

MIDWEST LAND GROUP PRESENTS



BARBER COUNTY, KS

395 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

MULE CREEK BOTTOMLAND & THICK HABITAT

Located just outside of Kiowa, Kansas, is 395+/- acres of prime hunting habitat. The farm has a mixture of everything needed to grow and harvest mature bucks, including location, size, and habitat structure. Let's start with the location, on Little Mule Creek and near the Medicine River in Unit 16. Live water in this area of Kansas means large caliber deer living and traveling through. Size: the farm's shape and size are very unique. Two parcels make up the 395+/- acres in a shape ideal for raising big deer in a more squared shape. Added depth to the long side of the farm differs from usual layouts, which is helpful in managing your deer herd to maturity. Habitat structure: when you combine food, fresh water, and ample bedding cover, deer have no reason to leave. Mature Timber consisting of tall cottonwoods, elms, locust, and willows line the creek bank. Dense cedar thickets and brush create natural bedding areas surrounding this travel corridor and feeding area. These areas provide fantastic bird hunting opportunities. At the center of the farm is roughly 128 acres of fertile farmland perfect for investment returns and feeding wildlife year-round. These wheat fields commonly feed ducks and geese that roost on nearby lakes.

Looking across the tillable fields in the mornings, you will see dozens and dozens of deer. This area of Kansas is known for some of the greatest genetics and production of record book deer in the country. Raw farms like this with excellent habitat, natural terrain, and untapped hunting potential rarely become available. If you make a tour through the property, you will find substantial evidence of aged bucks and their presence throughout the hunting season. Giant fence post rubs and scrapes litter the farm. Beaten trails that look like they are from cattle criss-cross the grassy areas, even though this land hasn't been grazed in many years. These elevated grassy hilltops make excellent locations for box blinds and even a potential build site for a home/hunting cabin. Electricity is at the road and brought back into the center of the property for convenient use. There is a current excavation lease with Barber County for the harvest of road gravel from an embankment; this year-to-year lease generates income and provides the benefit of a well-maintained creek crossing. Mineral Rights have been very productive in the past and will convey to the buyer. This property would make an excellent investment with multiple streams of income and abundant wildlife.



PROPERTY FEATURES

COUNTY: **BARBER** | STATE: **KANSAS** | ACRES: **395**

- Deer Management Unit 16
- Trophy whitetail deer hunting
- Mature timber
- Dense plum and cedar thickets
- Year-round Little Mule Creek live water
- 267 +/- acres of undisturbed native grass bedding area
- 128 +/- tillable acres planted to wheat
- Turkey, pheasant, quail, and waterfowl hunting
- 70 feet of elevation change, potential hunt set ups
- Fertile Class I tillable soils
- Excellent build-site options
- Mineral rights convey to buyer
- 3 miles to Kiowa, KS
- 2 miles to Medicine River
- 3 miles to 281 Highway



267 +/- ACRES OF NATIVE GRASS

Beaten trails that look like they are from cattle criss-cross the grassy areas, even though this land hasn't been grazed in many years. These elevated grassy hilltops make excellent locations for box blinds and even a potential build site for a home/hunting cabin.



DENSE PLUM & CEDAR THICKETS



MATURE TIMBER



128 +/- TILLABLE ACRES

At the center of the farm is roughly 128 acres of fertile farmland perfect for investment returns and feeding wildlife year-round. These wheat fields commonly feed ducks and geese that roost on nearby lakes.



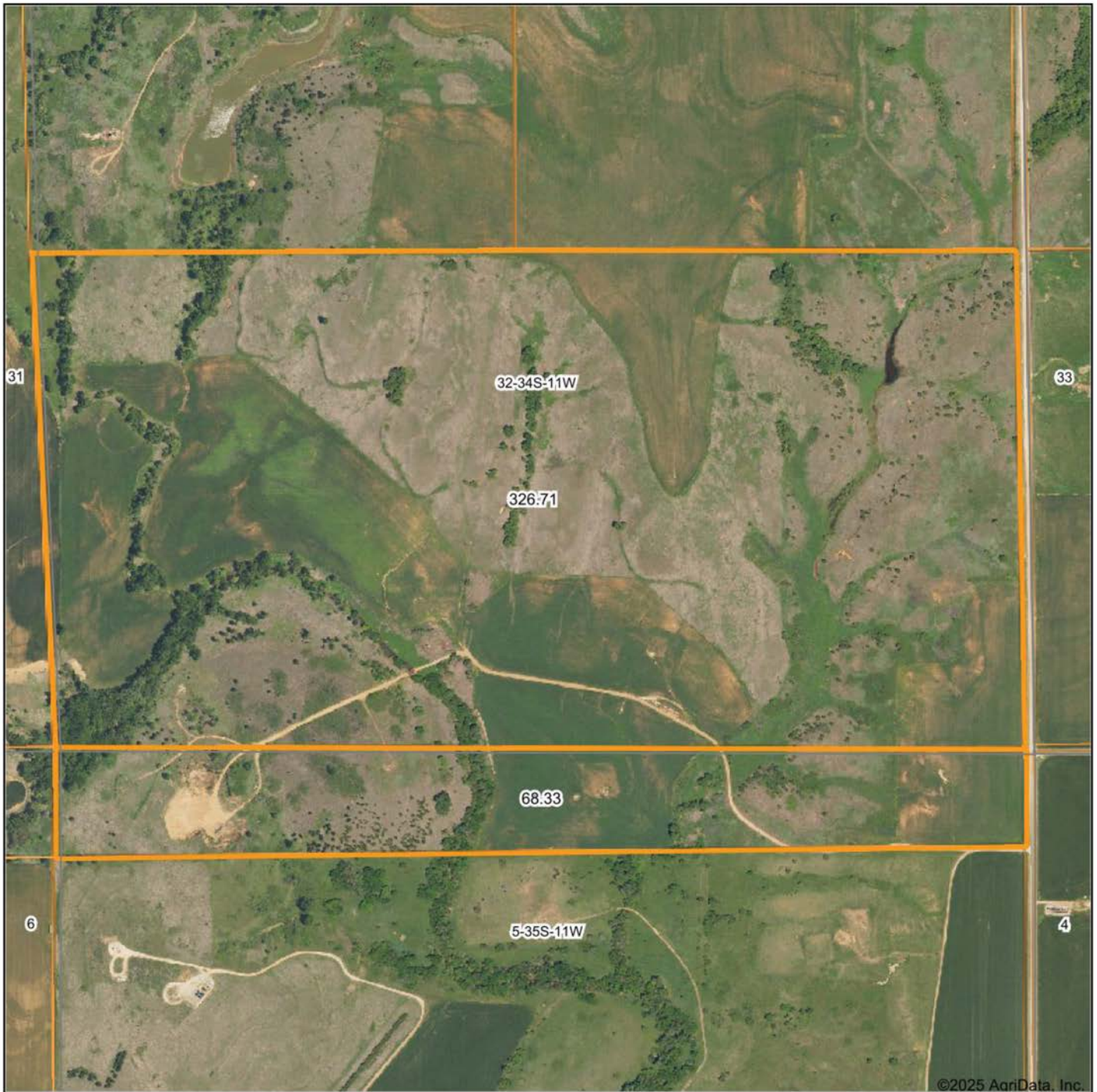
LITTLE MULE CREEK



TRAIL CAM PICTURES



AERIAL MAP



Maps Provided By:



© AgriData, Inc. 2025

www.AgriDataInc.com

Boundary Center: 37° 2' 19.52, -98° 32' 25.1

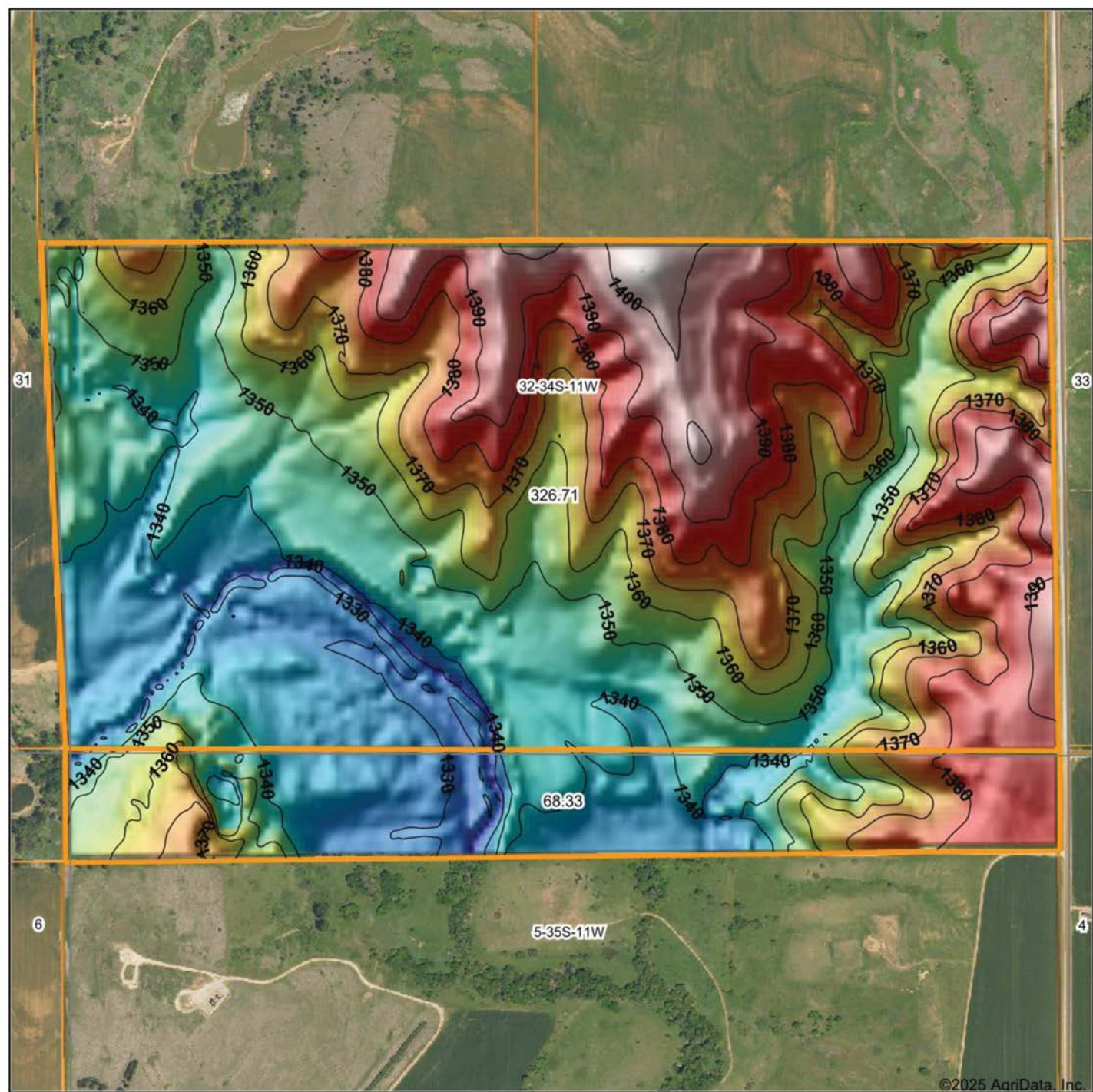
32-34S-11W
Barber County
Kansas

0ft 841ft 1682ft

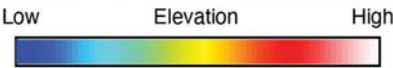


12/22/2025

HILLSHADE MAP



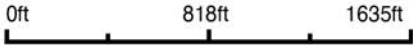
©2025 AgriData, Inc.



Maps Provided By:



Source: USGS 10 meter dem
Interval(ft): 10
Min: 1,318.9
Max: 1,405.5
Range: 86.6
Average: 1,360.1
Standard Deviation: 21 ft

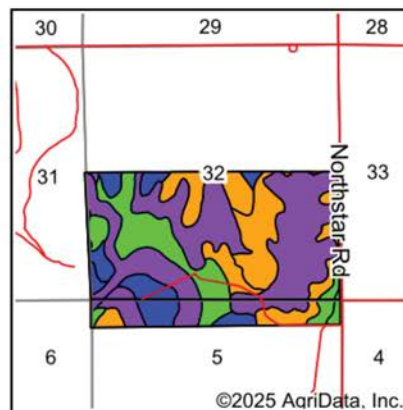
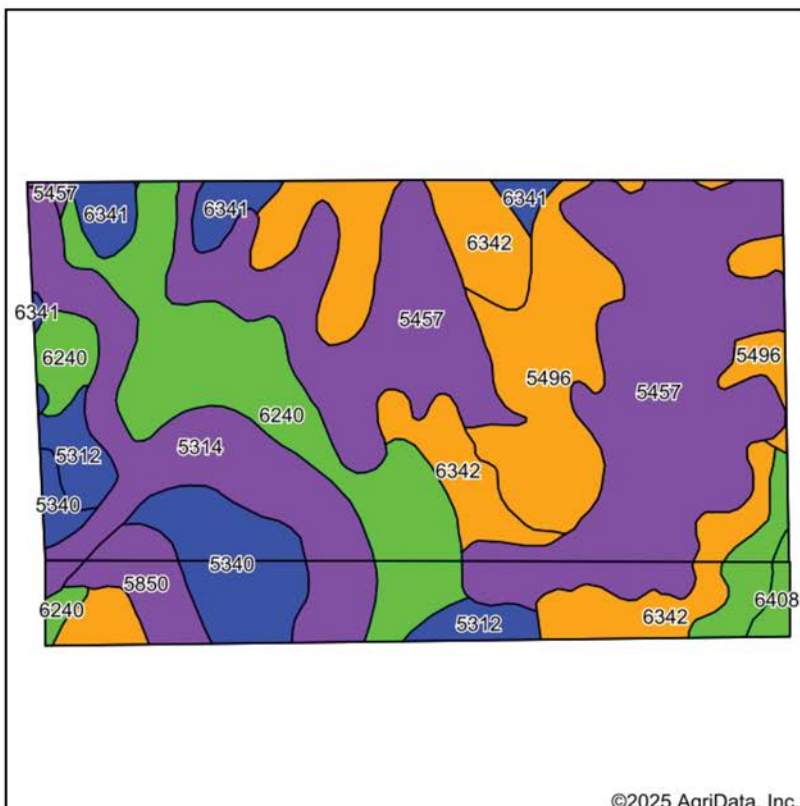


12/22/2025

32-34S-11W
Barber County
Kansas

Boundary Center: 37° 2' 19.52. -98° 32' 25.1

SOIL MAP



State: **Kansas**
 County: **Barber**
 Location: **32-34S-11W**
 Township: **Kiowa**
 Acres: **395.04**
 Date: **12/22/2025**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: KS007, 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
5457	Quinlan-Woodward loams, 6 to 15 percent slopes	131.81	33.3%		1ft. (Densic bedrock)	Vle	1520	26	22	26	25	17
6240	Dale silt loam, rarely flooded	58.34	14.8%		> 6.5ft.	I	6039	63	46	55	63	59
6342	Grant silt loam, 3 to 5 percent slopes	54.40	13.8%		4.8ft. (Paralithic bedrock)	Ille	4510	71	54	60	71	47
5314	Clairemont soils, channeled, frequently flooded	44.76	11.3%		> 6.5ft.	Vw	4753	38	29	22	38	8
5496	Woodward-Quinlan complex, 3 to 5 percent slopes	40.62	10.3%		2.7ft. (Densic bedrock)	Ills	3145	33	27	33	32	24
5340	Yahola sandy loam, occasionally flooded	22.94	5.8%		> 6.5ft.	Ilw	4851	41	31	37	41	31
6341	Grant silt loam, 1 to 3 percent slopes	11.40	2.9%		4.8ft. (Paralithic bedrock)	Ile	4579	72	55	60	72	47
5312	Clairemont silt loam, 0 to 1 percent slopes, occasionally flooded, cool	10.72	2.7%		> 6.5ft.	Ilw	4823	60	43	45	60	46
5850	Albion and Shellabarger sandy loams, 6 to 15 percent slopes	10.07	2.5%		> 6.5ft.	Vle	3056	47	43	45	45	29
6409	Pond Creek silt loam, 1 to 3 percent slopes	7.40	1.9%		> 6.5ft.	I	4747	67	59	58	67	42

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

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Alabama, Arkansas, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Minnesota, Mississippi, Missouri, Montana, Nebraska, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.