

MIDWEST LAND GROUP PRESENTS

79.3 ACRES IN

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# ELLSWORTH COUNTY KANSAS



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# ELLSWORTH COUNTY TILLABLE 79.3 ACRES

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This 79.3 acre tract is comprised of approximately 71.98 tillable acres of Kansas farmland in the north half of the northeast quarter of Section 33, Township 17, Range 07, in Ellsworth County, Kansas.

The property is 3 miles east of Geneseo, Kansas, 4 miles from the nearest grain elevator, and ½ mile north of Highway K-4. With no current leases, the ground has not been planted for this year's crop and is ready for immediate use. 100% of the seller's mineral rights are included.

This is productive dry-land farm ground with an NCCPI average of 57.6. The west half of the property soil is

Crete silt loam, and the east half is Edalgo loam and Harney-Wells complex. There are approximately 7.32 acres of waterway which creates drainage for wet years, as well as a corridor for wildlife activity including deer, turkeys, quail, and pheasants.

The northeast corner would make for a great country home build site with the higher elevation, scenic views, a rarely traveled road, and convenient location to the highway. This would also be a wonderful property to add to a local farm operation or an investment portfolio.

Contact Listing Agent Kayanna Hammeke at (620) 566-7889 to view disclosures and to schedule a showing.





# PROPERTY FEATURES

PRICE: **\$186,355** | COUNTY: **ELLSWORTH** | STATE: **KANSAS** | ACRES: **79.3**

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- 71.98 +/- tillable acres
- Minerals included
- Nearby electric
- Potential build site
- ½ mile north of K4
- 3 miles east of Geneseo
- 4 miles from nearest grain elevator
- Transfers immediately to buyer
- No leases





# 71.98 +/- TILLABLE ACRES

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This is productive dry-land farm ground with an NCCPI average of 57.6. The west half of the property soil is Crete silt loam, and the east half is Edalgo loam and Harney-Wells complex.





# POTENTIAL BUILD SITE

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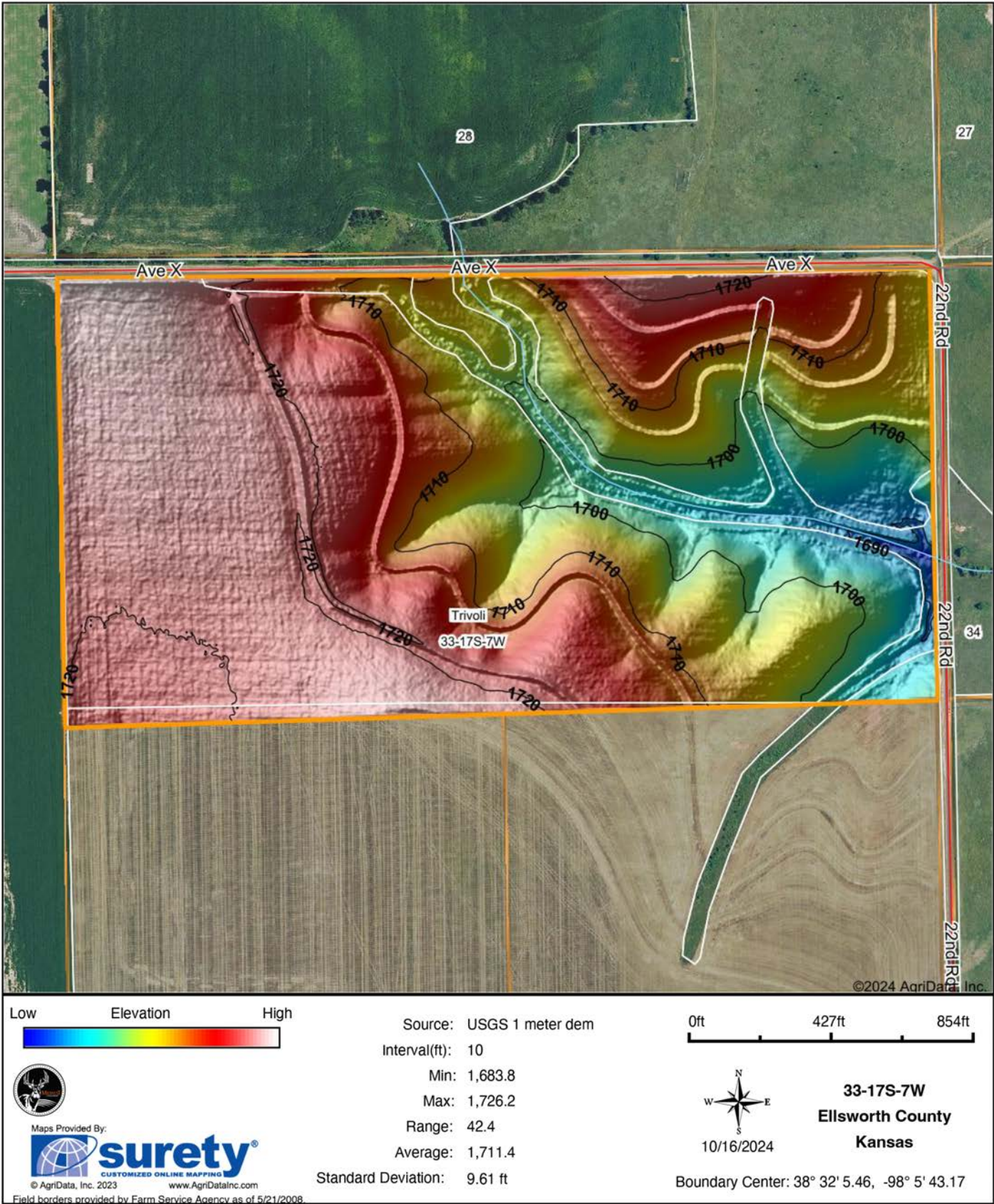
## 7.32 ACRES OF WATERWAY

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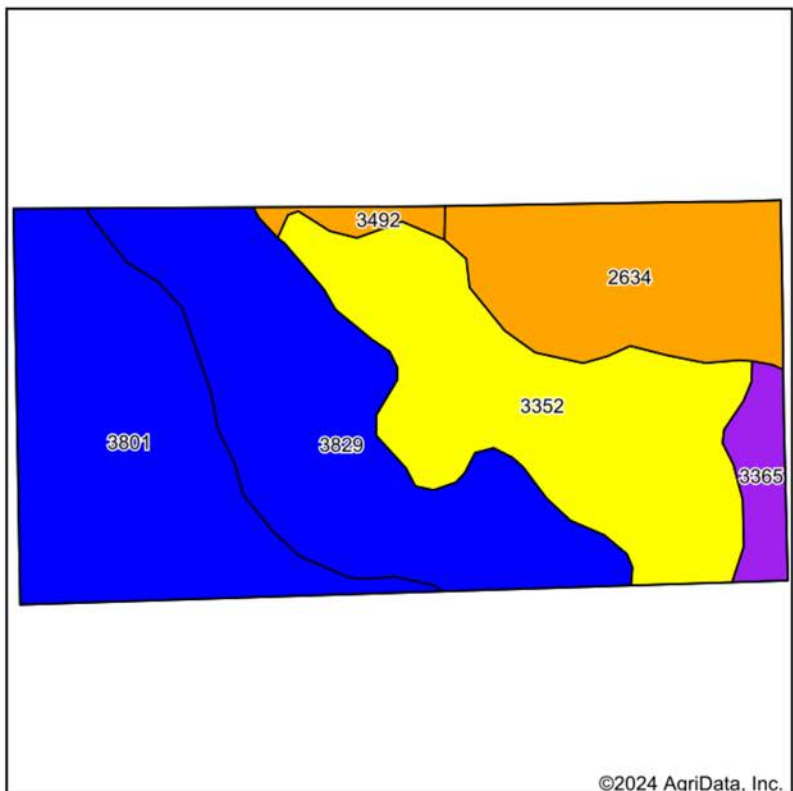




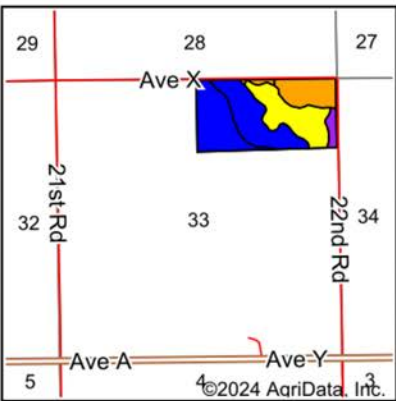
# HILLSHADE MAP



# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**  
County: **Ellsworth**  
Location: **33-17S-7W**  
Township: **Trivoli**  
Acres: **80.36**  
Date: **10/16/2024**



Maps Provided By:

**surety**  
CUSTOMIZED ONLINE MAPPING  
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Area Symbol: KS053, Soil Area Version: 21												
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	*n NCCPI Cotton
3829	Crete silty clay loam, 1 to 3 percent slopes, eroded	21.68	27.1%		> 6.5ft.	Ile	3635	56	49	54	56	34
3801	Crete silt loam, 1 to 3 percent slopes, loess plains and breaks	21.21	26.4%		> 6.5ft.	Ile	3650	64	55	60	64	37
3352	Edalgo loam, 3 to 7 percent slopes	20.85	25.9%		2.7ft. (Paralithic bedrock)	IVe	3620	48	41	47	43	19
2634	Harney-Wells complex, 3 to 7 percent slopes	12.81	15.9%		> 6.5ft.	IIle	3345	68	56	58	67	35
3365	Edalgo-Hedville loams, 7 to 15 percent slopes	2.74	3.4%		2.7ft. (Paralithic bedrock)	VIle	3235	42	36	40	36	16
3492	Wells loam, 3 to 7 percent slopes	1.07	1.3%		> 6.5ft.	IIle	4005	65	58	58	64	31
Weighted Average						2.83	3580.1	*n 57.6	*n 49.3	*n 54	*n 55.9	*n 30.4

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# AGENT CONTACT

Born and raised near Ellinwood, Kansas, Kayanna has deep roots in the local community and a true understanding of the region's land. Her passion for land began early, inspired by her grandfather, who was a large land buyer and closely followed the central Kansas land market. She fondly recalls often attending land auctions with him and her father, a tradition that fueled her connection to Kansas land. After graduating from Fort Hays State University with a Bachelor's in Communication Studies, emphasizing in sales, Kayanna obtained her real estate license at 21 years old and has dedicated herself to making it her lifelong career.

Kayanna's upbringing on a fifth-generation farm and ranch has ingrained in her a profound appreciation for agricultural heritage. To this day, she is largely active in the family farm and cattle operation. Her extensive experience in utility and commercial real estate, combined with her role in managing her father's oil ventures, equips her with a first-hand knowledge of mineral rights, easements, and land investment opportunities.

Outside of her work on the farm and in real estate, she can be found helping run a Kansas hunting outfit near Cheyenne Bottoms, where she is passionate about sharing her love and knowledge of local wildlife with her clients. She spends her free time with her farm animals, scouting, hunting, fishing, and enjoying the great outdoors. Her hands-on experience and lifelong connection to Kansas land makes her an invaluable resource for clients looking to buy or sell properties in the region.

What sets Kayanna apart is her genuine care for Kansas land and its impact on the local economy and community. Her family has lived off this very land since before the 1900s and she plans to be here the rest of her life. With roots like that, you can trust the knowledge she has of the area. She treats every listing as if it were her family's property, ensuring the best possible outcome for her clients. Whether you are chasing that prime whitetail property, or searching for an investment opportunity to add to your portfolio, Kayanna Hammeke is a true local professional, and your ideal partner.



**KAYANNA HAMMEKE**

LAND AGENT

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