

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. Call today for more details or to schedule a private showing.



PROPERTY FEATURES

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



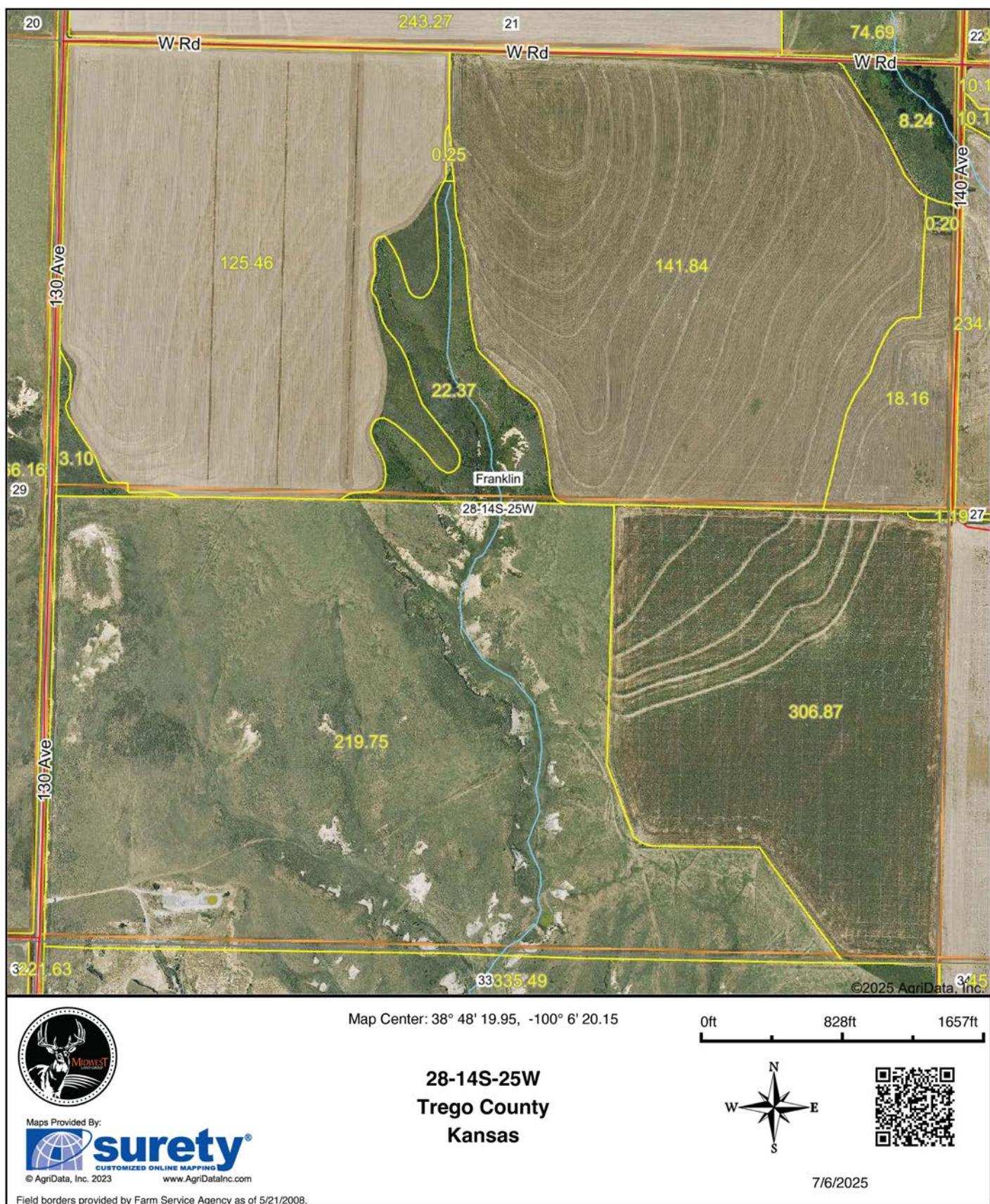
TIMBER POCKET IN NORTHEAST CORNER



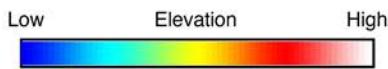
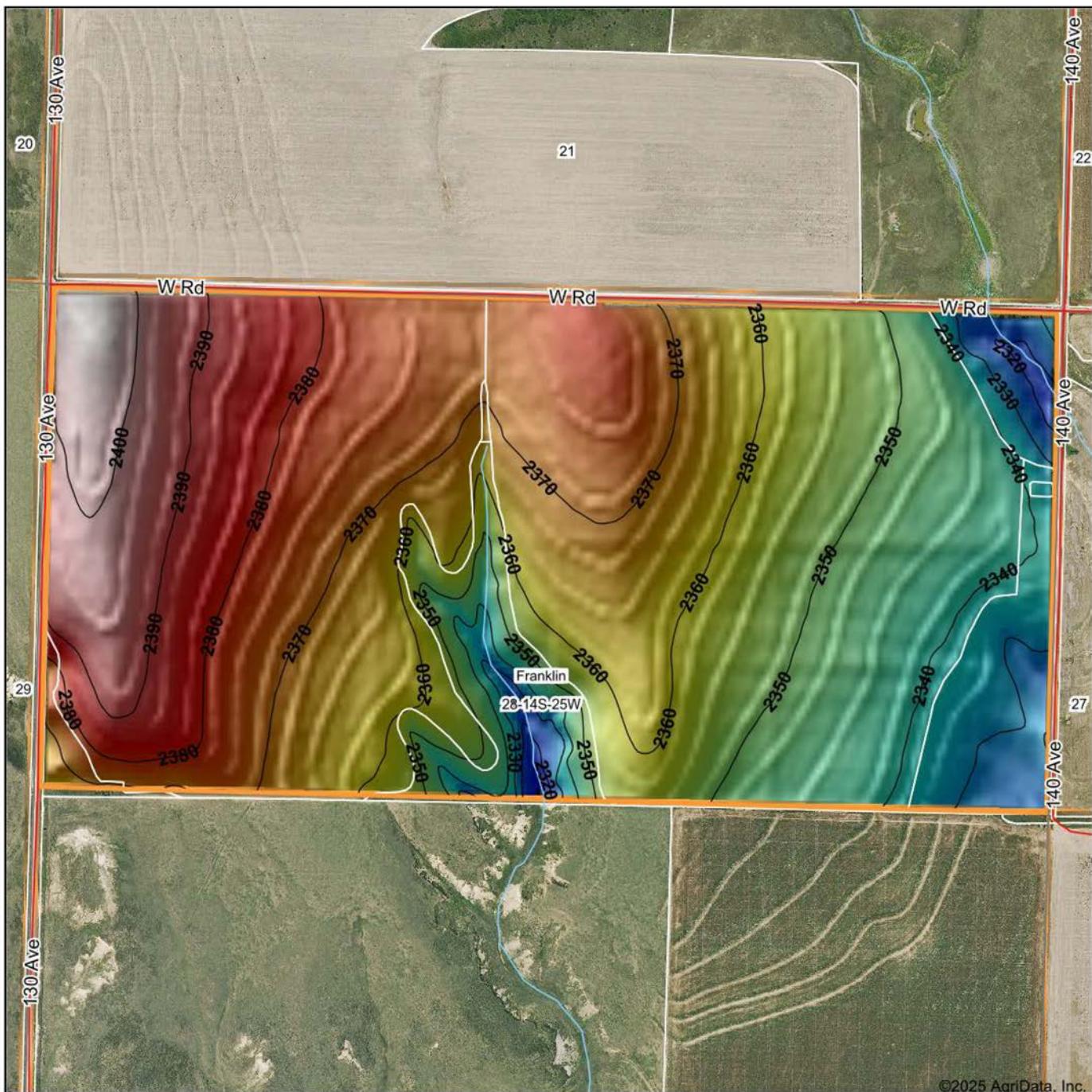
22 +/- ACRE DRAW IN SOUTHERN PORTION



AERIAL MAP



HILLSHADE MAP



Source: USGS 10 meter dem

0ft 812ft 1624ft

Interval(ft): 10

Min: 2,312.3

Max: 2,406.7

Range: 94.4

Average: 2,363.2



28-14S-25W
Trego County
Kansas

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

7/6/2025



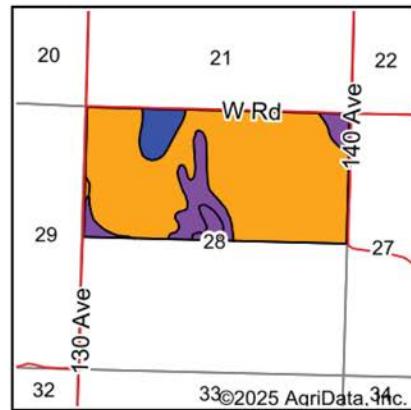
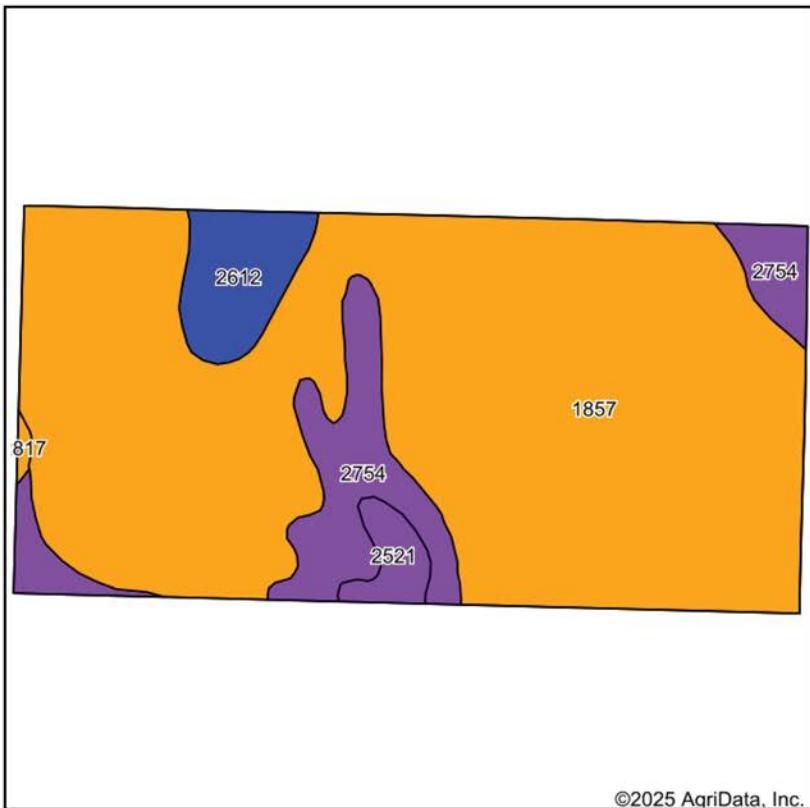
Maps Provided By:

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

SOIL MAP



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



Maps Provided By:
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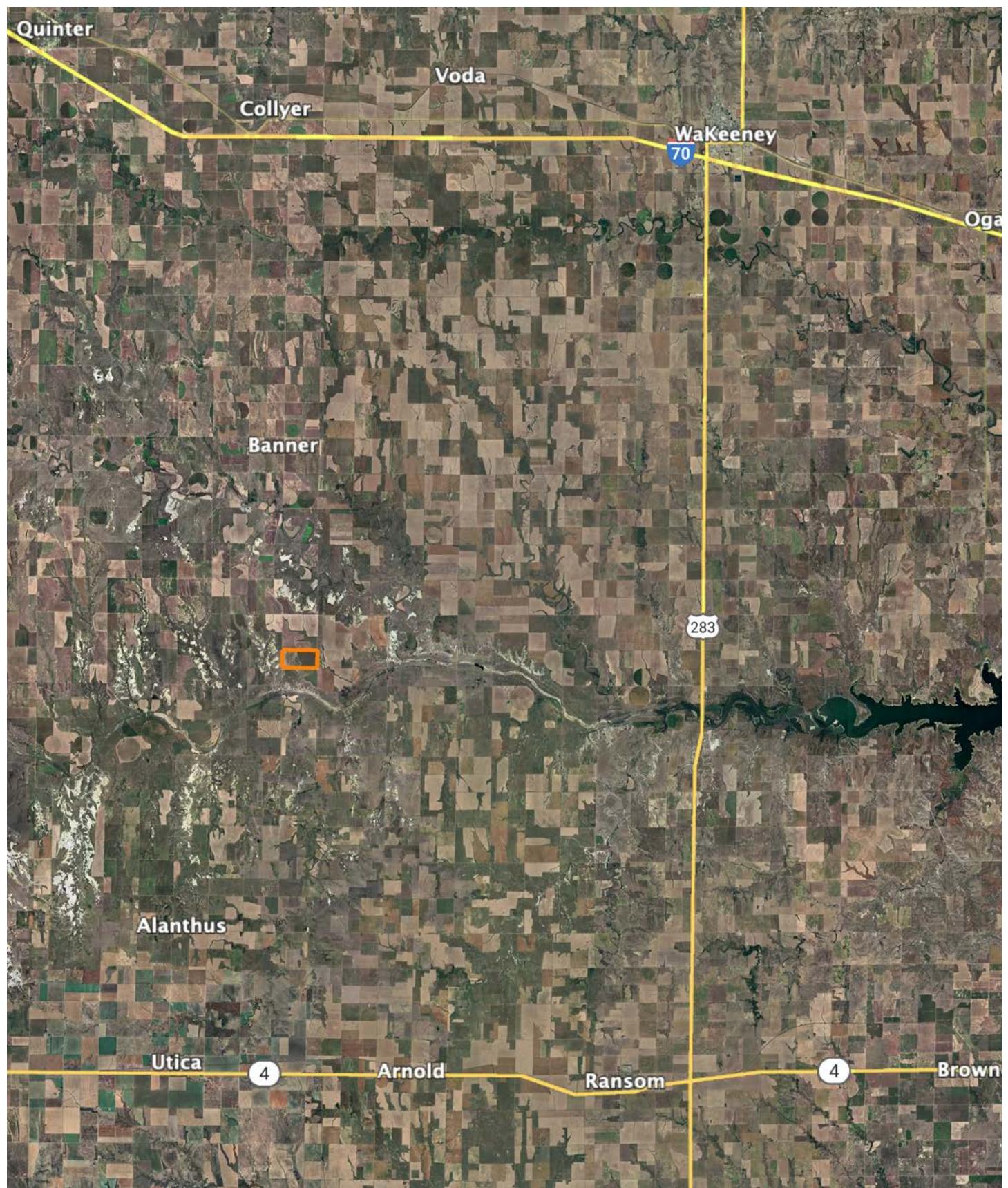


Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
1857	Ulysses silt loam, 1 to 3 percent slopes	257.24	81.4%	Orange	> 6.5ft.	IIIe	1714	64	29	54	64
2754	Penden loam, 7 to 15 percent slopes	36.39	11.5%	Purple	> 6.5ft.	Vle	2578	57	36	45	56
2612	Harney silt loam, 0 to 1 percent slopes	15.68	5.0%	Blue	> 6.5ft.	IIc	2998	69	51	61	69
2521	Armo loam, 7 to 15 percent slopes	5.97	1.9%	Purple	> 6.5ft.	Vle	2695	54	35	46	54
2817	Uly silt loam, 3 to 6 percent slopes	0.76	0.2%	Orange	> 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

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.



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