

MIDWEST LAND GROUP PRESENTS

79.5 ACRES IN

BARTON COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SOUTH GREAT BEND CITY 80

79.5 +/- acres of flat, productive Barton County, Kansas, farmland adjoining the south edge of the City of Great Bend. This tract is the southwest quarter of Section 31, Township 19, Range 13, and sits in a prime location for both agricultural use and future development investment.

There are two convenient access points. The first is at the northeast corner of the property, directly off Railroad Avenue. The second is along the east property line from Southwest 10 Road, adjoining an established residential area. Because of its proximity to town, this land carries development appeal. Open land on the edge of a community becomes increasingly valuable and gives a future owner options for industrial, commercial, or residential use while benefiting from agricultural income.

The farm is 99 percent productive Midwest cropland and

is an excellent addition to an existing farm operation or land investment portfolio. All 79.5 acres are currently planted to wheat. That crop will transfer to the buyer, and the existing farm lease will stay in place until the 2025 wheat crop is harvested. Seller will convey 100 percent of their owned mineral rights.

The property is comprised of quality Class II river bottom loam soils with 0–1 percent slopes, providing excellent drainage and easy fieldwork. Its flat topography, highly efficient layout, and excellent access make it a truly versatile piece of ground. With its strong soils, clean farming profile, and exceptional location adjoining Great Bend, this is a rare opportunity to own premium land with long-term potential.

Contact Listing Agent, Kayanna Hammeke, at (620) 566-7889 for disclosures or to schedule a showing.



PROPERTY FEATURES

PRICE: **\$270,000** | COUNTY: **BARTON** | STATE: **KANSAS** | ACRES: **79.5**

- 79.5 +/- Acres
- Adjoins City of Great Bend
- Prime southside location
- Currently planted to wheat
- 99% productive cropland
- Flat, level topography
- Class II river bottom soils
- 0-1% slopes
- 100% mineral rights conveyed
- 2 access points
- Adjoins established neighborhood
- Inside city limits
- City utilities nearby
- Strong development potential
- Clean, efficient farming profile
- Ideal for ag investment or future growth
- 250 yards north of the Arkansas River



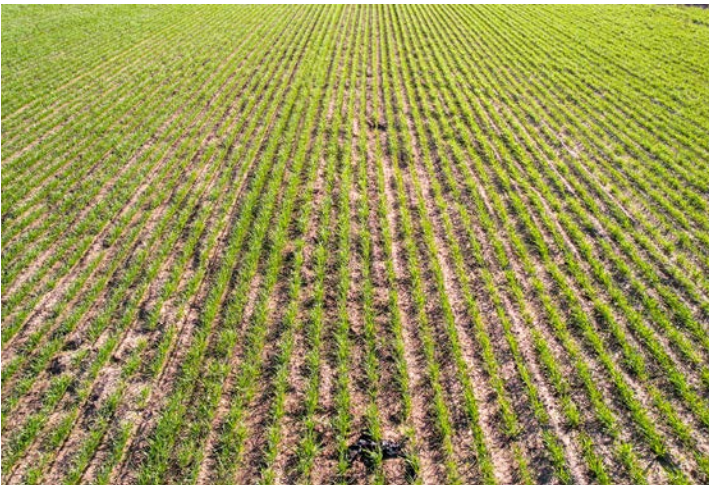
79.5 +/- ACRES



ADJOINS CITY OF GREAT BEND



99% PRODUCTIVE CROPLAND



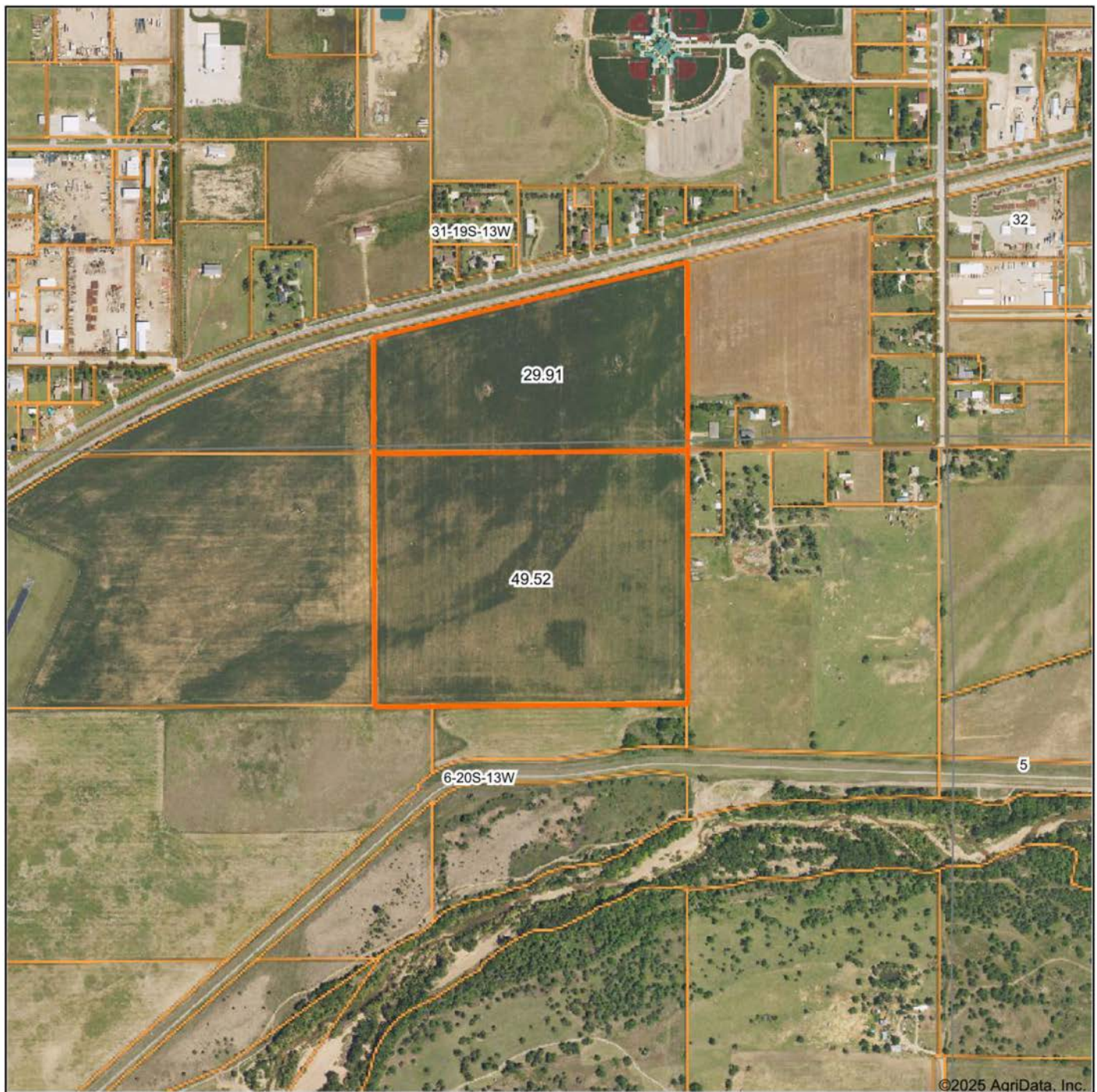
FLAT, LEVEL TOPOGRAPHY



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 38° 20' 48.44, -98° 48' 1.34

0ft 809ft 1619ft



Maps Provided By:



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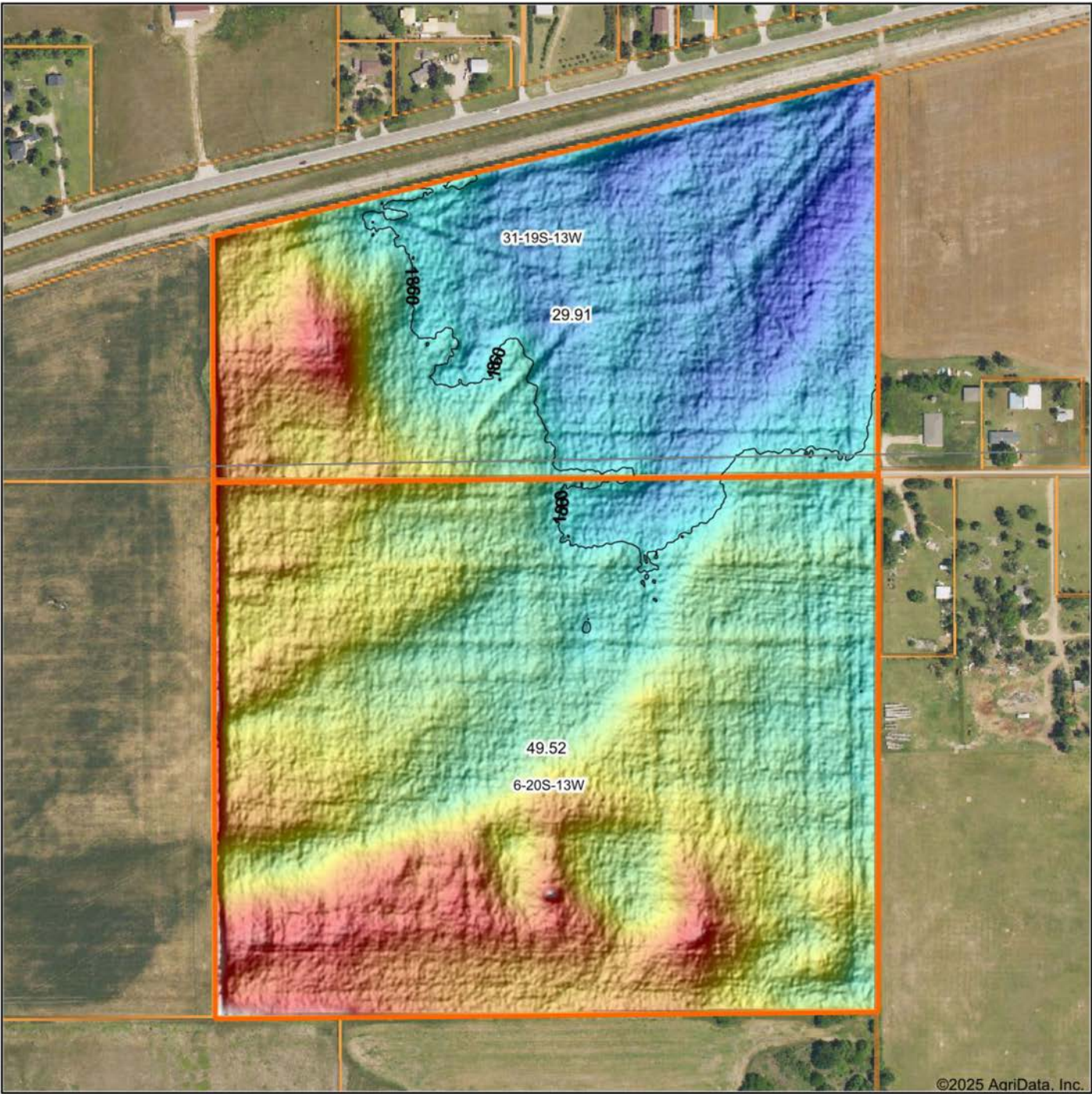
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6-20S-13W
Barton County
Kansas



10/25/2025

HILLSHADE MAP



Low Elevation High



Maps Provided By:



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Source: USGS 1 meter dem
Interval(ft): 10
Min: 1,858.0
Max: 1,865.7
Range: 7.7
Average: 1,861.0
Standard Deviation: 1.44 ft

0ft 383ft 765ft

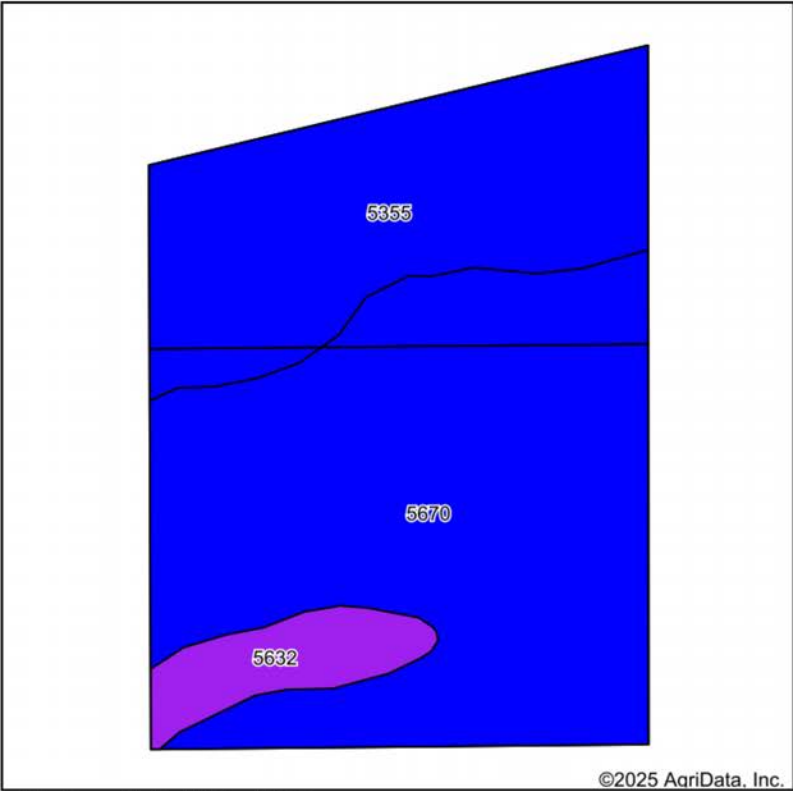


10/25/2025

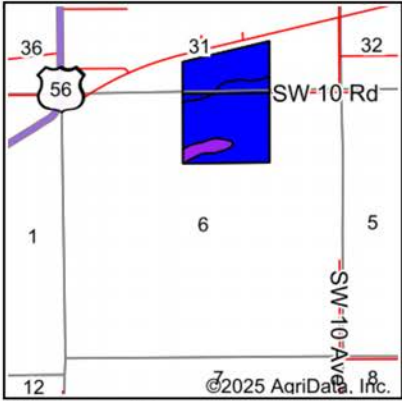
6-20S-13W
Barton County
Kansas

Boundary Center: 38° 20' 48.44, -98° 48' 1.34

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Barton**
Location: **6-20S-13W**
Township: **Great Bend**
Acres: **79.5**
Date: **10/25/2025**



Maps Provided By:



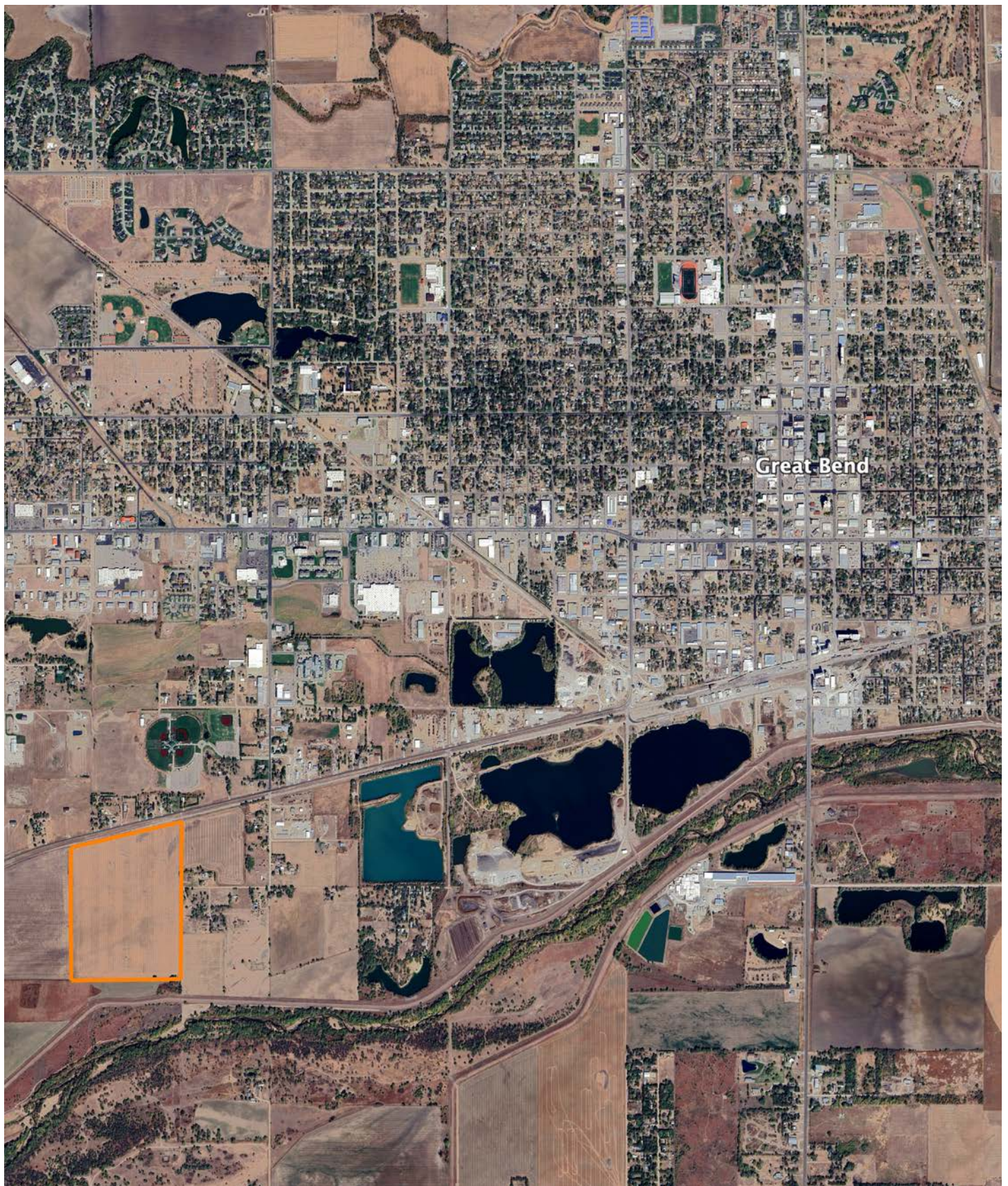
Area Symbol: KS009, Soil Area Version: 23												
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
5670	Waldeck fine sandy loam, occasionally flooded	48.75	61.4%		> 6.5ft.	Ile	6050	44	42	37	44	24
5355	Kaski loam, rarely flooded	25.79	32.4%		> 6.5ft.	IIw	4805	74	59	63	74	51
5632	Platte soils, occasionally flooded	4.96	6.2%		> 6.5ft.	VIIw	5975	29	24	27	21	9
Weighted Average						2.31	5641.4	*n 52.8	*n 46.4	*n 44.8	*n 52.3	*n 31.8

*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

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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