

MIDWEST LAND GROUP PRESENTS

320 ACRES IN

TREGO COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

320 +/- ACRE PREMIER CROPLAND AND HUNTING PROPERTY - TREGO COUNTY, KANSAS

This great farm is situated in a wildlife-rich area positioned between Mulberry Creek and the Smoky Hill River in Western Kansas. This 320 +/- acre farm offers a rare combination of top-tier agricultural production and exceptional wildlife opportunities. With 285 +/- acres of income-producing cropland, a balance of brushy draws, and terrain diversity, this property performs both in yield and in recreation.

The tract is located just 14.5 miles south of Collyer, Kansas, and I-70, with excellent access via County Road

523 along the western boundary. This area is known for its productive soils, consistent harvests, and thriving deer and upland bird populations.

The property's AG value is anchored by over 80% Ulysses silt loam soils with 1–3% slopes, providing an ideal base for row crop production. With full mineral rights included, this is a rare, well-rounded offering in a tightly held region of Western Kansas. Contact Tyson Stephens at (620) 464-9045 for more details or to schedule a private showing.



PROPERTY FEATURES

PRICE: **\$864,000** | COUNTY: **TREGO** | STATE: **KANSAS** | ACRES: **320**

- 320 +/- total acres
- 285 +/- acres of productive cropland
- Located in a wildlife-rich zone between Mulberry Creek and the Smoky Hill River
- Easy access off Interstate 70 (Collyer Exit), just 14.5 miles south
- Over 80% Ulysses silt loam, 1–3% slopes, high-performing, well-drained row crop soil
- Additional acres include Harney silt loam, 0–1% slopes
- Current corn crop with proven rotation of milo, wheat, and corn
- 8.24 +/- acre timber and thicket pocket in northeast corner, ideal for upland birds and whitetail bedding
- 22 +/- acre draw in the southern portion with seasonal springs, thickets, and brushy cover
- Excellent whitetail and mule deer travel corridor
- High deer density area with whitetail and mule deer opportunities
- Excellent upland bird hunting: pheasants and bobwhite quail are consistently present
- Full mineral rights owned by seller and will transfer with the land
- Legal Description: N/2 of Section 28, Township 14S, Range 25W, 6th P.M., Trego County, Kansas
- Location Proximity: 25 miles to Wakeeney, 60 miles to Hays, 4 hours to Denver, Colorado



285 +/- ACRES PRODUCTIVE CROPLAND

The property's AG value is anchored by over 80% Ulysses silt loam soils with 1–3% slopes, providing an ideal base for row crop production.



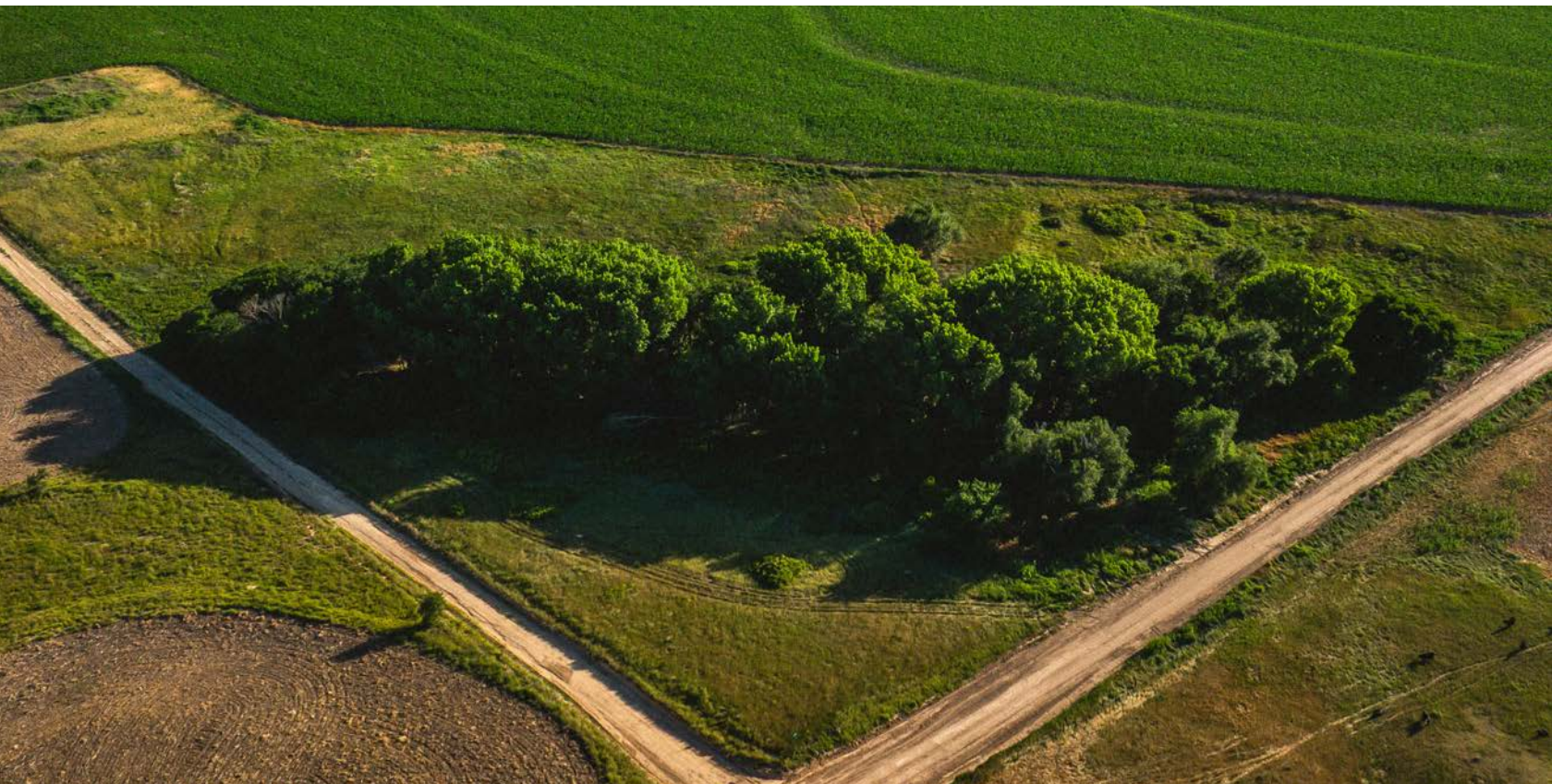
LOCATED IN WILDLIFE RICH ZONE



EASY ACCESS TO INTERSTATE 70



TIMBER POCKET IN NORTHEAST CORNER



22 +/- ACRE DRAW IN SOUTHERN PORTION



AERIAL MAP



Maps Provided By:



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

Map Center: 38° 48' 19.95, -100° 6' 20.15

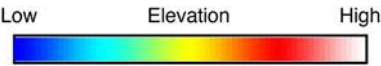
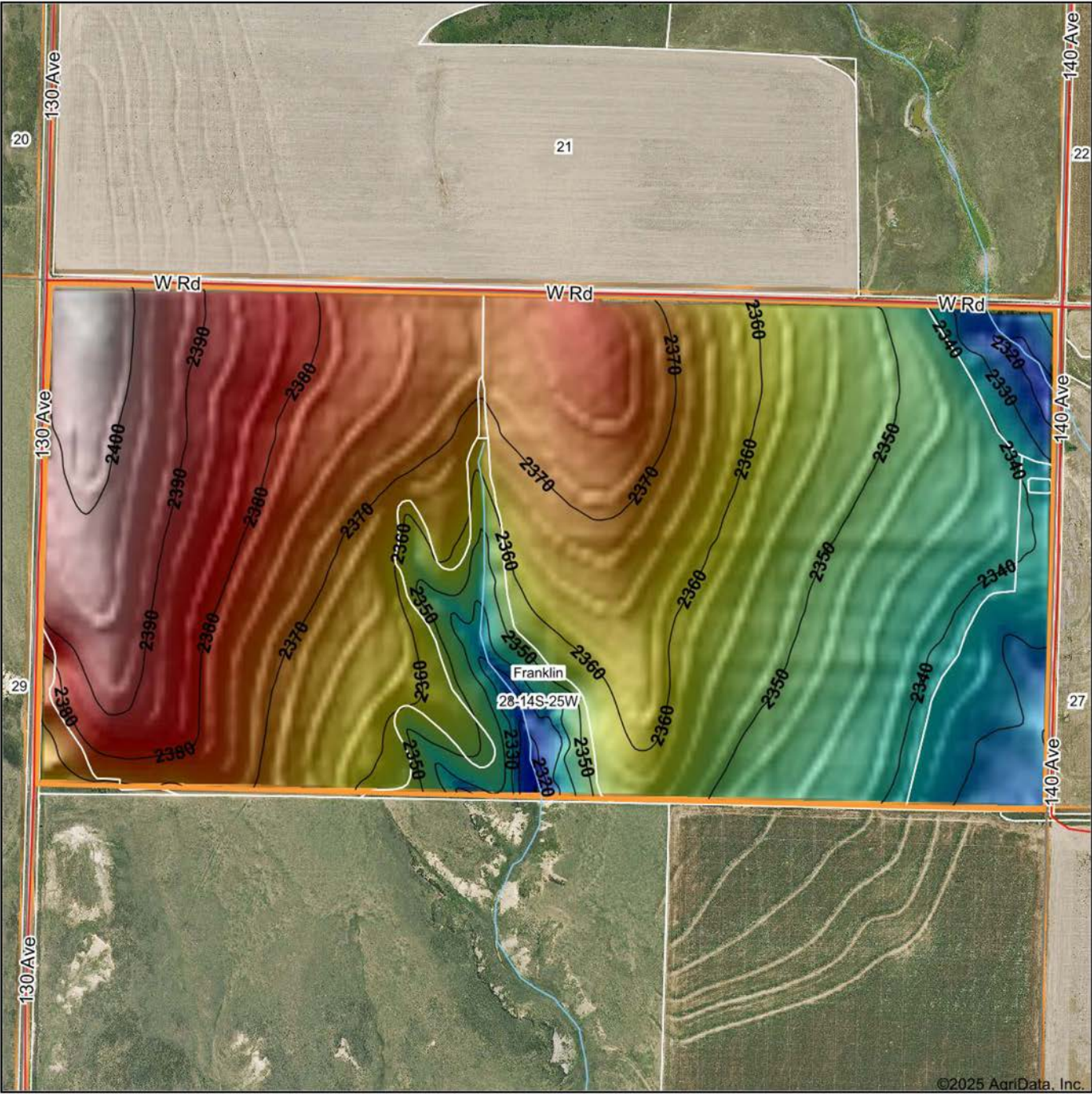
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28-14S-25W
Trego County
Kansas



7/6/2025

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 10 meter dem
Interval(ft): 10
Min: 2,312.3
Max: 2,406.7
Range: 94.4
Average: 2,363.2
Standard Deviation: 19.26 ft

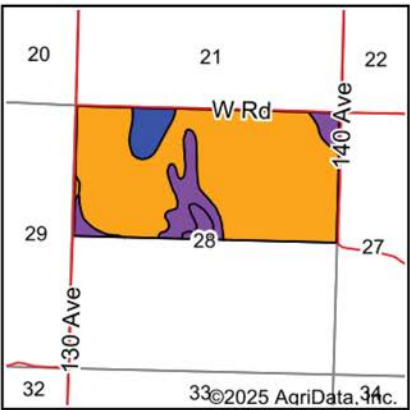
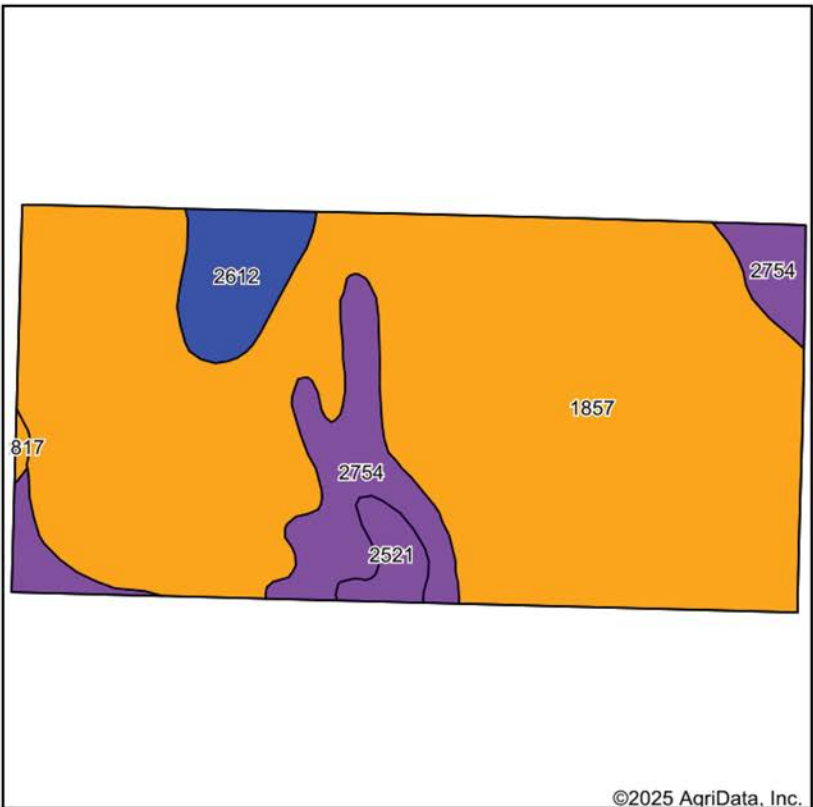
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28-14S-25W
Trego County
Kansas

Boundary Center: 38° 48' 33.02, -100° 6' 19.83

SOIL MAP



State: **Kansas**
County: **Trego**
Location: **28-14S-25W**
Township: **Franklin**
Acres: **316.04**
Date: **7/6/2025**



Maps Provided By:



Soils data provided by USDA and NRCS.

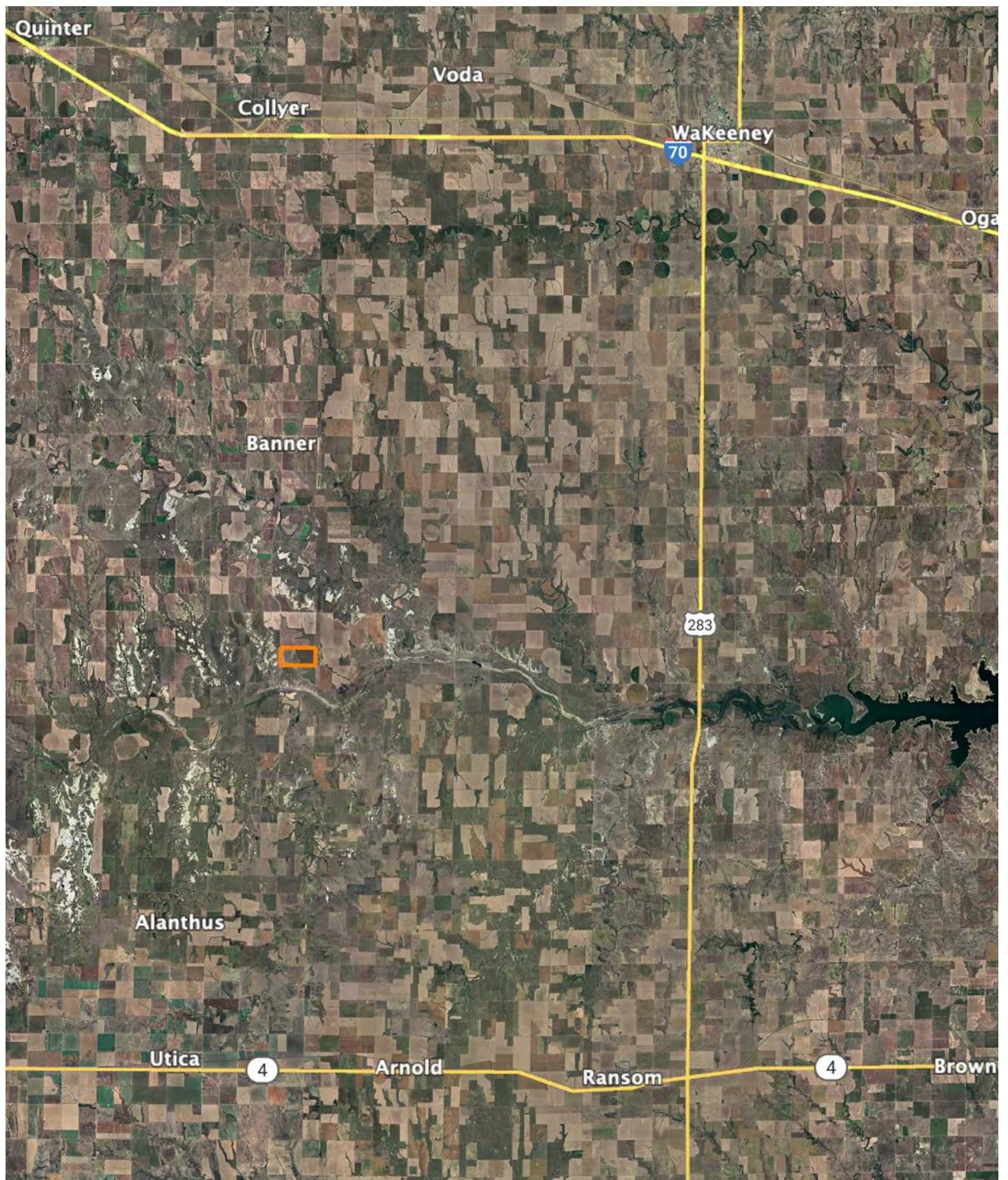
Area Symbol: KS195, Soil Area Version: 23

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
1857	Ulysses silt loam, 1 to 3 percent slopes	257.24	81.4%		> 6.5ft.	IIIe	1714	64	29	54	64
2754	Penden loam, 7 to 15 percent slopes	36.39	11.5%		> 6.5ft.	VIe	2578	57	36	45	56
2612	Harney silt loam, 0 to 1 percent slopes	15.68	5.0%		> 6.5ft.	IIc	2998	69	51	61	69
2521	Armo loam, 7 to 15 percent slopes	5.97	1.9%		> 6.5ft.	VIe	2695	54	35	46	54
2817	Uly silt loam, 3 to 6 percent slopes	0.76	0.2%		> 6.5ft.	IIIe	2980	75	49	62	75
Weighted Average						3.35	1898.8	*n 63.3	*n 31.1	*n 53.2	*n 63.2

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

To Tyson Stephens, land is more than just acreage — it's legacy, opportunity, and a chance to build something that lasts beyond your lifetime. A lifelong outdoorsman and passionate whitetail hunter, Tyson understands land not just from a buyer's perspective, but through the eyes of a farmer, investor, and land manager. He's walked it, worked it, hunted it, and studied what it takes to unlock its full potential.

Tyson brings years of sales experience, a strong background in habitat development, and a deep respect for the people who live and work the land. As a lead pastor and active coach in his local community, he's built his life around clear communication, service, and trust — and he brings that same relational mindset to every deal.

Clients appreciate his eye for opportunity, forward-thinking strategy, and relentless drive to get results. Whether it's a generational farm, a dream hunting property, or an investment with long-term upsides, Tyson helps clients visualize not just what a property is, but what it can become. He proudly serves landowners and buyers across Southern Kansas, Northern Oklahoma, and Southeast Nebraska with integrity, grit, and the kind of heart that puts relationships first.



TYSON STEPHENS,

LAND AGENT

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