

MIDWEST LAND GROUP PRESENTS



COWLEY COUNTY, KS

648 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BUILD YOUR LEGACY ON THIS 648 +/- ACRE RANCH WITH LIVE WATER, TILLABLE ACRES, DEER, TURKEY AND WATERFOWL

Rarely does a property of this scale, beauty, and strategic value become available on the open market. This 648 +/- contiguous acre ranch in Cowley County, Kansas, is a true legacy property - one that checks every box for the serious outdoorsman, land investor, or multi-generational family looking to establish a permanent retreat in the southern Flint Hills of Kansas.

Just 4 miles north of Cedar Vale and positioned within 90 minutes of both Wichita and Tulsa, this ranch delivers unrivaled accessibility, privacy, and wildlife resources, making it a standout investment among large-acreage offerings in the region.

This is not your average recreational tract. It is a dynamic, multi-dimensional property that offers over 230 feet of elevation change, expansive hardwood ridges that include burr, red, white, and pin oaks, fertile bottomland tillable acres, big prairie grass, and a winding 1.5 mile stretch of live water from Otter Creek - all within a single fence line.

The land features an ideal blend of cover and open space, with an approximate 50/50 mix of mature timber and open ground, offering habitat diversity that supports an impressive wildlife population of deer, turkey, quail, and waterfowl. The 126 +/- tillable acres provide not only

agricultural income but also prime attraction zones that attract and feed wildlife year-round. Surrounding those fields, the rolling hardwoods and native grasses create a natural sanctuary to hold and harvest deer. Once you are on this property, you will see just how much sign there is, large rubs, big scraps, and turkey sign everywhere!

The road on the south end will take you to the top to catch the views or have the ability for multiple access points all along the ridge. It's this rare combination of natural features that makes the property hunt bigger than its acreage, with terrain that allows for multiple hunters to be on the land at once without interference.

The current owners have maintained a selective approach to hunting, focusing on bow-only methods and passing on immature bucks. This patient stewardship has produced a thriving population of mature Kansas whitetails, with the genetics, cover, and food sources necessary to grow and hold trophy-caliber deer.

This ranch is also home to abundant wild turkey and has been developed for waterfowl hunting with two established duck ponds. One is fed by drainage from a pond, while the other lies near Otter Creek, where there are 2 established pump sites. These wetlands, paired with the proximity to food sources and consistent water,

make this an attractive and productive stopover during the migration seasons. This area holds large watersheds where birds will roost during their migration.

Despite its rural feel and secluded placement, the property is easily accessible via well-maintained county roads, with entry points from the east, south, and north - a critical feature for managing wind direction and stealth during hunting seasons. The layout is ideal for serious hunters who understand the importance of strategic ingress and egress. In total, the property qualifies for 8 Kansas landowner deer tags, offering rare and significant access opportunities for individuals, families, or groups seeking shared ownership and hunting privileges.

Whether you're buying for recreation, family legacy, or as part of a long-term land investment strategy, this ranch delivers on every front. The tillable acres provide

a reliable annual income stream. The diversity of habitat makes it resilient and self-sustaining. The location supports year-round access and long-term value. But more than that, this is the kind of property that becomes part of your story - a place to bring friends and family, to mentor new hunters, to walk creeks in the summer and glass ridgetops in the fall. It's a place that lives beyond the spreadsheets and photos.

Land of this caliber, with this level of habitat quality, access, and water, is almost always traded privately. It's rare that a property like this hits the open market - and rarer still that it offers the combination of tillable income, trophy hunting, waterfowl development, and legacy value all in one tract.

If you're looking for a property of this caliber, don't wait to reach out to listing agent Paul Smith at (918) 397-2737.

PROPERTY FEATURES

COUNTY: **COWLEY** | STATE: **KANSAS** | ACRES: **648**

- 90'x45' barn to hold equipment, campers, etc.
- 40' conex box for additional storage
- New rural water meter near the barn
- Power at the road close by
- Water permit from the state to pump out of Otter Creek
- 7 enclosed blinds, 4 feeders, and 18+ tree stands to stay on the property
- Well-established creek crossings
- 126 +/- tillable acres on a crop share agreement that have historically been rotated between winter wheat and soybeans
- Around 1.5 miles of Otter Creek
- Large ranches surround the area
- Eligible for 8 landowner tags
- 2025 taxes around \$2,801
- Seller's minerals are negotiable
- Multiple pieces of equipment for sale outside of the real estate; contact listing agent for equipment list. Sellers would need up to a 120 day grace period after close to remove equipment from property.
- 4 miles north of Cedar Vale, KS
- 1.5 hours from Wichita, KS
- 1.5 hours from Tulsa, OK
- 2.5 hours from OKC

648 +/- CONTIGUOUS ACRES

A dynamic, multi-dimensional property offers over 230 feet of elevation change, expansive hardwood ridges, bottomland tillable acres, big prairie grass and a winding 1.5-mile stretch of live water from Otter Creek — all within a single fence line.



126 +/- TILLABLE ACRES

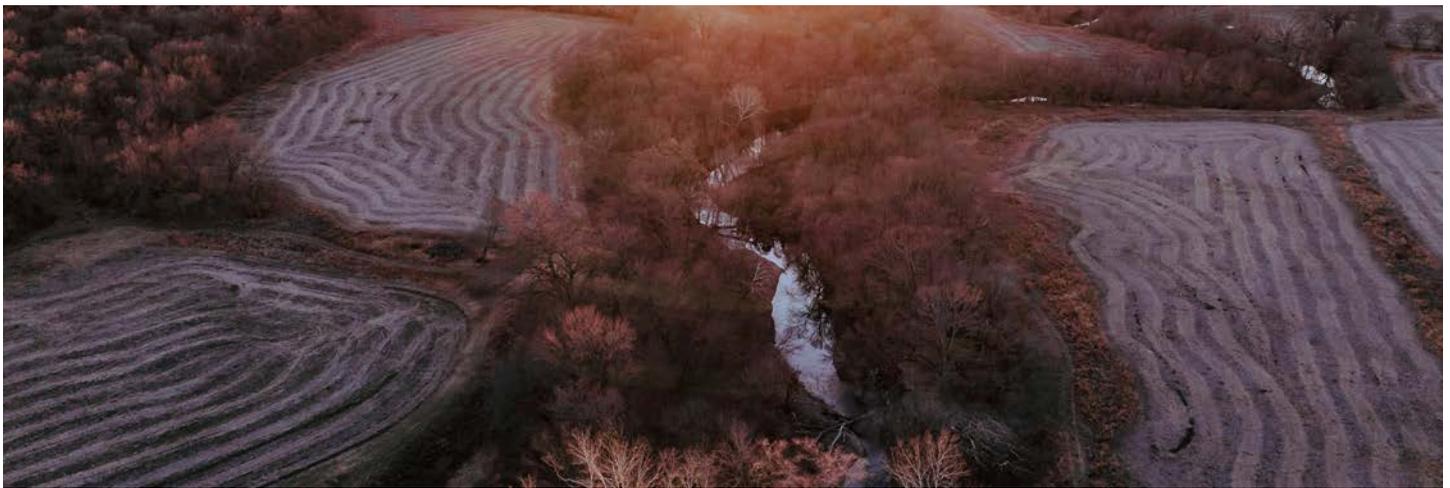
The 126 +/- tillable acres provide not only agricultural income but also prime attraction zones that attract and feed wildlife year-round.



90'X45' BARN & 40' CONEX BOX



1.5 MILES OF OTTER CREEK



7 BLINDS, 4 FEEDERS & 18+ TREE STANDS



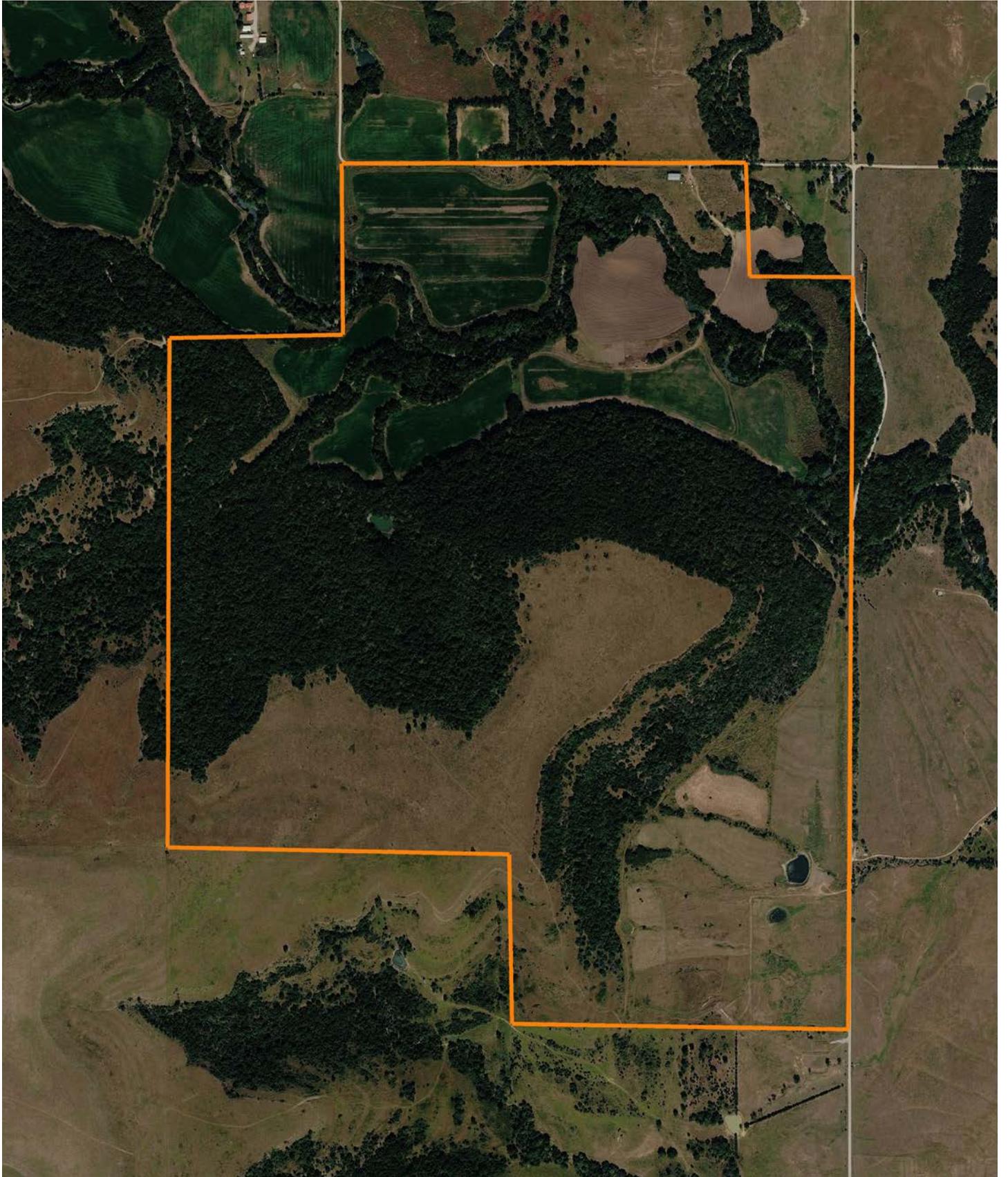
TRAIL CAM & HARVEST PHOTOS



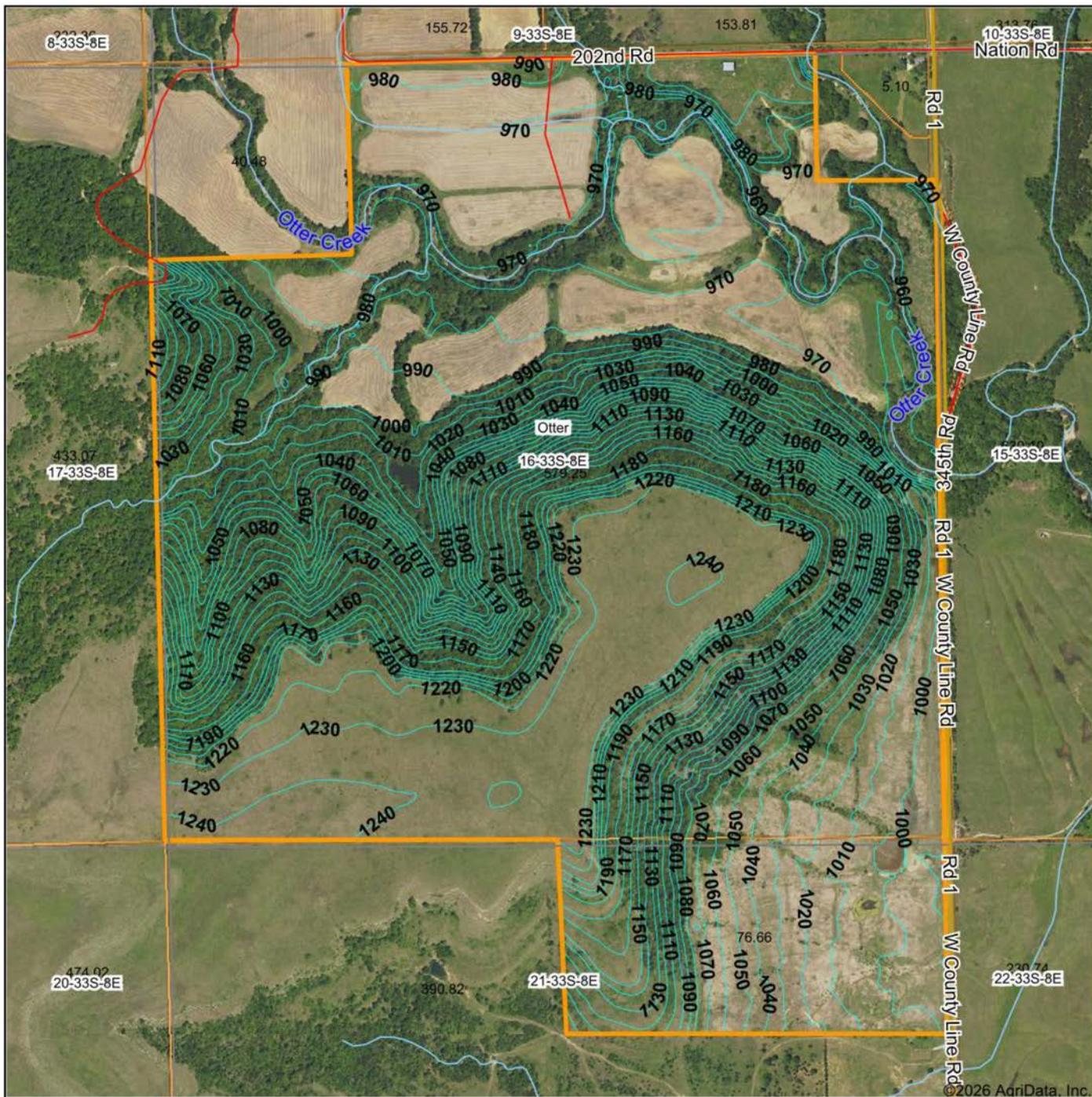
TURKEY AND WATERFOWL



AERIAL MAP



TOPOGRAPHY MAP

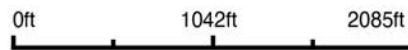


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Source: USGS 10 meter dem
 Interval(ft): 10.0
 Min: 948.4
 Max: 1,248.1
 Range: 299.7
 Average: 1,074.5
 Standard Deviation: 98 ft

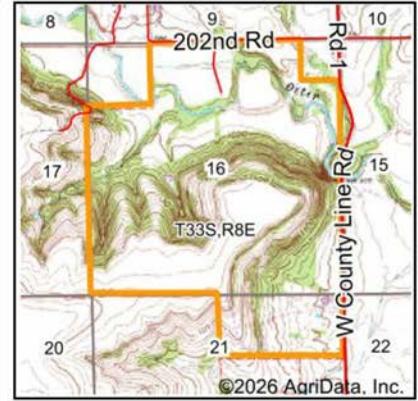
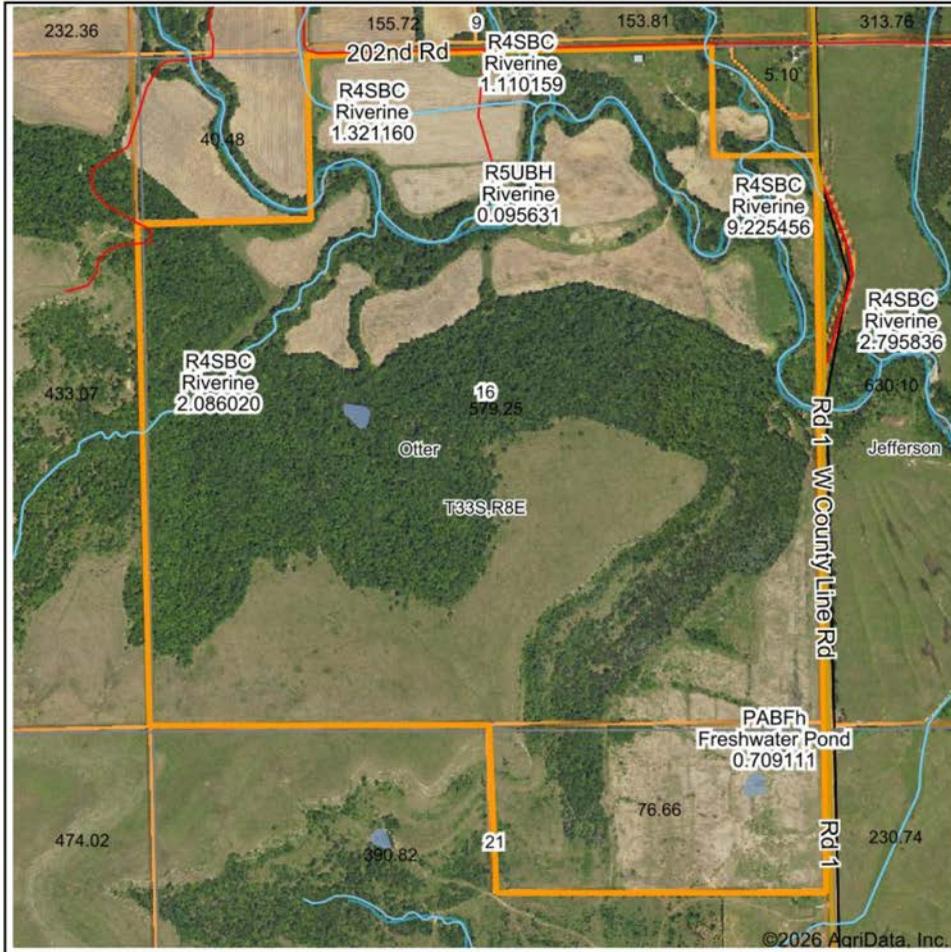


2/11/2026

16-33S-8E
Cowley County
Kansas

Boundary Center: 37° 10' 39.87, -96° 32' 3.69

WETLANDS MAP



State: **Kansas**
 Location: **16-33S-8E**
 County: **Cowley**
 Township: **Otter**
 Date: **2/11/2026**



Maps Provided By:



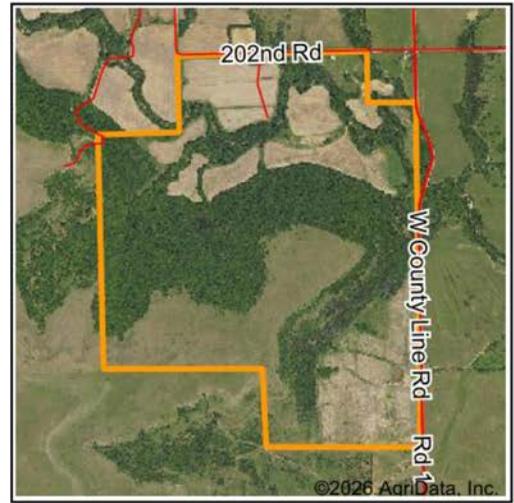
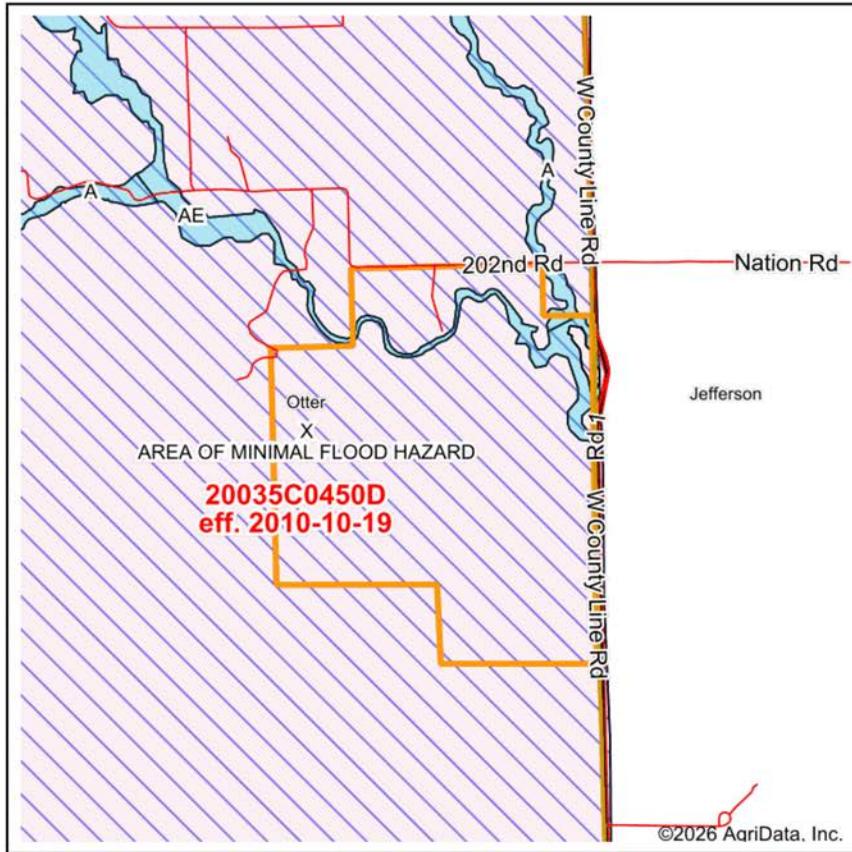
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Classification Code	Type	Acres
R2UBF	Riverine	5.00
R4SBC	Riverine	3.00
PABFh	Freshwater Pond	1.87
R5UBH	Riverine	0.12
Total Acres		9.99

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

FEMA MAP



Map Center: 37° 10' 46.18, -96° 32' 3.4
 State: KS Acres: 648
 County: Cowley Date: 2/11/2026
 Location: 16-33S-8E
 Township: Otter



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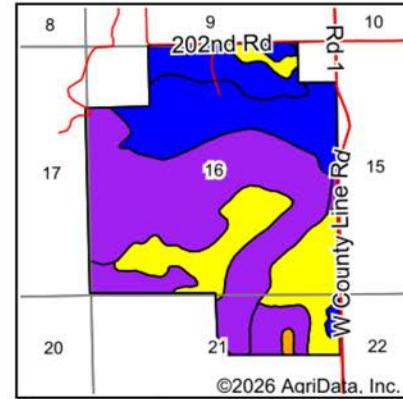
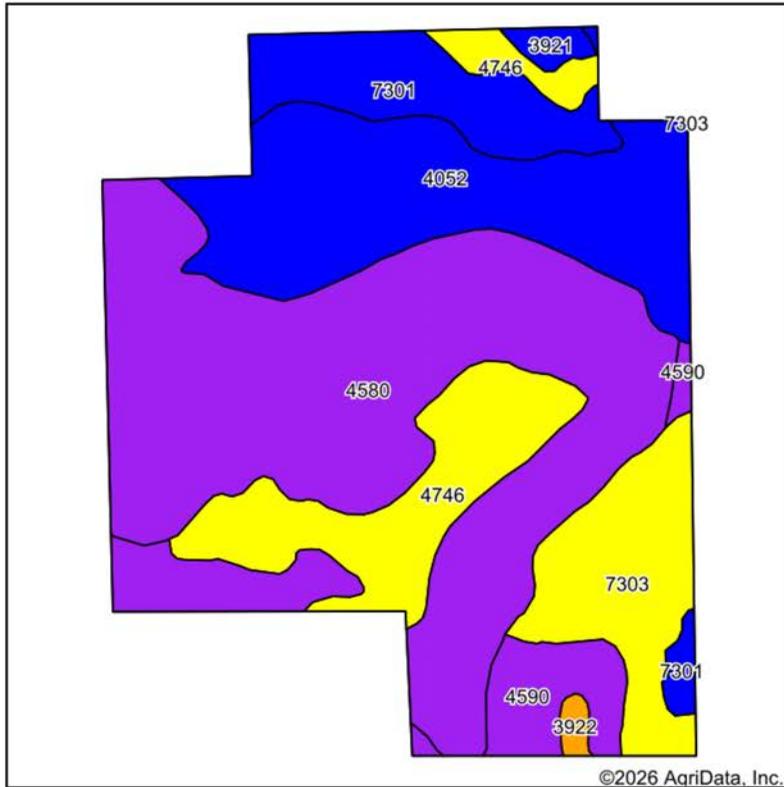
Name	Number	County	NFIP Participation	Acres	Percent
COWLEY COUNTY	200563	Cowley	Regular	648	100%
Total				648	100%

Map Change	Date	Case No.	Acres	Percent
No			0	0%

Zone	SubType	Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	614.93	94.9%
AE		100-year Floodplain	26.11	4.0%
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	3.9	0.6%
A		100-year Floodplain	1.77	0.3%
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	1.29	0.2%
Total			648.00	100%

Panel	Effective Date	Acres	Percent
20035C0450D	10/19/2010	648	100%
Total		648	100%

SOILS MAP



State: **Kansas**
 County: **Cowley**
 Location: **16-33S-8E**
 Township: **Otter**
 Acres: **648**
 Date: **2/11/2026**



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Soils data provided by USDA and NRCS.

Area Symbol: KS035, Soil Area Version: 22

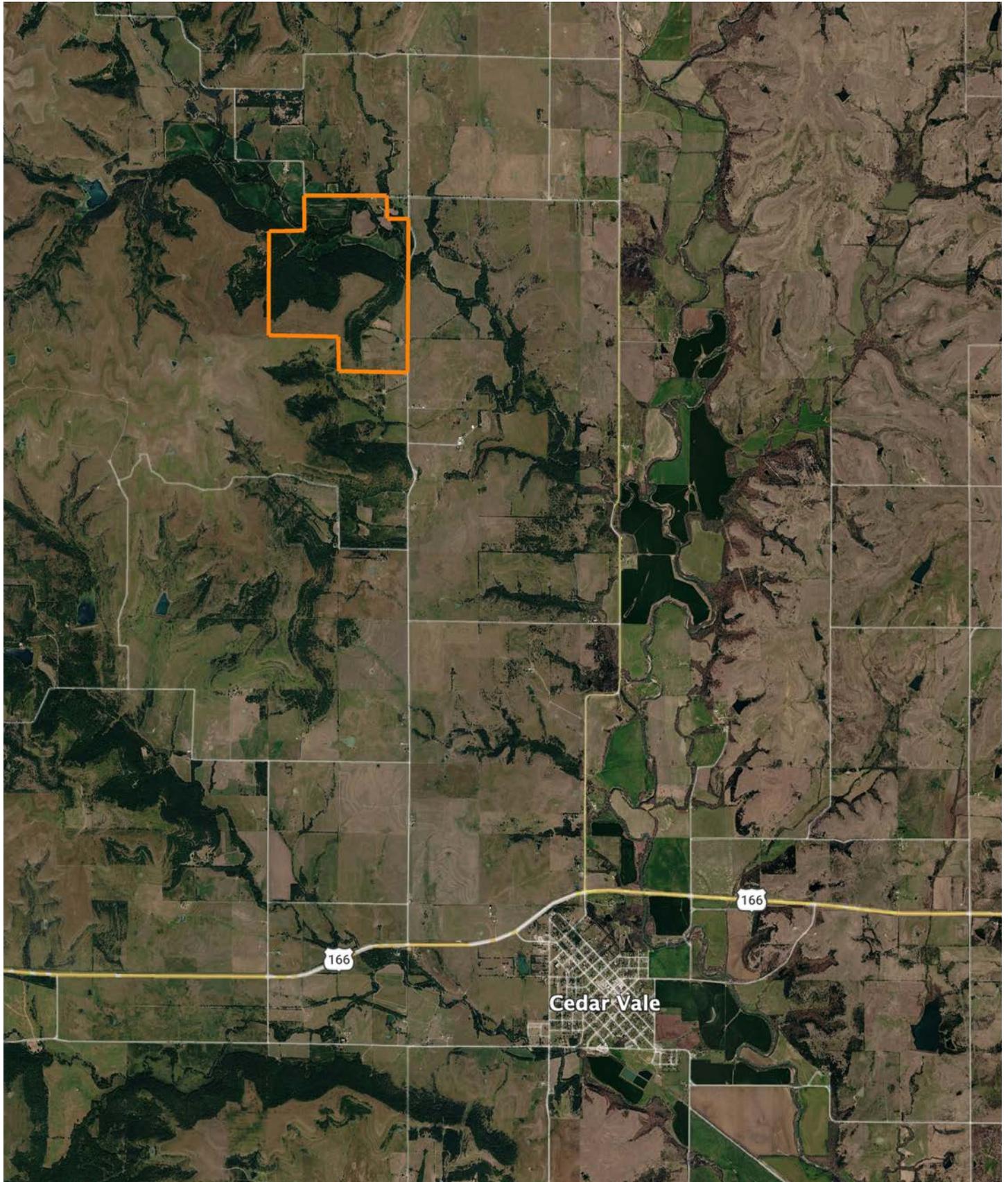
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
4580	Clime stony silty clay loam, 15 to 30 percent slopes	270.20	41.5%		2.5ft. (Paralithic bedrock)	Vle	2955	13	12	8
4052	Ivan silt loam, occasionally flooded	125.56	19.4%		> 6.5ft.	Ilw	7995	81	64	81
4746	Labette-Sogn silty clay loam, 0 to 8 percent slopes	77.74	12.0%		3ft. (Lithic bedrock)	IVe	3705	37	32	33
7303	Martin silty clay loam, 3 to 7 percent slopes, eroded	60.68	9.4%		> 6.5ft.	IVe	4880	49	42	43
7301	Martin silty clay loam, 1 to 3 percent slopes	53.54	8.3%		> 6.5ft.	IIe	4915	53	44	49
4590	Clime-Sogn complex, 3 to 20 percent slopes	52.22	8.1%		2.5ft. (Paralithic bedrock)	Vle	3310	36	32	33
3921	Smolan silty clay loam, 1 to 3 percent slopes	5.04	0.8%		> 6.5ft.	IIe	5030	68	68	66
3922	Smolan silty clay loam, 3 to 7 percent slopes	3.02	0.5%		> 6.5ft.	IIIe	4970	68	67	65
Weighted Average						4.42	4417.9	*n 38.3	*n 32.2	*n 34.5

*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

Buying or selling real estate can be stressful and overwhelming and Paul is the kind of agent that loves to help people with their real estate needs. One of the reasons Paul came into this market is because he loves meeting new people and building lifelong relationships. Paul was born and raised in Oklahoma and a graduate of Oklahoma State University. He and his wife moved their family to live in Kansas for several yrs giving him an opportunity to know both markets and areas well.

With a lifelong obsession for the outdoors, hunting, and improving the land, Paul found his calling at Midwest Land Group, where he's able to fulfill his dream of working outdoors. He enjoys sharing a passion and talking with people about all facets of land – whether hunting, habitat improvement or investing – all while being able to create value for both his buyer and seller clients. When you work with Paul, rest assured he'll do everything he can to provide great customer service to reach the end goal of his clients.

Paul and his family reside in Oklahoma now and when he's not working, you can find Paul enjoying life and the outdoors year-round with his family. Paul is very active in his community helping coach youth sports and serving at his local Church. Paul lives with his wife Whitney and, together, they have three children, Ryker, Tymber, and PC. Give Paul a call today and let him help serve you in your real estate needs!



PAUL SMITH, LAND AGENT
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MidwestLandGroup.com

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