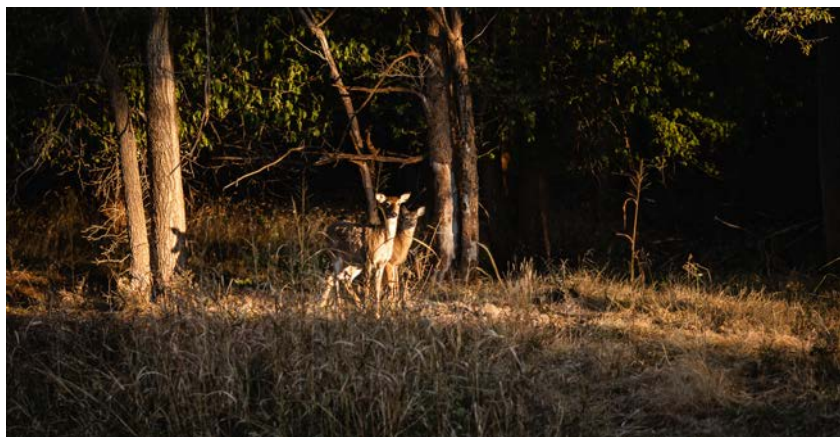


MIDWEST LAND GROUP PRESENTS



KINGMAN COUNTY, KS

161 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BIG BUCK FACTORY

Midwest Land Group proudly presents a hunter's dream in the heart of Kingman County, Kansas. Nestled just 2 miles north of the Chikaskia River and a mere 12 miles south of charming Kingman, this extraordinary 161 +/- acre property is a sanctuary for whitetail deer and turkey, promising unforgettable hunting experiences. Don't be deceived by the aerial view; this property is a must-see gem, rich in beauty, deer, and turkey. The proof of its potential lies in the harvest of a magnificent 174" 8-point buck in 2022, featured on Drury Outdoors Deer Season 2022, episode 10 on YouTube. This extraordinary trophy is a testament to the Kansas monarchs that call this land home and the exceptional hunting opportunities it provides, now and in the years to come. For the discerning hunter, this property offers more than just a picturesque landscape. 6 +/- acres of thoughtfully designed food plots ensure that your deer and local wildlife will never go hungry. These plots are thoughtfully divided into two separate areas, with approximately 3 +/- acres of thick green alfalfa and 3 +/- acres of winter wheat, providing a diverse and bountiful food source for the thriving wildlife population. This property also has an easement for great entry and exit so as not to disturb wildlife. The western edge of the property presents a valuable

opportunity with 54.51 +/- acres of expired CRP grasses that are 5-6 feet tall. This acreage can be reintegrated into the Conservation Reserve Program (CRP) to enhance wildlife habitat and promote conservation, or it can be returned to tillable production, offering flexibility and potential for agricultural use. The property's allure is further heightened by its proximity to the live waters of Red Creek, which flows into the Chikaskia River. Known for producing big Kansas whitetails, this water source adds an essential dimension to the property, making it an ideal habitat for both game and wildlife. In addition to its remarkable deer population, the property boasts an abundance of roosting trees, providing a solid foundation for a thriving turkey population. For those who relish the excitement of turkey hunting, this farm offers the perfect setting to make lasting memories. This 161 +/- acre parcel in Kingman County is more than just land; it's a canvas of opportunity, a stage for nature's wonders, and a hunter's paradise waiting to be explored. Don't miss your chance to own a piece of the "big buck factory" that is Kingman County, Kansas. Contact Cody Thurston with Midwest Land Group today to schedule your visit to this exceptional property and experience its magic for yourself at (620) 794-1229.



PROPERTY FEATURES

PRICE: **\$560,000** | COUNTY: **KINGMAN** | STATE: **KANSAS** | ACRES: **161**

- 174" 8 point harvested in 2022
- Featured on Drury Outdoors Deer Season 2022 episode 10 on Youtube
- Big buck history
- Trail cam history
- 6 +/- acres of food plots
- Red Creek
- Turkey and deer
- Deer Unit 15
- 2 guaranteed out-of-state buck tags
- 54.51 +/- acres of expired CRP
- Management support offered
- 1 pond
- 2 miles to Chikaskia River
- 12 miles to Kingman, KS
- 47 miles to Wichita, KS
- 29 miles to Cheney, KS



161 +/- ACRES



6 +/- ACRES OF FOOD PLOTS



RED CREEK



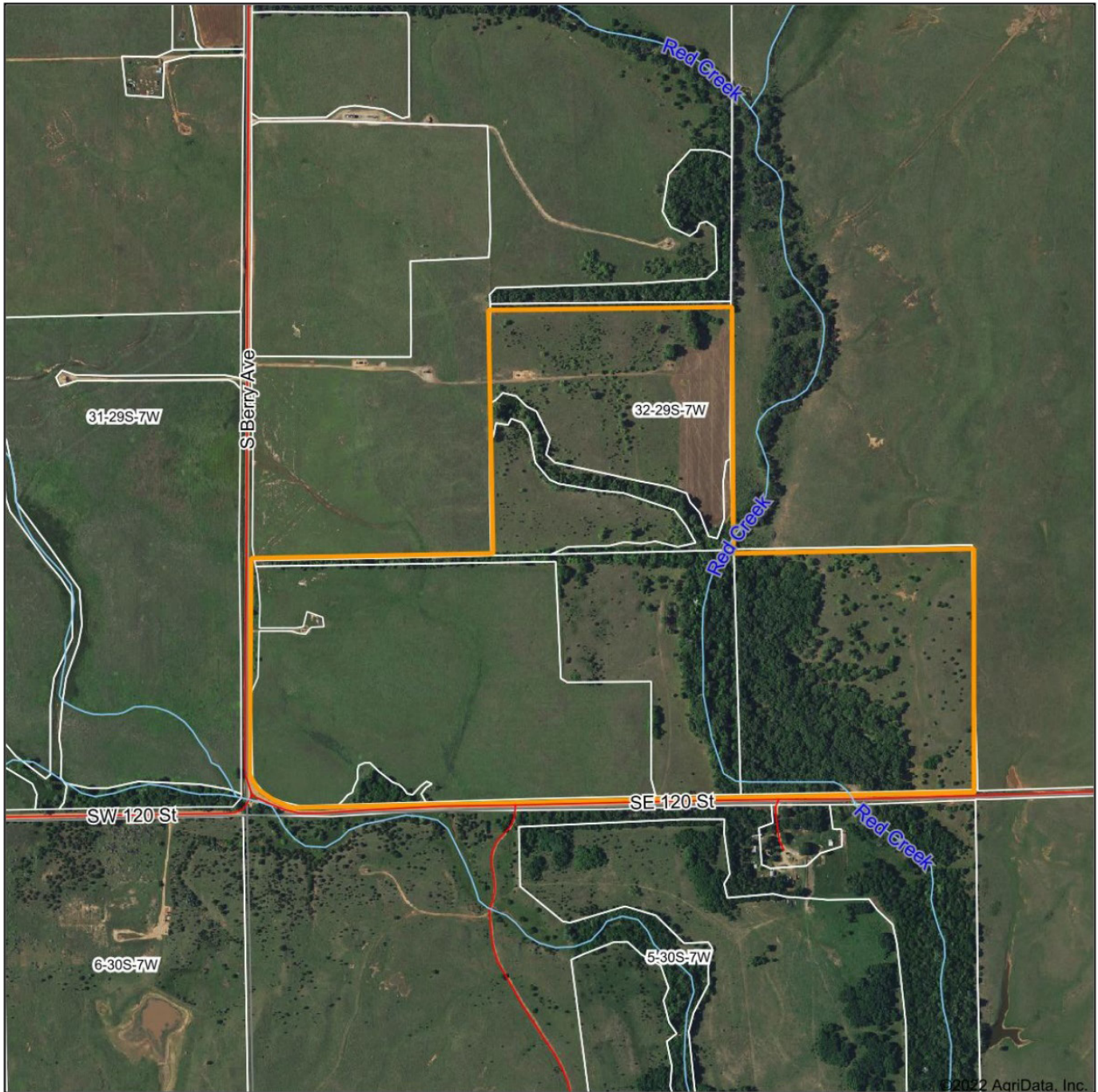
54.51 +/- ACRES OF EXPIRED CRP



TRAIL CAM PICTURES



AERIAL MAP



©2022 AgriData, Inc.



Maps Provided By



CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2021 www.AgriDataInc.com

Map Center: 37° 28' 32.58, -98° 6' 44.77

0ft 846ft 1692ft

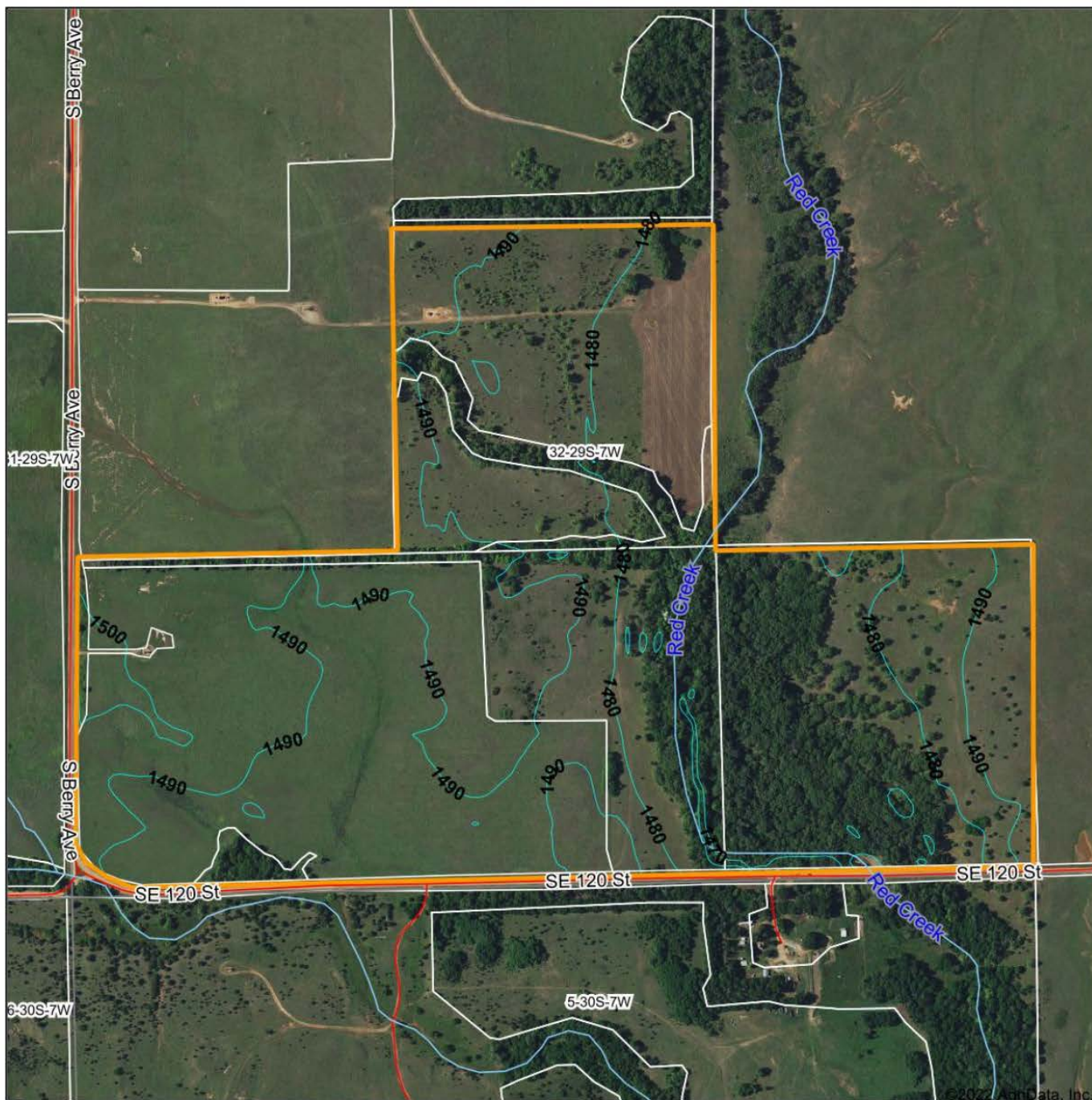
32-29S-7W
Kingman County
Kansas



12/28/2022

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

TOPOGRAPHY MAP



Maps Provided By



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

Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 1,465.1

Max: 1,503.3

Range: 38.2

Average: 1,484.9

Standard Deviation: 7.78 ft

0ft 642ft 1284ft

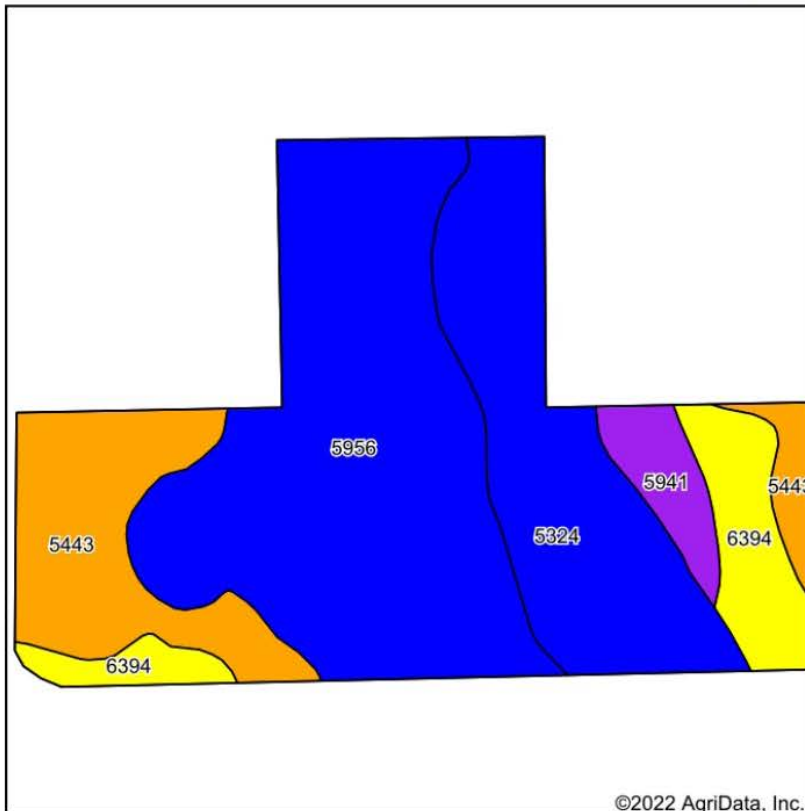


12/28/2022

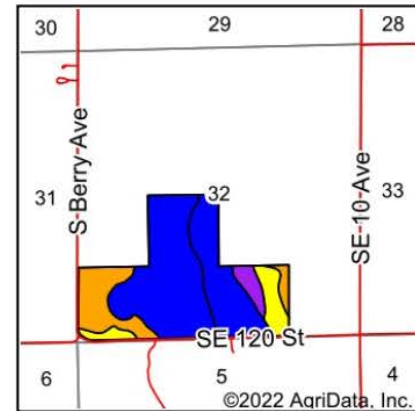
32-29S-7W
Kingman County
Kansas

Map Center: 37° 28' 32.58, -98° 6' 44.77

SOIL MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Kingman**
 Location: **32-29S-7W**
 Township: **Richland**
 Acres: **161.16**
 Date: **12/28/2022**



Maps Provided By



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Area Symbol: KS095, Soil Area Version: 18

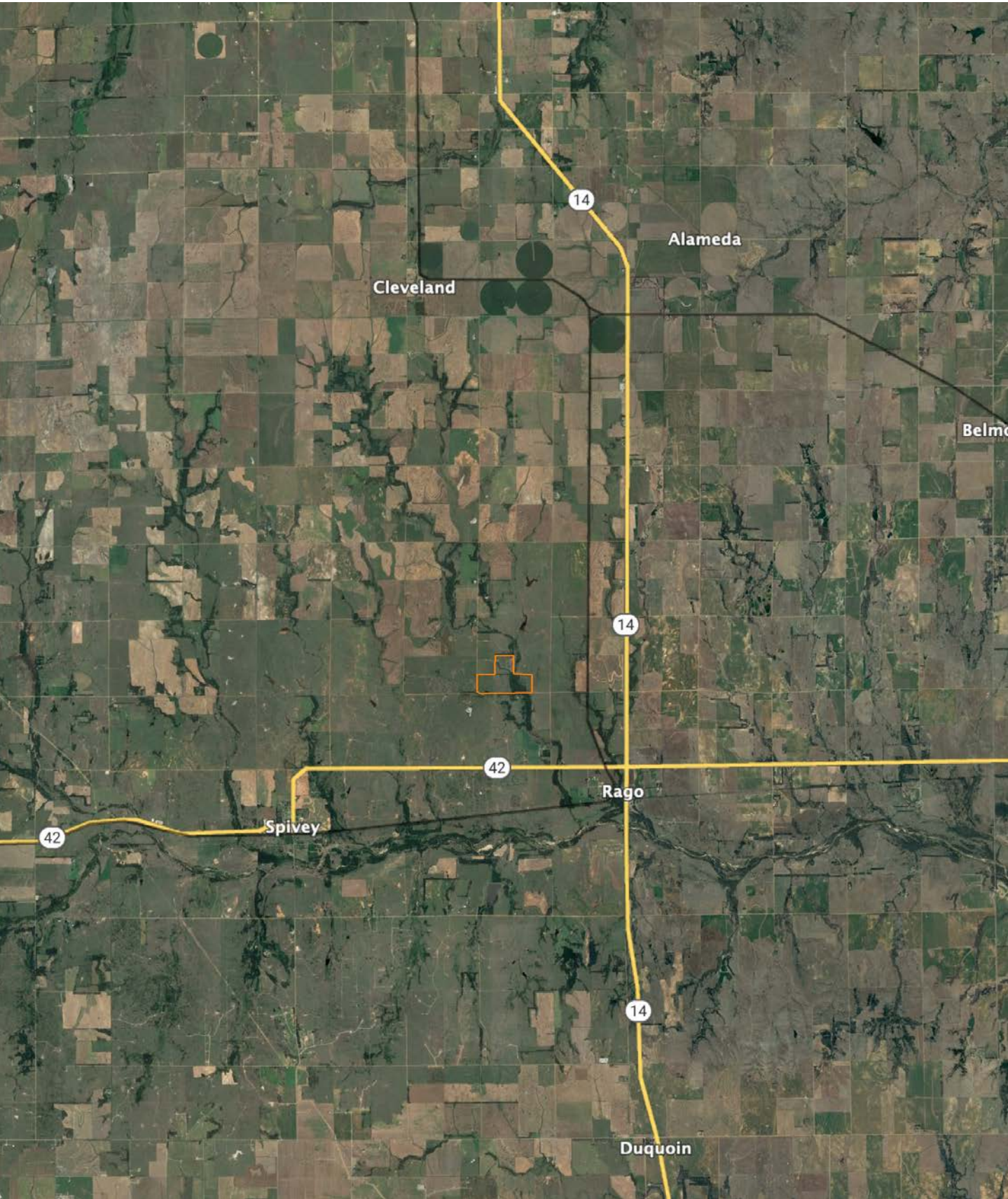
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
5956	Shellabarger sandy loam, 1 to 3 percent slopes	73.12	45.4%		> 6.5ft.	Well drained	Ile	Ile	2550	52	45	39	51	32
5324	Kaski loam, occasionally flooded	38.70	24.0%		> 6.5ft.	Well drained	Ilw	Ilw	4275	74	60	48	74	42
5443	Quinlan loam, 1 to 3 percent slopes	27.72	17.2%		1.1ft. (Paralithic bedrock)	Well drained	Ille		1782	18	18	17	18	
6394	Nashville-Quinlan complex, 6 to 15 percent slopes	15.11	9.4%		2.3ft. (Paralithic bedrock)	Well drained	Ive		3102	32	32	29	30	
5941	Pratt-Tivoli loamy fine sands, 5 to 15 percent slopes	6.51	4.0%		> 6.5ft.	Well drained	Vle		2555	28	27	22	25	10
Weighted Average							2.52	*-	2884.1	*n 48.6	*n 42	*n 35.8	*n 47.8	*n 25

*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.

OVERVIEW MAP



AGENT CONTACT

Cody Thurston has an overpowering love for the great outdoors. He absolutely loves seeing a property's potential and making that potential come to life. At Midwest Land Group, he does whatever it takes to ensure a smooth transaction for his clients, both buyers and sellers. Born in Emporia, Kansas, Cody grew up on the family farm in east central Kansas and helped with his dad's outfitting business, managing, planting, improving, and guiding on 15,000 acres.

If Cody looks familiar, it may be because he's been a cast member on Drury Outdoors' Bow Madness on The Outdoor Channel. He's also a guide for The Dave Hollond Memorial Youth Deer Hunt (formerly The Clint Bowyer Youth Deer Hunt), in which 15-20 kids are taken into the great outdoors to experience the excitement of the hunt. Cody gets great satisfaction helping the kids and passing on his deep rooted excitement for the outdoors. If you have any real estate needs and want to put Cody's knowledge and professionalism to work for you, give him a call, he would be happy to talk land or hunting with you.



CODY THURSTON,
LAND AGENT

620.794.1229

CThurston@MidwestLandGroup.com



MidwestLandGroup.com

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