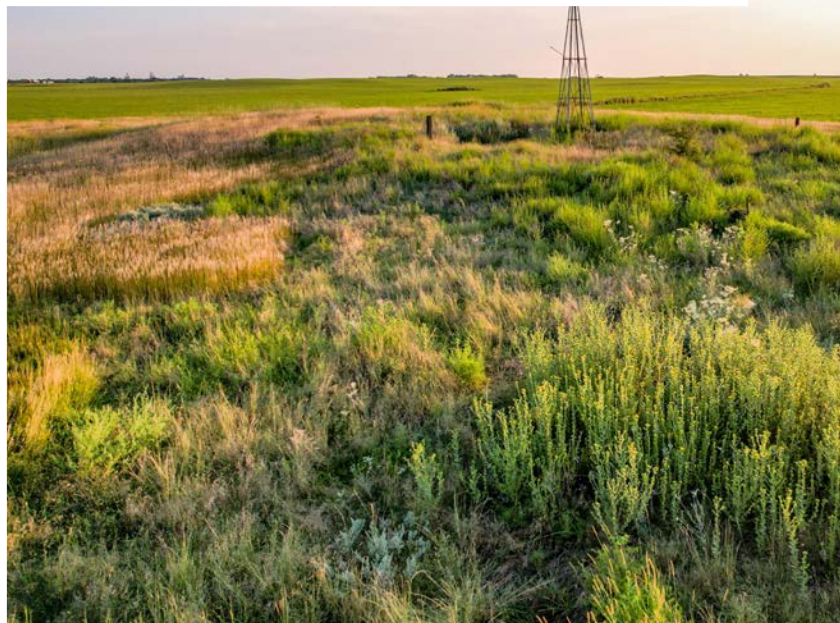
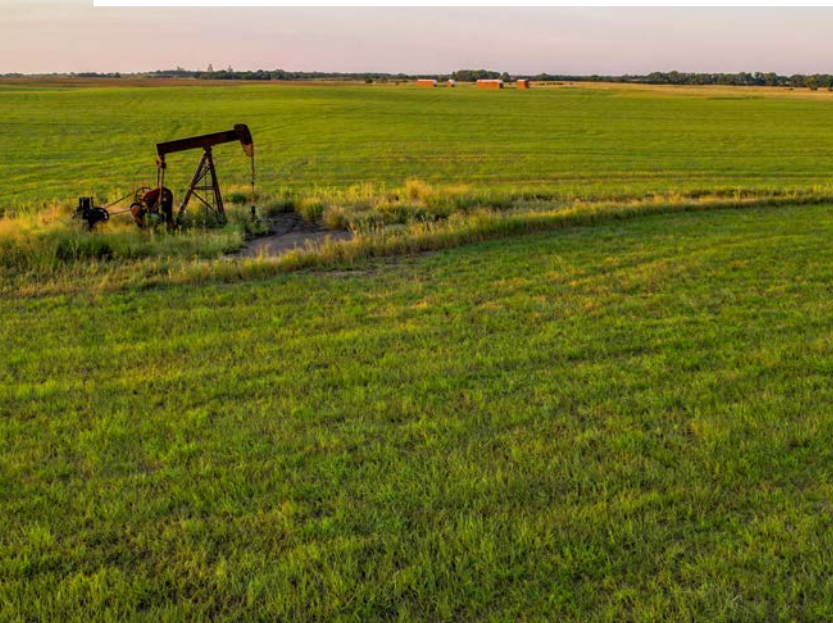


MIDWEST LAND GROUP PRESENTS



316 ACRES
PRATT COUNTY, KS

Northeast 100 Avenue, Preston, Kansas 67583



MIDWEST LAND GROUP IS HONORED TO PRESENT

CENTRAL KANSAS GRASSLAND AND OIL INVESTMENT HALF-SECTION

This 316 +/- acre tract, located in the east half of Section 06, Township 27s, Range 11w in Pratt County, represents a versatile and appealing parcel in south-central Kansas. With agricultural income, high-quality grassland, investment potential, strong recreational appeal, and the added benefit of existing mineral production, this property stands out as an exceptional investment.

The majority of the property, 285 acres, is comprised of pristine, rolling native grass. The grassland has proven to be highly sought after for horse hay, offering both premium yield and demand. With its established stand and soil base, this tract is well-positioned to continue producing high-quality bales.

Beyond agriculture, the property offers tremendous recreational opportunities. The diverse terrain of rolling grassland and natural cover provides ideal habitat for a variety of game. The area is known for producing trophy whitetail deer, while upland bird hunting opportunities abound with pheasants and quail. For a buyer who values both land income and a sporting lifestyle, this tract delivers the best of both worlds.

With blacktop frontage along the eastern boundary, the property also offers an excellent location for a future home or farm headquarters. Electricity is available nearby, and two pre-dug water wells are already in place, reducing development costs. Wide-open views of the Kansas countryside add to the appeal, providing the perfect setting for a country residence, hunting lodge, or ag operation base. The seller is open to parceling out smaller tracts of land on this property to suit one's land desires.

Adding investment strength, 100% of the mineral rights will transfer with the property. There is currently one producing oil well, offering immediate income and long-term upside potential for energy production.

This Pratt County half-section is a rare offering that combines top-end grass production, proven recreational appeal, residential potential, and mineral income. Whether you're an agricultural producer, horse owner, land investor, sportsman, or someone looking to build a country home with investment benefits, this property checks every box.



PROPERTY FEATURES

PRICE: **\$718,000** | COUNTY: **PRATT** | STATE: **KANSAS** | ACRES: **316**

- 285 +/- acres premium hay grass
- 31 +/- acre pasture
- Producing oil well
- \$2,500/year oil income
- 100% mineral rights transfer
- 2024 taxes: \$889.95
- Horse quality hay
- Blacktop frontage
- Country build site
- Two water wells
- Nearby electricity
- Trophy deer & upland birds
- 2 miles south of Preston, KS
- 15 miles northeast of Pratt, KS
- 45 miles southwest of Hutchinson, KS
- 1 hour from Wichita, KS



285 +/- ACRES OF PREMIUM HAY GRASS

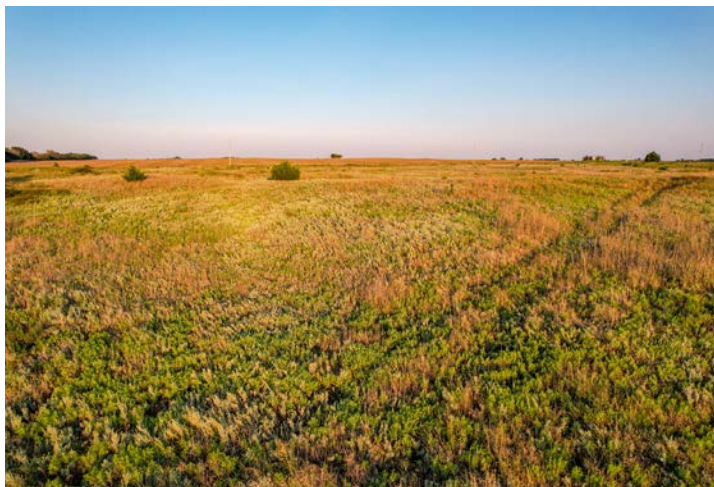
The grassland has proven to be highly sought after for horse hay, offering both premium yield and demand. With its established stand and soil base, this tract is well-positioned to continue producing high-quality bales.



PRODUCING OIL WELL



31 +/- ACRES OF PASTURE



COUNTRY BUILD SITE



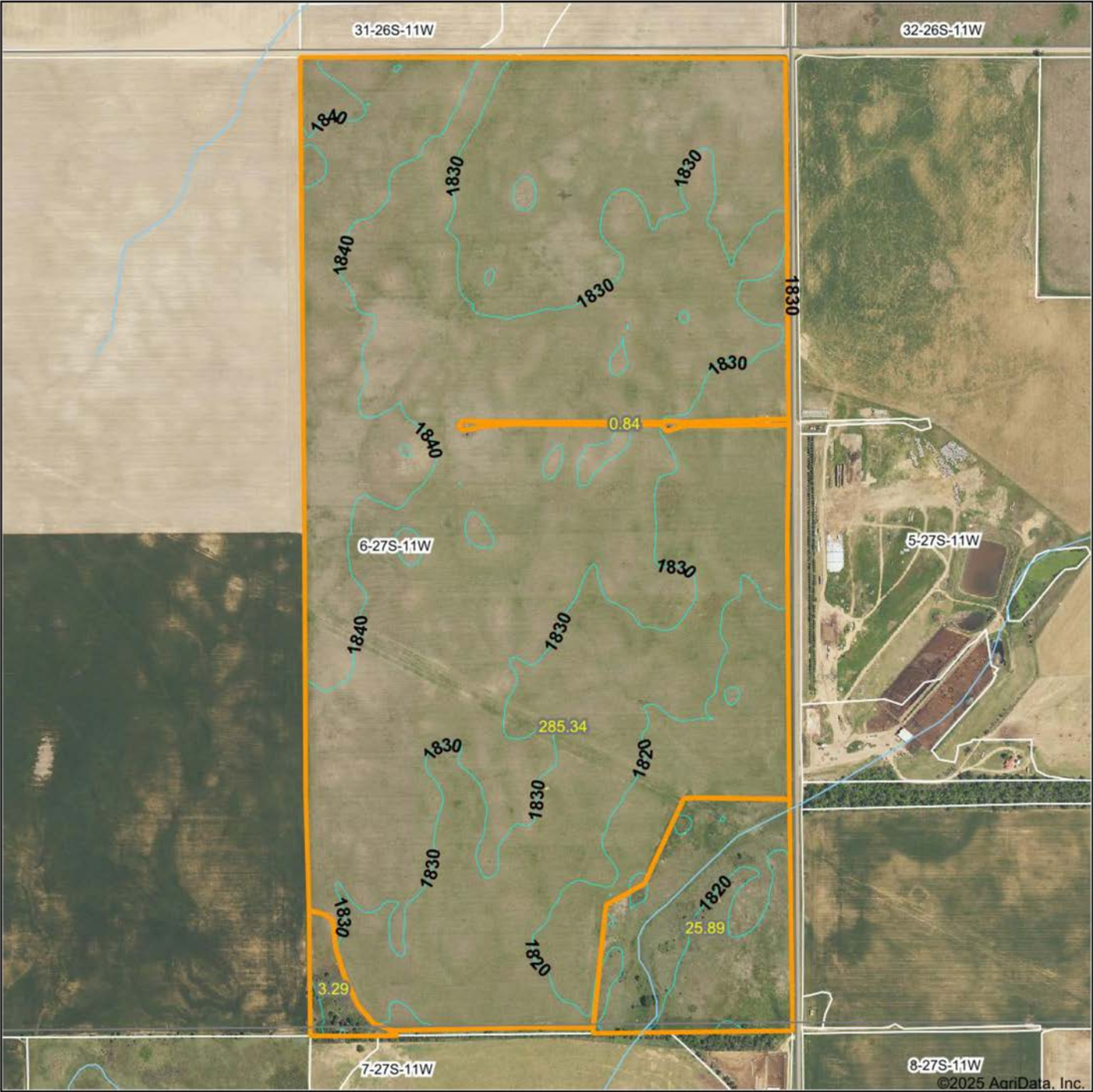
ADDITIONAL PHOTOS



AERIAL MAP



TOPOGRAPHY MAP



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Maps Provided By:



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

Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 1,810.7

Max: 1,851.3

Range: 40.6

Average: 1,829.9

Standard Deviation: 7.68 ft

0ft 840ft 1680ft

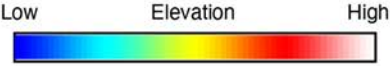
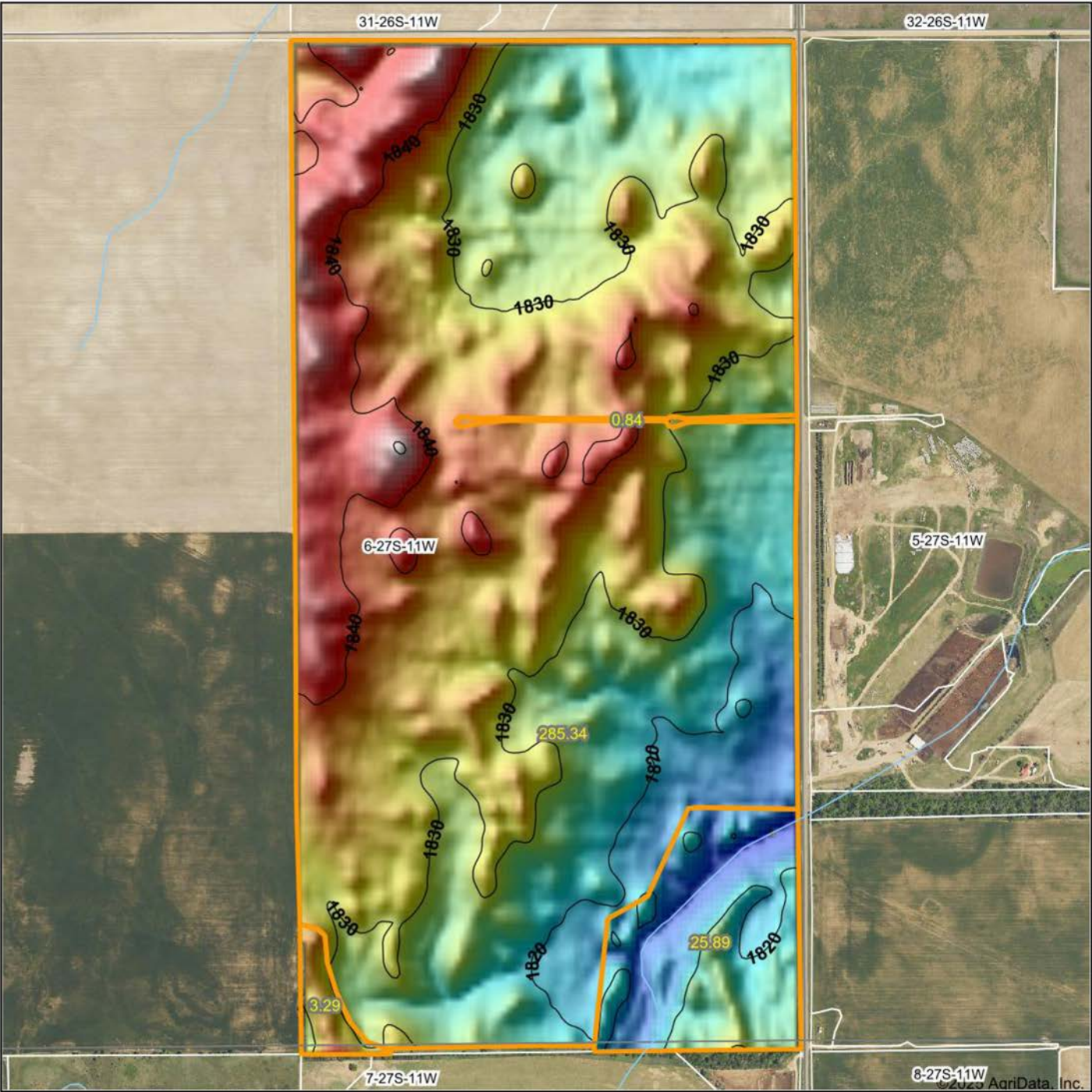


8/28/2025

6-27S-11W
Pratt County
Kansas

Boundary Center: 37° 43' 31.18, -98° 33' 39.71

HILLSHADE MAP



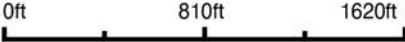
Maps Provided By:



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6-27S-11W
Pratt County
Kansas

Boundary Center: 37° 43' 31.18, -98° 33' 39.71

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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MidwestLandGroup.com

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