

MIDWEST LAND GROUP PRESENTS

210 ACRES IN

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# TREGO COUNTY KANSAS



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# SPRING CREEK STUNNER OUTSIDE OF ELLIS

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At the gateway to Western Kansas on the Ellis/Trego county line and just outside of the town of Ellis, lies a gorgeous slice of Spring Creek totaling 210 +/- acres. This property has something to offer every buyer in a highly competitive region.

Here you'll find rolling pastures giving way to fertile, tillable bottom land. Hardwood timber and thick creek bottom, where deer trails are worn deep into the earth. Water flows naturally through the land, carving out the kind of meandering creek and hidden hollows that attract wildlife year-round. It's a property that feels untouched yet well-maintained, a landscape perfect for an avid sportsman. With strategic habitat diversity, the deer and turkey hunting here is as consistent as it is thrilling. Whether you're glassing velvet bucks in August or chasing rut-crazed giants in November, the stand sites are endless. There are bedding thickets, travel corridors, funnels, and open field edges practically begging for a tree stand or blind. Numerous coveys of bobwhite quail can be found throughout the property for the wing-shooter, as well as the occasional pheasant.

With over 100 +/- tillable acres and tenancy available on

all acres following the upcoming wheat harvest, a new owner can do just about anything they want to either maximize returns or the wildlife habitat. Traditionally planted to wheat, milo, and alfalfa, the opportunity is there to truly manicure this property into your dream.

This picturesque creek-bottom property just minutes from town would be your family's dream build-site. Imagine looking out your back window as deer and turkey funnel into the cropland fields below in the evening while the kids play in the creek. Pasture for your livestock and pets to roam. The seclusion, but close proximity and accessibility to amenities everyone wants in 2025. This property would be the perfect spot to build that dream home or weekend retreat.

Thinking long-term? This land holds value in every corner: quality hunting, fertile soil, and stunning build sites with panoramic views. Whether you're building a hunting cabin, a family home, or just planting roots in the middle of whitetail country, this farm is ready.

For a private tour or more info, call or text Cole Schumacher at (785) 656-1738.





# PROPERTY FEATURES

PRICE: **\$659,000** | COUNTY: **TREGO** | STATE: **KANSAS** | ACRES: **210**

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- 100 +/- acres cropland
- Spring Creek bottom
- Live water
- Old homestead
- Billboard income
- Whitetail deer hunting
- Turkey hunting
- Upland bird hunting
- Picturesque build-sites
- 5 minutes from Ellis, KS
- 15 minutes from Hays, KS





# 100 +/- ACRES CROPLAND

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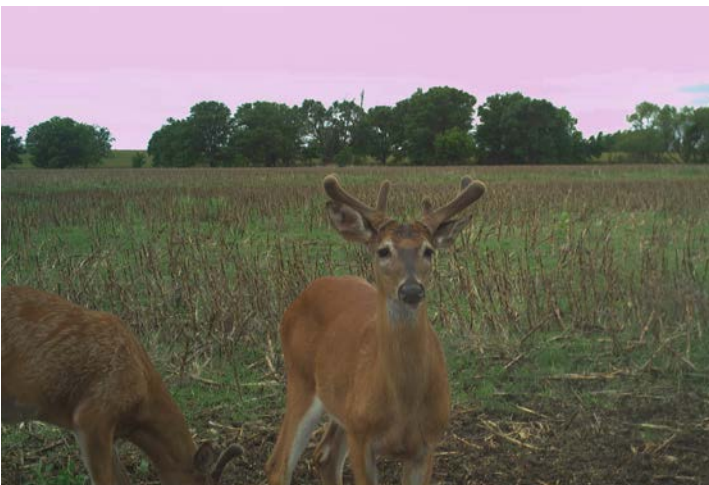
# SPRING CREEK BOTTOM

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## HUNTING

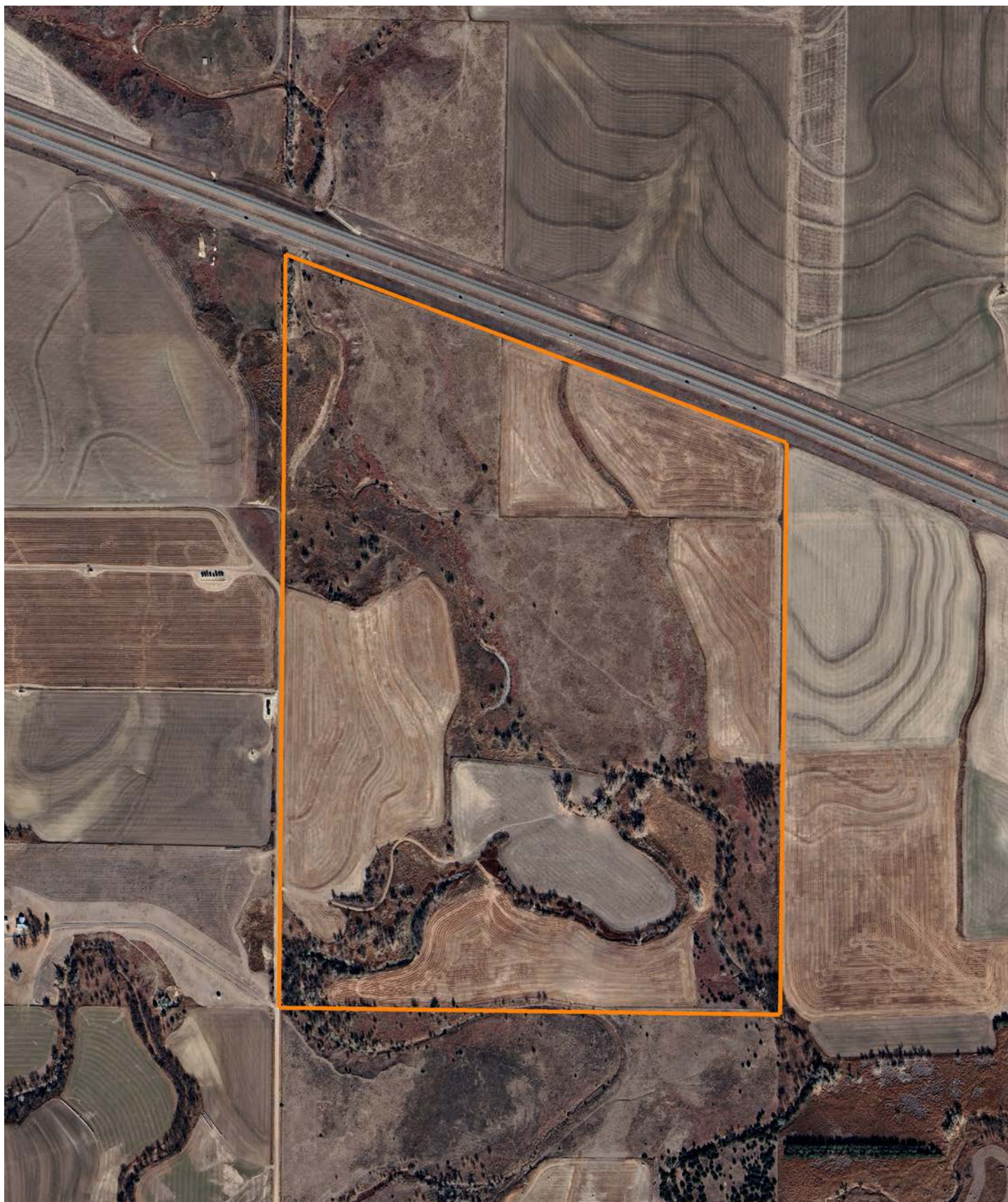
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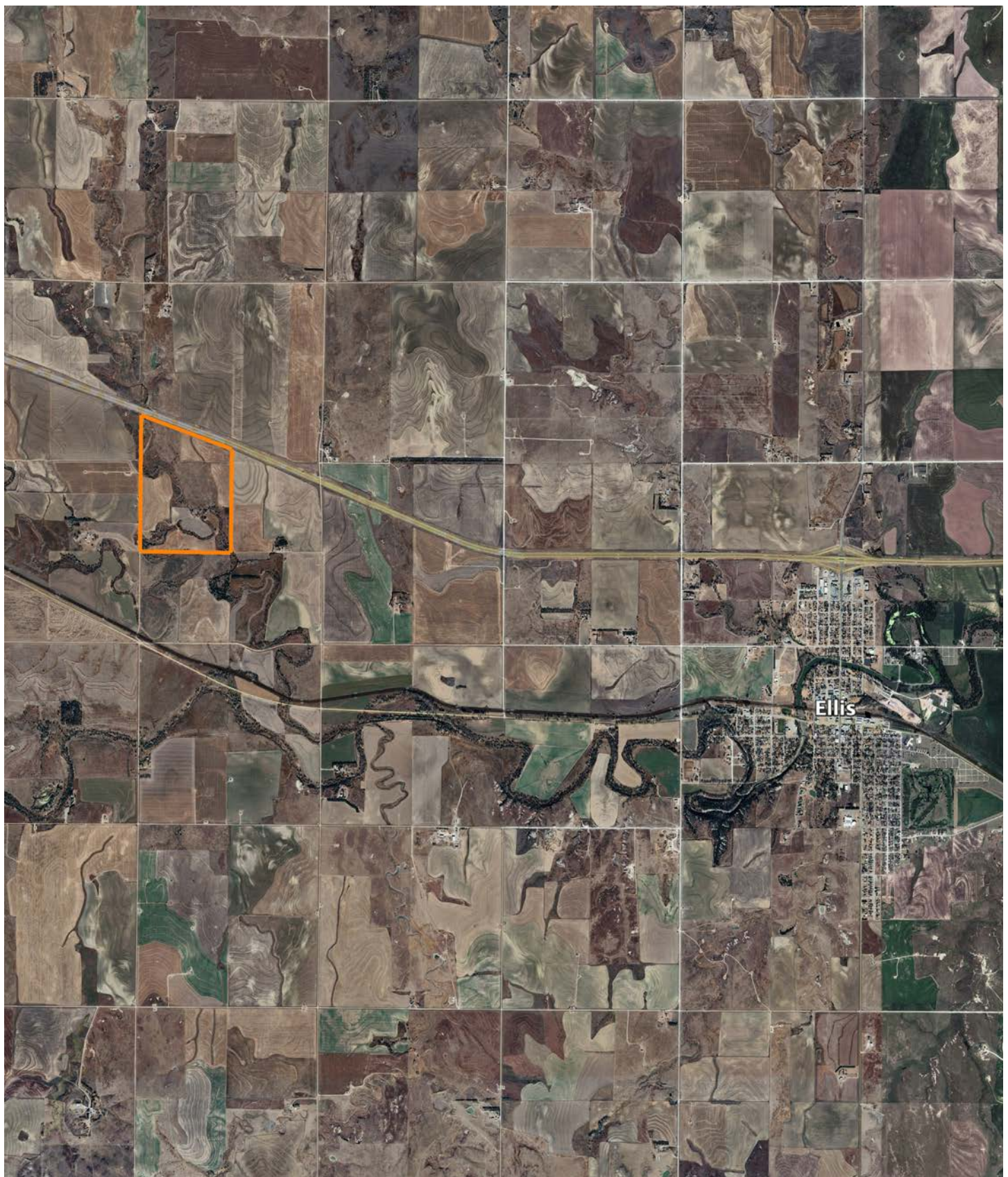
# AERIAL MAP

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# 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

**785.624.3191**

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## MidwestLandGroup.com

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