

MIDWEST LAND GROUP PRESENTS

101 ACRES IN

HARPER COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

STATE LINE TILLABLE, PASTURE, & BUCK TAG

Along the Oklahoma border is 101 +/- acres available for new ownership. The parcel is a mixture of expired CRP, pasture, and some pockets of timber. There were 72.86 acres enrolled in CRP grass that expired September 30th, 2025. The payment per acre was \$47.30 for an annual contract payment of \$3,446. On the west side of the property, there is approximately 22 acres enclosed pasture. This site would be perfect for storing bulls or calving. The expired CRP has excellent forage and enough tree cover to provide thermal cover for wintering animals. An old windmill well is on the north side of the property, but has not been operated in years. There are some very productive soils, including Class I Dale Silt Loam. Turn these acres back into tillable production or raise high-quality feed. There are no active leases, buyer can take immediate possession upon closing.

This area of Southern Kansas is known for trophy whitetail deer genetics. Minerals in the soil, large contiguous ranches with minimal pressure, and abundant food

sources are the recipe. Located just one mile east of the famous Sandy Creek, mature bucks traveling these areas will end up on this farm. This tract has a nice seasonal drain along the eastern boundary with mature timber you could hang a tree stand in. You can access the farm from the north or from the south, giving you the ability to enter downwind undetected. The pasture on the hill is full of plum thickets and deer beds, the kind of place a buck locks down a doe and feels safe. At 101 +/- acres, this farm easily qualifies for a Kansas landowner buck tag but is easy on a budget. Located right on the state line, opportunities to visit from afar and hunt both states legally able to harvest multiple deer in one trip, is a great benefit. Tillable soils along the timber could be planted to a linear food plot with excellent results. This is a great opportunity to expand your production operation or pick up an affordable hunting tract. To schedule a tour, contact the Listing Agent Sean Thomas at (620) 712-2775 or at sthomas@midwestlandgroup.com.



PROPERTY FEATURES

COUNTY: **HARPER** | STATE: **KANSAS** | ACRES: **101**

- Expired CRP
- Fenced pasture
- Mature trees
- Trophy deer area
- Thick cover and bedding
- Access from north & south roads
- Upland bird hunting
- 72.86 tillable acres
- Class I & Class II soils
- Immediate possession
- Kansas & Oklahoma border
- Mineral rights transfer
- Harper County S16, T35, R08
- Adjacent to Waldron, KS



TRAIL CAM PICTURES



EXPIRED CRP



72.86 TILLABLE ACRES



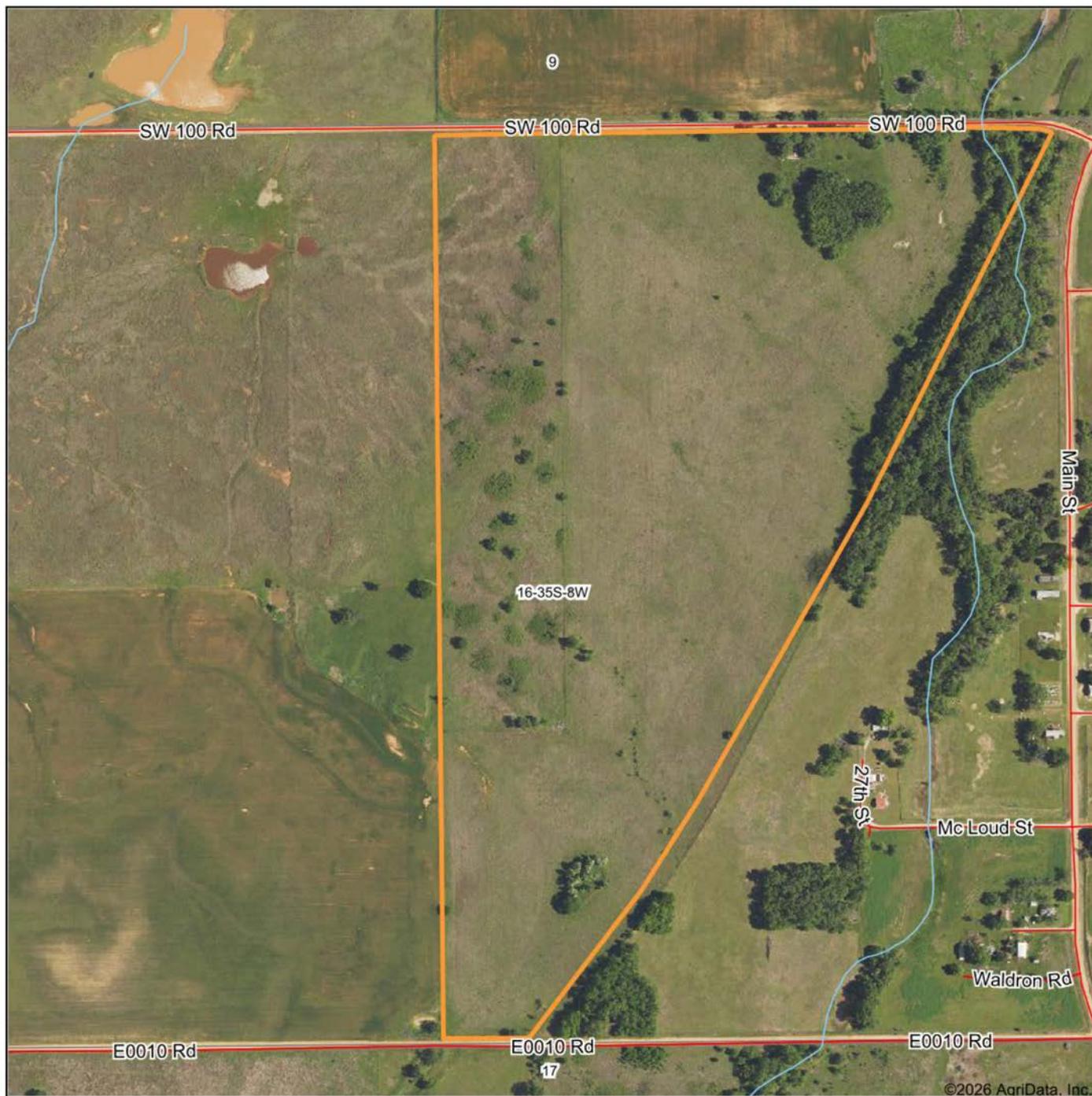
FENCED PASTURE & MATURE TREES



ADDITIONAL TRAIL CAM PICTURES



AERIAL MAP



Boundary Center: 37° 0' 8.93, -98° 11' 16.49

0ft 562ft 1124ft



Maps Provided By:



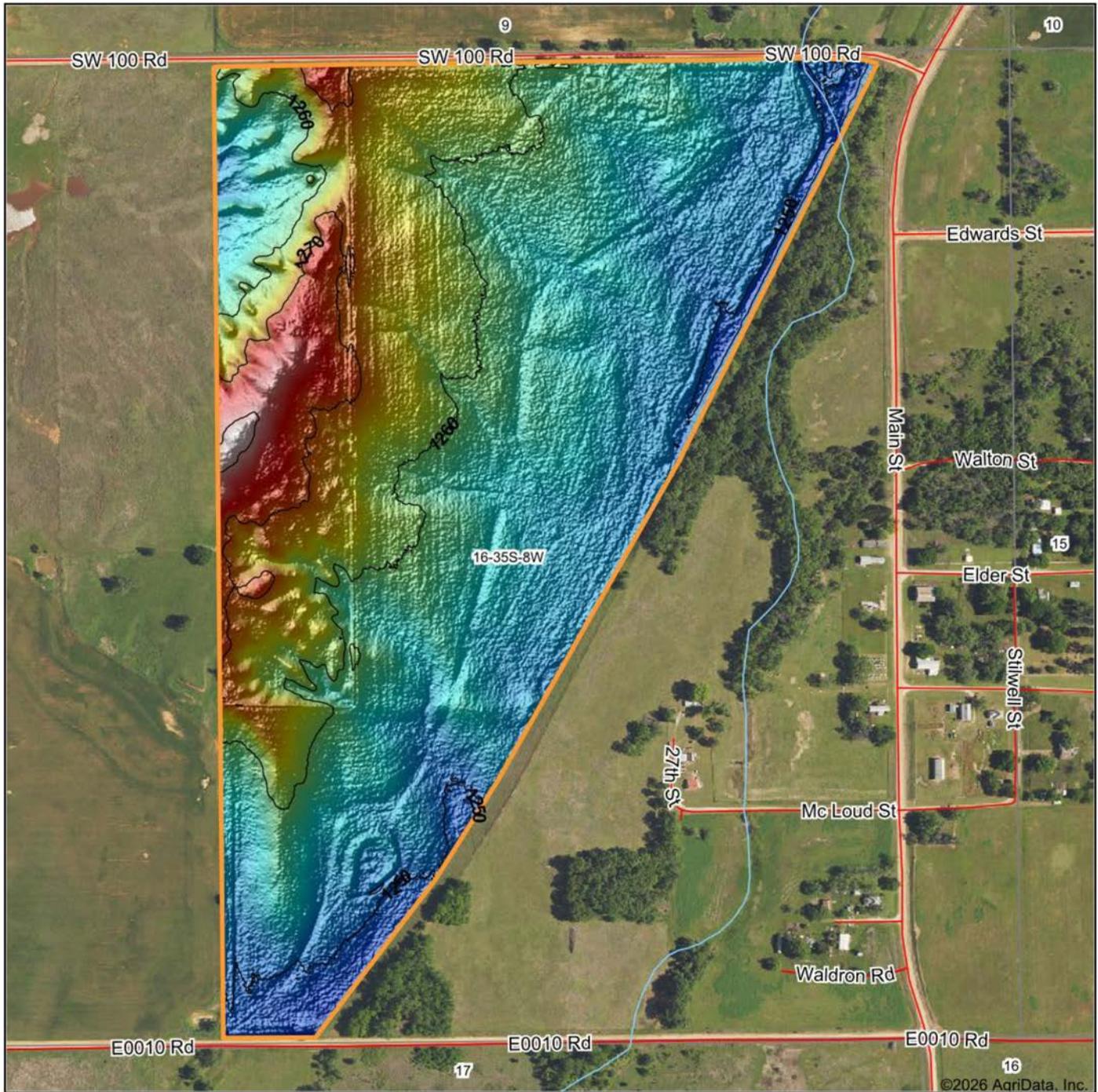
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16-35S-8W
Harper County
Kansas



2/20/2026

HILLSHADE MAP



Low Elevation High



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 10

Min: 1,245.8

Max: 1,282.7

Range: 36.9

Average: 1,258.3

Standard Deviation: 6.69 ft

0ft 522ft 1043ft

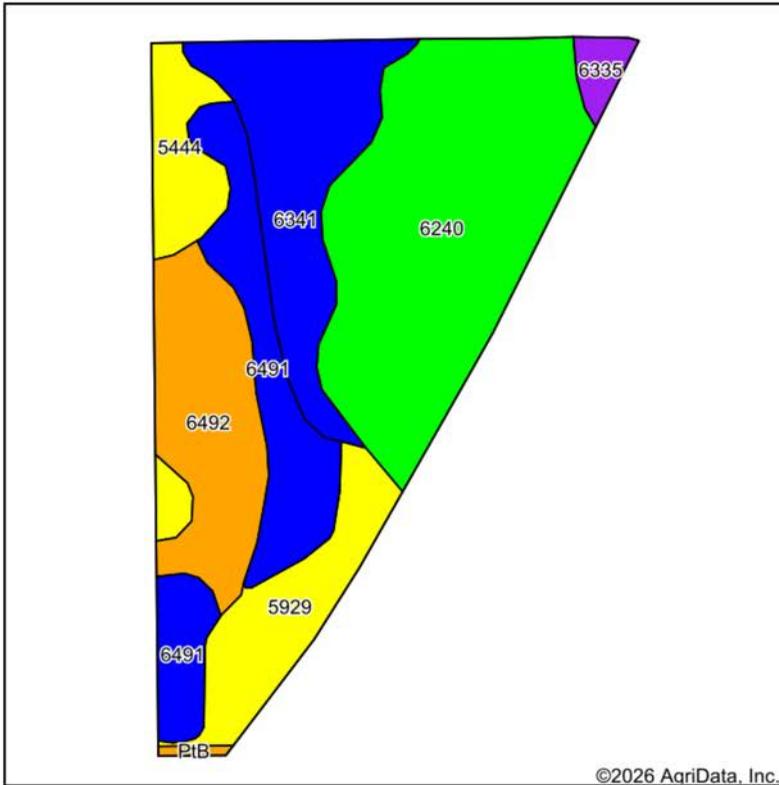


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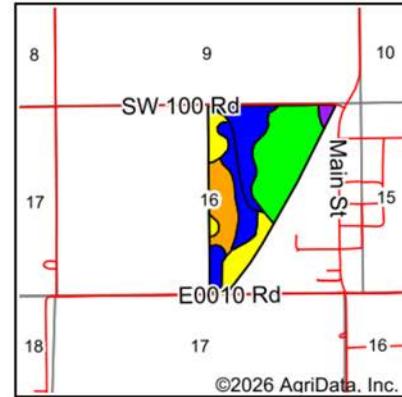
16-35S-8W
Harper County
Kansas

Boundary Center: 37° 0' 8.93, -98° 11' 16.49

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Harper**
 Location: **16-35S-8W**
 Township: **Township No. 2**
 Acres: **100.96**
 Date: **2/20/2026**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: KS077, Soil Area Version: 22
 Area Symbol: OK003, Soil Area Version: 25

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	
6240	Dale silt loam, rarely flooded	36.35	35.9%		> 6.5ft.	Ic	5950	69	52	68	
6341	Grant silt loam, 1 to 3 percent slopes	16.42	16.3%		4.8ft. (Paralithic bedrock)	Ile	4579	72	55	72	
6491	Zellmont sandy loam, 1 to 3 percent slopes	14.93	14.8%		2.6ft. (Paralithic bedrock)	Ile	3000	40	40	38	
6492	Zellmont sandy loam, 3 to 6 percent slopes	14.50	14.4%		2.6ft. (Paralithic bedrock)	IIle	2970	40	40	38	
5929	Pratt loamy fine sand, 5 to 12 percent slopes	10.06	10.0%		> 6.5ft.	Ive	3005	32	31	28	
5444	Quinlan loam, 3 to 6 percent slopes	6.75	6.7%		1.1ft. (Densic bedrock)	IVs	2060	42	36	39	
6335	Drummond loam, 0 to 1 percent slopes, rarely ponded	1.62	1.6%		> 6.5ft.	VIIs	5742	42	10	20	
PTB	Eda sand, 0 to 3 percent slopes	0.33	0.3%		> 6.5ft.	IIle	3930	23	21	19	
Weighted Average							2.18	4299.3	*n 55	*n 45.1	*n 53.1

*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

Sean Thomas has a love and appreciation for the land. Born and raised in Overland Park, KS, Sean graduated from St. Thomas Aquinas High School and earned a B.S. in Park Management and Conservation, with a Minor in Business Administration from Kansas State University. This education refined Sean's natural ability to observe and identify the unique qualities each piece of property holds and communicate that potential to clients so that they can achieve their goals, from vision to completion.

Prior to coming to Midwest Land Group, he spent 10 years in parks and recreation administration, specializing in property management, maintenance, and construction. This hands-on experience provided a unique opportunity to study wildlife behavior, especially waterfowl in different environments. Sean shares that knowledge with clients so they can begin successful wildlife management on their property.

A volunteer with Big Brothers Big Sisters, he enjoys mentoring his little brother and introducing him to the outdoors, whether it be fishing or playing sports. Sean is an avid duck and deer hunter and actively serves in ministries at his local church. Sean and his wife Betsy, live on a farm near Inman, KS with their two dogs, Branch and Briar, surrounded by pastures in the Sandhills.



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