

MIDWEST LAND GROUP PRESENTS

25 ACRES IN

DICKINSON COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

RARE COUNTRY BUILD SITE WITH ACREAGE IN DICKINSON COUNTY WITH AMAZING VIEWS AND POND

This 25 +/- acre property is located in southeast Dickinson County, Kansas. Envision yourself in your new home while you enjoy an amazing Kansas sunrise from your front porch! Spend the evenings out by the pond as you decompress to the sounds of wildlife that call the area home. This property has plenty of space to create the homestead you've been dreaming of with the convenience of town not too far away. The property can be accessed from a well-maintained gravel road less

than a quarter mile off the blacktop. 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 131 +/- pasture ground. For additional information, disclosures, or to schedule a showing, contact Josh Hubbard at (785) 307-0460.



PROPERTY FEATURES

PRICE: **\$129,447** | COUNTY: **DICKINSON** | STATE: **KANSAS** | ACRES: **25**

- 25 +/- acres
- Amazing sunset and sunrise views
- Healthy seasonal grasses
- 5-strand barbed wire fencing
- Less than a quarter mile of gravel road
- 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
- Mineral rights intact and transfer
- 2023 taxes: estimated \$300
- 15 minutes from Abilene, KS
- 20 minutes from Chapman, KS
- 12 minutes from Woodbine, KS



25 +/- ACRES



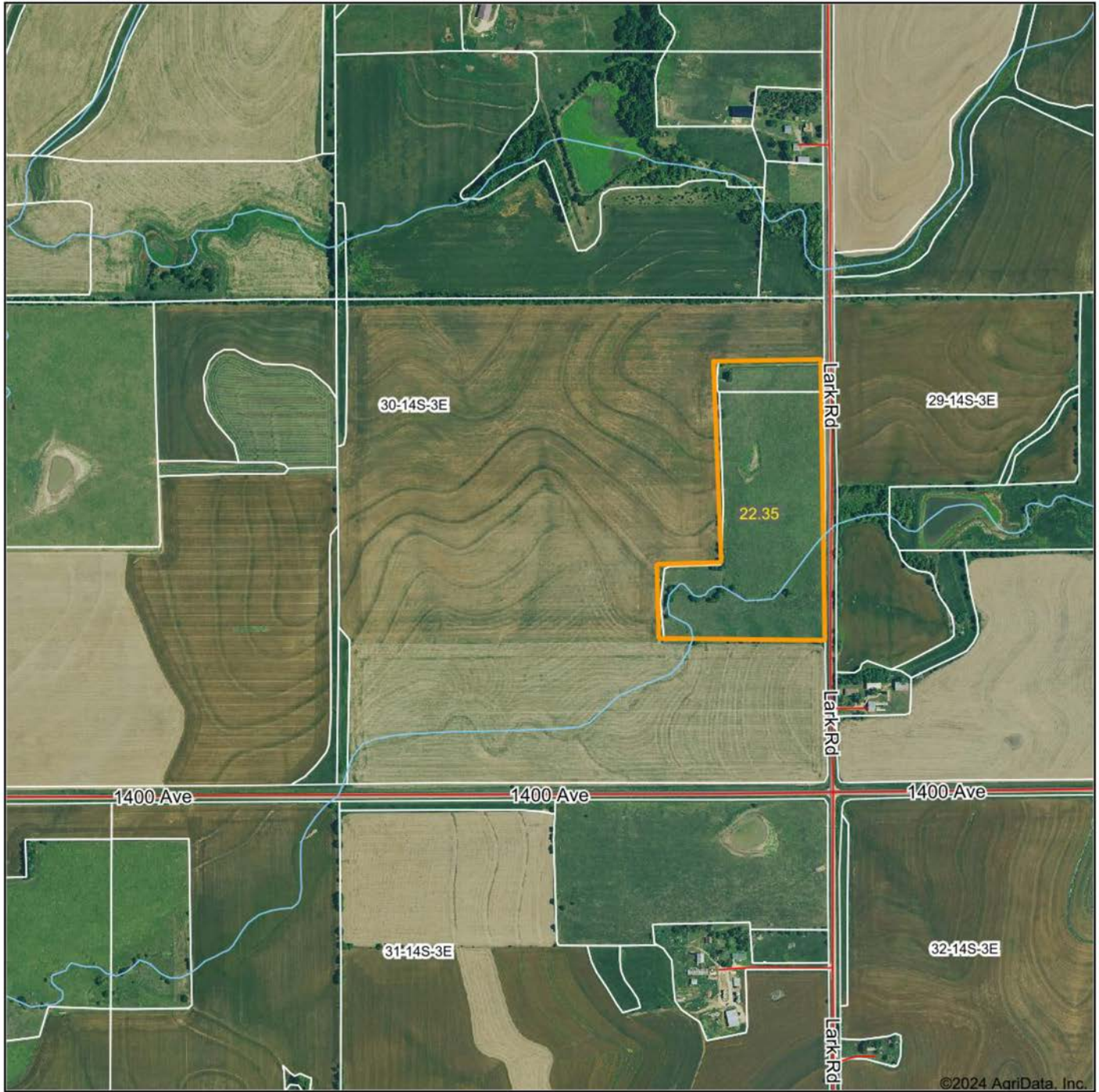
5-STRAND BARBED WIRE FENCING



POND



AERIAL MAP



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Boundary Center: 38° 48' 9.42, -97° 7' 57.51



Maps Provided By:
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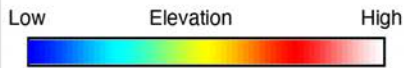
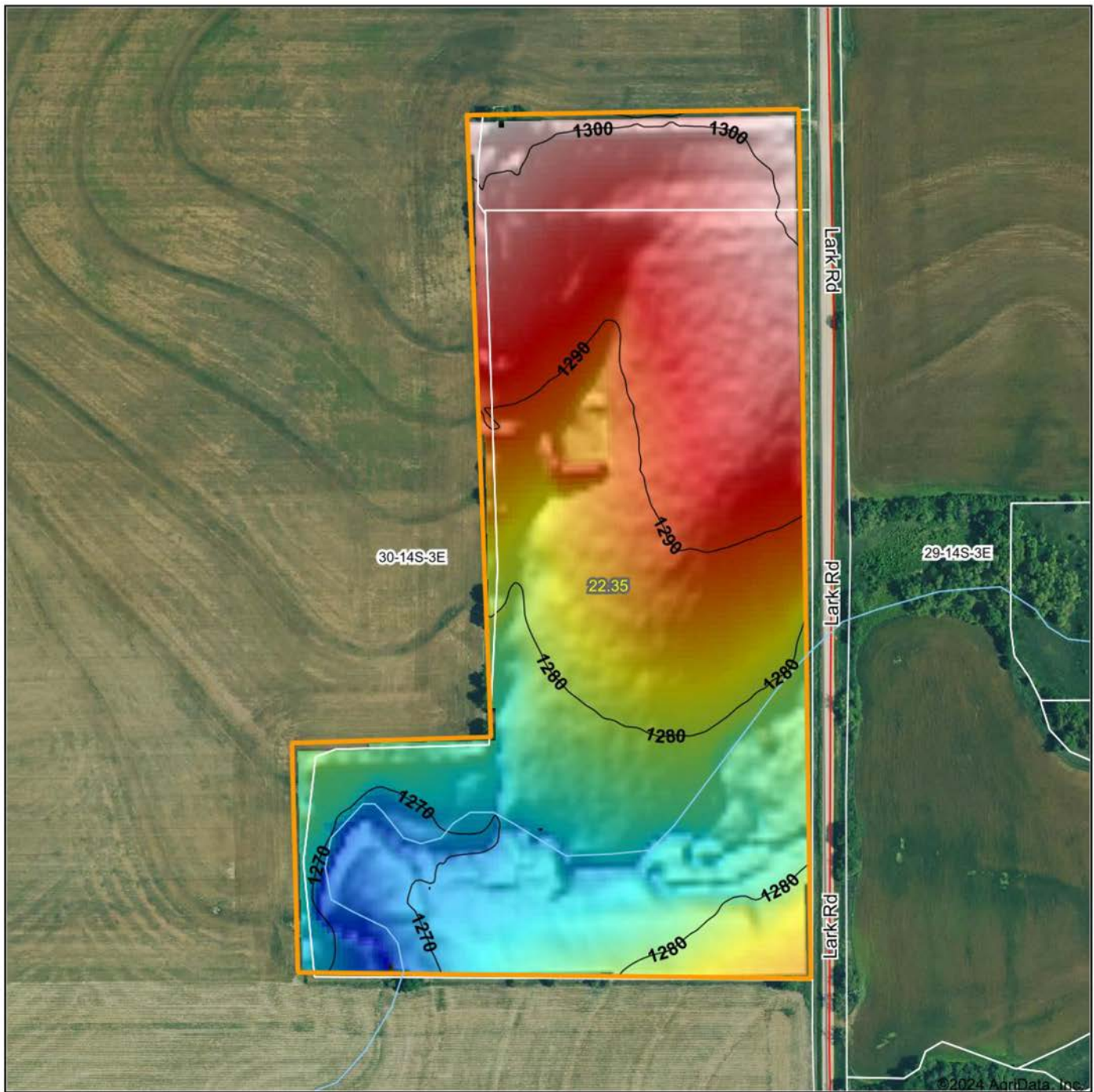
30-14S-3E
Dickinson County
Kansas



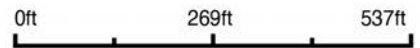
2/13/2024

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

HILLSHADE MAP



Source: USGS 3 meter dem
 Interval(ft): 10
 Min: 1,263.5
 Max: 1,302.7
 Range: 39.2
 Average: 1,284.6
 Standard Deviation: 9.78 ft



30-14S-3E
Dickinson County
Kansas

Boundary Center: 38° 48' 9.42, -97° 7' 57.51



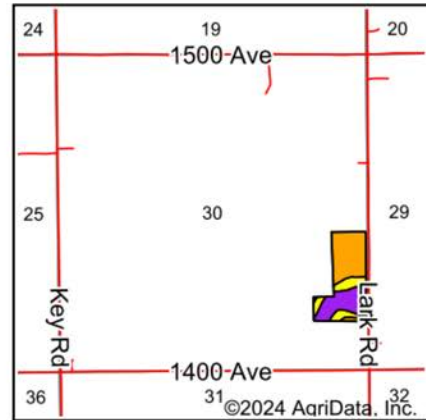
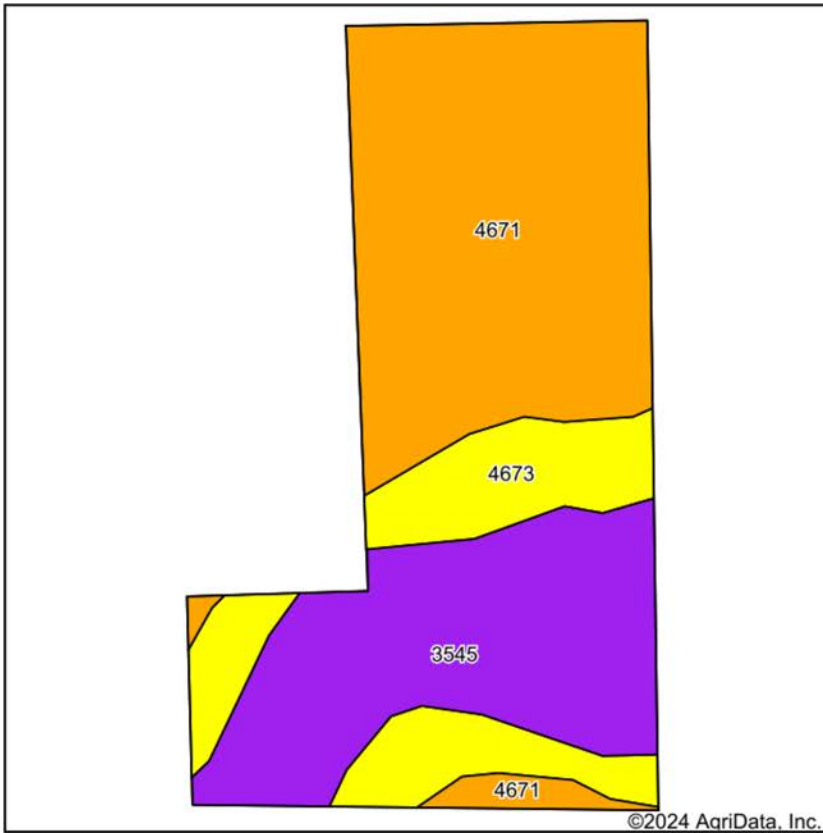
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Field borders provided by Farm Service Agency as of 5/21/2008.

SOIL MAP



State: **Kansas**
 County: **Dickinson**
 Location: **30-14S-3E**
 Township: **Logan**
 Acres: **22.35**
 Date: **2/13/2024**



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Soils data provided by USDA and NRCS.

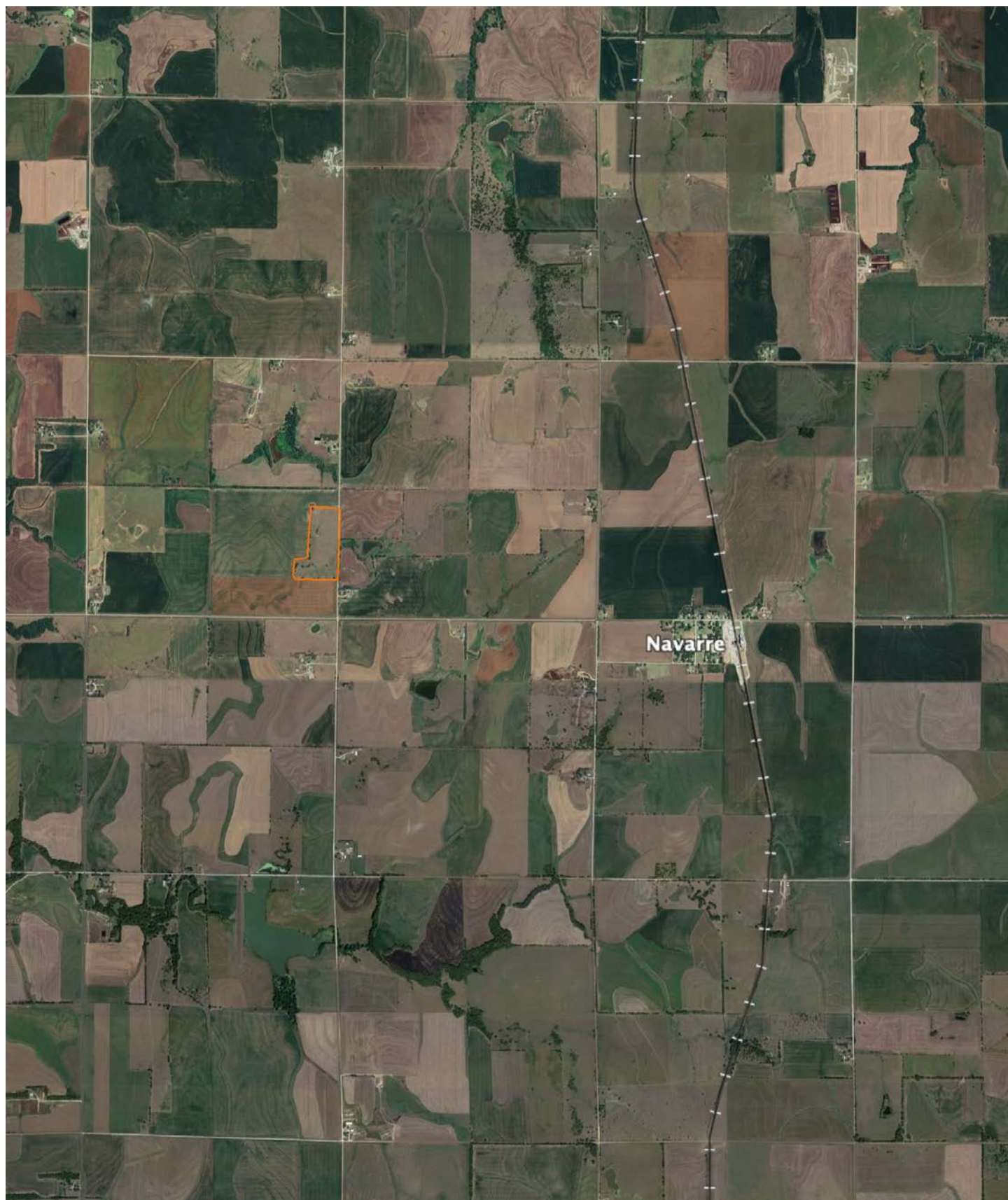
Area Symbol: KS041, Soil Area Version: 22

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	Inwin silty clay loam, 1 to 3 percent slopes	10.75	48.1%		> 6.5ft.	Ills	3585	56	45	54	55
3545	Hobbs silt loam, channeled, frequently flooded	7.11	31.8%		> 6.5ft.	Vw	5710	44	40	27	44
4673	Inwin silty clay loam, 3 to 7 percent slopes	4.49	20.1%		> 6.5ft.	Ive	3550	57	48	57	57
Weighted Average							3.84	*n 52.4	*n 44	*n 46	*n 51.9

*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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