

MIDWEST LAND GROUP PRESENTS

159 ACRES

# HODGEMAN COUNTY, KS

M ROAD, HANSTON, KANSAS 67849



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# M-ROAD RANCH AND LODGE

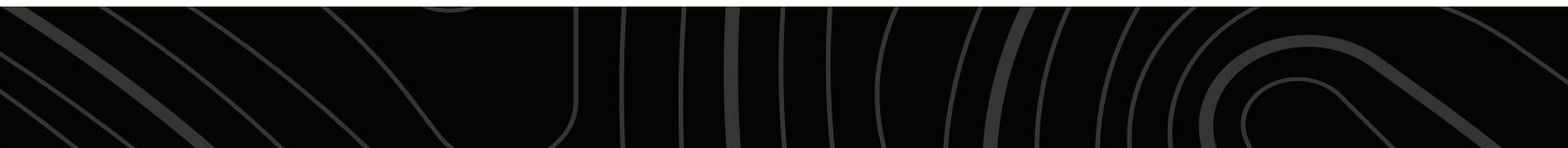
Welcome to M-Road Ranch! This 159 +/- acre turn-key hunting retreat in western Kansas offers proven wildlife habitat, incredible views, income potential, comfortable lodging, and a rare investment opportunity with owner financing available at only 5% interest! With today's high lending environment, this appealing financing option allows buyers to secure a recreational asset with favorable terms while investing in a property that can be enjoyed today and held for future appreciation.

This property combines rolling native grass, crop ground, and a natural wildlife travel corridor to create excellent habitat for mature whitetail deer. Located in a low-pressure area, M-Road Ranch gives hunters the opportunity to manage deer, watch bucks mature year after year, and experience the wide-open style of western Kansas hunting. Mule deer and elk have also been spotted in the area, adding to the unique wildlife appeal. The property is hunt-ready with a Redneck blind and feeder in place, allowing the next owner to step

in and enjoy immediately. In addition to trophy deer potential, the area offers strong pheasant and quail hunting opportunities.

Adding even more value, the property includes a fully furnished, newly remodeled hunting cabin located just five minutes away in Hanston, Kansas. The cabin provides the perfect hunting camp setup, complete with nearby garage space for storing equipment, a side-by-side, or creating a processing area. Additional lots with utility hookups may also be available, offering future expansion or investment potential.

With crop income, turn-key improvements, lodging, and a rare 5% owner financing option, M-Road Ranch offers more than just a hunting property. It is an opportunity to own a tangible land investment with flexible purchasing terms, recreational enjoyment, and long-term upside while enjoying everything the West has to offer!



# PROPERTY FEATURES

COUNTY: **HODGEMAN** | STATE: **KANSAS** | ACRES: **159**

- SW/4 of Section 33, Township 22, Range 21
- 159 +/- total acres
- 40 +/- acres tillable west side
- 25 +/- acres tillable east side
- 94 +/- acres pasture
- 1/3, 2/3 crop share agreement
- Western Kansas hunting
- Turn-key deer setup
- Unpressured hunting area
- Proven whitetail habitat
- Mule deer & elk sightings
- Pheasant & quail hunting
- Native grass & crop ground mix
- Natural travel corridor (draw)
- Excellent visibility for glassing
- Established hunting improvements
- Redneck blind/feeder included
- Strong deer genetics
- Crop income
- Rolling grassland topography
- Stunning Kansas sunsets
- Fully furnished, remodeled cabin
- 5 miles to Hanston, KS
- Safe, in-town lodge location
- Garage
- Potential Airbnb income
- Partial owner financing



# NATIVE GRASS & CROP GROUND MIX

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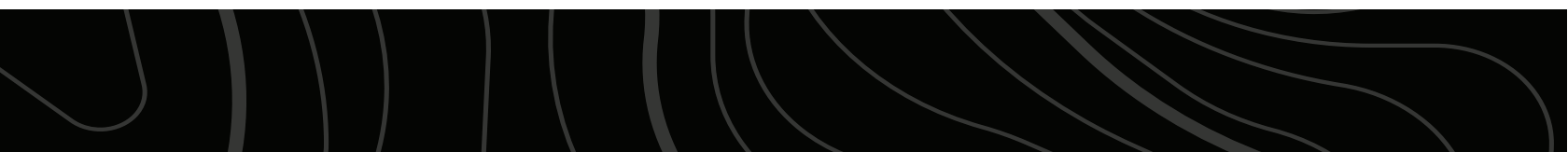
# WINDING DRAW

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# TURN-KEY DEER SETUP

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# TRAIL CAM PICTURES

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# CABIN MAP

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# AERIAL MAP



Boundary Center: 38° 5' 27.83, -99° 38' 17.96



Maps Provided By:



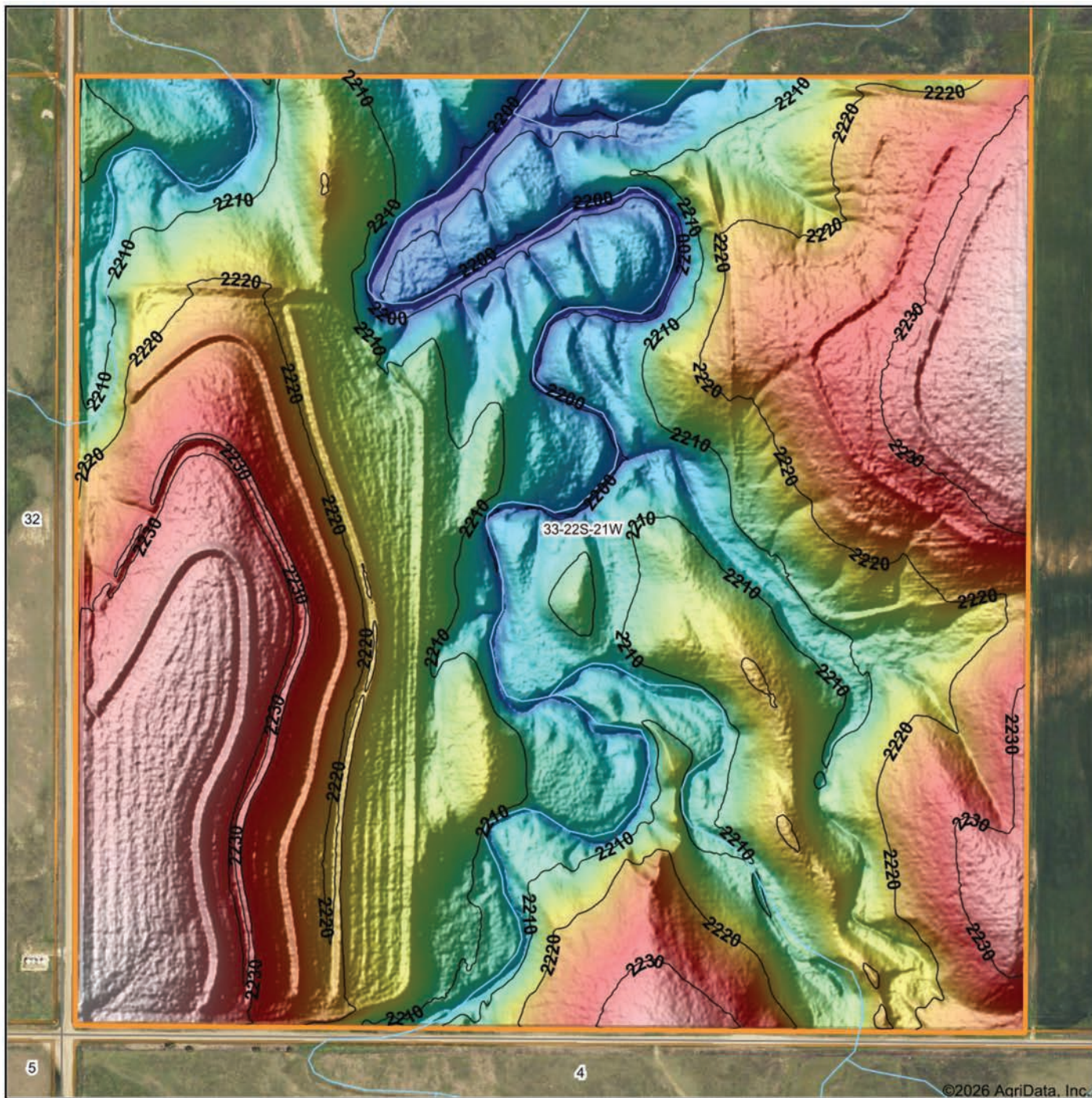
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**33-22S-21W**  
**Hodgeman County**  
**Kansas**



3/25/2026

# HILLSHADE MAP



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Low Elevation High



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 10

Min: 2,196.0

Max: 2,238.9

Range: 42.9

Average: 2,218.0

Standard Deviation: 10.24 ft

0ft 430ft 859ft

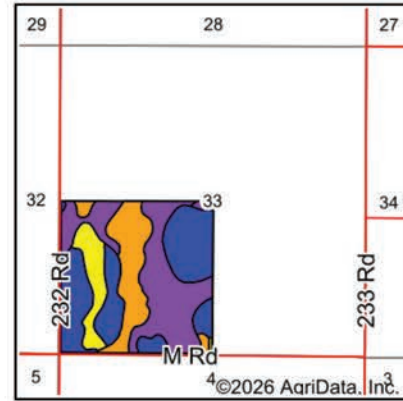
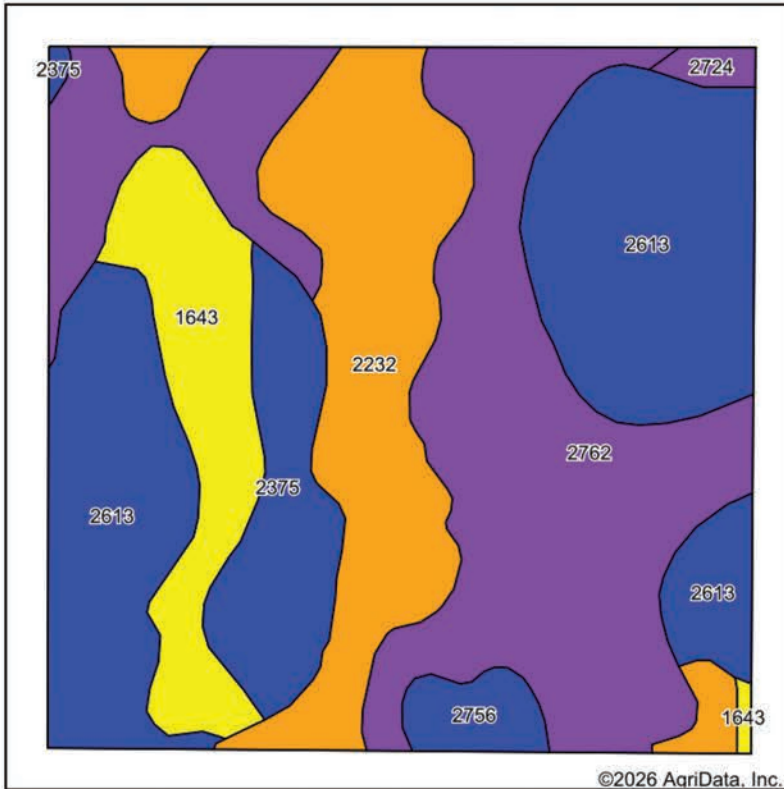


3/25/2026

**33-22S-21W**  
**Hodgeman County**  
**Kansas**

Boundary Center: 38° 5' 27.83, -99° 38' 17.96

# SOILS MAP



State: **Kansas**  
 County: **Hodgeman**  
 Location: **33-22S-21W**  
 Township: **Marena**  
 Acres: **158.19**  
 Date: **3/25/2026**



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

Area Symbol: KS083, Soil Area Version: 22

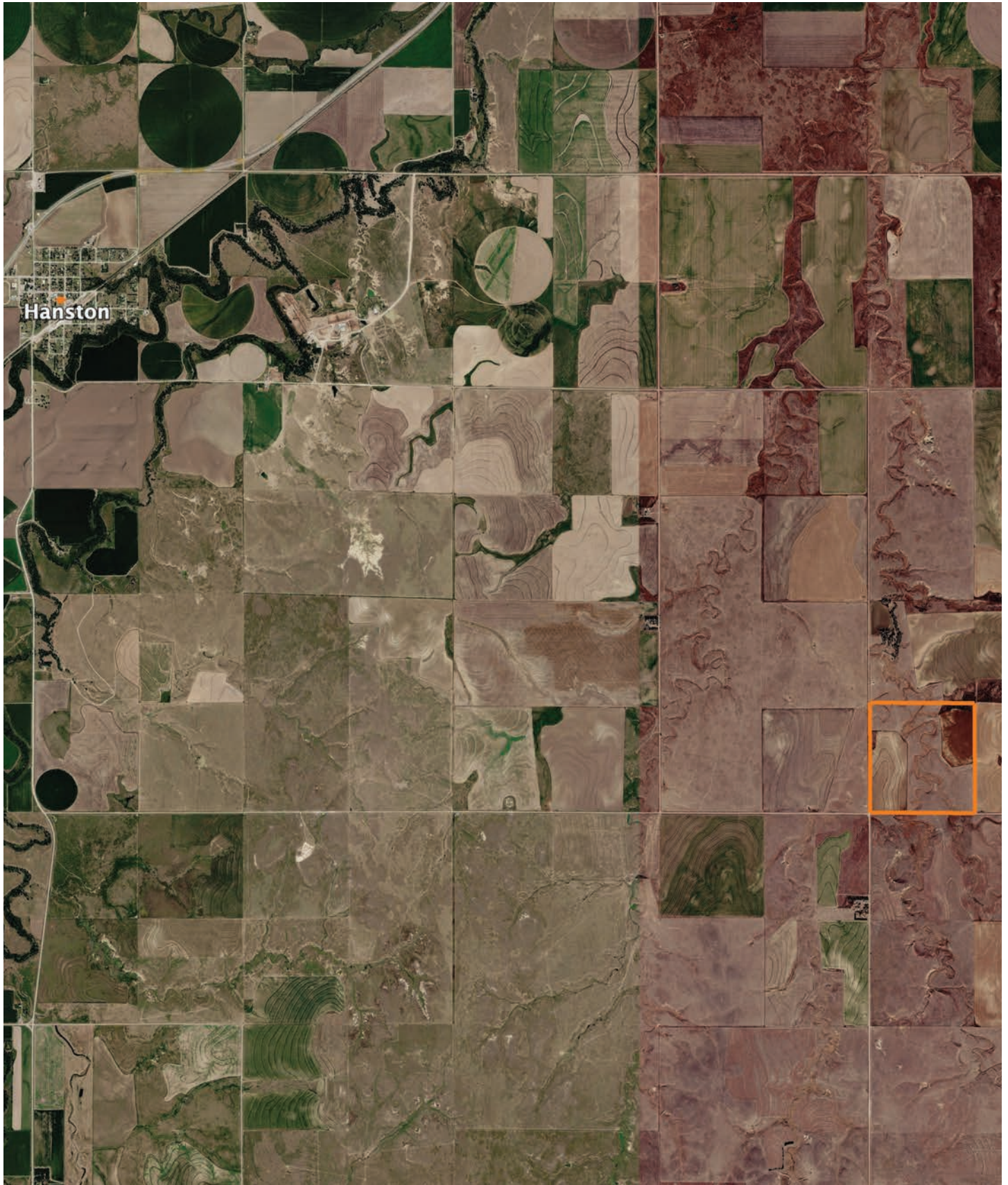
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
2762	Penden-Humbarger complex, 0 to 12 percent slopes	52.15	33.0%		> 6.5ft.	Vle	3058	62	41	62
2613	Hamey silt loam, 1 to 3 percent slopes	44.71	28.3%		> 6.5ft.	Ile	3002	68	51	68
2232	Roxbury-Bridgeport complex, channeled, frequently flooded	28.15	17.8%		> 6.5ft.	IIIw	4453	44	28	44
1643	Kim-Penden silty clay loams, 3 to 6 percent slopes, eroded	15.48	9.8%		> 6.5ft.	IVe	2620	53	35	53
2375	Roxbury silt loam, rarely flooded	11.90	7.5%		> 6.5ft.	Ile	3513	76	50	76
2756	Penden silty clay loam, 1 to 3 percent slopes	3.24	2.0%		> 6.5ft.	Ile	2640	68	45	68
2757	Penden silty clay loam, 3 to 7 percent slopes	1.48	0.9%		> 6.5ft.	IIIe	2715	67	44	67
2724	Nibson-Wakeen loams, 3 to 20 percent slopes	1.08	0.7%		1.6ft. (Paralithic bedrock)	Vle	2270	40	26	36
<b>Weighted Average</b>						<b>3.73</b>	<b>3264.6</b>	<b>*n 60.7</b>	<b>*n 41.6</b>	<b>*n 60.7</b>

\*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

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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**  
LAND AGENT  
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**MidwestLandGroup.com**

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