

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

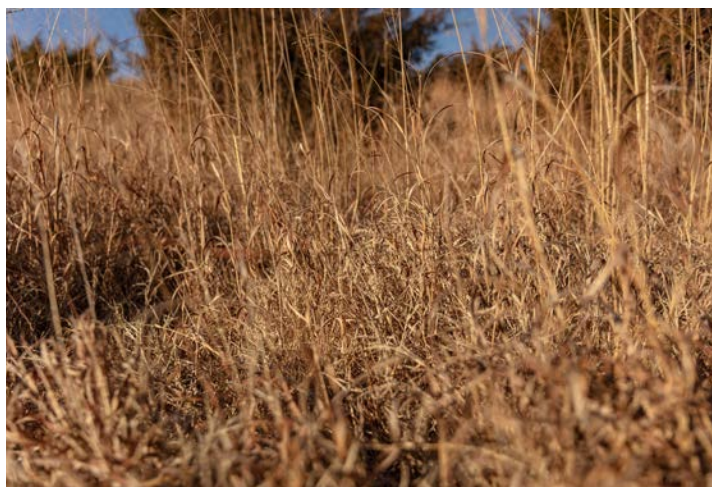
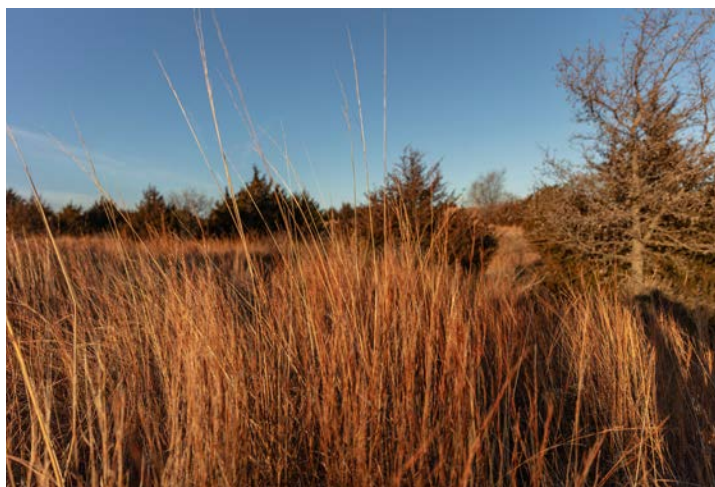
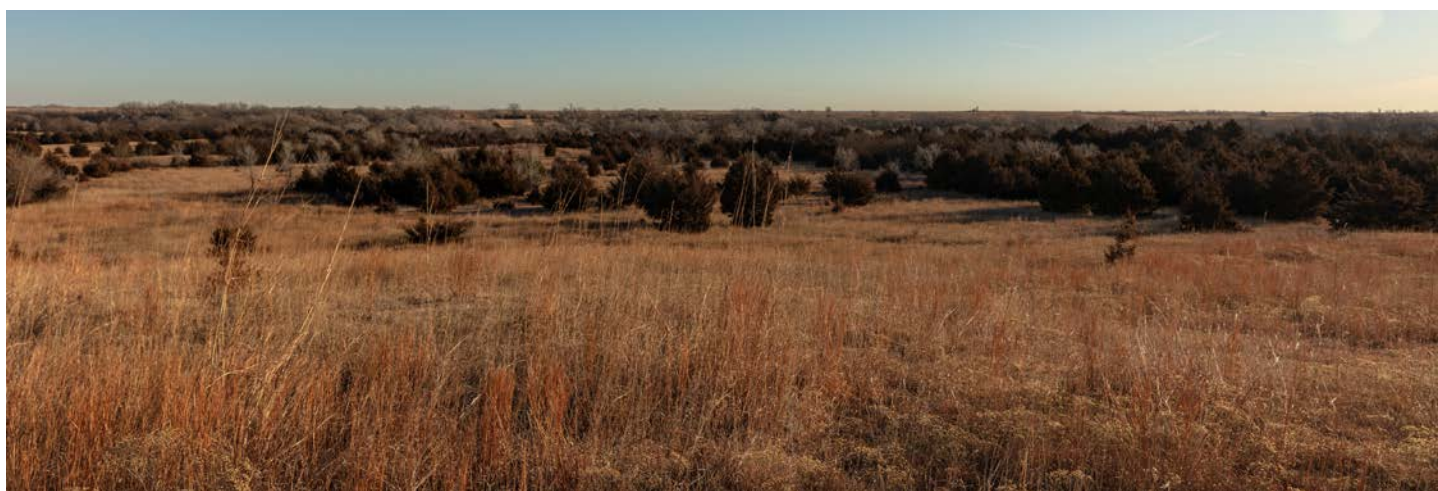
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BLACKTOP ROAD FRONTAGE

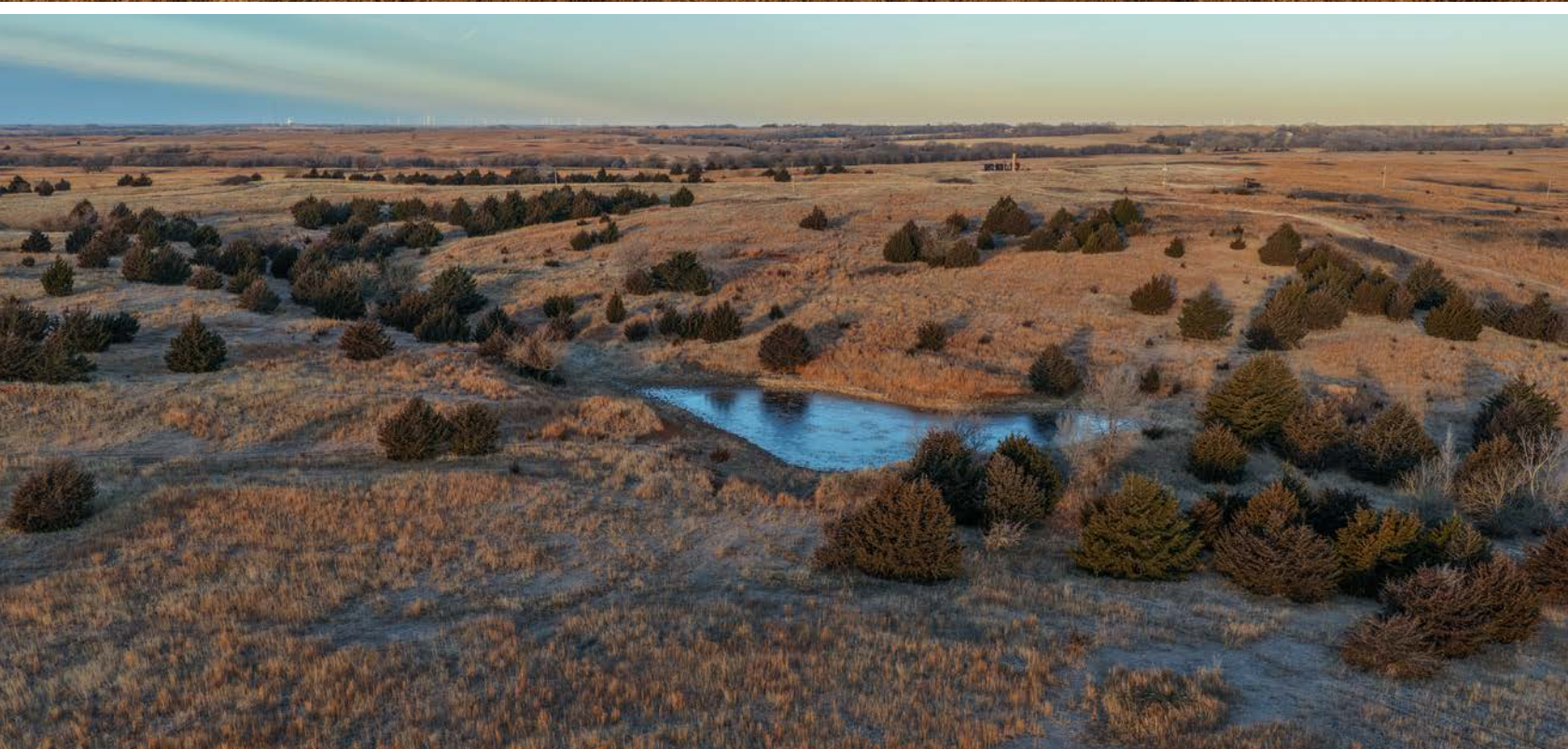


NATIVE GRASS PASTURE



60 FEET OF ELEVATION CHANGE

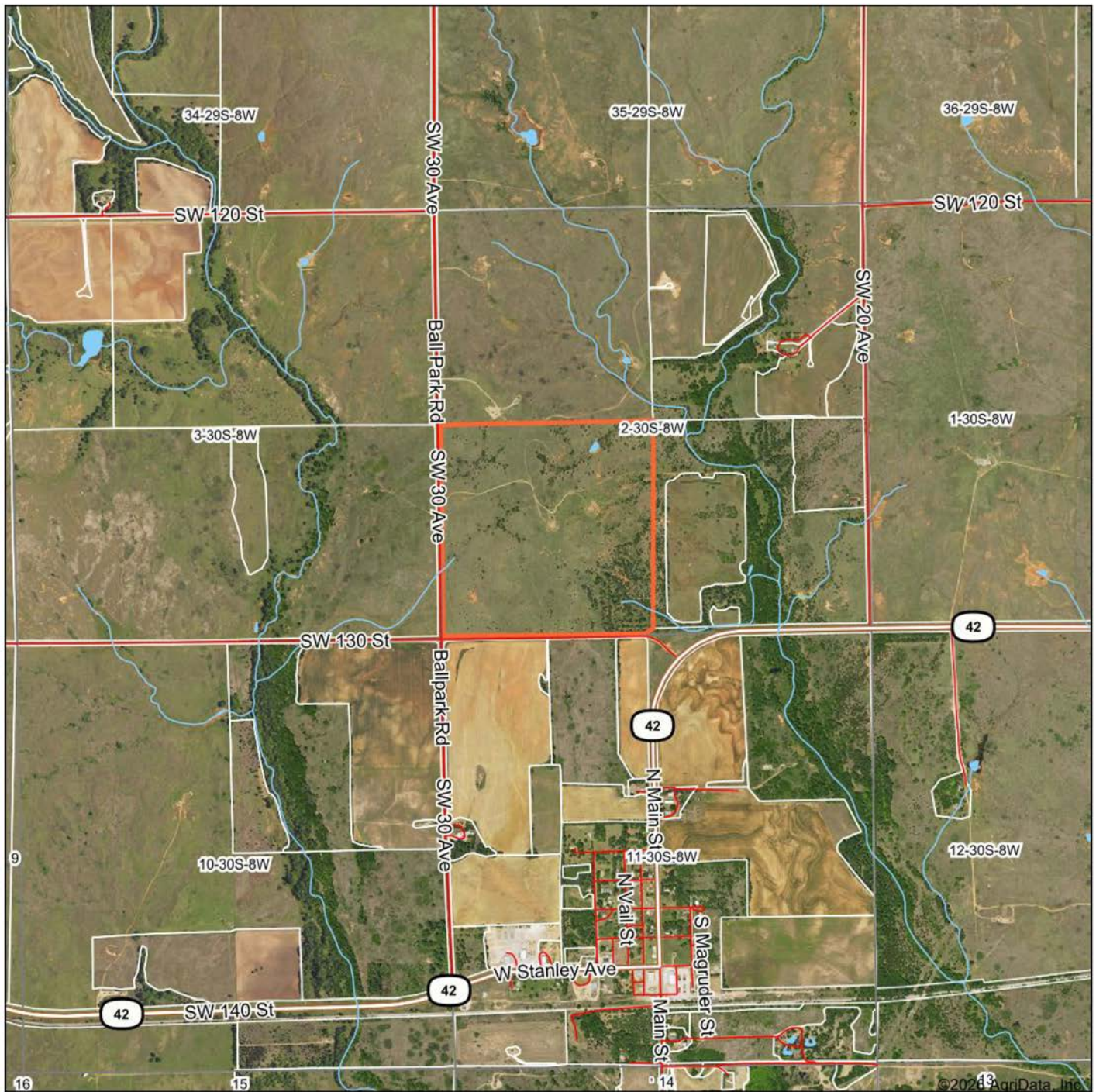
The land is defined by a central ridge with approximately 60 feet of elevation change, providing sweeping views and excellent natural drainage.



ADDITIONAL PHOTOS

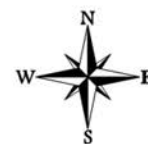


AERIAL MAP



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

0ft 1918ft 3836ft



2-30S-8W
Kingman County
Kansas

1/23/2026



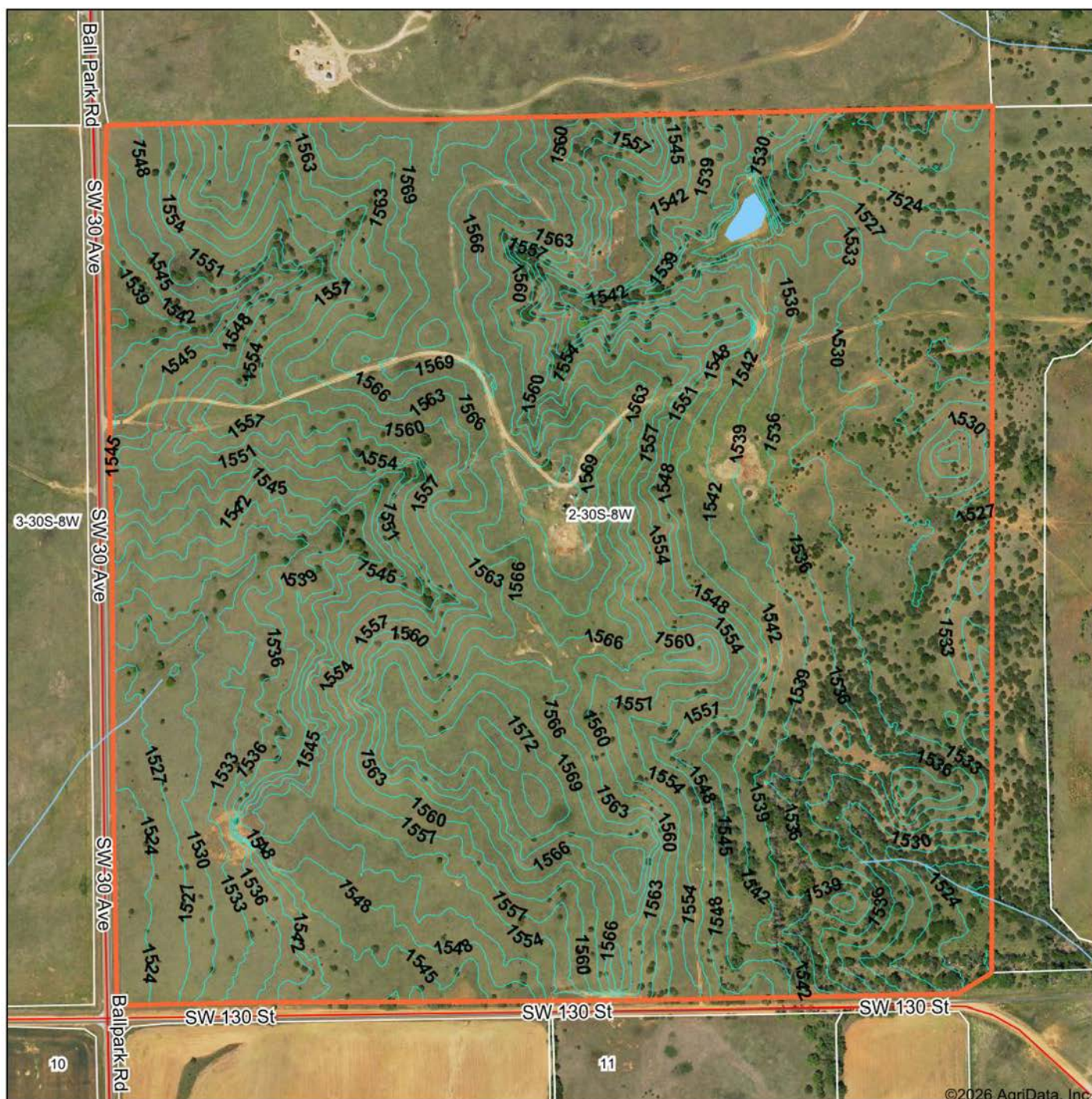
Maps Provided By:

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CUSTOMIZED ONLINE MAPPING

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

TOPOGRAPHY MAP



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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

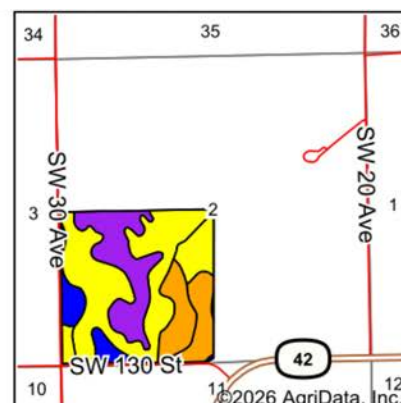
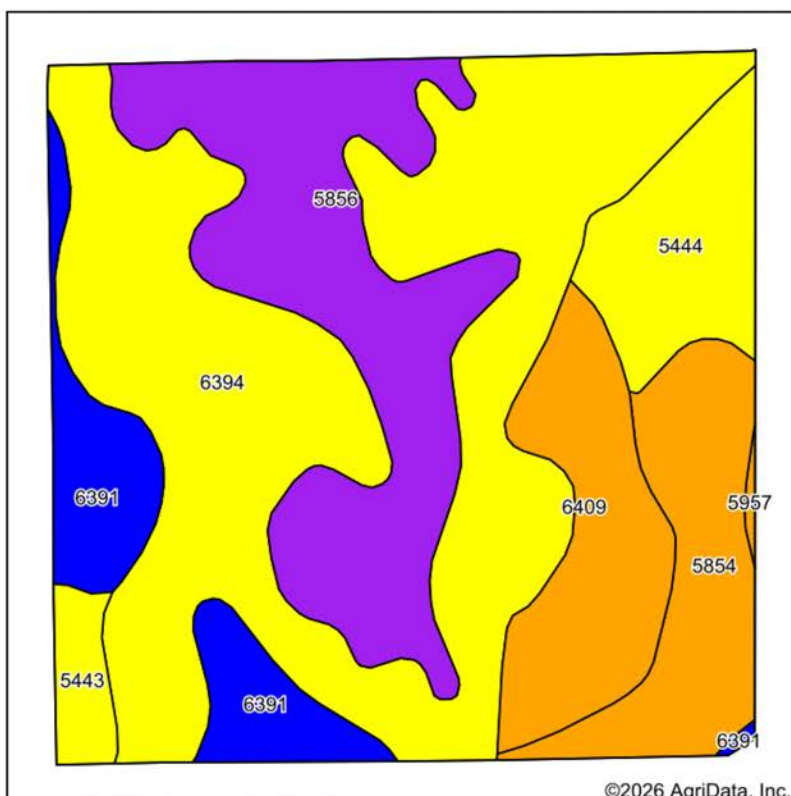


1/23/2026

2-30S-8W
Kingman County
Kansas

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**



Maps Provided By:

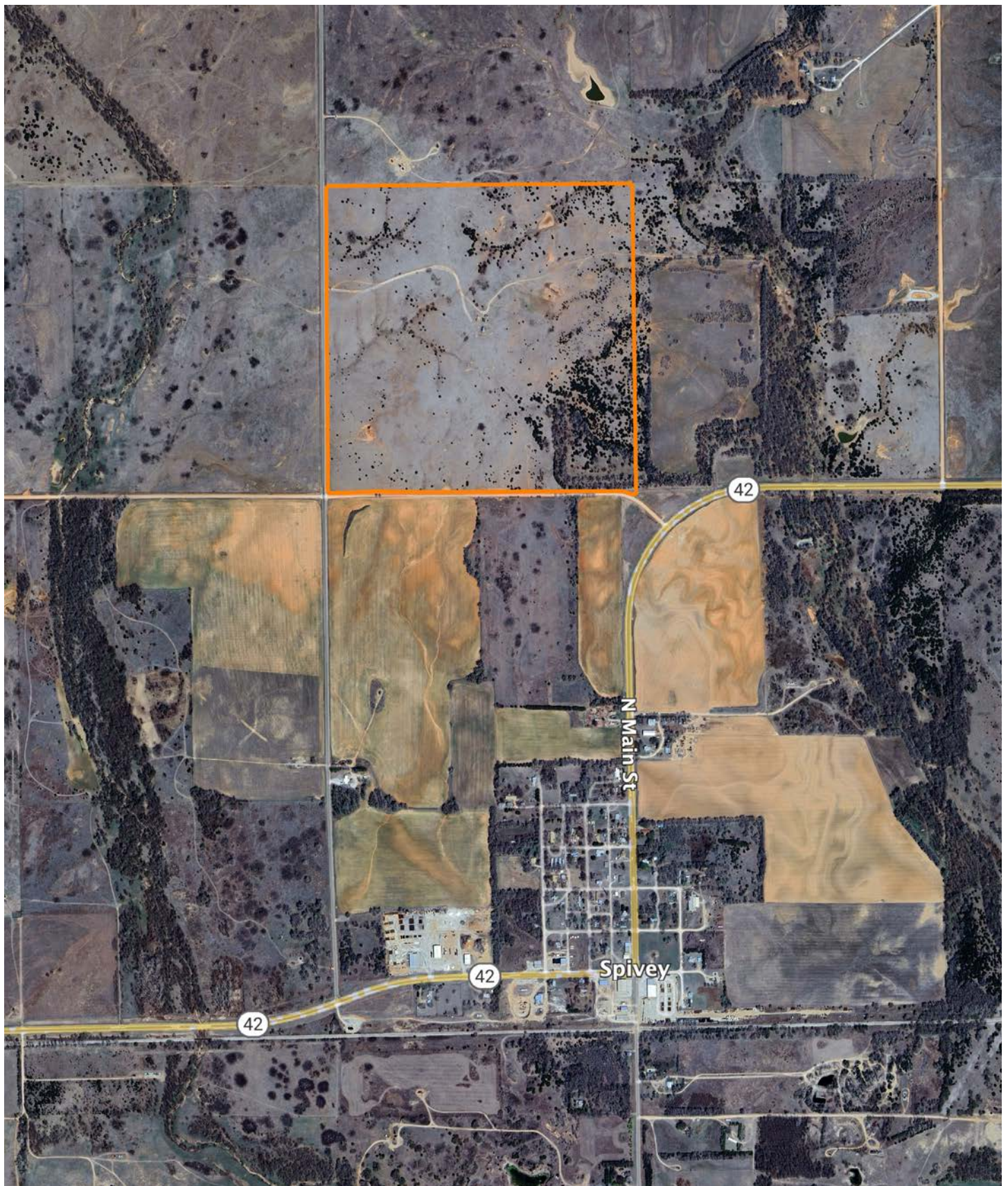


Area Symbol: KS095, Soil Area Version: 21

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%		IIle	IIle	4770		35	68	59	63	68	39
5854	Albion sandy loam, 3 to 6 percent slopes	14.35	9.2%		IIle	IIle	3040			42	41	40	37	19
6391	Nashville silt loam, 1 to 3 percent slopes	12.25	7.8%		Ile		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 stands as a dedicated land agent with Midwest Land Group, serving the expanse of Western Oklahoma with a profound connection to the land and its values. Born and bred in Lawton, Oklahoma, Jake's roots run deep in the heartland. A graduate of Oklahoma State University with a major in Agribusiness, his academic background is a testament to his commitment to understanding the intricacies of land and agriculture. Residing in Snyder, OK with his wife Morgan, Jake's life is steeped in the rural and outdoor lifestyle, having been raised on the family farm/ranch. His hobbies are not just pastimes but are the foundations of his expertise. Whether bow hunting whitetails or turkey hunting across the country, Jake's pursuits in hunting and fishing have given him an intimate understanding of land and wildlife management. Jake's career in land sales is driven by a deep-seated passion for the outdoors and a divine calling to be a steward of the land. He understands the emotional connections families have to their properties and is committed to assisting clients in buying or selling with the utmost respect and dedication. Beyond his personal experiences, Jake's involvement in the community through the First Baptist Church in Snyder and organizations like NWTF and local QDMA chapter demonstrates his commitment to service and continuous learning. What sets Jake apart is his blend of strong work ethic, firsthand experience in managing a versatile property, and a deep understanding of the sentimental value attached to land. His commitment to excellence and understanding of both the emotional and practical aspects of land ownership make him the ideal agent for anyone looking to buy or sell property in the heartland. Trust Jake Ayers to guide you through your land journey with expertise, dedication, and a personal touch.



JAKE AYERS,

LAND AGENT

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