

MIDWEST LAND GROUP PRESENTS

630 TOTAL ACRES
GRAY COUNTY, KS

4 QUARTERS IN INGALLS, KANSAS, 67853



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

GRAY COUNTY FOUR QUARTER IRRIGATED FARM

This offering consists of approximately 630 acres of irrigated farmland in Gray County, Kansas, being marketed and sold together as a single package. The property comprises of four total quarters, three of which are contiguous, with the fourth quarter located approximately one mile to the south.

The three contiguous quarters form an efficient core operation, offering excellent scale and ease of management. The southern quarter, while separated, is close enough to operate as part of the same farming unit and shares similar irrigation characteristics and soil quality.

Across all four quarters, the farm is improved with 4 center pivot irrigation systems supported by established and dependable water rights. The irrigation equipment has been well-maintained, providing a buyer with confidence in continued performance and long-term reliability.

Three of the quarters are currently planted to second-year alfalfa, with the remaining quarter in wheat. The property is ready for immediate transfer, and the new owner will assume ownership of the existing wheat crop.

This farm is well-suited for an owner-operator looking to expand irrigated acres or an investor seeking quality farmland with strong fundamentals and long-term value.

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

The entire 630 +/- acre portfolio is being offered at \$4,000 per acre. The seller is open to selling the southern quarter separately and the three contiguous quarters together. Please refer to the attached PDF for detailed water rights information. All owned mineral rights will transfer to the buyer.

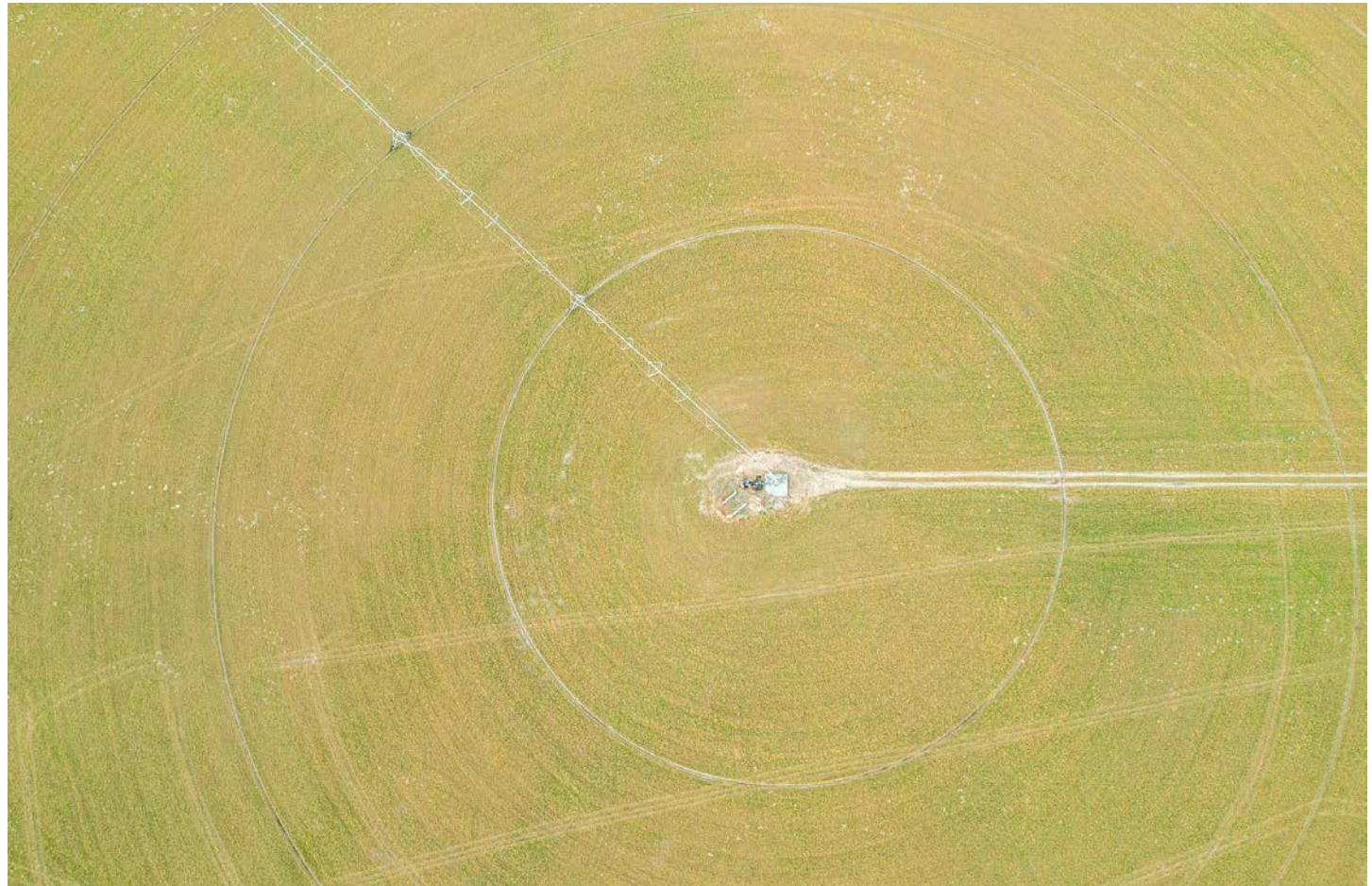
Farms of this size, with multiple irrigated quarters offered together, are increasingly difficult to assemble. This offering provides a rare opportunity to acquire scale while maintaining operational flexibility and long-term investment strength.



PROPERTY FEATURES

COUNTY: **GRAY** | STATE: **KANSAS** | ACRES: **630**

- NE1/4 16-26-30
- S1/2 03-26-31
- NE1/4 10-26-31
- Continuous location with one quarter located one mile south
- Second-year alfalfa on three-quarters
- Wheat on one quarter
- Immediate possession
- Buyer takes wheat crop
- 100 percent seller mineral rights
- 100 percent seller water rights
- Water Rights 20054-00
- Water Rights 28809-00
- Water Rights 25594-00
- Water Rights 21418-00
- All irrigation equipment included
- Maintained irrigation equipment
- 2 quarters have seven-tower Zimmatic Center pivot
- Half section with 2 eight-tower T and L Center pivots
- 4 circle pivots total
- New well and electric motor on southeast quarter
- Three new pumps
- \$18,000 of manure included
- 2025 taxes \$8,555.92
- Wind lease option



3 CONTIGUOUS QUARTERS - 477 +/- ACRES



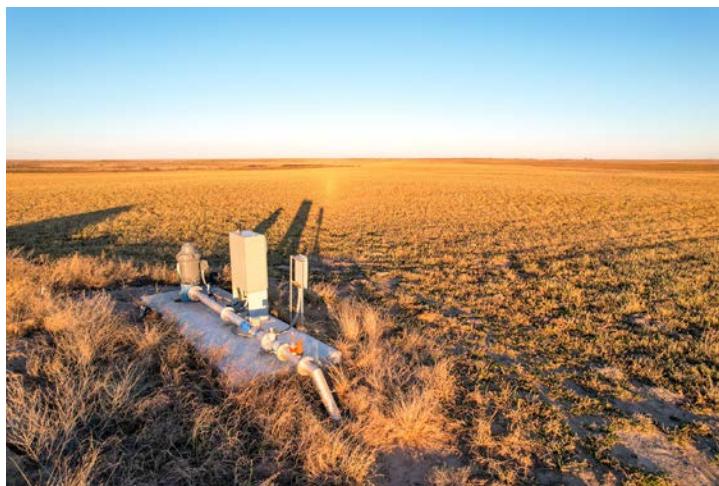
SOUTHERN QUARTER - 153 +/- ACRES



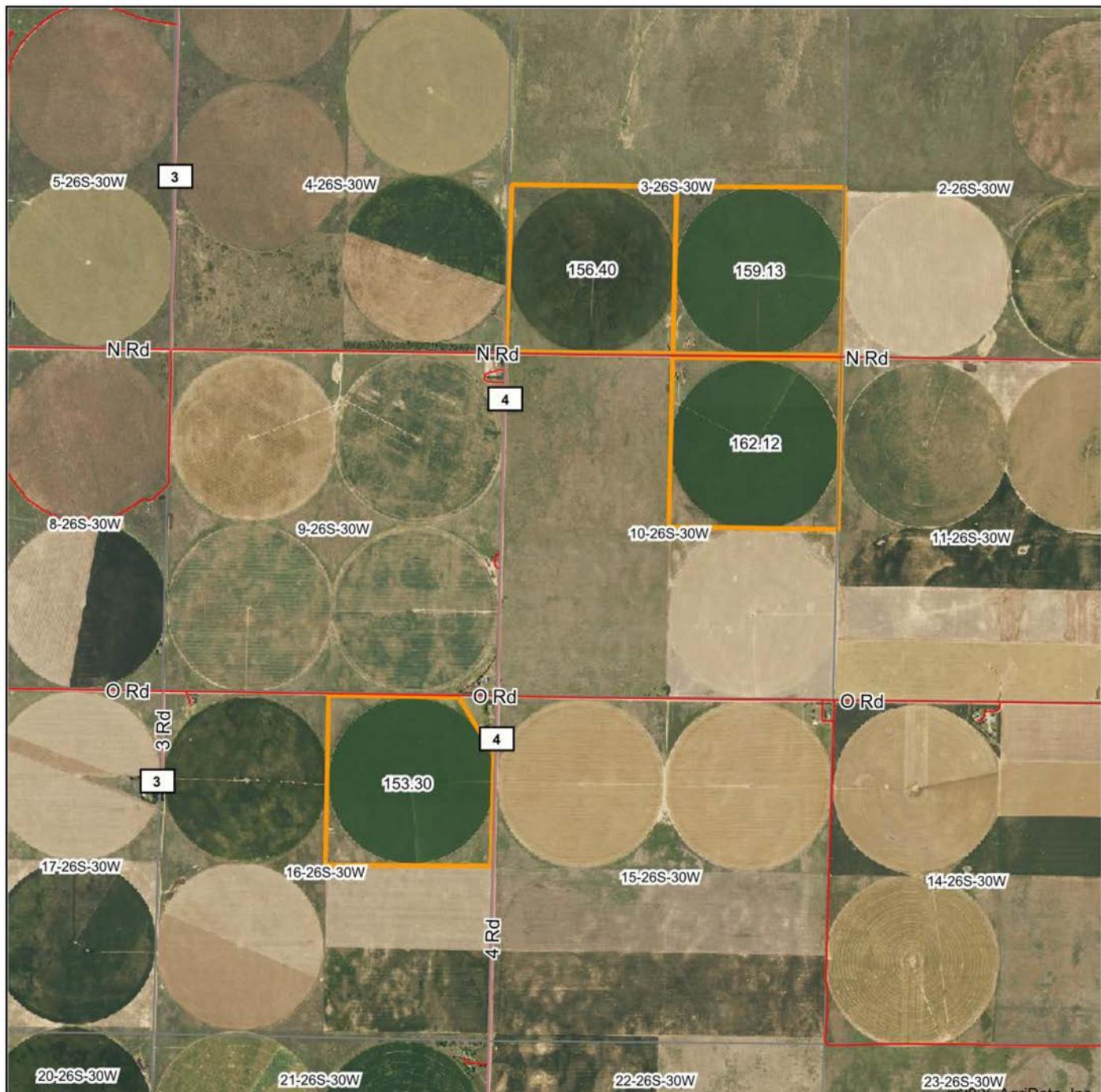
ALL IRRIGATION EQUIPMENT INCLUDED



4 CIRCLE PIVOTS



AERIAL MAP



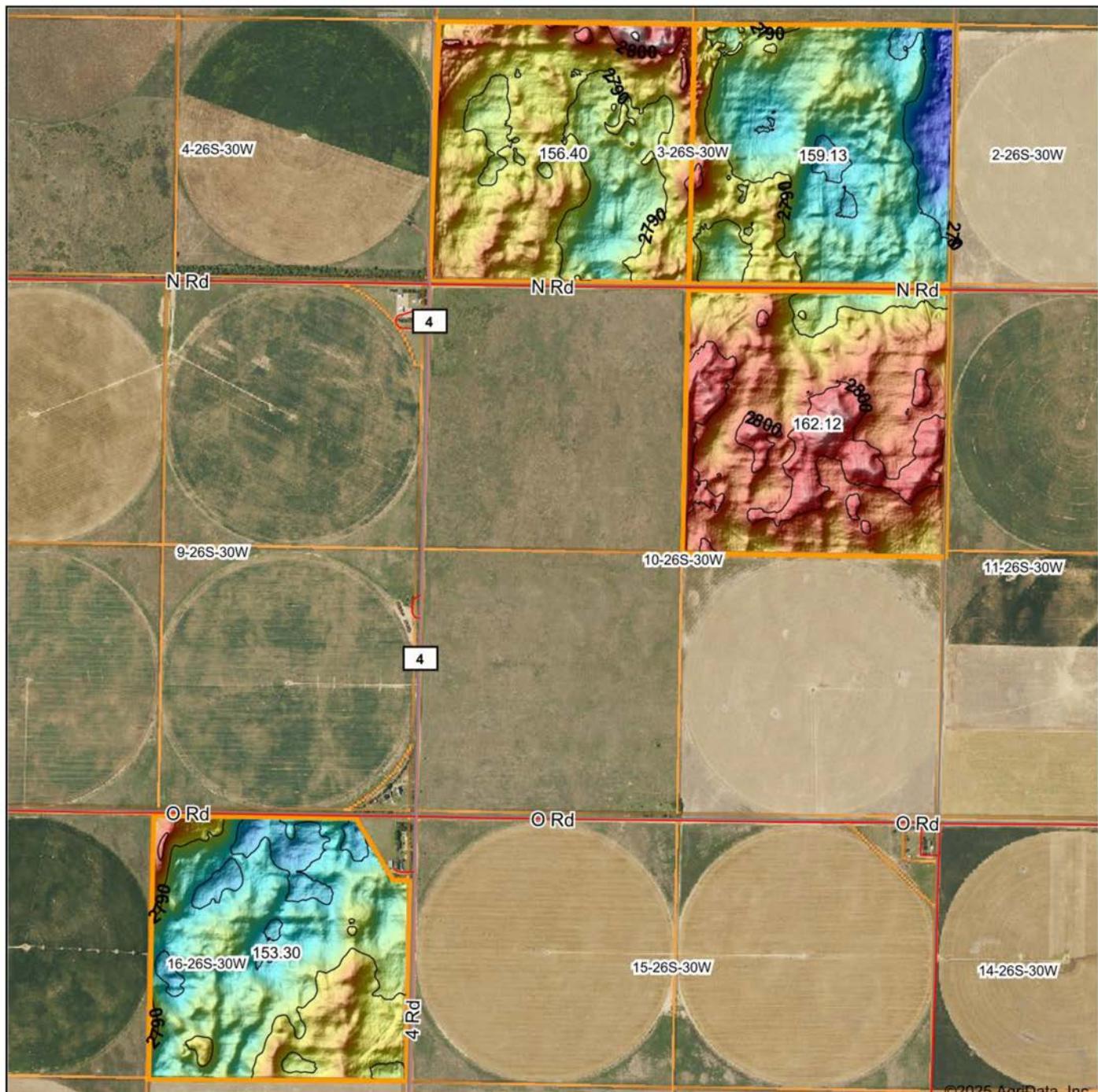
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10-26S-30W
Gray County
Kansas



12/12/2025

HILLSHADE MAP



Low Elevation High



Maps Provided By:

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Source: USGS 3 meter dem

Interval(ft): 10

Min: 2,771.0

Max: 2,811.4

Range: 40.4

Average: 2,790.3

Standard Deviation: 6.82 ft

0ft

1574ft

3147ft



10-26S-30W

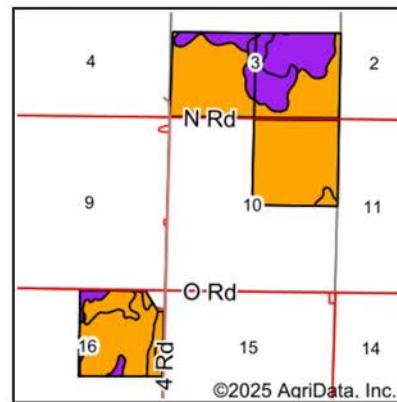
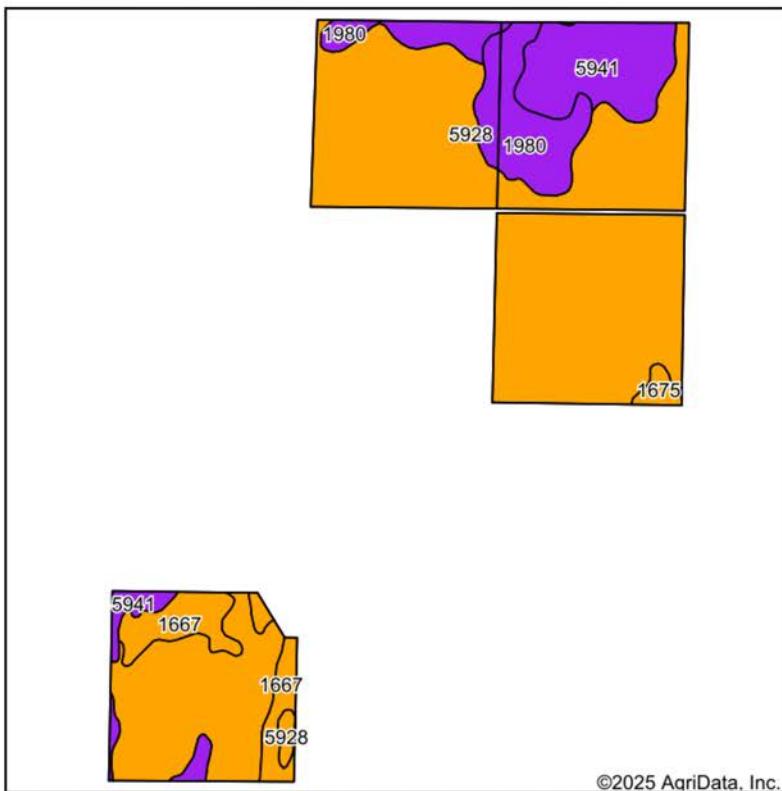
Gray County

Kansas

12/12/2025

Boundary Center: 37° 48' 8.68, -100° 35' 32.58

SOILS MAP



State: **Kansas**
 County: **Gray**
 Location: **10-26S-30W**
 Township: **Ingalls**
 Acres: **630.95**
 Date: **12/12/2025**



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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	448.97	71.1%	Orange	> 6.5ft.	IIIe	2082	29	19	27	25		
5941	Pratt-Tivoli loamy fine sands, 5 to 15 percent slopes	84.98	13.5%	Purple	> 6.5ft.	Vle	2100	23	16	22	21		
1980	Valent fine sand, 0 to 5 percent slopes	53.82	8.5%	Purple	> 6.5ft.	Vle	1980	21	11	21	14		
1667	Manter fine sandy loam, 0 to 1 percent slopes	37.78	6.0%	Orange	> 6.5ft.	IIIe	1802	36	21	35	36		
1675	Manter fine sandy loam, 3 to 5 percent slopes, eroded	5.40	0.9%	Orange	> 6.5ft.	IIIe	1822	39	27	37	39	31	
Weighted Average							3.66	2056.7	*n 28	*n 18.1	*n 26.4	*n 24.3	*n 0.3

*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

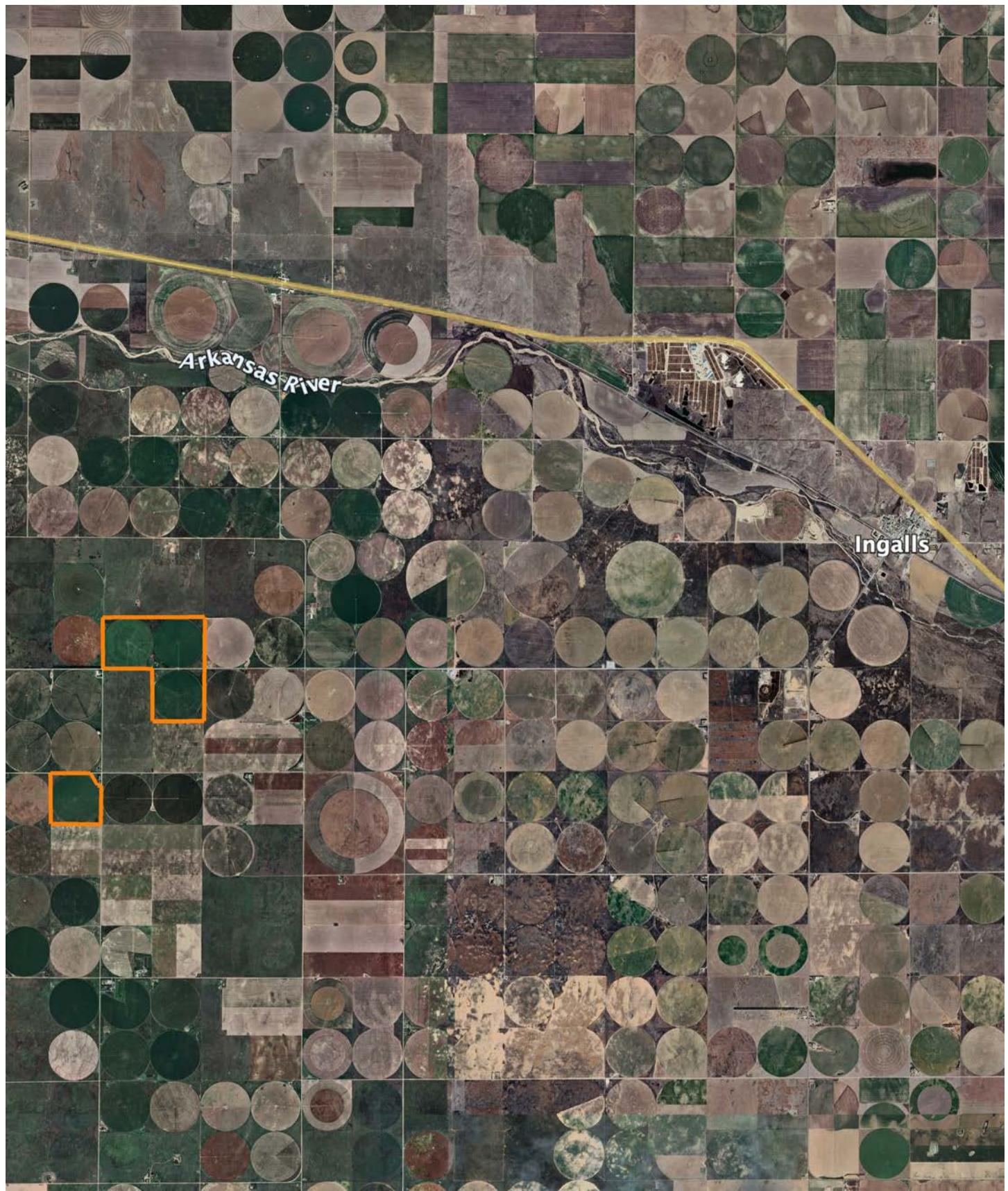
25594-00

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.



KAYANNA HAMMEKE

LAND AGENT

620.566.7889

KHammeke@MidwestLandGroup.com



MidwestLandGroup.com

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