

MIDWEST LAND GROUP PRESENTS

12 ACRES IN

KINGMAN COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

RUSTIC HOMESTEAD ON 12 +/- ACRES

In southeast Kingman County are 12 +/- acres of rustic living quarters and outbuildings. The rolling hills of tall native grass, cottonwood groves, and cedar thickets make for never-ending grazing potential and wildlife habitat. To be surveyed from a larger tract and offered in various sizes. There are multiple drilled wells for an adequate water supply to the farmyard.

This perfect hunting camp or homestead is a renovated milk barn boasting over 1,800 square feet. It is finished nicely with 2 bedrooms and 2 bathrooms. The interior has rustic finishes, an open concept kitchen/living space, and a mudroom. The homestead has a newer 60'x40' shop with 100 amp electric and concrete floors, perfect for all your equipment storage and outdoor lifestyle. Also in the farmyard is a 1,600 square foot shed with water and electricity, with an attached 170-foot flight pen. This flight pen was constructed to raise upland game birds, but could make an incredible free-range

chicken run, hogs, or other livestock. The farmyard is adorned with towering oak trees, flower gardens, peach, and apple trees.

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 permanent residence with a short commute to city amenities and jobs just 30-40 minutes away down 42 Highway. Opportunities like this to own a turn-key country homestead this close to Wichita don't become available often. For more information and to schedule a showing, reach out to the Listing Agent Sean Thomas at (620) 712-2775.



PROPERTY FEATURES

PRICE: **\$299,000** | COUNTY: **KINGMAN** | STATE: **KANSAS** | ACRES: **12**

- 2 bed, 2 bath home
- 60'x40' shop with concrete floor
- 35'x45' shed with water & electric
- 2 drilled wells
- Abundant wildlife
- Mature trees
- Class II Loam soils
- Tillable, timber, tallgrass
- To be surveyed
- 38 miles to airport
- Half a mile from 42 Highway

2 BED, 2 BATH HOME



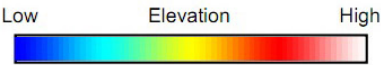
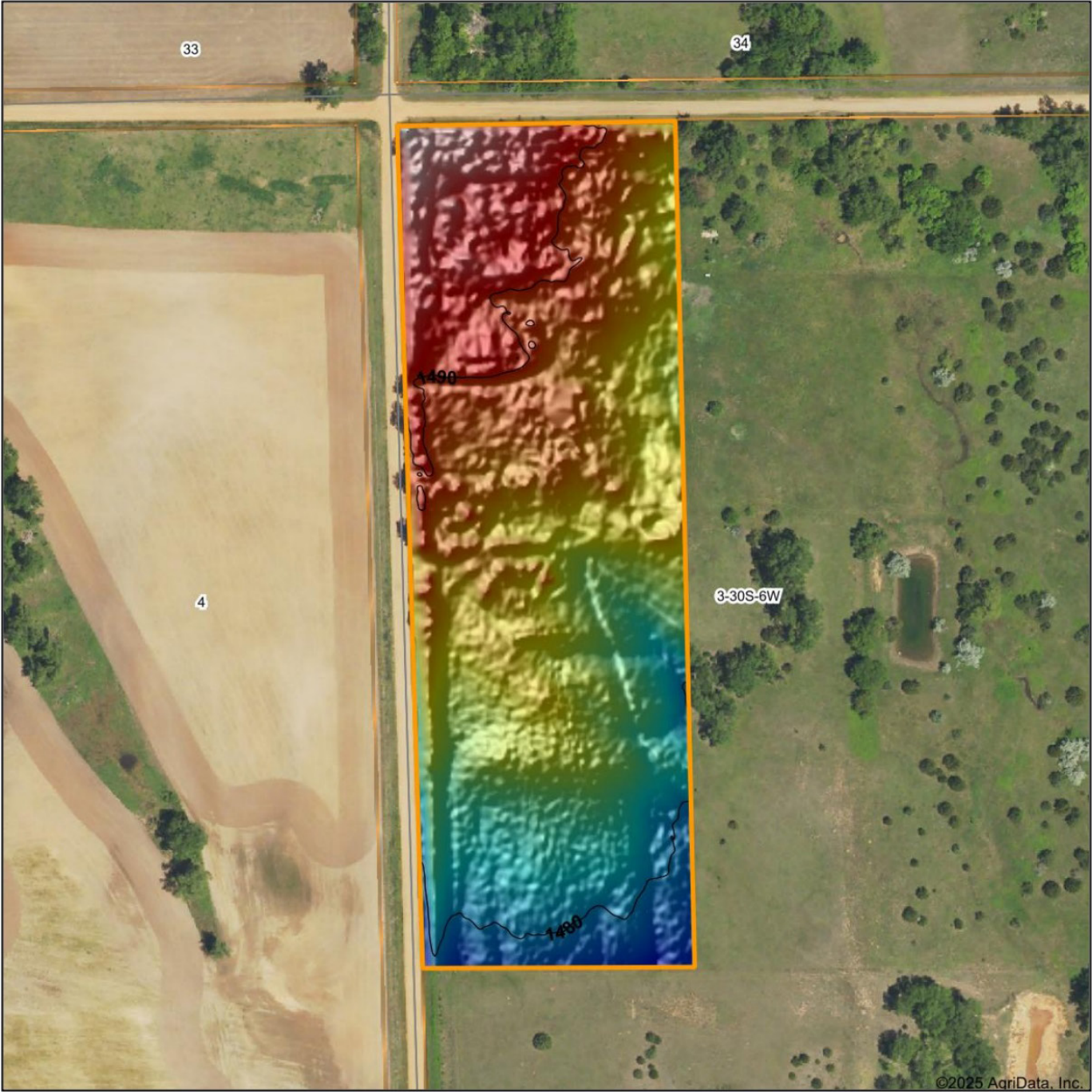
60'X40' SHOP



1,400 ACRES OF PASTURE & GRASSLAND

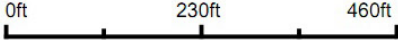


HILLSHADE MAP



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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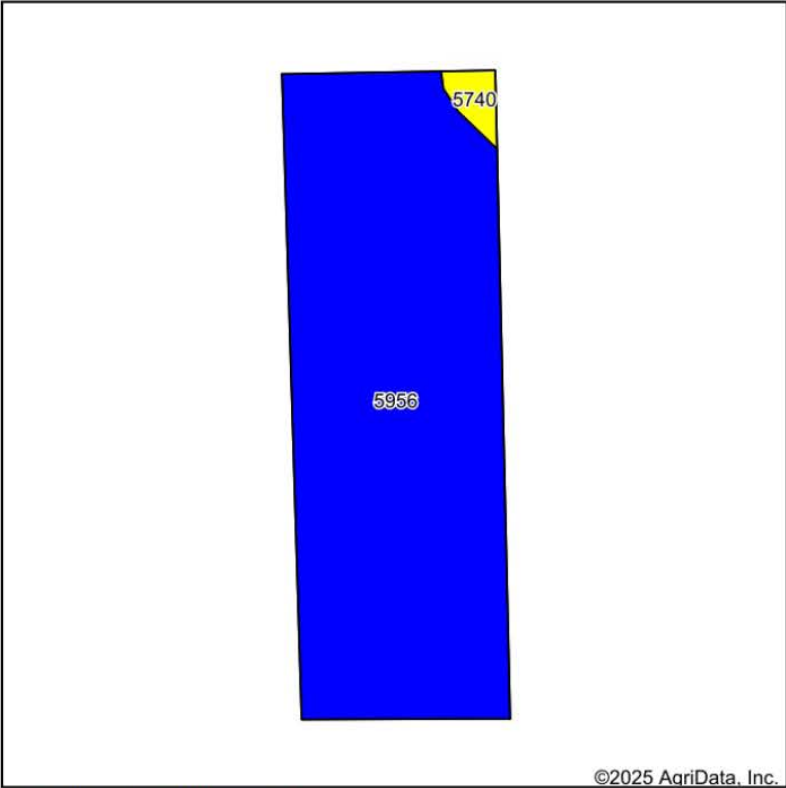
Source: USGS 1 meter dem
Interval(ft): 10
Min: 1,477.1
Max: 1,495.4
Range: 18.3
Average: 1,486.3
Standard Deviation: 3.74 ft



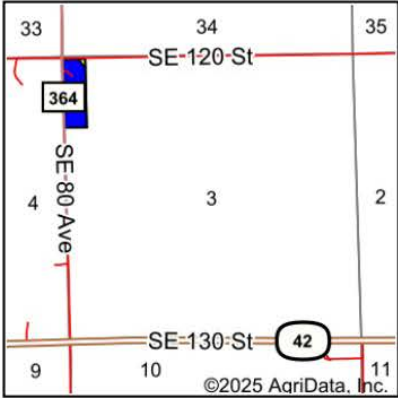
3-30S-6W
Kingman County
Kansas

Boundary Center: 37° 28' 16.21, -97° 58' 16.65

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Kingman**
Location: **3-30S-6W**
Township: **Canton**
Acres: **11.7**
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	11.47	98.0%		> 6.5ft.	Ile	3052	52	45	47	51	32
5740	Dillwyn-Plevna complex, occasionally flooded	0.23	2.0%		> 6.5ft.	IVw	6185	25	24	18	24	7
Weighted Average						2.04	3113.6	*n 51.5	*n 44.6	*n 46.4	*n 50.5	*n 31.5

*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,
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