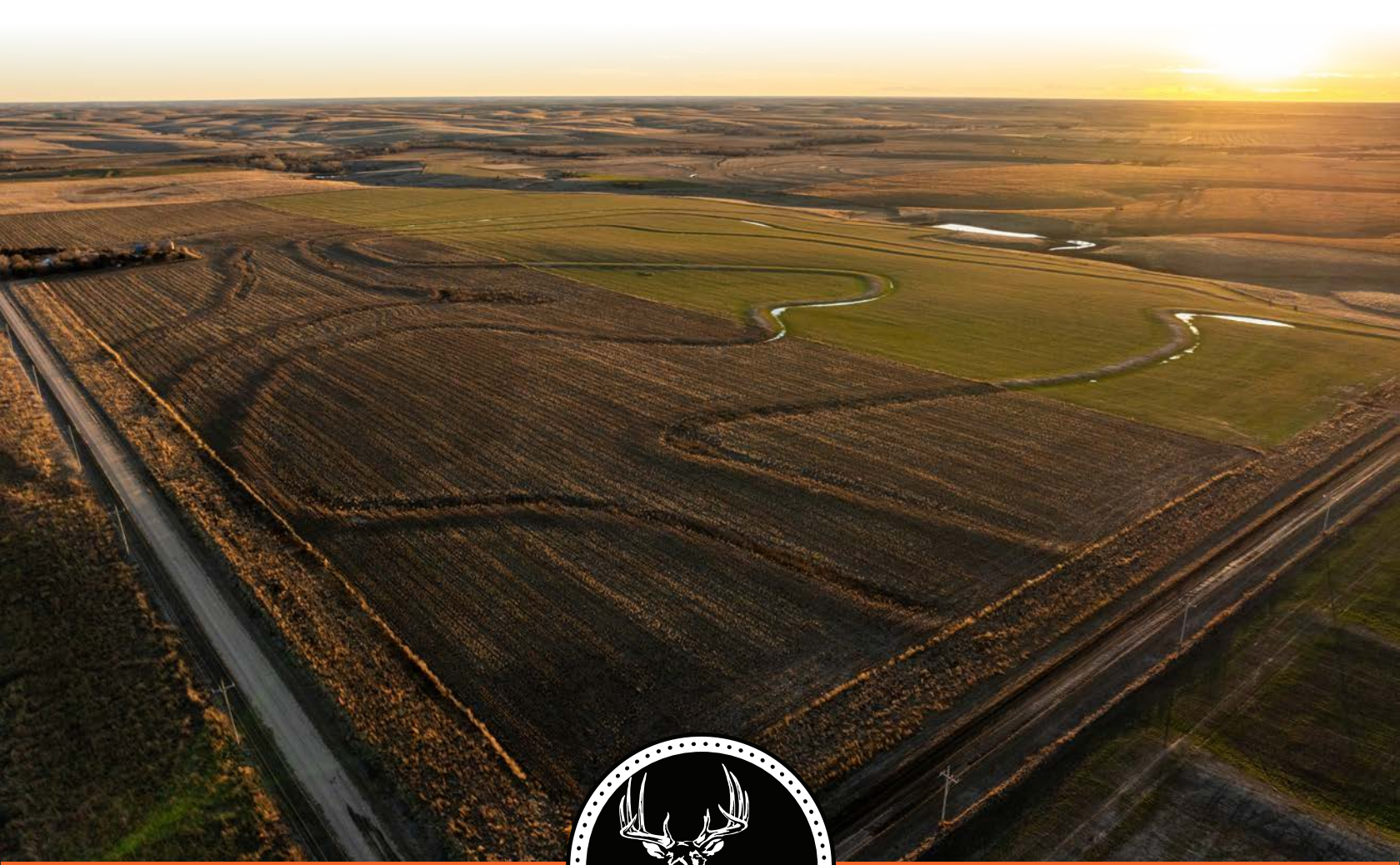


MIDWEST LAND GROUP PRESENTS

312 ACRES IN

GRAHAM COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PREMIER UPLAND HUNTING AND EXCELLENT INVESTMENT OPPORTUNITY

If you've been on the hunt for an unmatched investment opportunity paired with premier upland bird hunting this farm is for you. Boasting incredibly fertile crop ground, this property has been meticulously managed for soil health, high returns, and, superb upland habitat. This farm is a testament that even in periods of severe drought, a property managed correctly can provide an unmatched upland hunting experience.

The property is situated just two miles off Highway 283 and 10 miles north of Hill City situated just north of Bow Creek with all-season road frontage along two sides. The 312 +/- acres have 180 +/- acres of premium Class II soils. Currently, 105 +/- acres are planted to wheat with possession passing to the buyer upon purchase and reimbursement of the seller's input costs. There are 75 +/- acres of last year's milo stubble as well. There are 48 +/- acres of currently enrolled in WRE providing extensive cover in the form of strong native grass. The remaining 84 +/- acres of the property is a fully fenced waterway with two newly dug ponds and a water well

with a windmill. This drainage runs directly into Bow Creek and is used heavily by both whitetails and mule deer as they filter off the creek into the native grass and cropland above.

Thanks to the seller's devotion to quality farming practices and the development of native habitat, this farm holds an incredible population of pheasants. The WRE acreage, native buffer strip, and cover crop rotations used on-site have created a perfect combination for strong upland bird numbers even after subsequent years of poor weather conditions. To sweeten the deal for potential buyers, the seller is offering exclusive hunting access to another 320 +/- acres of premium upland habitat directly across the road with the purchase of this listing. Four bulk grain bins are located on-site and included with the sale at the listing price. If all of this wasn't enough, an assumable interest rate of 4.35% is one more point of value. For additional information or to schedule a tour contact Cole Schumacher at (785) 656-1738.



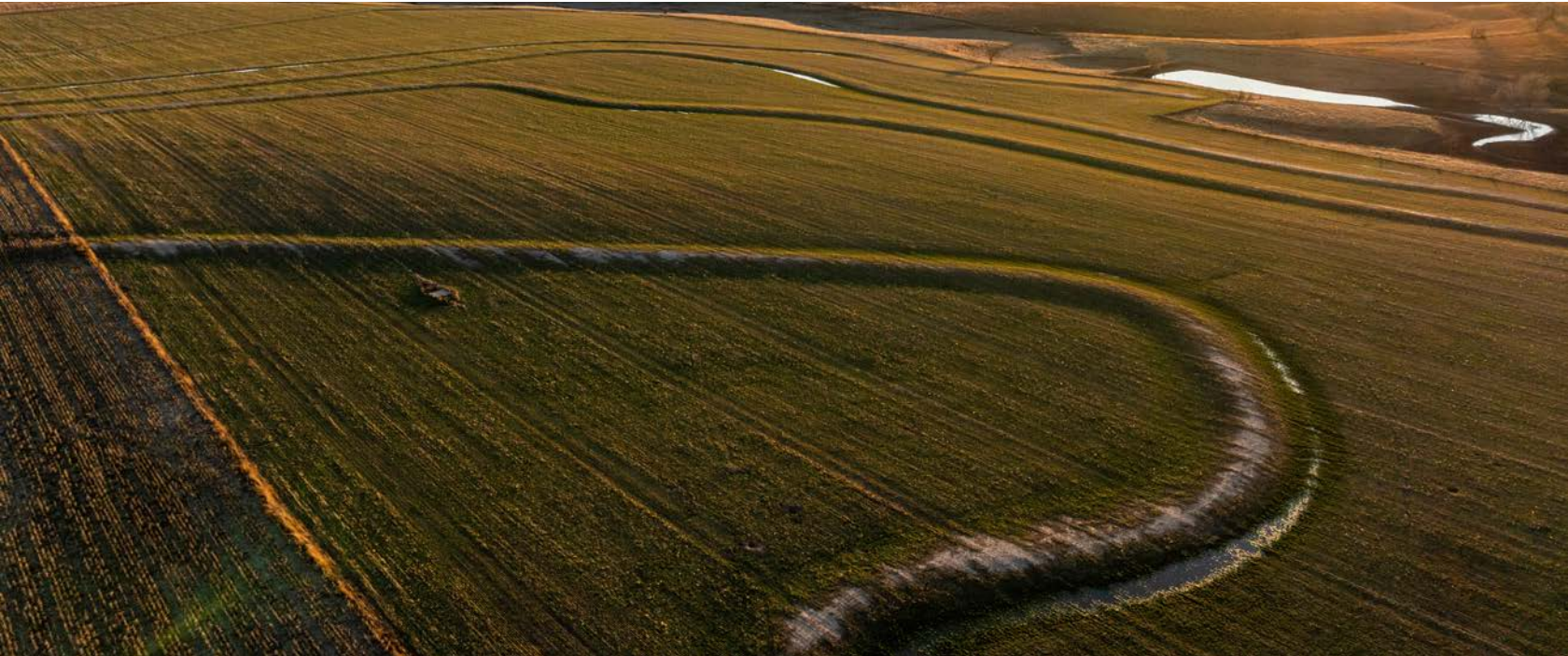
PROPERTY FEATURES

PRICE: **\$639,000** | COUNTY: **GRAHAM** | STATE: **KANSAS** | ACRES: **312**

- 180 +/- acres tillable
- 105 +/- acres planted to wheat passes to buyer
- 48 +/- acres WRE
- 84 +/- acres fenced grassland
- Very strong upland bird population
- Buffer strips around cropland
- Additional 320 acres of hunting adjacent hunting access
- Two newly dug ponds
- Four bulk grain bins
- Water well and windmill
- Whitetail and mule deer
- Power and water
- Deer Unit #3
- Seller's mineral rights, if any are included
- Seller's 4.35% interest rate is assumable (call for details)



180 +/- ACRES TILLABLE



FOUR BULK GRAIN BINS



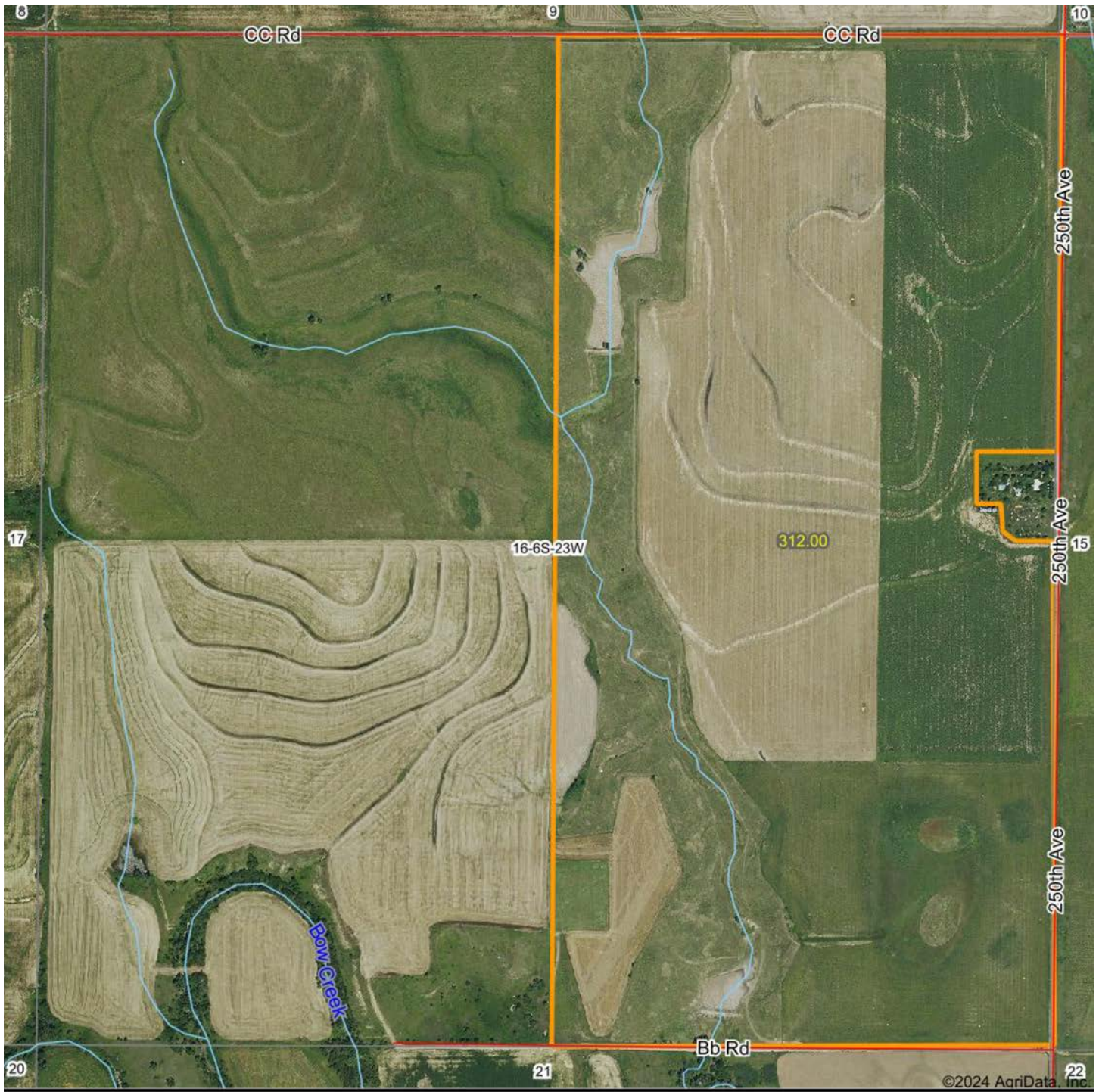
84 +/- ACRES FENCED GRASSLAND



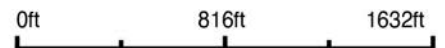
TWO NEWLY DUG PONDS



AERIAL MAP



Boundary Center: 39° 31' 52.92, -99° 53' 12.28



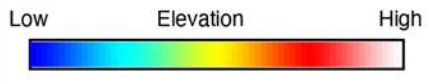
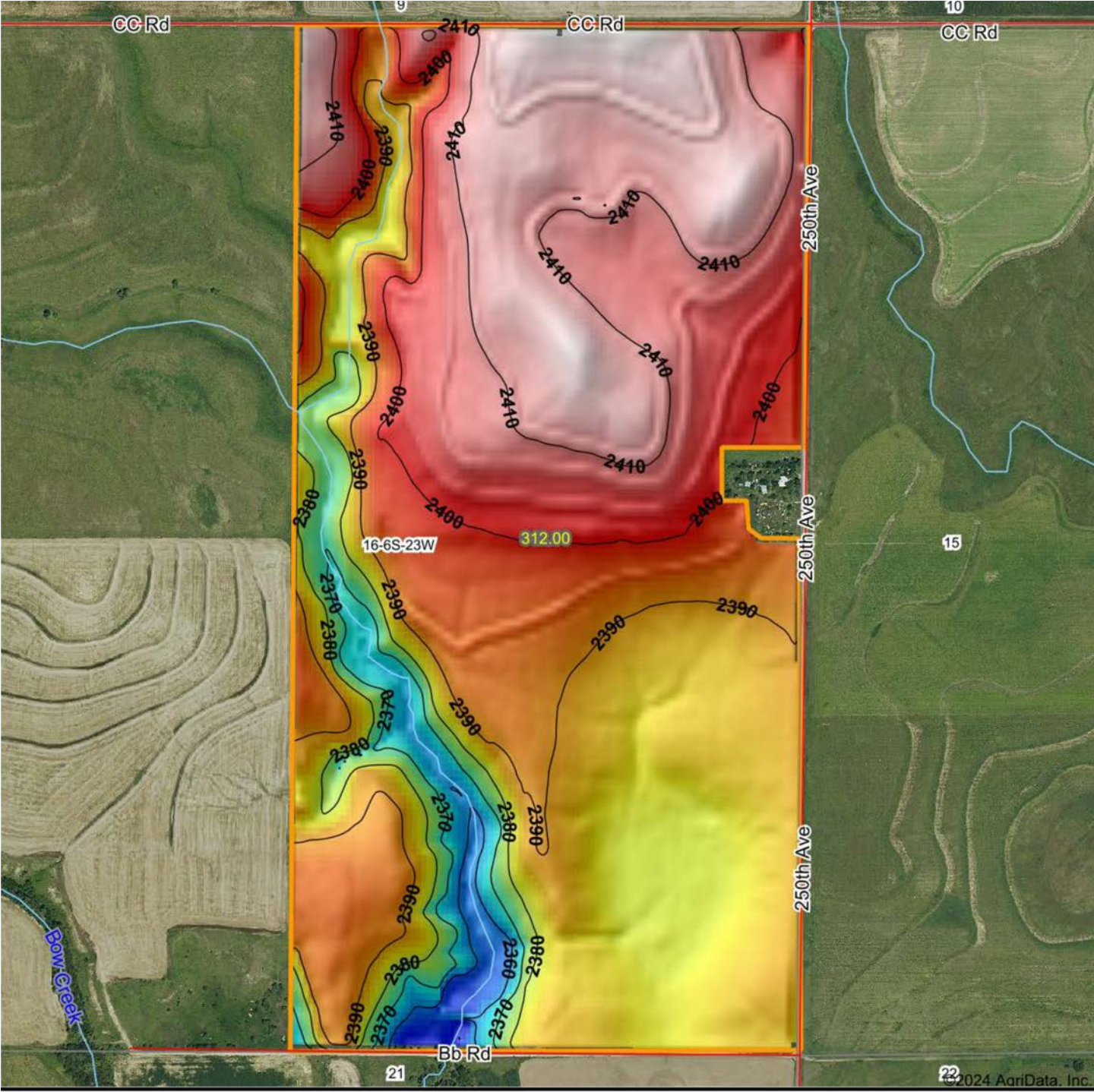
Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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16-6S-23W
Graham County
Kansas



2/12/2024

HILLSHADE MAP



Source: USGS 10 meter dem
 Interval(ft): 10
 Min: 2,349.9
 Max: 2,417.3
 Range: 67.4
 Average: 2,394.7



Maps Provided By:
surety

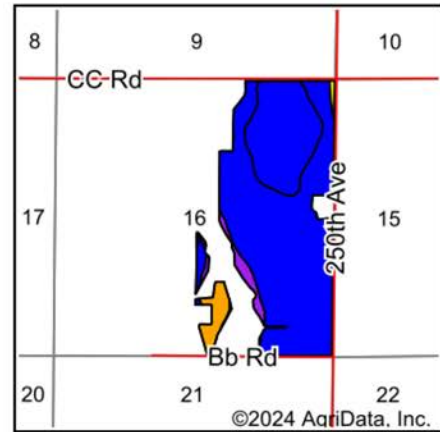
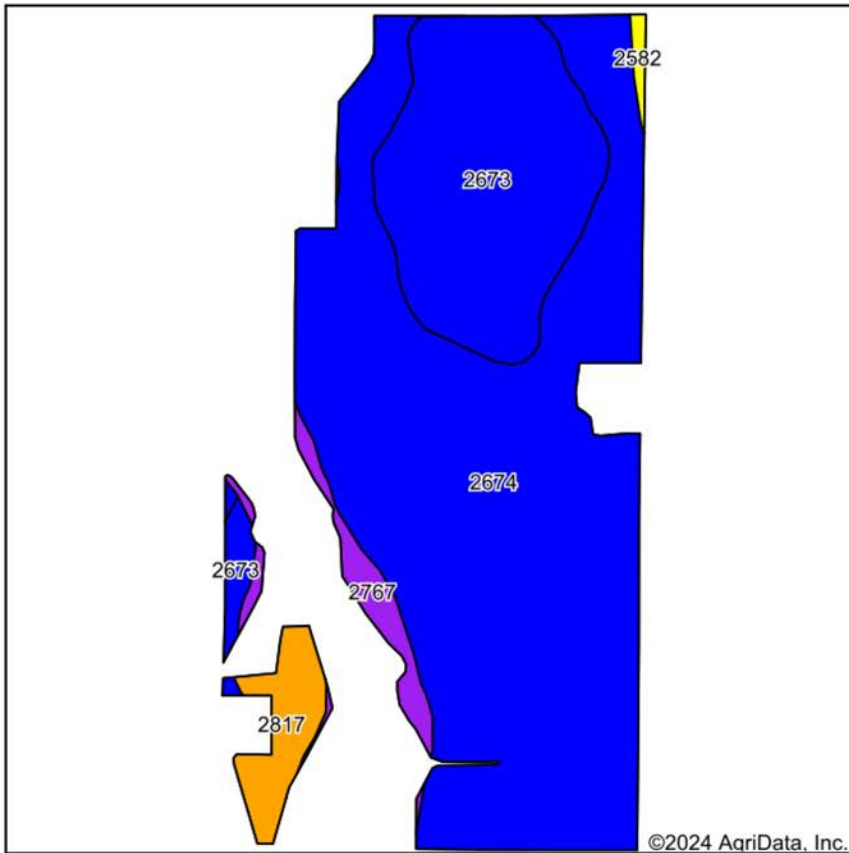


16-6S-23W
Graham County
Kansas

2/12/2024

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SOIL MAP



State: **Kansas**
 County: **Graham**
 Location: **16-6S-23W**
 Township: **Indiana**
 Acres: **228.3**
 Date: **2/12/2024**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

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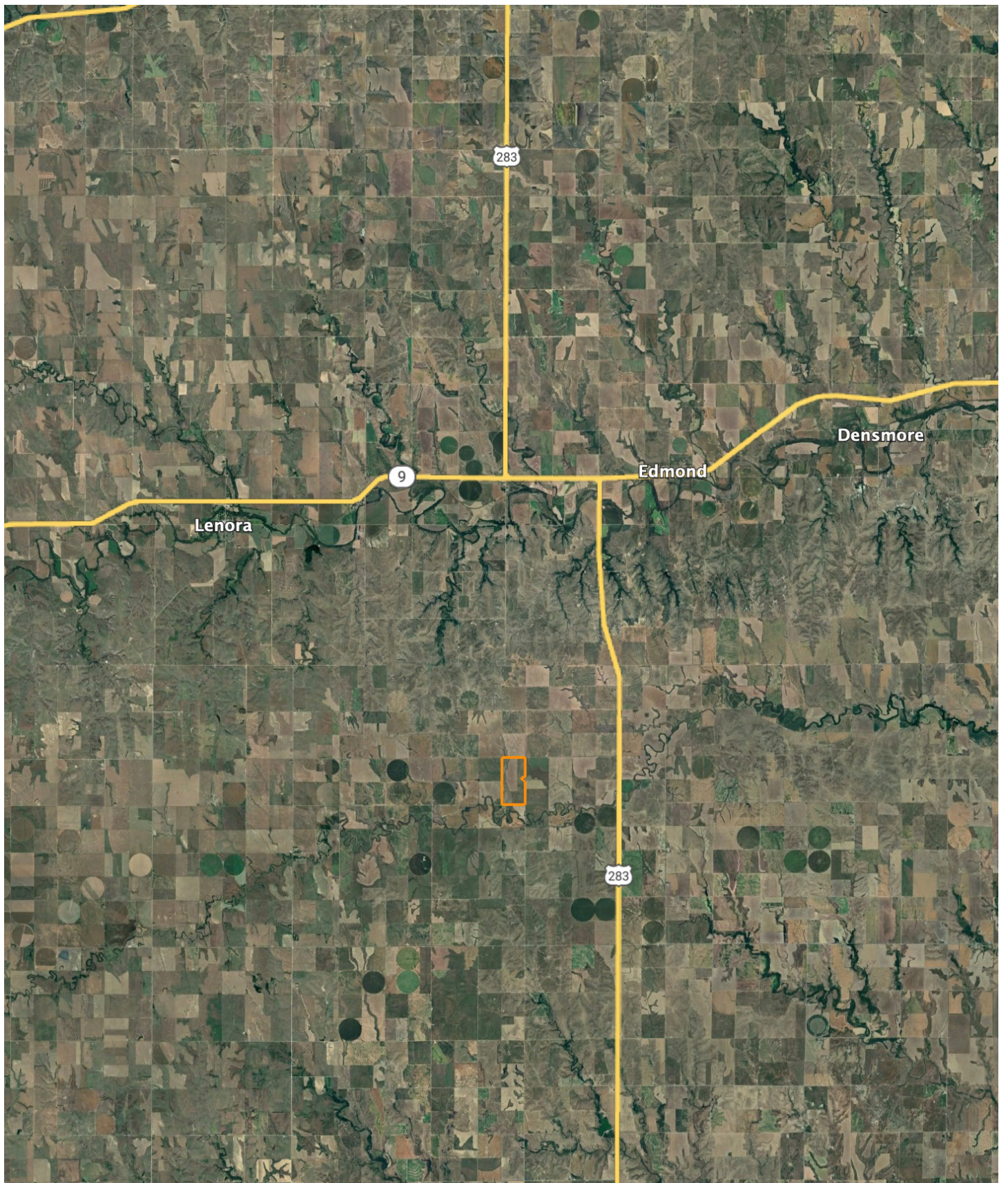
Area Symbol: KS065, Soil Area Version: 23

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
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	154.77	67.8%		> 6.5ft.	Ile	2983	75	50	59	74
2673	Holdrege silt loam, 0 to 1 percent slopes, plains and breaks	55.55	24.3%		> 6.5ft.	Ilc	2990	76	51	59	75
2817	Uly silt loam, 3 to 6 percent slopes	9.15	4.0%		> 6.5ft.	IIle	2980	75	49	55	75
2767	Penden-Uly complex, 7 to 20 percent slopes	7.78	3.4%		> 6.5ft.	VIle	2930	62	41	44	62
2582	Coly silt loam, 6 to 20 percent slopes	1.05	0.5%		> 6.5ft.	IVe	2600	59	39	52	59
Weighted Average						2.19	2981	*n 74.7	*n 49.8	*n 58.3	*n 73.8

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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

785.624.3191

CSchumacher@MidwestLandGroup.com



MidwestLandGroup.com

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