

MIDWEST LAND GROUP PRESENTS

62 ACRES IN

KINGMAN COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

MULTI-USE AND CHARM CLOSE TO WICHITA

In southeast Kingman County is 62 +/- acres that would make an excellent build-site or compact hunting farm. This farm sits in a game-rich area on a spring-fed tributary of the Chikaskia River. The rolling hills of tall native grass, cottonwood groves, and cedar thickets make for a never-ending whitetail habitat. Imagine building your dream home and having wildlife in the yard every evening at sunset. Thousands of trees have been planted for screening and wind protection for your future homesite. This tract has a rich history of mature deer harvest and abundant turkey populations. There are roughly 10 +/- acres of cropland and plenty of other spaces with fertile soils ready for grazing your hobby animals. Lots of the property has been left in tall native

cover, creating ideal wildlife habitat. There are two dug ponds and a spring-fed creek that meanders North to South through the property.

This farm is located on the periphery of Wichita, just 38 miles from Eisenhower National Airport. It is a quick drive on well-maintained roads. This would make an ideal place to build your forever home with a short commute to city amenities and jobs just 30-40 minutes away.

Opportunities like this to own a build-site with character this close to Wichita don't become available often. Reach out to the Listing Agent Sean Thomas (620) 712-2775 for more information and to schedule a showing.



PROPERTY FEATURES

PRICE: **\$199,000** | COUNTY: **KINGMAN** | STATE: **KANSAS** | ACRES: **62**

- Excellent build-site
- To be surveyed
- Well-maintained road
- Electric on Southeast 120th Street
- Abundant wildlife population
- 2 ponds and a creek
- Trophy whitetail
- Mature trees
- Class II Loam soils
- Tillable, timber, tallgrass
- 38 miles to the airport
- Half a mile from 42 Highway



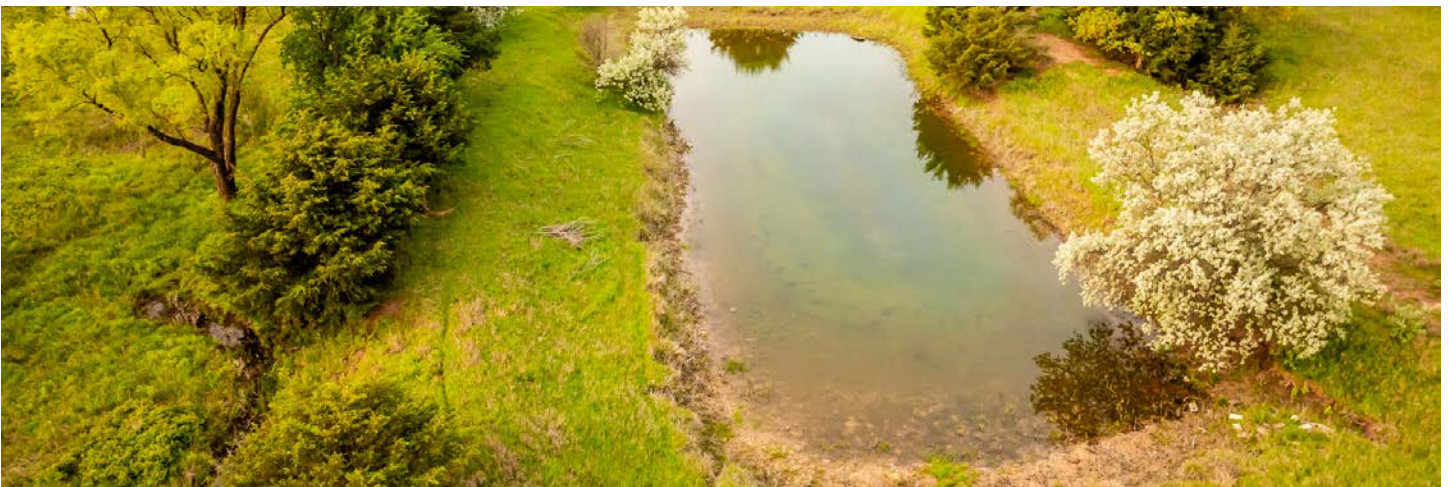
EXCELLENT BUILD-SITE



WELL-MAINTAINED ROADS



TWO PONDS



TILLABLE ACREAGE

There are roughly 10 +/- acres of cropland and plenty of other spaces with fertile soils ready for grazing your hobby animals.

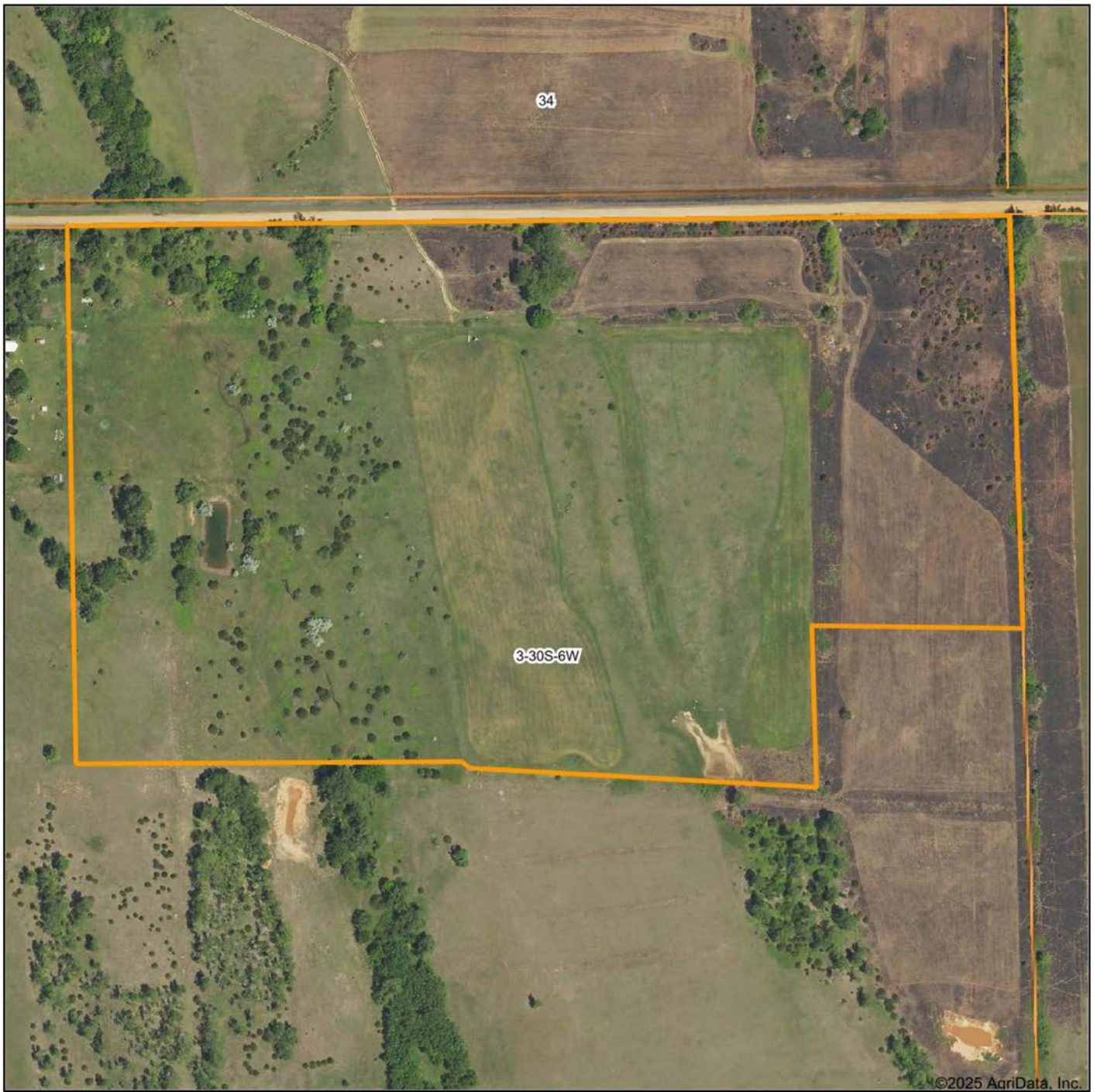


HUNTING OPPORTUNITIES

Lots of the property has been left in tall native cover, creating ideal wildlife habitat. This tract has a rich history of mature deer harvest and abundant turkey populations.



AERIAL MAP



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Maps Provided By:



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Boundary Center: 37° 28' 15.84, -97° 58' 0.24

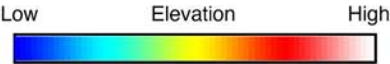
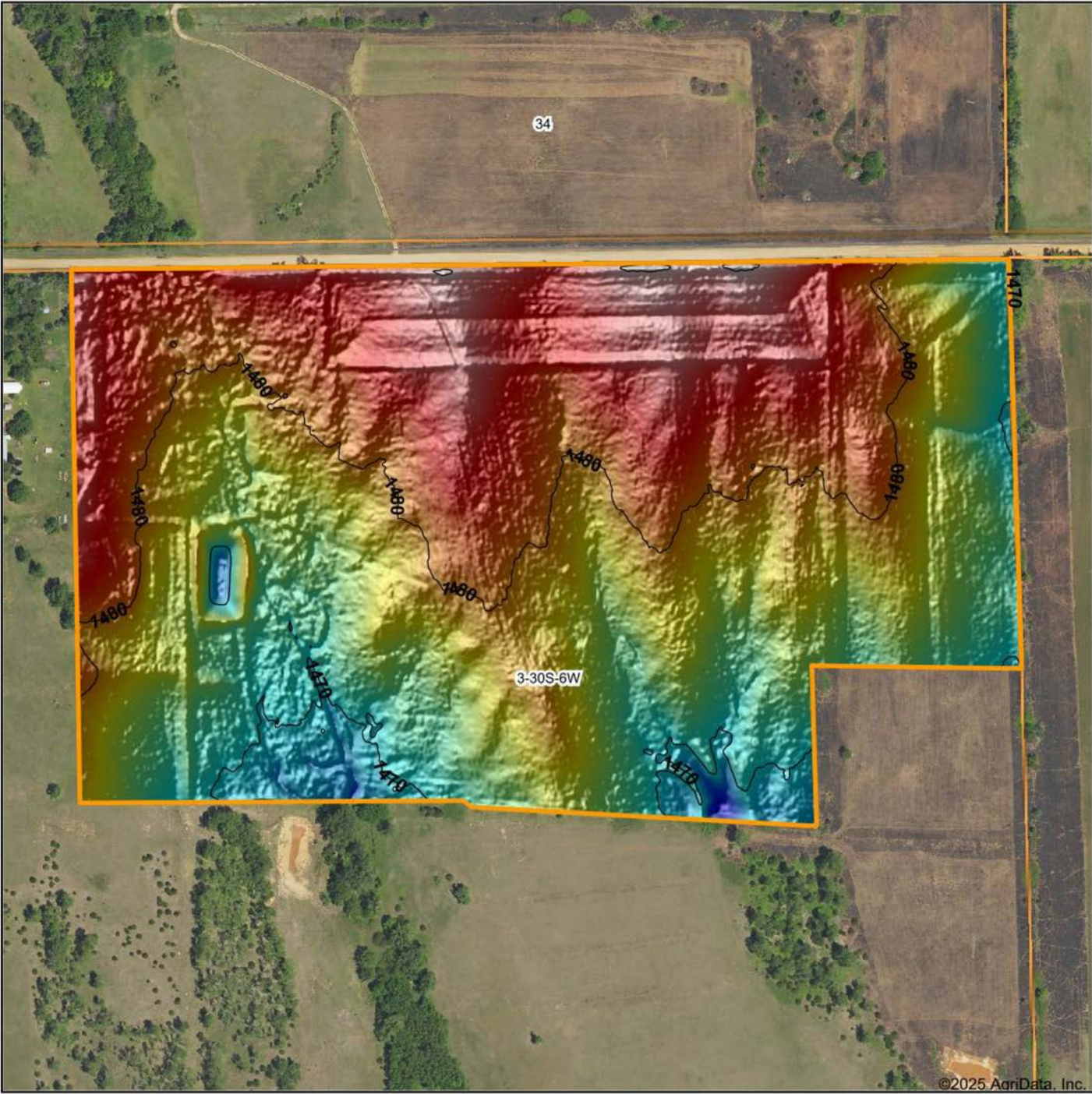
3-30S-6W
Kingman County
Kansas

0ft 364ft 729ft



9/29/2025

HILLSHADE MAP



Maps Provided By:



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Source: USGS 1 meter dem
Interval(ft): 10
Min: 1,463.4
Max: 1,490.8
Range: 27.4
Average: 1,478.4
Standard Deviation: 5.15 ft

0ft 369ft 737ft

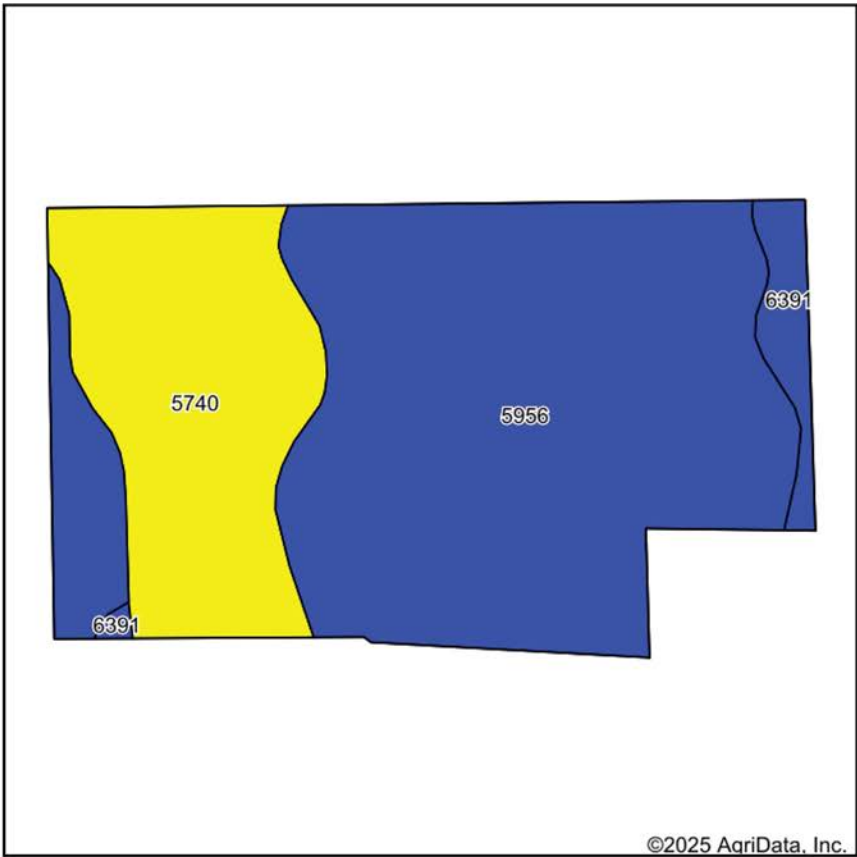


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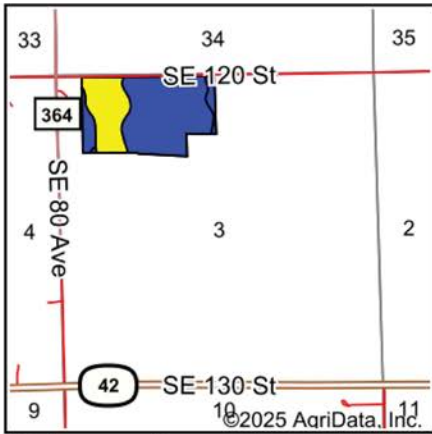
3-30S-6W
Kingman County
Kansas

Boundary Center: 37° 28' 15.84, -97° 58' 0.24

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Kingman**
Location: **3-30S-6W**
Township: **Canton**
Acres: **62.15**
Date: **9/29/2025**



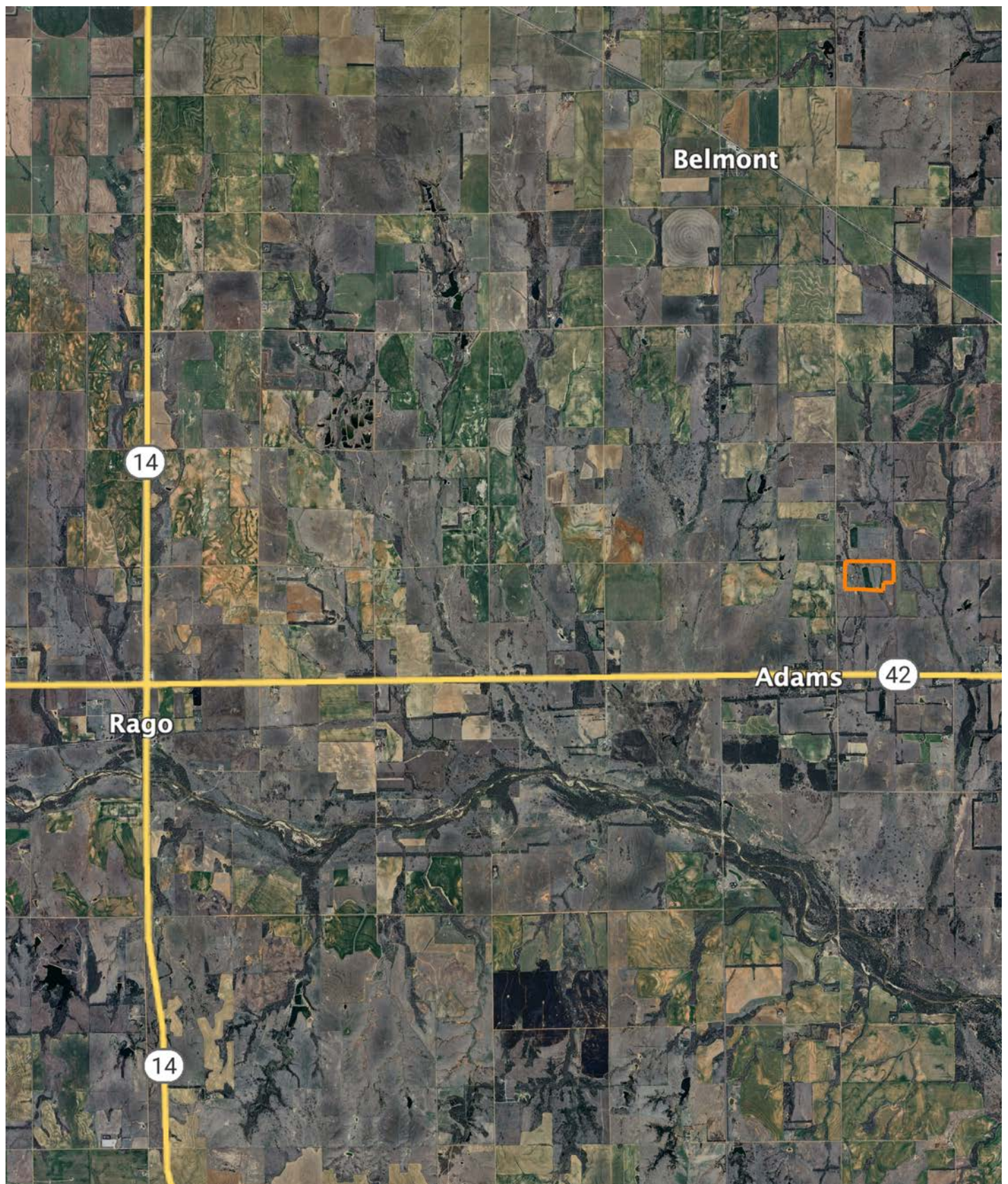
Maps Provided By:



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
5956	Shellabarger sandy loam, 1 to 3 percent slopes	42.52	68.4%		> 6.5ft.	Ile	3052	52	45	47	51	32
5740	Dillwyn-Plevna complex, occasionally flooded	17.20	27.7%		> 6.5ft.	IVw	6185	25	24	18	24	7
6391	Nashville silt loam, 1 to 3 percent slopes	2.43	3.9%		2.5ft. (Paralithic bedrock)	Ile	3979	56	50	56	55	31
Weighted Average						2.55	3955.3	*n 44.7	*n 39.4	*n 39.3	*n 43.7	*n 25

*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
620.833.0110
SThomas@MidwestLandGroup.com



MidwestLandGroup.com

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