

MIDWEST LAND GROUP PRESENTS

400 ACRES IN

ROOKS COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

THE TALL T RANCH IN ROOKS COUNTY

This is your chance to own one of the best overall hunting properties to hit the market in recent months.

For the first time in nearly 20 years, The Tall T Ranch is available for purchase. Situated several miles straight north of Webster Wildlife Area and Reservoir in a highly sought-after area, properties of this caliber and in this region very rarely hit the market. Take a look at all the details for this 400-acre gem below.

As you meander down the driveway coming in from the north, you arrive at the 1904-built original farmhouse with approximately 1,344 square feet of living space that acts as a base of operations for the entire farm. Two additional farm equipment buildings, along with multiple silos and smaller outbuildings, are located here as well. The home is on rural water with a septic system. A newer metal roof covers the three bed, one bath dwelling.

As you go out the back door, you can overlook several acres of freshly planted alfalfa from the back porch, where whitetails, turkeys, and upland birds feed in the evenings and mornings. A trail system continues from the farmstead down into the creek and cuts through the

entirety of the farm, giving access to other food plots planted to alfalfa, feeders, and stand locations.

Sand Creek dissects the property north to south, providing ample bedding and timber with high-quality farm ground situated on either side, acting as destination food sources and providing additional income for the landowner. Historically, these fields are planted to milo, corn, and beans. This entire farm acts as a major bedroom and travel corridor for deer throughout the season. All feeders and blinds will remain on site.

The sellers have managed the farm meticulously for world-class whitetail bucks. This farm in particular has the genetics to produce deer grossing over 200 inches, including in the year 2025. No bucks were harvested on the property during the 2025 deer season to ensure a new owner steps into a truly remarkable property poised for an incredible 2026 season.

For more information or to schedule a private showing, contact the Listing Agent as soon as possible.



PROPERTY FEATURES

COUNTY: **ROOKS** | STATE: **KANSAS** | ACRES: **400**

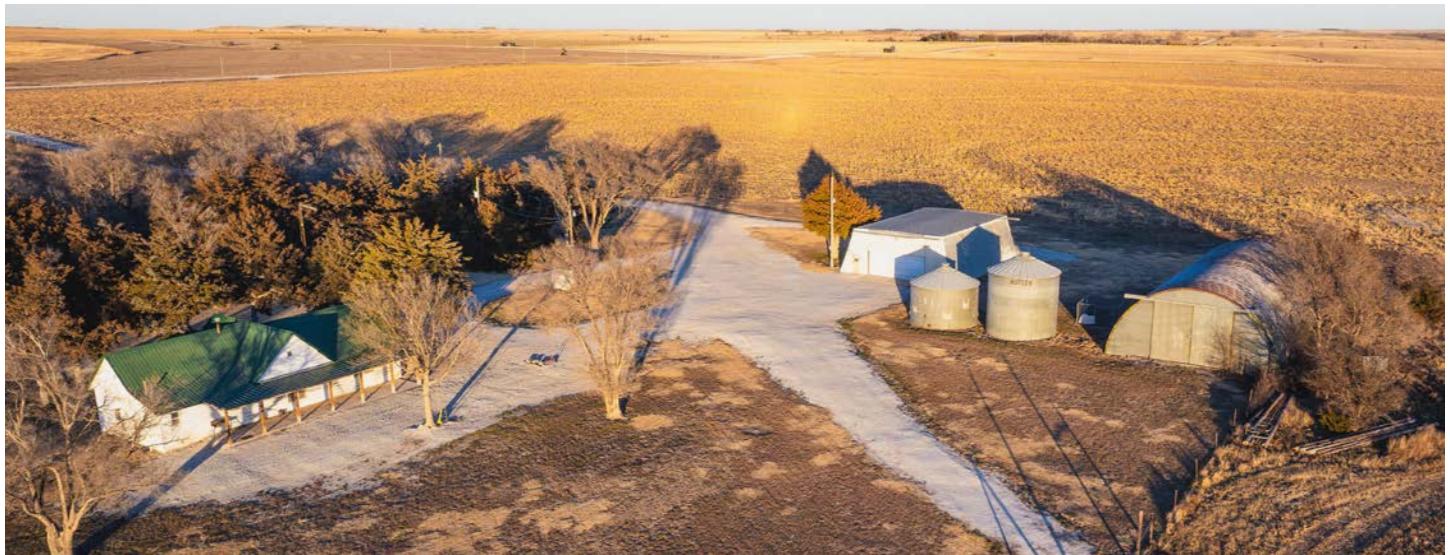
- 1,344 square foot home built in 1904
- 209 acres of high-quality cropland
- Alfalfa food plots
- Blinds, feeders, and stands included
- 200" whitetail buck genetics
- Uplands birds
- Turkey hunting
- Mineral rights included
- For more information or to schedule a private showing, contact the Listing Agent as soon as possible



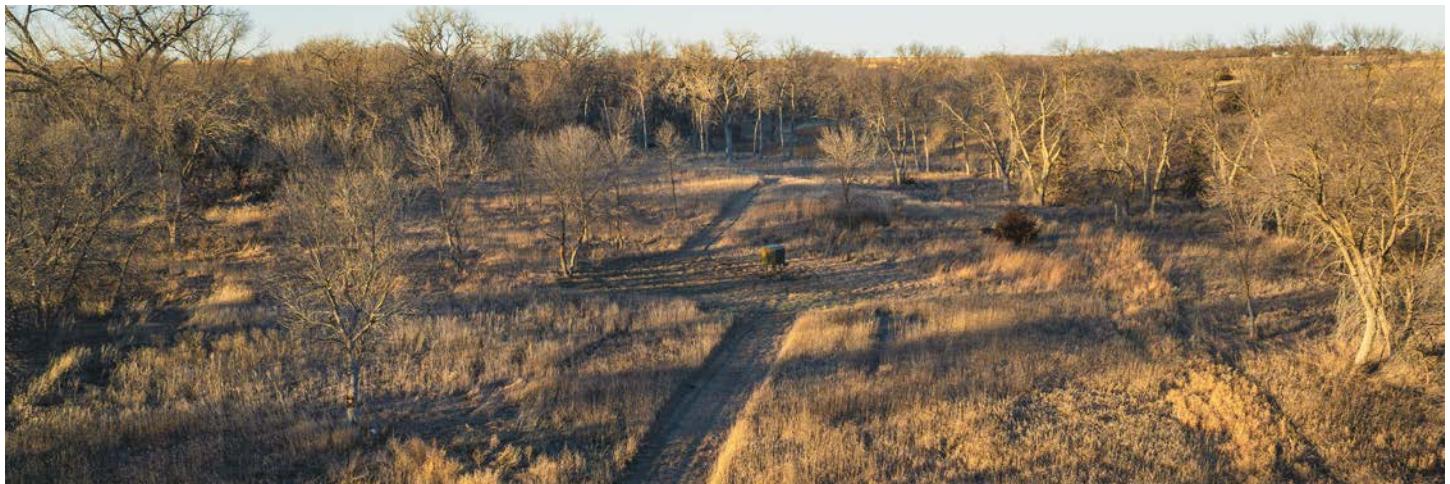
209 ACRES OF HIGH-QUALITY CROPLAND



1,344 SQUARE FOOT HOME



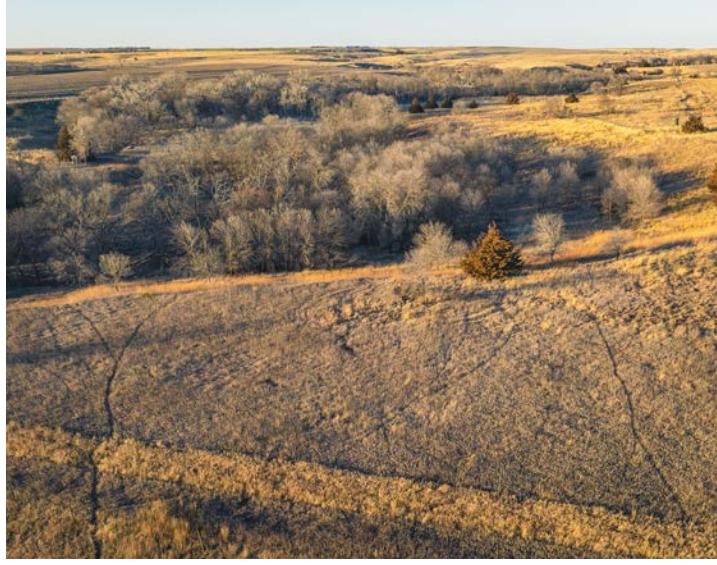
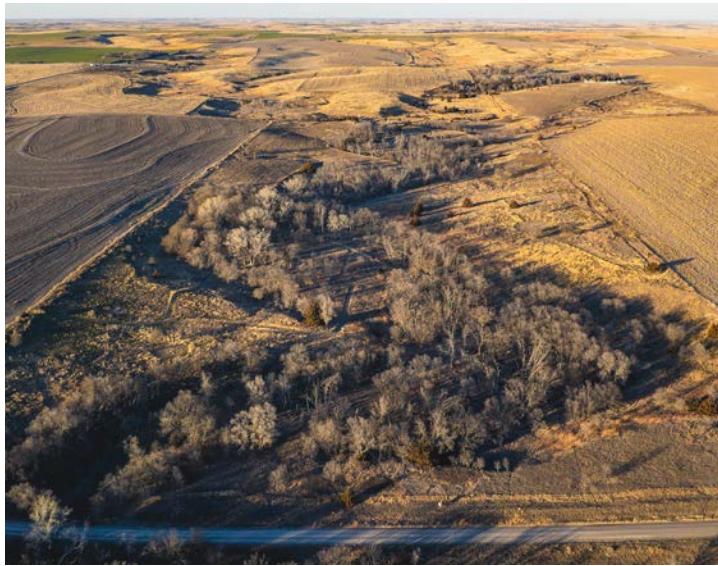
BLINDS, FEEDERS, AND STANDS INCLUDED



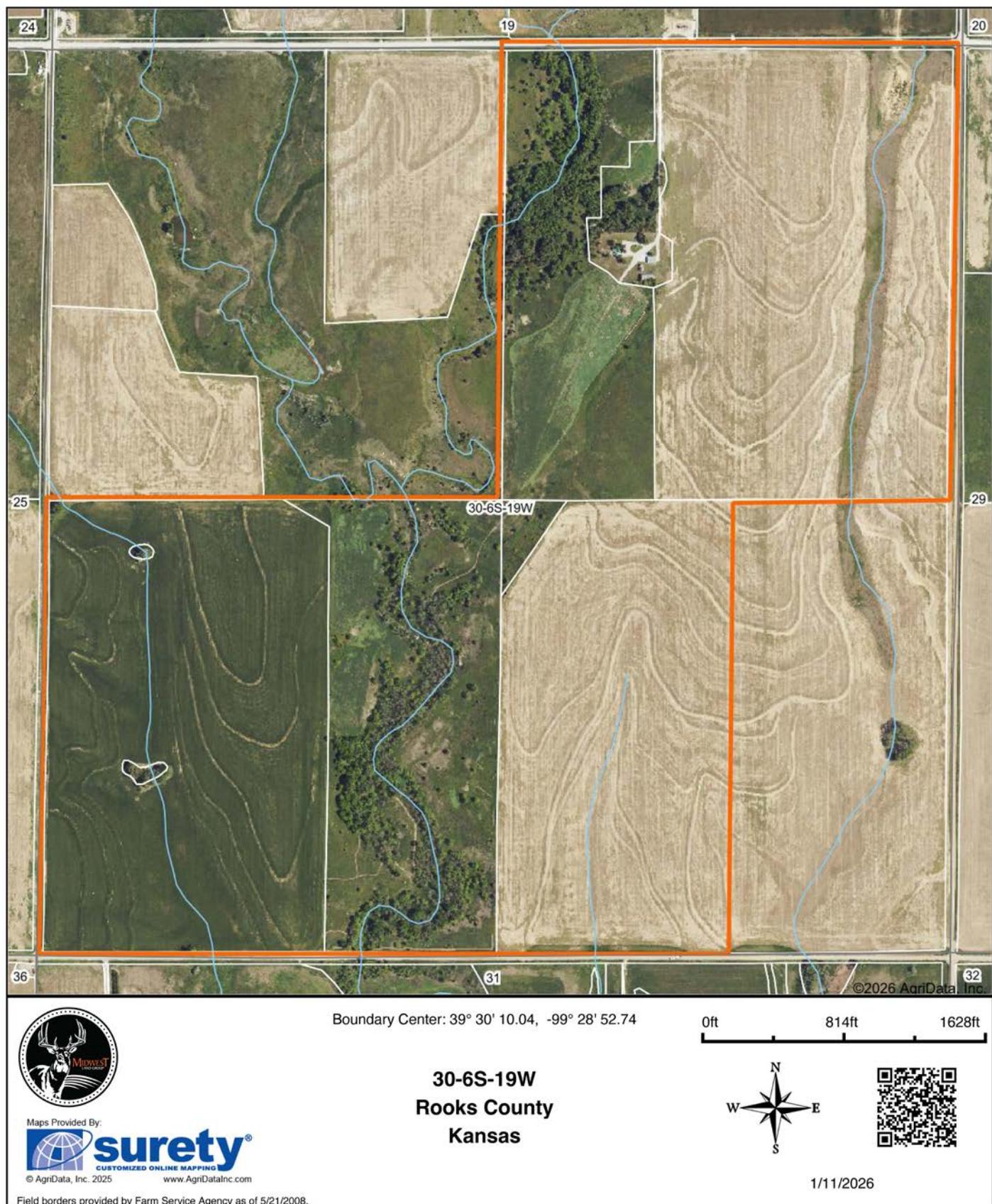
HUNTING OPPORTUNITIES



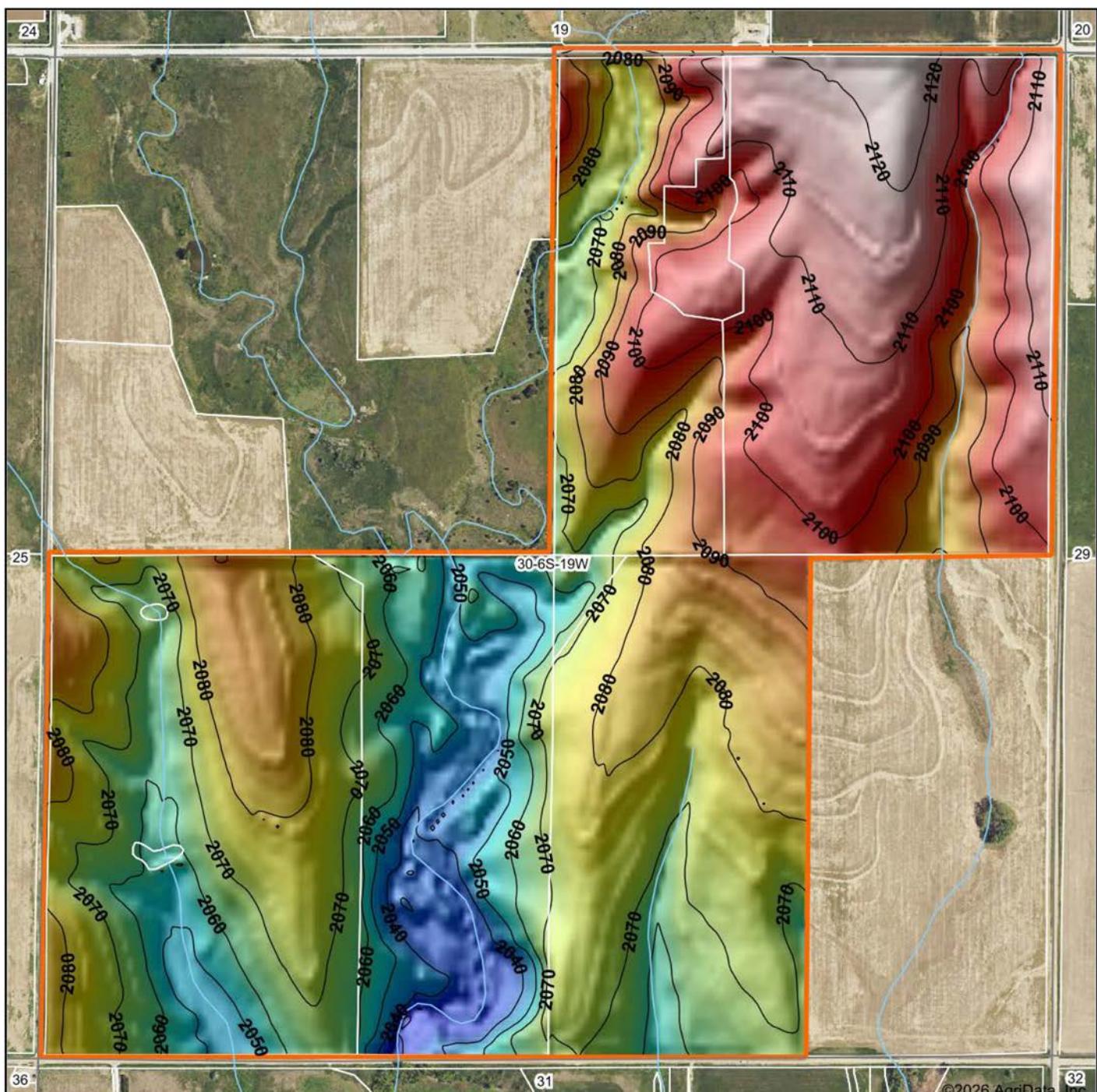
ADDITIONAL PHOTOS



AERIAL MAP



HILLSHADE MAP



Source: USGS 10 meter dem

Interval(ft): 10

0ft 812ft 1624ft

Min: 2,028.4

N
W E
S

Max: 2,125.0

1/11/2026

Range: 96.6

30-6S-19W

Average: 2,080.3

Rooks County

Kansas

Standard Deviation: 21.03 ft

Boundary Center: 39° 30' 10.04, -99° 28' 52.74



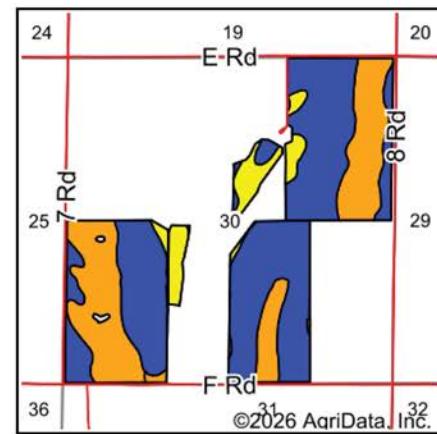
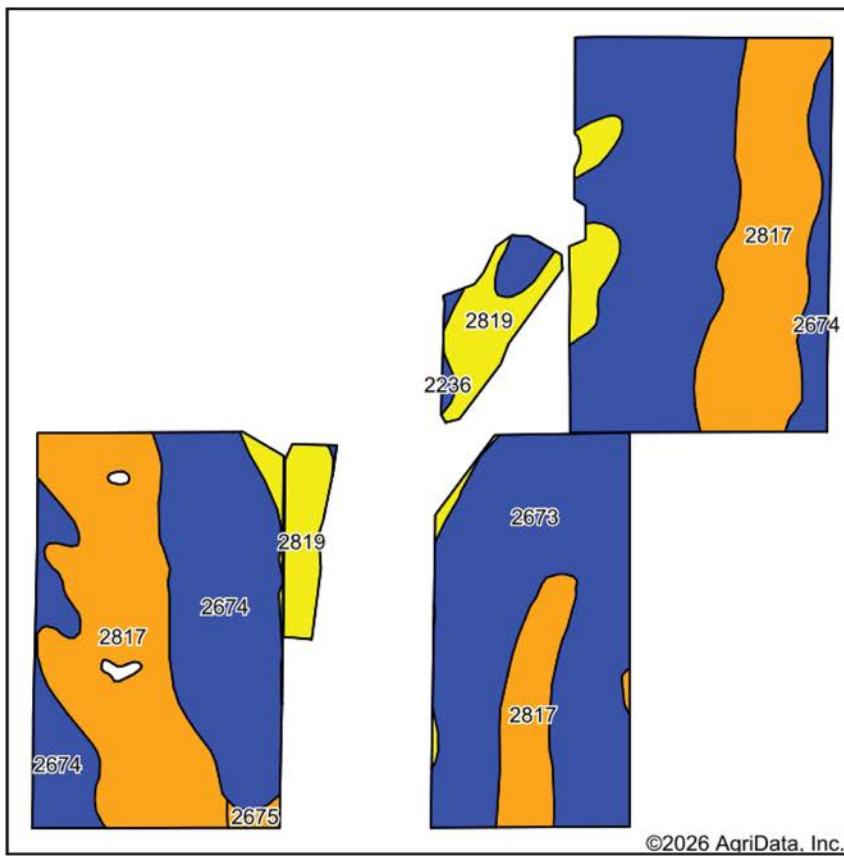
Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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

SOILS MAP



State: Kansas
County: Rooks
Location: 30-6S-19W
Township: Sugar Loaf
Acres: 289.68
Date: 1/11/2026



Maps Provided By:

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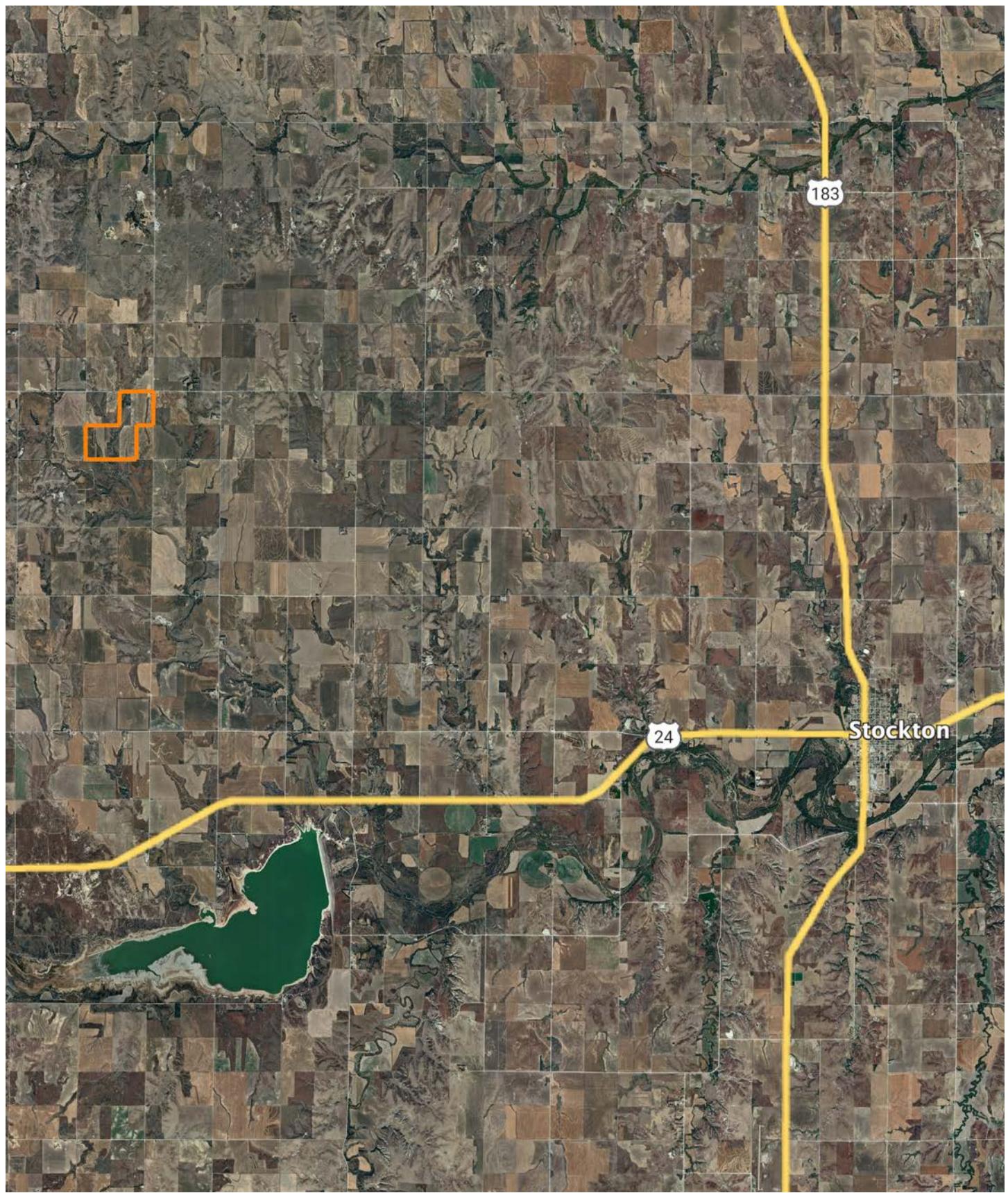


Area Symbol: KS163, Soil Area Version: 27												
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
2673	Holdrege silt loam, 0 to 1 percent slopes, plains and breaks	116.53	40.3%		> 6.5ft.	llc	2990	76	51	63	75	
2817	Uly silt loam, 3 to 6 percent slopes	90.72	31.3%		> 6.5ft.	llle	2980	75	49	62	75	
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	56.53	19.5%		> 6.5ft.	lle	2983	75	50	62	74	
2819	Uly silt loam, 6 to 11 percent slopes	23.78	8.2%		> 6.5ft.	IVe	2960	72	47	58	72	
2675	Holdrege silt loam, 3 to 7 percent slopes, plains and breaks	1.14	0.4%		> 6.5ft.	llle	3000	75	50	62	75	
2236	Roxbury silt loam, occasionally flooded	0.98	0.3%		> 6.5ft.	llw	4463	76	50	56	76	
Weighted Average							2.48	2988.1	*n 75.2	*n 49.8	*n 62.1	*n 74.6

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

An avid hunter, Cole spends his free time outdoors. He loves chasing giant whitetails and other big game, as well as turkey and upland hunting. Born in Hays, Kansas, Cole enjoys scouting and running cameras across the state, as well as shed hunting, doing conservation work and habitat improvements on the family farm, and introducing youth to the great outdoors. With a knack for harvesting world-class whitetails, Cole has killed two bucks over 200" and many over the Boone & Crockett mark.

Cole attended Fort Hays State University where he earned his Bachelor's degree in Biology, researching fawn recruitment and mortality in whitetail deer, mule deer, and elk. While in school, Cole worked in the state conservation department, helping manage and improve local state wildlife areas. After earning his Bachelor's degree, Cole pursued a career in land real estate to fulfill his passion for land and its native inhabitants. At Midwest Land Group, he's able to bring extensive knowledge on all things outdoors, thanks to a lifetime immersed in hunting, agriculture, and ranching.

This driven agent strives to make both buyers and sellers leave the table with a smile on their face. Between his grasp on creating and improving farms, from food plot placement to improving native cover, and his vast network of landowner relationships, Cole is able to help his clients plan their next move. If you're ready to buy or sell, give Cole a call.



**COLE SCHUMACHER,
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