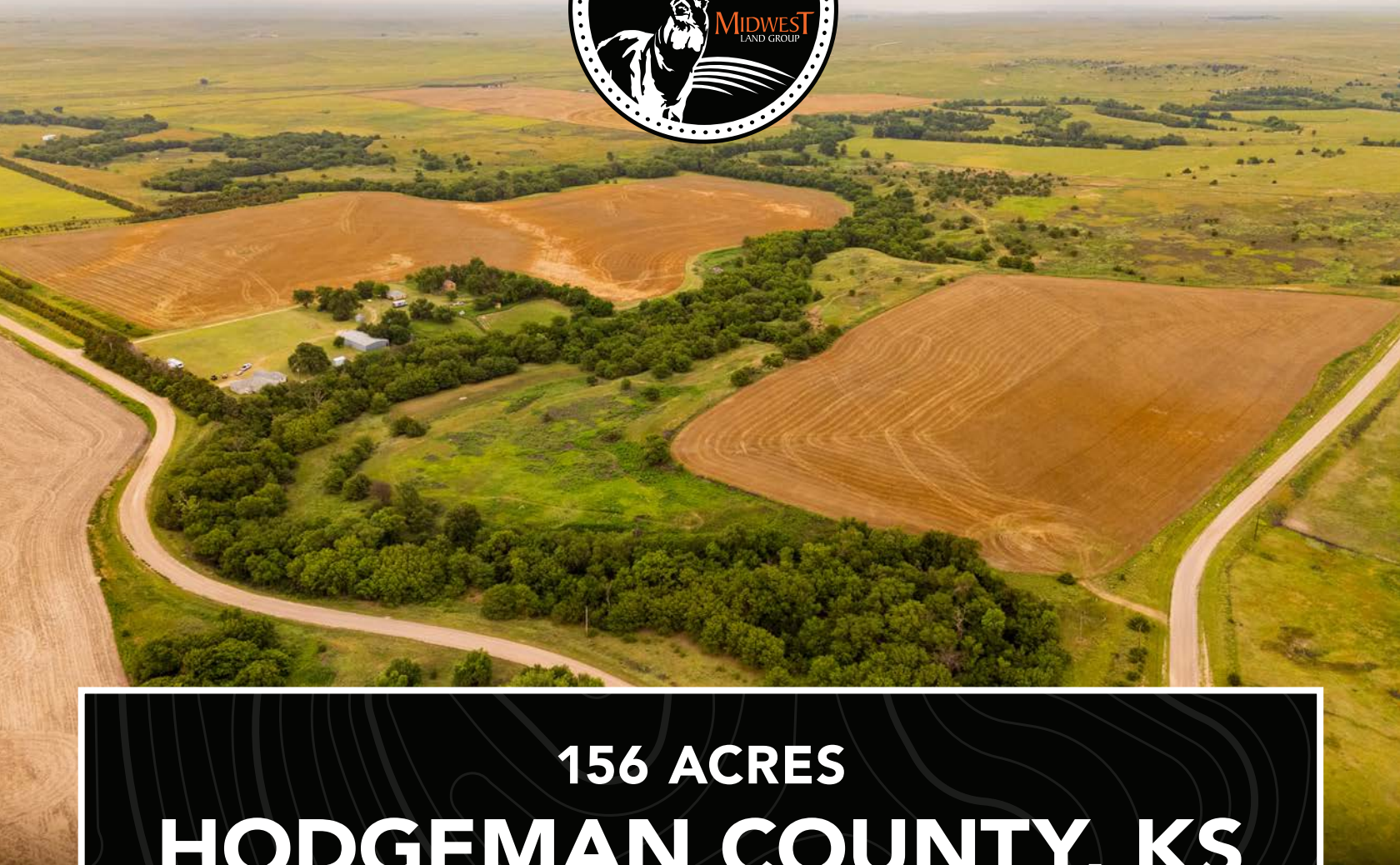


MIDWEST LAND GROUP PRESENTS



156 ACRES
HODGEMAN COUNTY, KS

25239 Southwest L Road, Jetmore, Kansas 67654



MIDWEST LAND GROUP IS HONORED TO PRESENT

GENERATIONAL OPPORTUNITY ON BUCKNER CREEK

Midwest Land Group is proud to bring one of the most impressive properties in this region of the state to market for the first time in decades. This quarter-section in Hodgeman County offers more than other ranches four times its size in the area. Boasting multiple dwellings, vested water rights, lucrative oil income, premium bottom ground, live water, and excellent hunting—all conveniently located just a short drive from town and multiple local reservoirs—you simply won't find a better all-around package.

Of the total acreage, 64.22 +/- acres are deemed cultivated by the FSA, with a very impressive NCCPI of 73.8. The entirety of this acreage consists of high-quality Class II soils. The current tenant plants wheat, milo, and corn, and would like to plant portions in alfalfa if approved by the new owner.

The farm includes two branches of the Bruckner creek system that traverse the property and conjoin at the southeast corner. The creek flows year-round and provides water for wildlife and ample fishing opportunities. A variety of fish can be caught as water flows from nearby reservoirs into the property. The seller has caught largemouth bass, bluegill, sunfish, catfish, white bass, and other fish stocked in the reservoirs.

There are nearly 800 yards of shelter-belts along the northern and eastern boundaries, providing complete

privacy from the county road. The habitat is highly diverse for the region, with mature timber, native grasses and shrubs, manicured edges, and food plots.

Given the property's rich habitat, it's no surprise that the hunting is phenomenal. The seller has meticulously maintained the land with bow hunting and conservation in mind. The property is home to whitetail deer, Rio Grande turkeys, and upland birds—all of which are frequently seen from the front porch. Multiple tree stands and feeders are set up and included in the sale.

This property is the site of an original homestead dating back over 100 years, with the original sandstone home still standing. The main house is a 3-bedroom, 3-bath home with an unfinished basement, totaling 1,746 square feet. An additional limestone house, remodeled in 2004, serves as a guest house or man cave.

A 40'x80' metal building provides ample storage for equipment and vehicles. Various metal grain bins are also located on-site.

This property has vested water rights dating back to 1945, offering the potential for a new owner to reestablish irrigated cultivation. Water rights are recorded under:

- HG 31-00: 80 AF / 1,000 GPM
- HG 71-00: 40 AF / 300 GPM

One producing oil well has been on the property since 1984, generating a steady income stream. The recent production history in barrels (through 03/2025) is as follows:

2015 - 2,510
2016 - 2,398
2017 - 2,500
2018 - 2,371
2019 - 2,175
2020 - 2,533
2021 - 2,033

2022 - 2,383
2023 - 2,408
2024 - 2,425
2025 - 477*

*Year-to-date as of March 2025

Properties like this are once-in-a-generation opportunities. Don't miss your chance to own this exceptional piece of Kansas. Reach out to listing agent Cole Schumacher for more information, disclosures, or to schedule your private viewing.



PROPERTY FEATURES

PRICE: **\$998,000** | COUNTY: **HODGEMAN** | STATE: **KANSAS** | ACRES: **156**

- 160 +/- acres in Hodgeman County
- 66.42 acres cropland Class II soils
- Vested water rights
- Oil income
- Multiple homes
- 40'x80' metal building
- Grain bins
- Live water creeks
- Fishing
- Food-plots, tree-stands, and feeders
- Mature shelter-belts
- Whitetail deer, Rio Grande turkeys, and upland birds

MULTIPLE HOMES

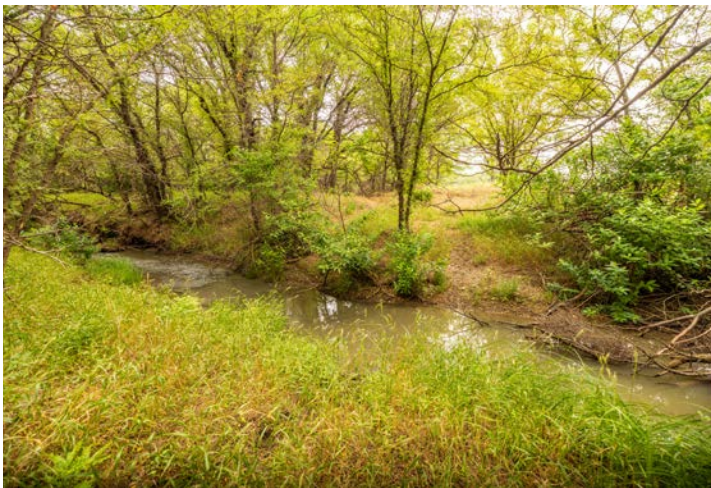
This property is the site of an original homestead dating back over 100 years, with the original sandstone home still standing. The main house is a 3-bedroom, 3-bath home with an unfinished basement, totaling 1,746 square feet. An additional limestone house, remodeled in 2004, serves as a guest house or man cave.



OIL INCOME



LIVE WATER CREEKS

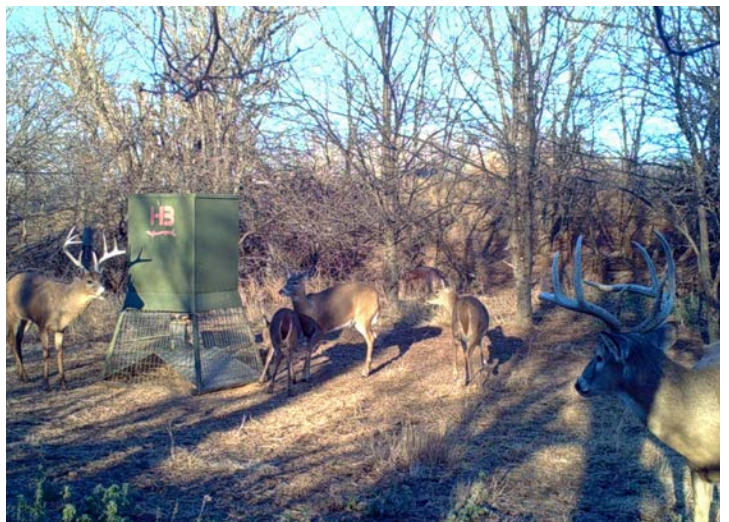


40'X80' METAL BUILDING



MATURE SHELTER BELTS

There are nearly 800 yards of shelter-belts along the northern and eastern boundaries, providing complete privacy from the county road. The habitat is highly diverse for the region, with mature timber, native grasses and shrubs, manicured edges, and food plots.



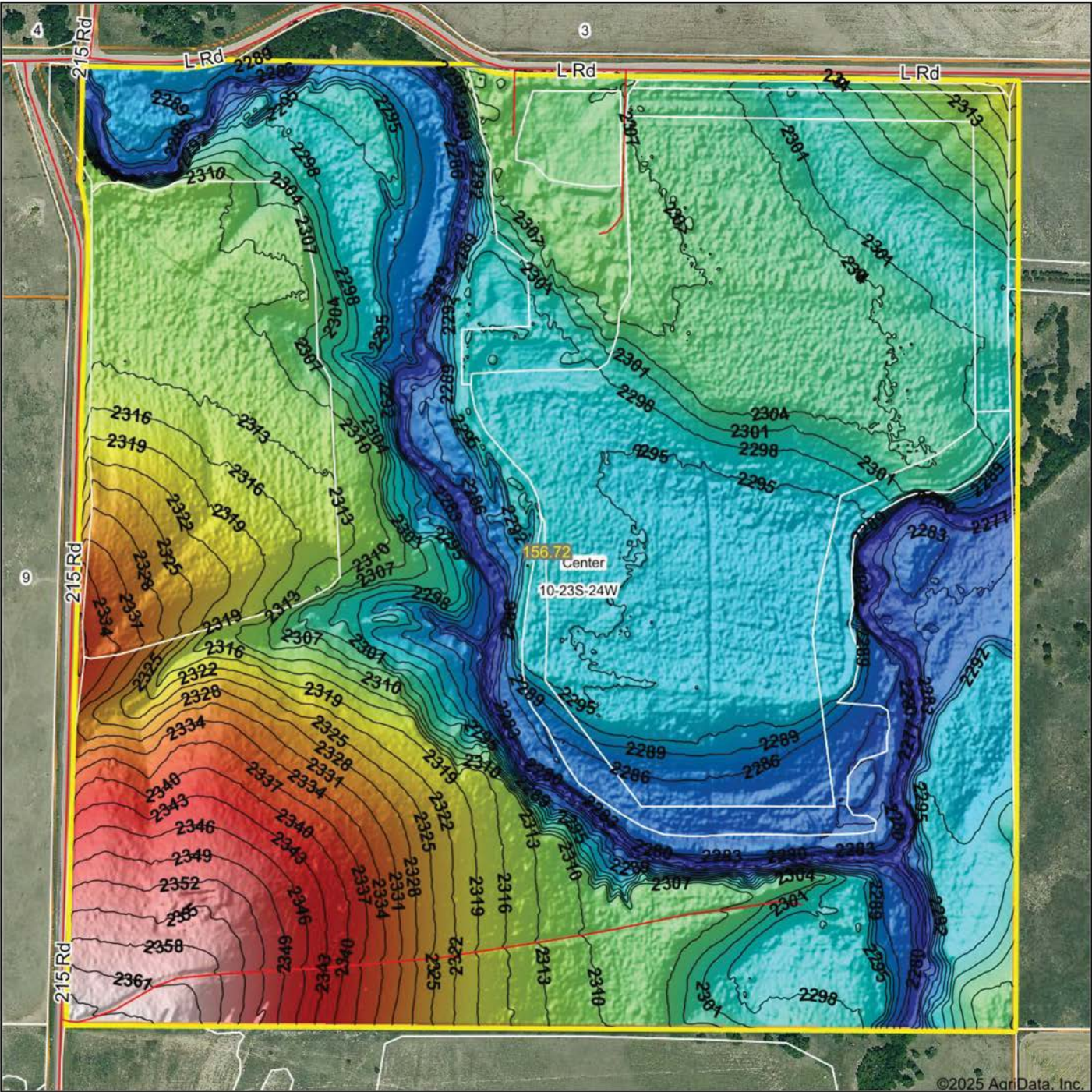
66.42 +/- CROPLAND ACRES

Of the total acreage, 64.22 +/- acres are deemed cultivated by the FSA, with a very impressive NCCPI of 73.8. The entirety of this acreage consists of high-quality Class II soils.



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

HILLSHADE MAP



©2025 AgriData, Inc.

Low Elevation High



Maps Provided By:



CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2023 www.AgriDataInc.com

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

Source: USGS 1 meter dem

Interval(ft): 3

Min: 2,274.0

Max: 2,365.8

Range: 91.8

Average: 2,305.9

Standard Deviation: 18.08 ft

0ft 429ft 857ft

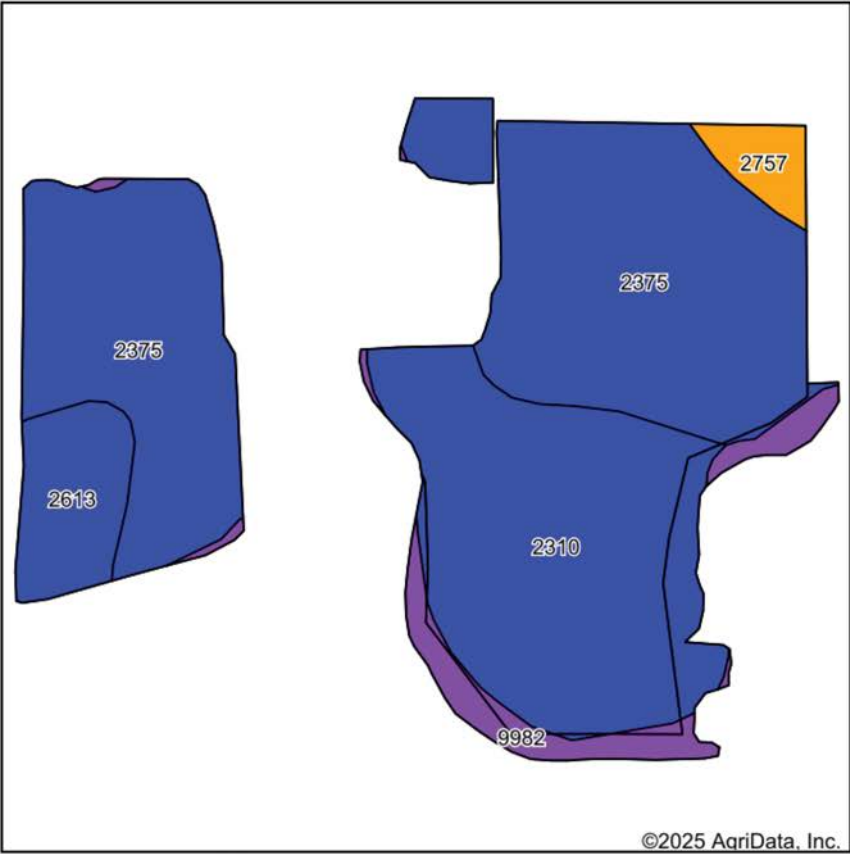


7/21/2025

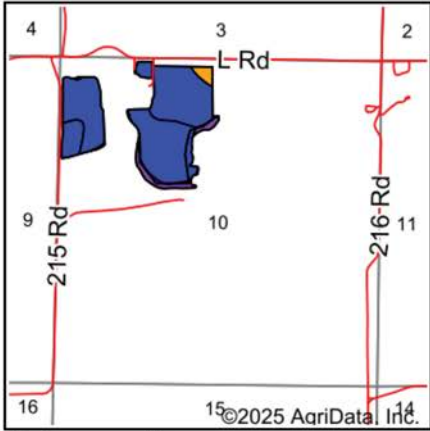
10-23S-24W
Hodgeman County
Kansas

Boundary Center: 38° 4' 11.35, -99° 56' 57.56

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Hodgeman**
Location: **10-23S-24W**
Township: **Center**
Acres: **64.22**
Date: **7/21/2025**



Maps Provided By:



Area Symbol: KS083, Soil Area Version: 21

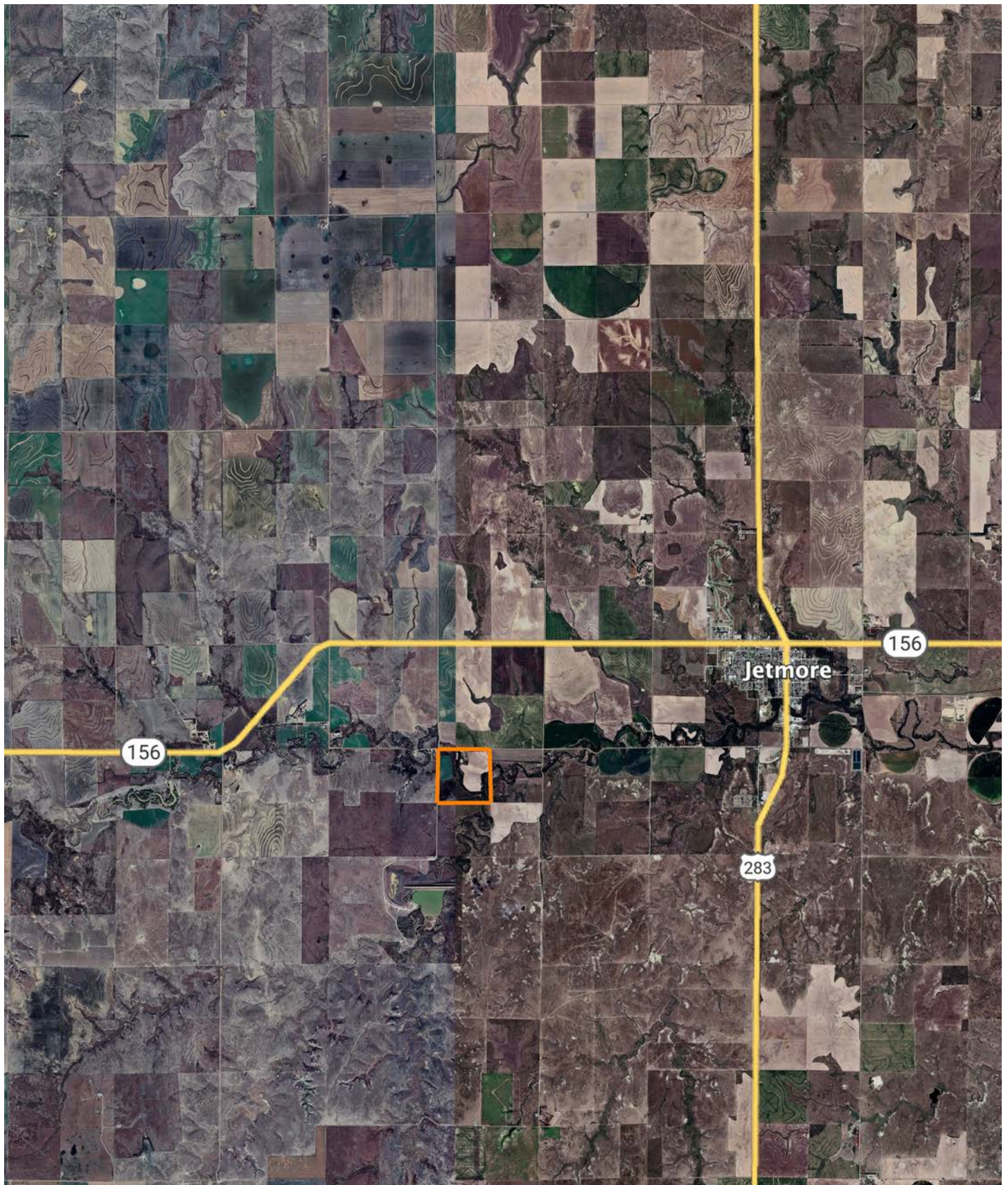
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall
2375	Roxbury silt loam, rarely flooded	34.09	53.0%		> 6.5ft.	Well drained	Ile	Ie	3513	76
2310	Bridgeport silt loam, rarely flooded	20.47	31.9%		> 6.5ft.	Well drained	Ilc	Is	3500	76
2613	Harney silt loam, 1 to 3 percent slopes	4.28	6.7%		> 6.5ft.	Well drained	Ile	Ile	3002	68
9982	Fluvents, frequently flooded	3.80	5.9%		> 6.5ft.	Well drained	VIw		4503	52
2757	Penden silty clay loam, 3 to 7 percent slopes	1.58	2.5%		> 6.5ft.	Well drained	IIle	IIle	2715	67
Weighted Average							2.26	*-	3513.7	*n 73.8

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

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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