

MIDWEST LAND GROUP PRESENTS

160 ACRES IN

HARPER COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

UNIT 16 BIG DEER AND BIG TRACT NEIGHBORS

Situated in a neighborhood with proven whitetail genetics and large tracts. This 160 +/- acres is the perfect investment that will produce returns in mature bucks. Sandwiched between the famed Chain Ranch, almost 7,000 contiguous acres, and Sandy Creek, just a half mile east. There are six full-section parcels along this Creek Corridor to the east that are known for generating world-class deer. This manageable-sized 160 +/- acres is right between these two environmental forces, bringing a constant influx of quality deer.

The property is characterized by head-high big bluestem grasses and brushy timber. The perfect balance of bedding and escape cover. This farm has multiple archery set-up locations in a mature timber woodlot on the south side of the farm. Vantage points across the expired CRP field make for long-distance opportunities. There is a

small Watering pond in the old pasture that keeps deer close. 126.82 +/- acres of tillable land have been in CRP native grass for many years. This CRP contract expired in 2021, and the grass has been hayed a few times since. These acres could be re-enrolled for predictable income, broken out for crop production, or fenced and grazed. The tillable acres are primarily loamy fine sand with a 50 NCCPI productivity rating. The balance of the property is approximately 33 +/- acres of enclosed pasture and mature trees. Rolling hills, tall trees adequate for ladder stands, and dense plum thickets.

Opportunities to purchase land in this size range, with big neighbors and noteworthy deer maturity, are rare. Contact the Listing Agent Sean Thomas at (620) 712-2775 to schedule a tour or see disclosures.



PROPERTY FEATURES

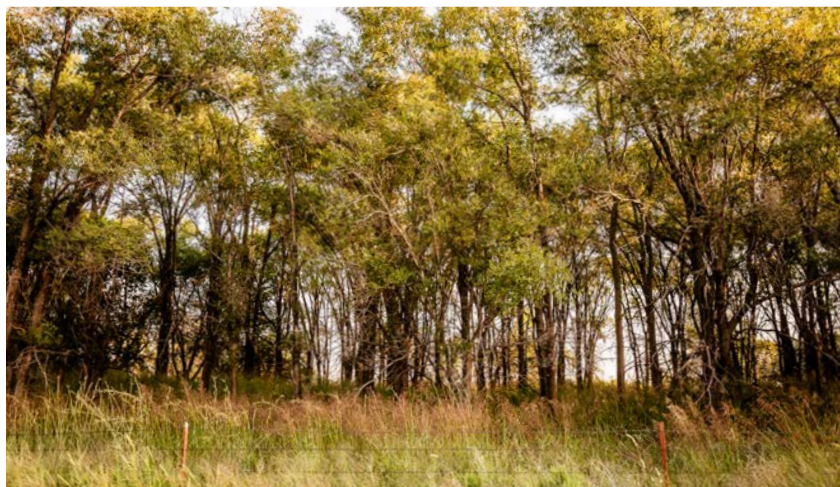
PRICE: **\$436,000** | COUNTY: **HARPER** | STATE: **KANSAS** | ACRES: **160**

- Unit 16 trophy whitetail
- Quality deer neighborhood
- Adjoining quarter section for sale
- Well-maintained roads, electricity at the road
- Tall expired CRP grass
- S06, T35, R08, ACRES 159.6 SW4
- 15 +/- acres of mature timber
- Upland bird hunting, waterfowl potential
- 15 miles Salt Plains National Wildlife Refuge
- Available for immediate hunting in 2025
- 20 miles to Anthony, food, fuel, and lodging
- Mineral rights transfer to the new owner



QUALITY DEER NEIGHBORHOOD

The perfect balance of bedding and escape cover. This farm has multiple archery set-up locations in a mature timber woodlot on the south side of the farm.



WATERING HOLE



WELL-MAINTAINED ROADS

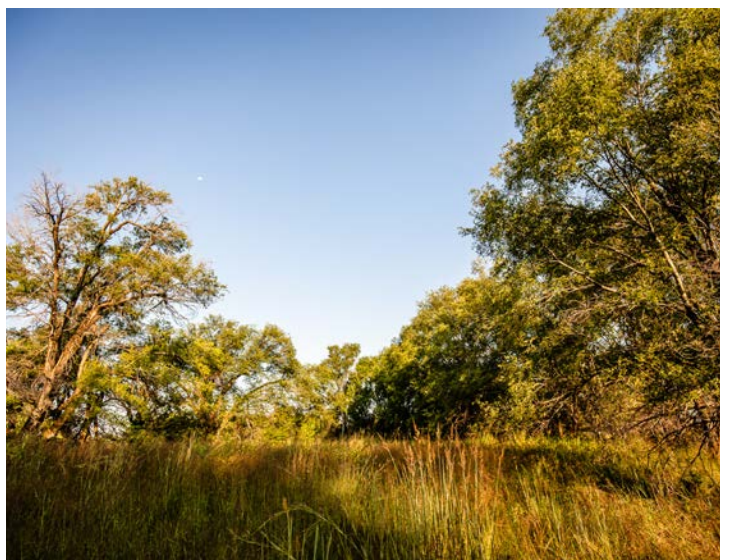


TALL EXPIRED CRP GRASS

126.82 +/- acres of tillable land have been in CRP native grass for many years. This CRP contract expired in 2021, and the grass has been hayed a few times since. These acres could be re-enrolled for predictable income, broken out for crop production, or fenced and grazed.



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 37° 1' 30.2, -98° 13' 57.64

0ft 902ft 1805ft



Maps Provided By:



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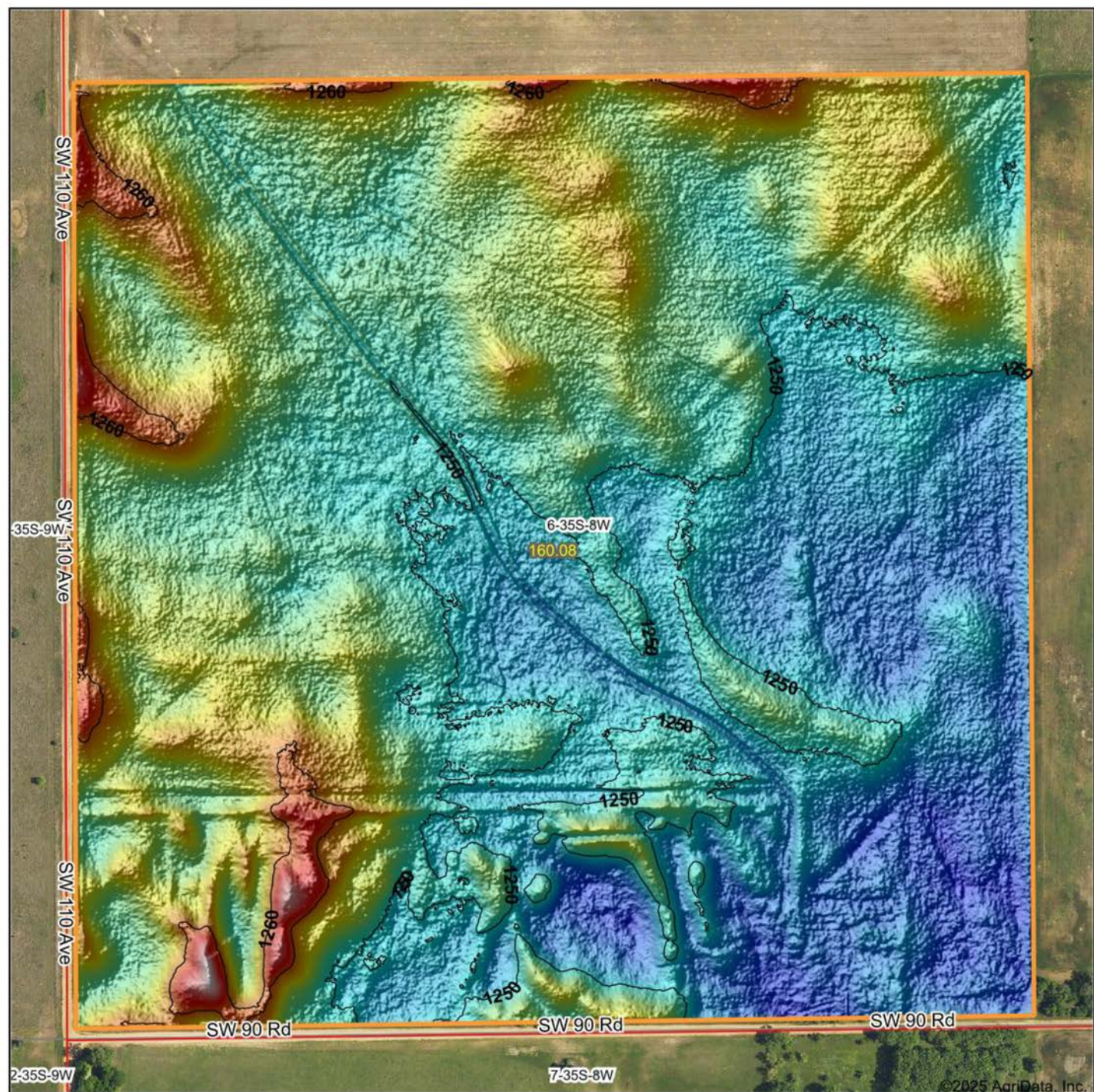
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6-35S-8W
Harper County
Kansas



9/16/2025

HILLSHADE MAP



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 10

Min: 1,243.5

Max: 1,269.1

Range: 25.6

Average: 1,251.9

Standard Deviation: 3.97 ft

0ft 431ft 861ft

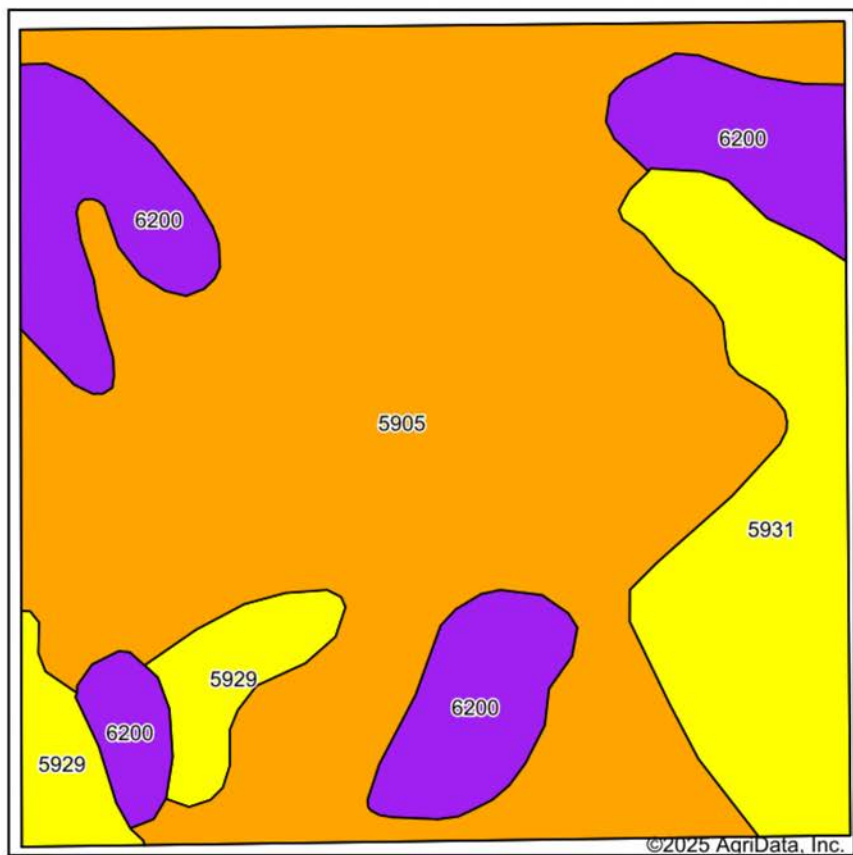


9/16/2025

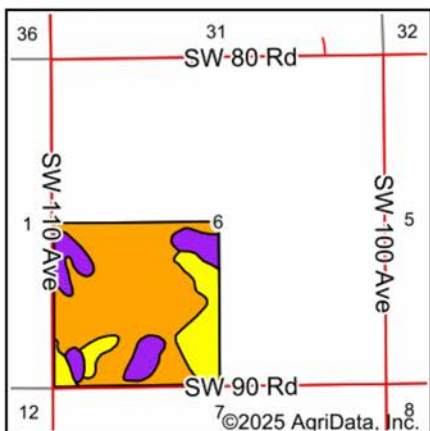
6-35S-8W
Harper County
Kansas

Boundary Center: 37° 1' 30.2, -98° 13' 57.64

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Harper**
Location: **6-35S-8W**
Township: **Township No. 2**
Acres: **160.08**
Date: **9/16/2025**



Maps Provided By: **surety**
CUSTOMIZED ONLINE MAPPING
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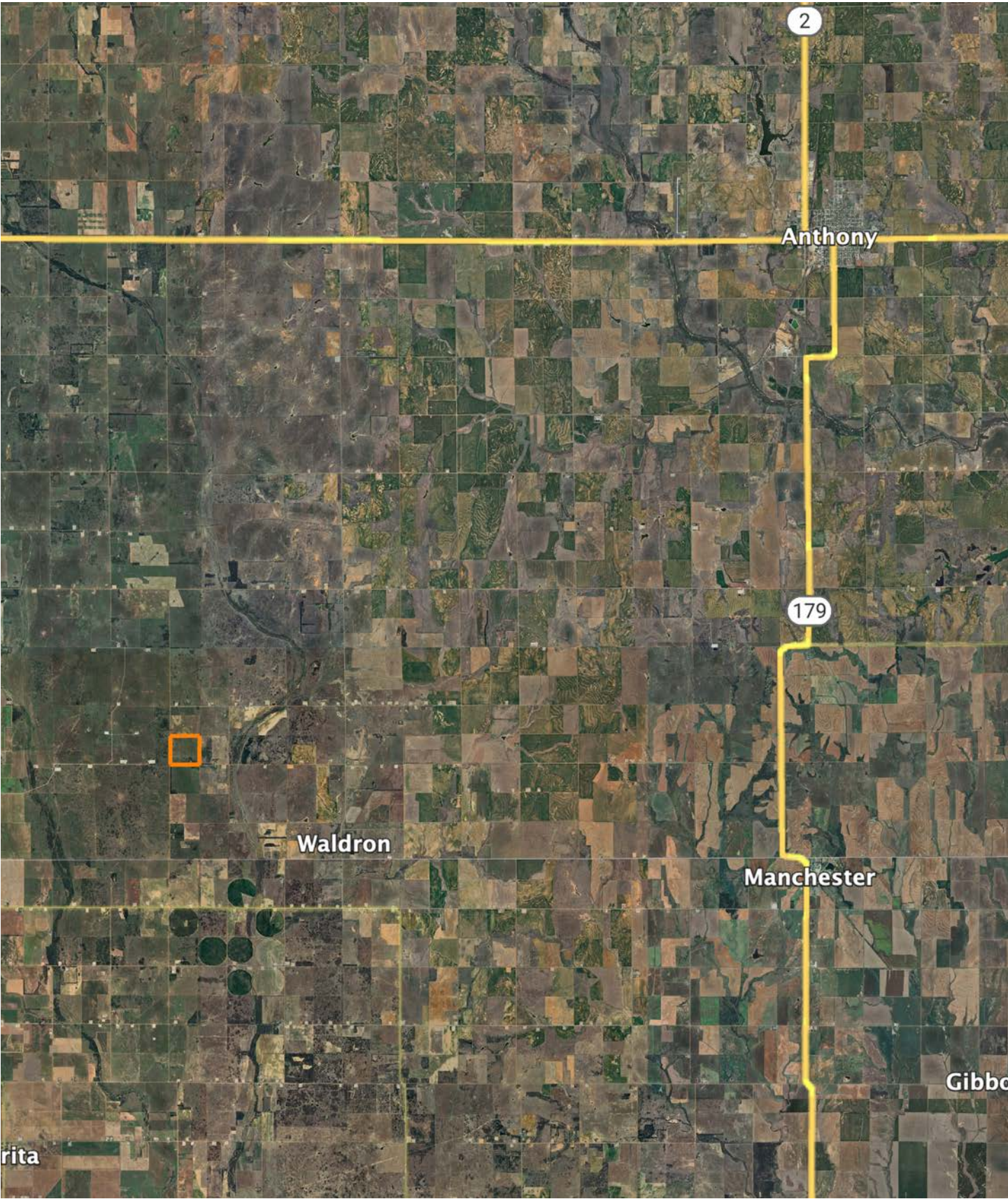
Area Symbol: KS077, Soil Area Version: 21

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
5905	Hayes-Solvay loamy fine sands, 0 to 5 percent slopes	104.03	65.0%		> 6.5ft.	IIIe	4276	50	46	44	50	26
6200	Aline-Derby fine sands, 5 to 12 percent slopes	25.31	15.8%		> 6.5ft.	VIe	3015	27	27	26	22	10
5931	Pratt loamy fine sand, siltstone substratum, 3 to 8 percent slopes	22.61	14.1%		> 6.5ft.	IVe	3503	32	31	30	25	
5929	Pratt loamy fine sand, 5 to 12 percent slopes	8.13	5.1%		> 6.5ft.	IVe	3005	33	32	30	29	13
Weighted Average						3.67	3902.9	*n 43	*n 40.2	*n 38.5	*n 41	*n 19.1

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Sean Thomas has a love and appreciation for the land. Born and raised in Overland Park, KS, Sean graduated from St. Thomas Aquinas High School and earned a B.S. in Park Management and Conservation, with a Minor in Business Administration from Kansas State University. This education refined Sean's natural ability to observe and identify the unique qualities each piece of property holds and communicate that potential to clients so that they can achieve their goals, from vision to completion.

Prior to coming to Midwest Land Group, he spent 10 years in parks and recreation administration, specializing in property management, maintenance, and construction. This hands-on experience provided a unique opportunity to study wildlife behavior, especially waterfowl in different environments. Sean shares that knowledge with clients so they can begin successful wildlife management on their property.

A volunteer with Big Brothers Big Sisters, he enjoys mentoring his little brother and introducing him to the outdoors, whether it be fishing or playing sports. Sean is an avid duck and deer hunter and actively serves in ministries at his local church. Sean and his wife Betsy, live on a farm near Inman, KS with their two dogs, Branch and Briar, surrounded by pastures in the Sandhills.



SEAN THOMAS,
LAND AGENT
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