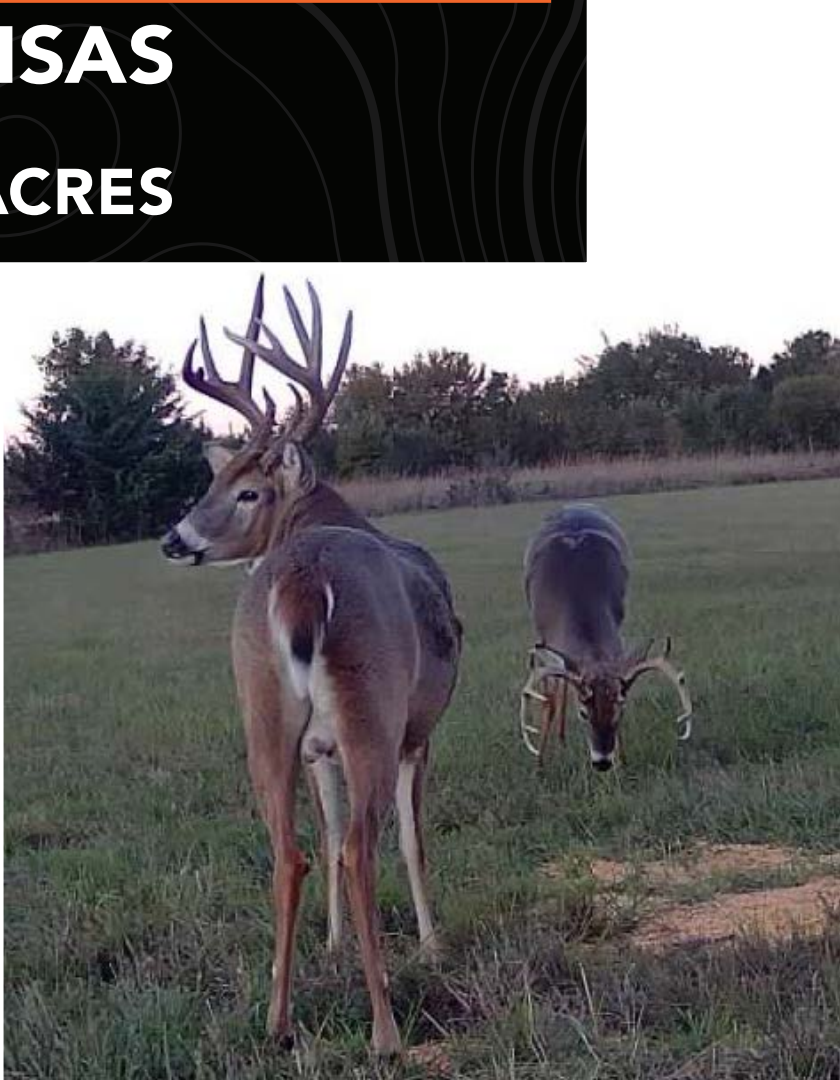




MIDWEST LAND GROUP  
PRESENTS

# COWLEY COUNTY KANSAS

160 ACRES





MIDWEST LAND GROUP IS HONORED TO PRESENT

# WELL BALANCED HUNTING QUARTER IN COWLEY COUNTY WITH ADDITIONAL ACREAGE AVAILABLE

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Located 2.5 miles southeast of Burden, Kansas, sits this very diverse and well laid out 160 acres with prime hunting opportunities! The property is conveniently located only 1.5 miles off of Highway 160 and sits on a dead-end road with very limited road traffic from surrounding landowners. The south side of the property along the road is entirely screened by mature timber, offering enhanced security for the wildlife that call this place home. The farm offers a perfect blend of habitat, which includes around 50 tillable acres that are currently sitting fallow and are on a crop share with a local farm tenant. There are roughly 18 acres, which were once farmed, that are now mostly broomsedge bluestem and provide great bedding cover. Roughly 9 acres of clean prairie hay are currently being cut and baled. The remainder of the property consists of native grasses and mature timber, which is mostly made up of black walnut, hackberry, and hedge trees. Towards the center of the farm sits a .75 +/- acre pond, which is fed by a wet weather creek, and a second pond, which is roughly .2 acres in size, that provides a great reliable water source to the farm.

The diverse blend of habitats creates ideal dynamics seen in top-end hunting properties, and sits in an area of Cowley County known for excellent deer densities and genetics. The property sits less than 1.5 miles from

Grouse Creek bottom, a major local travel corridor, and is surrounded by rolling Flint Hills pastures and agricultural fields. One trip out to the property and you will see well-beaten trails paved all throughout the farm, trees rubbed down, and countless beds, and you know you're in an ideal location that will stack the odds in your favor each year of chasing a trophy whitetail. The farm has multiple coveys of quail and was once home to a thriving turkey population. The property sits in a high-trafficked flyway, providing ample opportunities to hunt various species of waterfowl from the pond or dry field.

The property is currently part of a larger parcel and will require a staked boundary survey during the contract-to-close period. There will be 160 acres surveyed to allow two non-resident hunt your land deer tags annually. An ingress/egress easement will be given to access the property from the west side, but it currently has public road access on the southeast corner. Mineral rights are intact and will transfer to the buyer. There is currently a hunting lease in place through 2025, and a farm lease that runs from March to March. The seller also owns a 233-acre property directly south across the road, which could be purchased for a total of 393 +/- acres. For questions, disclosures, or to schedule a time to view the property, contact the Listing Agent Shaun Reid at (316) 210-6680 or [sreid@midwestlandgroup.com](mailto:sreid@midwestlandgroup.com).

# PROPERTY FEATURES

PRICE: **\$720,000** | COUNTY: **COWLEY** | STATE: **KANSAS** | ACRES: **160**

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- 160 acres
- Dead-end road access
- Diverse habitat
- 50 +/- tillable acres
- Grass bedding cover
- Mature hardwood cover
- 2 ponds
- Wet weather creek
- 2 non-resident deer tags
- Solid deer density & genetics area
- Additional acreage available
- 2.5 miles to Burden, KS
- 55 miles to Wichita, KS





160 ACRES





# DIVERSE HABITAT

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50 +/- TILLABLE ACRES

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## 2 PONDS + WET WEATHER CREEK

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Towards the center of the farm sits a .75 +/- acre pond, which is fed by a wet weather creek, and a second pond, which is roughly .2 acres in size, that provides a great reliable water source to the farm.





# TRAIL CAMERA PHOTOS

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# AERIAL MAP



Maps Provided By:



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Boundary Center: 37° 18' 19.16, -96° 43' 13.24

**36-31S-6E**  
**Cowley County**  
**Kansas**

0ft 468ft 936ft



10/27/2025



# HILLSHADE MAP



Maps Provided By:

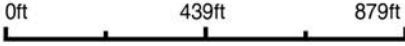


**surety**<sup>®</sup>  
CUSTOMIZED ONLINE MAPPING

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Source: USGS 1 meter dem  
Interval(ft): 10  
Min: 1,349.7  
Max: 1,420.3  
Range: 70.6  
Average: 1,397.8  
Standard Deviation: 15.16 ft



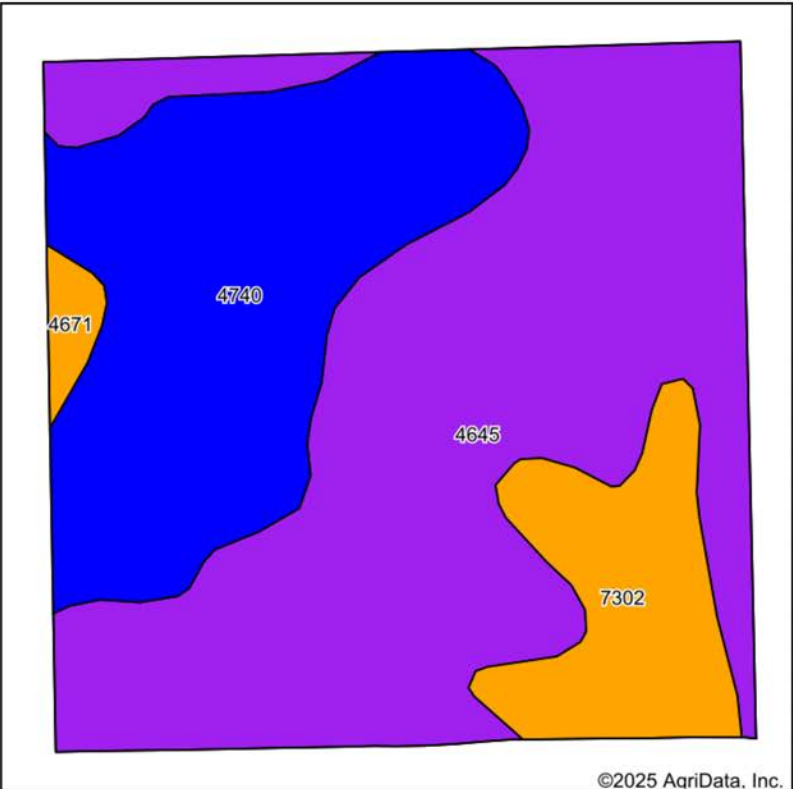
10/27/2025

**36-31S-6E**  
**Cowley County**  
**Kansas**

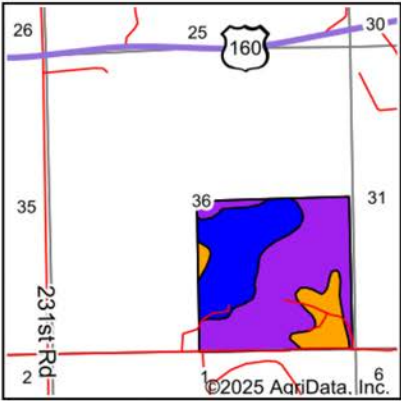
Boundary Center: 37° 18' 19.16, -96° 43' 13.24



# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**  
County: **Cowley**  
Location: **36-31S-6E**  
Township: **Silver Creek**  
Acres: **160.09**  
Date: **10/27/2025**



Maps Provided By: **surety**  
CUSTOMIZED ONLINE MAPPING  
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Area Symbol: KS035, Soil Area Version: 22

| 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 |
|------------------|---------------------------------------------------|-------|------------------|----------------------|-------------------------|------------------|--------------------------------|------------------|---------------|-----------------------|-------------------|-----------------|
| 4645             | Florence cherty silt loam, 5 to 15 percent slopes | 89.05 | 55.6%            |                      | 3.6ft. (Lithic bedrock) | Vle              | 3245                           | 33               | 32            | 33                    | 30                | 13              |
| 4740             | Labette silty clay loam, 1 to 3 percent slopes    | 50.72 | 31.7%            |                      | 3ft. (Lithic bedrock)   | Ile              | 4710                           | 47               | 40            | 47                    | 43                | 27              |
| 7302             | Martin silty clay loam, 3 to 7 percent slopes     | 18.14 | 11.3%            |                      | > 6.5ft.                | Ille             | 4935                           | 53               | 45            | 52                    | 49                | 28              |
| 4671             | Irwin silty clay loam, 1 to 3 percent slopes      | 2.18  | 1.4%             |                      | > 6.5ft.                | Ills             | 3585                           | 56               | 45            | 55                    | 55                | 40              |
| Weighted Average |                                                   |       |                  |                      |                         | 4.35             | 3905.3                         | *n 40            | *n 36.2       | *n 39.9               | *n 36.6           | *n 19.5         |

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

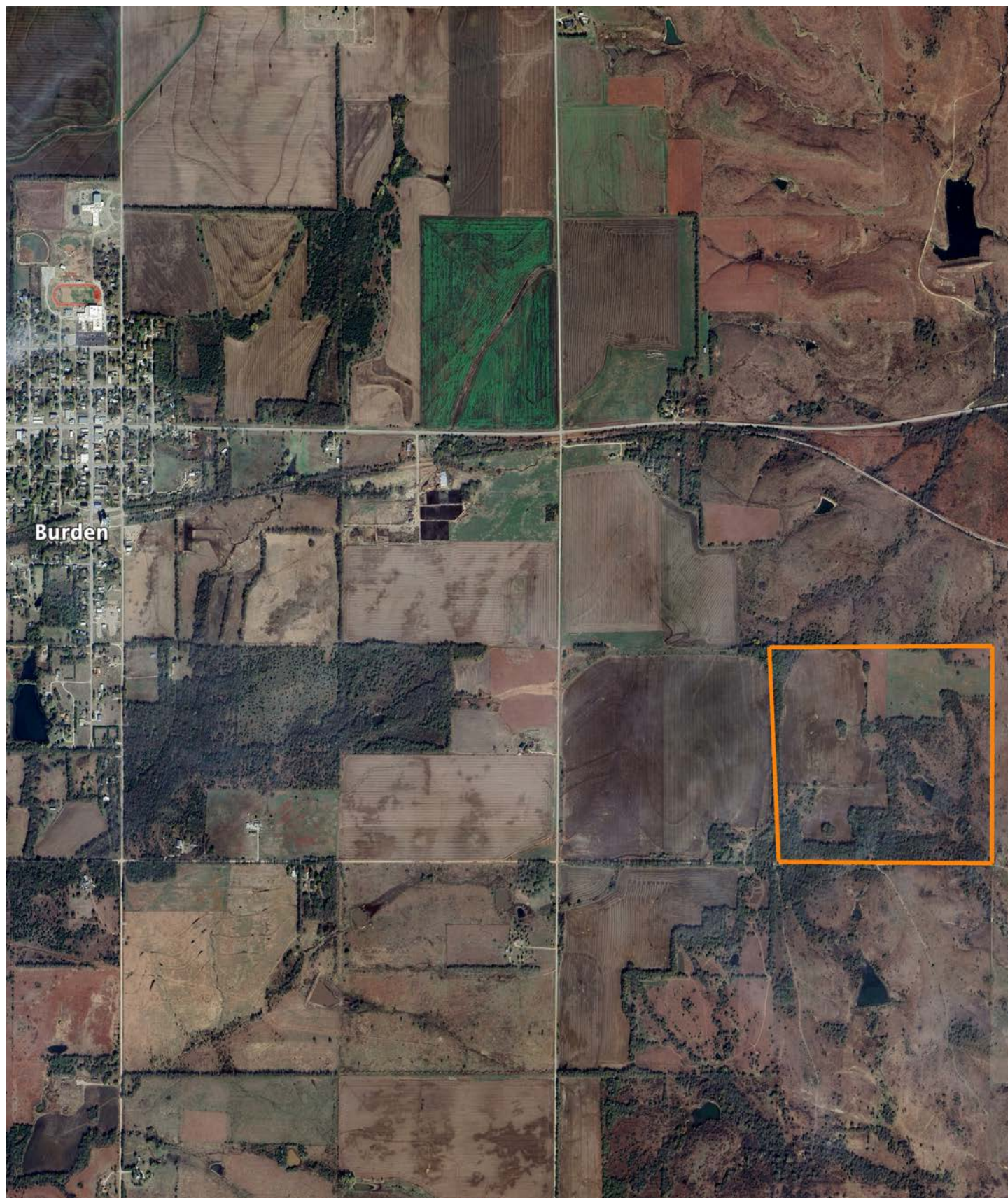
\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# OVERVIEW MAP

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# AGENT CONTACT

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Growing up as an avid outdoorsman introduced agent Shaun Reid to a wide variety of habitats across multiple midwestern states, which has given him a wealth of knowledge to better serve his clients. Shaun's foundation of honesty, integrity, professionalism and a strong work ethic guide him in all his client interactions, helping ensure peace of mind throughout the buying and selling process.

Born in Wichita, KS, Shaun graduated from Maize High School, and went on to continue his studies and play baseball at Tabor College in Hillsboro, KS, where he earned a Bachelor's Degree in Business Administration, with a concentration in Marketing. For several years, he worked in operations and moved up to serve as plant manager in Oklahoma where he was able to develop business and relationship-building skills while maintaining a clear focus on customer satisfaction.

A member of Ducks Unlimited and NWTF, Shaun enjoys hunting, fishing, playing golf, and spending time with his family. Shaun currently lives in Wichita, KS, with his wife, Karissa, and daughter, Raegan. If you're in the market to buy or sell land and seek a hassle and stress-free experience, give Shaun a call.



**SHAUN REID,** LAND AGENT  
**316.210.6680**  
SReid@MidwestLandGroup.com



## MidwestLandGroup.com

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