

MIDWEST LAND GROUP PRESENTS

546 ACRES IN

KEARNY COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

WESTERN KANSAS COMBINATION FARM OF CROPLAND AND PASTURE

1 mile west of Lakin sits a 546 acre combination tillable and pasture farm. As you pull off of Highway 50, you will enter the north 103 +/- acre dryland field made up of Colby, Goshen, and Ulysses silt loam. This tillable field gives way to the Sand Creek draw that runs through the middle of the section and makes up 257 +/- acres of thick natural pasture grasses. As the terrain rises south of the draw you have another gently sloping 176 +/- acres of dry land field divided by the Amazon Canal made up of Colby and Ulysses silt loam and Bridgeport clay loam.

This is a great opportunity to own a combination pasture and dryland tillable farm with easy access from Highway 50 on the north, County Road 140 along the south, and the golf course to the east. This well-kept farm gives opportunity for cattle and crops along with ample room for bird hunting. Combination farms like this don't come to market very often so don't miss your chance at this one. Give Land Agent Mitch Newcomer a call to go look at this farm!



PROPERTY FEATURES

PRICE: **\$775,000** | COUNTY: **KEARNY** | STATE: **KANSAS** | ACRES: **546**

- 257 +/- acres natural grass pasture
- 279 +/- dryland tillable acres
- Highway 50 access
- 1 mile west of Lakin
- Sand Creek draw
- Diversified investment
- Pasture and tillable rent return
- Bird hunting
- Easily accessible



279 +/- DRYLAND TILLABLE ACRES

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HUNTING OPPORTUNITY



EASILY ACCESSABLE



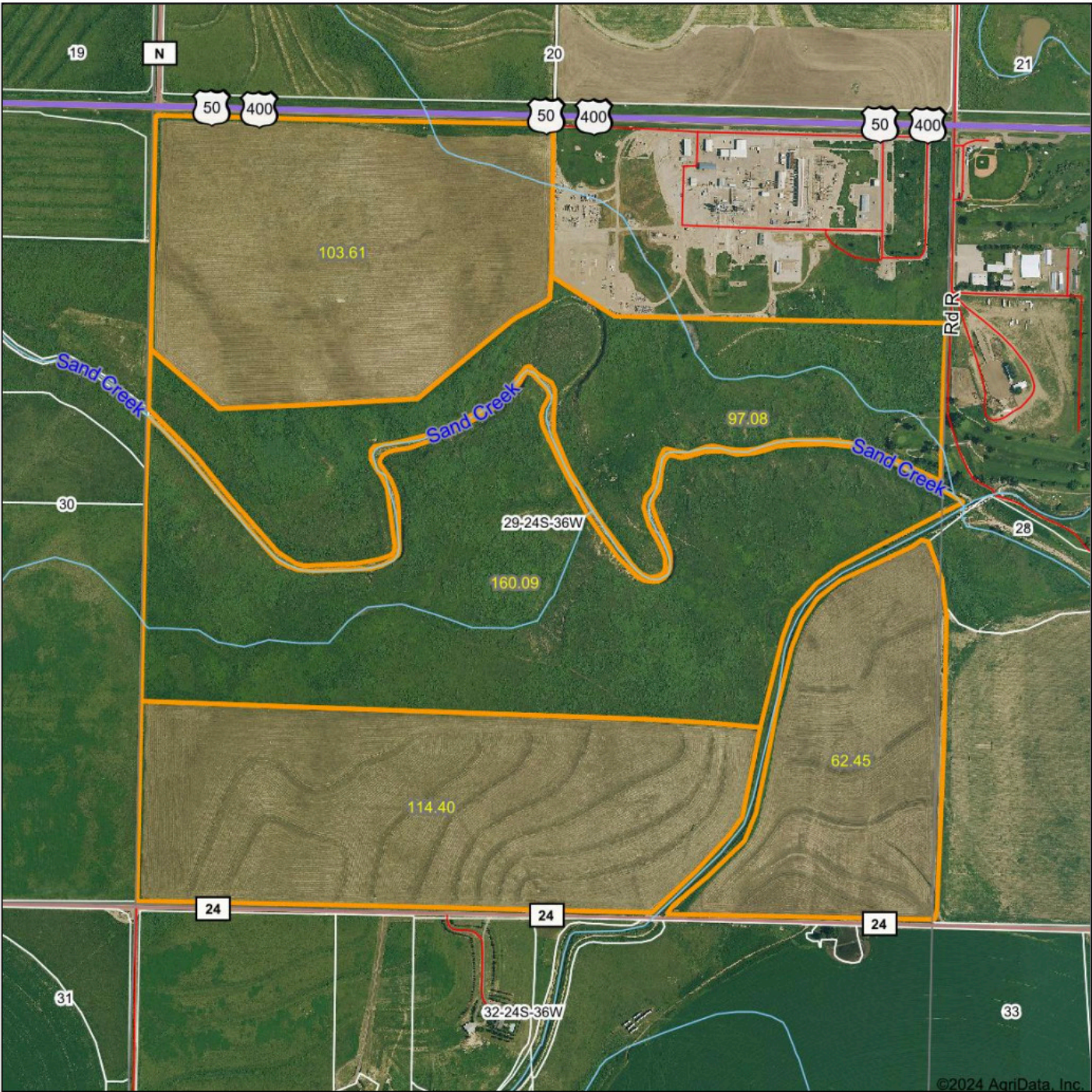
SAND CREEK DRAW



257 +/- ACRES NATURAL GRASS PASTURE



AERIAL MAP



Maps Provided By:



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

Boundary Center: 37° 56' 12.89, -101° 17' 41.76

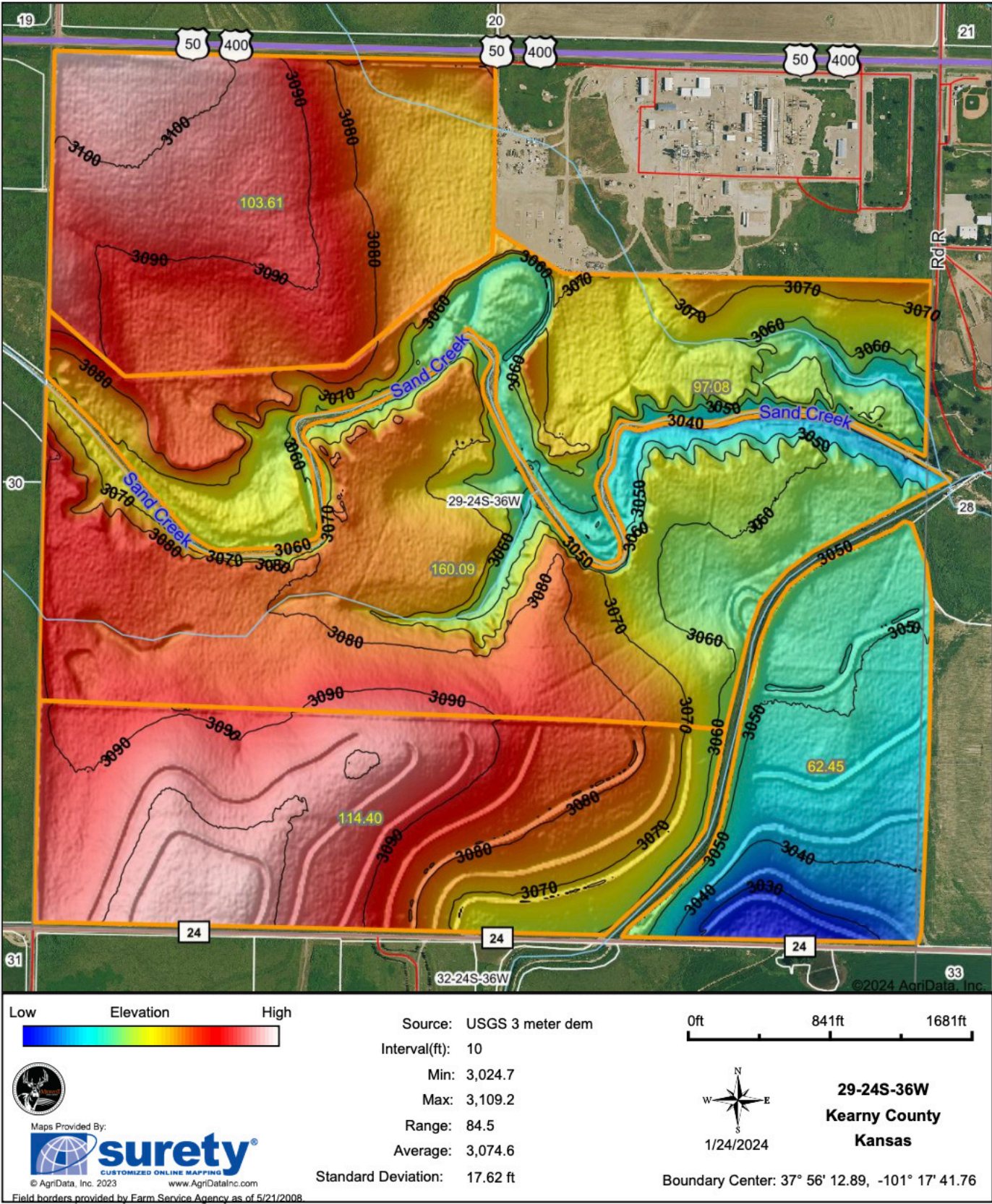
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Kearny County
Kansas

0ft 1026ft 2052ft

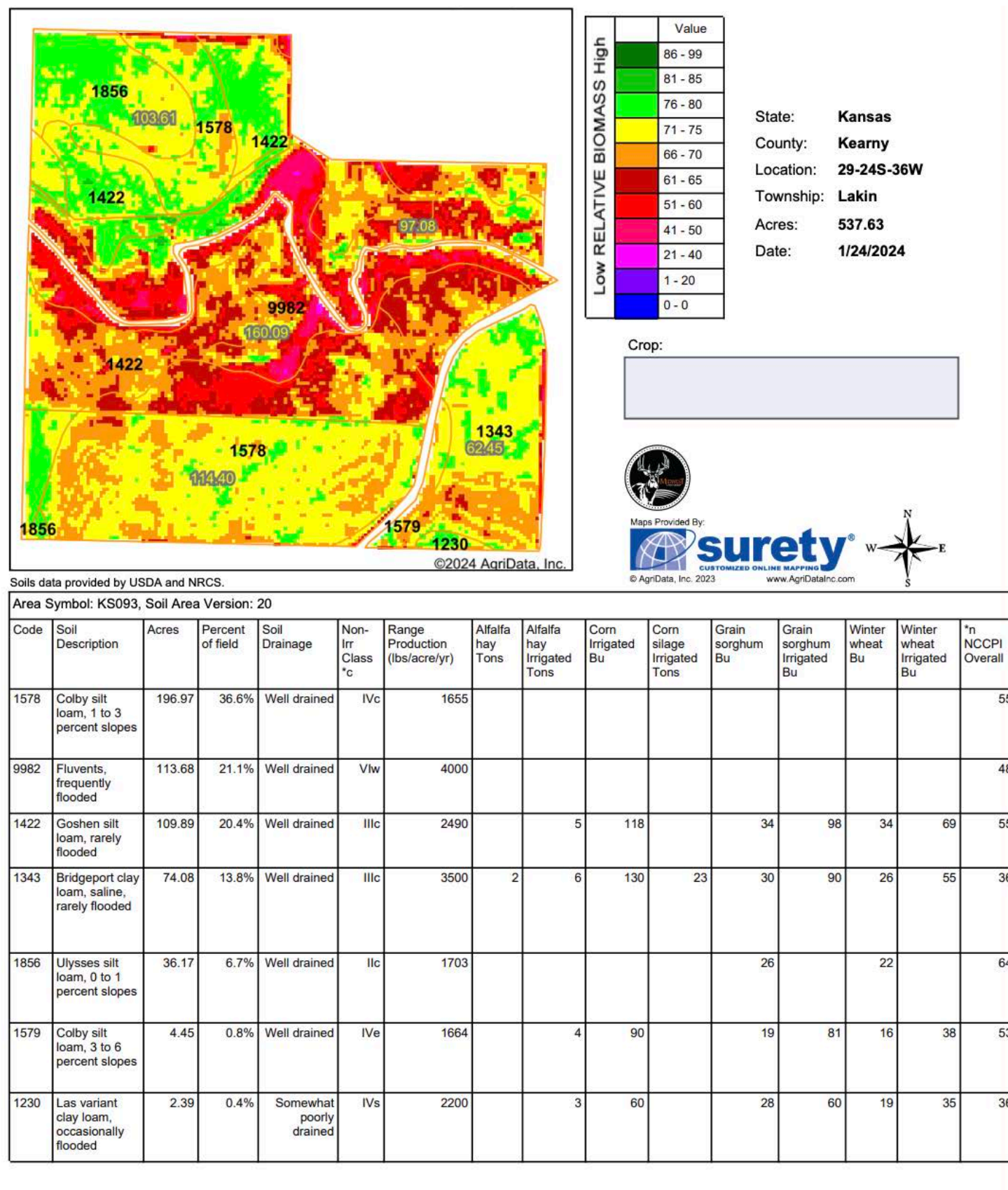


1/24/2024

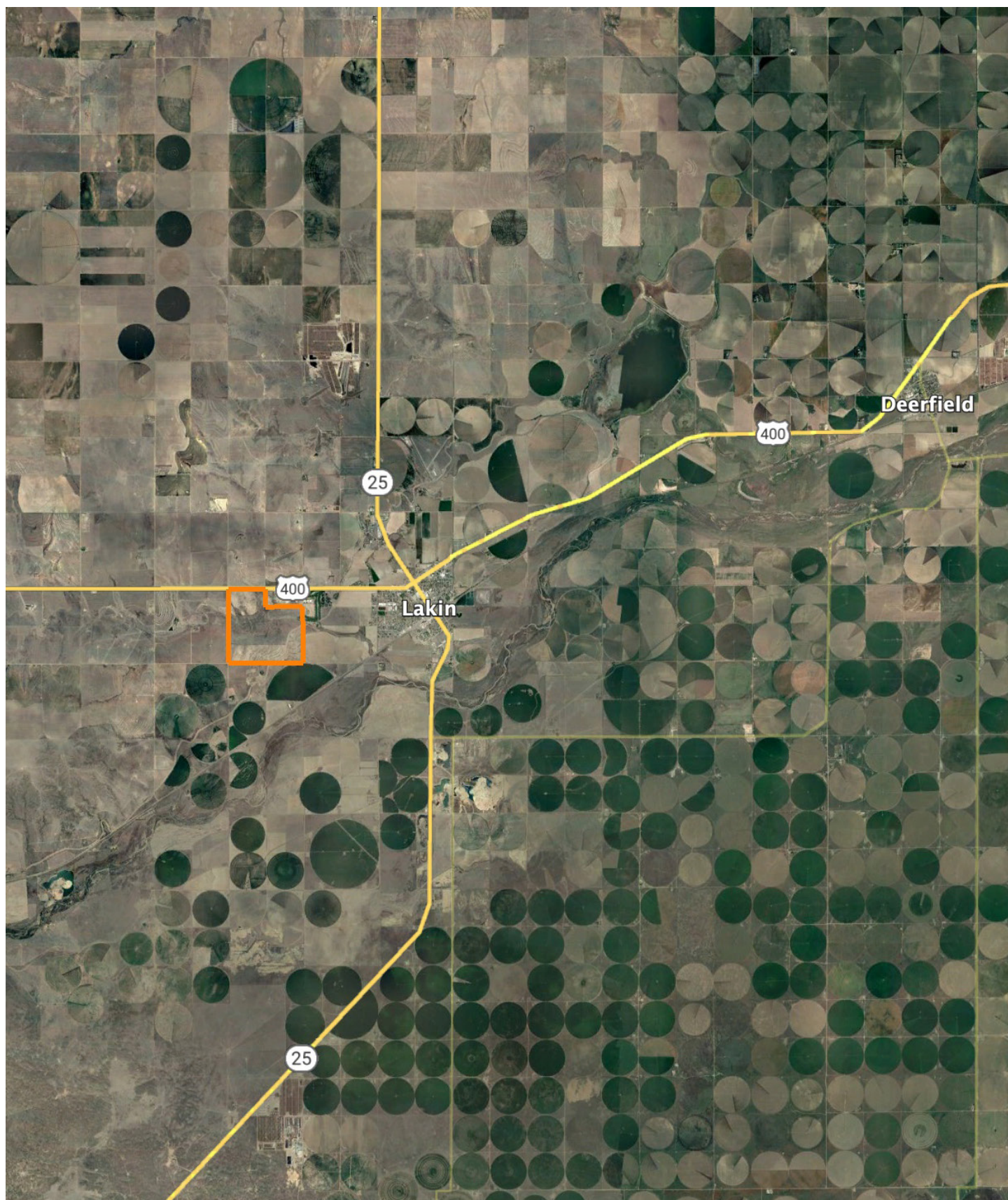
HILLSHADE MAP



SOIL MAP



OVERVIEW MAP



AGENT CONTACT

Mitch Newcomer is extremely passionate about the outdoors. Born and raised on a family farm in WaKeeney, Kansas, Mitch grew up working on the farm with his father and grandfather, and continued to do so throughout his young adult life. During his youth, Mitch did a lot of hunting of his own while also guiding pheasant hunts in western Kansas and conducting habitat improvements during the offseason. He went to Trego Community High School in WaKeeney, where he was a multi-sport scholar athlete. From there, he attended Dodge City Community College and William Jewell College in Liberty, Missouri, where he lettered four years in football. He finished up by getting a second degree from Fort Hays State University in Hays, Kansas. Mitch enjoys hunting, land management, watching sports, and hanging out with his friends and family. He currently lives in WaKeeney, Kansas with his wife, Kim, and daughters Kamryn and Eva.

An avid bowhunter, Mitch has harvested several whitetails over 150", as well as several turkeys across the country, leaving him just one species away from achieving a grand slam. He worked at Cerner Corporation in finance and operations management for several years before coming to Midwest Land Group to pursue his passions for the outdoors, working outside, and being able to work with likeminded people. A landowner himself, he knows what it's like to own and manage property. So, whether you're looking to sell or buy, Mitch is ready to help you reach your goal.



MITCH NEWCOMER,

LAND AGENT

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