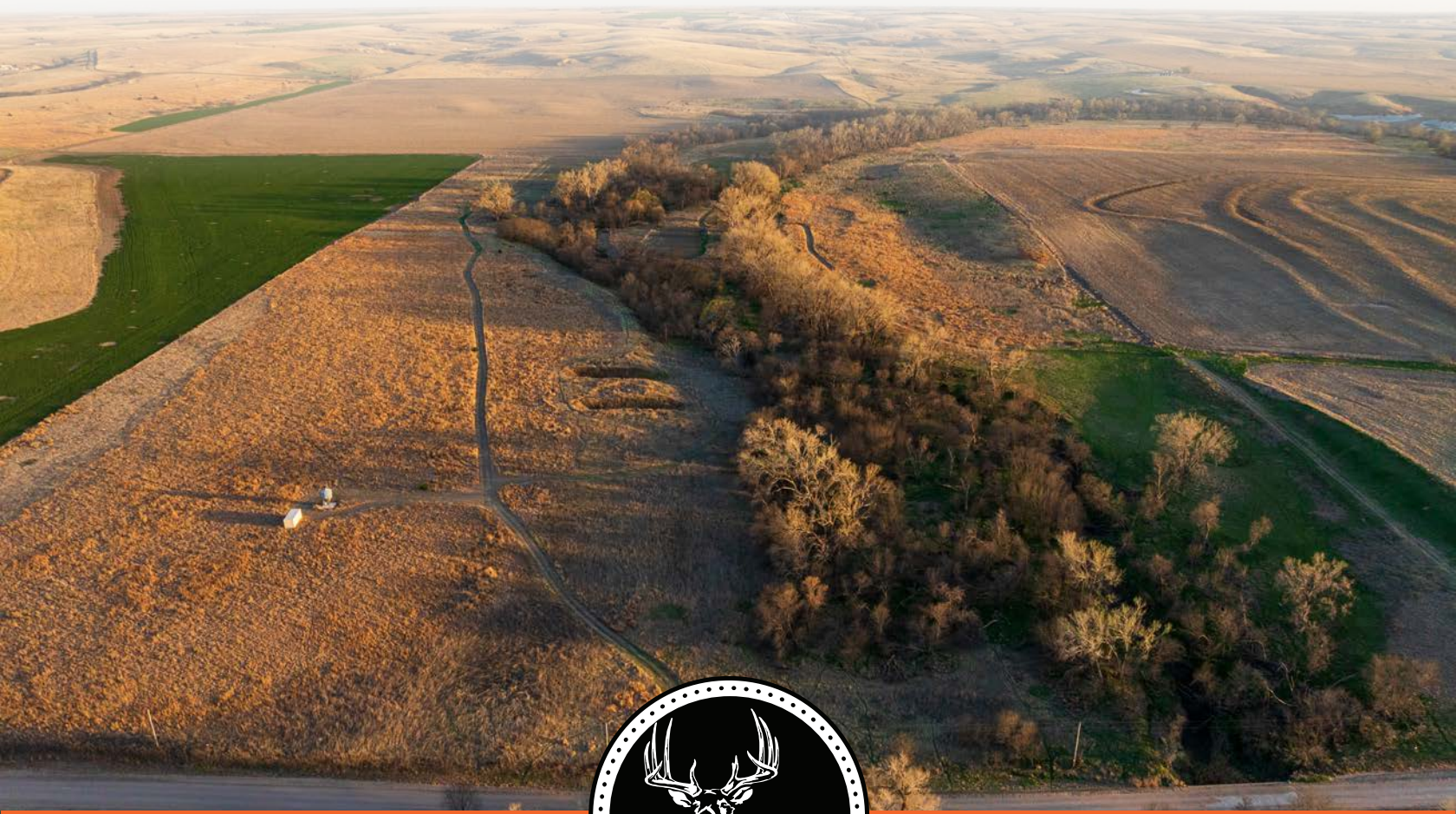


MIDWEST LAND GROUP PRESENTS

236.3 ACRES IN

TREGO COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BOONE AND CROCKET DEER AND RIO GRANDE TURKEYS ON THE SALINE RIVER

It is unlikely that you will see a better Western Kansas hunting farm hit the market this year! This incredible Saline River hunting farm in Trego County, Kansas definitely checks all of the boxes. With a proven big buck history, solid population of Rio Grande turkeys, and great upland bird population, this farm leaves nothing to be desired. The beautiful cottonwood-lined river bottom provides incredible cover for wildlife. The Saline River cuts through the middle of the north 80, which consists of around 47 acres of expired CRP, and the remainder is thick timber and thickets. The deer trails look like highways. The south quarter consists of 125 +/- acres of tillable crop land. In addition to providing a solid return, it's nothing to see 50+ deer feeding in the field at night. The remainder is some of the thickest cover on the entire farm. A solar water tank in the middle of the cover provides year-round fresh

water and the perfect early-season ambush spot. The neighborhood is second to none. Ground on the Saline River in this area rarely comes available, and for good reason. Management-minded neighbors allow the deer to get to the older age class, and the genetics in this area are as good as anywhere in the state. This farm is truly turn-key, with three strategically placed redneck blinds, two 1,200 lb. feeders, a large storage container for your gear, a grain bin for bulk feed storage, five established food plots, four freshly drilled irrigation wells to water those plots, and an established trail system throughout the farm. This place is incredible and unlike anything else you'll find in this part of the state. If you're looking for a slammer hunting farm and the opportunity to consistently hunt and kill Boone and Crockett caliber deer, call Mitch Newcomer at (816) 799-1384 to set up a showing today!



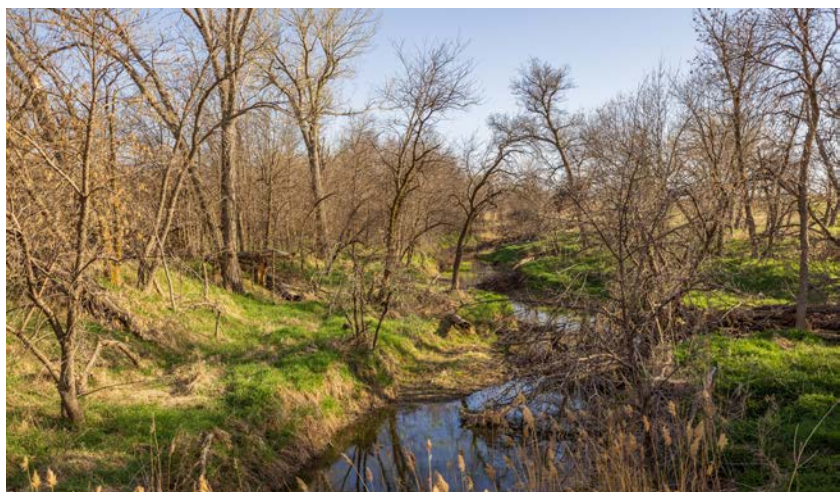
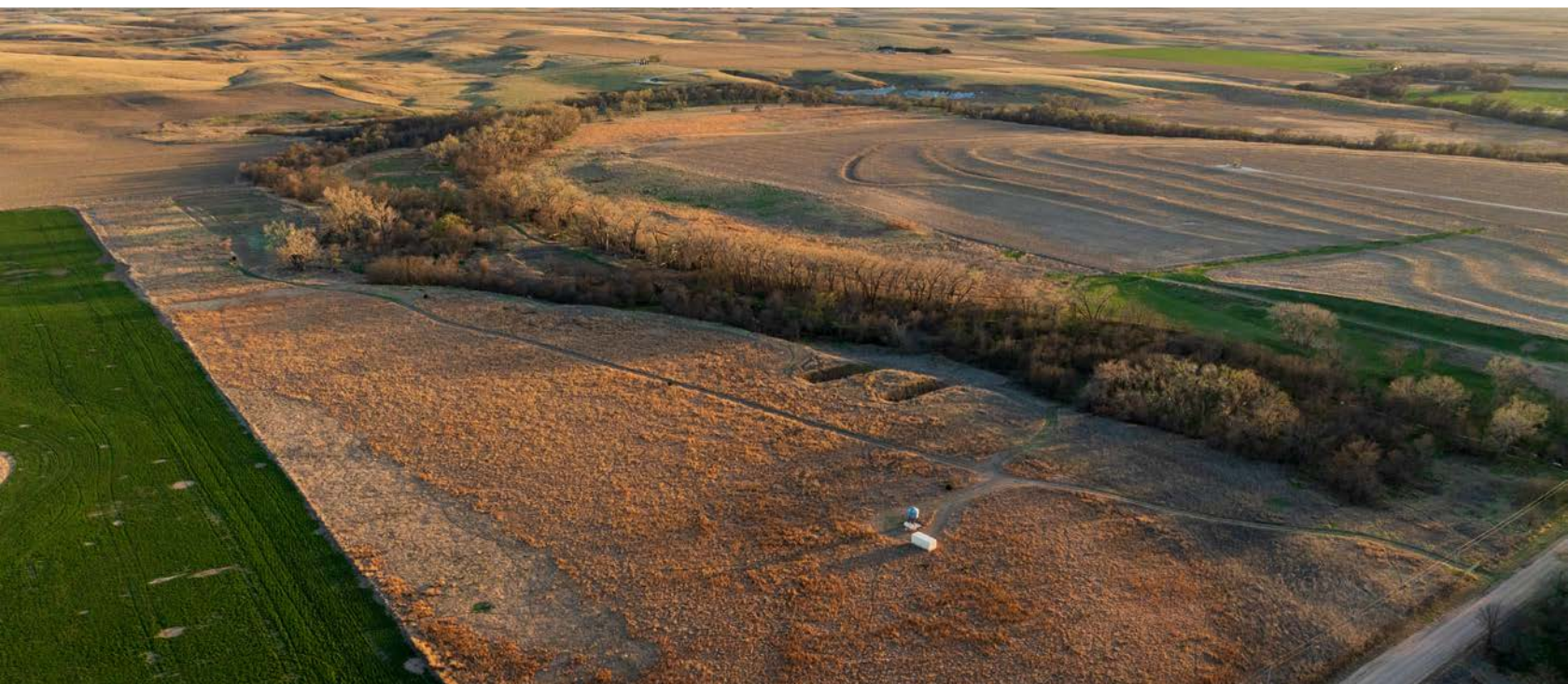
PROPERTY FEATURES

PRICE: **\$933,385** | COUNTY: **TREGO** | STATE: **KANSAS** | ACRES: **236.3**

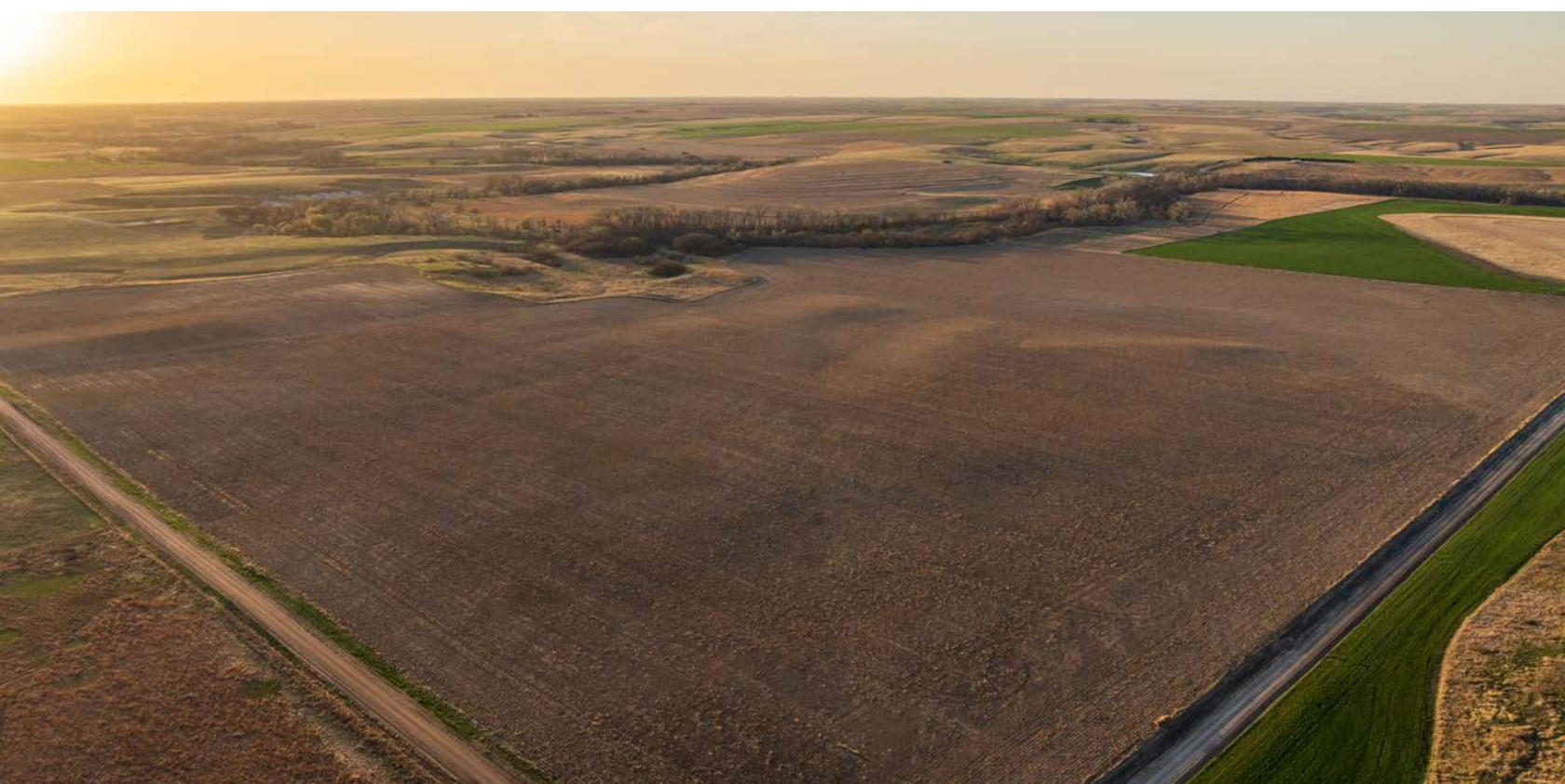
- Saline River bottom
- 125 +/- acres tillable
- 47 +/- acres expired CRP
- Great cover
- Big cottonwood roost trees
- 5 established food plots
- 4 irrigation wells
- 3 Redneck blinds
- 2 - 1,200 lb. feeders
- Dry storage container for all your gear
- 18,000 lb. grain bin and auger for bulk feed storage
- Great access
- Proven big deer history
- Rio Grande turkeys
- Good upland bird population
- 15 minutes to WaKeeney, KS
- 4 hours to Kansas City
- 4 hours to Denver



SALINE RIVER BOTTOM



125 +/- ACRES TILLABLE



47 +/- ACRES EXPIRED CRP



5 ESTABLISHED FOOD PLOTS



PROVEN BIG DEER HISTORY



AERIAL MAP



Maps Provided By:



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Boundary Center: 39° 6' 36.41, -100° 0' 49.14

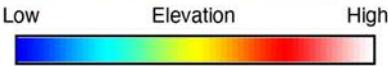
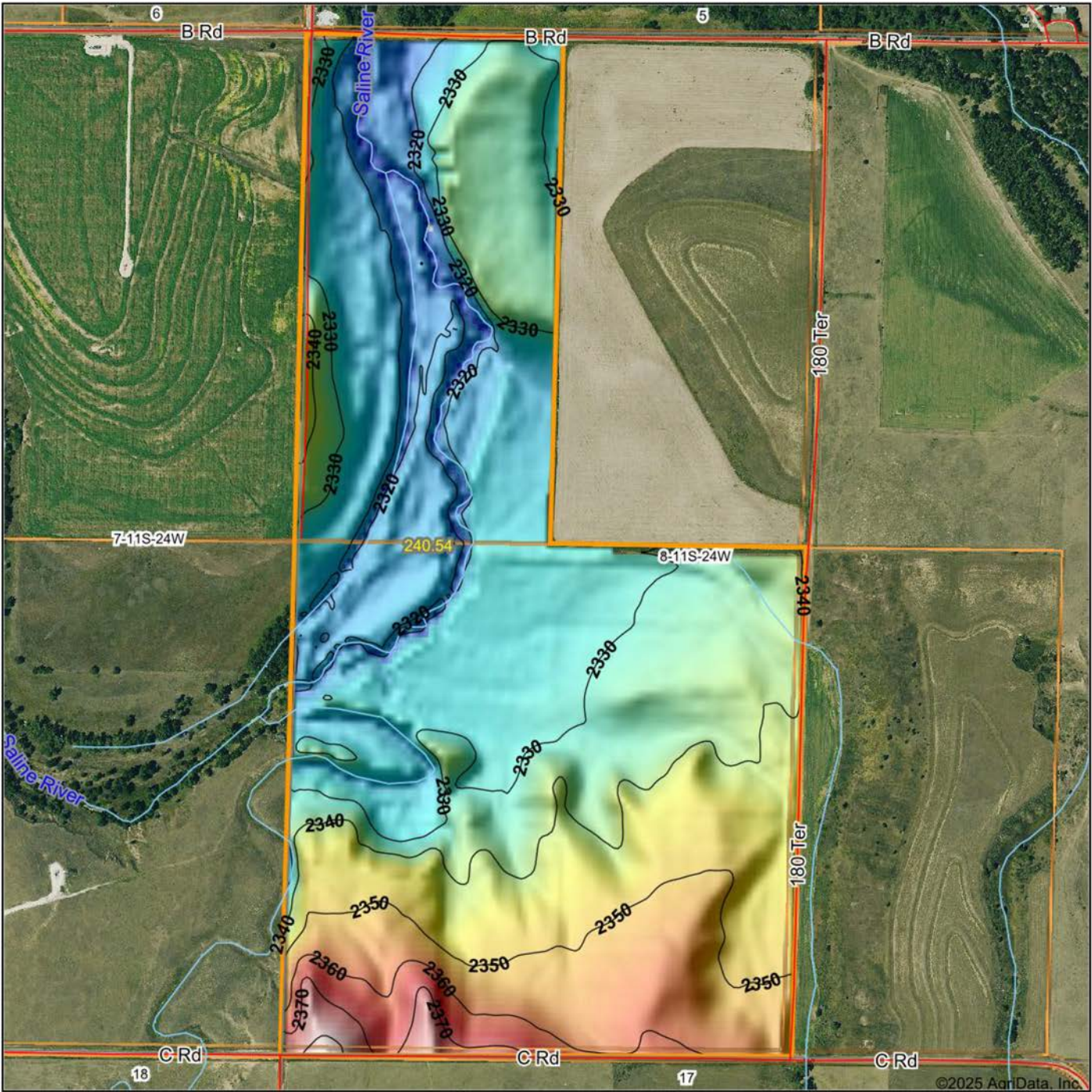
8-11S-24W
Trego County
Kansas

0ft 900ft 1799ft



4/16/2025

HILLSHADE MAP



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem
Interval(ft): 10
Min: 2,307.3
Max: 2,384.0
Range: 76.7
Average: 2,335.4
Standard Deviation: 13.55 ft

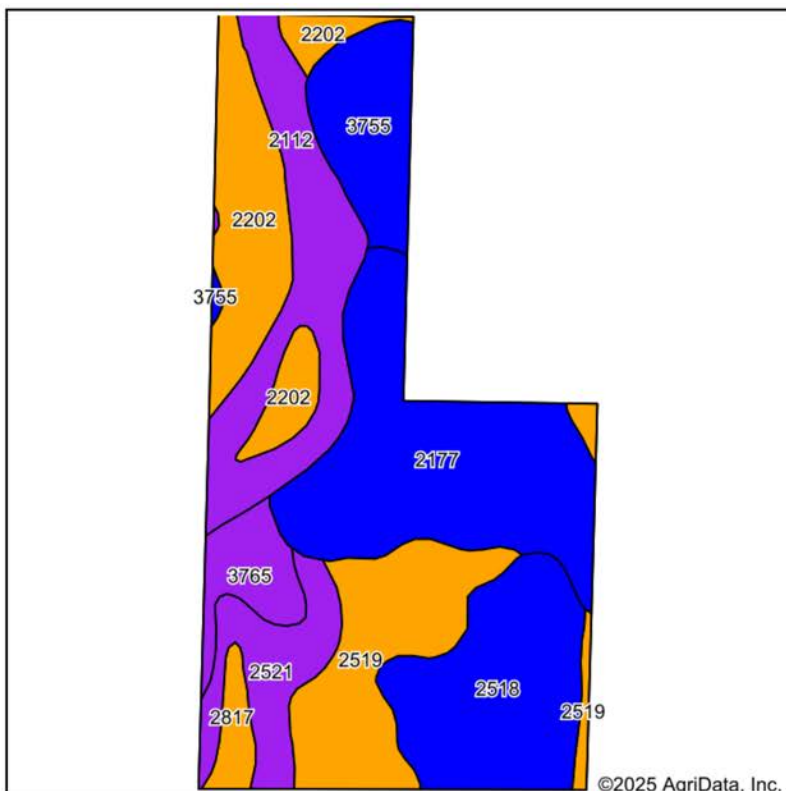
0ft 803ft 1605ft



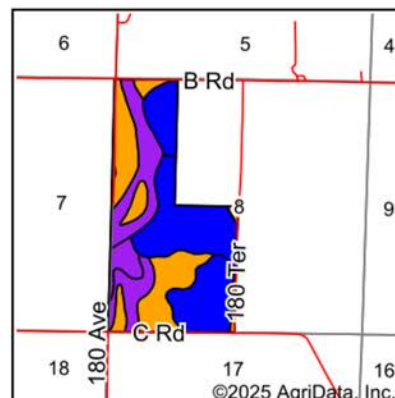
8-11S-24W
Trego County
Kansas

Boundary Center: 39° 6' 36.41, -100° 0' 49.14

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Trego**
 Location: **8-11S-24W**
 Township: **Collyer**
 Acres: **240.54**
 Date: **4/16/2025**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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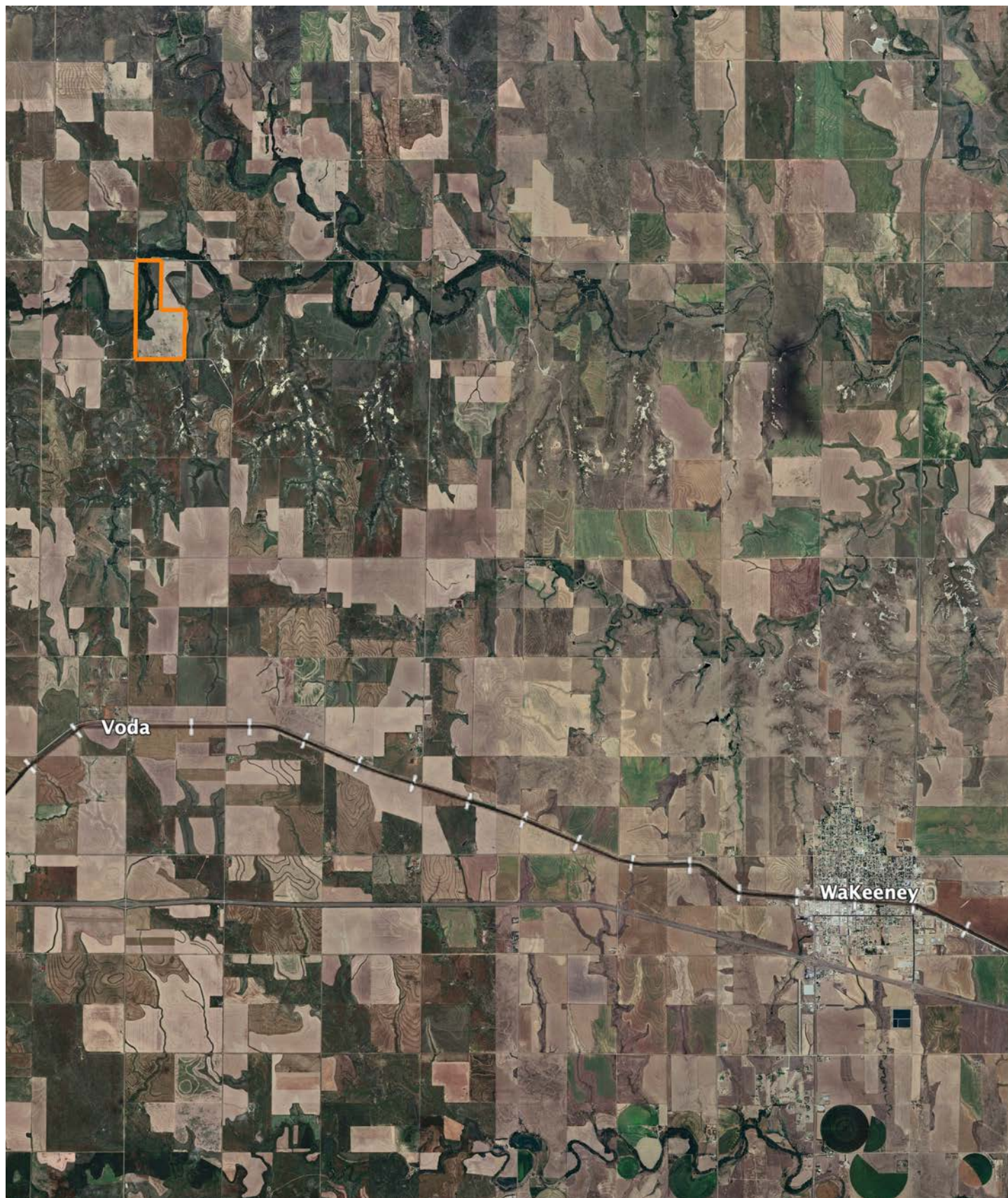


Area Symbol: KS195, Soil Area Version: 23

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
2177	McCook silt loam, occasionally flooded	55.36	23.1%		> 6.5ft.	IIw	4350	51	39	43	51	
2518	Armo loam, 1 to 3 percent slopes	36.83	15.3%		> 6.5ft.	IIe	2695	59	37	49	59	
2112	Inavale loamy sand, channeled	33.18	13.8%		> 6.5ft.	VIw	3500	15	14	11	15	
2519	Armo loam, 3 to 7 percent slopes	32.75	13.6%		> 6.5ft.	IIIe	2620	57	37	48	57	
2202	Munjoy sandy loam, occasionally flooded	31.58	13.1%		> 6.5ft.	IIIw	3550	36	30	31	36	1
3755	Hord silt loam, rarely flooded	19.27	8.0%		> 6.5ft.	IIc	3500	77	54	63	77	8
2521	Armo loam, 7 to 15 percent slopes	16.84	7.0%		> 6.5ft.	VIe	2695	54	35	46	54	
3765	Humbarger loam, channeled	10.05	4.2%		> 6.5ft.	Vw	4450	41	27	22	41	
2817	Uly silt loam, 3 to 6 percent slopes	4.56	1.9%		> 6.5ft.	IIIe	2980	75	49	62	75	
2767	Penden-Uly complex, 7 to 20 percent slopes	0.12	0.0%		> 6.5ft.	VIe	2930	62	41	50	62	

Soils data provided by USDA and NRCS.

AERIAL MAP



AGENT CONTACT

Mitch Newcomer is extremely passionate about the outdoors. Born and raised on a family farm in WaKeeney, Kansas, Mitch grew up working on the farm with his father and grandfather, and continued to do so throughout his young adult life. During his youth, Mitch did a lot of hunting of his own while also guiding pheasant hunts in western Kansas and conducting habitat improvements during the offseason. He went to Trego Community High School in WaKeeney, where he was a multi-sport scholar athlete. From there, he attended Dodge City Community College and William Jewell College in Liberty, Missouri, where he lettered four years in football. He finished up by getting a second degree from Fort Hays State University in Hays, Kansas. Mitch enjoys hunting, land management, watching sports, and hanging out with his friends and family. He currently lives in WaKeeney, Kansas with his wife, Kim, and daughters Kamryn and Eva.

An avid bowhunter, Mitch has harvested several whitetails over 150", as well as several turkeys across the country, leaving him just one species away from achieving a grand slam. He worked at Cerner Corporation in finance and operations management for several years before coming to Midwest Land Group to pursue his passions for the outdoors, working outside, and being able to work with likeminded people. A landowner himself, he knows what it's like to own and manage property. So, whether you're looking to sell or buy, Mitch is ready to help you reach your goal.



MITCH NEWCOMER,
LAND AGENT

816.569.1965

MNewcomer@MidwestLandGroup.com



MidwestLandGroup.com

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