

MIDWEST LAND GROUP PRESENTS

131 ACRES IN

DICKINSON COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

EASILY ACCESSIBLE TILLABLE FARM IN DICKINSON COUNTY RIGHT OFF BLACKTOP

This 131 +/- acre property is located in southeast Dickinson County, Kansas. This farm has been continuous, no-till farming for over ten years with well-kept terraces and waterways. Recently planted with wheat, double-crop soybeans, and corn. Terraces have been recently reworked and waterways were bailed for hay. Tillable ground is ready for spring planting.

The tillable ground can be accessed from blacktop or gravel roads with newly worked driveways making it easy to access with equipment. Electricity and rural water

are located at the intersection of Lark Road and 1400 Avenue.

Located in Kansas Deer Management Unit 8. The property shows signs of deer, turkey, upland, and waterfowl. Mineral rights are intact and will transfer to the Buyer at closing. This property is also being offered with the adjoining 25 +/- pasture ground.

For additional information, disclosures, or to schedule a showing, contact Josh Hubbard at (785) 307-0460.



PROPERTY FEATURES

PRICE: **\$530,927** | COUNTY: **DICKINSON** | STATE: **KANSAS** | ACRES: **131**

- 131 +/- tillable acres
- Well-kept terraces and waterways
- 10+ years no-till farming
- Beautiful views
- Grass waterways
- New driveway for easy equipment access
- Whitetail deer, turkey, waterfowl, and upland bird hunting
- Kansas Deer Management Unit 8
- Electricity and rural water at the road
- Blacktop road frontage
- Mineral rights intact and transfer
- 2023 taxes: estimated \$1,524
- 15 minutes from Abilene, KS
- 20 minutes from Chapman, KS
- 12 minutes from Woodbine, KS



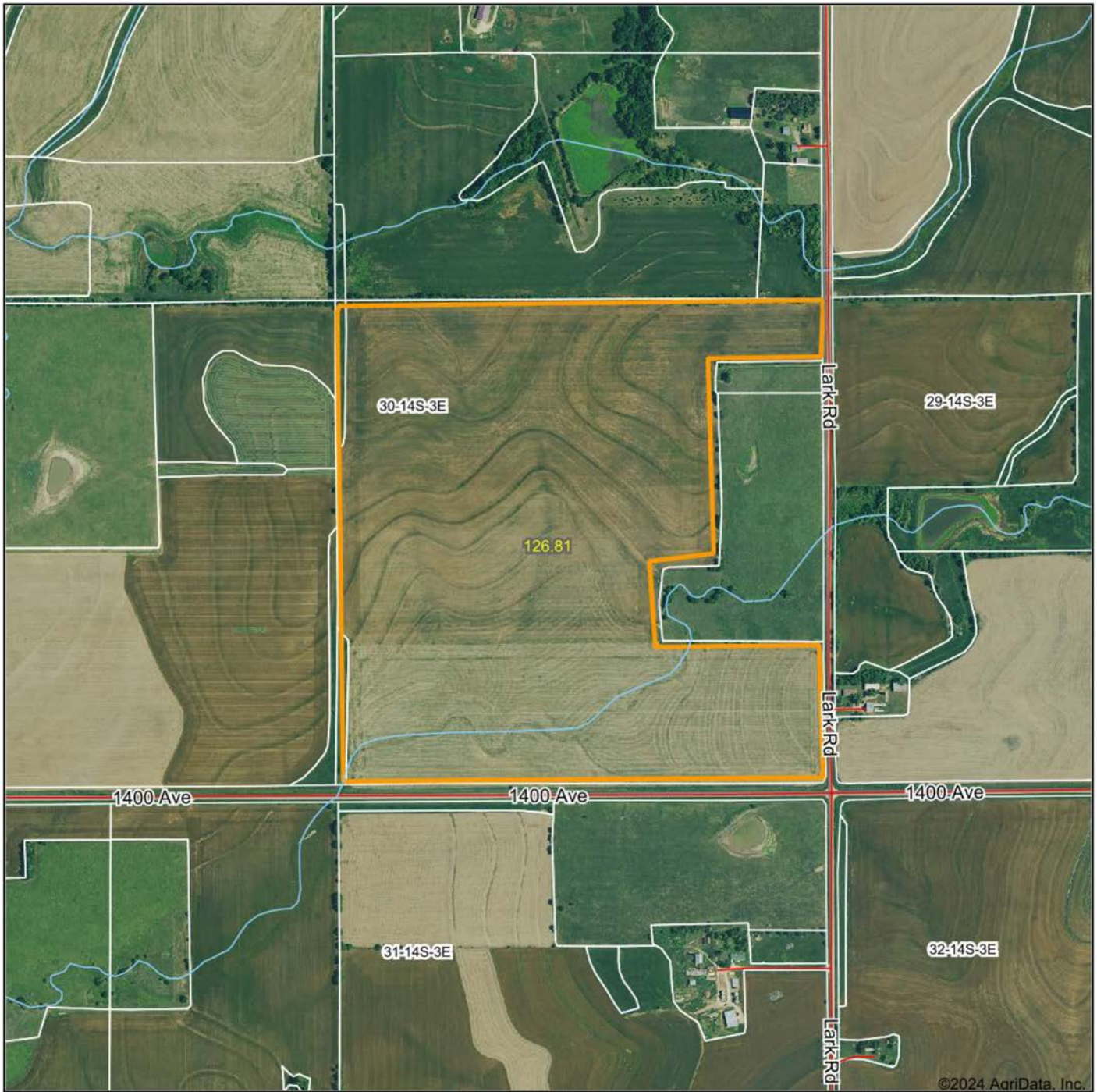
131 +/- TILLABLE ACRES



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 38° 48' 7.5, -97° 8' 8.05

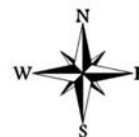


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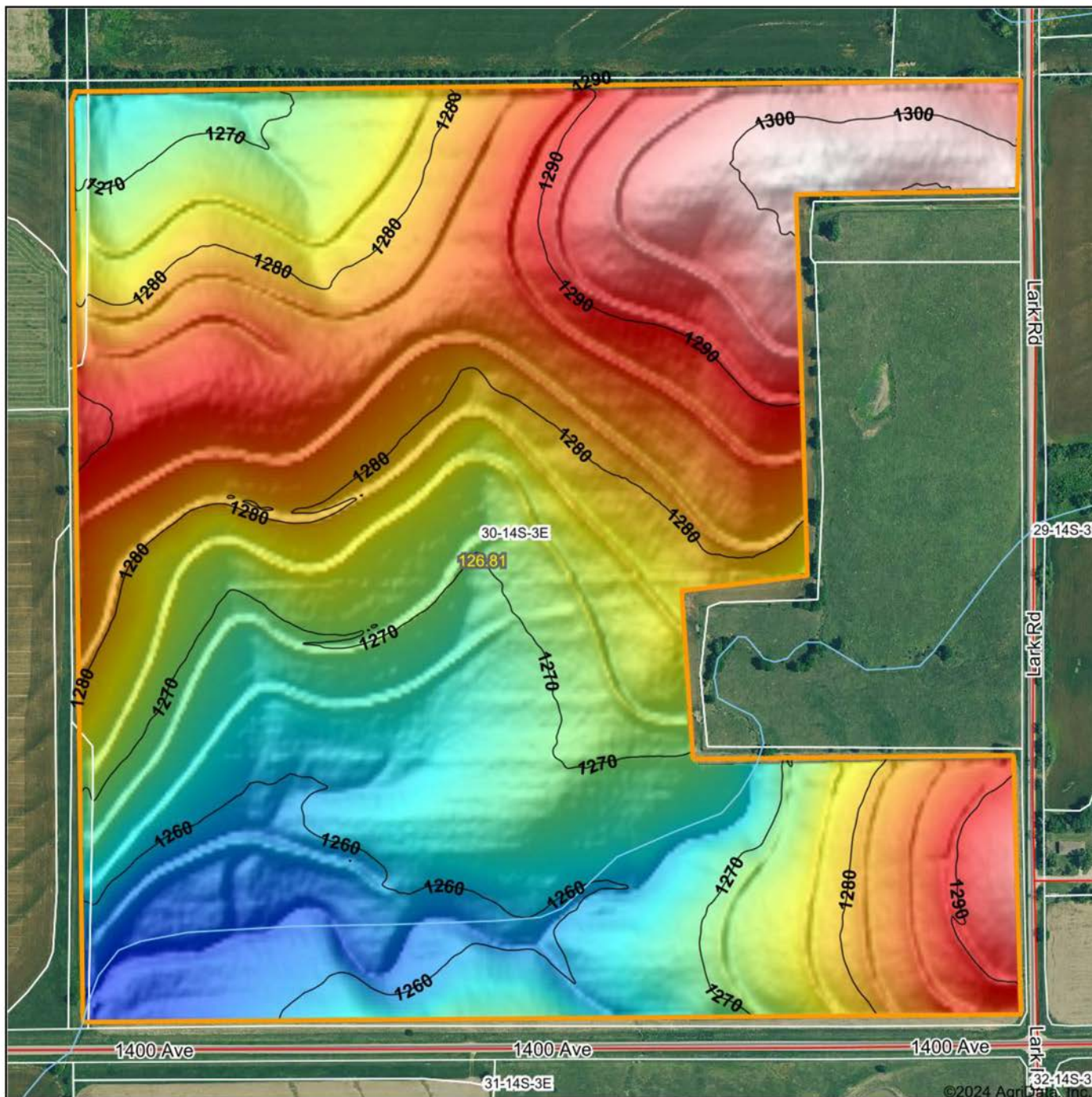
30-14S-3E
Dickinson County
Kansas



2/13/2024

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

HILLSHADE MAP



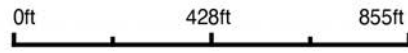
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CUSTOMIZED ONLINE MAPPING

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

Source: USGS 3 meter dem
Interval(ft): 10
Min: 1,250.9
Max: 1,302.5
Range: 51.6
Average: 1,276.6
Standard Deviation: 11.84 ft

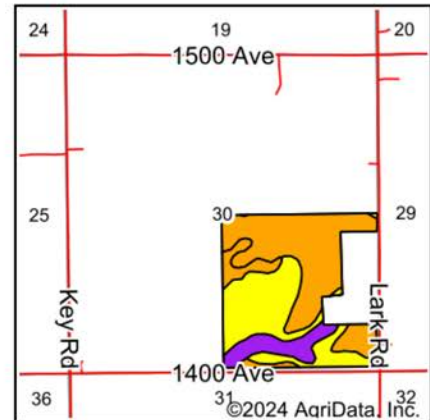
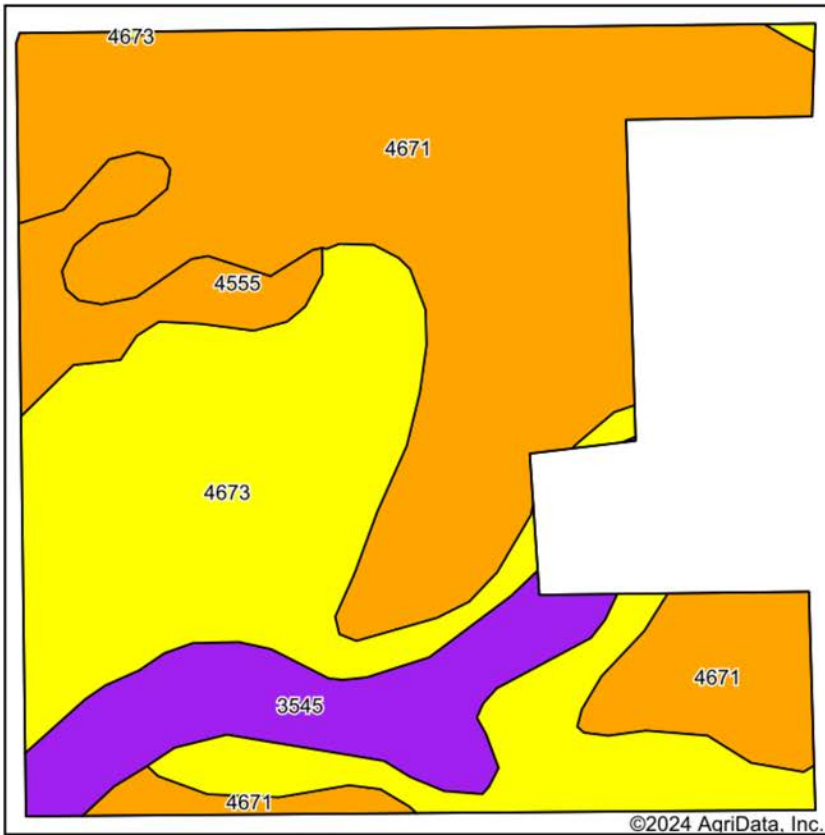


2/13/2024

30-14S-3E
Dickinson County
Kansas

Boundary Center: 38° 48' 7.5, -97° 8' 8.05

SOIL MAP



State: **Kansas**
 County: **Dickinson**
 Location: **30-14S-3E**
 Township: **Logan**
 Acres: **126.81**
 Date: **2/13/2024**



Maps Provided By:



Soils data provided by USDA and NRCS.

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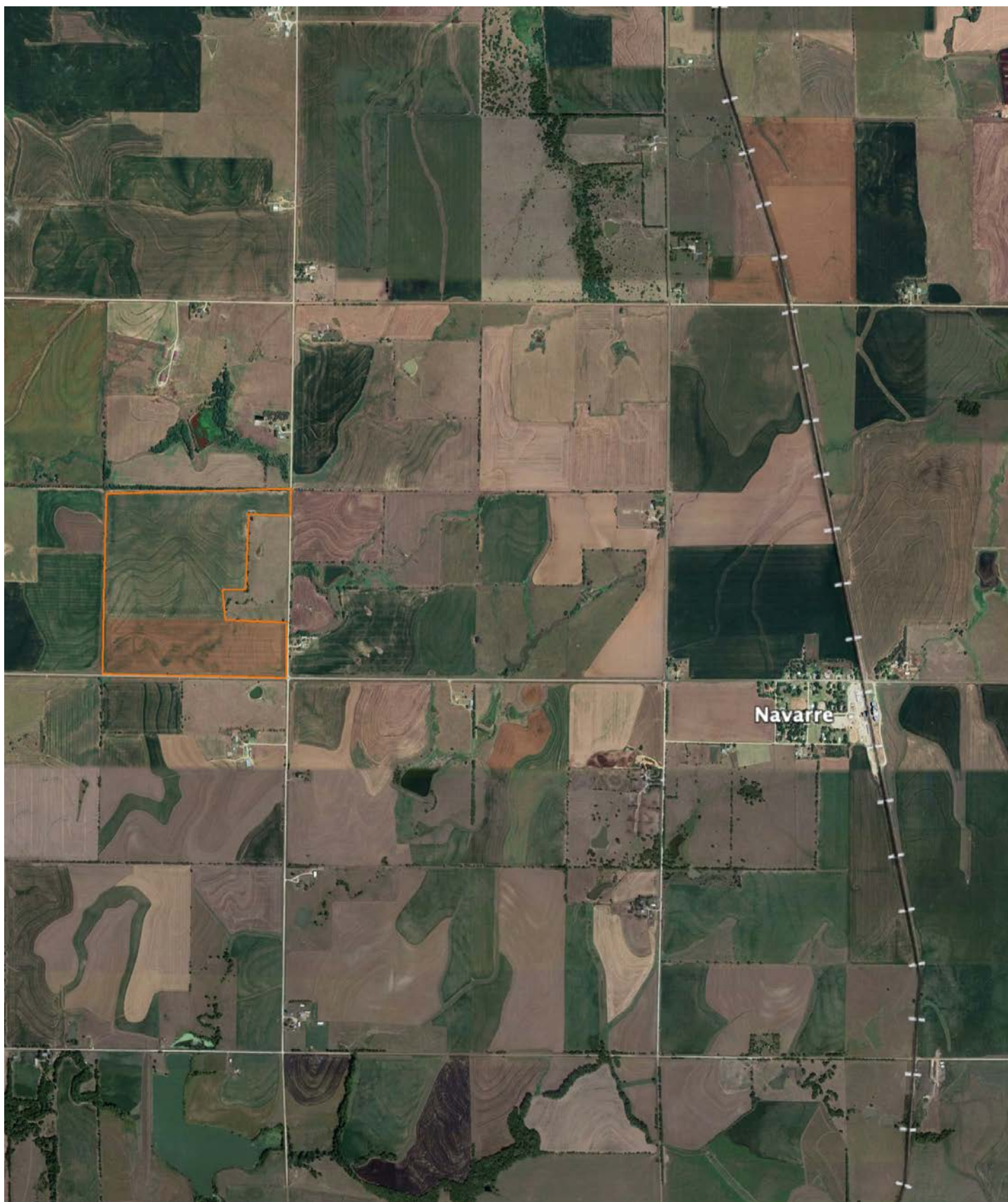
Area Symbol: KS041, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
4671	Irwin silty clay loam, 1 to 3 percent slopes	62.13	49.0%		> 6.5ft.	IIIc	3585	56	45	54	55	
4673	Irwin silty clay loam, 3 to 7 percent slopes	44.40	35.0%		> 6.5ft.	IVe	3550	57	48	57	57	
3545	Hobbs silt loam, channeled, frequently flooded	13.50	10.6%		> 6.5ft.	Vw	5710	44	40	27	44	
4555	Clime silty clay loam, 3 to 7 percent slopes	6.78	5.3%		2.5ft. (Paralithic bedrock)	IIIe	3555	43	39	41	43	
Weighted Average							3.56	3797.4	*n 54.4	*n 45.2	*n 51.5	*n 53.9

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Born in Manhattan and now residing in Junction City, KS, Josh Hubbard's roots run deep in Kansas soil. A Kansas State University alumnus, Josh Hubbard's passion for the outdoors, land, and the rich heritage of his home state is evident in everything he does. Having been a licensed realtor in Kansas for over three years, Josh's professional journey spans residential, land, and investment properties. His deep-seated love for nature drove him to specialize in land sales. The exhilarating allure of the great outdoors always beckoned, and when he discovered Midwest Land Group, he knew he'd found his true calling.

Josh's connection to the land is personal, evolving from childhood hunting trips with his father to sharing these outdoor traditions with his own sons, Liam and Jace. His vision extends beyond just business; he's on a mission to make land ownership a cherished reality for families, grounded in the belief that owning a piece of land is one of life's greatest joys.

His professional journey, ranging from athletics to real estate, has ingrained in him values of dedication, teamwork, and service. Rooted in faith, with God at the center of his life, he sees his career as a service, a means to make the dream of land ownership a reality for many.

Reach out to Josh today and let his passion, expertise, and dedication guide you in your land ownership journey in Central Kansas. Whether it's an acre or a thousand, Josh is here to make your dream a reality.



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