

MIDWEST LAND GROUP PRESENTS

159 ACRES

HARPER COUNTY, KS

SW 90 ROAD, WALDRON, KANSAS, 67150



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

TROPHY WHITETAIL HUNTING IN BIG TRACT NEIGHBORHOOD

Situated in an area with proven whitetail genetics and large adjoining tracts. This 159 +/- acres is the perfect combination of native grass and mature timber. Sandwiched between the famed Chain Ranch, almost 7,000 contiguous acres, and Sandy Creek, just a half mile east. There are multiple full-section parcels along this live stream corridor to the east that are known for generating world-class deer. This affordable-sized 160 +/- acres is right between these two impactful features, bringing a constant influx of quality deer onto this farm.

The tract is dominated by head-high big bluestem grasses, perfect for bedding and fawn raising. The balance of the farm being huge cottonwoods and a mix of cedars, elm, and locust. This hunting farm can be set up for archery along wooded trails or open country gun blinds. 125.89 acres of tillable land have been in CRP native grass for decades; this CRP

contract expired in 2021. The tall native species are in great shape, providing excellent habitat. 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. There is a fenced-in 23 +/- acre pasture on the northeast side of the property. This area is very thick with plum thickets, rolling hills, and a nice grove of trees. On the west border of the property, shielding the road is a dense woodlot 45 yards wide, totaling about 10 acres. This old-growth timber row screens the property and is a magnet for deer traveling from Sandy Creek to Chain Ranch.

Chances to acquire tracts in this size range, with nearby contiguous ranches and noteworthy Unit 16 deer maturity, are special. Don't hesitate! To schedule a viewing, contact the Listing Agent Sean Thomas at (620) 712-2775.



PROPERTY FEATURES

PRICE: **\$433,275** | COUNTY: **HARPER** | STATE: **KANSAS** | ACRES: **159**

- Unit 16 trophy whitetail
- Quality deer neighborhood
- Adjoining quarter section for sale
- Well-maintained roads
- Electricity at road
- 126 +/- acres of expired CRP
- S07, T35, R08, ACRES 159.2, LOTS 1 2 & E2 NW4
- 15 +/- acres of mature timber
- Upland bird hunting, waterfowl potential
- 15 miles to Salt Plains National Wildlife Refuge
- 20 miles to Anthony - food, fuel, lodging
- Available for immediate hunting 2025
- Mineral rights transfer to new owner



126 +/- ACRES OF EXPIRED CRP



WELL-MAINTAINED ROADS



FENCED-IN 23 +/- ACRE PASTURE



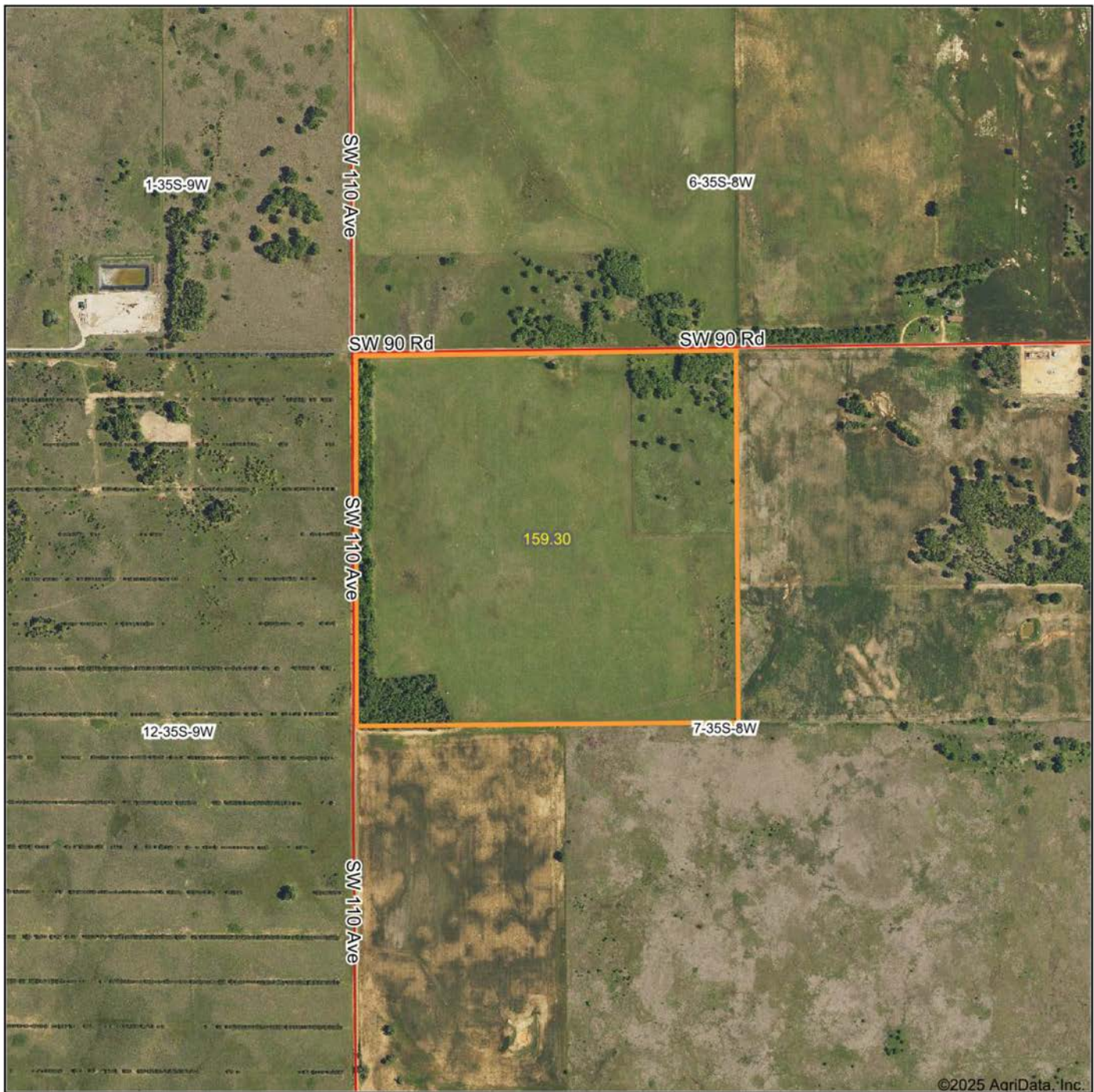
15 +/- ACRES OF MATURE TIMBER



TRAIL CAM PICTURES



AERIAL MAP



©2025 AgriData, Inc.



Maps Provided By:



© AgriData, Inc. 2023

www.AgriDataInc.com

Boundary Center: 37° 1' 3.9, -98° 13' 57.74

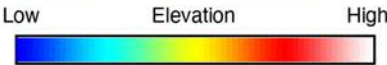
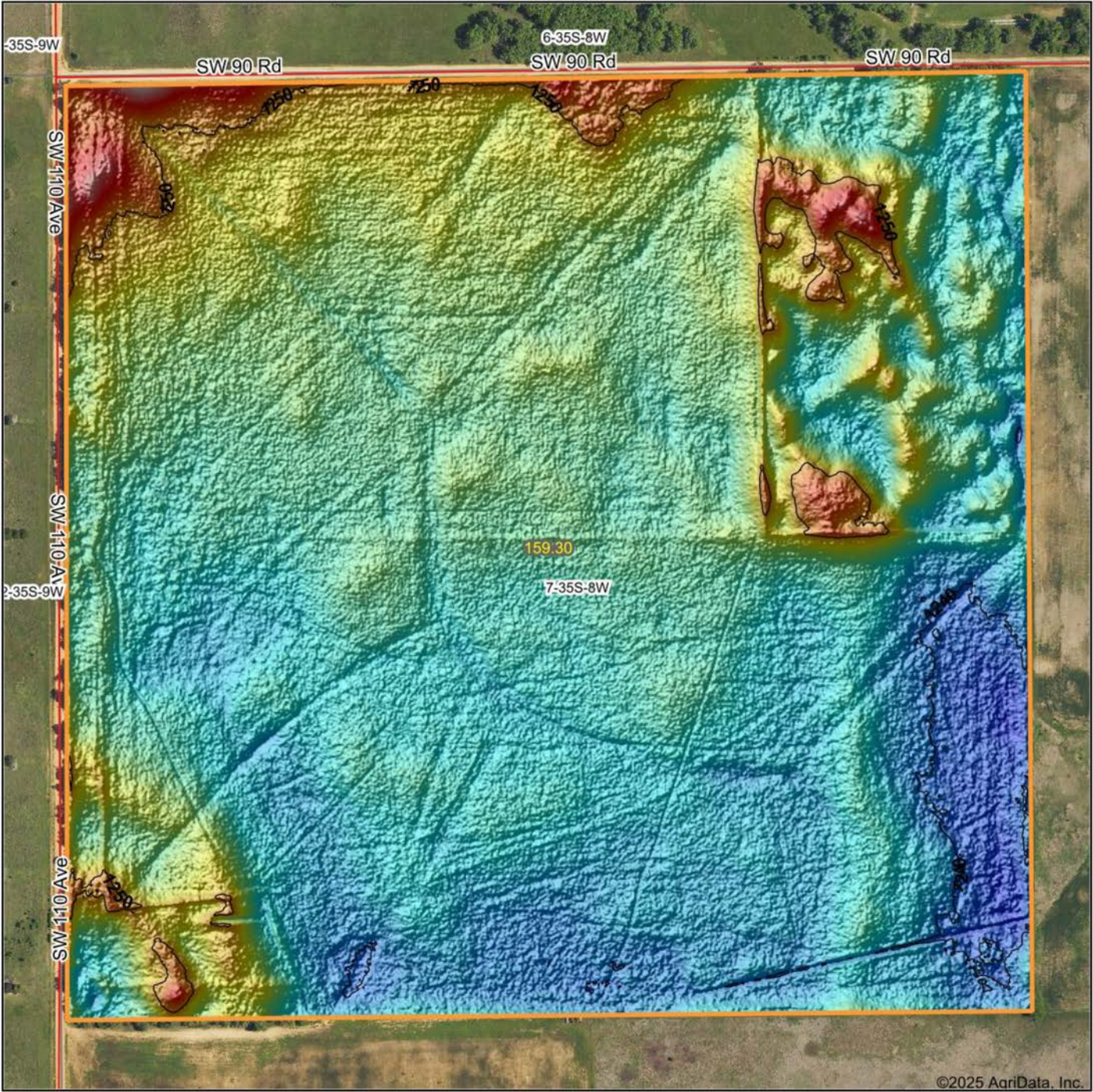
7-35S-8W
Harper County
Kansas

0ft 1088ft 2175ft



9/16/2025

HILLSHADE MAP



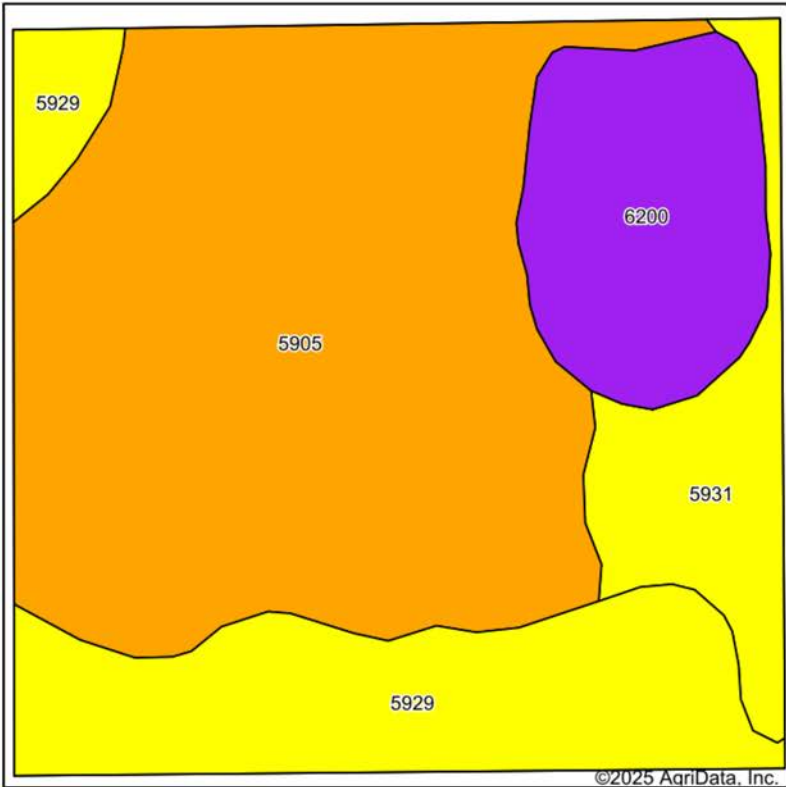
Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

Source: USGS 1 meter dem
Interval(ft): 10
Min: 1,237.7
Max: 1,258.5
Range: 20.8
Average: 1,244.6
Standard Deviation: 2.89 ft

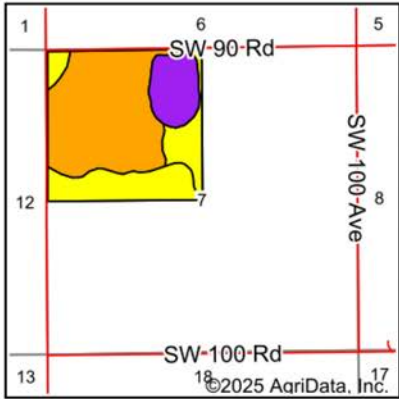


7-35S-8W
Harper County
Kansas
9/16/2025
Boundary Center: 37° 1' 3.9, -98° 13' 57.74

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Harper**
Location: **7-35S-8W**
Township: **Township No. 2**
Acres: **159.3**
Date: **9/16/2025**



Maps Provided By:



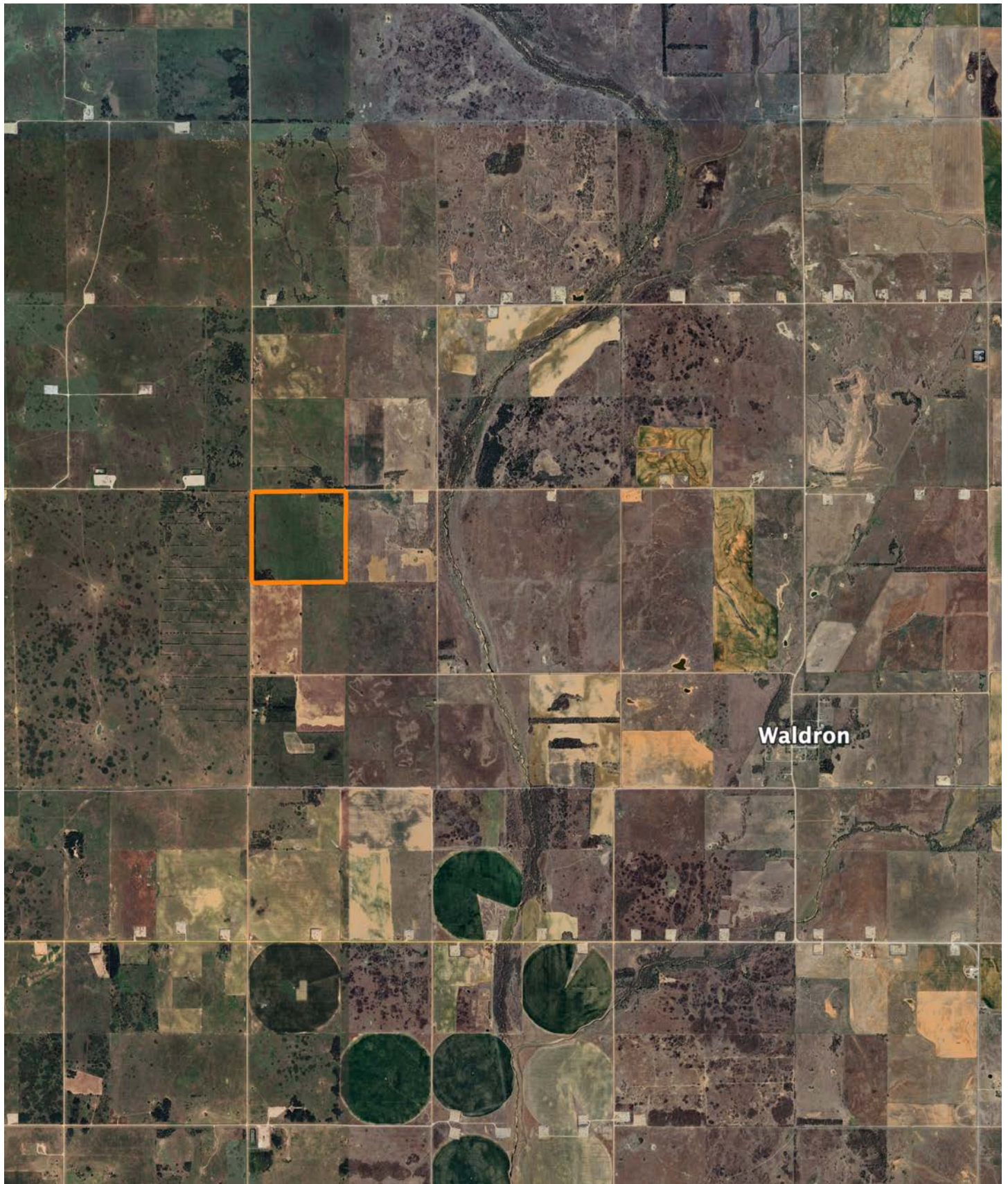
Area Symbol: KS077, Soil Area Version: 21												
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
5905	Hayes-Solvay loamy fine sands, 0 to 5 percent slopes	88.15	55.4%		> 6.5ft.	IIIe	4276	50	46	44	50	26
5929	Pratt loamy fine sand, 5 to 12 percent slopes	34.36	21.6%		> 6.5ft.	IVe	3005	33	32	30	29	13
6200	Aline-Derby fine sands, 5 to 12 percent slopes	21.74	13.6%		> 6.5ft.	VIe	3015	27	27	26	22	10
5931	Pratt loamy fine sand, siltstone substratum, 3 to 8 percent slopes	15.05	9.4%		> 6.5ft.	IVe	3503	32	31	30	25	
Weighted Average						3.72	3756.7	*n 41.5	*n 39	*n 37.2	*n 39.3	*n 18.6

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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
620.833.0110
SThomas@MidwestLandGroup.com



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Alabama, Arkansas, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Minnesota, Mississippi, Missouri, Montana, Nebraska, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.