

MIDWEST LAND GROUP PRESENTS



195 ACRES
BARTON COUNTY, KS

00000 NE 40 Road, Ellinwood, Kansas 67526



MIDWEST LAND GROUP IS HONORED TO PRESENT

BARTON COUNTY CROPLAND, PASTURE, & OUTBUILDINGS

This 195 +/- acre property in Barton County offers a well-balanced combination of productive cropland, native pasture, and functional improvements. Located in the northeast quarter and part of the east half of the northwest quarter of Section 12, Township 19 South, Range 12 West, the property offers reliable production capability and diversified revenue streams attractive to both passive investors and active operators. The farm comprises of two tracts being sold together that create operational efficiency while allowing flexibility for future resale or leasing options.

Tract 1 contains 40.79 +/- acres with facilities and is planted to wheat. Improvements include a 50'x51' round top shed built in 2003 and a 42'x100' pole barn built in 1973. These structures provide valuable infrastructure for equipment storage, hay storage, or rental storage potential. The presence of improvements adds functional

value and reduces future capital investment needs for operators or tenants.

Tract 2 consists of 153.98 +/- acres with approximately 138.81 acres of productive dryland cropland with an additional 15.12 acres of fenced native grass pasture that offers supplemental grazing or lease potential. The pasture has a windmill livestock well, a 1-acre pond, and the Little Cheyenne Creek runs along the south pasture property line. The cropland is currently planted to approximately 51 +/- acres of second-year alfalfa, with the rest planted in wheat.

This is a clean, well-kept central Kansas farm with productive acres, useful infrastructure, and beautiful setback pasture land; well-suited for agriculture-focused buyers or those looking to add quality land to their portfolio.



PROPERTY FEATURES

PRICE: **\$665,000** | COUNTY: **BARTON** | STATE: **KANSAS** | ACRES: **195**

- Section 12, Township 19, Range 12 West
- 195 +/- acres total
- 51 +/- acres alfalfa
- 2nd year alfalfa
- 15 +/- acres pasture
- 129 +/- acres wheat
- 5-strand barbed wire fence
- 42'x100' pole barn
- 50'x51' round top
- No minerals
- 2025 taxes: \$2,270
- 1-acre pond
- Class II soil
- NCCPI 60.9
- Two parceled tracts



195 +/- ACRES TOTAL



51 +/- ACRES ALFAFA



42'X100' POLE BARN



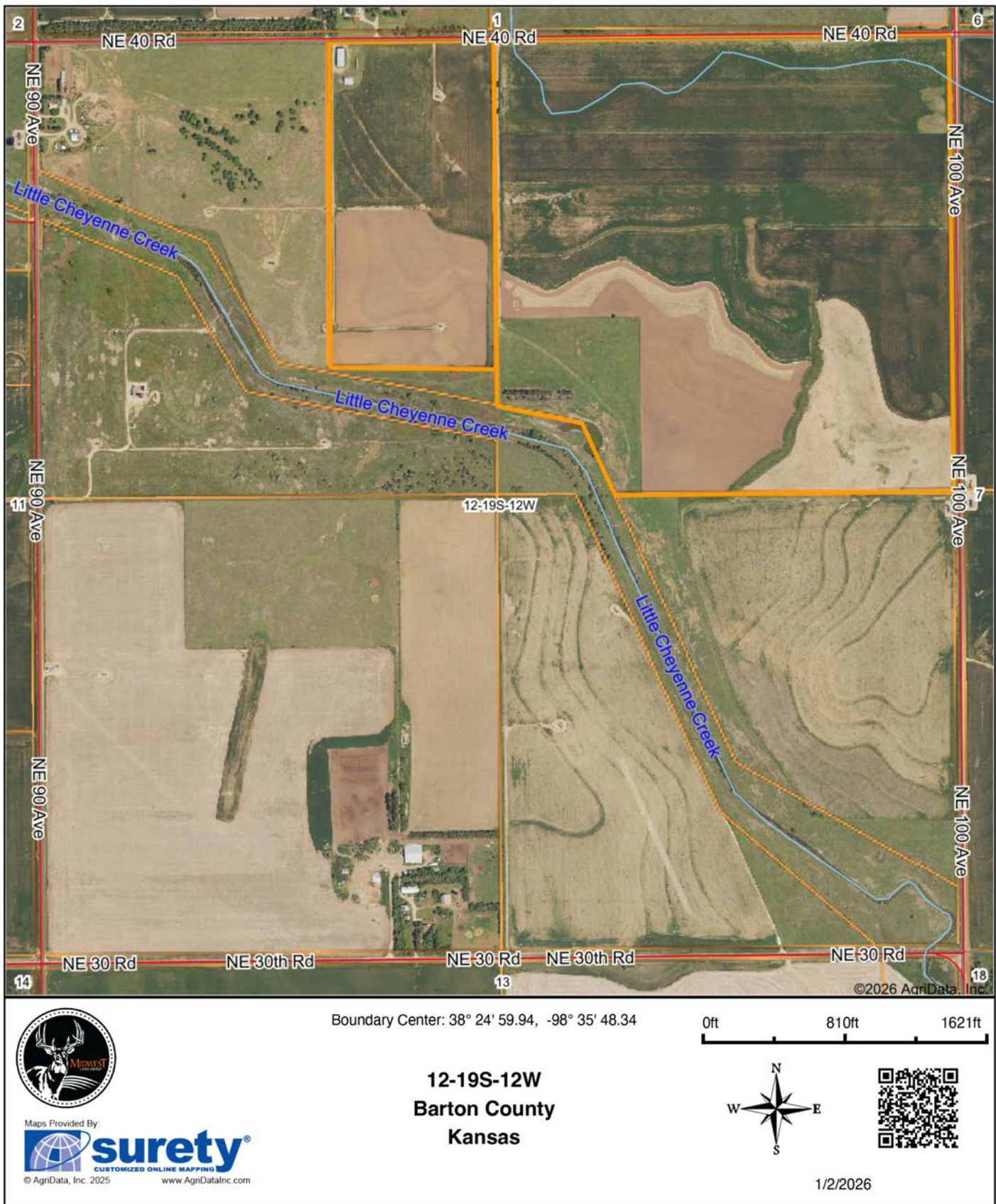
50'X51' ROUND TOP



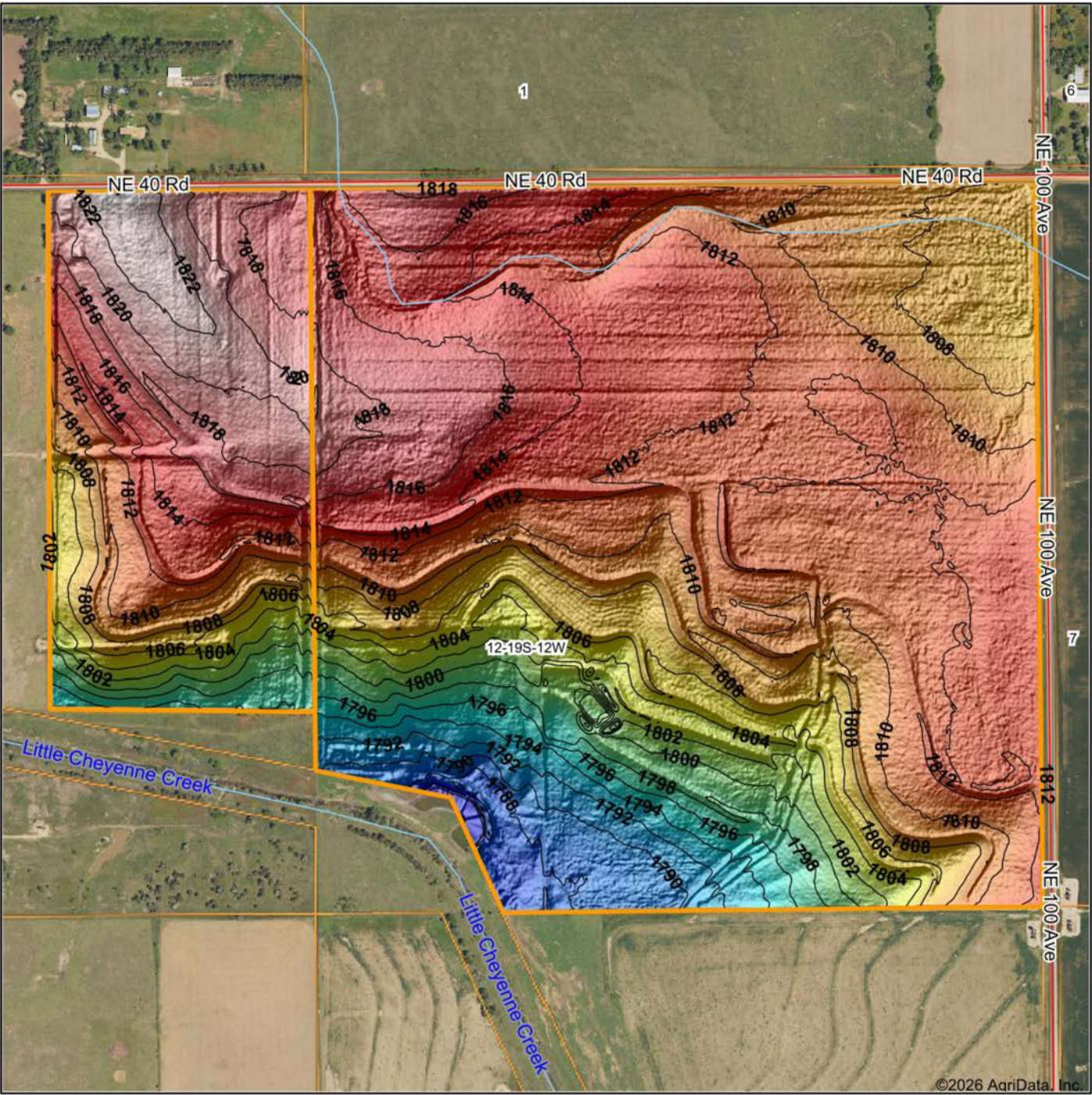
1-ACRE POND



AERIAL MAP



HILLSHADE MAP



Low Elevation High



Maps Provided By:



© AgriData, Inc. 2025 www.AgriDataInc.com

Source: USGS 3 meter dem

Interval(ft): 2

Min: 1,784.0

Max: 1,823.5

Range: 39.5

Average: 1,808.7

Standard Deviation: 7.71 ft



1/2/2026

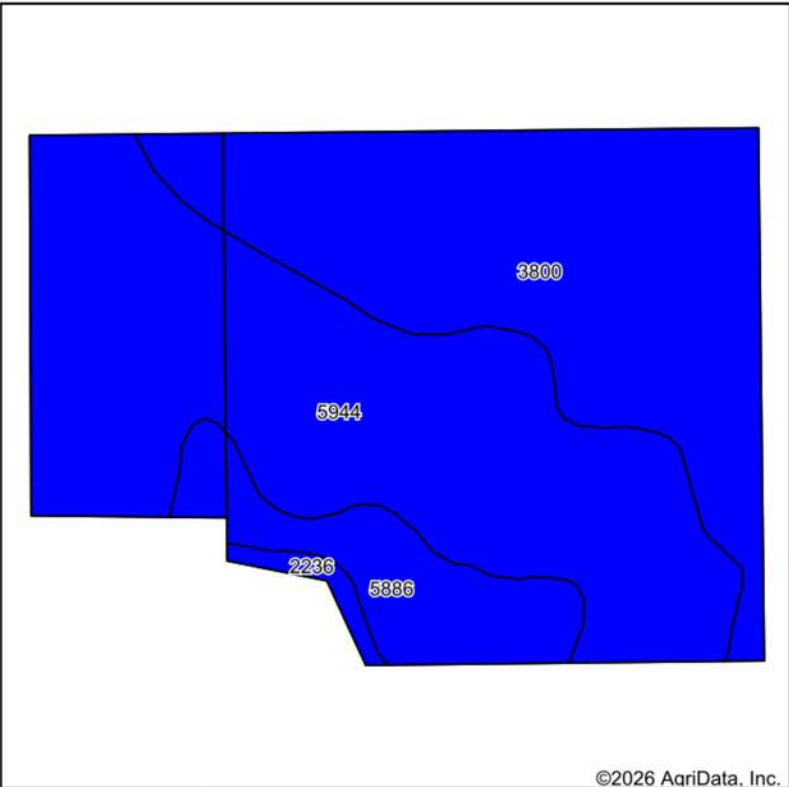
12-19S-12W

Barton County

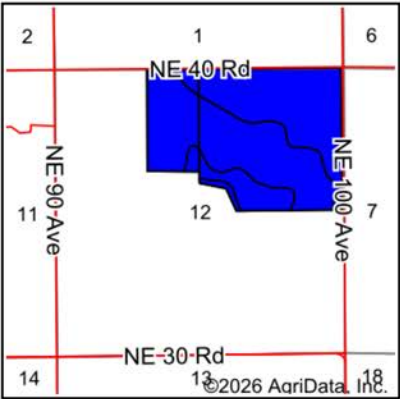
Kansas

Boundary Center: 38° 24' 59.94, -98° 35' 48.34

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Barton**
Location: **12-19S-12W**
Township: **Lakin**
Acres: **191.63**
Date: **1/2/2026**



Maps Provided By:



surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2025 www.AgriDataInc.com



Area Symbol: KS009, Soil Area Version: 23

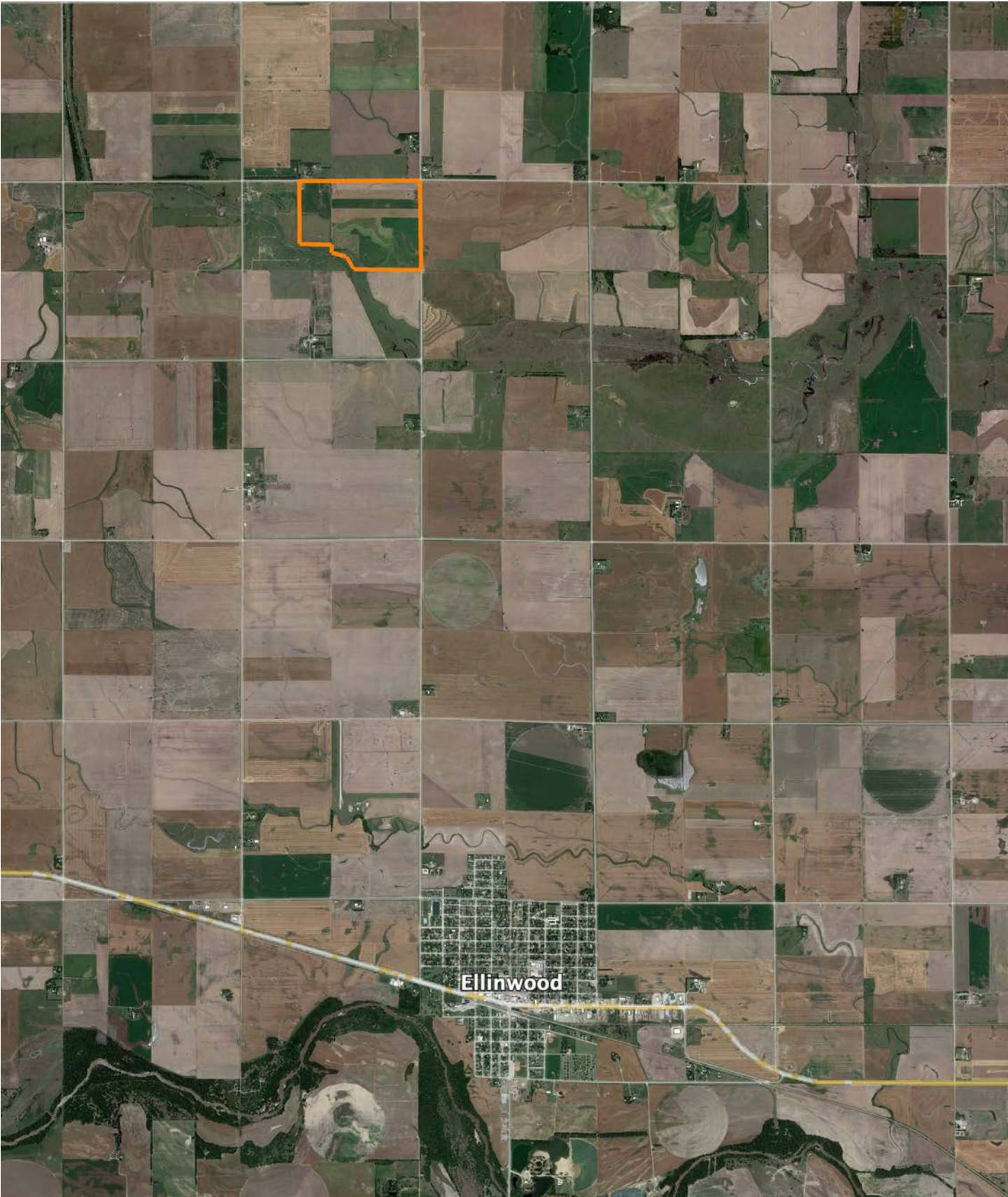
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
5944	Saltcreek and Naron fine sandy loams, 1 to 3 percent slopes	95.21	49.7%		> 6.5ft.	Ile	3055	57	46	50	57	25
3800	Crete silt loam, 0 to 1 percent slopes, loess plains and breaks	74.78	39.0%		> 6.5ft.	Ils	3580	65	57	61	65	37
5886	Farnum and Funmar loams, 0 to 1 percent slopes	19.38	10.1%		> 6.5ft.	Ilc	3392	62	53	58	62	36
2236	Roxbury silt loam, occasionally flooded	2.26	1.2%		> 6.5ft.	Ilw	4463	76	50	56	76	
Weighted Average						2.00	3310.6	*n 60.9	*n 51	*n 55.2	*n 60.9	*n 30.5

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Alabama, Arkansas, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Minnesota, Mississippi, Missouri, Montana, Nebraska, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.