

MIDWEST LAND GROUP PRESENTS



437 ACRES
OTTAWA COUNTY, KS

North 190th Road, Minneapolis, Kansas, 67467



MIDWEST LAND GROUP IS HONORED TO PRESENT

THE TOTAL PACKAGE KANSAS RECREATIONAL FARM

The Kansas farm you've been dreaming of is here! Less than 30 minutes from Salina, Kansas this loved, manicured, and well maintained farm is ready for its next owner. With 437 +/- acres of habitat that has been managed to create the ideal hunting property, this piece of land has it all.

Made up of mature hardwoods, multiple creeks, a pond, roughly 200 +/- tillable acres, strategically planted income-generating CRP strips, food plots throughout, planted tree rows and thickets for habitat and privacy, rural water and power on-site, trophy white-tails, multiple coveys of quail, rooster pheasants, massive flocks of turkeys, waterfowl in the fields and on the water, strategically stationed deer blinds and feeders, a small cabin with heat and air, and a pole barn to store all your equipment, this property is truly turn-key!

As you enter through the main gate you will find a beautiful drive, lined with oak trees and food plots, that takes you across the flowing Sand Creek as you continue to the center of the property. Here you will find a small Redneck Hunting cabin that is equipped with power and a mini-split providing heat and air. Rural water was recently installed and available at a non-freeze hydrant. Utilize the pole barn for all equipment storage to help you manage your farm. Current farm equipment is all available to purchase with the farm making it easy to keep operations up and running!

From the center of the farm, you will find that you are surrounded by a prime hunting habitat! This farm offers

the best of the best when it comes to Kansas whitetail deer. The mature hardwoods along the creek bottom create a great habitat for not only deer but also long-bearded turkeys.

Throughout the timber, you will find waste high rubs, deer trails that look like cattle trails, and multiple bedding locations completely covered with deer signs. With an endless supply of water, food, bedding, and cover these deer have no reason to leave. Strategically placed deer blinds and stands, an easy-to-navigate trail system, and road frontage on three sides make this property easy to hunt multiple hunters at the same time regardless of the direction of the wind. This farm has produced trophy whitetail deer for years with no signs of slowing down!

The pond in the center of the property is a great place to enjoy your evenings, catching all sorts of fish! Power and a pond aerator help keep the pond clean from overgrowth and moss, making it easy to cast a line! This pond has also been known to serve as a spot to shoot a limit of ducks in the morning.

Throughout the farm, you will find rows of trees that the owner-managed and helped grow into additional habitat. Over two decades the current owner planted over 800 trees and watered them by hand to ensure their survival. Along with these trees, you will also notice rows of plum thickets and thriving CRP buffer strips between the tillable ground and the timber. The CRP is

currently well-maintained and ready for renewal at the end of 2025 and 2026. The contract brings on average between \$4k-6k per year. This strategically implanted habitat has allowed Kansas wildlife to thrive on this farm. Not only providing bedding areas for the trophy whitetail but creating a home for multiple coveys of quail and a healthy pheasant population.

Surrounding water sources have allowed this farm to become a feeding ground for different species of waterfowl. With Canada geese and mallards roosting and loafing on nearby ponds and lakes, the tillable fields are often a feeding frenzy in the morning and evening hours. Almost 200 +/- acres of tillable dirt made up of Class II and III soils with NCCPI overall scores in the 70's crop production adds not only to the hunting but is income

generating as well. All mineral rights are intact and shall be transferred to the buyer!

With all this farm has to offer, the most intriguing thing about it all is that it is truly turn-key and ready for its next owner to step in and take over. The current owner and his family have dedicated over two decades to managing this farm and creating something truly special. This farm has served as a centerpiece for their family and friends during that time. Their hard work, love, dedication, and desire to create something special is evident as soon as you step on the farm. The term once in a lifetime farm should be reserved for farms like this.

Please contact land agent, Josh Hubbard at (785) 307-0460, to schedule your private tour today!



PROPERTY FEATURES

PRICE: **\$1,980,000** | COUNTY: **OTTAWA** | STATE: **KANSAS** | ACRES: **437**

- Trophy whitetails
- Long beard turkeys
- Waterfowl
- Upland birds
- Deer stands, blinds, and feeders
- Mature hardwoods
- Live water creeks
- Aerated pond
- Thick bedding areas
- 200 +/- tillable acres
- Active CRP buffer strips
- Trail system
- Income producing
- Power
- Rural water
- Multiple road frontages
- 10 minutes to Bennington
- 30 minutes to Salina Regional Airport

200 +/- TILLABLE ACRES

Almost 200 +/- acres of tillable dirt made up of Class II and III soils with NCCPI overall scores in the 70's crop production adds not only to the hunting but is income generating as well.



AERATED POND



BEDDING AND COVER



TROPHY WHITETAIL HUNTING

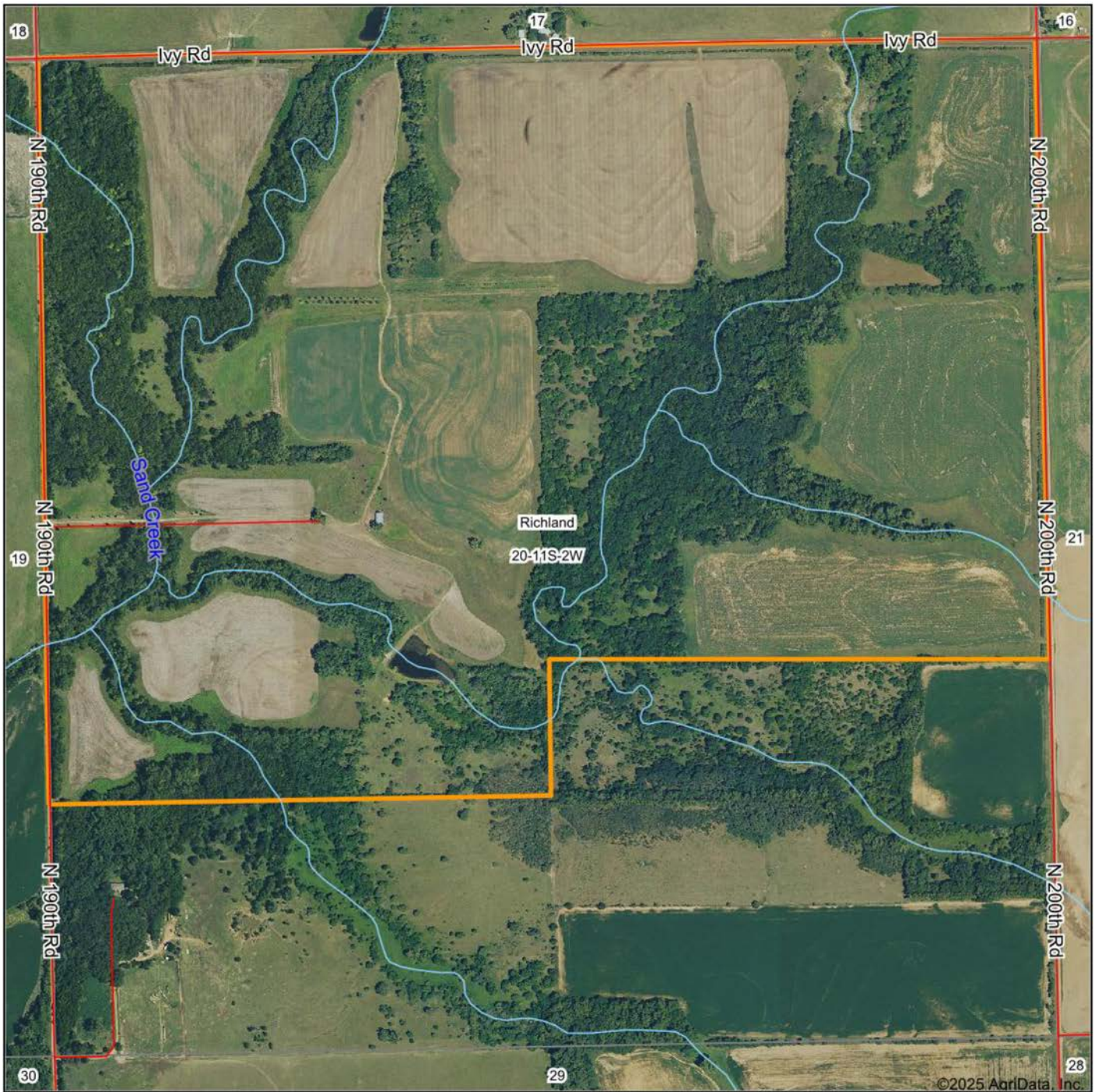
Strategically placed deer blinds and stands, an easy-to-navigate trail system, and road frontage on three sides make this property easy to hunt multiple hunters at the same time regardless of the direction of the wind. This farm has produced trophy whitetail deer for years with no signs of slowing down!



ADDITIONAL PHOTOS



AERIAL MAP



©2025 AgriData, Inc.

Boundary Center: 39° 4' 59.79, -97° 34' 0.03



Maps Provided By:



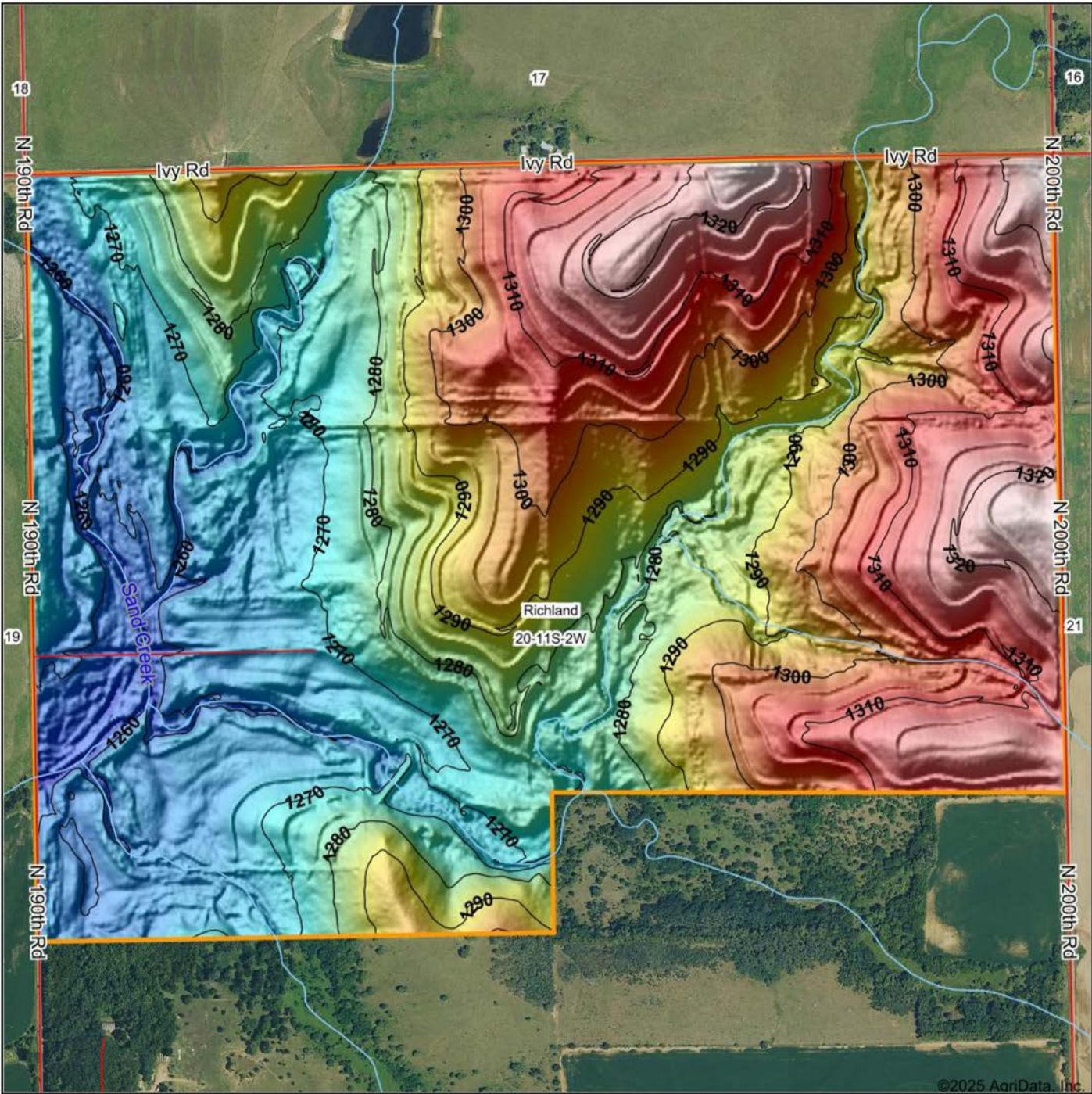
© AgriData, Inc. 2023 www.AgridataInc.com

20-11S-2W
Ottawa County
Kansas

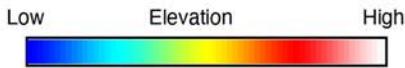


2/3/2025

HILLSHADE MAP



©2025 AgriData, Inc.



Source: USGS 3 meter dem
 Interval(ft): 10
 Min: 1,251.5
 Max: 1,328.2
 Range: 76.7
 Average: 1,288.0
 Standard Deviation: 19.46 ft



2/3/2025

20-11S-2W
Ottawa County
Kansas

Boundary Center: 39° 4' 59.79, -97° 34' 0.03

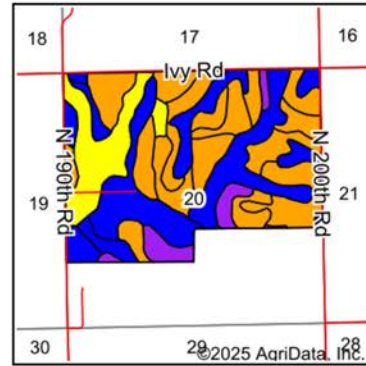
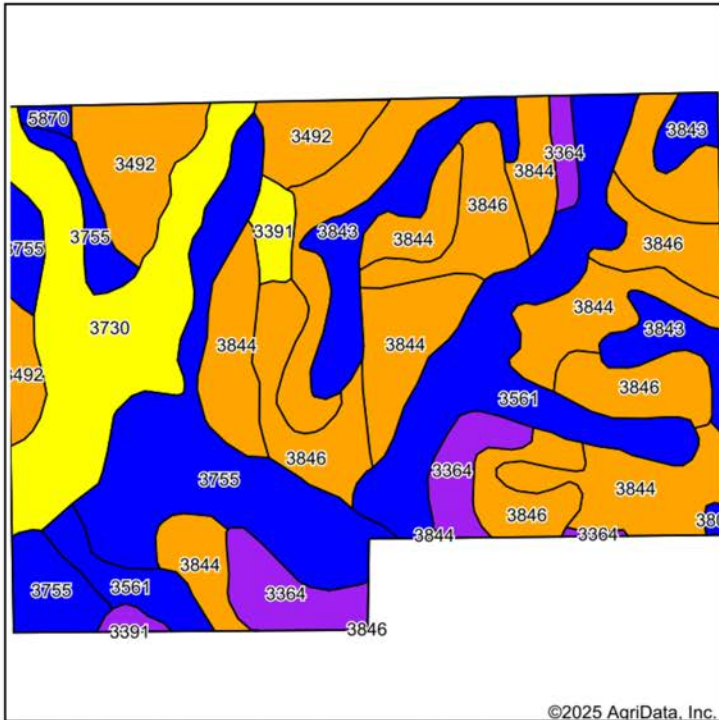


Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2023 www.AgriDataInc.com

SOILS MAP



State: **Kansas**
 County: **Ottawa**
 Location: **20-11S-2W**
 Township: **Richland**
 Acres: **439.98**
 Date: **2/3/2025**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

©2025 AgriData, Inc.

Area Symbol: KS143, Soil Area Version: 22

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	
3844	Geary silt loam, 3 to 7 percent slopes	109.05	24.7%		> 6.5ft.	Ille	4085	71	68	65	71	36	
3755	Hord silt loam, rarely flooded	69.03	15.7%		> 6.5ft.	Ilc	3500	77	54	63	77	8	
3846	Geary silty clay loam, 3 to 7 percent slopes, eroded	59.34	13.5%		> 6.5ft.	Ille	4080	61	58	59	61		
3561	Hobbs silt loam, occasionally flooded	54.61	12.4%		> 6.5ft.	Ilw	5845	79	68	61	79	37	
3730	Els loamy sand, rarely flooded	53.27	12.1%		> 6.5ft.	IVw	8500	29	27	29	23	8	
3492	Wells loam, 3 to 7 percent slopes	32.01	7.3%		> 6.5ft.	Ille	4005	65	58	58	64	31	
3843	Geary silt loam, 1 to 3 percent slopes	30.88	7.0%		> 6.5ft.	Ile	4040	71	68	65	71	36	
3364	Edalgo-Hedville complex, 5 to 30 percent slopes	24.70	5.6%		2.7ft. (Paralithic bedrock)	Vle	3345	41	35	40	35	16	
3391	Lancaster loam, 3 to 7 percent slopes	4.66	1.1%		2.9ft. (Paralithic bedrock)	IVe	3850	49	45	47	48	19	
5870	Carway and Carbika soils, 0 to 1 percent slopes	1.59	0.4%		> 6.5ft.	Ilw	8500	55	53	27	55	17	
3800	Crete silt loam, 0 to 1 percent slopes, loess plains and breaks	0.84	0.2%		> 6.5ft.	Ils	3580	65	57	61	65	37	
Weighted Average							2.94	4707.5	*n 64.1	*n 56.6	*n 56.8	*n 62.9	*n 21.8

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

OVERVIEW MAP



AGENT CONTACT

Born in Manhattan and now residing in Junction City, KS, Josh Hubbard's roots run deep in Kansas soil. A Kansas State University alumnus, Josh Hubbard's passion for the outdoors, land, and the rich heritage of his home state is evident in everything he does. Having been a licensed realtor in Kansas for over three years, Josh's professional journey spans residential, land, and investment properties. His deep-seated love for nature drove him to specialize in land sales. The exhilarating allure of the great outdoors always beckoned, and when he discovered Midwest Land Group, he knew he'd found his true calling.

Josh's connection to the land is personal, evolving from childhood hunting trips with his father to sharing these outdoor traditions with his own sons, Liam and Jace. His vision extends beyond just business; he's on a mission to make land ownership a cherished reality for families, grounded in the belief that owning a piece of land is one of life's greatest joys.

His professional journey, ranging from athletics to real estate, has ingrained in him values of dedication, teamwork, and service. Rooted in faith, with God at the center of his life, he sees his career as a service, a means to make the dream of land ownership a reality for many.

Reach out to Josh today and let his passion, expertise, and dedication guide you in your land ownership journey in Central Kansas. Whether it's an acre or a thousand, Josh is here to make your dream a reality.



JOSH HUBBARD,
LAND AGENT
785.307.0460
JHubbard@MidwestLandGroup.com



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Arkansas, Illinois, Iowa, Kansas, Minnesota, Missouri, Nebraska, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.