

MIDWEST LAND GROUP PRESENTS

72.7 ACRES IN

RICE COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

RICE COUNTY TILLABLE, PASTURE, WILDLIFE AND BUILD SITE

Located just outside the rural, quiet town of Geneseo, Kansas, this well-rounded 72.7+/- acre property lies in the west half of the southwest quarter of Section 06, Township 18, Range 07. With a diverse mix of highly productive cropland, native grass pasture, water features, mature trees, and infrastructure from a former homestead, this tract offers something for farmers, ranchers, hunters, investors, and those dreaming of a rural build site alike.

The 35.7 +/- acres of clean, level tillable ground are comprised primarily of Class II Crete silt loam soils with 1–3% slopes. These productive dryland acres are ideal for row crop production or expanding an existing operation. In addition to farming potential, the cropland also serves as a quality food source for area wildlife, enhancing the property's appeal to sportsmen.

The remaining 37 +/- acres consist of native grass pasture, fully fenced and currently set up for livestock grazing. A quarter-acre pond located in the center of the pasture provides a reliable year-round water source for livestock and wildlife. A natural waterway winds through the pasture, supporting drainage during wet years and acting as a wildlife travel corridor.

This property offers excellent wildlife habitat, with a mix of open native grasses, mature trees, tillable food source, and a reliable pond. With some simple game management, the tract could become a strong hunting property. Whitetail deer, turkey, pheasant, and quail are frequently seen on and around the property.

In the southeast corner lies the site of a former homestead, where remnants of the foundation, a well, and electric service remain. With a slightly elevated setting, peaceful surroundings, and scenic views, this location holds tremendous potential for a country home or a seasonal hunting cabin. Its proximity to the highway, income-producing acreage, and rural charm make it a very rare opportunity. For those looking to establish a mini-farm or a versatile rural retreat, this tract truly has it all: productive tillable ground, fenced pasture for livestock, a natural water source, outstanding hunting opportunities, and a peaceful country setting. It's a rare opportunity to own land that supports both lifestyle and income. Whether you're a farmer, rancher, investor, outdoorsman, or one searching for a future homesite, this multi-use property checks all the boxes!

Contact listing agent Kayanna Hammeke at (620) 566-7889 for more information, disclosures, or to schedule a private showing.

PROPERTY FEATURES

PRICE: **\$200,000** | COUNTY: **RICE** | STATE: **KANSAS** | ACRES: **72.7**

- 72.7 +/- total acres
- 35.7 +/- tillable acres
- 37 +/- pasture acres
- Old farm yard
- Pond
- Maintained fence
- Nearby electric
- Potential build site
- ½ mile south of K4
- Outskirts of Geneseo
- Hunting potential
- Waterways
- Mature timber



35.7 +/- TILLABLE ACRES



37 +/- PASTURE ACRES



POND



OLD FARM YARD



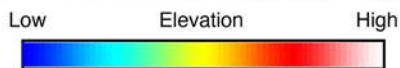
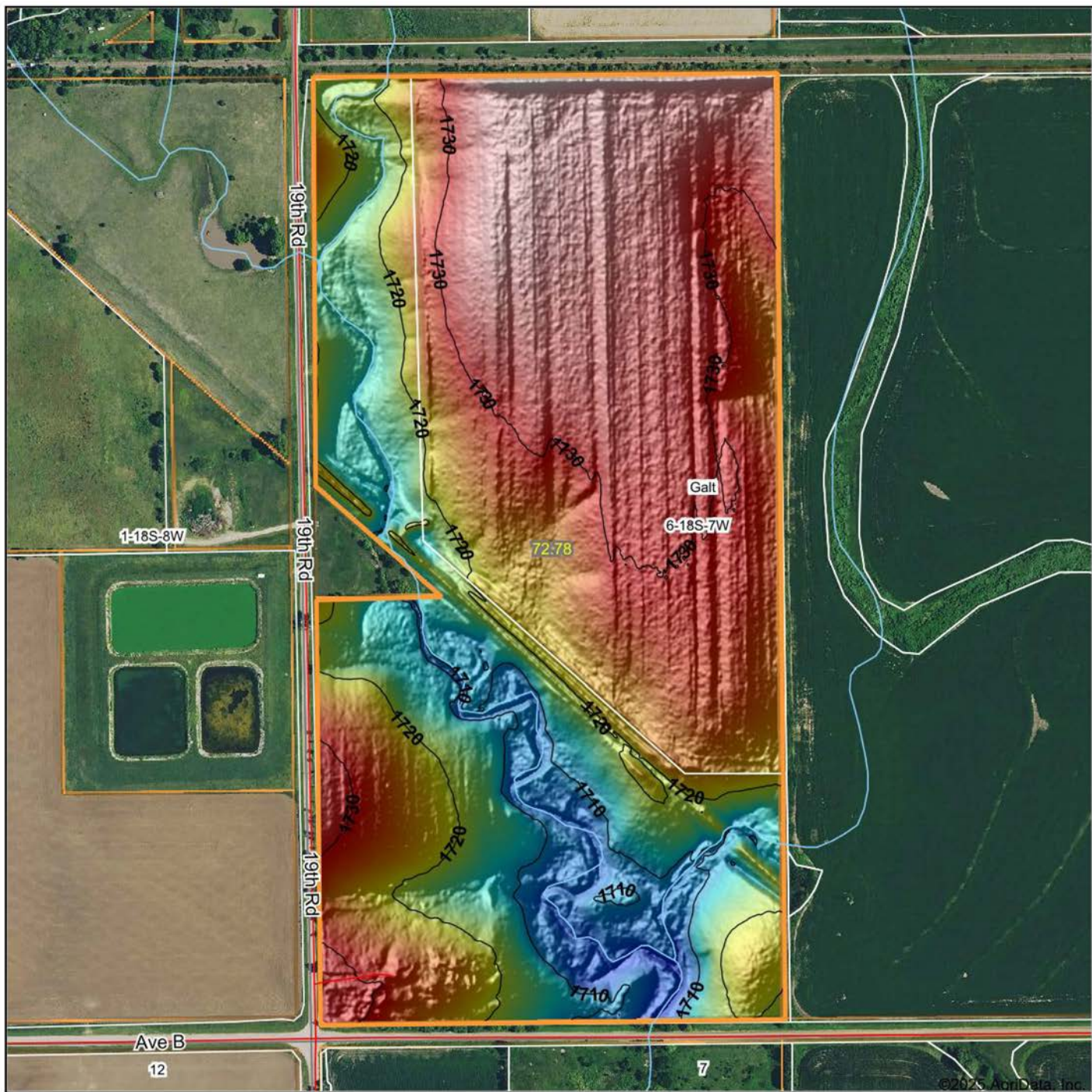
ADDITIONAL PHOTOS



AERIAL MAP



HILLSHADE MAP



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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

Source: USGS 1 meter dem
Interval(ft): 10
Min: 1,704.0
Max: 1,738.3
Range: 34.3
Average: 1,723.8
Standard Deviation: 8.37 ft

0ft 419ft 839ft

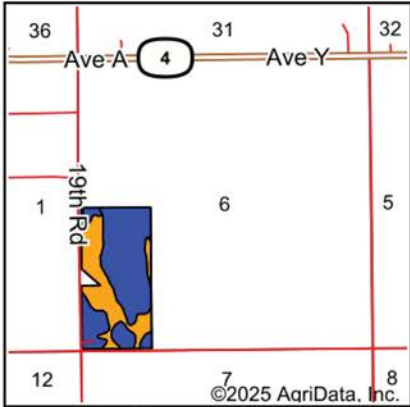
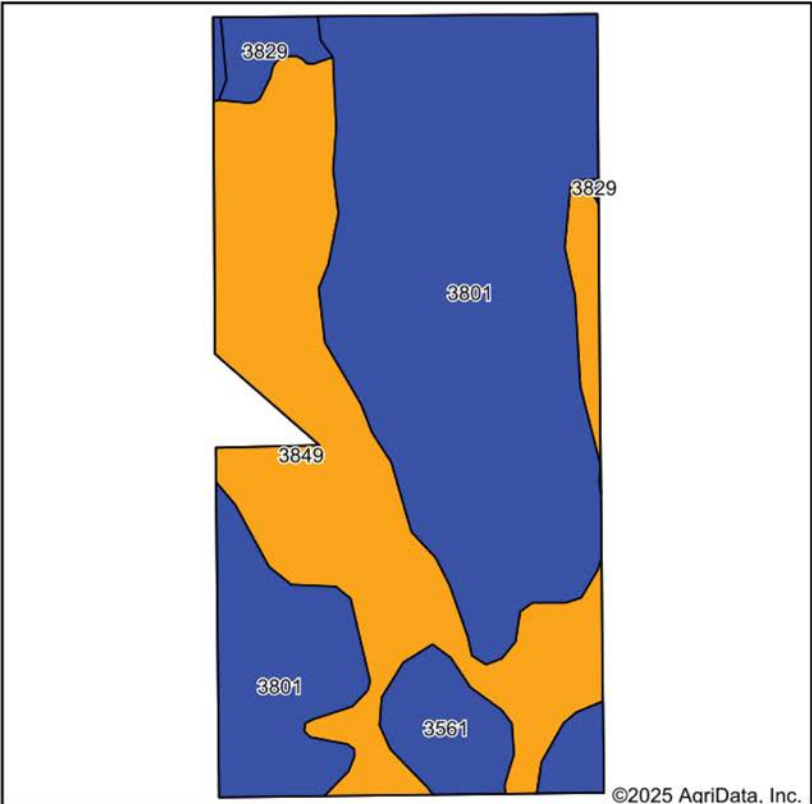


7/20/2025

6-18S-7W
Rice County
Kansas

Boundary Center: 38° 30' 40.36, -98° 8' 37.04

SOILS MAP



State: **Kansas**
County: **Rice**
Location: **6-18S-7W**
Township: **Galt**
Acres: **72.78**
Date: **7/20/2025**



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Soils data provided by USDA and NRCS.

Area Symbol: KS159, 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
3801	Crete silt loam, 1 to 3 percent slopes, loess plains and breaks	43.13	59.3%		> 6.5ft.	Ile	3650	64	55	60	64	37
3849	Geary-Clark complex, 3 to 7 percent slopes, eroded	24.68	33.9%		> 6.5ft.	IIle	3935	63	56	56	62	34
3561	Hobbs silt loam, occasionally flooded	3.41	4.7%		> 6.5ft.	IIw	5845	79	68	61	79	37
3829	Crete silty clay loam, 1 to 3 percent slopes, eroded	1.56	2.1%		> 6.5ft.	Ile	3635	56	49	54	56	34
Weighted Average						2.34	3849.2	*n 64.2	*n 55.8	*n 58.6	*n 63.9	*n 35.9

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Kayanna Hammeke was born and raised on a fifth-generation farm near Ellinwood, Kansas, where her deep connection to the land began early. Inspired by her grandfather's passion for farming and his love for the local land market, she grew up attending land auctions with him and her father, shaping her path to wanting to help other landowners.

Licensed since the age of 21, Kayanna has dedicated her career to land sales. She brings a well-rounded background in agricultural, utility, and commercial real estate, along with experience in oil ventures. Her knowledge of mineral rights, easements, and land investments adds valuable insight for clients. Kayanna also has a deep love for the outdoors and is an avid hunter, a hobby that gives her a real life understanding for recreational properties and local wildlife habitats.

Backed by generations of Kansas farming heritage, Kayanna offers more than expertise, she offers a personal understanding of the land and the people who work it. Whether buying or selling, she's a trusted local expert known for her honesty, dedication, and deep love for the land.



KAYANNA HAMMEKE

LAND AGENT

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