

MIDWEST LAND GROUP PRESENTS



78 ACRES
DECATUR COUNTY, KS

2500th Road, Jennings, Kansas 67643



MIDWEST LAND GROUP IS HONORED TO PRESENT

78 +/- ACRES ON PRAIRIE DOG CREEK

This 78 +/- property is located in southeast Decatur County, Kansas, just outside of Jennings. Less than a mile off Highway 383, this property offers a perfect blend of income-producing cropland and prime hunting habitat.

Situated in a proven region for both whitetail and mule deer, this farm offers exceptional hunting potential. Prairie Dog Creek runs through the southern part of the property, providing a reliable water source for all wildlife. The mix of crop ground, creek bottom, and surrounding habitat makes it a natural funnel for deer.

The mature hardwood timber not only offers numerous tree stand locations but also serves as prime roost trees for the area's strong Rio Grande turkey population.

There are 49 +/- acres of crop land currently planted to wheat. The property has mostly Class II soils and an NCCPI rating overall of 70.4. Whether you're looking to expand your farming operation or looking to invest in recreational land, this property has it all. Mineral rights are included with the sale. Contact Wyatt Schumacher at (785) 408-2973 for additional information, disclosures, or to schedule a showing.



PROPERTY FEATURES

COUNTY: **DECATUR** | STATE: **KANSAS** | ACRES: **78**

- 49 +/- acres currently planted to wheat
- Mostly Class II tillable farm ground
- Whitetail, mule deer, turkey, and upland bird hunting
- Mineral rights included
- Creek system with thick cover
- 1/4 mile off Highway 383
- 2 miles from Jennings, KS
- 25 miles from Norton, KS



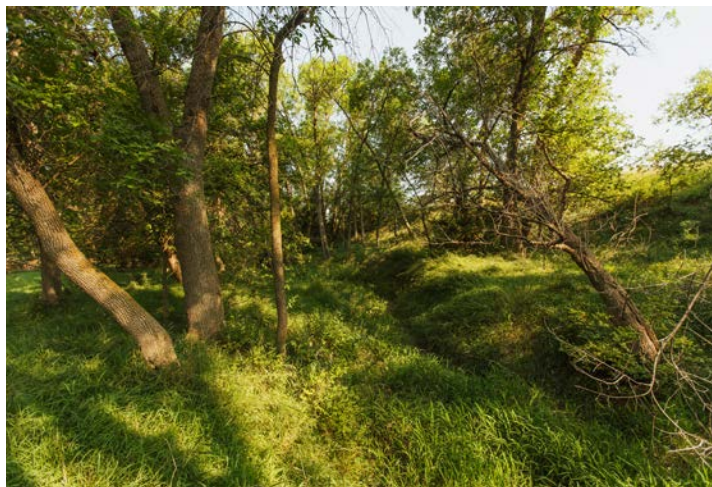
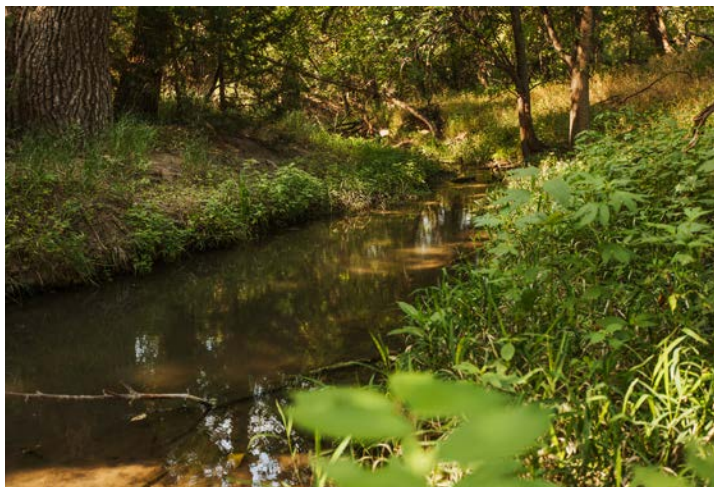
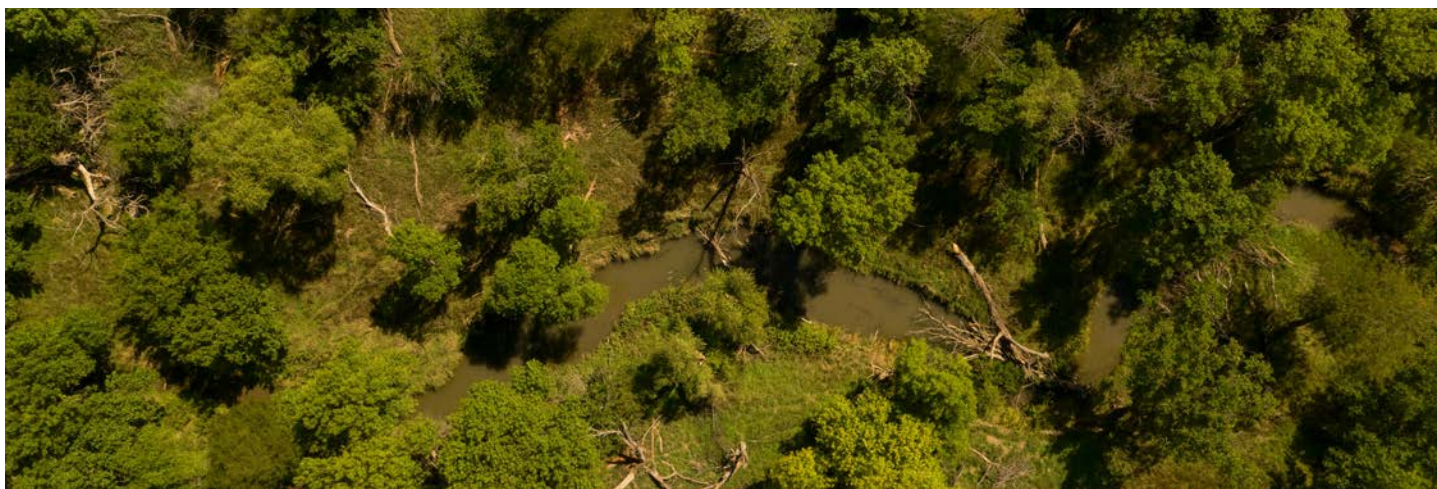
49 +/- ACRES PLANTED IN WHEAT



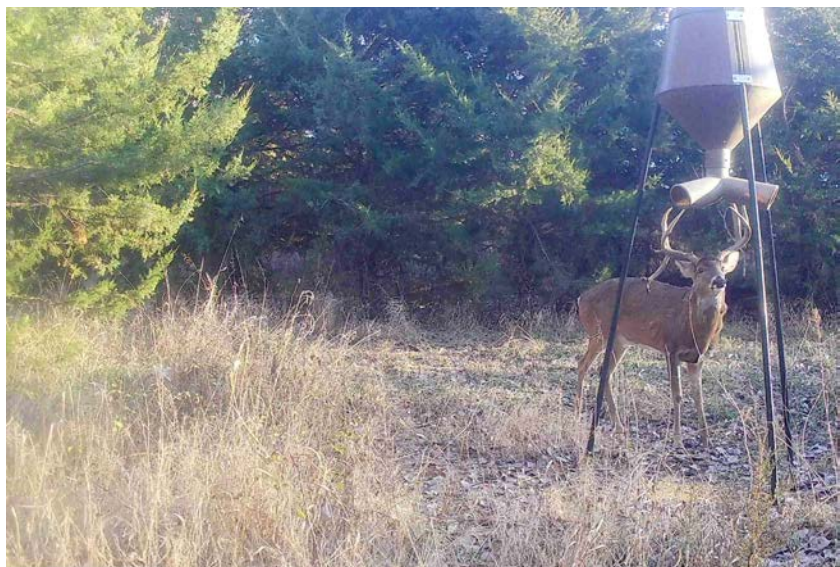
1/4 MILE OFF HIGHWAY 383



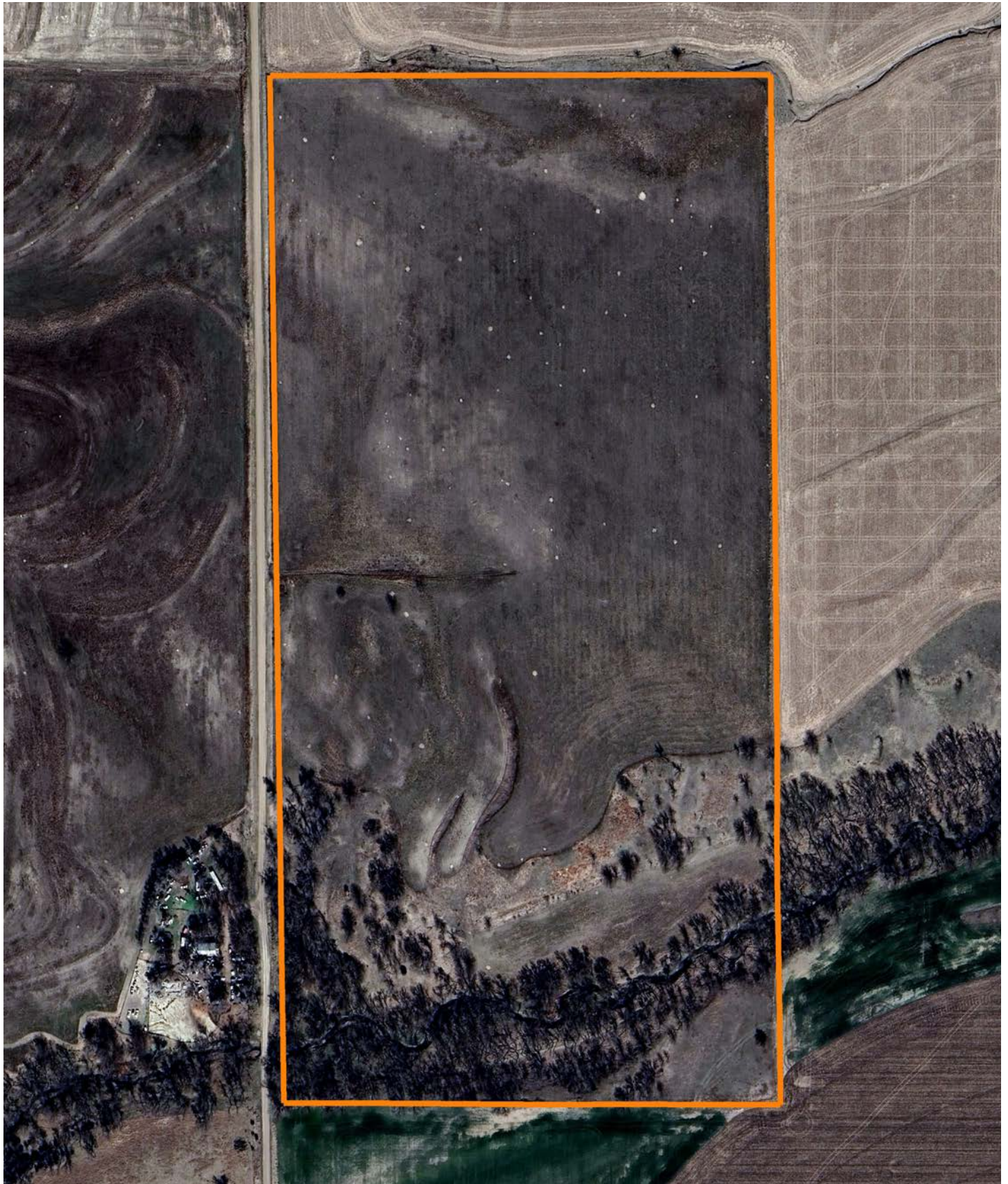
CREEK SYSTEM WITH THICK COVER



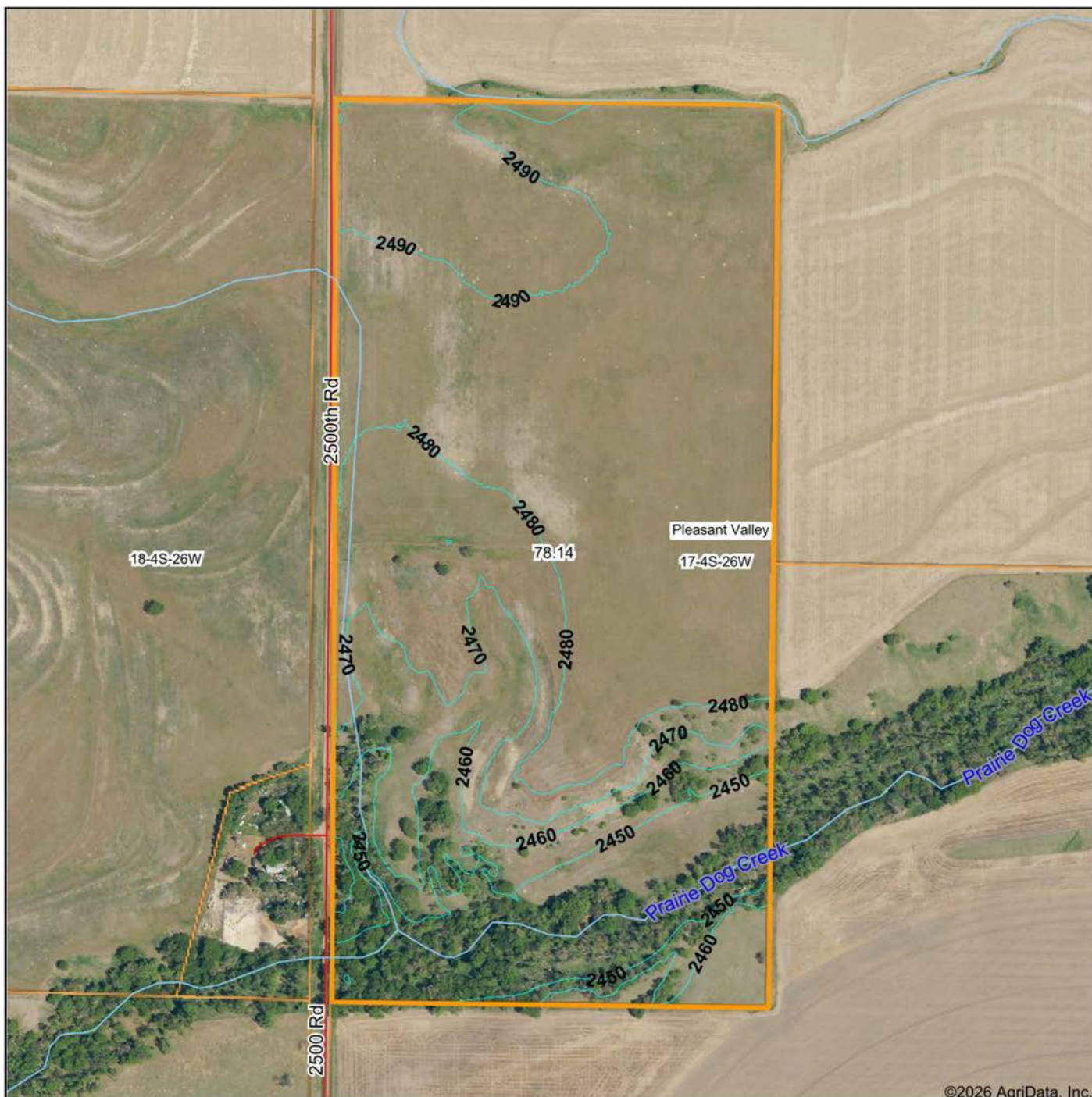
HUNTING OPPORTUNITIES



AERIAL MAP



TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 1 meter dem
Interval(ft): 10.0
Min: 2,439.8
Max: 2,501.0
Range: 61.2
Average: 2,475.2
Standard Deviation: 15.12 ft

0ft 457ft 914ft

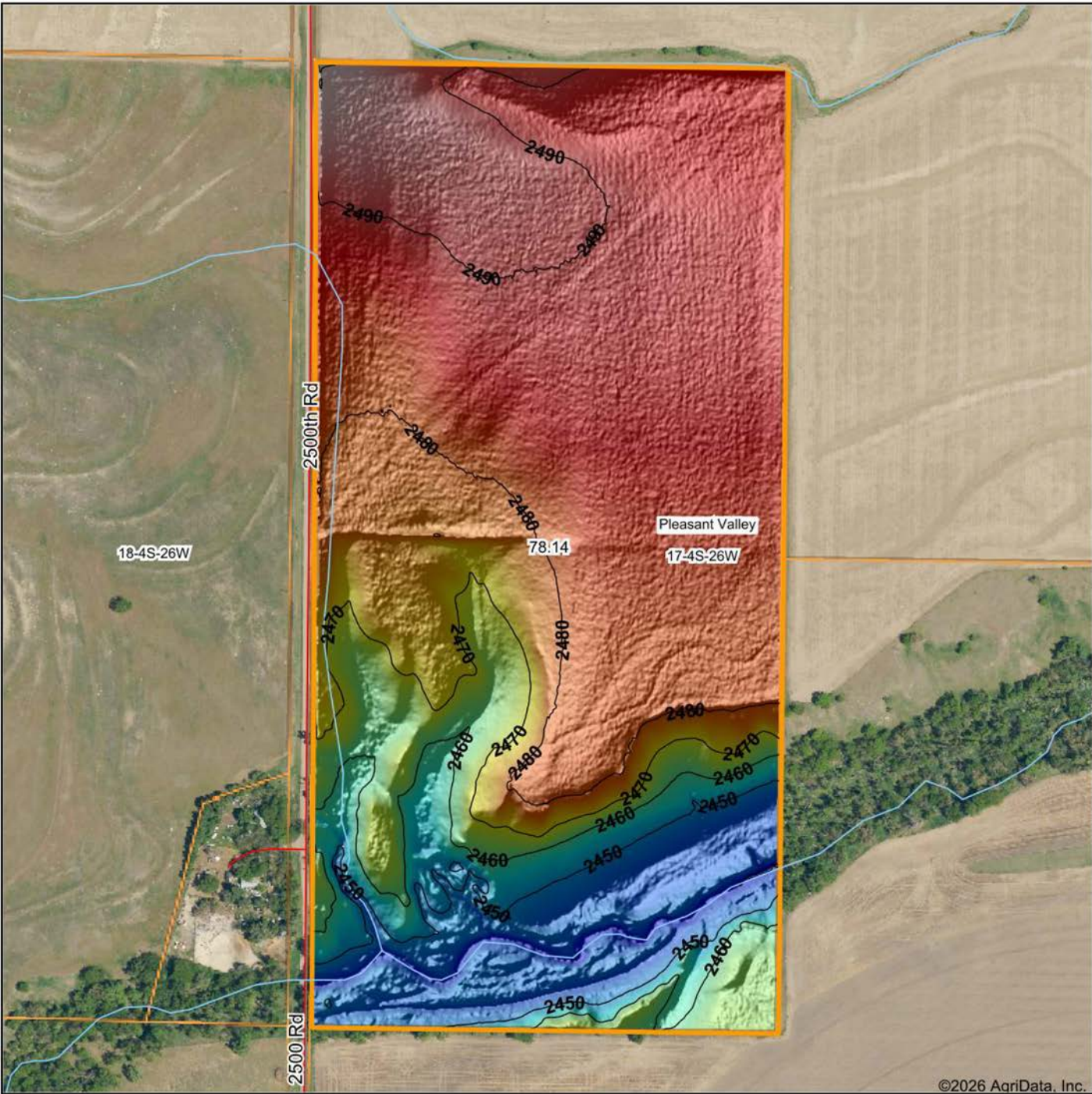


2/11/2026

17-4S-26W
Decatur County
Kansas

Boundary Center: 39° 42' 17.58, -100° 16' 16.67

HILLSHADE MAP



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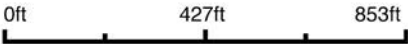


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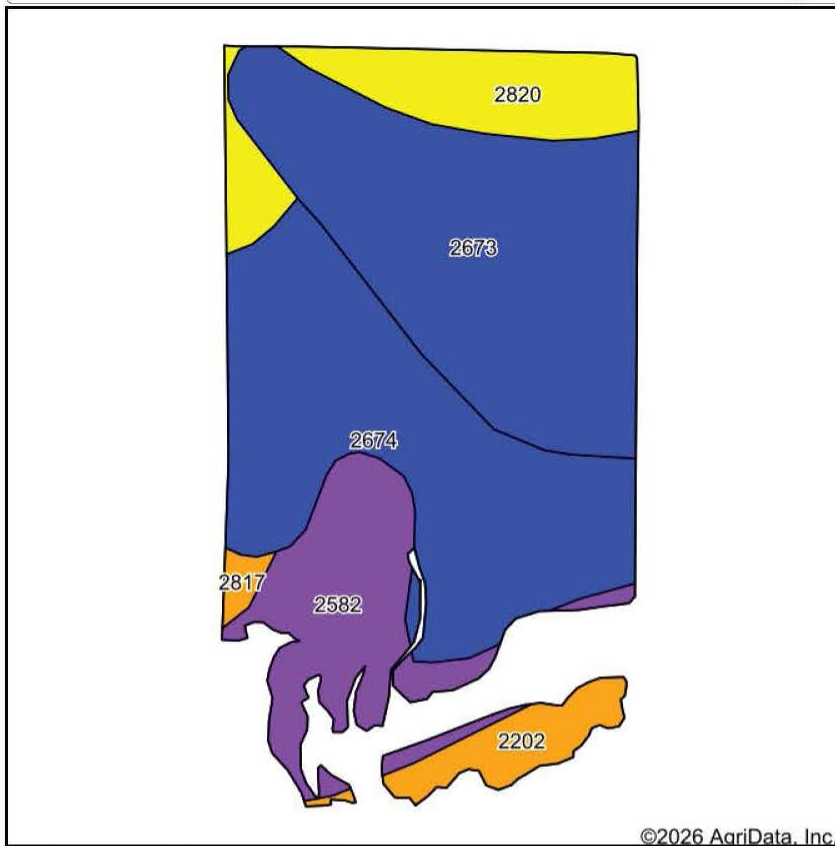


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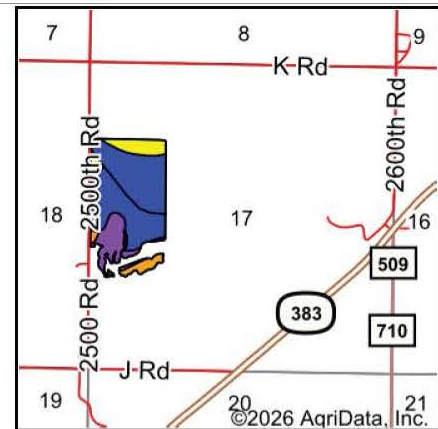
17-4S-26W
Decatur County
Kansas

Boundary Center: 39° 42' 17.58, -100° 16' 16.67

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Decatur**
 Location: **17-4S-26W**
 Township: **Pleasant Valley**
 Acres: **60.37**
 Date: **2/17/2026**



Maps Provided By:

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 CUSTOMIZED ONLINE MAPPING
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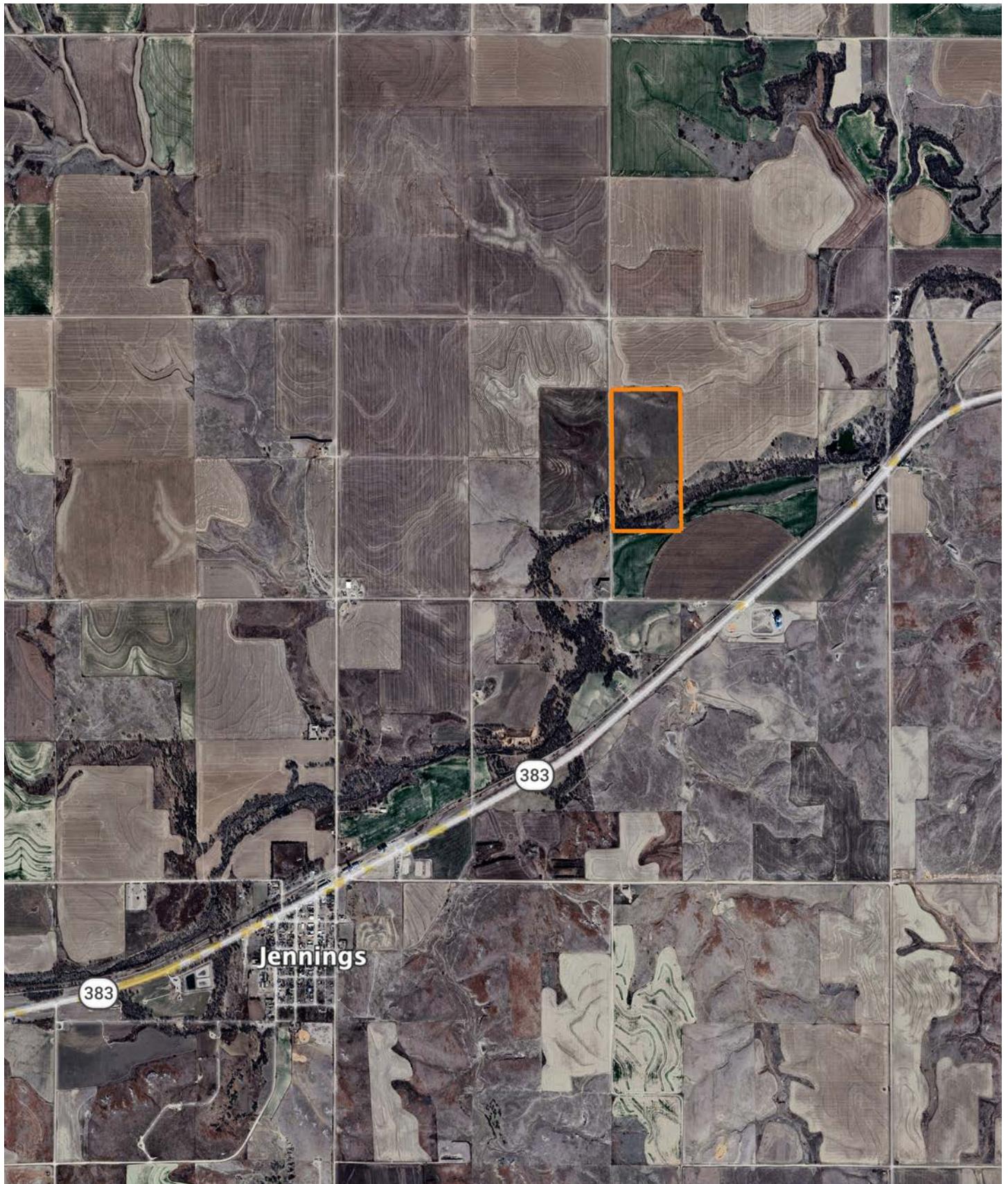
Area Symbol: KS039, Soil Area Version: 24

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
2673	Holdrege silt loam, 0 to 1 percent slopes, plains and breaks	21.05	34.8%	■	> 6.5ft.	IIc	2990	76	51	75
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	20.35	33.7%	■	> 6.5ft.	Ile	2983	75	50	74
2582	Coly silt loam, 6 to 20 percent slopes	8.93	14.8%	■	> 6.5ft.	VIe	2653	61	43	60
2820	Uly silt loam, 6 to 11 percent slopes, eroded	6.76	11.2%	■	> 6.5ft.	IVe	2960	65	45	65
2202	Munjor sandy loam, occasionally flooded	2.76	4.6%	■	> 6.5ft.	IIIw	3550	36	30	36
2817	Uly silt loam, 3 to 6 percent slopes	0.52	0.9%	■	> 6.5ft.	IIIe	2980	75	49	75
Weighted Average						2.87	2959.9	*n 70.4	*n 47.8	*n 69.5

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Born and raised in Topeka, Kansas and now based in Hays, Wyatt has a lifelong connection to the land and a strong appreciation for the region's agricultural and recreational values. Wyatt is a graduate of Hayden Catholic High School and earned his degree in Agricultural Business from Fort Hays State University. His background is deeply rooted in production agriculture, having worked summers and college breaks on his grandfather's farm, where he gained hands-on experience with crops and cattle. This practical knowledge allows him to understand how land functions not only as an investment, but as a working asset.

Prior to joining Midwest Land Group, Wyatt worked as a property adjuster, where he developed a strong eye for detail, valuation, and documentation. That experience translates directly to land sales, allowing him to evaluate properties thoroughly and advocate effectively for his clients. An avid outdoorsman, Wyatt spends much of his time hunting and fishing across Kansas. He has been personally involved in the harvest of numerous world-class whitetail deer, giving him a keen understanding of habitat management, wildlife movement, and what makes a property attractive to serious recreational buyers.

What sets Wyatt apart is his well-rounded knowledge of land management, agriculture, and wildlife, paired with a strong work ethic and client-first mindset. He is driven by the opportunity to help landowners maximize the value of their property and takes pride in guiding clients through a smooth, informed, and successful land sale.



WYATT SCHUMACHER,

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