

MIDWEST LAND GROUP PRESENTS

80 ACRES IN

KINGMAN COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

TROPHY DEER CLOSE TO WICHITA

In southeast Kingman County are 80 surveyed acres of pure hunting acreage. 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. Thousands of trees have been planted for screening, and destination food plots and hunt set-ups have been in place for years. This tract has a rich history of mature deer harvest and abundant turkey populations. Lots of the property has been left in tall native cover, creating ideal deer bedding and seclusion. The tall grass species present are also home to a thriving pheasant and quail population. There are 2 dug ponds, a wooded seasonal draw, and a spring-fed creek that meanders north to south

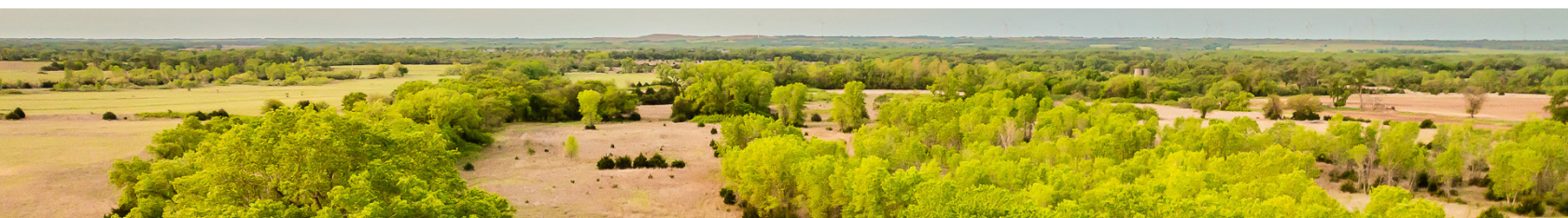
through the property. These water sources are lined with old-growth timber excellent for tree stands and roosting spring turkeys. This neighborhood is known for producing trophy whitetail year after year. This would make the perfect hunting retreat for year-round opportunities. To be surveyed from a larger tract and offered in various sizes.

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. Opportunities like this to own a proven hunting farm 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.

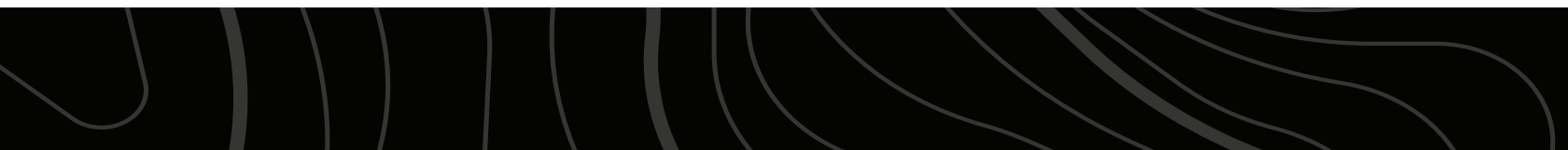
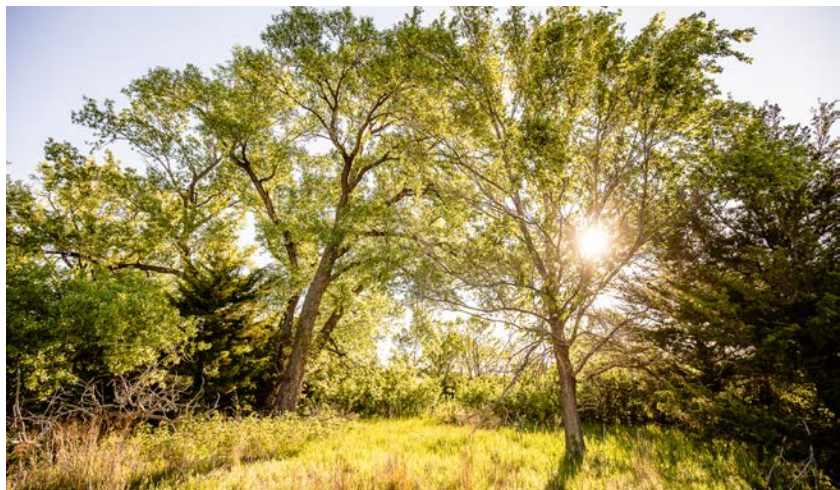
PROPERTY FEATURES

COUNTY: **KINGMAN** | STATE: **KANSAS** | ACRES: **80**

- 80 surveyed acres
- Non-resident deer tag eligible
- Proven deer history
- Abundant turkey population
- Pheasant & quail
- 2 ponds and a creek
- Trophy whitetail
- Mature trees
- Class II Loam soils
- Timber & tallgrass
- 38 miles to airport
- Half a mile from 42 Highway



TIMBER & TALLGRASS



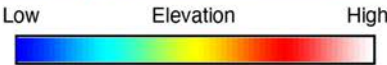
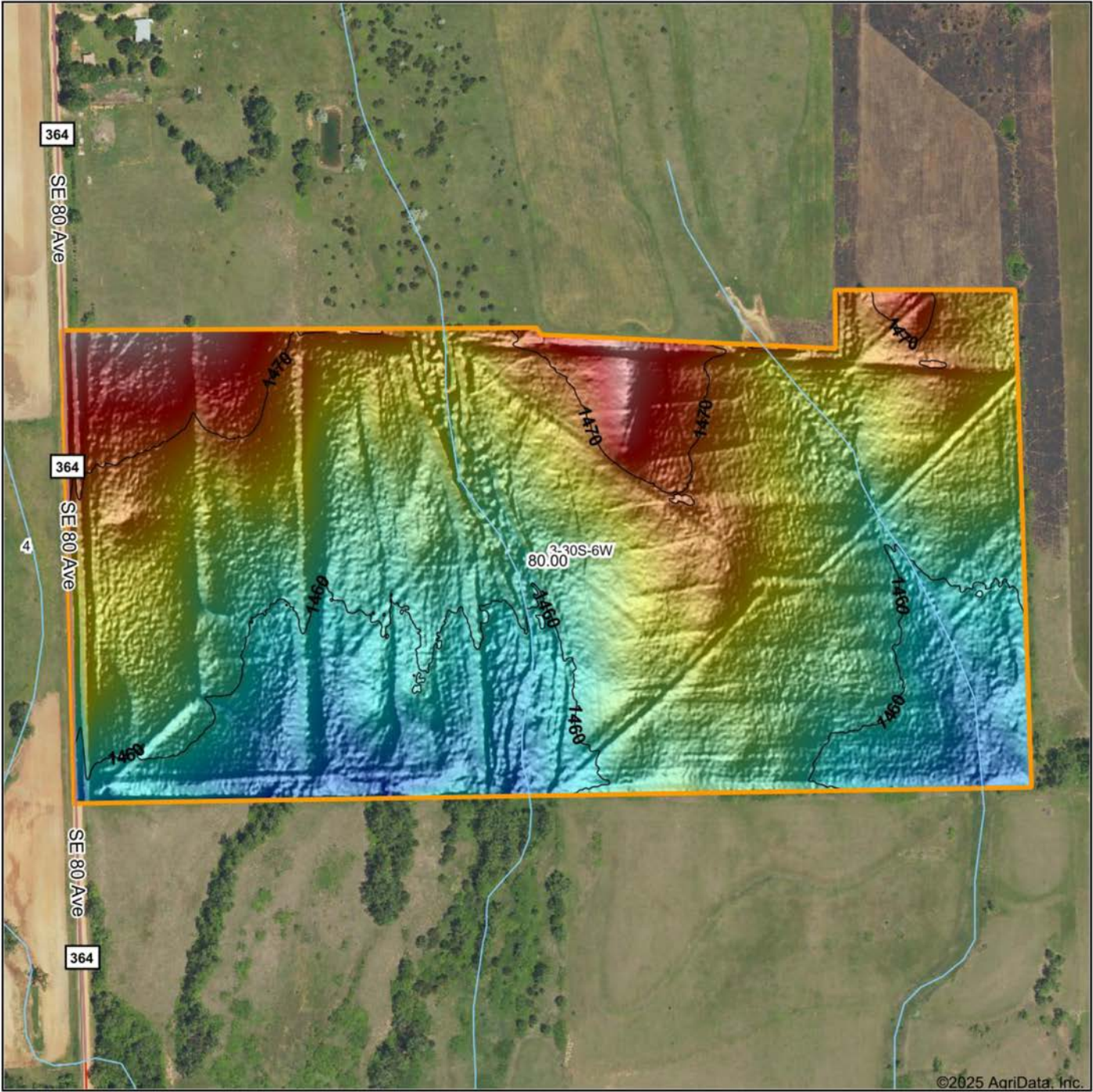
PROVEN DEER HISTORY



MATURE BUCKS ON THE FARM NOW



HILLSHADE MAP



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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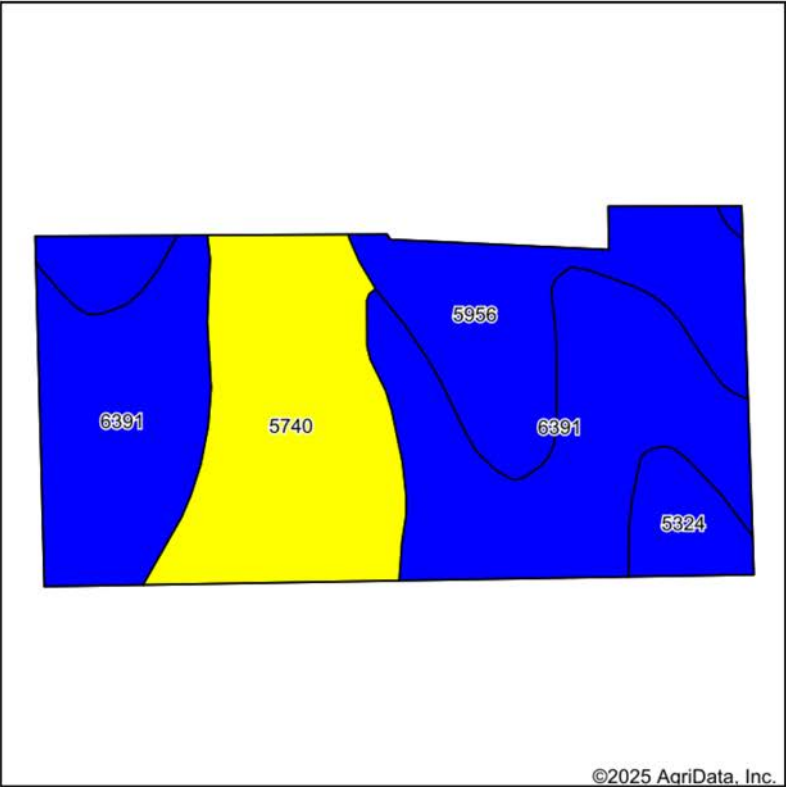
Source: USGS 1 meter dem
Interval(ft): 10
Min: 1,452.7
Max: 1,479.4
Range: 26.7
Average: 1,464.0
Standard Deviation: 4.66 ft



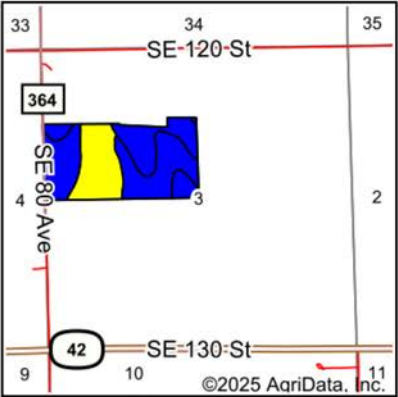
3-30S-6W
Kingman County
Kansas

Boundary Center: 37° 28' 3.94, -97° 58' 2.54

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Kingman**
Location: **3-30S-6W**
Township: **Canton**
Acres: **80**
Date: **12/8/2025**



Maps Provided By:



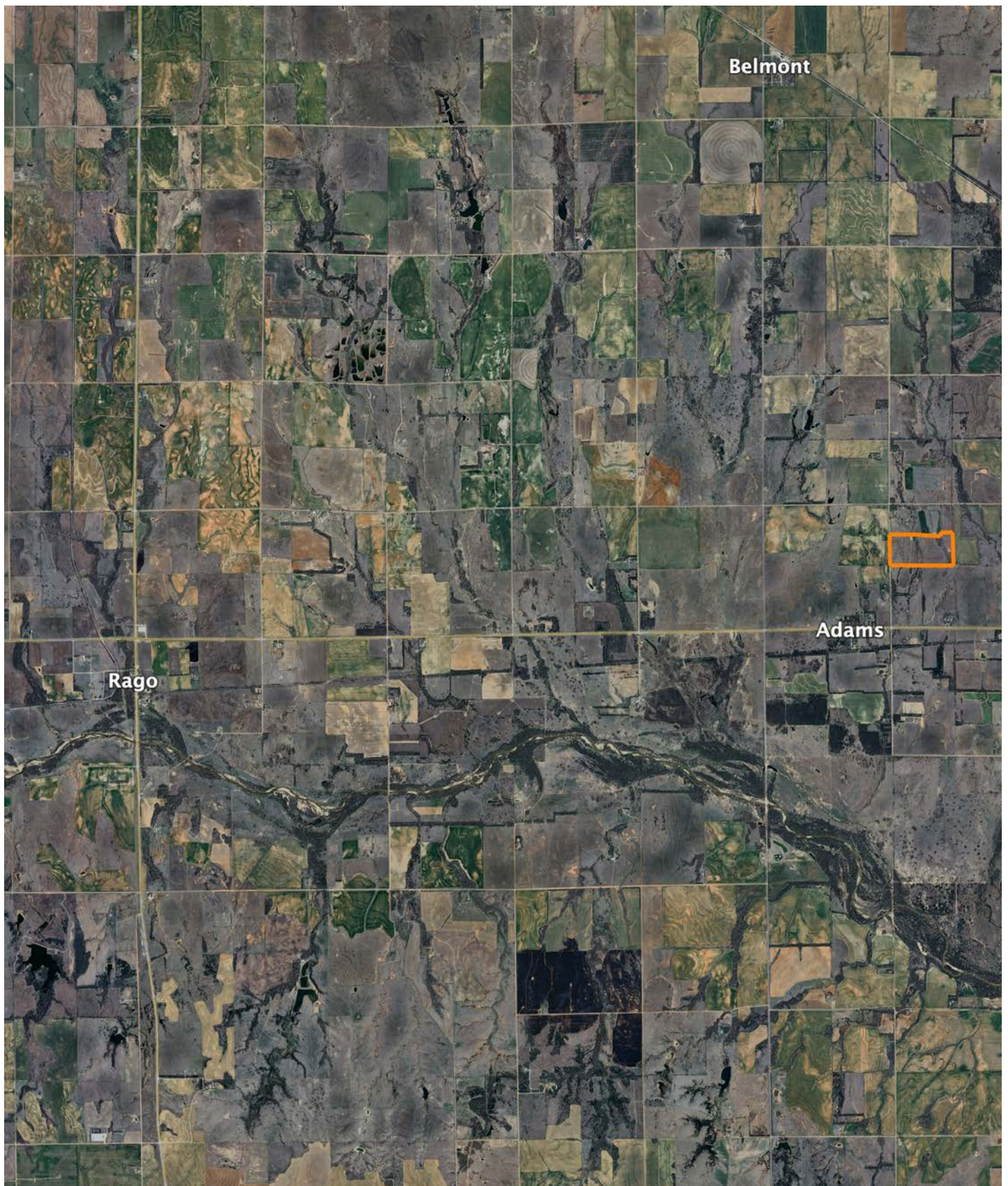
Area Symbol: KS095, Soil Area Version: 21												
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
6391	Nashville silt loam, 1 to 3 percent slopes	36.64	45.8%		2.5ft. (Paralithic bedrock)	Ile	3979	58	50	57	55	31
5740	Dillwyn-Plevna complex, occasionally flooded	21.25	26.6%		> 6.5ft.	IVw	6185	25	24	18	24	7
5956	Shellabarger sandy loam, 1 to 3 percent slopes	18.18	22.7%		> 6.5ft.	Ile	3052	52	45	47	51	32
5324	Kaski loam, occasionally flooded	3.93	4.9%		> 6.5ft.	IIw	4723	74	60	59	74	42
Weighted Average						2.53	4390.9	*n 48.7	*n 42.4	*n 44.5	*n 46.8	*n 25.4

*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

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