

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 listing agent Drew Reimer a call to go look at this farm!



PROPERTY FEATURES

PRICE: **\$998,600** | 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

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. 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.



HUNTING OPPORTUNITY



EASILY ACCESSIBLE



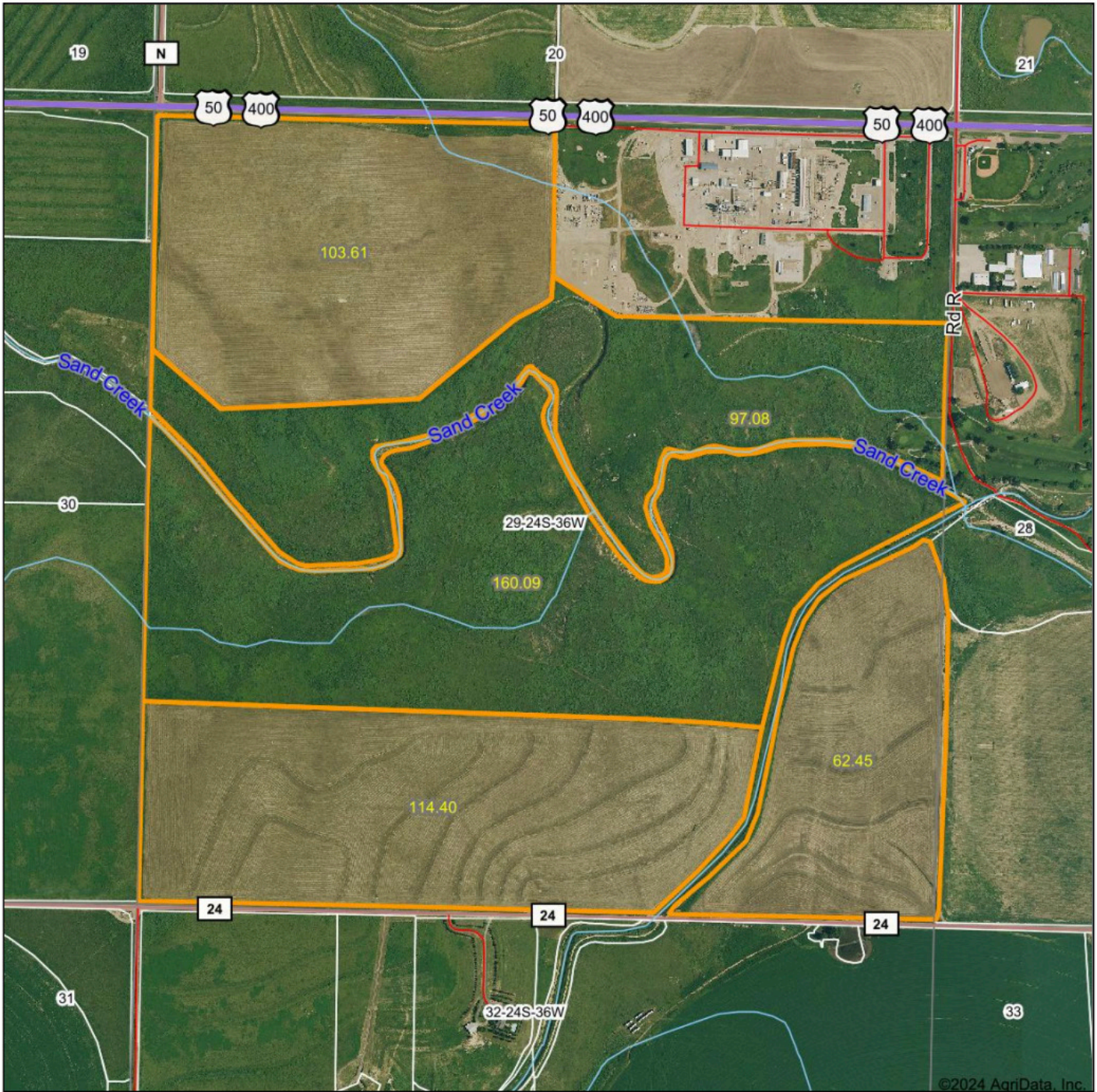
SAND CREEK DRAW



257 +/- ACRES NATURAL GRASS PASTURE



AERIAL MAP



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



Maps Provided By:



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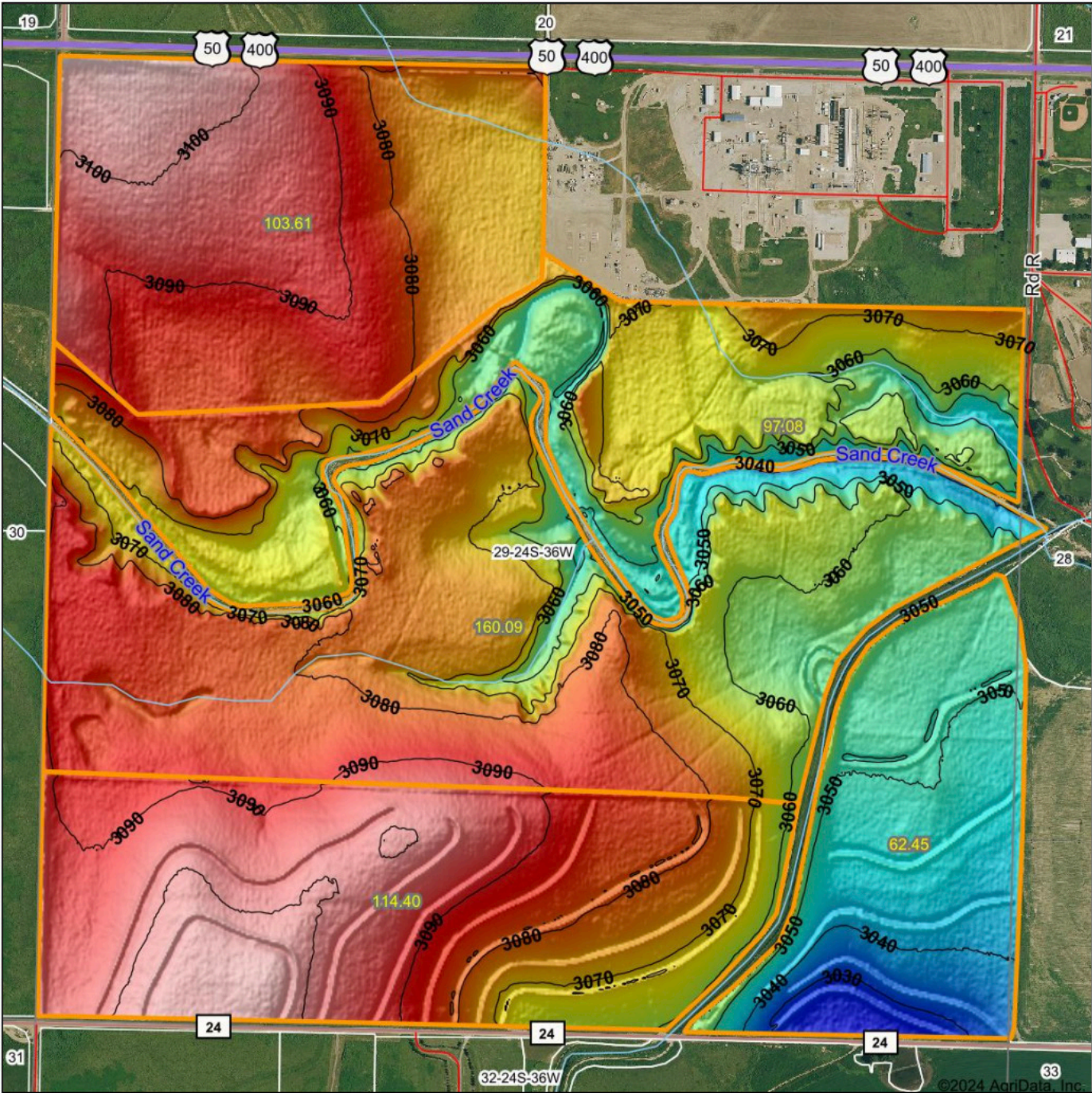
29-24S-36W
Kearny County
Kansas



1/24/2024

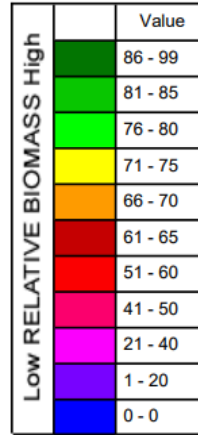
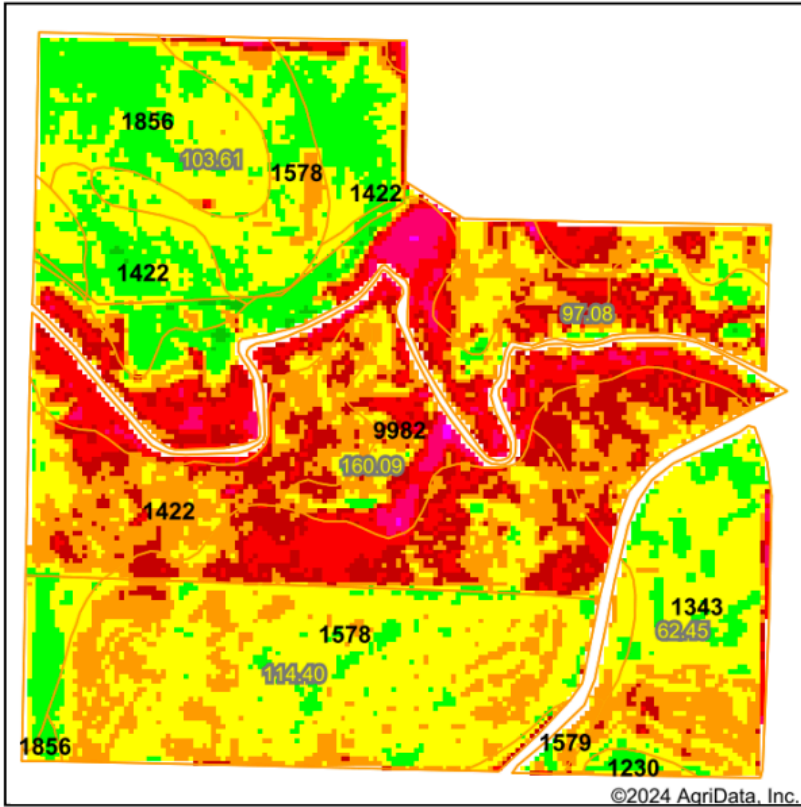
Field borders provided by Farm Service Agency as of 5/21/2008.

HILLSHADE MAP



<p>Low Elevation High</p>	<p>Source: USGS 3 meter dem Interval(ft): 10 Min: 3,024.7 Max: 3,109.2 Range: 84.5 Average: 3,074.6 Standard Deviation: 17.62 ft</p>	<p>0ft 841ft 1681ft</p>
<p> Maps Provided By: surety <small>CUSTOMIZED ONLINE MAPPING</small> <small>© AgriData, Inc. 2023 www.AgriDataInc.com</small> <small>Field borders provided by Farm Service Agency as of 5/21/2008</small> </p>	<p> 29-24S-36W Kearny County Kansas Boundary Center: 37° 56' 12.89, -101° 17' 41.76 1/24/2024 </p>	<p> 1/24/2024 </p>

SOIL MAP



State: **Kansas**
 County: **Kearny**
 Location: **29-24S-36W**
 Township: **Lakin**
 Acres: **537.63**
 Date: **1/24/2024**

Crop:



Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
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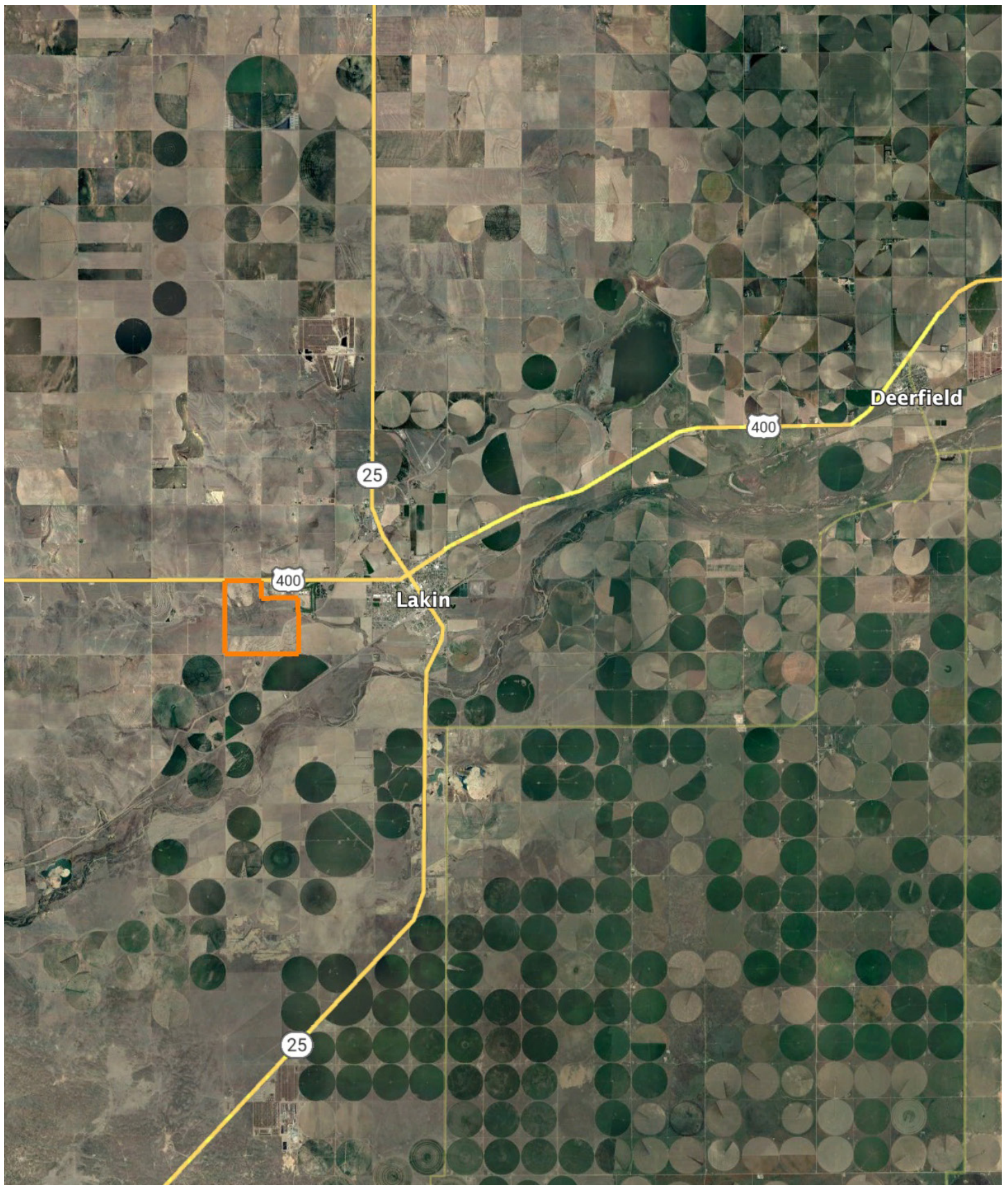


Soils data provided by USDA and NRCS.

Area Symbol: KS093, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Soil Drainage	Non-Irr Class *c	Range Production (lbs/acre/yr)	Alfalfa hay Tons	Alfalfa hay Irrigated Tons	Corn Irrigated Bu	Corn silage Irrigated Tons	Grain sorghum Bu	Grain sorghum Irrigated Bu	Winter wheat Bu	Winter wheat Irrigated Bu	*n NCCPI Overall
1578	Colby silt loam, 1 to 3 percent slopes	196.97	36.6%	Well drained	IVc	1655									56
9982	Fluvents, frequently flooded	113.68	21.1%	Well drained	Vlw	4000									46
1422	Goshen silt loam, rarely flooded	109.89	20.4%	Well drained	IIIc	2490		5	118		34	98	34	69	56
1343	Bridgeport clay loam, saline, rarely flooded	74.08	13.8%	Well drained	IIIc	3500	2	6	130	23	30	90	26	55	36
1856	Ulysses silt loam, 0 to 1 percent slopes	36.17	6.7%	Well drained	IIc	1703					26		22		66
1579	Colby silt loam, 3 to 6 percent slopes	4.45	0.8%	Well drained	IVe	1664		4	90		19	81	16	38	56
1230	Las variant clay loam, occasionally flooded	2.39	0.4%	Somewhat poorly drained	IVs	2200		3	60		28	60	19	35	36

OVERVIEW MAP



AGENT CONTACT

Drew Reimer grew up around agriculture and has been involved in the business ever since. His roots are in land, whether it's farming, ranching, investing, or recreation. It's a true generational passion. His great-great-grandfather immigrated to central Kansas from Russia, and the home quarter has been in the family ever since. This gave him a deep understanding of how important and integral land is for many people.

Born and raised in the small town of Ashland, KS, Drew went to Dodge City Community College to learn to fly and instruct in helicopters. Since then, he's flown ag (crop dusting/aerial applicator), flying both fixed wing and helicopters from the Corn Belt in Nebraska and Illinois to beans, cotton, milo, wheat, potatoes and pasture across Kansas, Oklahoma and the Texas panhandle, to lettuce spinach and broccoli in Arizona and California.

Drew bought his first rental house at 23 and has been investing in real estate ever since. Today, he's able to combine his love of the outdoors with his love for real estate at Midwest Land Group, helping clients make the best decisions, achieve their goals, and experience a smooth transaction. When he's not working, you can find him either water or snow skiing, watching his brother play Nebraska football, or at church leading the middle and high school youth group. Drew and his wife, Alyssa, live in Lakin, KS.



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