

MIDWEST LAND GROUP PRESENTS



# JEWELL COUNTY, KS

237 ACRES



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# JEWELL COUNTY TURN-KEY RECREATIONAL FARM

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It is Midwest Land Groups' pleasure to present the Bueker Tract. A very carefully planned out and well-maintained piece of Jewell County, Kansas farm ground. Designed by a sportsman with the hunter in mind this farm has it all.

Starting at the cabin this nice 1 bedroom and 1 bath has full electricity and running water to give you a great place to relax and clean up after a long day of walking fields or planting food plots. The cabin sits atop one of the highest points on the farm giving you the opportunity to sit on the front porch and take in a stunning Kansas sunset. The Conex will be staying with the farm and provides a safe and dry location to store side by sides, tractors, and personal belongings. As you travel this farm you will quickly realize the 237 acres feel as though you will own your own section! With nearly 114 feet of elevation changes, this farm has the views and hideouts for all the wildlife that call it home. The seasonal creeks of the farm are comprised of thick cedar and hardwood draws that create great bedding and roosting habitat for deer, turkeys, pheasants, and quail. The balance of the farm is an upland hunter's dream. Carefully thought

out 5 main fields are comprised of CRP, Quail habitat, clover plots, and 60-foot food plot borders. The food plot borders are open to all row crops and the current owner has had great success complimenting the CRP and quail habitat with milo. Currently, the annual CRP payments are nearly \$5,600.

This part of Kansas still has a very healthy population of turkeys calling the area home and this farm will roost many spring toms. Two nice food plots exist near the bottom of the main draw that are always filled with deer and strutting toms in the spring. Fall weather won't be an issue either as you will have a nice Redneck Buck Palace to ride out any cold or bad weather.

If having your very own farm to do food plots and improve on every year is a dream then this is the farm for you. The farm will sell with all the pictured equipment allowing you to plant and maintain food plots for many years to come. To schedule a showing, get an equipment list, questions on the CRP programs, or ask questions please call listing agent Tyler Heil at (620) 869-7083.





# PROPERTY FEATURES

PRICE: **\$830,000** | COUNTY: **JEWELL** | STATE: **KANSAS** | ACRES: **237**

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- 237 +/- total acres
- 60 +/- acres native grass habitat
- 27 +/- acres quail/wildflower habitat
- Redneck Buck Palace
- Excellent upland hunting
- Healthy turkey population
- Quality whitetail deer history
- Equipment for food plots
- Side by side
- Passive income
- Walk in hunting nearby
- 40 minutes Beloit, KS
- 40 minutes Superior, NE
- 4 hours to Kansas City
- 2.5 hours to Lincoln
- 3 hours to Wichita
- 2022 Taxes \$1,909





# 237 +/- TOTAL ACRES

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The balance of the farm is an upland hunter's dream. Carefully thought out 5 main fields are comprised of CRP, Quail habitat, clover plots, and 60-foot food plot borders. The food plot borders are open to all row crops and the current owner has had great success complimenting the CRP and quail habitat with milo.





# EXCELLENT UPLAND HUNTING

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## 1 BED/1 BATH CABIN

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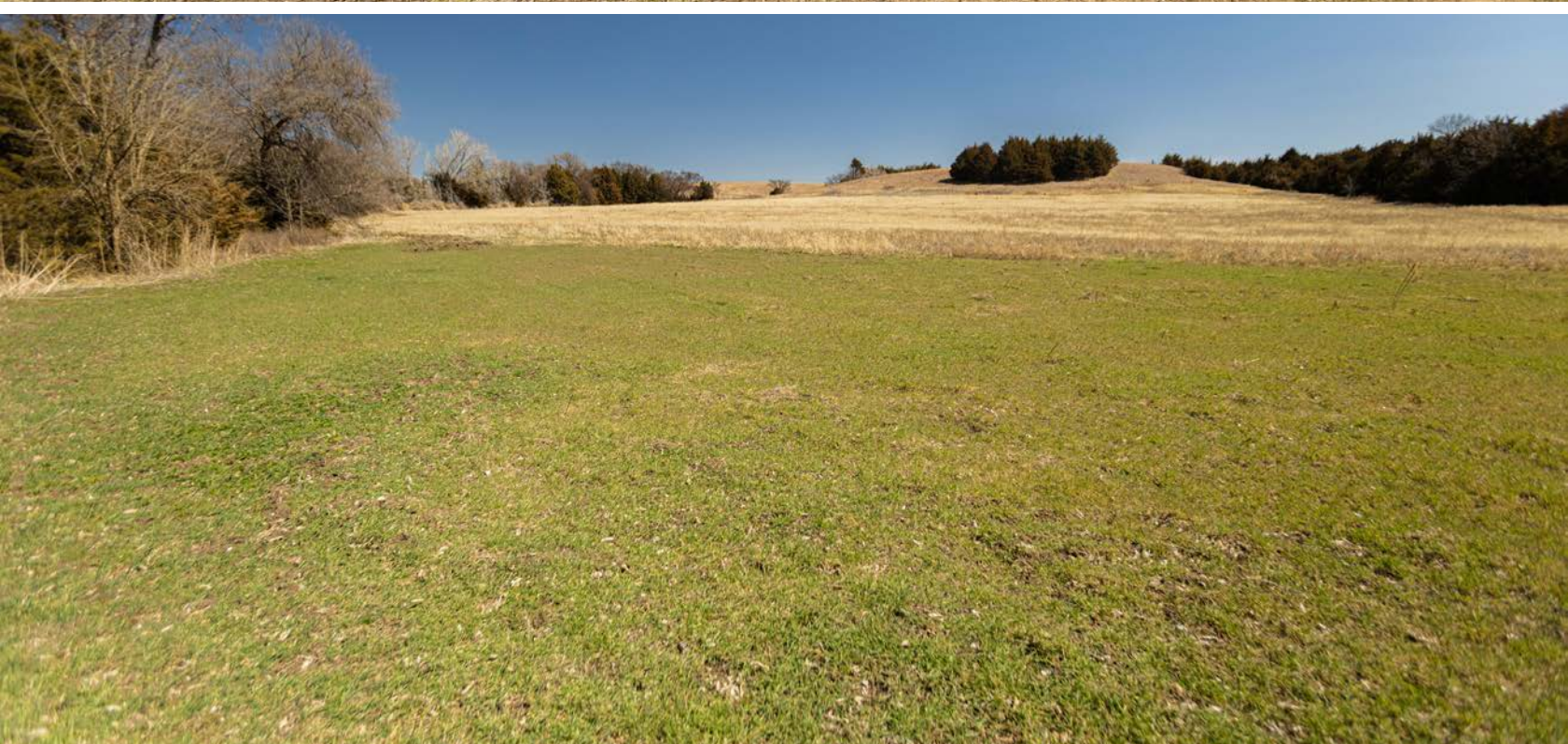




# TURN-KEY HUNTING

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Two nice food plots exist near the bottom of the main draw that are always filled with deer and strutting toms in the spring. Fall weather won't be an issue either as you will have a nice Redneck Buck Palace to ride out any cold or bad weather.





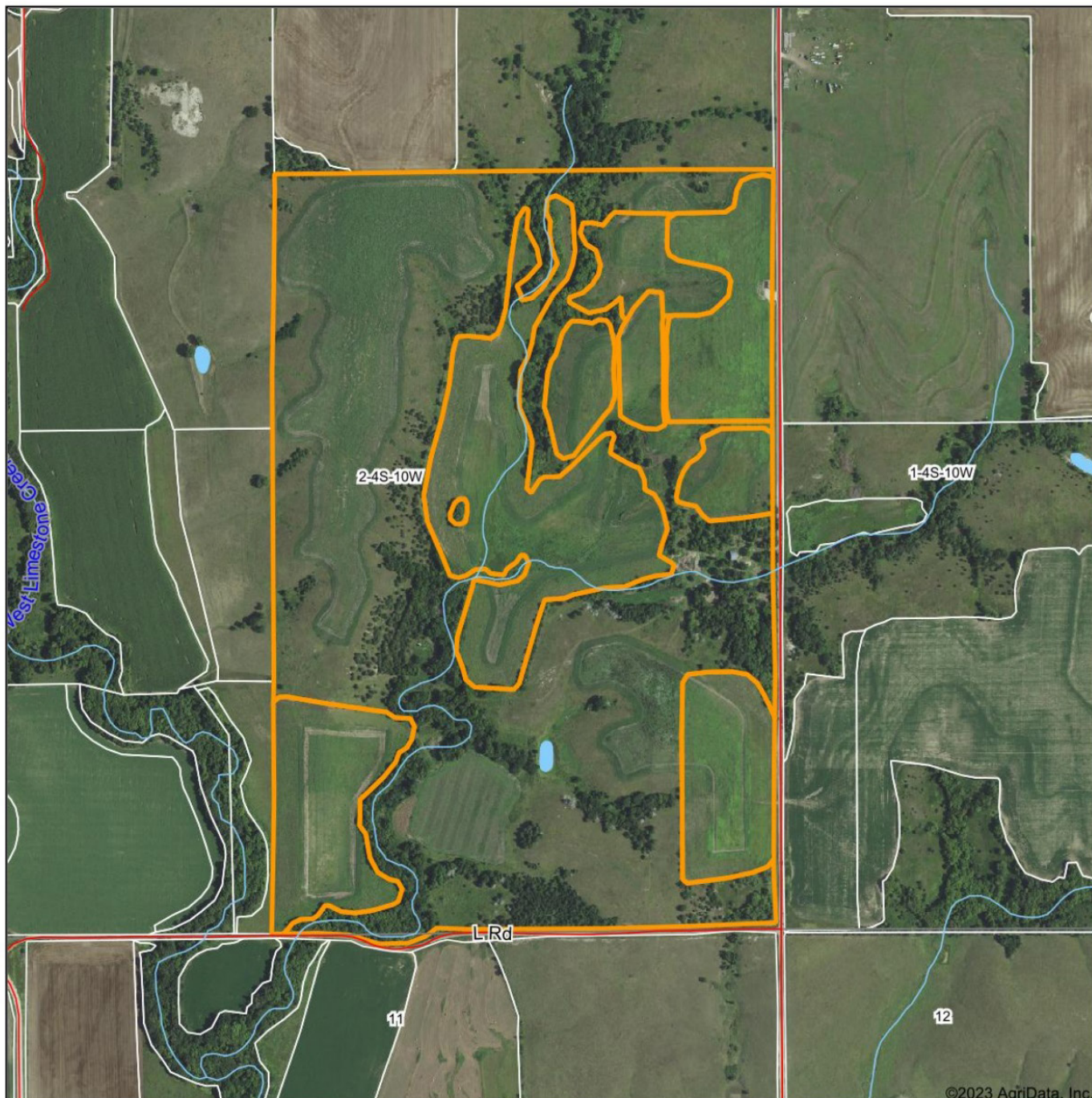
# TRAIL CAM PICTURES

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# AERIAL MAP



Maps Provided By:



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

Map Center: 39° 43' 56.12, -98° 24' 54.86

0ft 814ft 1629ft

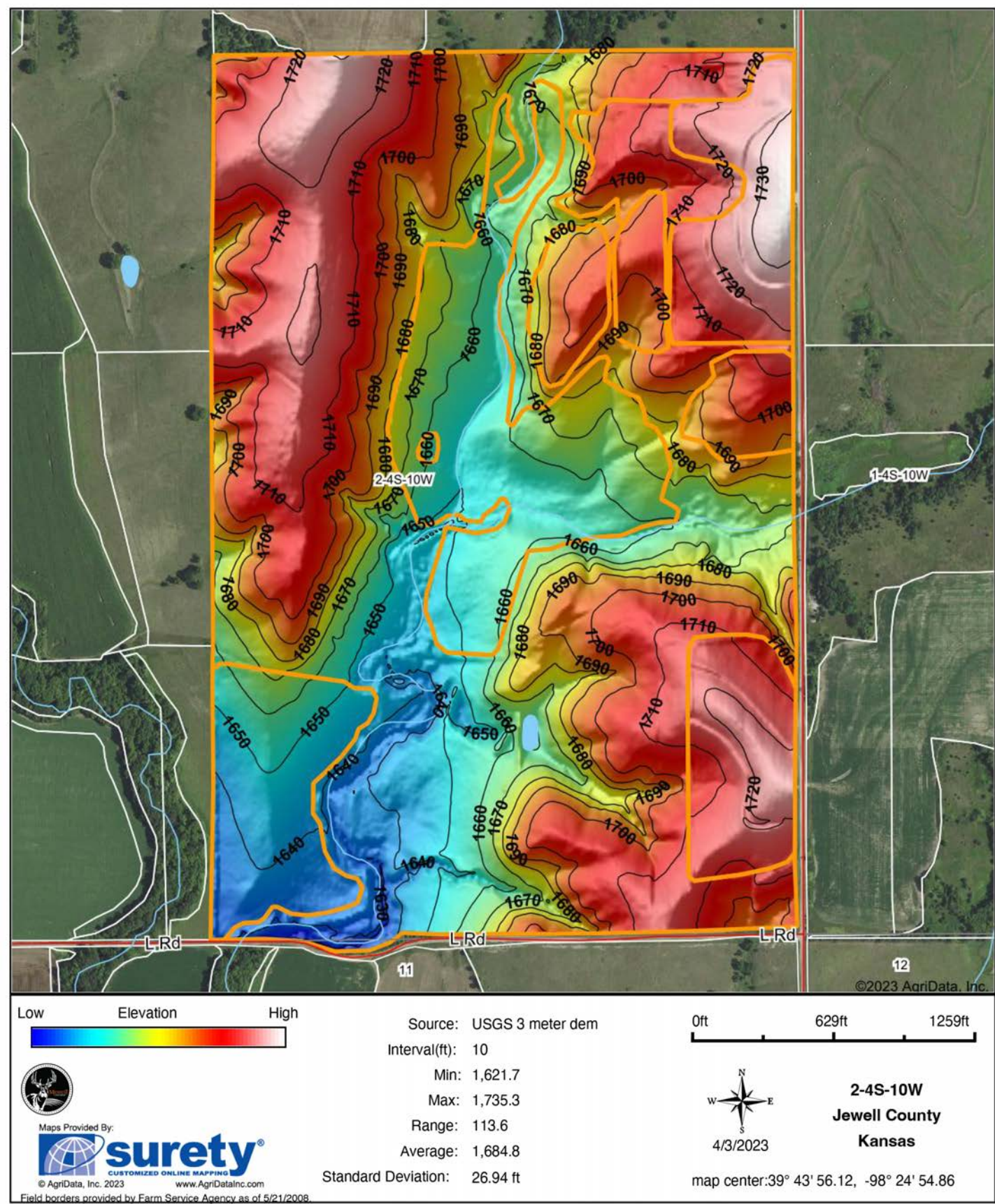
**2-4S-10W**  
**Jewell County**  
**Kansas**



4/3/2023

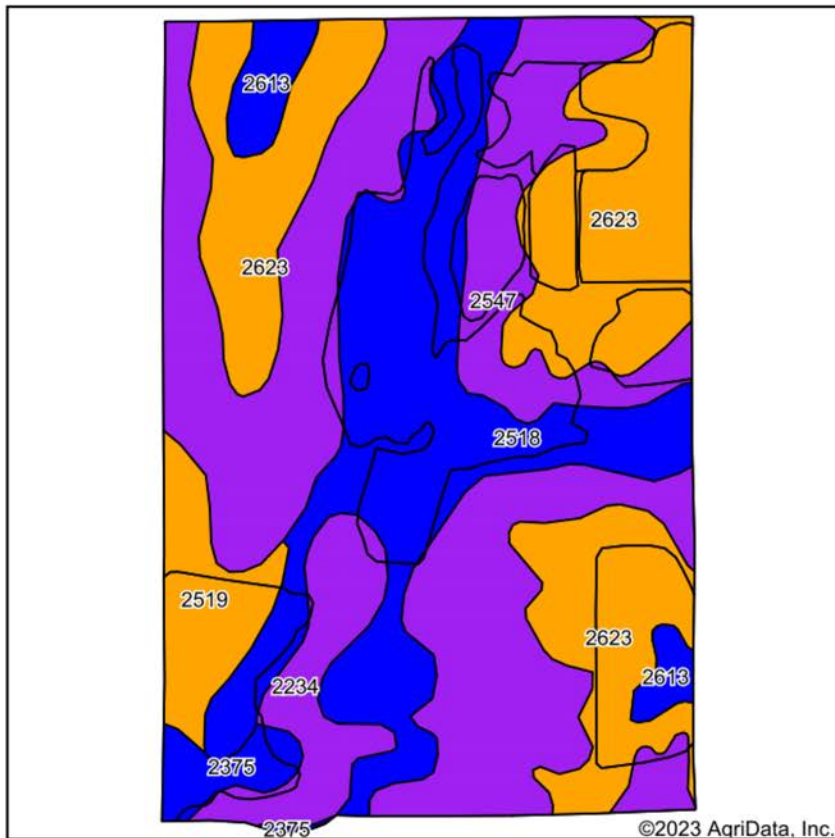


# HILLSHADE MAP

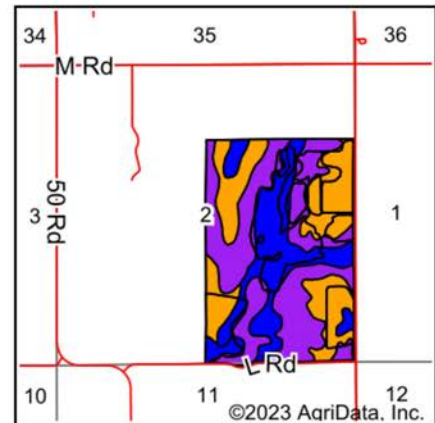




# SOIL MAP



Soils data provided by USDA and NRCS.



State: **Kansas**  
 County: **Jewell**  
 Location: **2-4S-10W**  
 Township: **Odessa**  
 Acres: **236.73**  
 Date: **4/3/2023**



Maps Provided By:



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Area Symbol: KS089, 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
2547	Brownell-Heizer gravelly loams, 3 to 30 percent slopes	86.52	36.5%		2.5ft. (Lithic bedrock)	Well drained	Vle		2510	28	22	18	28
2623	Harney-Mento complex, 3 to 7 percent slopes	62.76	26.5%		4.1ft. (Lithic bedrock)	Well drained	Ille	Ille	2962	61	44	37	61
2518	Armo loam, 1 to 3 percent slopes	52.93	22.4%		> 6.5ft.	Well drained	Ile	Ile	2695	59	38	33	59
2234	Roxbury silt loam, channeled, frequently flooded	12.78	5.4%		> 6.5ft.	Well drained	Vw	Vw	4423	46	32	18	46
2519	Armo loam, 3 to 7 percent slopes	10.82	4.6%		> 6.5ft.	Well drained	Ille	Ille	2620	58	37	33	58
2613	Harney silt loam, 1 to 3 percent slopes	6.32	2.7%		> 6.5ft.	Well drained	Ile	Ile	3002	69	52	43	69
2375	Roxbury silt loam, rarely flooded	4.60	1.9%		> 6.5ft.	Well drained	Ile	Ile	3513	76	51	41	76
Weighted Average							3.93	*-	2812.1	*n 48.1	*n 34	*n 28.2	*n 48.1

\*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.



# AGENT CONTACT

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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  
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## MidwestLandGroup.com

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