

MIDWEST LAND GROUP PRESENTS

155 ACRES IN

# KINGMAN COUNTY KANSAS



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# TROPHY DEER CAMP CLOSE TO WICHITA

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In southeast Kingman County are 155 +/- acres of pure hunting acreage with rustic living quarters and outbuildings. This farm sits in a game-rich area on a spring-fed tributary of the Chikaskia River. The rolling hills of tall native grass, cottonwood groves, and cedar thickets make for never-ending whitetail habitat. Thousands of trees have been planted for screening, and destination food plots and hunt setups have been in place for years. This tract has a rich history of mature deer harvest and abundant turkey populations. There are roughly 10 +/- acres growing a bumper wheat crop and plenty of other spaces with fertile soils ready for food source expansion. Lots of the property has been left in tall native cover, creating ideal deer bedding and seclusion. The tall grass species present also are home to a thriving pheasant and quail population. There are 4 dug ponds, a wooded seasonal draw, and a spring-fed creek that meanders north to south through the property. These water sources are lined with old-growth timber excellent for tree stands and roosting spring turkeys. This neighborhood is known for producing trophy whitetails year after year.

In the northwest corner of the property is the perfect hunting camp or homestead, a renovated MilkBarn boasting over 1,800 square feet, finished nicely with 2 bedrooms and 2 bathrooms. The homestead has a newer 60'x40' shop with 100-amp electric and concrete floors, perfect for hanging a deer on a cold night and circling around to tell stories of the successful hunt. Also in the farmyard is a 1,600 square foot shed with water and electricity, with an attached 170-foot flight pen. This flight pen was constructed to raise upland game birds. The farm yard is adorned with towering oak trees, flower gardens, and several fruit trees. This would make the perfect hunting retreat for year-round opportunities.

This farm is located on the periphery of Wichita, just 38 miles from Eisenhower National Airport, and it is a quick drive on well-maintained roads. This would also make an ideal permanent residence with a short commute to city amenities and jobs just 30-40 minutes away. Opportunities like this to own a proven hunting farm this close to Wichita don't become available often. Reach out to the Listing Agent Sean Thomas at (620) 712-2775 for more information and to schedule a showing.





# PROPERTY FEATURES

PRICE: **\$599,000** | COUNTY: **KINGMAN** | STATE: **KANSAS** | ACRES: **155**

- Proven deer history
- Abundant turkey population
- Pheasant and quail
- 2 bed, 2 bath home
- 60'x40' shop with concrete floor
- 35'x45' shed with water and electric
- 2 drilled wells
- 4 ponds and a creek
- Trophy whitetail
- Mature trees
- Class II loam soils
- Tillable, timber, tallgrass
- 38 miles to Eisenhower National Airport
- Half a mile from 42 Highway





# 2 BED 2 BATH HOME

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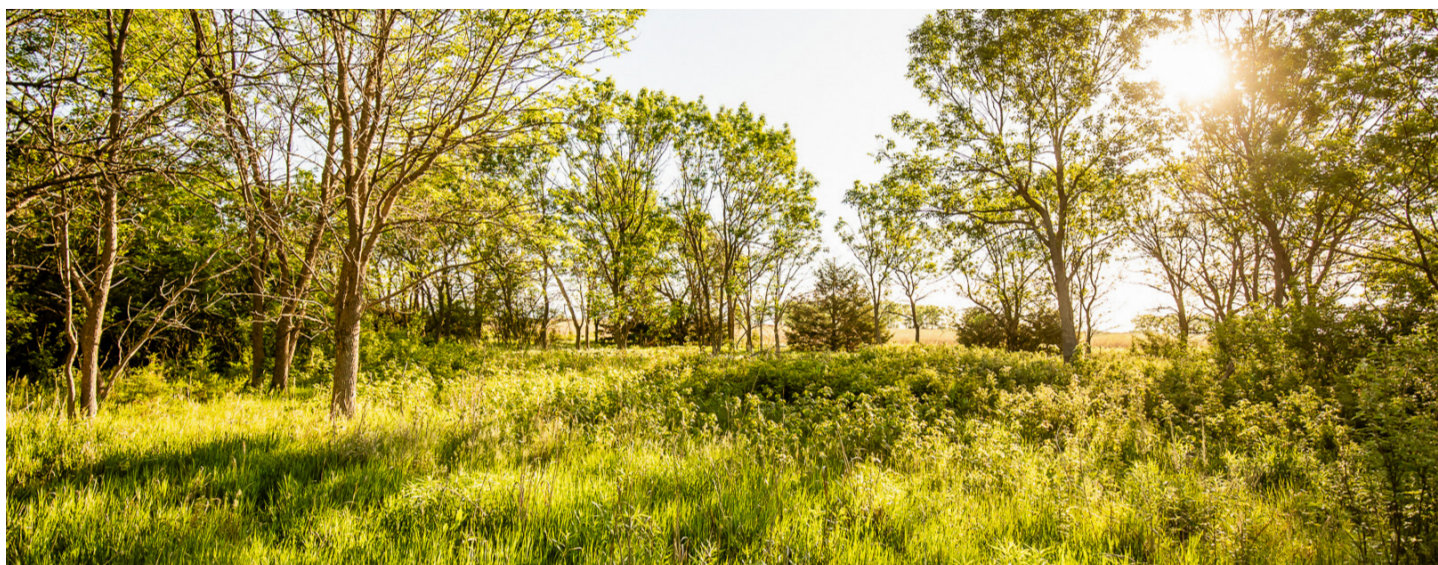
In the northwest corner of the property is the perfect hunting camp or homestead, a renovated MilkBarn boasting over 1,800 square feet, finished nicely with 2 bedrooms and 2 bathrooms.





# MATURE TREES

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# 4 PONDS AND A CREEK

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# MULTIPLE OUTBUILDINGS

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# HUNTING OPPORTUNITIES

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The water sources are lined with old-growth timber excellent for tree stands and roosting spring turkeys. This neighborhood is known for producing trophy whitetails year after year.





# AERIAL MAP



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Boundary Center: 37° 28' 9.82, -97° 58' 2.57

0ft 645ft 1290ft



Maps Provided By:



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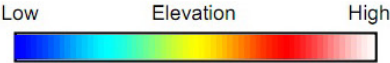
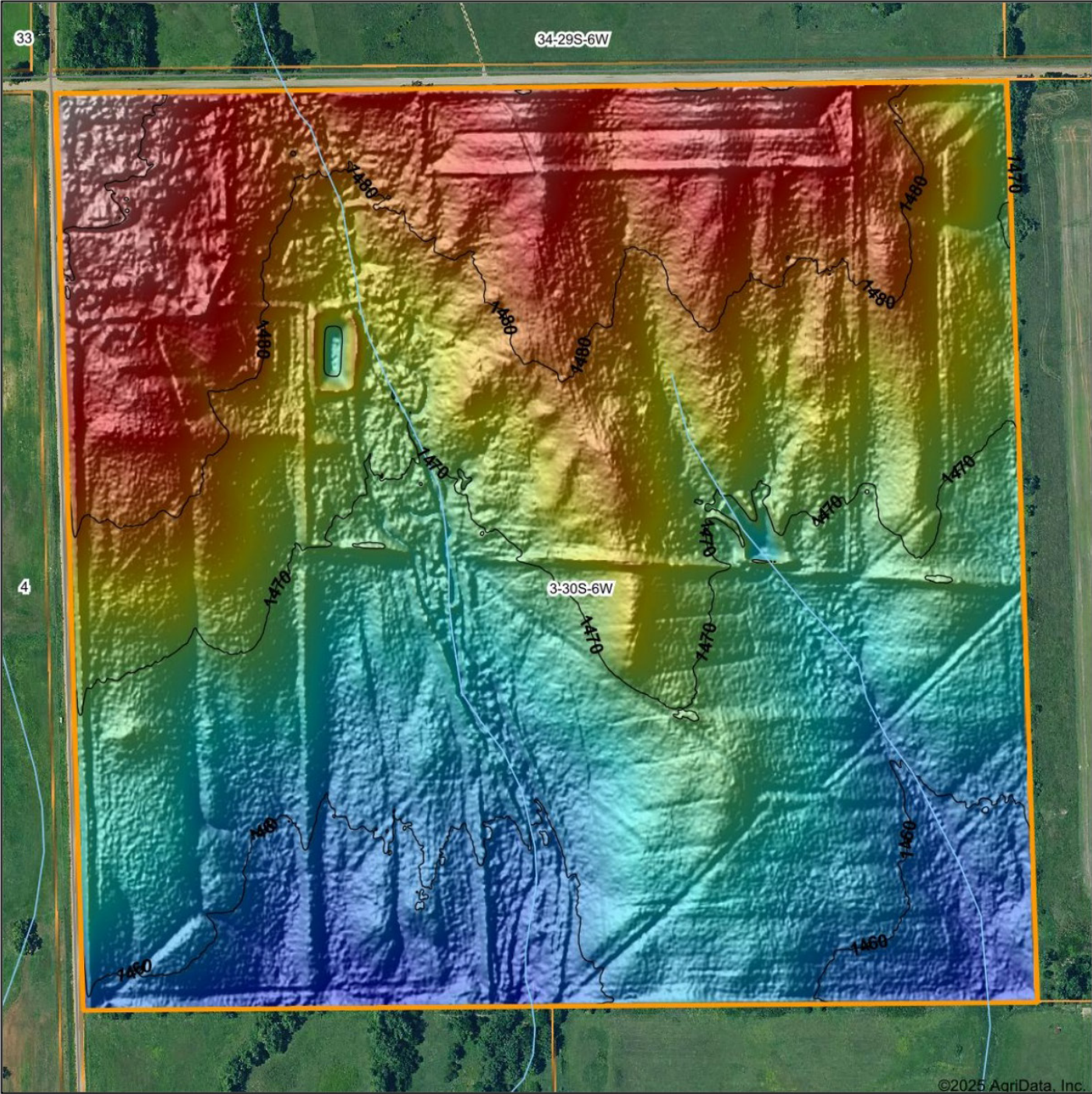
**3-30S-6W**  
**Kingman County**  
**Kansas**



5/13/2025



# HILLSHADE MAP



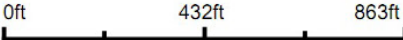
Maps Provided By:



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Source: USGS 1 meter dem  
Interval(ft): 10  
Min: 1,454.5  
Max: 1,495.4  
Range: 40.9  
Average: 1,471.6  
Standard Deviation: 9.25 ft



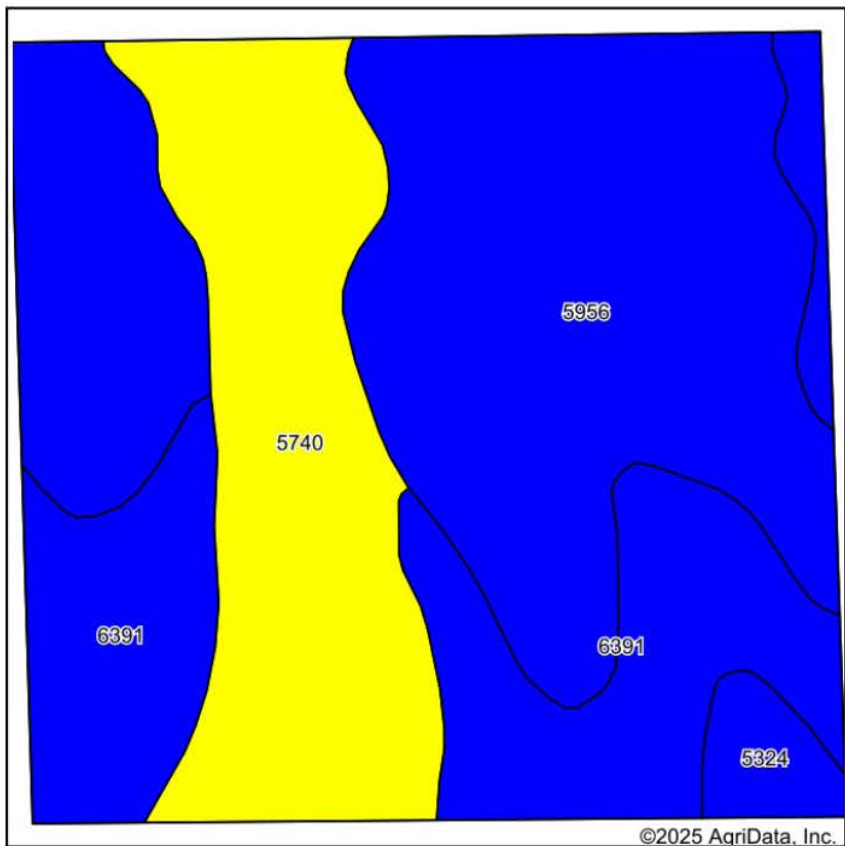
5/13/2025

**3-30S-6W**  
**Kingman County**  
**Kansas**

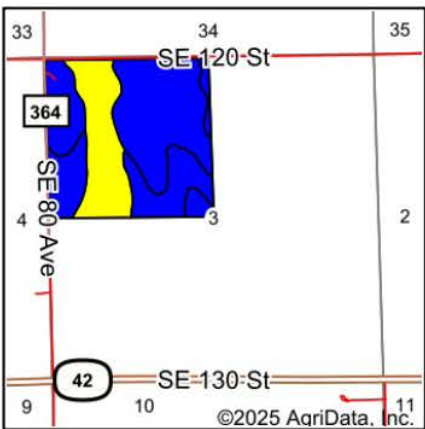
Boundary Center: 37° 28' 9.82, -97° 58' 2.57



# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**  
County: **Kingman**  
Location: **3-30S-6W**  
Township: **Canton**  
Acres: **154.32**  
Date: **5/13/2025**



Maps Provided By:



Area Symbol: KS095, 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	*n NCCPI Cotton
5956	Shellabarger sandy loam, 1 to 3 percent slopes	73.83	47.8%		> 6.5ft.	Ile	3052	52	45	47	51	32
6391	Nashville silt loam, 1 to 3 percent slopes	38.55	25.0%		2.5ft. (Paralithic bedrock)	Ile	3979	56	50	56	55	31
5740	Dillwyn-Plevna complex, occasionally flooded	38.10	24.7%		> 6.5ft.	IVw	6185	25	24	18	24	7
5324	Kaski loam, occasionally flooded	3.84	2.5%		> 6.5ft.	IIw	4723	74	60	59	74	42
Weighted Average						2.49	4098.7	*n 46.9	*n 41.4	*n 42.4	*n 45.9	*n 25.8

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method



# 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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