

MIDWEST LAND GROUP PRESENTS



68 ACRES
STAFFORD COUNTY, KS

724 Northwest 10th Avenue, Kansas 67576



MIDWEST LAND GROUP IS HONORED TO PRESENT

WILD HORSE CREEK CABIN AND WOODS

Located just 3 miles north of Saint John on Northwest 10th Avenue, this 68 +/- acre Stafford County property is a rare offering that embodies everything outdoor enthusiasts and country folks dream of owning. This is the kind of land that is not just owned, but respected and lived. Quiet, private, and rich in wildlife, it offers the space, solitude, and natural beauty that define the Kansas way of life.

Nearly the entire property is wooded, with approximately 60 +/- acres of mature timber that creates exceptional wildlife habitat and true seclusion. Established bedding ground, natural travel corridors, and existing tree stands make this a premier hunting property with a proven history of whitetail deer, turkey, and other Kansas game. The layout of the timber offers ideal setups for both bow and rifle seasons, providing a property that has been perfected with time.

What truly sets this land apart is the care and stewardship it has received over the decades. The current owners, and even the previous owner before them, a local game warden, have long been treated as a wildlife sanctuary. This land has always been in the hands of true sportsmen who understood the balance between enjoying the outdoors and protecting it. That respect is evident in the health of the timber, the quality of the habitat, and the consistent wildlife presence throughout the property. It is a place where the land has been allowed to thrive naturally.

At the south end of the property, where the trees open up, sits a beautifully positioned home overlooking wide open Kansas skies and unforgettable sunsets. The home offers 1,458 finished square feet with two bedrooms and two bathrooms, creating a comfortable and welcoming retreat after a day in the woods. A

wood-burning fireplace anchors the living space, making it the perfect gathering spot during cold mornings and long winter evenings. Wildlife is frequently seen grazing in the yard, a daily reminder of the peaceful, secluded nature of this setting.

The home includes a full, partially finished basement that provides ample storage or future expansion potential, along with an attached two-car garage offering 729 square feet. A carport added in 2008 adds additional covered parking or equipment storage. Several outbuildings further enhance the property, including a 1980 storage shed and a larger 1995 storage shed equipped with a wood-burning stove. This space is ideal for equipment storage, a workshop, or a dedicated processing area during hunting season. A greenhouse is already in place for those interested in gardening or expanding self-sufficient living.

The land is fully fenced and currently set up for livestock, complete with a water tank, allowing for agricultural use such as cattle and horses, while preserving the property's recreational appeal. This balance of function and recreation makes the property as practical as it is enjoyable.

Whether your vision is a premier Kansas hunting property, a secluded country home tucked back in the woods, or a legacy property, this Stafford County acreage delivers on every level. Properties offering this degree of privacy, proven hunting, thoughtful stewardship, and quality improvements in such a desirable area of central Kansas are exceptionally rare. This is more than land. It is a sanctuary, a retreat, and a place where the outdoors is not just visited, but lived.

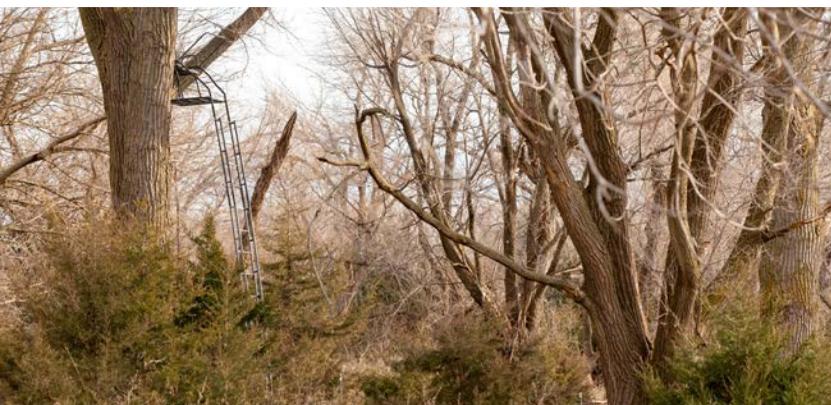
PROPERTY FEATURES

COUNTY: **STAFFORD** | STATE: **KANSAS** | ACRES: **68**

- 68 +/- acres
- Stafford County
- Near Quivira Wildlife Refuge
- 3.5 miles north of Saint John, Kansas
- 1 mile from Highway 281
- S9, T23, R13
- Nearly all timber
- Bedding ground
- High wildlife traffic
- Whitetail deer and Rio turkey hunting
- Existing tree stands
- Wild Horse Creek
- 1,458 square feet home
- Built 1994
- 2 bedrooms
- 2 bathrooms
- Wood-burning fireplace
- Full unfinished basement
- Sunrise views
- Sunset views
- Two-truck garage
- 729 square feet garage
- Carport 2008
- Storage shed 1980
- Storage shed 1995
- Woodstove-heated shed
- Gutting shed
- Workshop space
- Greenhouse
- Fully fenced
- Turnkey cattle setup
- Water tank



68 +/- ACRES



2 BEDROOM AND 2 BATHROOM HOME



ADDITIONAL OUTBUILDINGS



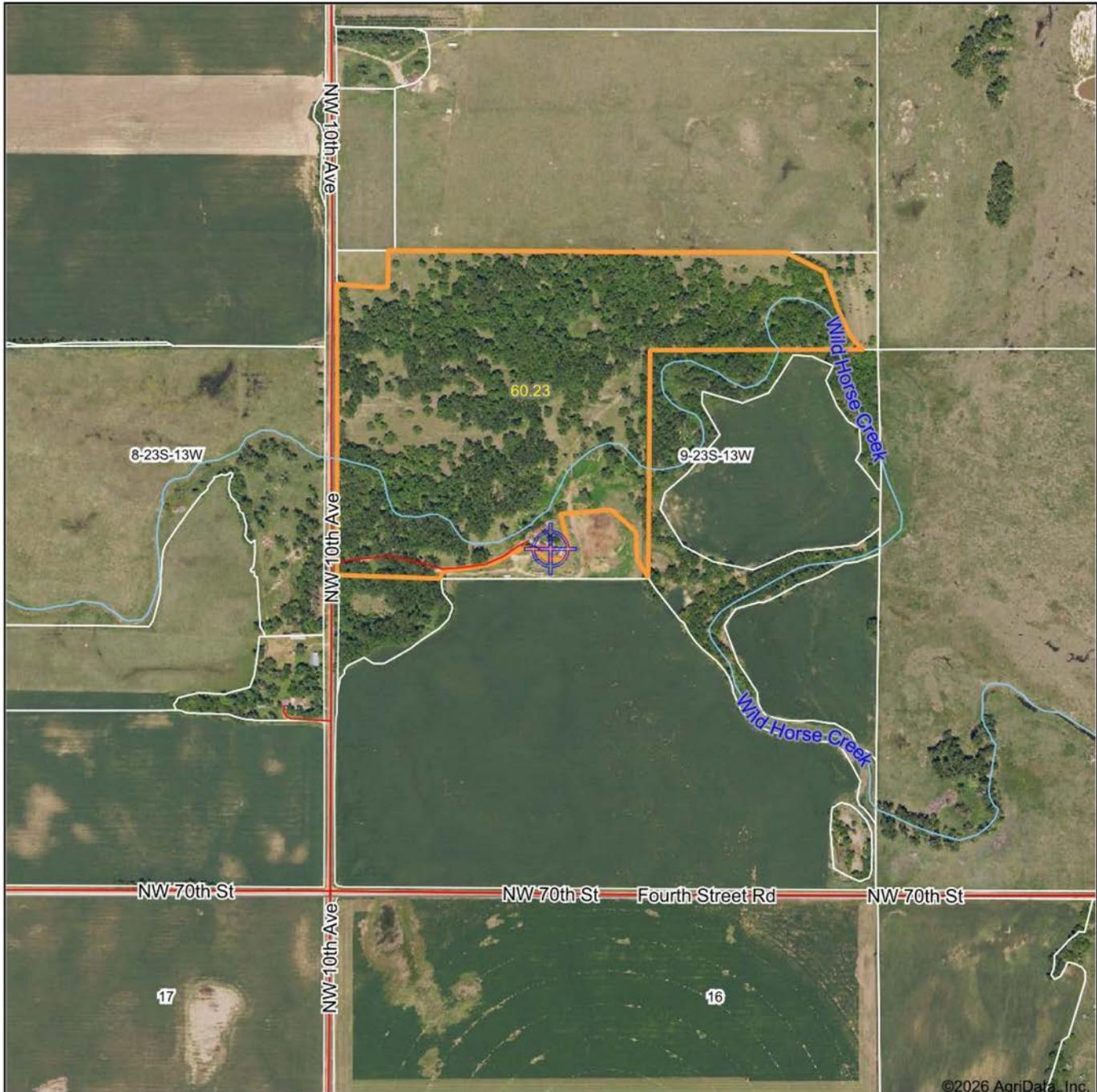
NEARLY ALL TIMBER



HIGH WILDLIFE TRAFFIC



AERIAL MAP



Boundary Center: 38° 3' 50.65, -98° 45' 41.43

0ft 756ft 1513ft

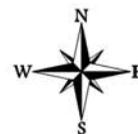


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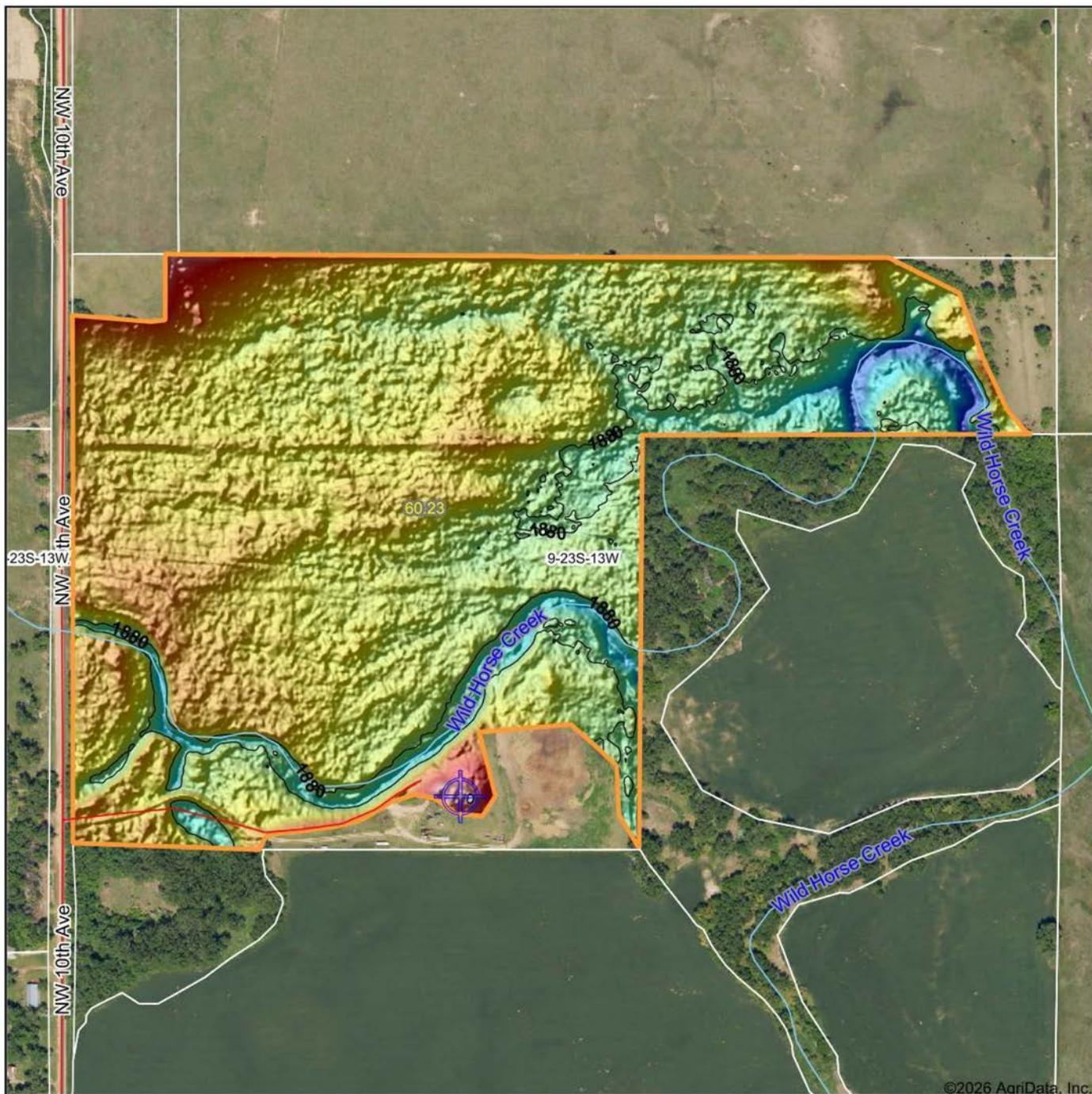
9-23S-13W
Stafford County
Kansas



2/16/2026

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

HILLSHADE MAP



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Source: USGS 1 meter dem
 Interval(ft): 10
 Min: 1,872.9
 Max: 1,891.6
 Range: 18.7
 Average: 1,881.7
 Standard Deviation: 1.9 ft



9-23S-13W
Stafford County
Kansas

Boundary Center: 38° 3' 50.65, -98° 45' 41.43



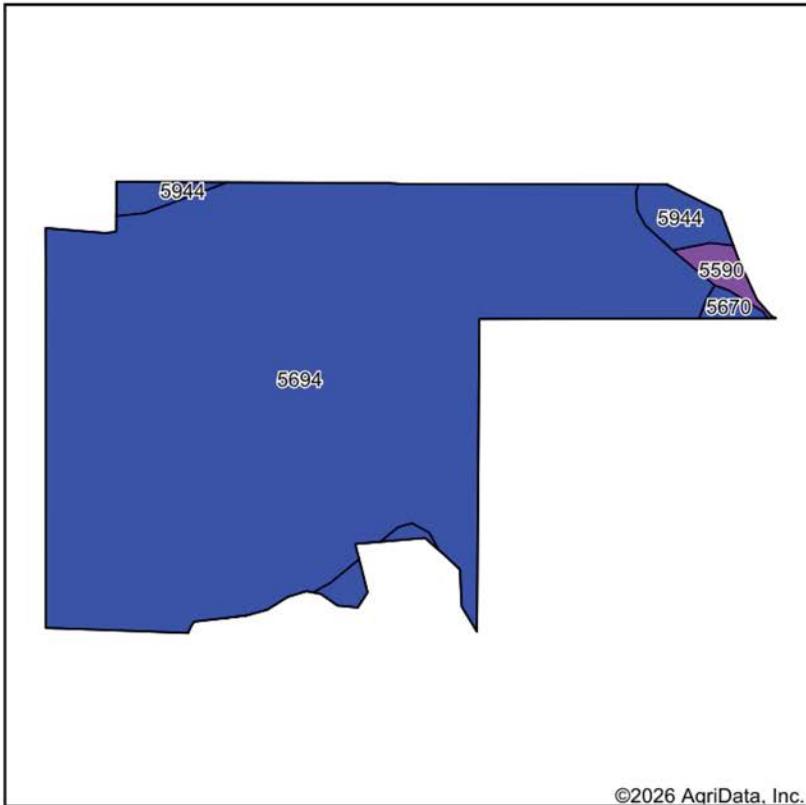
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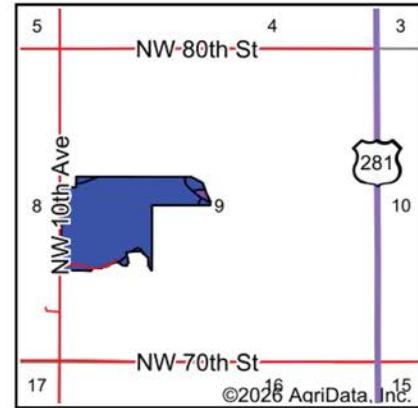
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Field borders provided by Farm Service Agency as of 5/21/2008.

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Stafford**
 Location: **9-23S-13W**
 Township: **St. John**
 Acres: **60.23**
 Date: **2/16/2026**



Maps Provided By:
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 CUSTOMIZED ONLINE MAPPING
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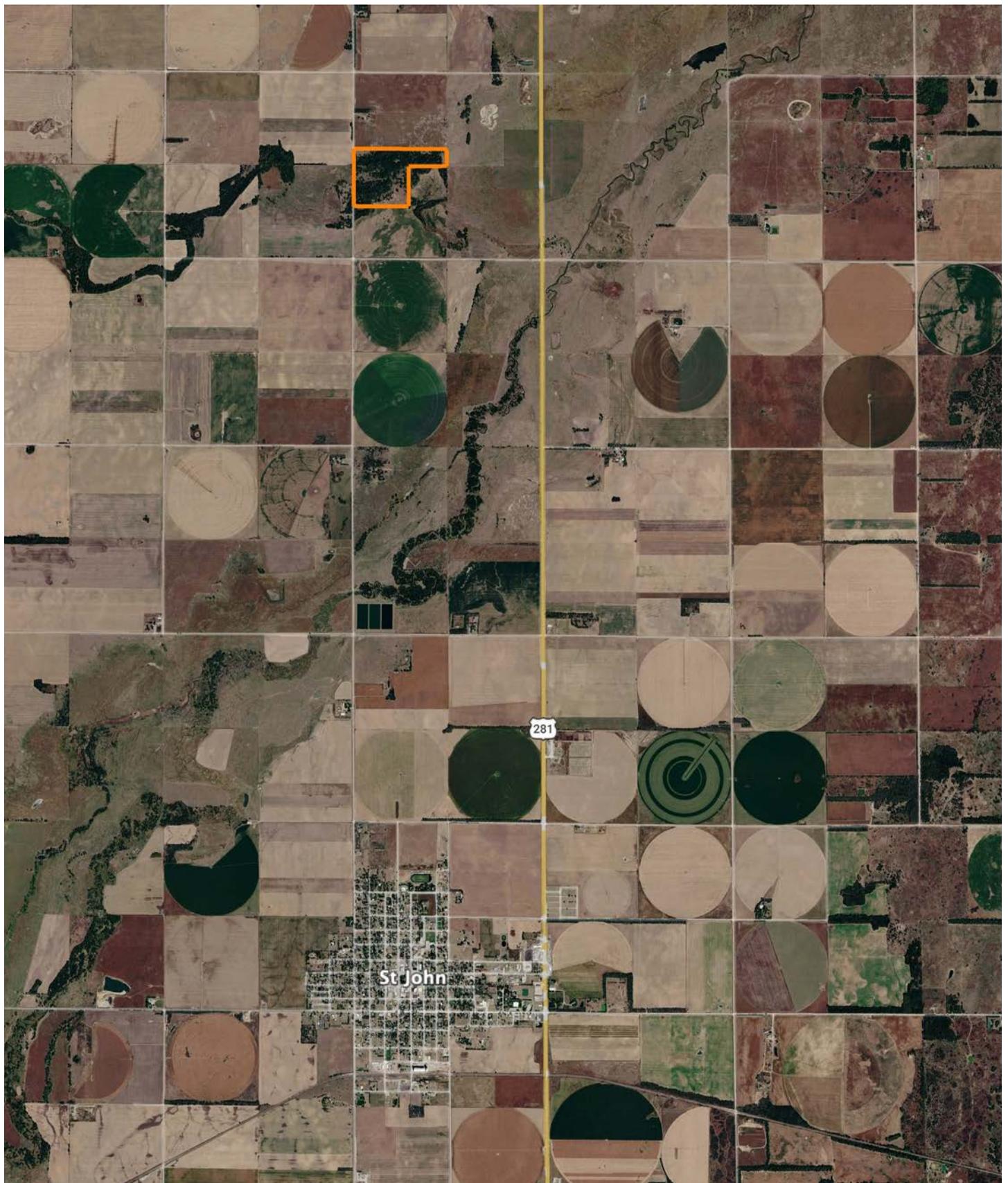
Area Symbol: KS185, Soil Area Version: 22

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
5694	Zenda-Natrustolls complex, occasionally flooded	56.80	94.3%		> 6.5ft.	Ilw	5880	63	43	62
5944	Saltcreek and Naron fine sandy loams, 1 to 3 percent slopes	2.36	3.9%		> 6.5ft.	Ile	3055	57	46	57
5590	Natrustolls, occasionally flooded	0.70	1.2%		> 6.5ft.	Vls	5040	22	3	22
5670	Waldeck fine sandy loam, occasionally flooded	0.37	0.6%		> 6.5ft.	Ile	6050	44	42	44
Weighted Average						2.05	5760.6	*n 62.2	*n 42.6	*n 61.2

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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

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