

MIDWEST LAND GROUP PRESENTS

220 ACRES IN

DICKINSON COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

WHERE MATURE KANSAS BUCKS ARE THE STANDARD — NOT THE EXCEPTION

For more than 16 years, two dedicated land stewards have managed this property with a singular focus: building and maintaining a mature, trophy-class whitetail herd. Not casually hunted. Not partially managed. Intensively and intentionally developed with discipline, restraint, and long-term vision. Located just north of Chapman, Kansas in highly sought-after Dickinson County, Kansas, this 220-acre farm represents what serious whitetail hunters across the country spend years searching for — and rarely find available.

The result is a property where multiple mature shooter bucks are encountered every single season. Trophy deer have been harvested here year after year, and just as importantly, many more have been intentionally passed to grow older and strengthen the genetics. The age structure on this farm did not happen by accident — it is the product of patience and low pressure. Neighboring hunting pressure remains minimal, allowing bucks to reach full maturity and move with confidence. Detailed trail camera history and harvest photos document the caliber of deer this property consistently produces.

The habitat is equally impressive. 70 +/- acres of mature hardwood timber provide the kind of security cover older Kansas bucks demand, while 154 +/- acres of native grasses create expansive bedding areas that support both whitetails and a thriving upland bird population. These grasses provide exceptional thermal cover in

winter, protection during the rut, and ideal nesting habitat for pheasant and quail. Timbered sections on the farm have proven to be reliable corridors for mature bucks throughout the season, as well as consistent shed-producing areas each spring. There is a particular bedding location on this property that turns “on” during the rut every year — and the current owners know it well.

Movement patterns here are not guessed — they are understood. Food plots are positioned to influence travel. Entry and exit routes have been carefully designed to work with multiple wind directions, allowing hunters to access stands without educating deer. Established blinds offer comfortable, low-impact setups suitable for all ages, keeping hunters concealed and out of the elements while deer filter from native grass bedding into feeding areas like clockwork. This is not a property you need to learn over time — it is one that is already dialed in for immediate success.

Beyond whitetails, the farm supports a strong turkey population, healthy numbers of upland birds, and predator hunting opportunities including bobcat and coyote. Multiple ponds provide reliable year-round water sources. Two drilled wells sit on opposite ends of the property, power is already in place, and a 500-yard shooting range adds both recreational and practical value.

Despite its private, quiet setting, the farm sits less than ten minutes from town on a well-maintained gravel road, offering easy access without sacrificing seclusion. There are no hunting leases in place, mineral rights remain intact, and the grassland habitat presents optional future income potential if desired.

What makes this property truly rare is not just its acreage or habitat diversity — it is the time embedded within it. 16 + years of selective harvest, strategic improvements, disciplined management, and low pressure cannot be

recreated overnight. In today's market, finding a farm that is fully developed, thoroughly proven, and genuinely turn-key is exceptionally difficult — especially in a region known for producing mature Kansas whitetails.

Properties like this are typically held, not sold. And when they do become available, they do not linger.

For the buyer who understands the value of time, genetics, and opportunity, this is not just a farm — it is a system built for continued success and a legacy ready to be carried forward.

PROPERTY FEATURES

COUNTY: **DICKINSON** | STATE: **KANSAS** | ACRES: **220**

- 220 total acres in Dickinson County, Kansas
- 70 +/- acres of mature hardwood timber
- 154 +/- acres of native grasses supporting bedding and upland habitat
- 16 + years of intentional trophy whitetail management
- Multiple mature shooter bucks encountered every season
- Documented history of trophy deer with trail camera and harvest photos
- Low neighboring hunting pressure
- Established rut hotspot bedding area
- Timbered draw known for mature buck movement and shed production
- Multiple established food plots
- Strategically designed wind-based access routes
- Established blinds for all ages
- Multiple ponds with reliable water
- Two drilled wells
- Power in place
- 500-yard shooting range
- Strong turkey population
- Healthy pheasant and quail numbers
- Predator hunting (bobcat & coyote)
- Mineral rights intact
- No hunting leases
- Less than 10 minutes from Chapman, Kansas



70 +/- ACRES OF HARDWOOD TIMBER



154 +/- ACRES OF NATIVE GRASSES



ESTABLISHED BLINDS



MULTIPLE PONDS



HARVEST PHOTOS



TRAIL CAM PHOTOS

Trophy deer have been harvested here year after year, and just as importantly, many more have been intentionally passed to grow older and strengthen the genetics. Beyond whitetails, the farm supports a strong turkey population, healthy numbers of upland birds, and predator hunting opportunities including bobcat and coyote.



AERIAL MAP



Boundary Center: 38° 59' 54.54, -97° 2' 55.65



Maps Provided By:

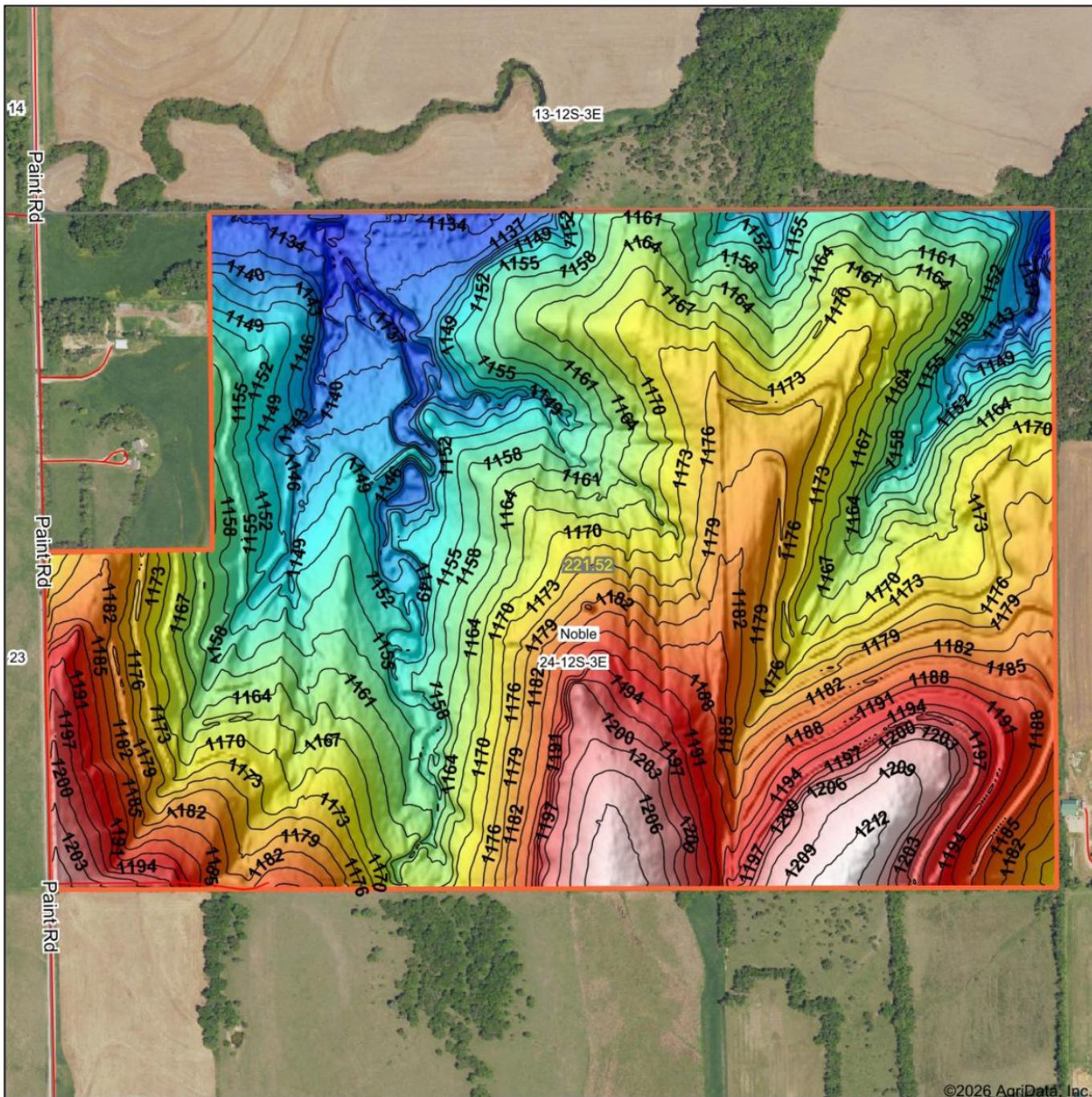


24-12S-3E
Dickinson County
Kansas



1/28/2026

HILLSHADE MAP



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Low Elevation High

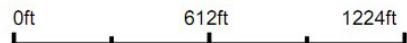


Maps Provided By:



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Source: USGS 3 meter dem
 Interval(ft): 3
 Min: 1,128.5
 Max: 1,213.6
 Range: 85.1
 Average: 1,170.4
 Standard Deviation: 18.54 ft

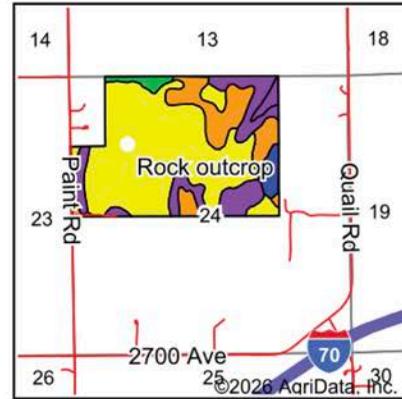
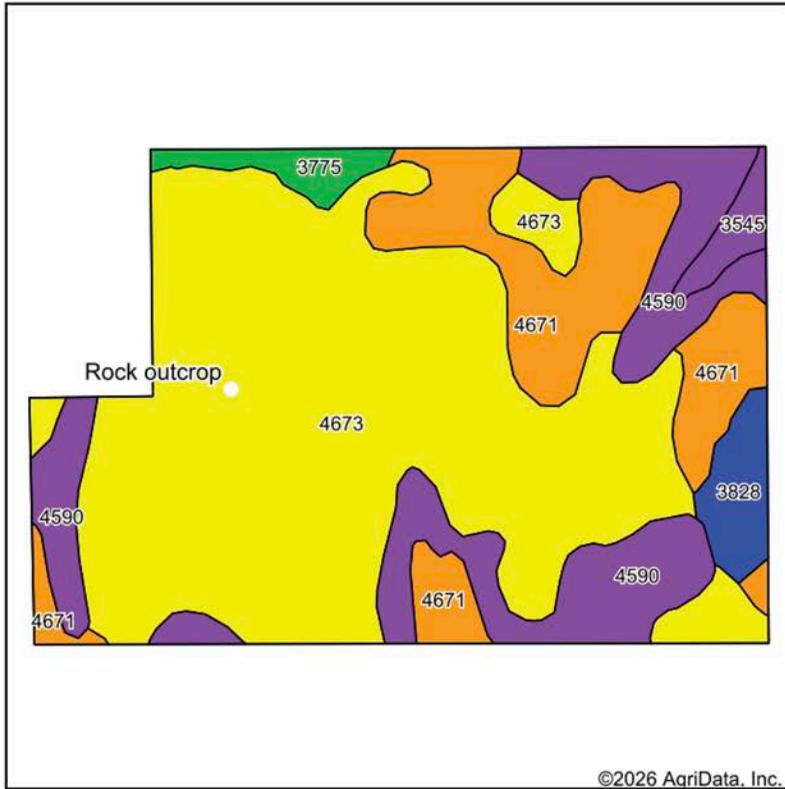


1/28/2026

24-12S-3E
 Dickinson County
 Kansas

Boundary Center: 38° 59' 54.54, -97° 2' 55.65

SOILS MAP



State: **Kansas**
 County: **Dickinson**
 Location: **24-12S-3E**
 Township: **Noble**
 Acres: **221.52**
 Date: **1/28/2026**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: KS041, Soil Area Version: 24										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall
4673	Inwin silty clay loam, 3 to 7 percent slopes	132.27	59.7%		> 6.5ft.	Moderately well drained	IVe	IVe	3550	58
4590	Clime-Sogn complex, 3 to 20 percent slopes	38.55	17.4%		2.5ft. (Paralithic bedrock)	Well drained	Vle		3310	36
4671	Inwin silty clay loam, 1 to 3 percent slopes	36.12	16.3%		> 6.5ft.	Moderately well drained	IIIIs	IIIIs	3585	56
3828	Crete silty clay loam, 1 to 3 percent slopes	6.50	2.9%		> 6.5ft.	Moderately well drained	Ile	Ile	3645	63
3775	Muir silt loam, rarely flooded	4.62	2.1%		> 6.5ft.	Well drained	Iw	Iw	4655	81
3545	Hobbs silt loam, channeled, frequently flooded	3.46	1.6%		> 6.5ft.	Well drained	Vw		5710	44
Weighted Average							4.08	*-	3573.5	*n 54.3

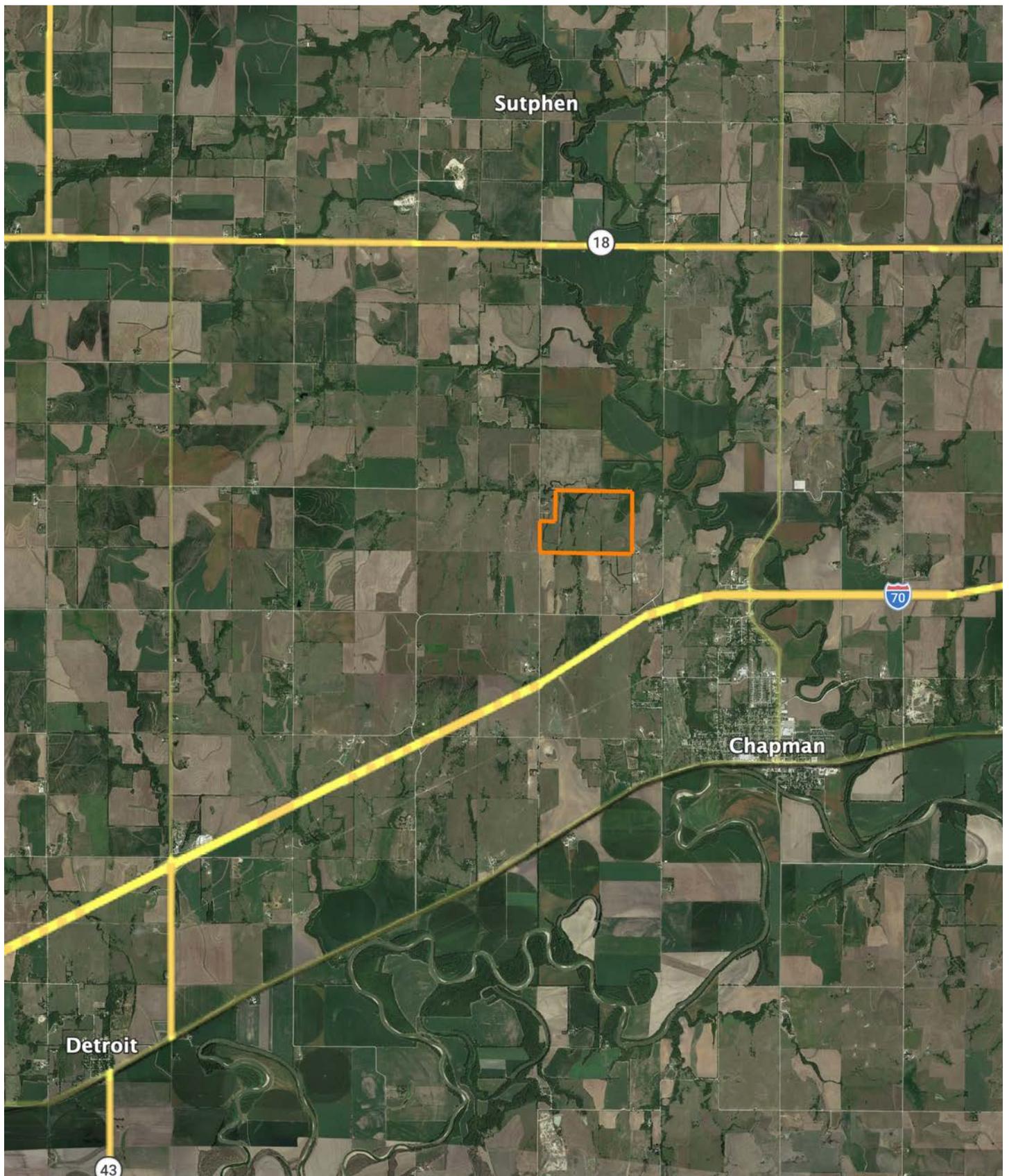
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Symbol	Name	Description
ROC	Rock outcrop	An exposure of bedrock at the surface of the earth. Not used where the named soils of the surrounding map unit are shallow overbedrock or where Rock outcrop is a named component of the map unit. Typically 0.5 to 3 acres.

OVERVIEW MAP



AGENT CONTACT

Born in Manhattan and now residing in Junction City, KS, Josh Hubbard's roots run deep in Kansas soil. A Kansas State University alumnus, Josh Hubbard's passion for the outdoors, land, and the rich heritage of his home state is evident in everything he does. Having been a licensed realtor in Kansas for over three years, Josh's professional journey spans residential, land, and investment properties. His deep-seated love for nature drove him to specialize in land sales. The exhilarating allure of the great outdoors always beckoned, and when he discovered Midwest Land Group, he knew he'd found his true calling.

Josh's connection to the land is personal, evolving from childhood hunting trips with his father to sharing these outdoor traditions with his own sons, Liam and Jace. His vision extends beyond just business; he's on a mission to make land ownership a cherished reality for families, grounded in the belief that owning a piece of land is one of life's greatest joys.

His professional journey, ranging from athletics to real estate, has ingrained in him values of dedication, teamwork, and service. Rooted in faith, with God at the center of his life, he sees his career as a service, a means to make the dream of land ownership a reality for many.

Reach out to Josh today and let his passion, expertise, and dedication guide you in your land ownership journey in Central Kansas. Whether it's an acre or a thousand, Josh is here to make your dream a reality.



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