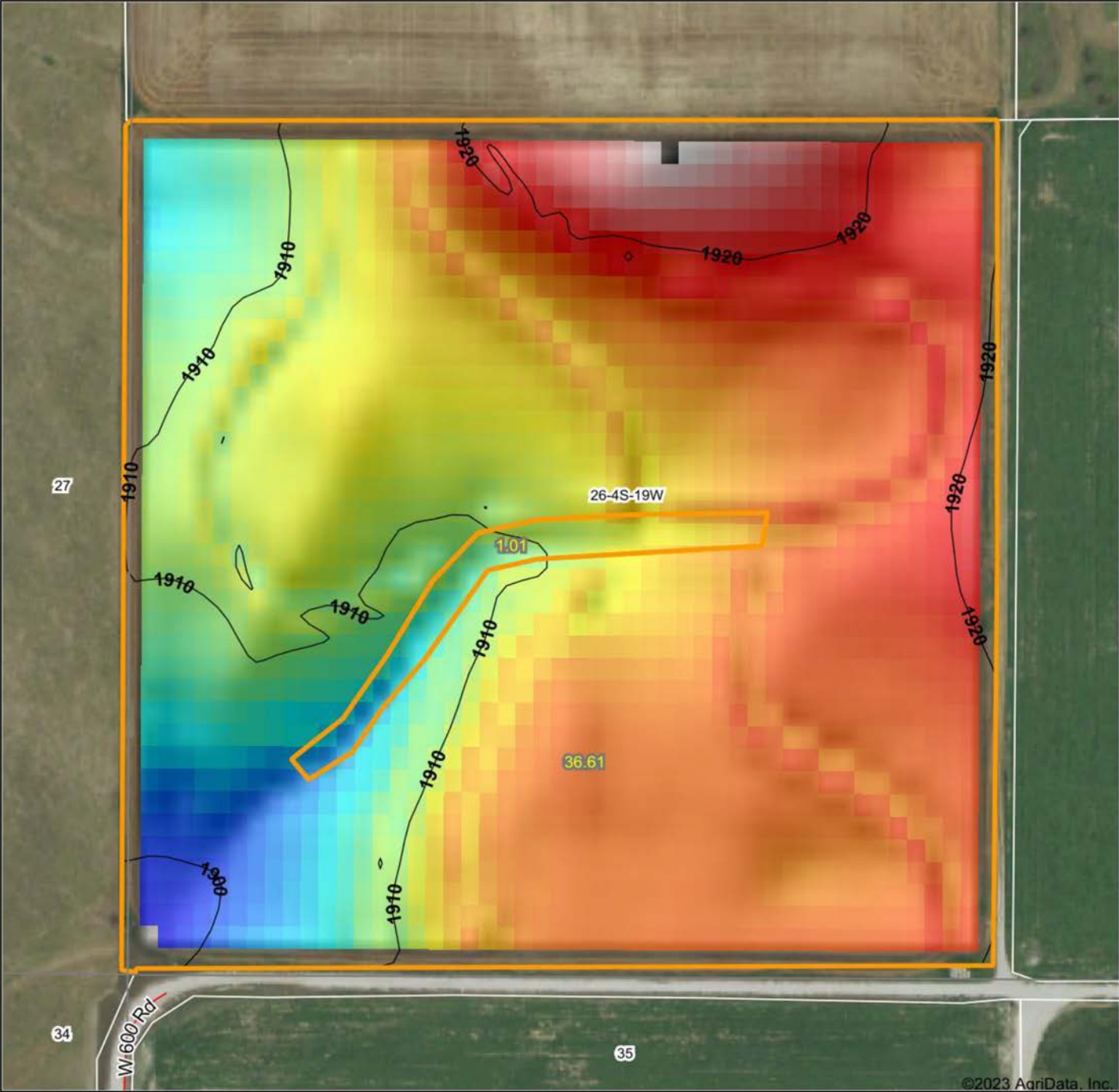
26-4S-19W
Phillips County
Kansas



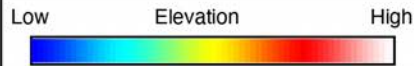
10/5/2023

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

HILLSHADE MAP



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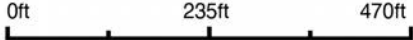


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Field borders provided by Farm Service Agency as of 5/21/2008

Source: USGS 10 meter dem
 Interval(ft): 10
 Min: 1,898.3
 Max: 1,926.9
 Range: 28.6
 Average: 1,913.9
 Standard Deviation: 5.12 ft

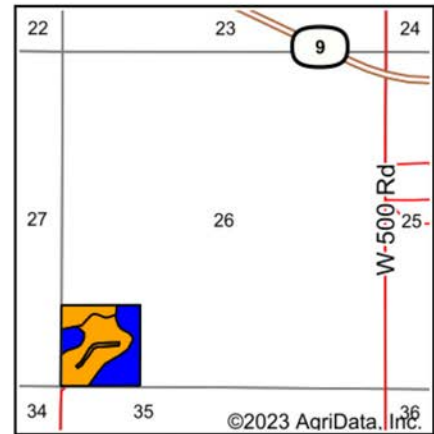


10/5/2023

26-4S-19W
Phillips County
Kansas

Boundary Center: 39° 40' 14.23, -99° 26' 17.46

SOIL MAP



State: **Kansas**
 County: **Phillips**
 Location: **26-4S-19W**
 Township: **Belmont**
 Acres: **37.62**
 Date: **10/5/2023**



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Soils data provided by USDA and NRCS.

Area Symbol: KS147, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	Corn Bu	Corn Irrigated Bu	Winter wheat Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
2817	Uly silt loam, 3 to 6 percent slopes	17.63	46.9%	Orange	> 6.5ft.	IIIe	2980			1	77	50	40	77
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	14.87	39.5%	Blue	> 6.5ft.	Ile	2943				76	51	44	76
2511	Anselmo fine sandy loam, 3 to 7 percent slopes	5.12	13.6%	Orange	> 6.5ft.	IIIe	2100	41	125	26	39	32	32	39
Weighted Average						2.60	2845.6	5.6	17	4	*n 71.4	*n 47.9	*n 40.5	*n 71.4

*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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