

MIDWEST LAND GROUP PRESENTS



**158.3 ACRES
KINGMAN COUNTY, KS**

00000 SW 130 Street, Spivey, Kansas 67058



MIDWEST LAND GROUP IS HONORED TO PRESENT

KINGMAN COUNTY COMBO PROPERTY

This 158.3 +/- acre native grass tract in Kingman County, Kansas, just north of Spivey, offers an excellent combination of productive pasture, reliable water, and convenient access. The property features blacktop road frontage on the west, with the southeast corner only a stone's throw from Highway 42. Access is quick and easy via SW 30 Avenue, making this an all-season, highly accessible property for both ranching and recreation.

The land is defined by a central ridge with approximately 60 feet of elevation change, providing sweeping views and excellent natural drainage. From this high point, the terrain gently slopes east and west toward nearby tributaries, creating a natural flow of water across the property. Several small drainages are lined with scattered bois d'arc, cedar, and willows, offering shade,

wind protection, and cover for livestock and wildlife alike. A pond and a centrally located water well further enhance the property's dependable water resources.

One of the standout features is the 20+ acre woodlot in the southeast corner, serving as a true anchor of habitat and privacy. Mature hardwoods—including oaks—are complemented by a thick stand of cedars that provide year-round cover and screening. The balance of the property is made up of healthy native grasses, making it a strong addition to any cattle operation. With Wild Horse Creek nearby to the west and a seasonal creek to the east, this versatile tract offers the rare combination of access, water, grass, and habitat that appeals equally to ranchers and outdoorsmen.



PROPERTY FEATURES

COUNTY: **KINGMAN** | STATE: **KANSAS** | ACRES: **158.3**

- Blacktop road frontage
- Southeast corner near Highway 42
- Native grass pasture
- 60 feet of elevation change
- Multiple drainages
- Variety of trees
- 20+ acre woodlot
- Pond in the northeast corner
- Central water well
- Close proximity to Wild Horse Creek
- Seasonal creek to the east
- Strong wildlife habitat
- Legal Description: SW/4 Section 02, Township 30S, Range 08W, 6th P.M., Kingman County, Kansas
- Location Proximity: 19 miles to Kingman, 54 miles to Wichita, 56 miles to Hutchinson



158.3 +/- ACRES

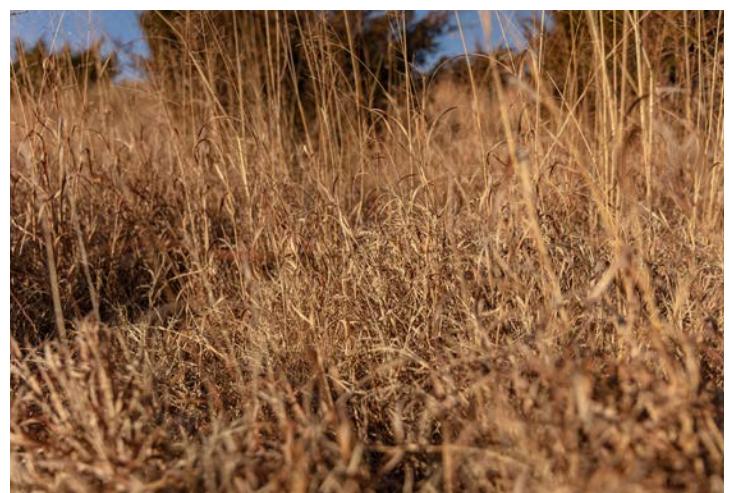
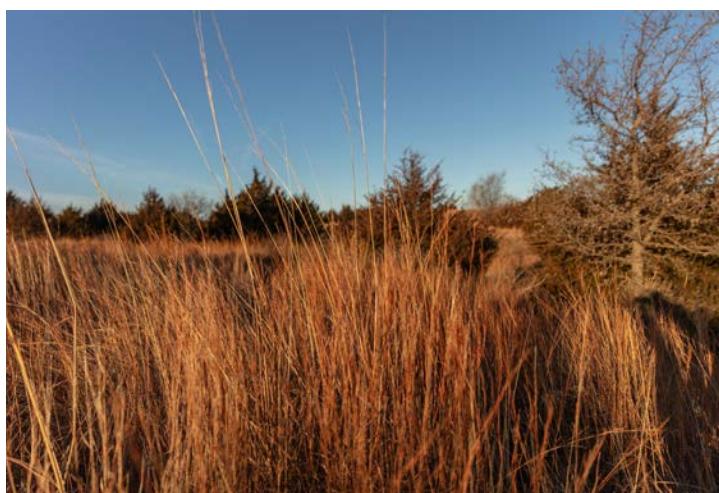
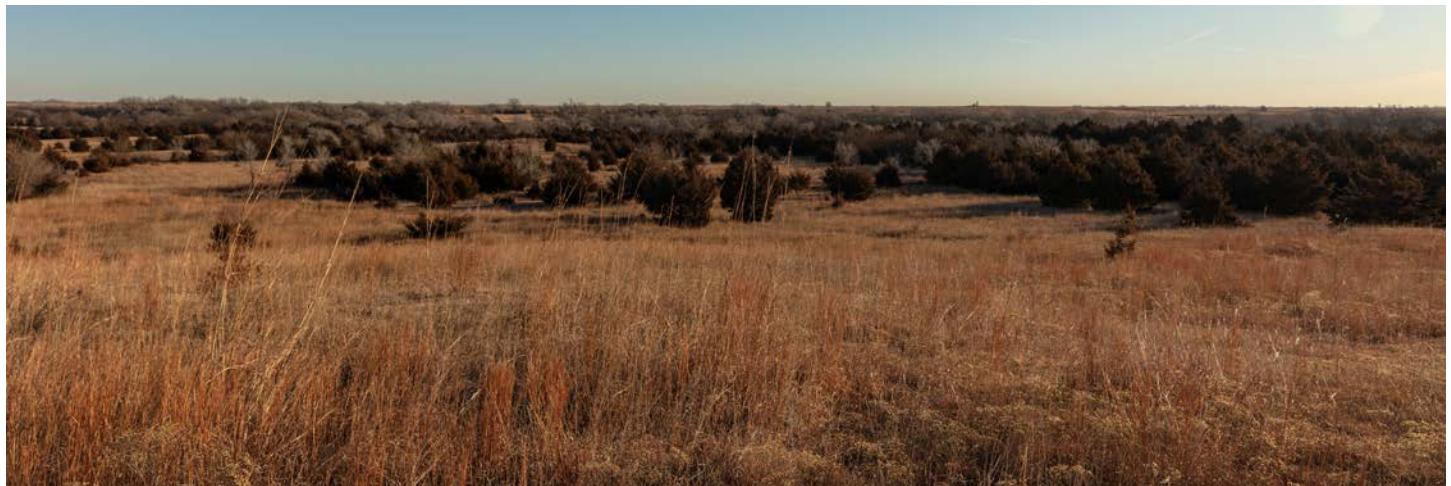
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BLACKTOP ROAD FRONTAGE



NATIVE GRASS PASTURE

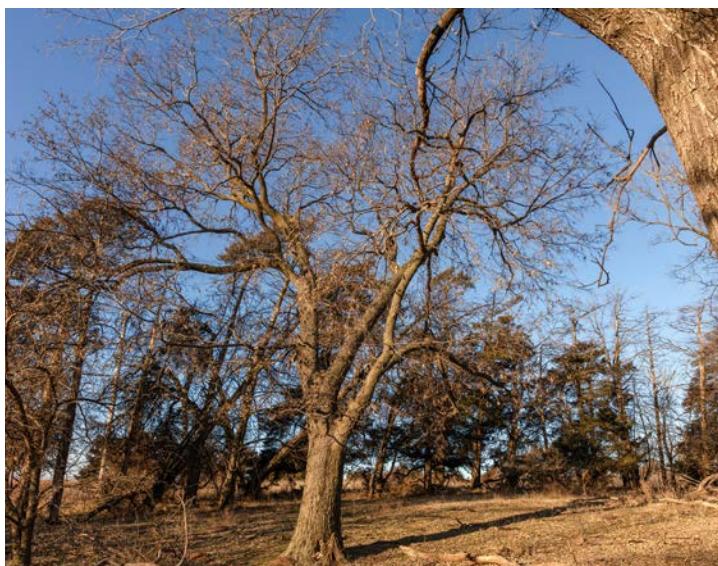


60 FEET OF ELEVATION CHANGE

The land is defined by a central ridge with approximately 60 feet of elevation change, providing sweeping views and excellent natural drainage.



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



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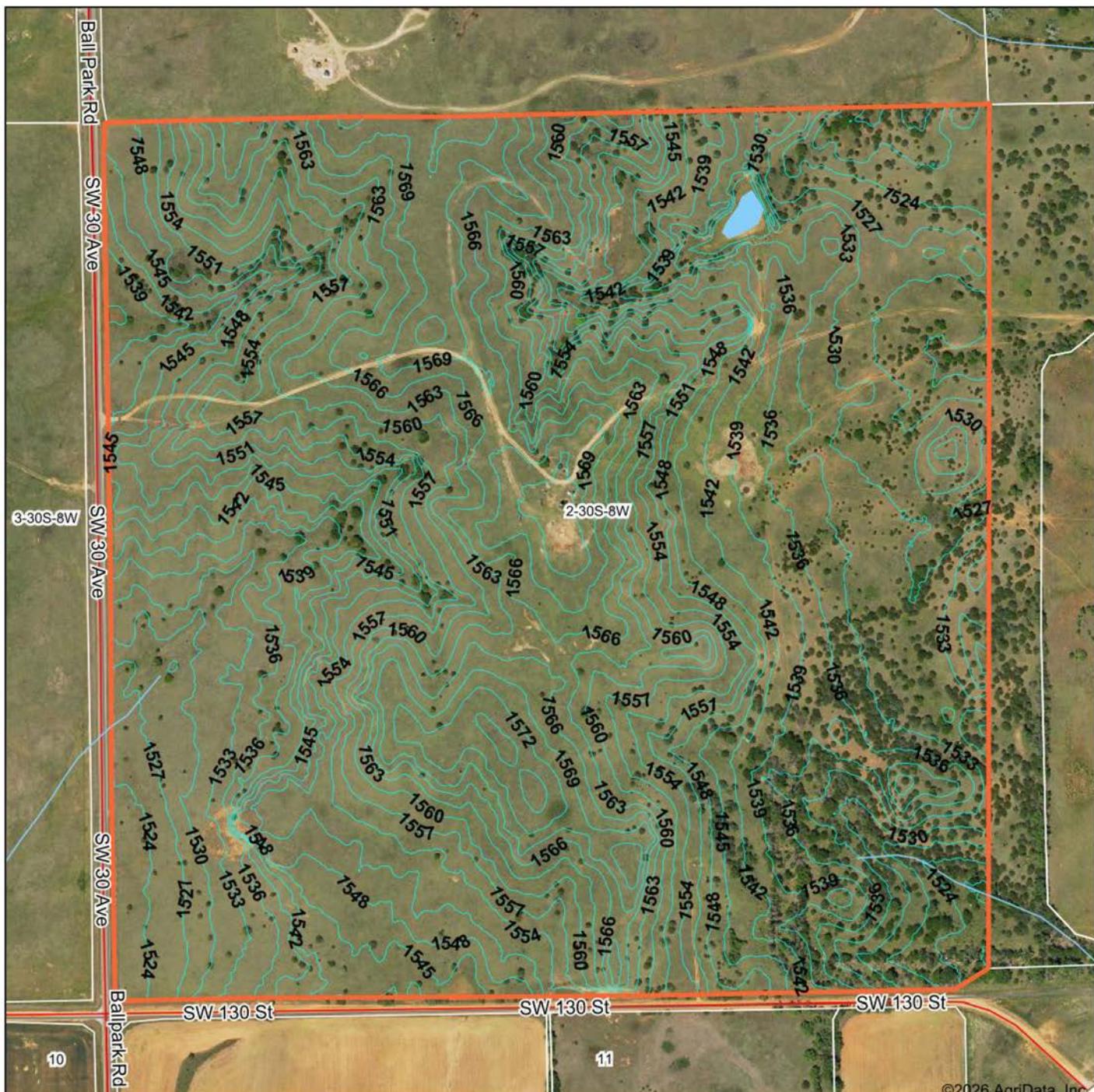
Field borders provided by Farm Service Agency as of 5/21/2008.

2-30S-8W
Kingman County
Kansas

1/23/2026



TOPOGRAPHY MAP



Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 1 meter dem

Interval(ft): 3.0

Min: 1,516.2

Max: 1,576.2

Range: 60.0

Average: 1,546.8

Standard Deviation: 14.7 ft

0ft 463ft 925ft

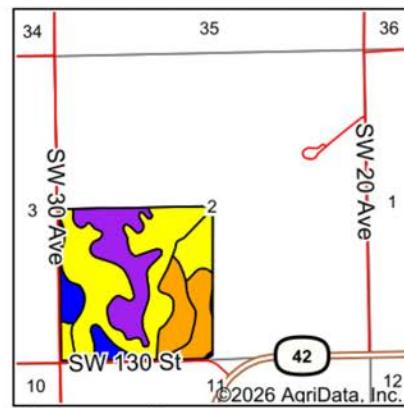
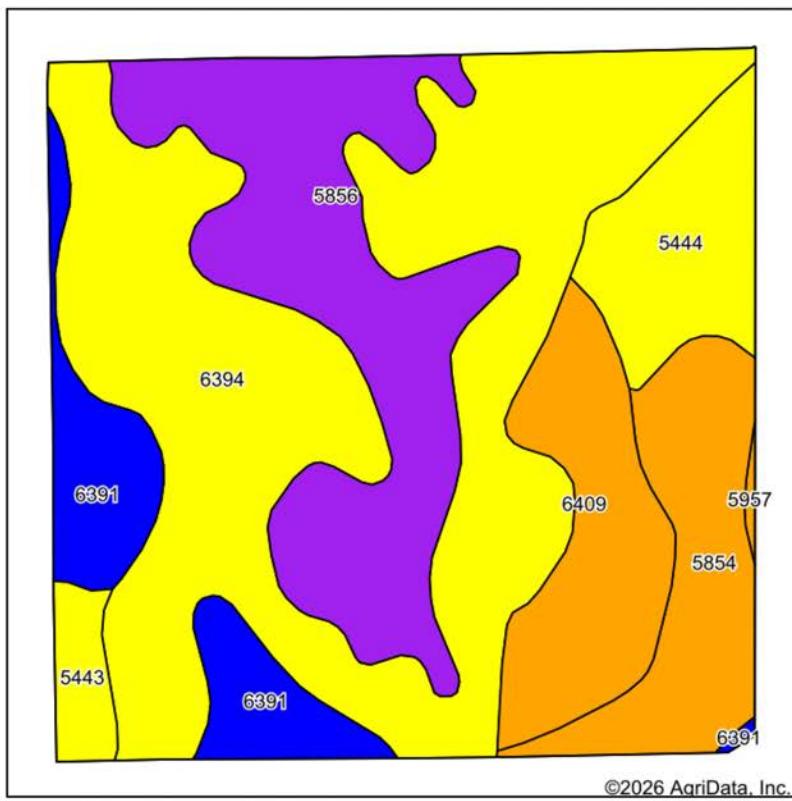


2-30S-8W
Kingman County
Kansas

1/23/2026

Boundary Center: 37° 27' 38.12, -98° 10' 4.83

SOILS MAP



State: **Kansas**
 County: **Kingman**
 Location: **2-30S-8W**
 Township: **Chikaskia**
 Acres: **156.79**
 Date: **1/23/2026**



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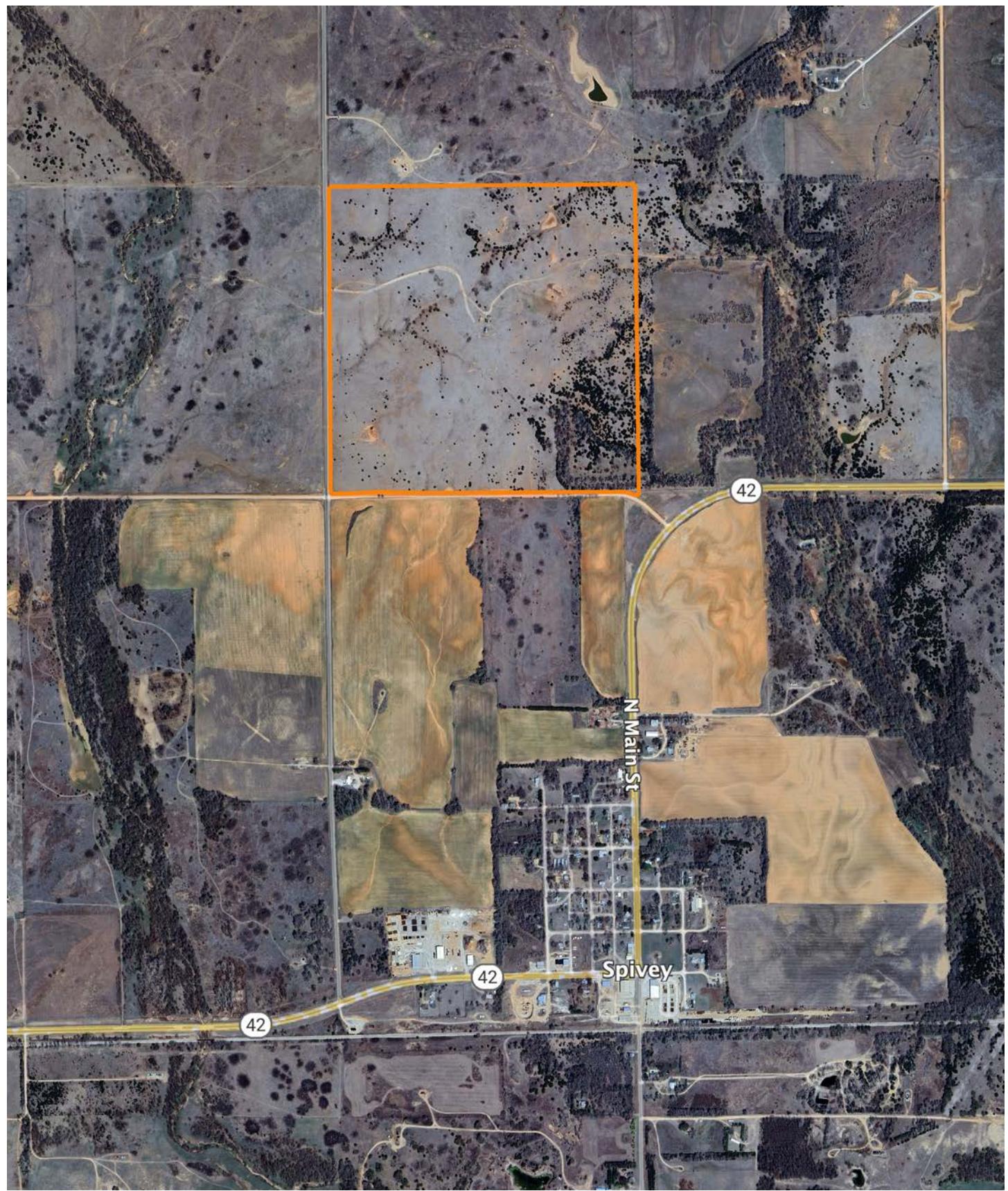
Soils data provided by USDA and NRCS.

Area Symbol: KS095, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	Corn Irrigated Bu	Wheat Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
6394	Nashville-Quinlan complex, 6 to 15 percent slopes	68.28	43.6%	■	IVe		3036		5	45	38	45	41	24
5856	Albion sandy loam, 6 to 15 percent slopes	32.50	20.7%	■	Vle		3063		41	40	38	36	18	
6409	Pond Creek silt loam, 1 to 3 percent slopes	14.96	9.5%	■	IIIe	IIIe	4770		35	68	59	63	68	39
5854	Albion sandy loam, 3 to 6 percent slopes	14.35	9.2%	■	IIIe	IIIe	3040		42	41	40	37	19	
6391	Nashville silt loam, 1 to 3 percent slopes	12.25	7.8%	■	IIe		3979		2	58	50	57	55	31
5444	Quinlan loam, 3 to 6 percent slopes	11.11	7.1%	■	IVs		2060		15	42	36	42	39	32
5443	Quinlan loam, 1 to 3 percent slopes	3.05	1.9%	■	IVs		2060		15	43	36	43	40	32

Soils data provided by USDA and NRCS.

OVERVIEW MAP

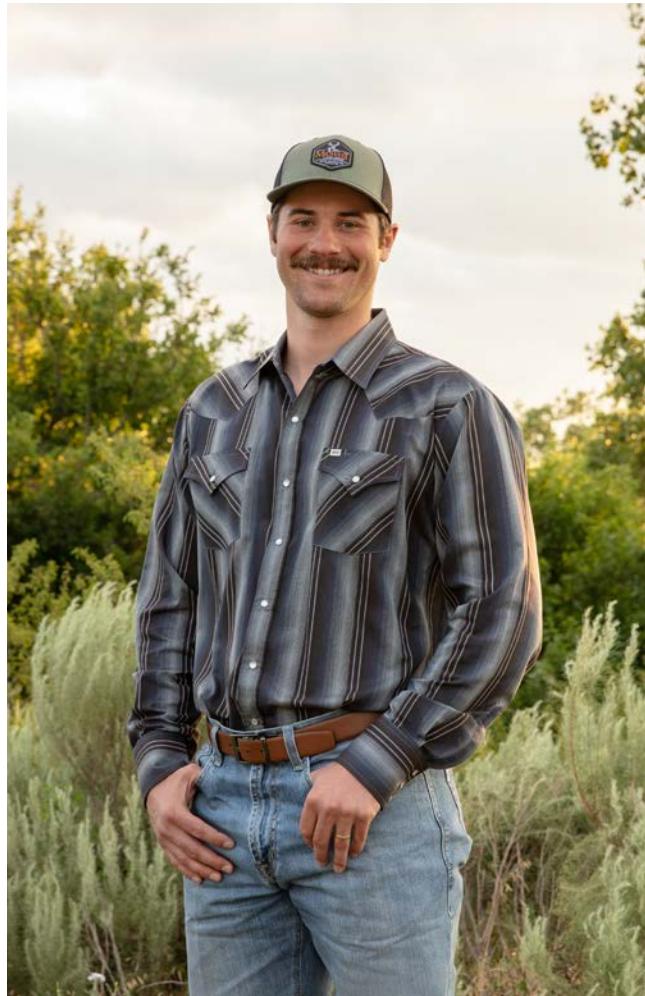


AGENT CONTACT

Jake Ayers is a Land Agent with Midwest Land Group, serving Western Oklahoma and Southern Kansas. Raised on a family farm and ranch in Oklahoma, Jake developed an early appreciation for land stewardship and the role land plays in both production and long-term ownership. He holds a degree in Agribusiness from Oklahoma State University, providing a solid foundation in agricultural economics, land use, and rural property evaluation.

Now based in Harper, Kansas, Jake works with landowners, producers, and buyers across the region on agricultural, recreational, and multi-use properties. His approach is grounded in careful analysis, local market knowledge, and an understanding of how land performs beyond the listing details. He brings a practical, boots-on-the-ground perspective to every transaction.

Through hands-on experience farming, hunting, and managing land, Jake has developed a strong understanding of access, water, wildlife habitat, and long-term property potential. He is committed to clear communication, trusted representation, and straightforward guidance for clients buying or selling land throughout Western Oklahoma and Kansas.



JAKE AYERS,
LAND AGENT
580.919.7653
JAyers@MidwestLandGroup.com



MidwestLandGroup.com

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