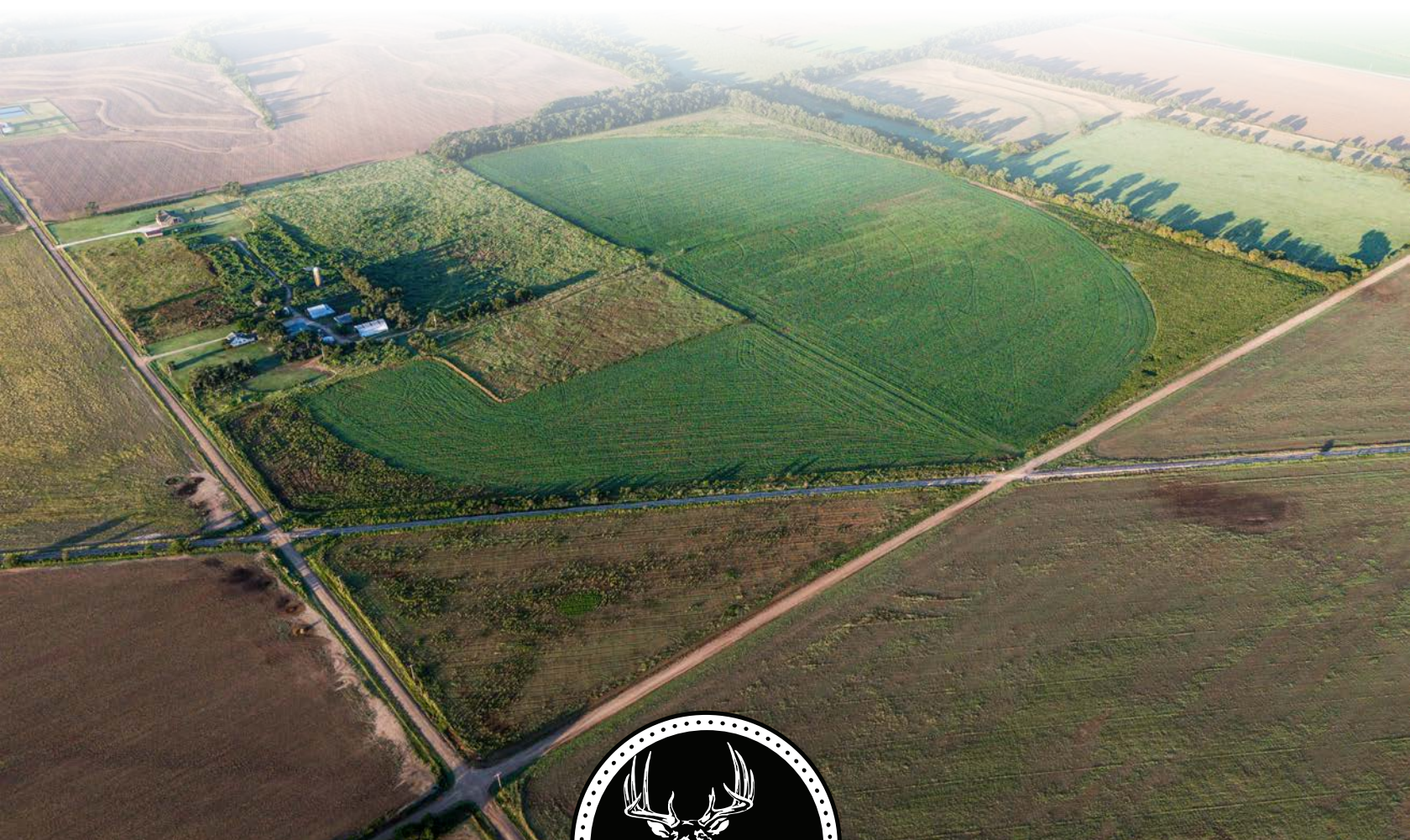


MIDWEST LAND GROUP PRESENTS

150 ACRES IN

KINGMAN COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

COMPLETE IRRIGATED FARM IN NORWICH KANSAS

Just south of Norwich, Kansas, sits a long-time generational farm that sits under a deep-water aquifer in the Chikaskia River subbasin. The Fieser farm was designed as a full-time farm and cattle operation. Excellent irrigation that always produced good crops and pasture to feed pens for conditioning cattle, and a nice shop to work on equipment. This farm has everything you need to get started or add to the existing farm operation.

The heart of this farm is approximately 115 acres of top-end tillable land. Anchored by water right 2916, this farm has over 222 acre feet of annual water allocation at 440 GPM. A new 16" PVC well was placed in 2009 and powered by a 20HP electric motor. The Valley Irrigation center pivot system will travel with the sale of the farm. Over 85% of the tillable land is Nalim Loam, Class II soil. Pared with the right nutrient programs and water, the tillable land on this farm will be a perennial producer. The Kingman County average NCCPI score is around 50, and this farm sits at 65.9, showing it has the ability to be a yield leader for your operation.

The farmyard has what any farm or ranch operation looks for to meet its daily needs. With multiple cattle pens,

from shorting pens, staging pens, and fattening pens, this part of the farmyard has many options to benefit your cattle operation. The pens also have a self-heated waterer to keep the cattle watered year-round. To condition light-weight cattle for grass or wheat pasture to finishing off a fat steer, you can make it happen here. Several beneficial outbuildings will help with storing hay or livestock. The original barn is structurally sound, with a weaning shed and a 50'x70' Quonset Shed for storing equipment. The buildings on the farm are in great shape and still have a beneficial life and use around the farm. The shop is a 40'x60' steel-framed structure with a concrete floor, electric overhead door, and full bathroom with shower. A 20-foot lean-to does come off the east side of the building for additional truck and equipment storage. The original farmhouse was built in 1916 and is now 1,843 square feet. It will sell as is, where is.

For over a decade, this farm has raised some of the finest Kansas wheat, soybeans, cattle, and, most importantly, a flourishing family! Many generations have worked this farm. To find a farm that allows for so much diversity on just 150 acres is very rare. Call listing agent Tyler Heil at (913) 207-4541 to see this farm in all of its beauty.



PROPERTY FEATURES

PRICE: **\$907,949** | COUNTY: **KINGMAN** | STATE: **KANSAS** | ACRES: **150**

- 92 +/- irrigated acres
- 23 +/- dryland acres
- Water right 2916
- 222 AF annual water
- Electric-powered 20HP motor
- Nalim Class II soil
- 9 cattle pens
- 5 feeding pens
- Heated waterer in pens
- Multiple Ag buildings
- 40'x60' steel concrete shop
- 2 miles to Norwich, KS
- 16 miles to Conway Springs, KS
- 24 miles to Milan, KS



92 +/- IRRIGATED ACRES

Anchored by water right 2916, this farm has over 222 acre feet of annual water allocation at 440 GPM. A new 16" PVC well was placed in 2009 and powered by a 20HP electric motor. The Valley Irrigation center pivot system will travel with the sale of the farm.



2 MILES TO NORWICH



CATTLE PENS



23 +/- DRYLAND ACRES



MULTIPLE AG BUILDINGS

The buildings on the farm are in great shape and still have a beneficial life and use around the farm. The shop is a 40'x60' steel-framed structure with a concrete floor, electric overhead door, and full bathroom with shower. A 20-foot lean-to does come off the east side of the building for additional truck and equipment storage.



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 37° 26' 27.74, -97° 49' 48.8

0ft 674ft 1349ft



Maps Provided By:



© AgriData, Inc. 2023

www.AgriDataInc.com

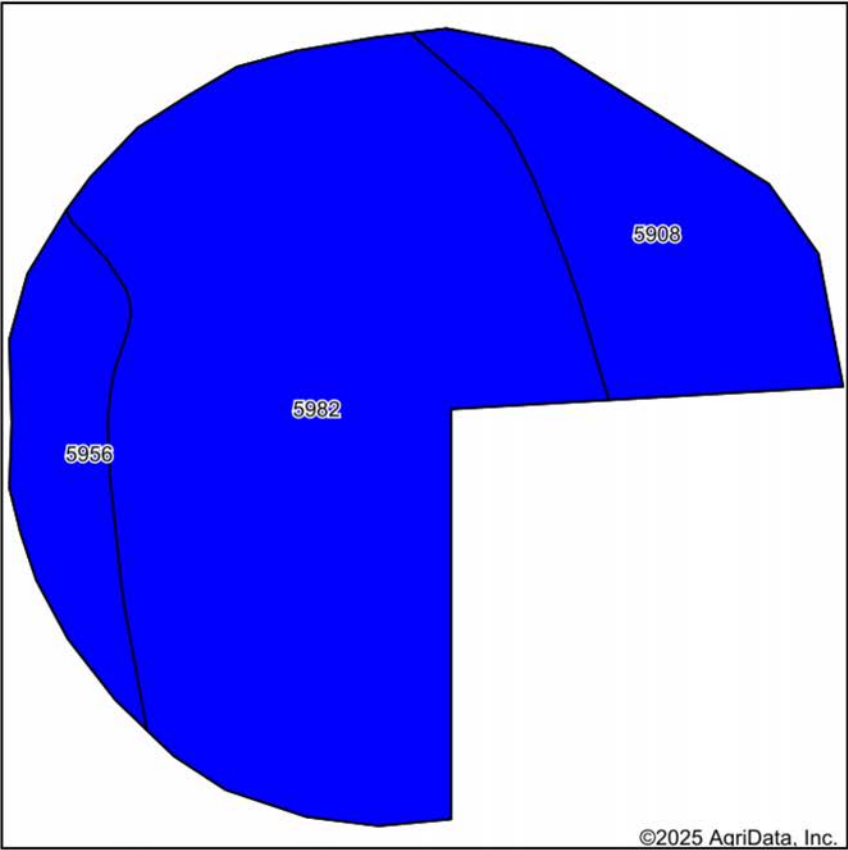
14-30S-5W
Kingman County
Kansas



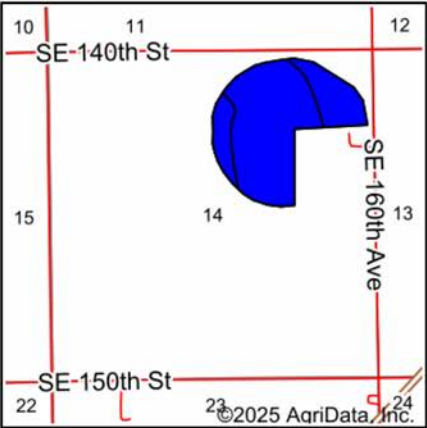
8/16/2025

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

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Kingman**
Location: **14-30S-5W**
Township: **Bennett**
Acres: **81.92**
Date: **8/16/2025**



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



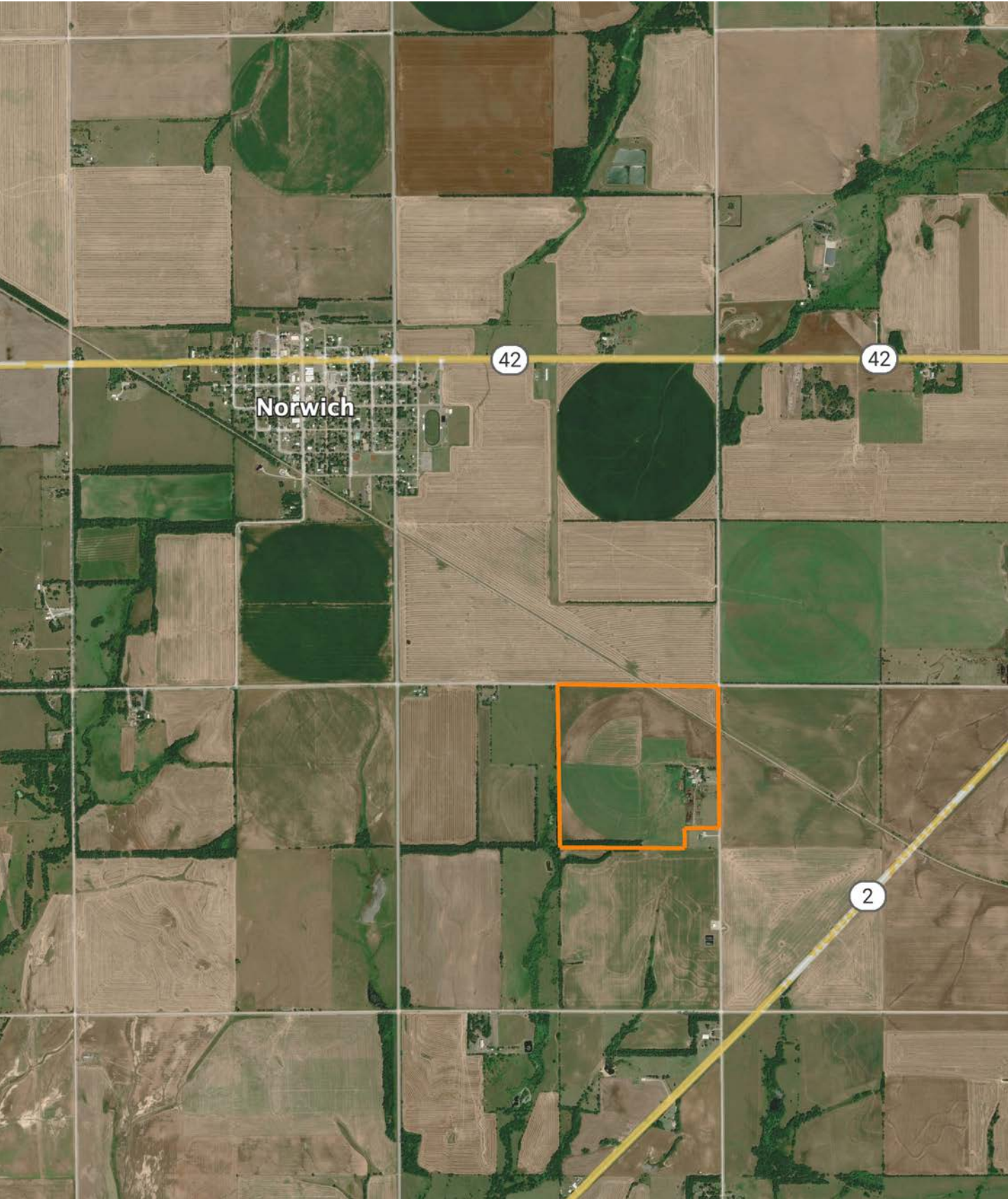
Area Symbol: KS095, Soil Area Version: 20

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
5982	Nalim loam, 1 to 3 percent slopes	57.64	70.4%		> 6.5ft.	Ile	3436	68	54	59	68	37
5908	Nalim loam, 0 to 1 percent slopes	15.75	19.2%		> 6.5ft.	Ilc	3436	68	54	58	68	36
5956	Shellabarger sandy loam, 1 to 3 percent slopes	8.53	10.4%		> 6.5ft.	Ile	3052	52	45	47	51	32
Weighted Average						2.00	3396	*n 66.3	*n 53.1	*n 57.6	*n 66.2	*n 36.3

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Tyler Heil is an avid outdoorsman with a love for all things hunting, fishing, and farming. Born in Carrollton, Missouri, Tyler graduated from Blue Valley High School in Stillwell, Kansas, and earned a degree in Agricultural Economics from Kansas State University. For over a decade, Tyler worked as a grain trader for several companies and cooperatives in the Midwest, giving him great agricultural and trading experience. Combine that with his vast knowledge of ranching, row crop farming, and income-producing properties and you've got an ideal land agent for buyers and sellers alike. At Midwest Land Group, Tyler uses his professional experience coupled with the relationships he's built to form a well-rounded approach to analyzing a property for its best practical use in order to market the maximum value for every piece of land he works on. When he's not working or out hunting, you can usually find Tyler entering crappie fishing tournaments, coaching youth sports, helping out on the farm, or spending time with his family. Tyler lives in Garden Plain, Kansas, with his wife, Heidi, and kids, Kylie and Hunter. If you're in the market to buy or sell land in Kansas, be sure to give Tyler a call.



TYLER HEIL, LAND AGENT
620.869.7083
THeil@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.