

MIDWEST LAND GROUP PRESENTS

477 ACRES IN

GRAY COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

THREE IRRIGATED GRAY COUNTY CIRCLES

This productive irrigated farm consists of three contiguous quarters of 477 acres located in western Gray County, Kansas, just four miles south of Charleston. The property includes the south half of Section 3, Township 26 South, Range 31 West, and extends south across N Road into the northeast quarter of Section 10. The contiguity of these three quarters creates an efficient, large-scale farming operation in a highly desirable agricultural area.

The sale includes 100 percent of the seller's owned mineral rights, immediate possession of the current crops, including the planted wheat, and all irrigation equipment. The farm has been meticulously maintained by the current owner and reflects exceptional pride of ownership throughout.

Improvements on the southeast quarter include a new irrigation well drilled to approximately 260 feet, along with a new pump and electric motor. Both pivots on the half section are eight tower T&L center pivots, while the northeast quarter is irrigated by a seven tower Zimmatic pivot. The southwest and northeast quarters are each equipped with brand-new electric motors, further enhancing operational reliability.

Approximately \$18,000 worth of manure is in two corners of the property and will transfer to the buyer, offering immediate fertility value, and is another show of

the kind of quality farming history this land has had. The southeast and northeast quarters are currently in second year alfalfa, while the southwest quarter is planted to wheat.

Water is a standout feature of this farm. All three water rights have places of use across the property, totaling 408 authorized irrigated acres with 272 authorized acre-feet per circle. Authorized pumping rates include 995 gallons per minute on the southwest quarter, 900 gallons per minute on the southeast quarter, and 855 gallons per minute on the northeast quarter, providing excellent capacity to support long-term irrigated production.

The property is subject to a wind lease option that provides the potential for long-term supplemental income in addition to strong agricultural returns. While no construction has begun and there is currently no established development timeline, the lease preserves the opportunity for future wind-related revenue, enhancing the overall investment profile of the property.

This is a rare opportunity to acquire a well-improved, contiguous irrigated farm offering reliable water, high-quality improvements, and immediate income in western Kansas. Ideal for both owner operators seeking productive irrigated acres and investors focused on long-term stability.

PROPERTY FEATURES

COUNTY: **GRAY** | STATE: **KANSAS** | ACRES: **477**

- S2 13-26-31
- NE4 10-26-31
- Immediate possession
- 100% seller mineral rights
- 100% seller water rights
- All irrigation equipment included
- 260 ft. well
- Continuous location
- Buyer takes wheat crop
- 3 circle pivots
- \$18,000 of manure
- WR# 28809-00
- WR# 25594-00
- WR# 21418-00
- 408 authorized acres
- 272 authorized AF
- Maintained irrigation equipment
- SE4 & NE4 2-year alfalfa
- SW4 in wheat
- Half-section two 8 tower T&L center pivots
- NE4 7 tower Zimmatic center pivot
- 2025 taxes: \$6,501.98
- SE4 new well and electric motor
- 3 new pumps



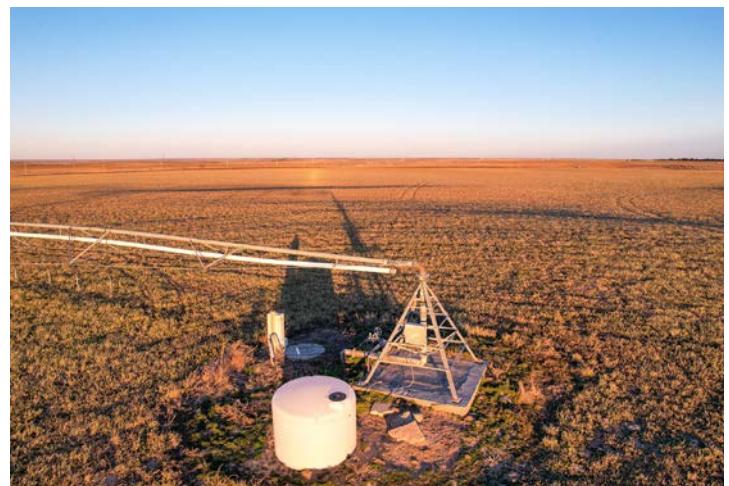
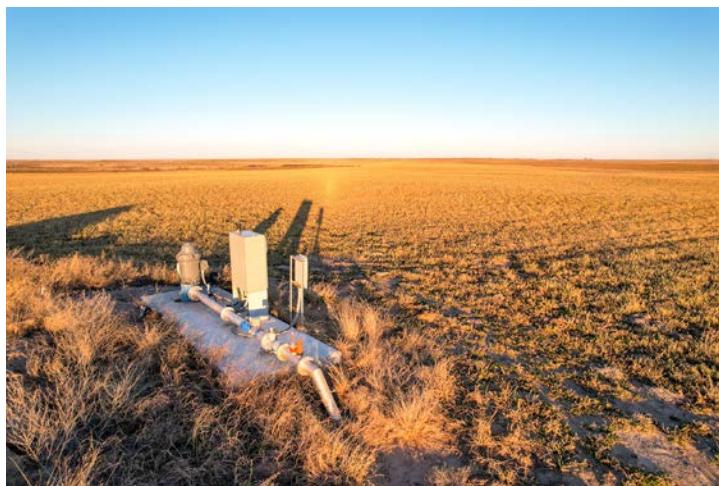
THREE CONTIGUOUS QUARTERS



ALL IRRIGATION EQUIPMENT INCLUDED



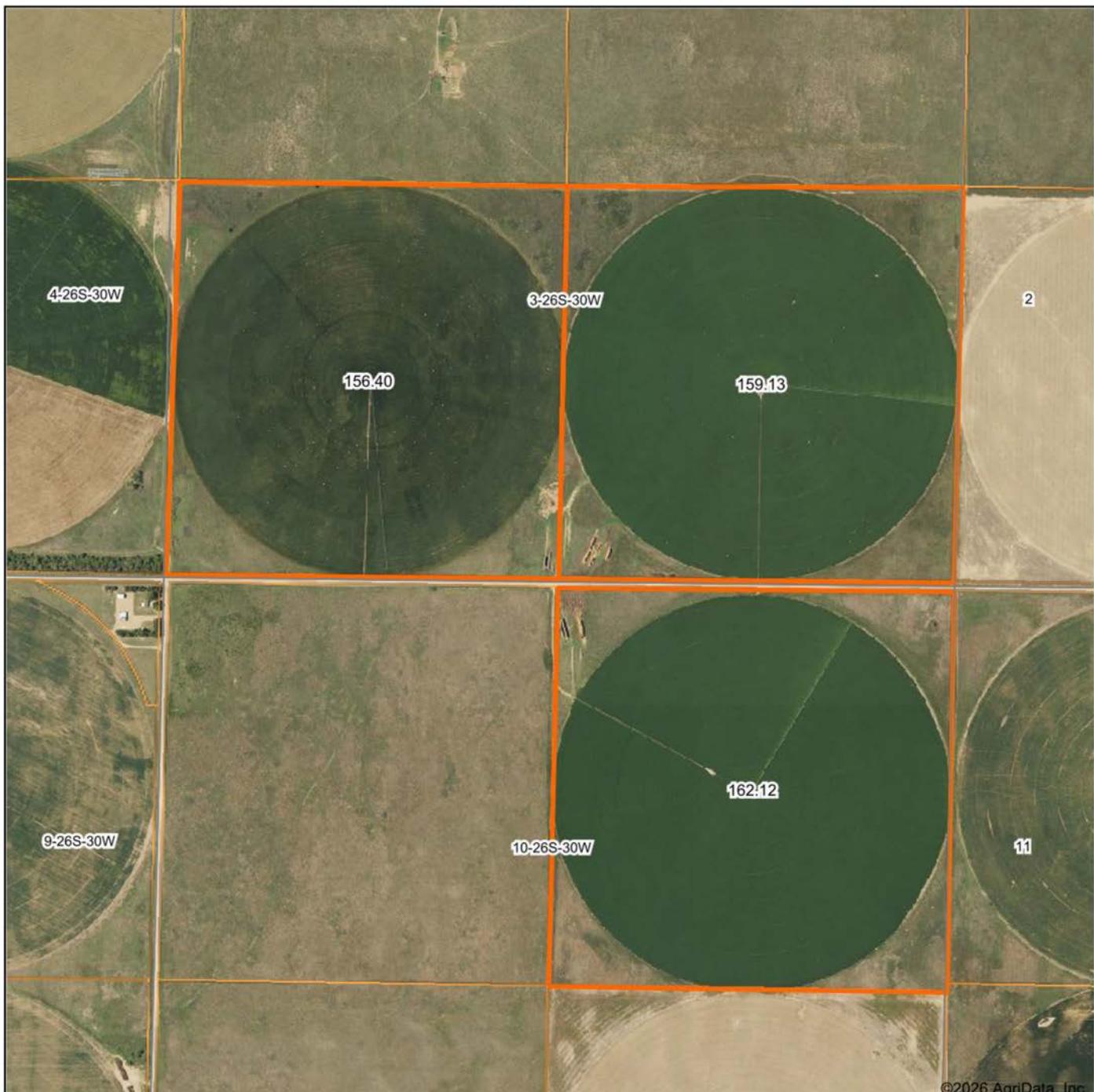
3 CIRCLE PIVOTS



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 37° 48' 35.37", -100° 35' 15.78"

0ft 1038ft 2075ft



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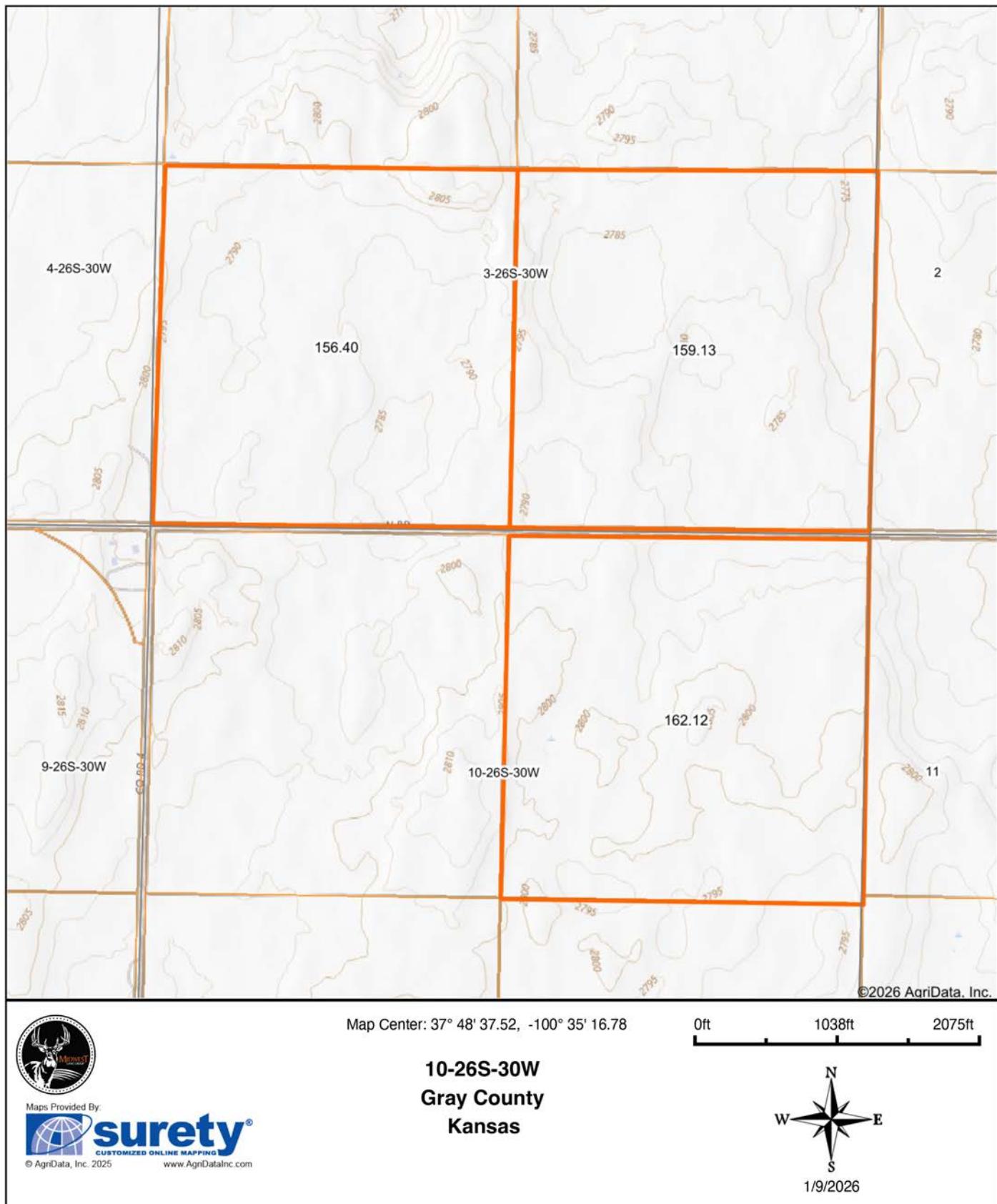
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10-26S-30W
Gray County
Kansas

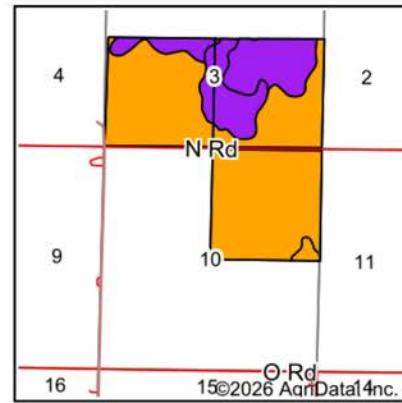
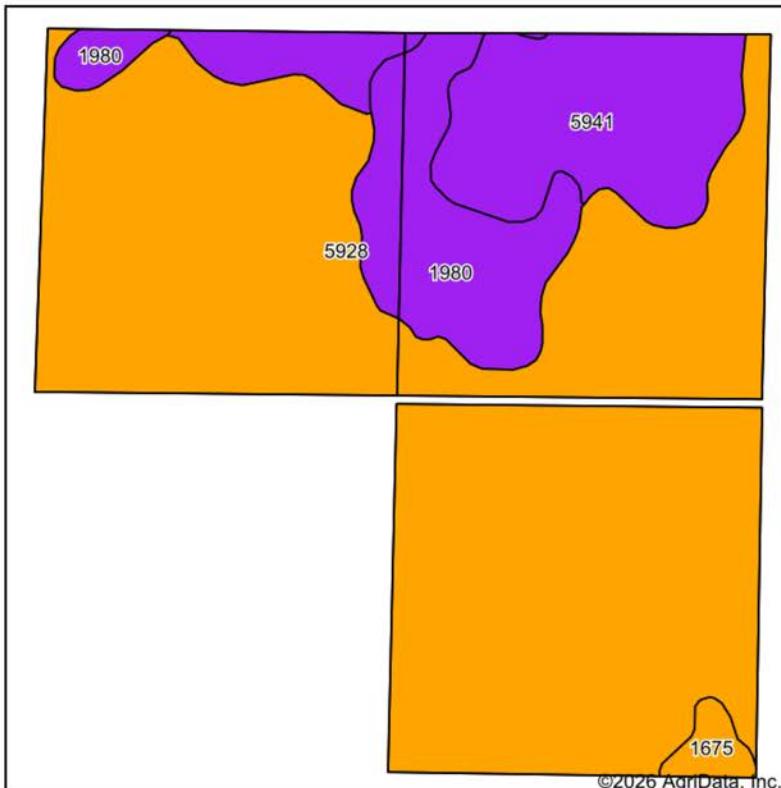


1/9/2026

HILLSHADE MAP



SOILS MAP



State: **Kansas**
 County: **Gray**
 Location: **10-26S-30W**
 Township: **Ingalls**
 Acres: **477.65**
 Date: **1/9/2026**



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| Area Symbol: KS069, 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 |
| 5928 | Pratt loamy fine sand, 1 to 5 percent slopes | 346.70 | 72.6% | Orange | > 6.5ft. | IIIe | 2082 | 29 | 19 | 27 | 25 | |
| 5941 | Pratt-Tivoli loamy fine sands, 5 to 15 percent slopes | 71.73 | 15.0% | Purple | > 6.5ft. | Vle | 2100 | 23 | 16 | 22 | 21 | |
| 1980 | Valent fine sand, 0 to 5 percent slopes | 53.82 | 11.3% | Purple | > 6.5ft. | Vle | 1980 | 21 | 11 | 21 | 14 | |
| 1675 | Manter fine sandy loam, 3 to 5 percent slopes, eroded | 5.40 | 1.1% | Orange | > 6.5ft. | IIIe | 1822 | 39 | 27 | 37 | 39 | 31 |
| Weighted Average | | | | | | 3.79 | 2070.3 | *n 27.3 | *n 17.7 | *n 25.7 | *n 23.3 | *n 0.4 |

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

WATER RIGHTS

28809-00

Total Acres Authorized: 408
Authorized Date: 02-07-1977
Place of Use: 3-26-30 SW SE
Point of Diversion Qualifiers all three quarters
Authorized (AF): 272
Net Quantity (AF): 272
Authorized Rate (GPM): 995
Net Rate (GPM): 995
2024 Report Use
 Total Water Used: 969
 Acres Irrigated: 125

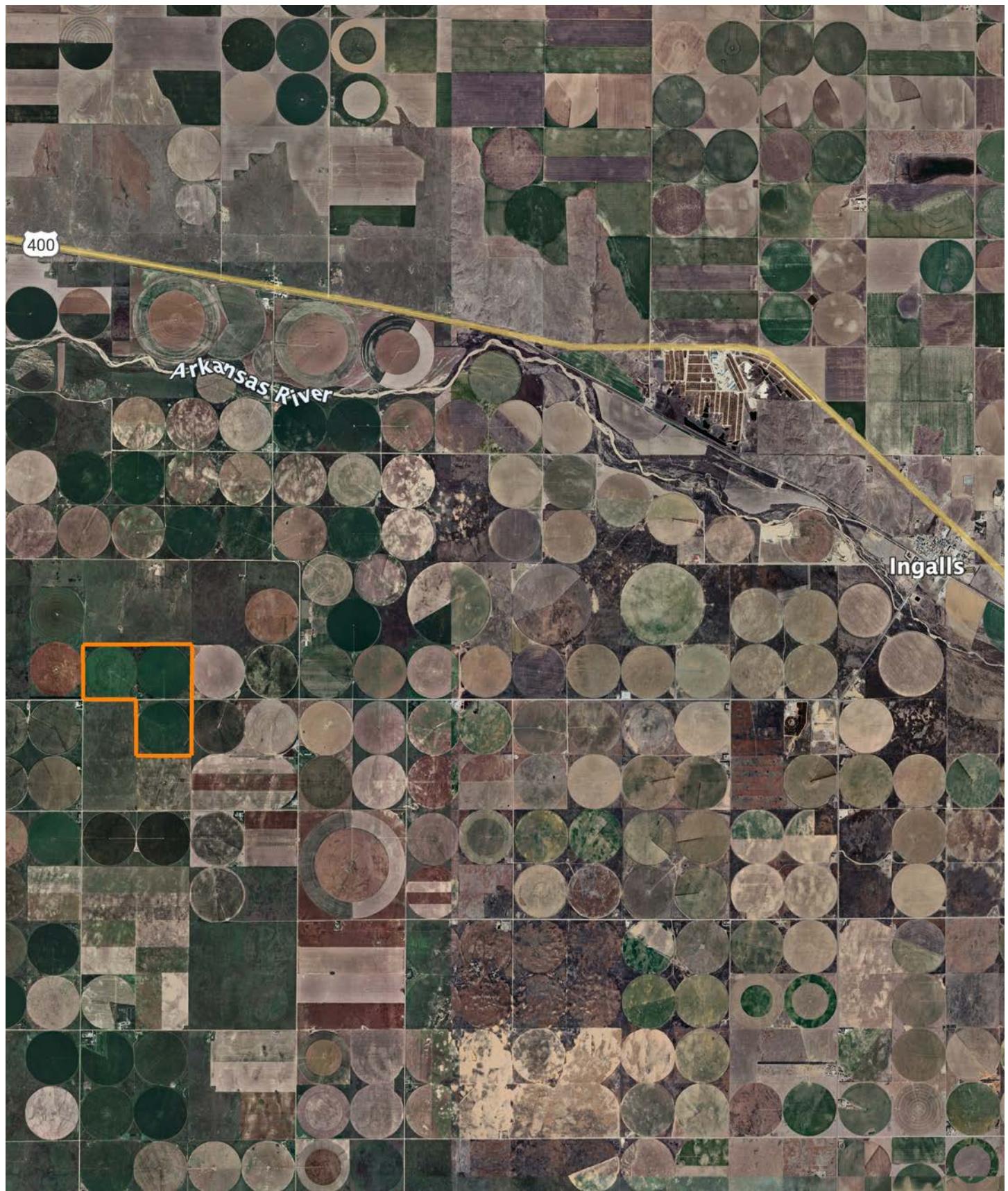
25594-00

Total Acres Authorized: 408
Authorized Date: 01-21-1976
Place of Use: 3-26-30 SW SE
Point of Diversion Qualifiers NC SW
Authorized (AF): 272
Net Quantity (AF): 272
Authorized Rate (GPM): 900
Net Rate (GPM): 900
2024 Reported Use
 Total Water Used: 109
 Acres Irrigated: 125
 Metered Quantity: 109

21418-00

Total Acres Authorized: 408
Authorized Date: 10-09-1973
Place of Use: 3-26-30 NW SE
Point of Diversion Qualifiers SE, NW, NE
Authorized (AF): 272
Net Quantity (AF): 272
Authorized Rate (GPM): 795
Net Rate (GPM): 795
2024 Reported Use
 Total Water Used: 231
 Acres Irrigated: 125
 Metered Quantity: 231

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.



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