

MIDWEST LAND GROUP PRESENTS



KINGMAN COUNTY, KS

194 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

ROOSTERS TO RACKS - A TURN-KEY KINGMAN COUNTY FARM

West of Wichita, Kansas, sits this immaculate 194-acre recreational paradise. Carefully thought through and planned out, this farm is ready for the next outdoor-minded buyer. Turn-key from the minute you enter, from a place to lay your head and store equipment to blinds and feeders ready this farm is set to go to work for you!

Arriving off NW 30th Street, your eyes will see the beautiful hilltop scenery and begin to take in the farm and the rolling topography that allows so much of this farm to be its own sanctuary. As you arrive at the gated entrance, you notice the property's small but cozy 12'x24' cabin. When fully furnished, 2 guests can comfortably stay with the conveniences of a full bathroom, shower, and hookups for a stackable washer and dryer. The living area includes a small kitchenette area for evening guests or a lunch after working on food plots! Take in a morning on the porch as Mother Nature wakes up and comes alive. As the season approaches, the farm has several nice, mowed trails right to the Redneck tower blind that overlooks a well-manicured food plot. As winds shift, the farm has several options for ladder stands, but none is better than the hill-top Banks blind. Strategically placed to see both wind breaks on the farm, as well as the excellent cedar thickets sprinkled throughout this old pasture. This location has a great feeder, a nice, mowed feeding area, and would take little work to convert the old windmill to working order for anyone wanting well water for livestock or wildlife. A feature that I love about this farm is the native grass habitat. Thick, lush grasses throughout have created excellent bedding habitat for deer, allowing them to live

near the food and water this farm provides. The improved grass habitat has also enhanced the upland bird hunting opportunities on this tract of land! The farm currently holds 2 to 3 coveys of quail, and many pheasants have been spotted across the farm and at deer feeders in the evening. The farm is also home to a nice pond, and its location is perfect, as it gets, right next to several food sources and feeders. While beneficial for deer, the pond has also been a great little hangout for area wood ducks and teal this year. The area is known for its great late-season duck hunting opportunities, and no doubt, as the owner of this property, you will get that chance.

The farm's CRP contracts will transfer to the buyers, along with the current tillable portion, and the farm will generate over \$4,300 of annual income to the owner. A nice bit of income for such a diverse and rich property that is right in the heart of dry-land and irrigated cropland country. Another huge benefit to the farm is only minutes away from Byron Walker Wildlife Area. A 5,178-acre tract of land with a 144-acre state fishing lake. The area is full of additional walk-in hunting areas just minutes from this farm to provide additional hunting, no matter what the season is. On top of the fully turn-key setup up this farm provides the future owner will also get the Conex container on the property, for any future tractor or side-by-side storage needs. Farms of this caliber are a rare commodity and come with very minimal workload. You truly have to see it! To answer any questions you may have or to schedule a showing, please call listing agent Tyler Heil at (913) 207-4541.

PROPERTY FEATURES

COUNTY: **KINGMAN** | STATE: **KANSAS** | ACRES: **194**

- 194 +/- acres
- 28.91 CRP acres
- 75 acres tillable
- 1 Redneck & 1 Banks blind
- 2 feeders
- 1 Conex for storage
- 12'X24' log cabin
- \$747.84 2025 taxes
- Deer Unit 15
- Mowed trails
- Additional stand locations
- Established food plots
- 15 miles Kingman
- 52 miles Wichita
- 28 miles Pratt



TURN-KEY HUNTING FARM

As the season approaches, the farm has several nice, mowed trails right to the Redneck tower blind that overlooks a well-manicured food plot. As winds shift, the farm has several options for ladder stands, but none is better than the hill-top Banks blind.



POND



12'X24' LOG CABIN



INCOME-PRODUCING

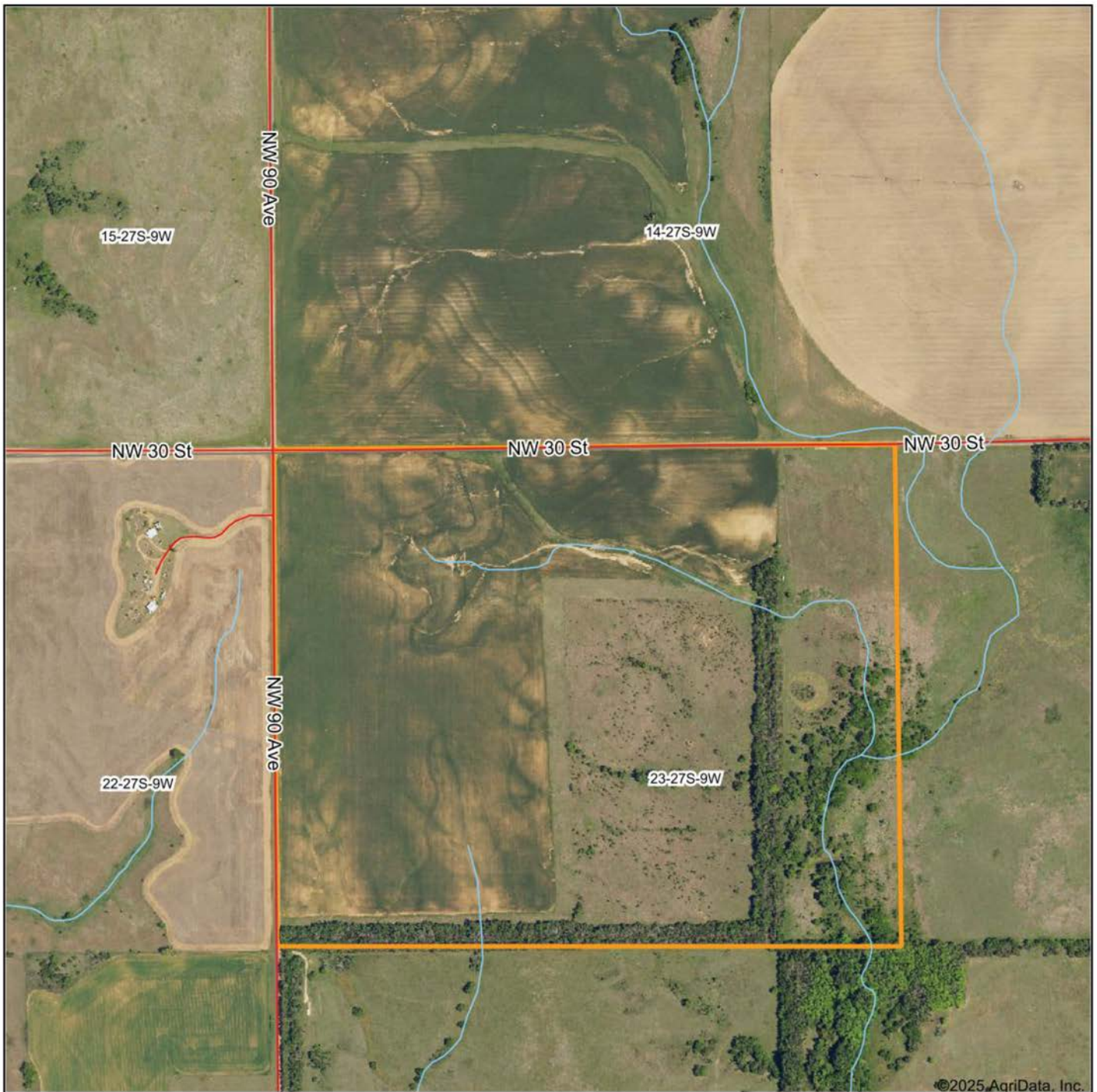
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TRAIL CAM PHOTOS



AERIAL MAP



Maps Provided By:



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Boundary Center: 37° 41' 7.01, -98° 16' 37.42

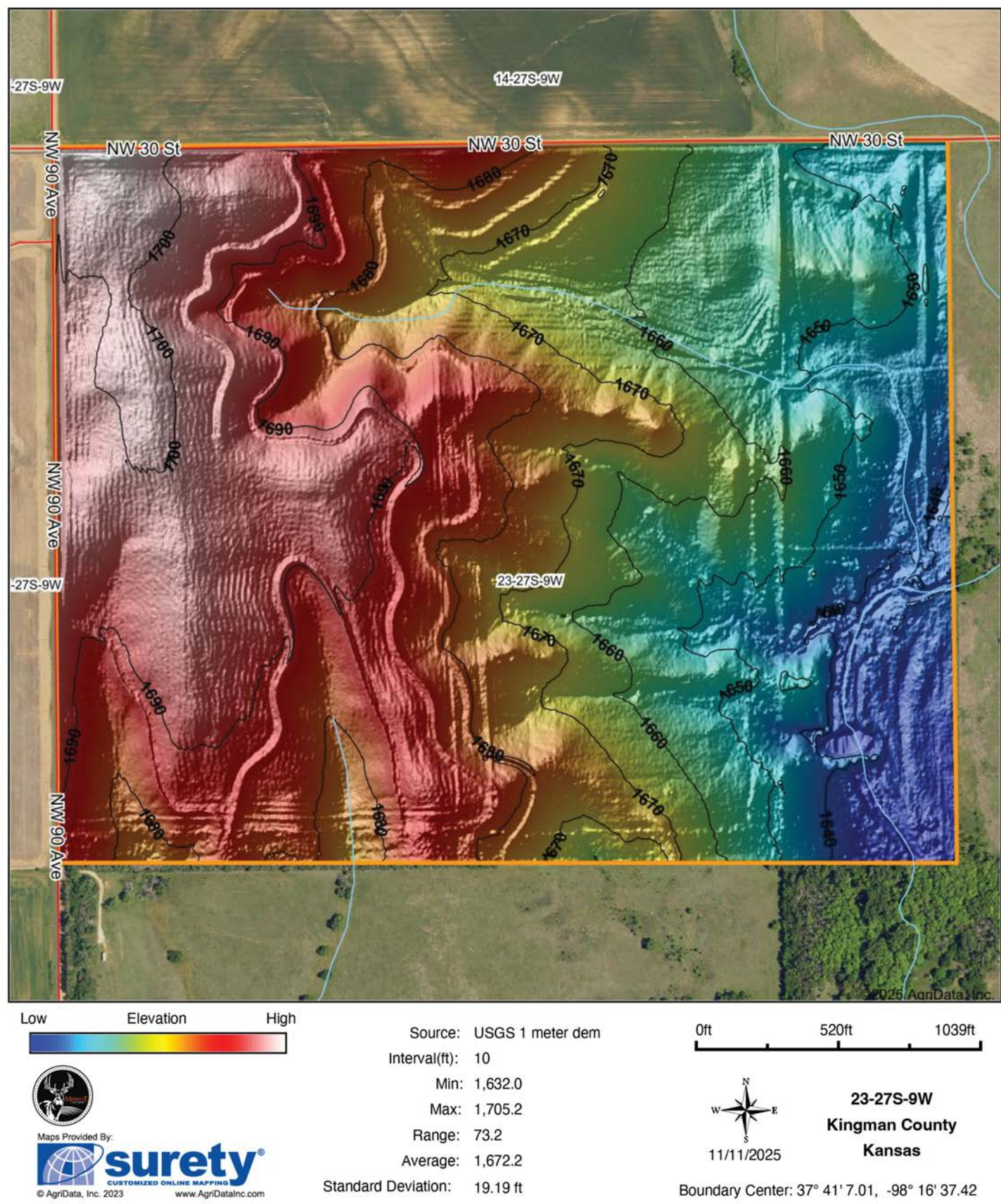
23-27S-9W
Kingman County
Kansas

0ft 820ft 1640ft

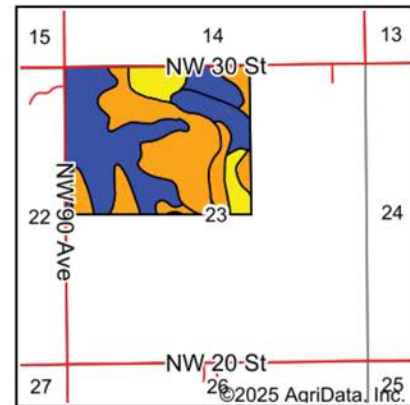
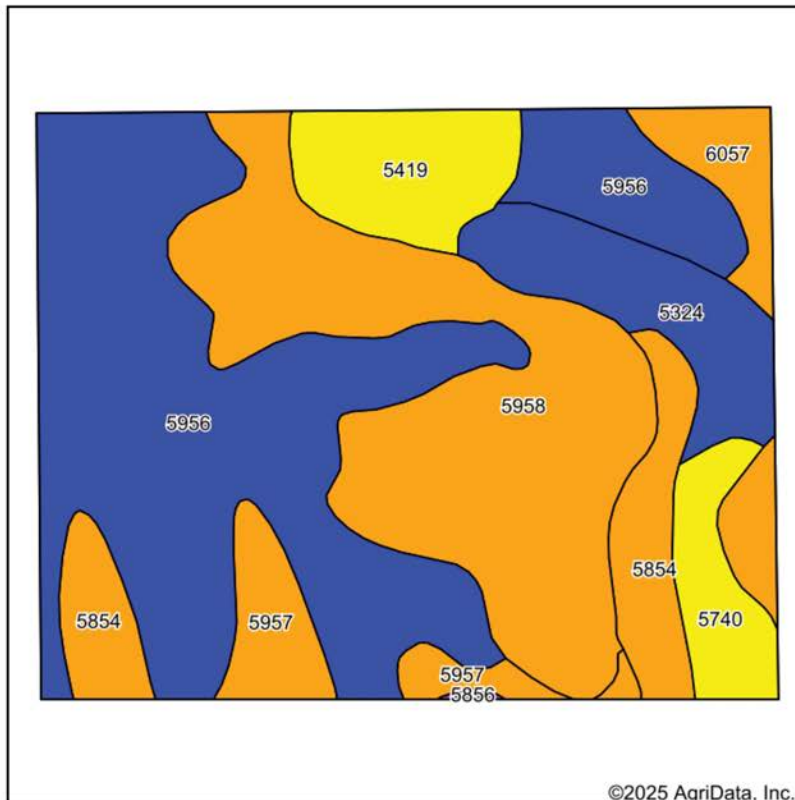


11/11/2025

HILLSHADE MAP



SOILS MAP



State: **Kansas**
 County: **Kingman**
 Location: **23-27S-9W**
 Township: **Eureka**
 Acres: **199.27**
 Date: **11/11/2025**



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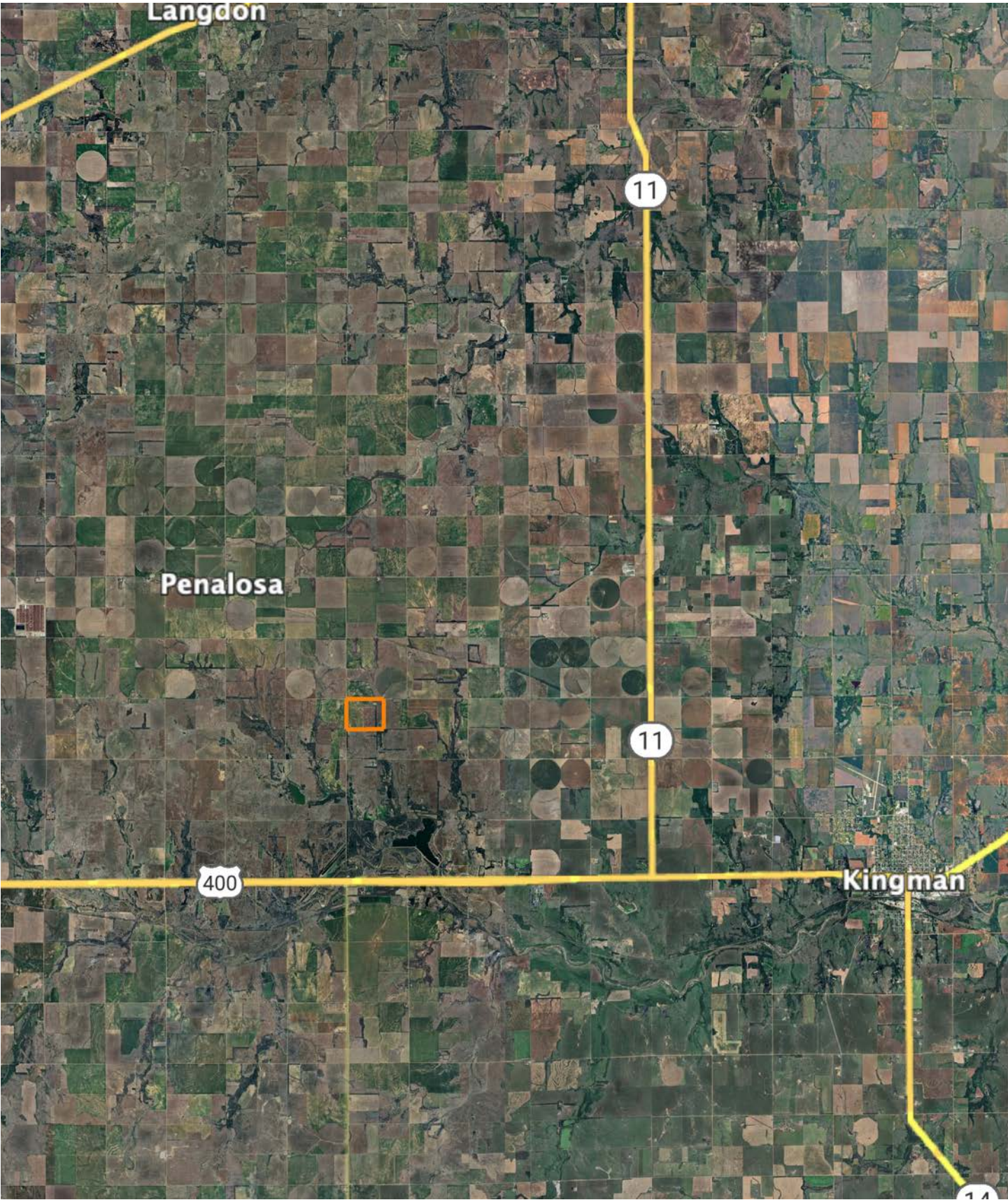


Soils data provided by USDA and NRCS.

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
5956	Shellabarger sandy loam, 1 to 3 percent slopes	78.15	39.3%		> 6.5ft.	Ile	3052	52	45	47	51	32
5958	Shellabarger sandy loam, 3 to 6 percent slopes, eroded	53.21	26.7%		> 6.5ft.	Ille	3064	47	43	44	47	31
5324	Kaski loam, occasionally flooded	14.63	7.3%		> 6.5ft.	Ilw	4723	74	60	59	74	42
5854	Albion sandy loam, 3 to 6 percent slopes	14.41	7.2%		> 6.5ft.	Ille	3040	42	41	40	37	19
5419	Case-Clark clay loams, 3 to 7 percent slopes	12.16	6.1%		> 6.5ft.	IVe	3037	61	43	51	61	40
5957	Shellabarger sandy loam, 3 to 6 percent slopes	9.33	4.7%		> 6.5ft.	Ille	3055	51	45	47	50	28
6057	Lincoln loamy sand, 0 to 1 percent slopes, occasionally flooded	9.05	4.5%		> 6.5ft.	Ills	3835	31	30	28	31	12
5740	Dillwyn-Plevna complex, occasionally flooded	8.11	4.1%		> 6.5ft.	IVw	6185	25	24	18	24	7

OVERVIEW MAP



AGENT CONTACT

Tyler Heil is an avid outdoorsman with a love for all things hunting, fishing, and farming. Born in Carrollton, Missouri, Tyler graduated from Blue Valley High School in Stillwell, Kansas, and earned a degree in Agricultural Economics from Kansas State University. For over a decade, Tyler worked as a grain trader for several companies and cooperatives in the Midwest, giving him great agricultural and trading experience. Combine that with his vast knowledge of ranching, row crop farming, and income-producing properties and you've got an ideal land agent for buyers and sellers alike. At Midwest Land Group, Tyler uses his professional experience coupled with the relationships he's built to form a well-rounded approach to analyzing a property for its best practical use in order to market the maximum value for every piece of land he works on. When he's not working or out hunting, you can usually find Tyler entering crappie fishing tournaments, coaching youth sports, helping out on the farm, or spending time with his family. Tyler lives in Garden Plain, Kansas, with his wife, Heidi, and kids, Kylie and Hunter. If you're in the market to buy or sell land in Kansas, be sure to give Tyler a call.



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