



MIDWEST LAND GROUP  
PRESENTS

# HARPER COUNTY KANSAS

585 ACRES





MIDWEST LAND GROUP IS HONORED TO PRESENT

# ICONIC WILCOX FIELD AT WILDCAT CREEK

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A true one-of-a-kind property. This magnificent farm stands among things locally relegated to myth. The local stories of Boone & Crockett bucks, past, present, and future, reside here at the intersection of Wildcat Creek and Bluff Creek in Harper County. This Southern Kansas gem has it all! A riverine ecosystem, beaming with potential for the craftsmanship of a dedicated habitat manager. Top-tier whitetail hunting and turkey hunting, frequent waterfowl hunting opportunities, and high-caliber income for a return on investment. Additionally, there is a beautiful home and plenty of storage space for the new landowner.

The fertile creek bottom is home to abundant wildlife populations. Harper County is known for excellent buck genetics and minerals that help antler growth reach full potential. Wild turkeys strut the hidden fields without fear of being seen. Bucks run the creek and bed in the draws with serene comfort. Surrounded by plenty of food, cover, and water, there is no reason to leave. One visit and stroll along Wildcat Creek and you will lose count of thigh-thick rubs, destination scrapes, and a myriad of beaten trails leading all over the farm. It is truly remarkable the number of deer that call this place home. The amount of potential setup locations is numerous, to say the least. The interspersed crop fields and edge habitat make this place easy for a group of hunters to hunt simultaneously. It is also more than enough space to play the wind, follow that target buck, or shift with changing weather patterns. This farm is going to

generate trophy whitetail bucks year after year.

The land has a rich history of providing world-class duck and goose hunts. To the south, there is a two acre pond in a fenced pasture that reliably has birds. The fields around this pond are also good for several dry feed hunts per season. In the north tillable field, there is a seasonal 5+ acre shallow wetland. This is full of natural smartweed and, when flooded, is a magnet for migrating mallards. The jewel spot is a hidden timber hole at the center of the farm. This pool, about one acre in size, makes for intimate, close-quarters wing shooting. Southern Kansas is home to arguably the greatest wintering mallard populations in the nation, and people come from all over the country to experience Harper County mallards in January.

This is some of the best, if not the best, farm ground in a four-county area! There are over 246 acres of Class I silt loam. Some of those acres can be irrigated with a surface irrigation right that will pass to the buyer. These soil conditions lead to record-setting yields for the owner, maximum food value for wildlife, and attractive offers for farm tenancy. There is a total of 454 acres in production, with 338 wheat base acres with a PLC yield of 37. This productive creek bottom makes excellent returns for the owner and a stable investment for a lasting legacy. The land will convey with intact mineral rights. There is a Sandridge lease with unitized production, the horizontal well head is located a half mile south of the

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south boundary line, so there is no disturbance on the farm. The landowner previously developed and utilized their own gas well on the north side of the farm for many years. The potential for oil and gas revenues to increase significantly is possible. If a new owner were to lease the hunting rights, lease the tillable for production, rent the home, and lease the mineral rights, the estimated return on investment would far exceed a 3% ROI.

The farm boasts a beautiful 3 bed, 1.5 bath home that totals 2,384 square feet. Showing some character but is very comfortable and the perfect hunting camp or retirement retreat. It has a two-car garage, fireplace, covered deck and fenced yard, remodeled kitchen, new windows, newer roof, main floor laundry room, master bath with double vanity, and a full basement. The farmhouse yard is adorned with a circle drive, mature shade trees, and a beautiful view of the valley below. Right out the back door of the house is a graded 2,400-foot grass airstip. This is a recorded airfield, FAA code

7K6 Wilcox Field. The runway leads to a substantial shop with a hangar door. The hangar can accommodate Group 1 planes with less than 45-foot wingspans, such as a twin-engine Cessna 414 that can cruise at two hundred miles per hour from your location to this farm for your retreat. This adds an incredible layer of access to the farm when the weather is right, your time is short, and you want to get there as fast as possible. The 4,000 square foot hangar/shop could be utilized for storage of planes, tractors, utility vehicles, or anything that's needed to enjoy the land to the fullest.

Properties like this don't become available but once in a generation, or three generations as is the case with this land. When you combine living quarters, storage, excellent income, and world-class hunting, it just doesn't get any better. To schedule a showing and view disclosures, contact the Listing Agent Sean Thomas at (620) 712-2775.





# PROPERTY FEATURES

PRICE: **\$2,340,000** | COUNTY: **HARPER** | STATE: **KANSAS** | ACRES: **585**

- World-class hunting
- Excellent waterfowl hunting
- Abundant turkey population
- Class I silt loam soil
- High return on investment
- Irrigation water rights vested 1957
- Mineral rights and production
- Mature timber
- Tall native grass
- Live water Wildcat Creek
- 3 bed, 1.5 bath house - 2,384 sq. ft.
- 50'x80' shop built in 2013 with hangar door
- Bluff Creek frontage
- 7 miles to Anthony
- 63 miles to Eisenhower National Airport Wichita





# WORLD-CLASS HUNTING

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The fertile creek bottom is home to abundant wildlife populations. Harper County is known for excellent buck genetics and minerals that help antler growth reach full potential.





# EXCELLENT WATERFOWL HUNTING

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# ABUNDANT TURKEY POPULATION

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## CLASS I SILT LOAM SOIL

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# MATURE TIMBER

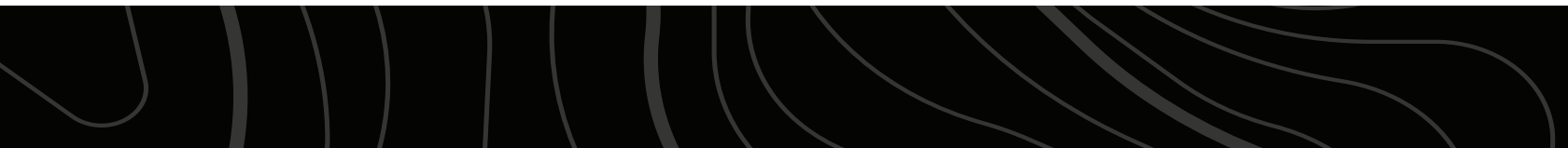
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# WILDCAT CREEK & BLUFF CREEK FRONTAGE

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## 3 BED, 1.5 BATH HOUSE

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# ADDITIONAL HOME PHOTOS

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# 50'X80' SHOP WITH HANGAR DOOR

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# ABUNDANT TURKEY POPULATION

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## CLASS I SILT LOAM SOIL

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# WATERFOWL HARVEST PHOTOS

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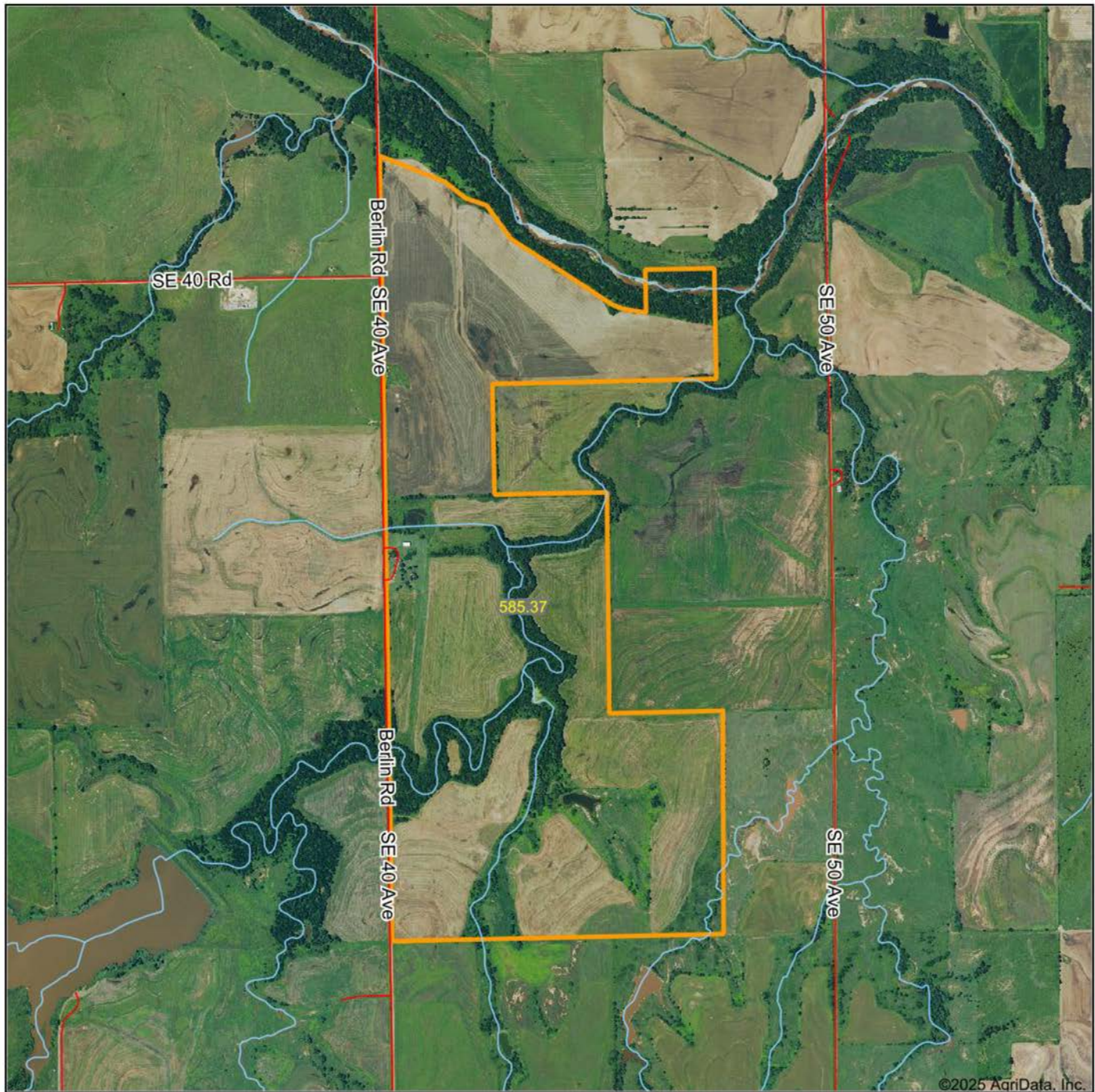


# TRAIL CAM PICTURES





# AERIAL MAP



Boundary Center: 37° 5' 9.64, -97° 57' 32.11

0ft 1837ft 3674ft



Maps Provided By:



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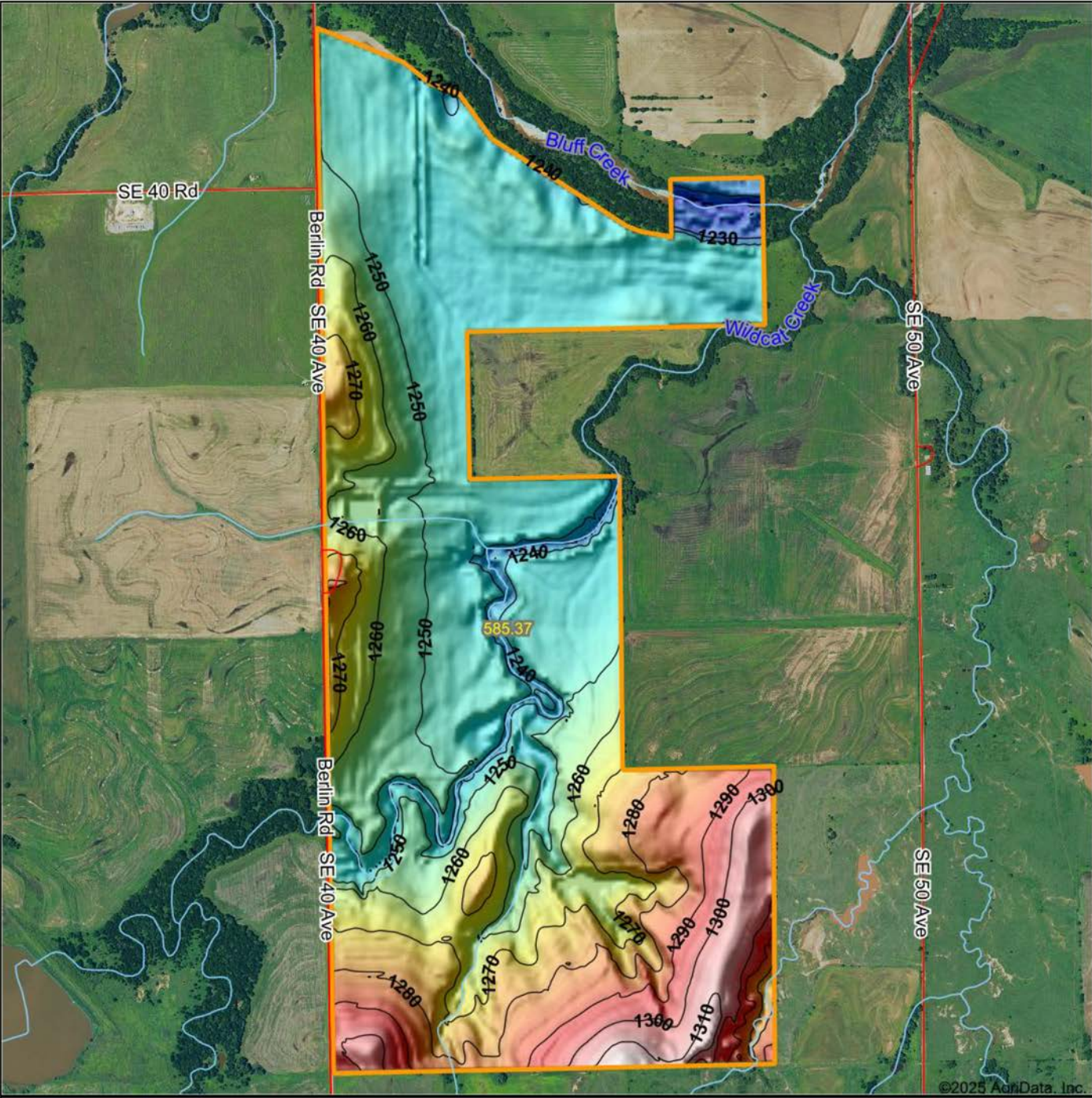
**15-34S-6W**  
**Harper County**  
**Kansas**



3/7/2025



# HILLSHADE MAP



Low Elevation High



Maps Provided By:

**surety**  
CUSTOMIZED ONLINE MAPPING

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Source: USGS 10 meter dem

Interval(ft): 10

Min: 1,218.4

Max: 1,318.4

Range: 100.0

Average: 1,260.4

Standard Deviation: 19.36 ft

0ft 1387ft 2774ft



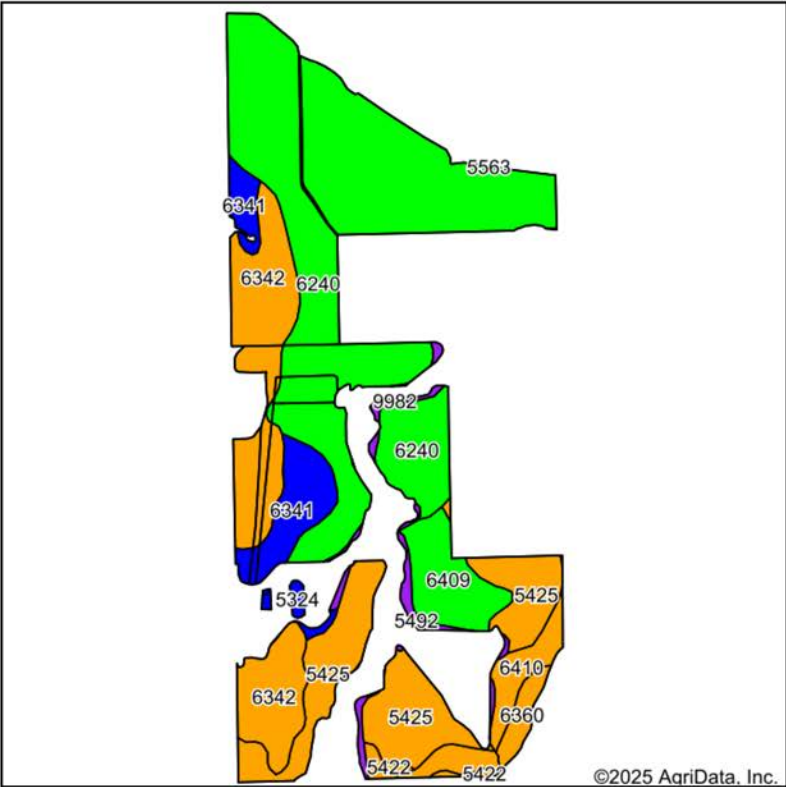
3/7/2025

**15-34S-6W**  
**Harper County**  
**Kansas**

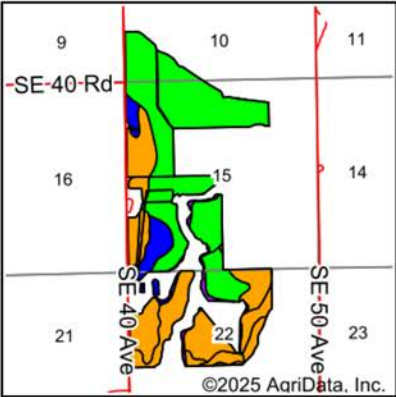
Boundary Center: 37° 5' 9.64, -97° 57' 32.11



# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**  
County: **Harper**  
Location: **15-34S-6W**  
Township: **Township No. 4**  
Acres: **453.42**  
Date: **3/7/2025**



Maps Provided By:



Area Symbol: KS077, 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
6240	Dale silt loam, rarely flooded	213.90	47.2%		> 6.5ft.	Ic	5950	69	52	54	68	54
6342	Grant silt loam, 3 to 5 percent slopes	72.50	16.0%		4.8ft. (Paralithic bedrock)	IIle	4510	71	54	60	71	47
5425	Kingfisher silt loam, 3 to 5 percent slopes	72.24	15.9%		3.2ft. (Paralithic bedrock)	IIle	4565	52	40	49	51	35
6341	Grant silt loam, 1 to 3 percent slopes	28.05	6.2%		4.8ft. (Paralithic bedrock)	Ile	4579	72	55	60	72	47
6409	Pond Creek silt loam, 1 to 3 percent slopes	24.28	5.4%		> 6.5ft.	I	4747	67	59	58	67	42
6410	Pond Creek silt loam, 3 to 6 percent slopes	12.35	2.7%		> 6.5ft.	IIle	4747	68	57	62	68	40
6360	Kirkland-Renfrow clay loams, 1 to 3 percent slopes	6.62	1.5%		4.1ft. (Paralithic bedrock)	IIle	3007	52	37	50	51	32
5426	Kingfisher-Ironmound silt loams complex, 1 to 5 percent slopes	6.56	1.4%		2.8ft. (Paralithic bedrock)	IIle	4302	44	36	43	44	28
5492	Woodward-Port complex, 0 to 20 percent slopes	5.87	1.3%		2.3ft. (Densic bedrock)	VIle	4674	42	33	39	40	22
9982	Fluvents, frequently flooded	4.06	0.9%		> 6.5ft.	VIw	0	51	1	51		

Soils data provided by USDA and NRCS.



# OVERVIEW MAP





# AGENT CONTACT

Sean Thomas has a love and appreciation for the land. Born and raised in Overland Park, KS, Sean graduated from St. Thomas Aquinas High School and earned a B.S. in Park Management and Conservation, with a Minor in Business Administration from Kansas State University. This education refined Sean's natural ability to observe and identify the unique qualities each piece of property holds and communicate that potential to clients so that they can achieve their goals, from vision to completion.

Prior to coming to Midwest Land Group, he spent 10 years in parks and recreation administration, specializing in property management, maintenance, and construction. This hands-on experience provided a unique opportunity to study wildlife behavior, especially waterfowl in different environments. Sean shares that knowledge with clients so they can begin successful wildlife management on their property.

A volunteer with Big Brothers Big Sisters, he enjoys mentoring his little brother and introducing him to the outdoors, whether it be fishing or playing sports. Sean is an avid duck and deer hunter and actively serves in ministries at his local church. Sean and his wife Betsy, live on a farm near Inman, KS with their two dogs, Branch and Briar, surrounded by pastures in the Sandhills.



**SEAN THOMAS,**  
LAND AGENT  
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## MidwestLandGroup.com

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