

MIDWEST LAND GROUP PRESENTS

146 ACRES IN

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# SUMNER COUNTY KANSAS



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

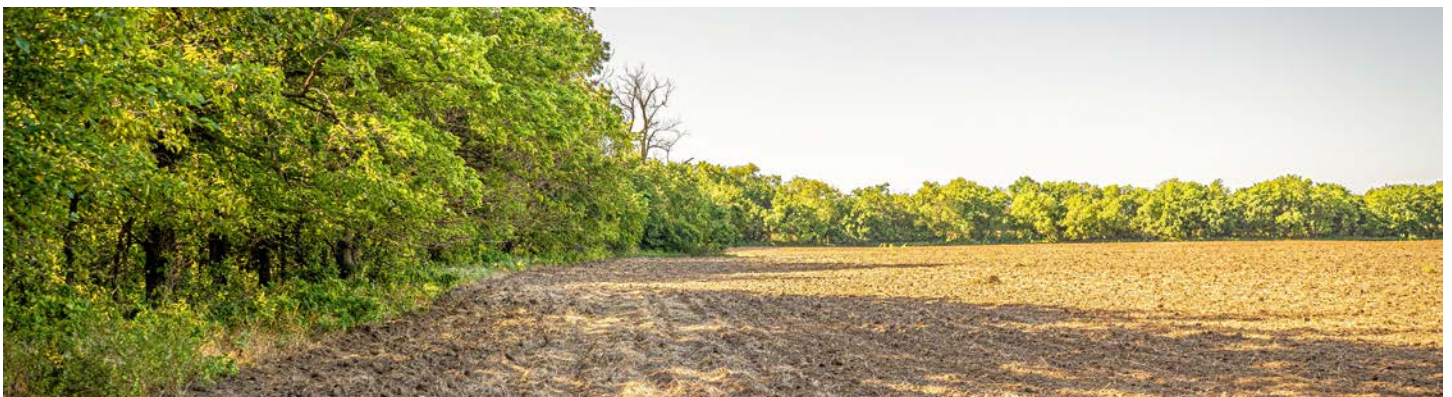
# 146 +/- ACRES OF BOTTOM GROUND ALONG SLATE CREEK

This magical tract of land is situated near a big buck corridor and our pictures prove it! Slate Creek is a small creek system snaking through the entire Sumner County Kansas agriculture area. Many locals have told tales of the giant bucks that roam this creek system from its beginnings around Milton, Kansas clear down to the marshy lowlands of Sumner and Cowley counties before dumping into the Arkansas River.

Currently, the farm is anchored by nearly 98 acres of crop production. An excellent mix of all class II soils makes up this dryland portion. Nalim, Milan, and Elandco loams are the common soil types that combine to form a boastful 70.4 NCCPI score, well above the Sumner County average of 56. Soils of this caliber will respond quickly to the right fertilizer and lime programs. Combined with the right plant hybrids and a little rain from Mother Nature, you will have a great-yielding farm. The northeast corner is home to nearly 35 acres of brome hay production that could easily be converted back to tillable production. This area is one of the more magnificent places on the farm, as Slate Creek makes a large bend and forms a

nice healthy tree line up the draw through the eastern portion of the farm. This area forms a nice pinch point as the wooded eastern property line runs down to meet the western timber area that all chokes down into Slate Creek. Here is where the deer come alive! A quiet, secluded area with large elms, cottonwoods, and cedars allows for healthy stand locations and blind locations in hopes of one day intercepting that Kansas bruiser. The bottom ground, with minimal dirt work, would give you a small marsh in a target-rich area for duck and goose hunting as well.

Slate Creek has the ability year in and year out to produce quality Kansas bucks! The farm should be a perennial powerhouse not only for deer but for raising good crops as well. This farm has so many options for the avid outdoorsman from switch grass plantings, and CRP areas to increasing tillable options to maximize your return. As you enter off Mayfield Road, power is close by and would offer an excellent area for any future building needs. Call Listing Agent Tyler Heil at (913) 207-4541 to answer any questions or schedule a showing.





# PROPERTY FEATURES

PRICE: **\$445,000** | COUNTY: **SUMNER** | STATE: **KANSAS** | ACRES: **146**

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- All class II soils
- Nalim and Elandco loams
- Heavy deer density
- Excellent genetics
- Healthy existing buck population
- Possession this hunting season
- 2023 taxes \$998
- Additional lease options
- 30 miles to Derby
- 15 miles to Wellington
- 30 miles to west Wichita





# CROP PRODUCTION

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# NALIM AND ELANDCO LOAMS

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## 35 ACRES OF BROME HAY PRODUCTION

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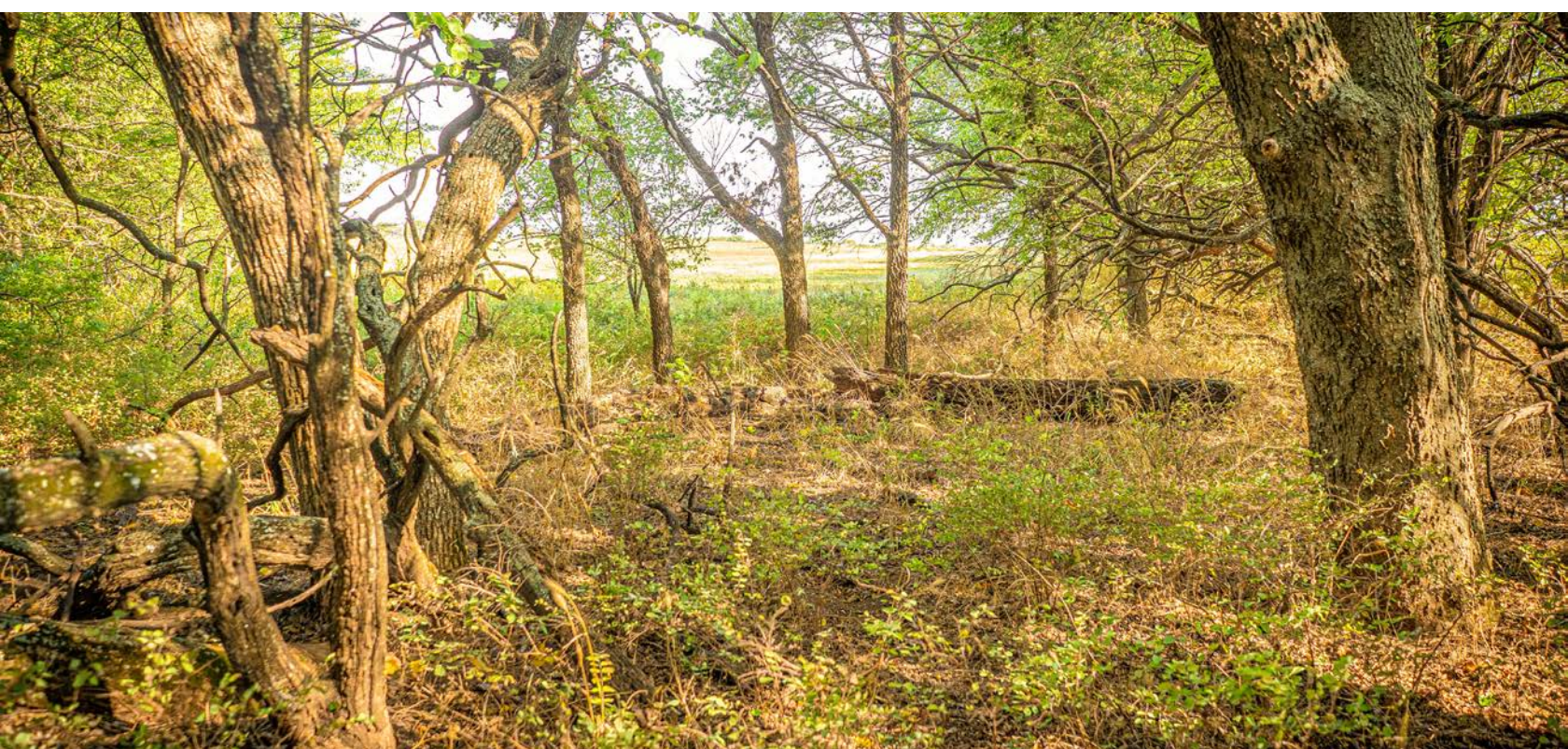




# HEALTHY BUCK POPULATION

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Here is where the deer come alive! A quiet, secluded area with large elms, cottonwoods, and cedars allows for healthy stand locations and blind locations in hopes of one day intercepting that Kansas bruiser.





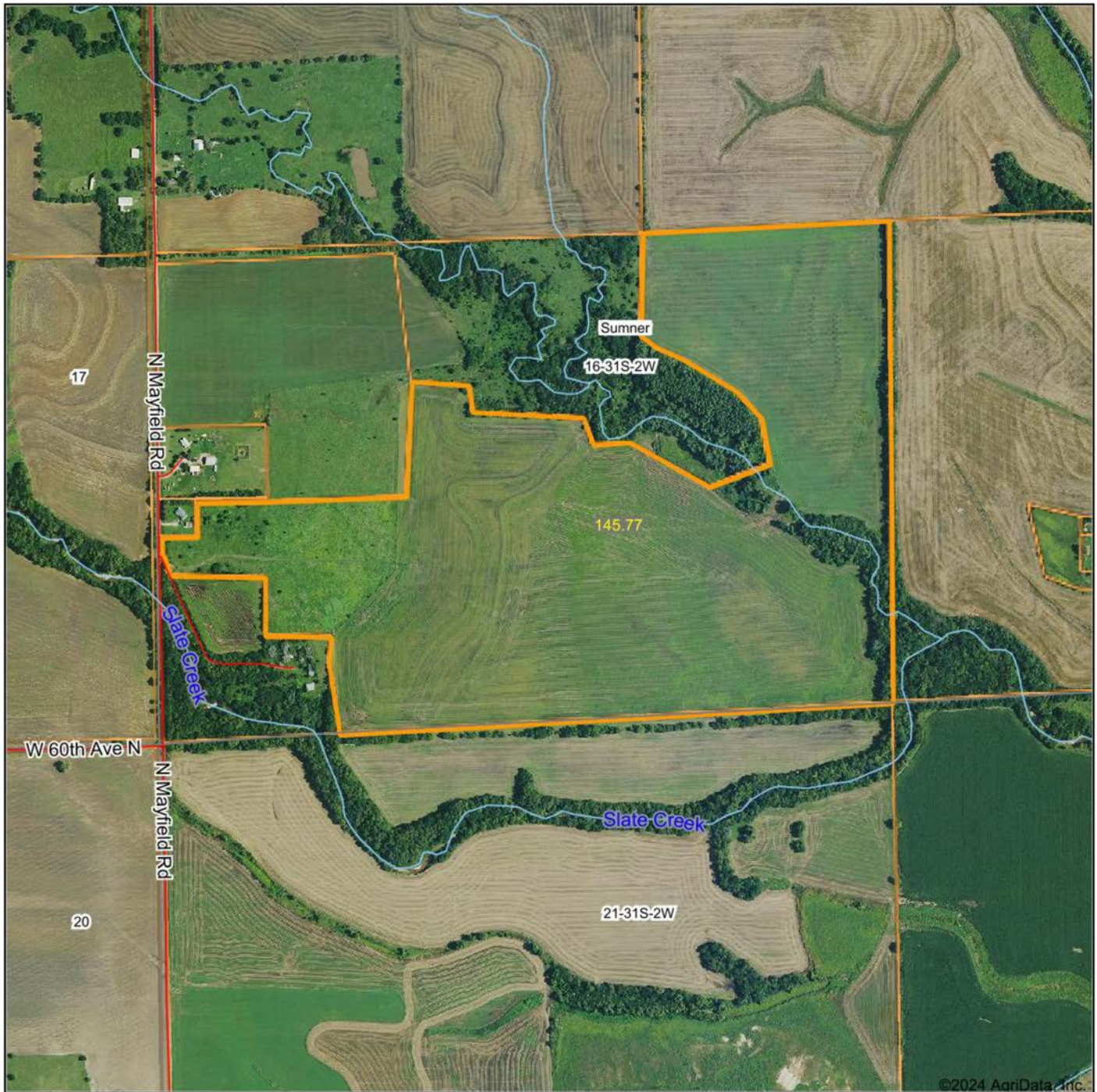
# TRAIL CAM PHOTOS

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# AERIAL MAP



Maps Provided By:



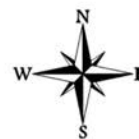
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Boundary Center: 37° 20' 52.84, -97° 32' 30.76

**16-31S-2W**  
**Sumner County**  
**Kansas**

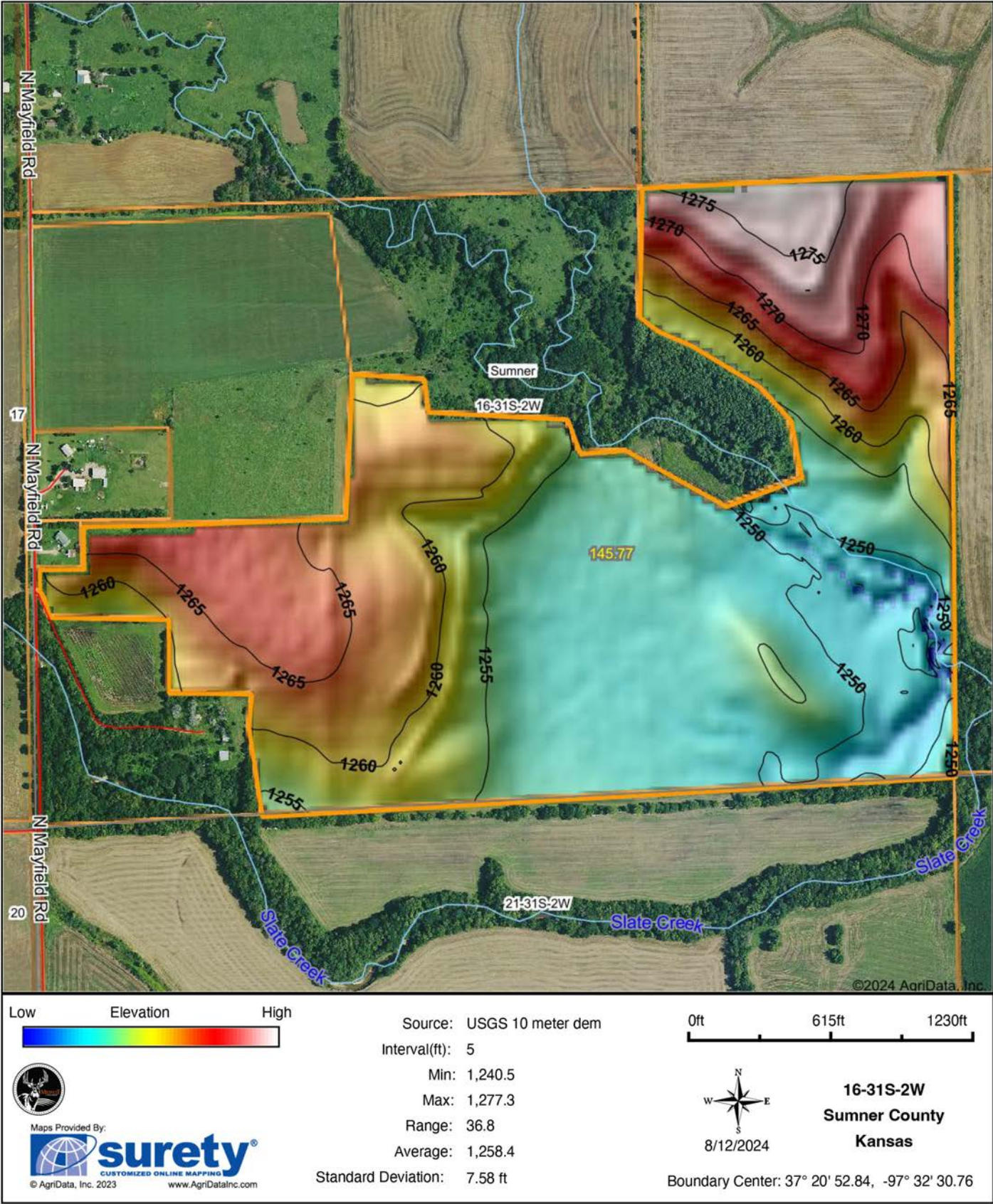
0ft 846ft 1693ft



8/12/2024

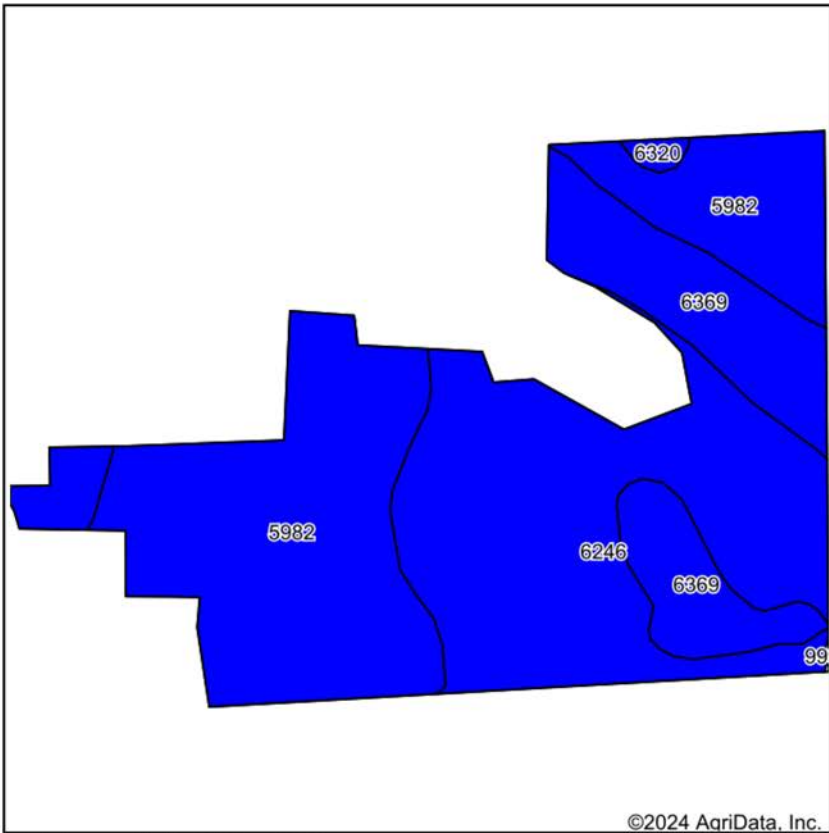


# HILLSHADE MAP





# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**  
County: **Sumner**  
Location: **16-31S-2W**  
Township: **Sumner**  
Acres: **145.83**  
Date: **8/12/2024**



Maps Provided By:

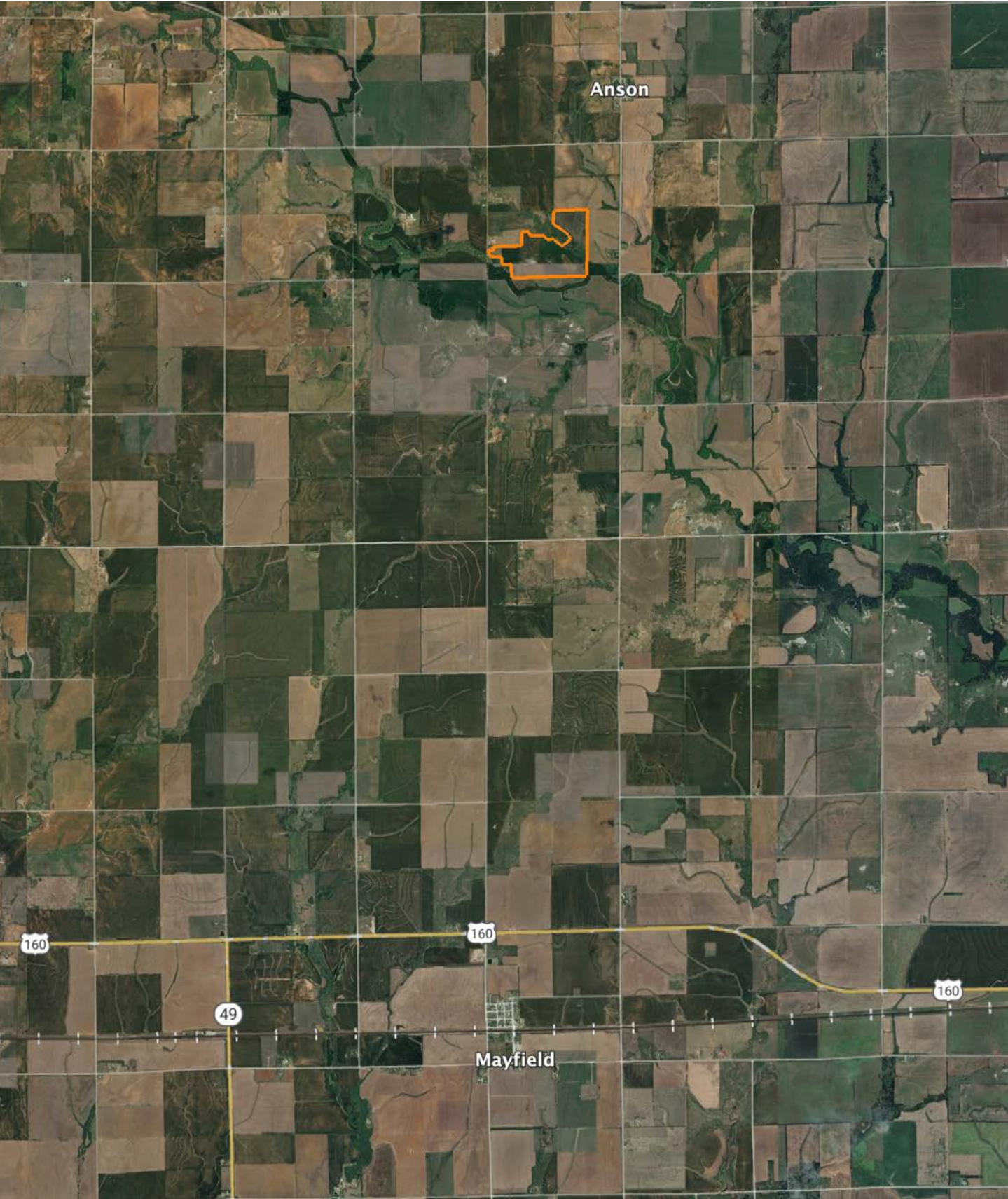


Area Symbol: KS191, Soil Area Version: 20											
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
5982	Nalim loam, 1 to 3 percent slopes	60.46	41.5%		> 6.5ft.	Ile	3436	68	54	59	68
6246	Elandco silty clay loam, rarely flooded	55.34	37.9%		> 6.5ft.	Ilw	5989	72	59	57	71
6369	Milan loam, 1 to 3 percent slopes	29.16	20.0%		> 6.5ft.	Ile	3960	73	73	65	70
6320	Bethany silt loam, 0 to 1 percent slopes	0.87	0.6%		> 6.5ft.	Ils	4035	54	44	50	54
Weighted Average						2.00	4513.2	*n 70.4	*n 59.6	*n 59.4	*n 69.5

\*n: The aggregation method is "Weighted Average using all components"  
\*c: Using Capabilities Class Dominant Condition Aggregation Method



# OVERVIEW MAP





# AGENT CONTACT

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Tyler Heil is an avid outdoorsman with a love for all things hunting, fishing, and farming. Born in Carrollton, Missouri, Tyler graduated from Blue Valley High School in Stillwell, Kansas, and earned a degree in Agricultural Economics from Kansas State University. For over a decade, Tyler worked as a grain trader for several companies and cooperatives in the Midwest, giving him great agricultural and trading experience. Combine that with his vast knowledge of ranching, row crop farming, and income-producing properties and you've got an ideal land agent for buyers and sellers alike. At Midwest Land Group, Tyler uses his professional experience coupled with the relationships he's built to form a well-rounded approach to analyzing a property for its best practical use in order to market the maximum value for every piece of land he works on. When he's not working or out hunting, you can usually find Tyler entering crappie fishing tournaments, coaching youth sports, helping out on the farm, or spending time with his family. Tyler lives in Garden Plain, Kansas, with his wife, Heidi, and kids, Kylie and Hunter. If you're in the market to buy or sell land in Kansas, be sure to give Tyler a call.



**TYLER HEIL,** LAND AGENT  
**620.869.7083**  
THeil@MidwestLandGroup.com



## MidwestLandGroup.com

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