

MIDWEST LAND GROUP PRESENTS

157 ACRES IN

HODGEMAN COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SPRING CREEK QUARTER AT JETMORE CITY LAKE

Check out this rare opportunity to purchase a live creek-bottom parcel in Hodgeman County, Kansas! Located immediately next door to Jetmore City Lake and outside the town of Jetmore is this 157 +/- acre gem. The property boasts over 1.75 miles of meandering timbered creek-bottom with deep pockets of water that do not go dry even in the driest conditions. Mature timber, native grasses, and shelterbelts make up the bulk of the habitat for this property.

There is no shortage of opportunity for hunters as whitetail deer, Rio Grande turkeys, and upland birds are seen on every visit to the property. There are 67.96 acres of CRP paying \$1079.00 annually that provide excellent year-round cover for all game species, with abundant food sources located nearby. With a topography and

terracing that tapers down away from the road, most of the property is out of sight from the county road access along the western boundary that dead ends at the Jetmore City Lake.

The property has an electric meter, and there are campgrounds with hookups at the lake for nearby lodging. Sellers believe to own all mineral rights and they will be included in the sale. A cash rent agreement is in place on the grass acres through March 1, 2026, paying \$1116.00. The 2024 real estate taxes were an affordable \$385.14. This property is a rare offering in this region and is just begging for a new owner to make it their own. This property won't last long, reach out to the listing agent with any questions or to schedule your private tour!



PROPERTY FEATURES

PRICE: **\$397,500** | COUNTY: **HODGEMAN** | STATE: **KANSAS** | ACRES: **157**

- 157 +/- acres in Hodgeman County, Kansas
- Directly next to Jetmore City Lake
- Live water creek
- Fishing
- Deer hunting
- Turkey hunting
- Upland bird hunting
- 1.75 miles of timber edge
- Rolling topography
- Mature shelterbelts
- Electric meter
- Mineral rights included
- CRP payment: \$1079.00
- Cash rent: \$1116.00
- 2024 taxes: \$385.14



157 +/- ACRES



NEXT TO JETMORE LAKE



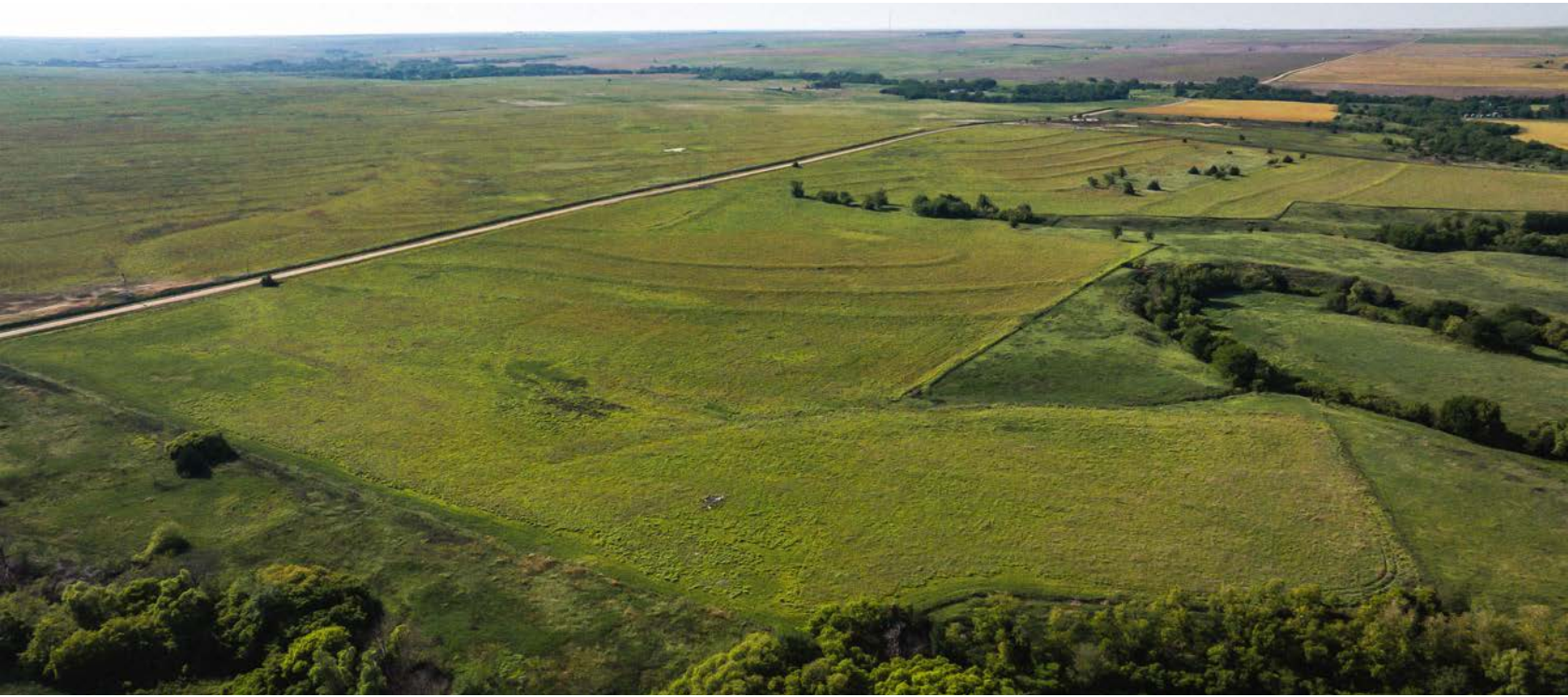
LIVE WATER CREEK

The property boasts over 1.75 miles of meandering timbered creek-bottom with deep pockets of water that do not go dry even in the driest conditions.



ROLLING TOPOGRAPHY

With a topography and terracing that tapers down away from the road, most of the property is out of sight from the county road access along the western boundary that dead ends at the Jetmore City Lake.



1.75 MILES OF TIMBER EDGE

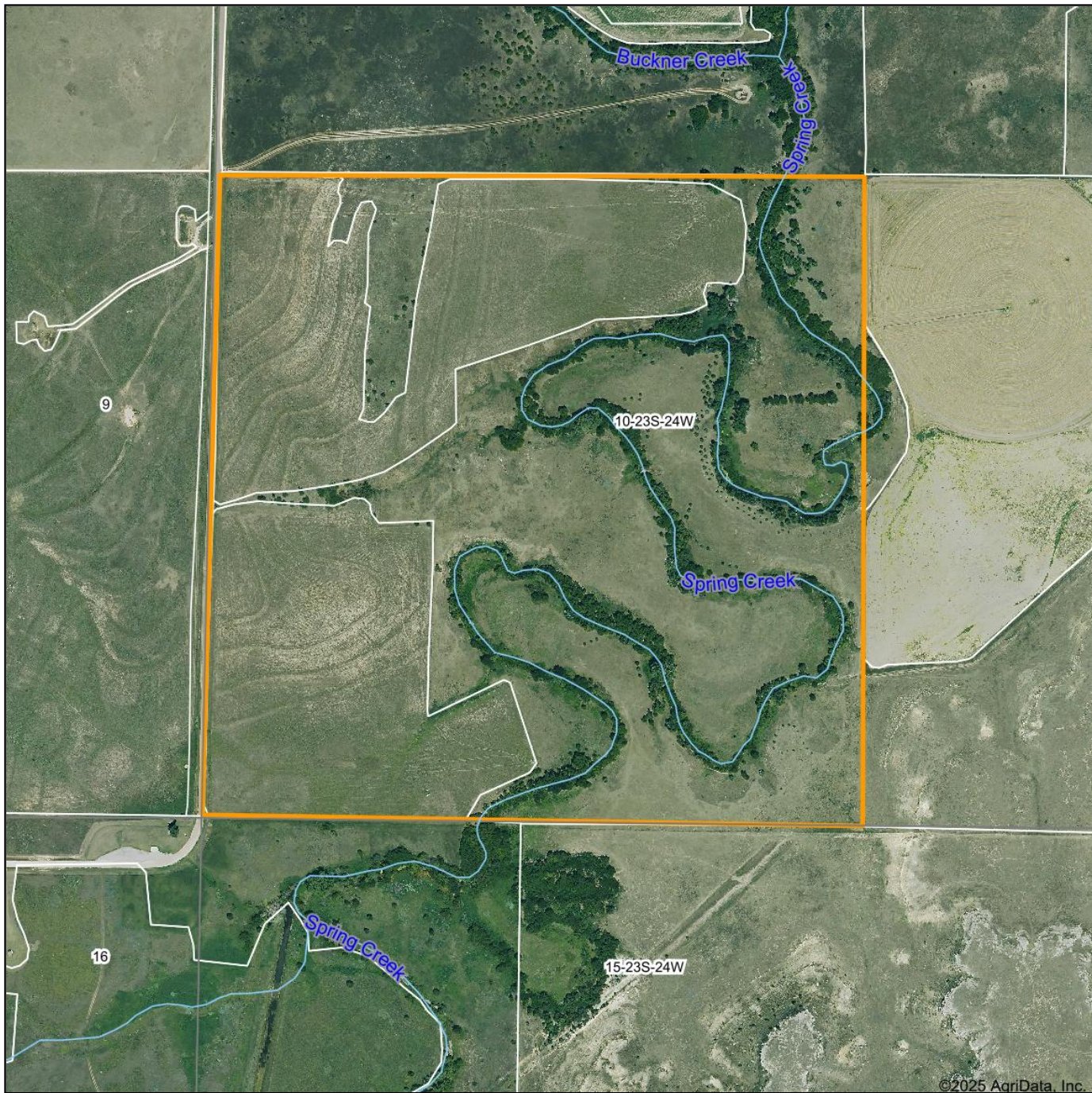


ELECTRIC METER

The property has an electric meter, and there are campgrounds with hookups at the lake for nearby lodging.



AERIAL MAP



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Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

Boundary Center: 38° 3' 45.17, -99° 56' 57.79

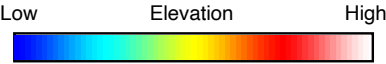
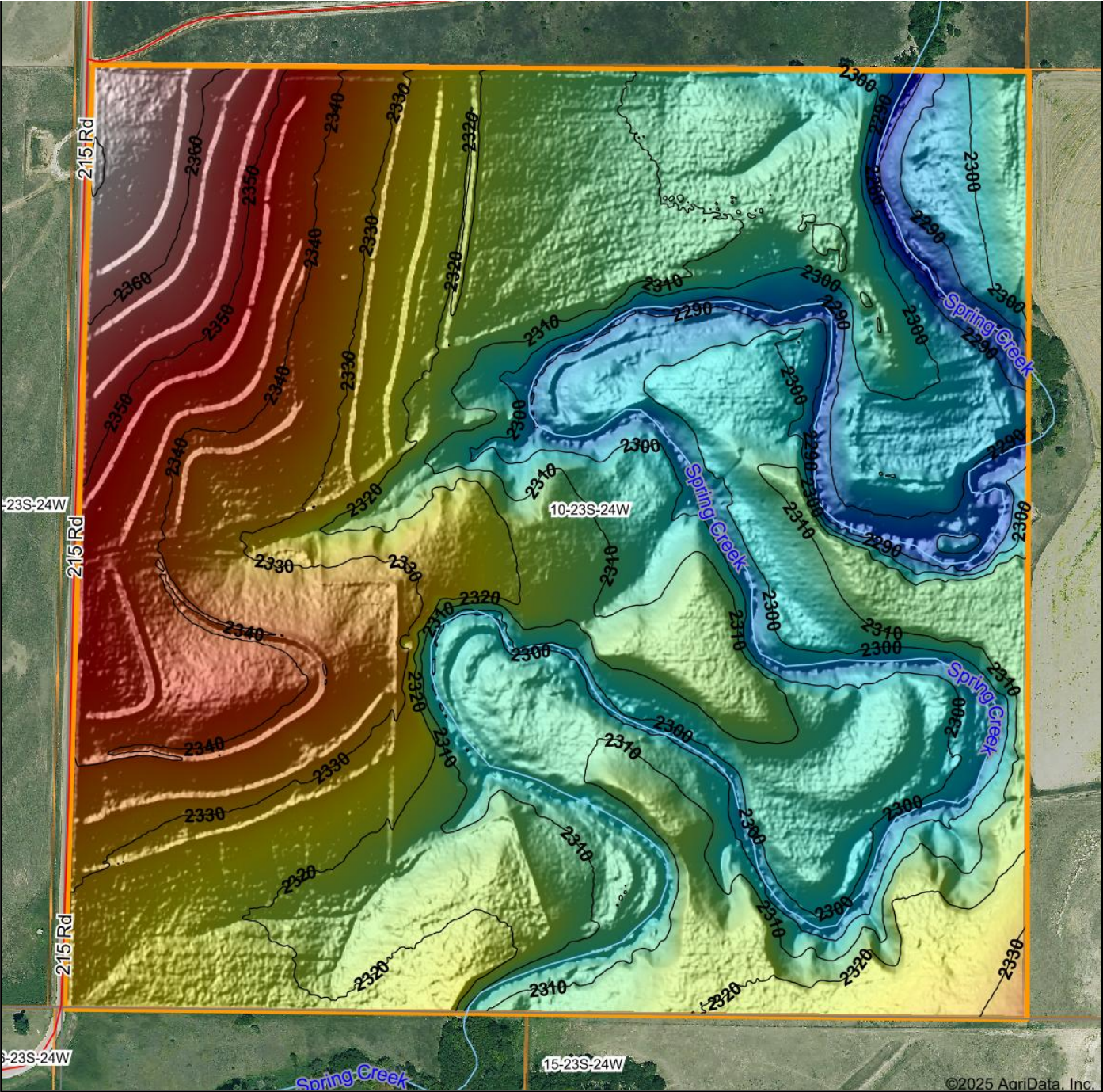
0ft 633ft 1265ft

10-23S-24W
Hodgeman County
Kansas



5/8/2025

HILLSHADE MAP

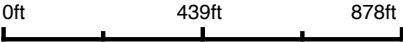


Maps Provided By:



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Source: USGS 1 meter dem
Interval(ft): 10
Min: 2,277.7
Max: 2,370.7
Range: 93.0
Average: 2,317.8
Standard Deviation: 18.11 ft

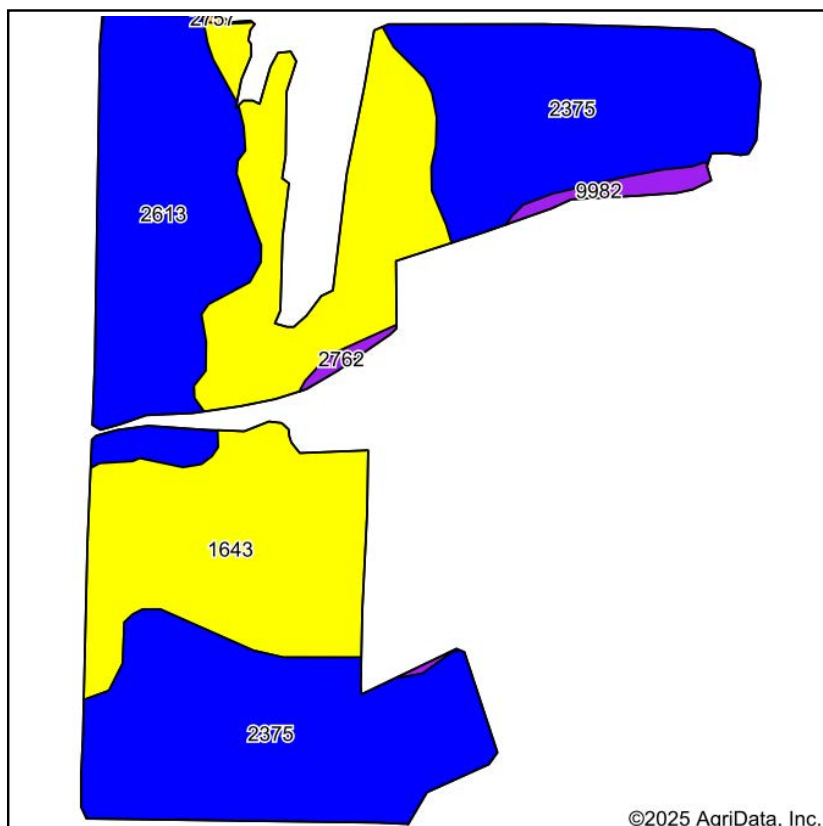


6/2/2025

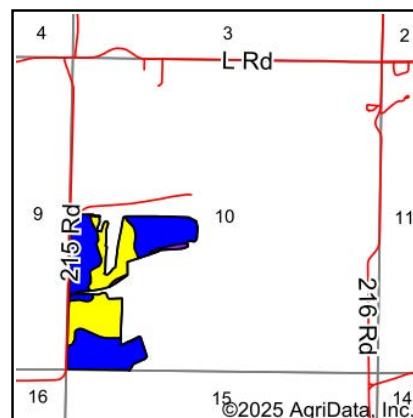
10-23S-24W
Hodgeman County
Kansas

Boundary Center: 38° 3' 45.17, -99° 56' 57.75

SOIL MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Hodgeman**
 Location: **10-23S-24W**
 Township: **Center**
 Acres: **67.96**
 Date: **5/8/2025**



Maps Provided By:



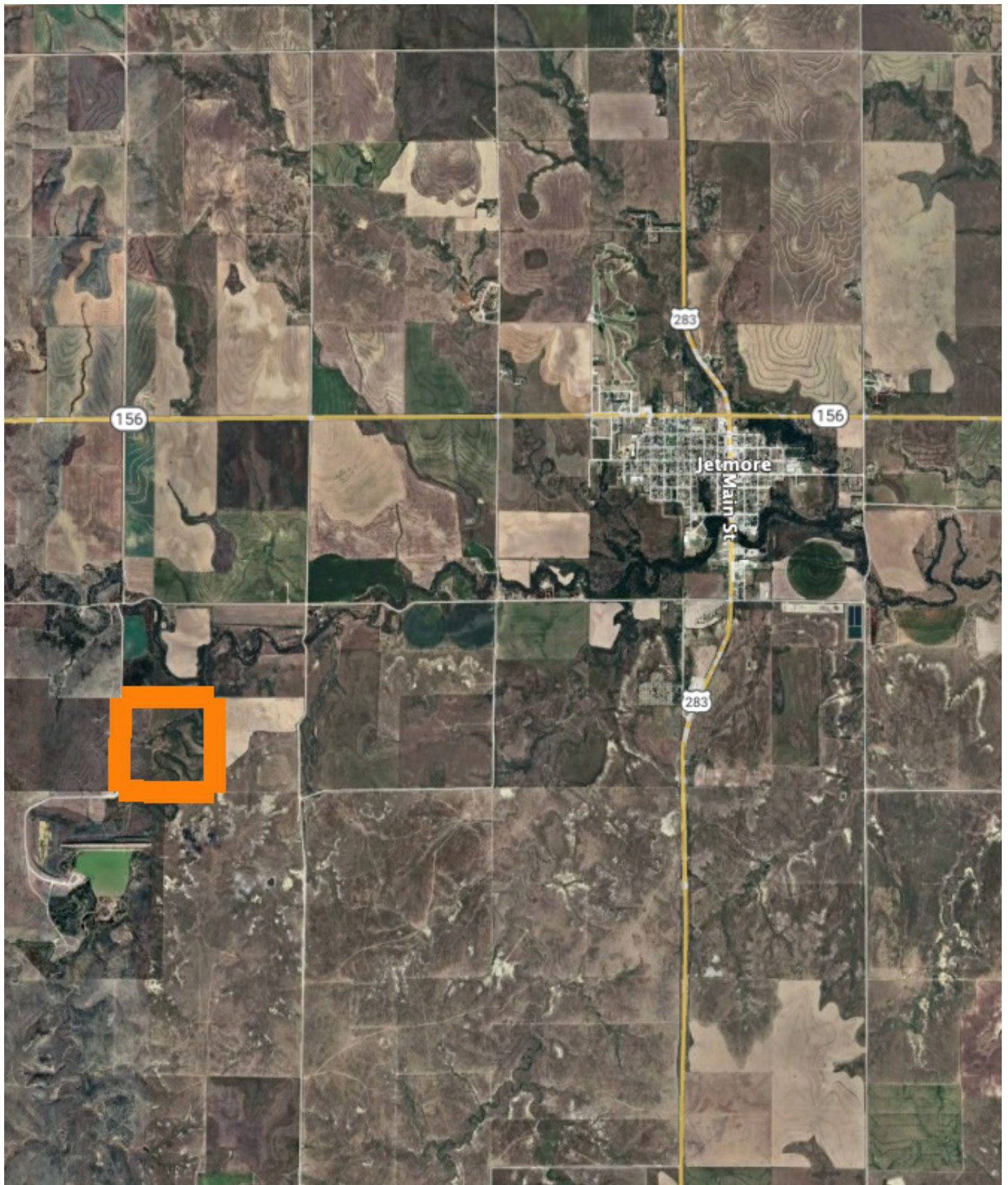
Area Symbol: KS083, Soil Area Version: 21

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
2375	Roxbury silt loam, rarely flooded	28.90	42.5%		> 6.5ft.	Ile	3513	76	50	60	76	9
1643	Kim-Penden silty clay loams, 3 to 6 percent slopes, eroded	24.07	35.4%		> 6.5ft.	IVe	2620	53	35	46	53	
2613	Harney silt loam, 1 to 3 percent slopes	13.77	20.3%		> 6.5ft.	Ile	3002	68	51	61	68	
9982	Fluvents, frequently flooded	0.91	1.3%		> 6.5ft.	VIw	4503	52	1	52		4
2762	Penden-Humbarger complex, 0 to 12 percent slopes	0.31	0.5%		> 6.5ft.	VIe	3058	62	41	48	62	
Weighted Average						2.78	3104.4	*n 65.8	*n 44.2	*n 55.1	*n 65.2	*n 3.9

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

An avid hunter, Cole spends his free time outdoors. He loves chasing giant whitetails and other big game, as well as turkey and upland hunting. Born in Hays, Kansas, Cole enjoys scouting and running cameras across the state, as well as shed hunting, doing conservation work and habitat improvements on the family farm, and introducing youth to the great outdoors. With a knack for harvesting world-class whitetails, Cole has killed two bucks over 200" and many over the Boone & Crockett mark.

Cole attended Fort Hays State University where he earned his Bachelor's degree in Biology, researching fawn recruitment and mortality in whitetail deer, mule deer, and elk. While in school, Cole worked in the state conservation department, helping manage and improve local state wildlife areas. After earning his Bachelor's degree, Cole pursued a career in land real estate to fulfill his passion for land and its native inhabitants. At Midwest Land Group, he's able to bring extensive knowledge on all things outdoors, thanks to a lifetime immersed in hunting, agriculture, and ranching.

This driven agent strives to make both buyers and sellers leave the table with a smile on their face. Between his grasp on creating and improving farms, from food plot placement to improving native cover, and his vast network of landowner relationships, Cole is able to help his clients plan their next move. If you're ready to buy or sell, give Cole a call.



COLE SCHUMACHER,

LAND AGENT

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