

MIDWEST LAND GROUP PRESENTS

390 ACRES IN

KIOWA COUNTY KANSAS

22429 49TH AVENUE, HAVILAND, KS 67059



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

WYRICK FARMS

Wyrick Farms is the vision of Gregory Wyrick, a man who transformed a lifelong passion into one of Kansas's most unique hunting destinations. Blessed to live in God's Country, Wyrick poured decades of knowledge into designing a place where wildlife thrives and hunters experience the outdoors in its purest form. This land has been carefully shaped to enhance what nature already provided, drawing in every species of wildlife the region has to offer and creating a dream hunting location for pheasant, quail, and whitetail deer.

This property comprises 390 acres of purpose-built habitat. This is not just acreage, it's a master plan refined over a lifetime. The east quarter features two food plots, a water trough, and a strategically placed blind tucked into rolling terrain surrounded by CRP. Across the road, 240 additional acres hold the lodge and home, then continuing the habitat design to the West with another deer blind, water trough, ten more food plots, and CRP, which is home to an impressive number of upland birds and giant Kansas deer.

The original 1902 farmhouse has been restored into a lodge with a bar and gathering room, added in 2010. Like the hunts themselves, time here feels different; conversations replace television, camaraderie replaces distraction. The lodge offers two bedrooms with bunks

for eight hunters, two bathrooms, and a dedicated bird cleaning shed. Outbuildings include dog kennels and run, equipment storage, and a large shop outfitted for gutting, cleaning, and even a gym.

Nearby, the 2,300 square-foot main home offers four bedrooms, two bathrooms, and a landscaped private yard that creates seclusion while being in convenient walking proximity to the lodge. Wildlife regularly fills the yard, where hunting is possible right from the porch.

This property has never relied on pen-raised birds; every hunt here has been real and rewarding. With food, water, bedding, cover, and a network of mowed trails, the land is designed to support both game and real sportsmen. Additional CRP enrollment, food plots, and conservation partnerships enhance habitat while adding supplemental income.

Whether you seek a turnkey upland and deer outfitting business, a private hunting club, or your own world-class hunting retreat, Wyrick Farms is ready. Every acre has been walked, worked, and cared for. This is more than land; it's a once-in-a-lifetime opportunity to own a piece of Kansas hunting heritage where the work has already been done and hunting is in the palm of your hand.



PROPERTY FEATURES

PRICE: **\$1,300,000** | COUNTY: **KIOWA** | STATE: **KANSAS** | ACRES: **390**

- 309.8 +/- enrolled CRP acres
- 15 +/- acres food plots
- Plum thickets
- 2 hay production income
- Trophy whitetail
- Wild upland bird population
- Shooting house
- 1,800 square-foot lodge
- Lodge sleeps 8
- 2010 game room addition
- 2,300 square-foot main home, 4-bed, 2-bath, built in 2013
- Maintained shelter belt
- Generac generator
- 40'x60' shop
- Bird cleaning shed
- Dog kennel run and shed
- Whelping pens
- Storage shed
- Perimeter fencing
- 100% mineral rights included
- CRP lined in food plots
- Unit 16
- Diamond Dozen Kansas Outfitter Rated



309.8 +/- ENROLLED CRP ACRES



BIRD CLEANING SHED



PERIMETER FENCING



1,800 SQUARE-FOOT LODGE

The lodge offers two bedrooms with bunks for eight hunters, two bathrooms, and a dedicated bird cleaning shed. Outbuildings include dog kennels and run, equipment storage, and a large shop outfitted for gutting, cleaning, and even a gym.



DOG KENNEL SHED WITH RUN



WHELPING PENS



HUNTING OPPORTUNITIES

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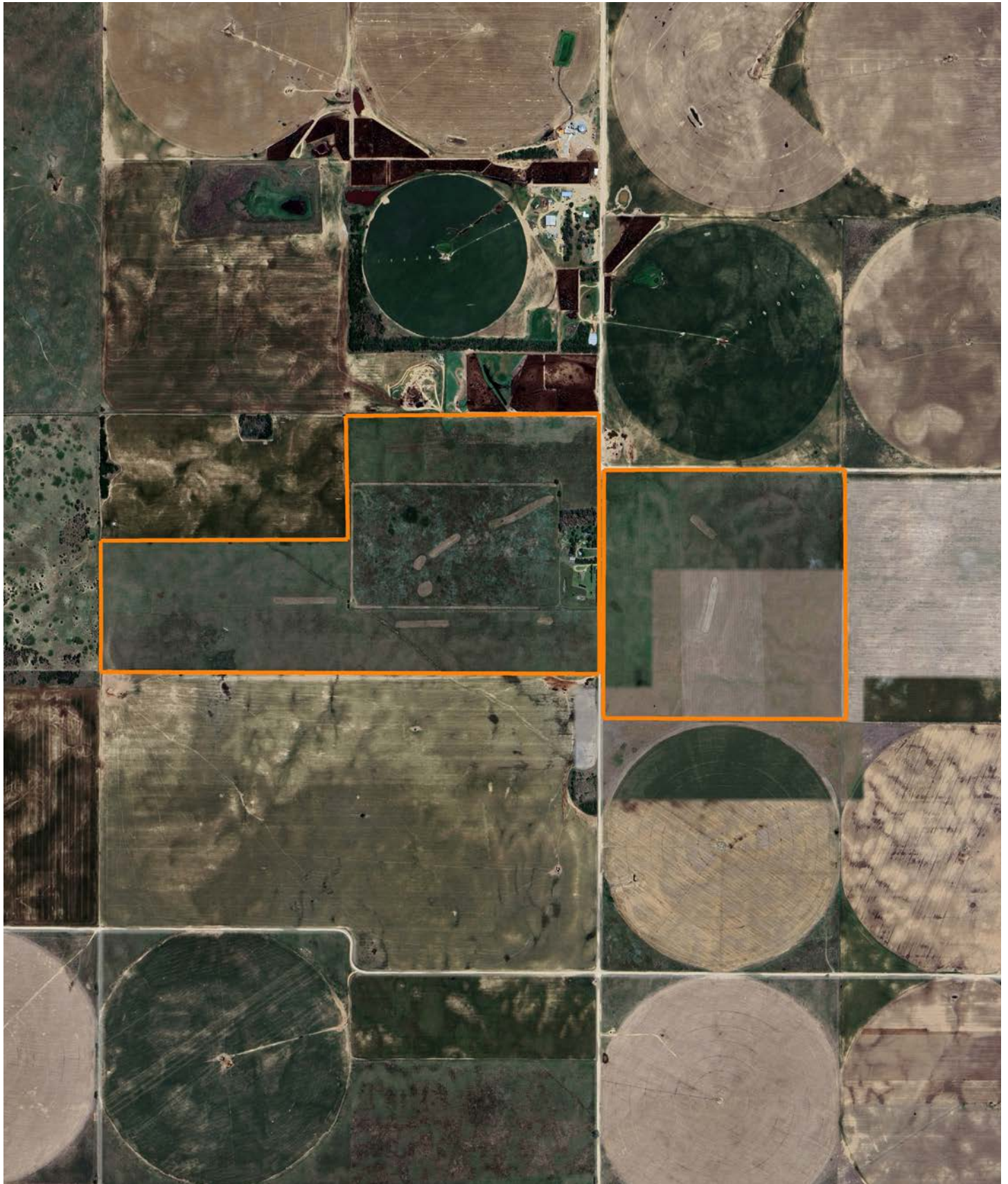
TRAIL CAMERA PHOTOS



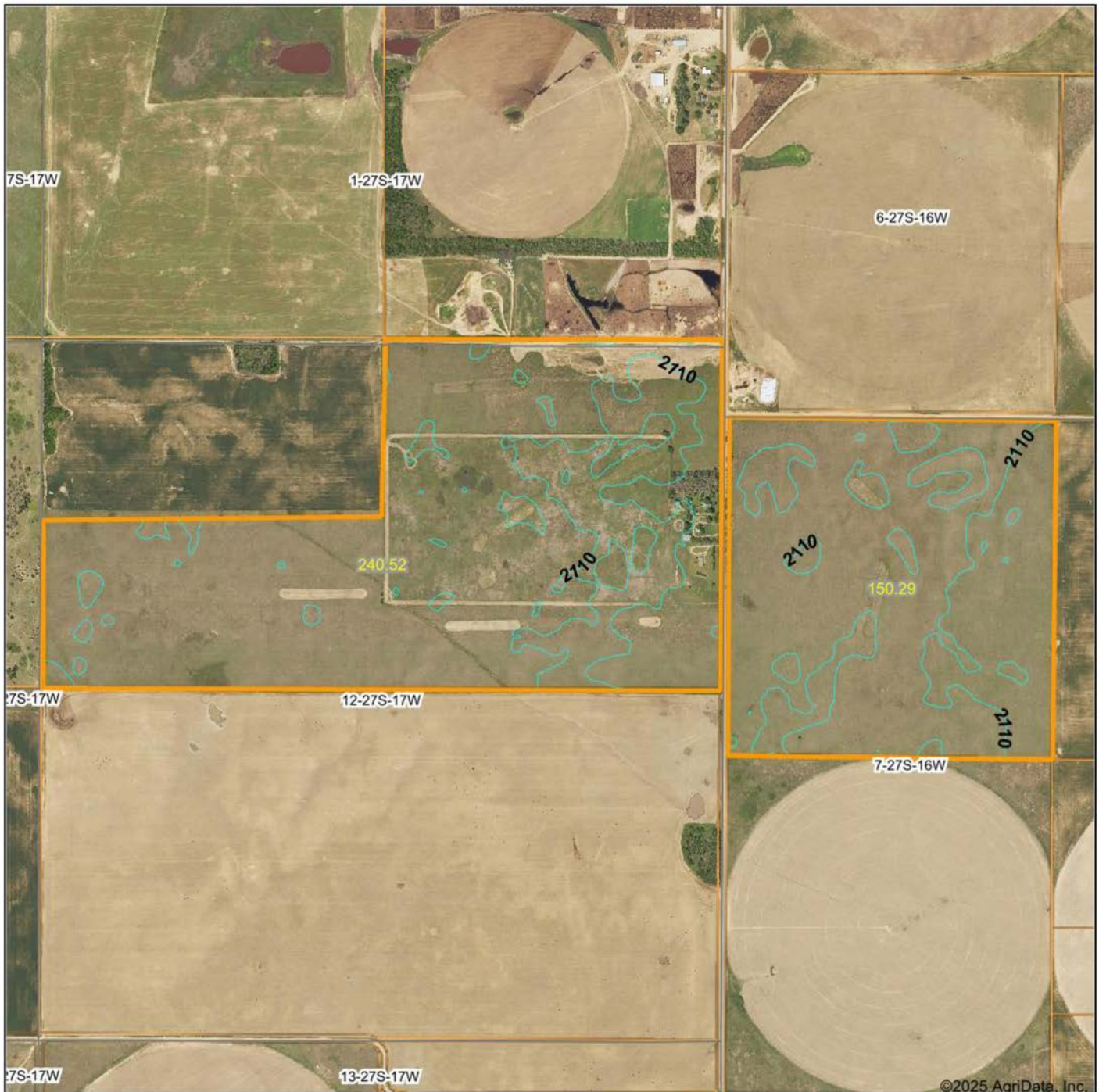
ADDITIONAL HARVEST PHOTOS



AERIAL MAP



TOPOGRAPHY MAP



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem
Interval(ft): 10.0
Min: 2,099.3
Max: 2,128.1
Range: 28.8
Average: 2,112.4
Standard Deviation: 3.74 ft

0ft 1198ft 2396ft

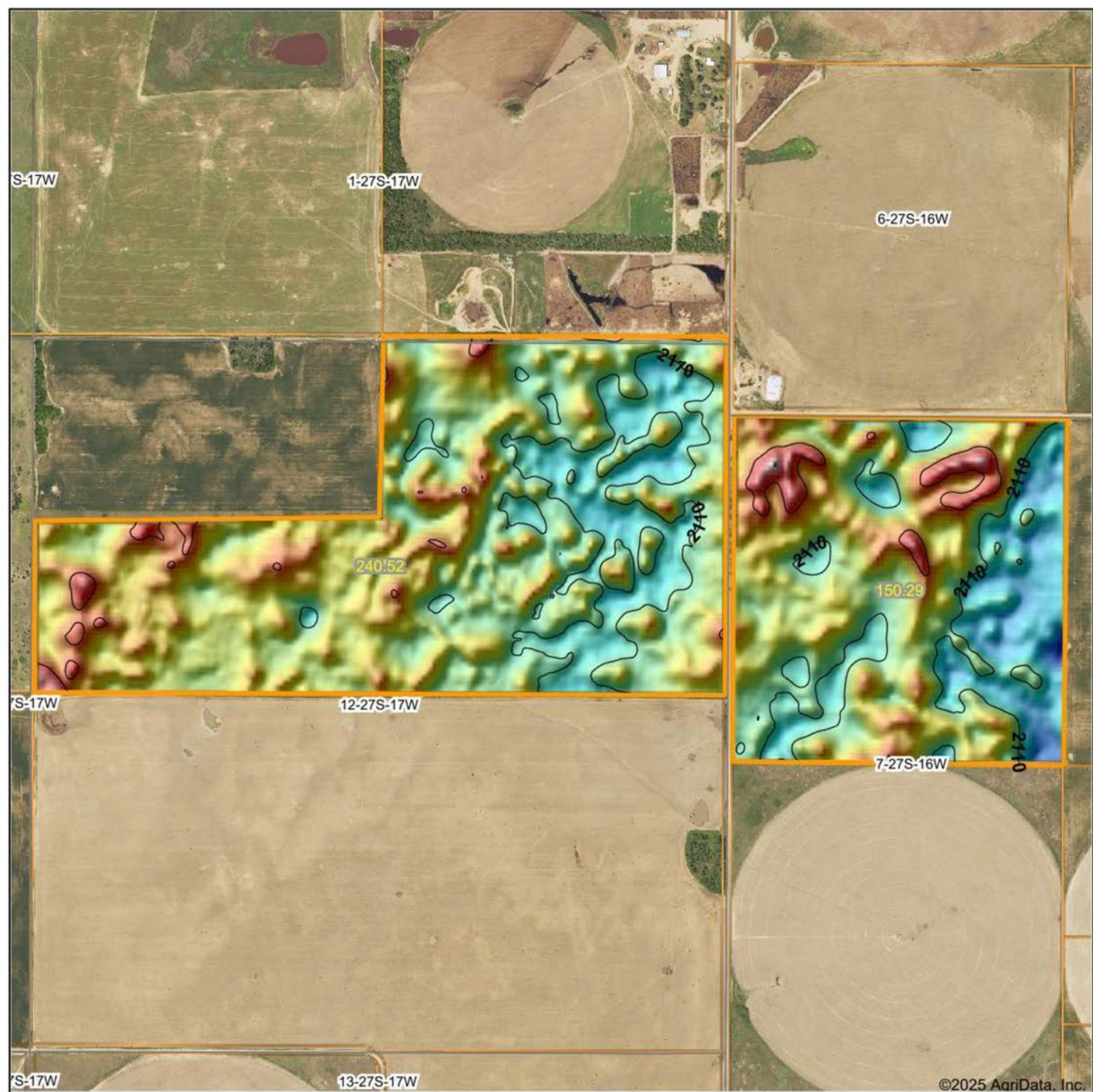


9/8/2025

12-27S-17W
Kiowa County
Kansas

Boundary Center: 37° 42' 51.51, -99° 7' 41.36

HILLSHADE MAP



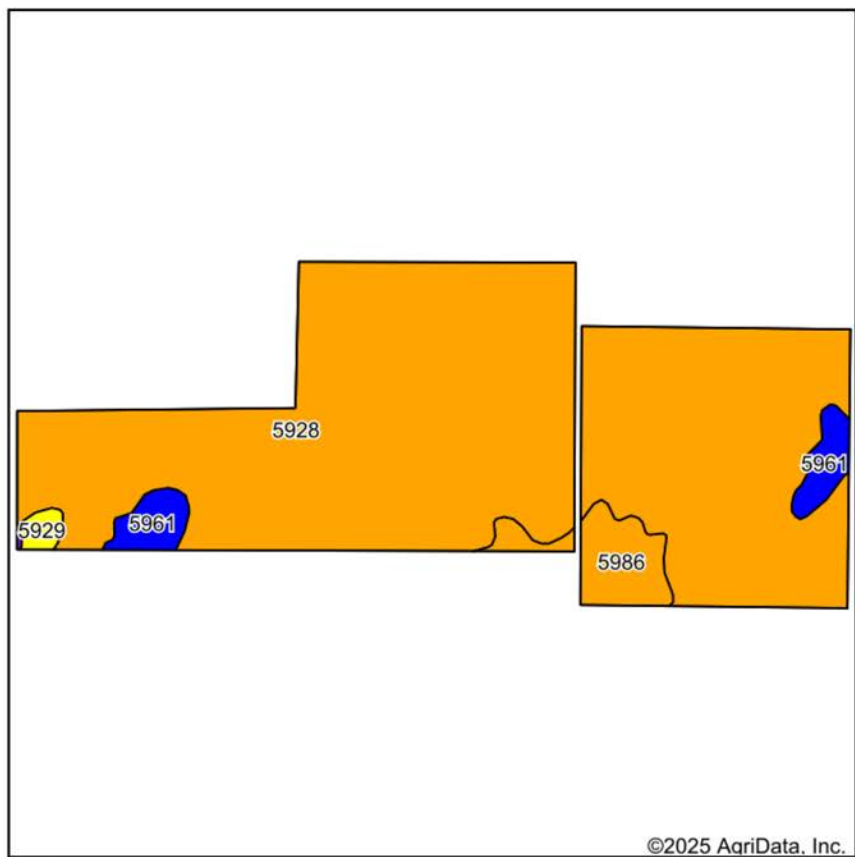
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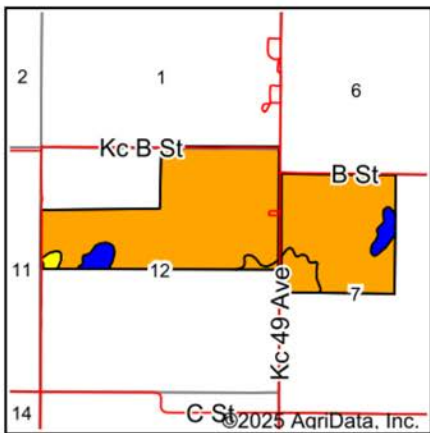


12-27S-17W
Kiowa County
Kansas
9/8/2025
Boundary Center: 37° 42' 51.51, -99° 7' 41.36

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Kiowa**
Location: **12-27S-17W**
Township: **Kiowa Rural**
Acres: **390.81**
Date: **9/8/2025**



Maps Provided By:



Area Symbol: KS097, Soil Area Version: 27												
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
5928	Pratt loamy fine sand, 1 to 5 percent slopes	354.52	90.8%		> 6.5ft.	IIIe	3020	33	33	31	30	14
5986	Attica-Solvay complex, 0 to 3 percent slopes	18.55	4.7%		> 6.5ft.	IIIe	4156	49	47	45	48	30
5961	Solvay loamy fine sand, 0 to 2 percent slopes	14.60	3.7%		> 6.5ft.	Ile	5750	50	49	45	50	32
5929	Pratt loamy fine sand, 5 to 12 percent slopes	2.98	0.8%		> 6.5ft.	IVe	3005	33	32	30	29	13
5941	Pratt-Tivoli loamy fine sands, 5 to 15 percent slopes	0.16	0.0%		> 6.5ft.	VIe	2905	28	27	25	25	10
Weighted Average						2.97	3175.7	*n 34.4	*n 34.3	*n 32.2	*n 31.6	*n 15.4

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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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