

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

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Welcome to M-Road Ranch! Spanning 159 acres of classic western Kansas country, this turn-key deer property brings together big, open views, a proven hunting setup, and fully furnished lodging to create a true ready-to-enjoy camp from day one. This property also stands out as an excellent investment opportunity, offering immediate enjoyment, income potential, and long-term value, with a partial owner financing option available on the land at a low interest rate.

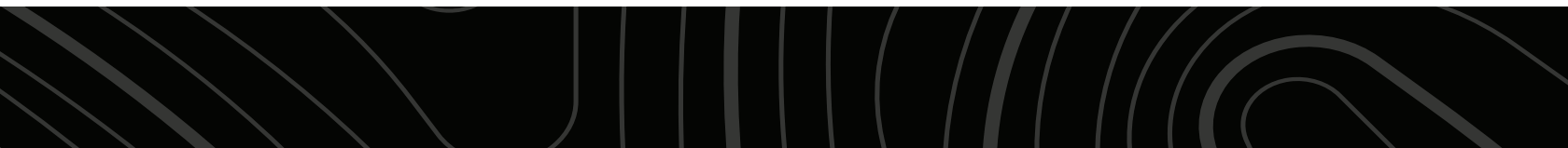
This is a western Kansas dream camp where the experience is as big as the country itself. Wide open prairie, rolling grasslands, and crop ground create the kind of habitat where you can glass deer from a distance and watch the entire story unfold from your stand. There is nothing quite like seeing a buck step out on the horizon and having the time to watch him work his way in or slip just out of range, reminding you why this style of hunting is so addictive. With a lookout view like this one, you are guaranteed a show with every hunt.

Located in an unpressured area, this is the kind of place where you can truly manage and enjoy your herd. Watch your bucks grow and follow them year after year until they reach full maturity. With strong genetics, native

grass cover, reliable food sources, and a winding draw that naturally funnels wildlife movement, this property offers not just a hunt, but the opportunity to build a long-term hunting legacy and create memories that will last a lifetime.

What truly sets this property apart is how complete it is from day one. A Redneck blind and feeder are already in place, giving you a proven setup and the immediate ability to step in and start hunting without additional time or expense. The area supports a strong population of whitetail deer, while also being far enough west to offer occasional opportunities at mule deer. Elk have even been spotted on the property, adding to its unique and diverse wildlife appeal. Upland bird hunting is equally impressive, with healthy populations of pheasant and quail providing additional recreation throughout the season. And when the day winds down, the sunsets stretch endlessly across the prairie, offering views that simply cannot be replicated.

Beyond the recreational appeal, M-Road Ranch presents a rare opportunity from an investment standpoint. With crop income in place and a partial owner financing option available at a low interest rate, buyers have the flexibility



to structure a purchase that makes financial sense while holding a property with strong long-term upside.

To add even more investment potential, a fully furnished, newly remodeled one-room cabin is located just five minutes away in the quiet town of Hanston, Kansas. Situated on Broadway in a safe and convenient location, it offers the ideal hunting camp setup with the added benefit of nearby town amenities. Whether used as a private lodge, a secure offseason base, or a potential Airbnb investment, this cabin brings both flexibility and value to the property. The investment opportunity does not stop there. In addition to the cabin, there is also

potential to purchase additional turn-key lots with utility hookups already in place, creating even more room for an entrepreneur or investor to expand, dream, and build for the future. The cabin itself is exceptionally well done, with virtually everything new and included as shown. A garage located directly beside it offers excellent space for storing a side-by-side, equipment, or even setting up a functional processing area.

From the moment you arrive, this property is ready for immediate use, allowing the next owner to step in and enjoy an investment that captures 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:



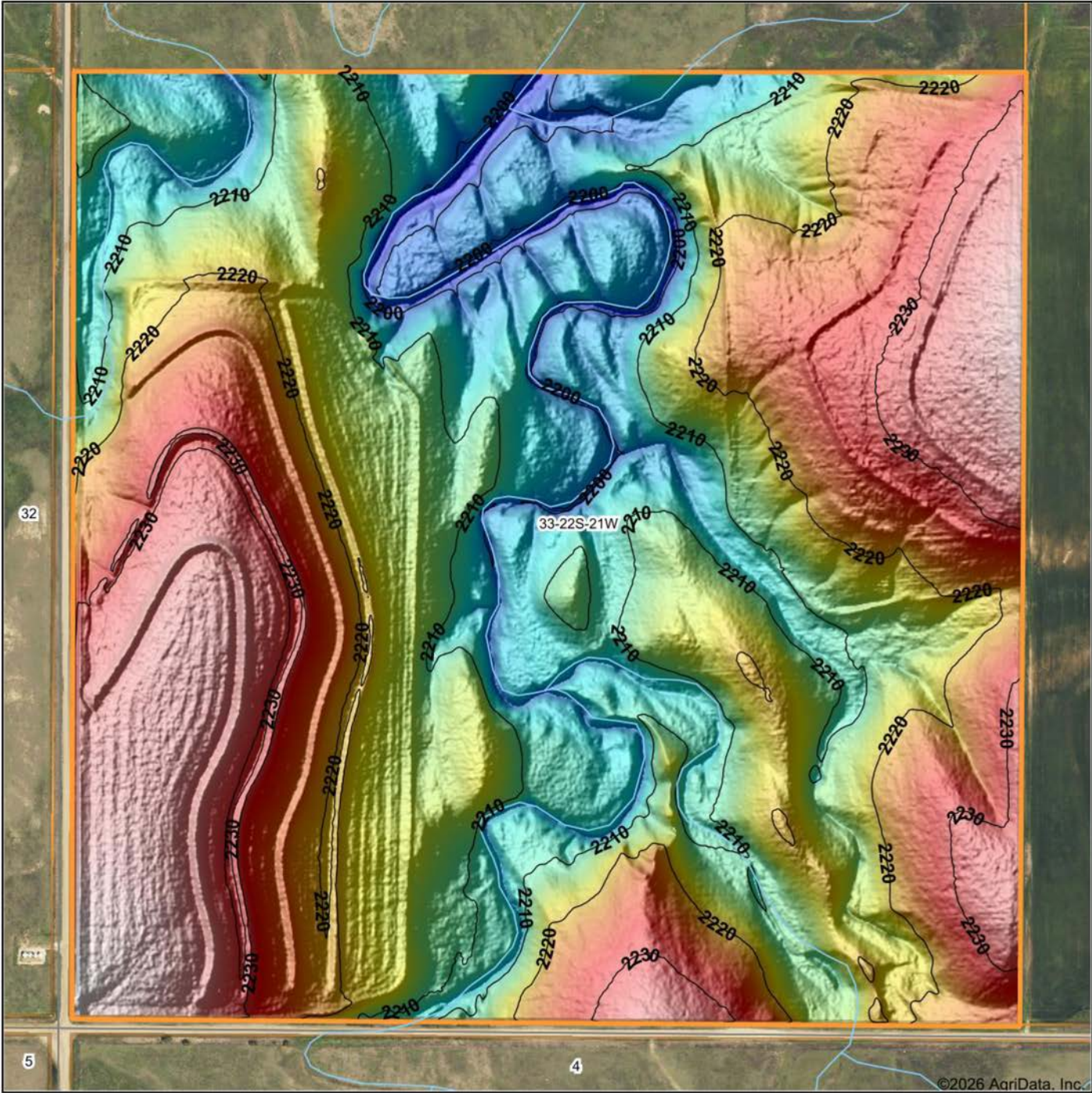
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**33-22S-21W**  
**Hodgeman County**  
**Kansas**



3/25/2026

# HILLSHADE MAP



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

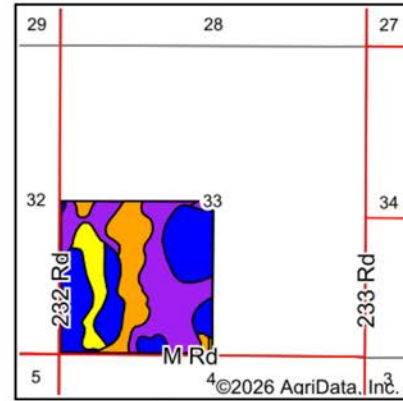
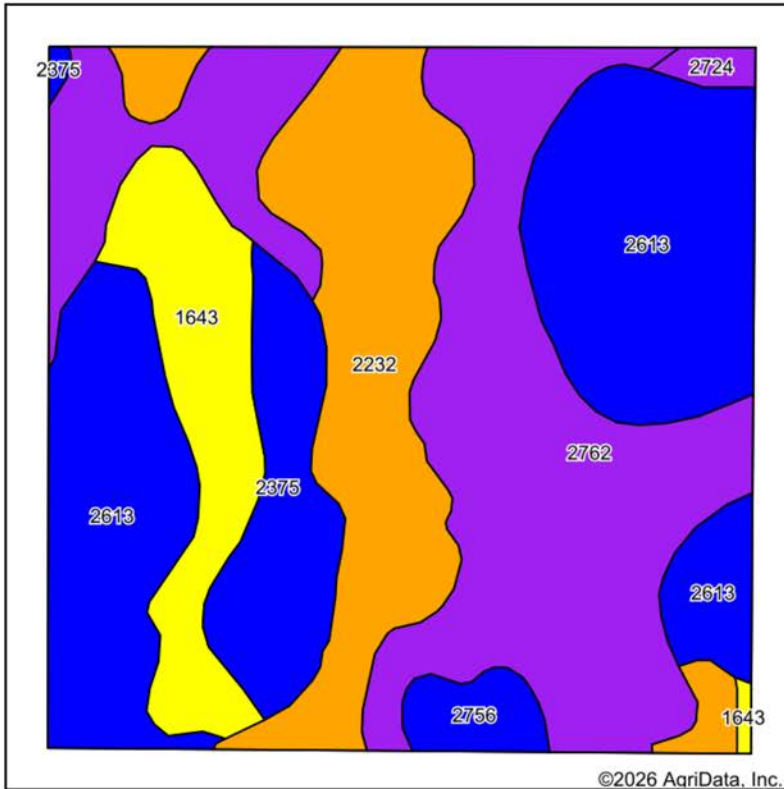


3/25/2026

**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**  
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Soils data provided by USDA and NRCS.

Area Symbol: KS083, Soil Area Version: 22

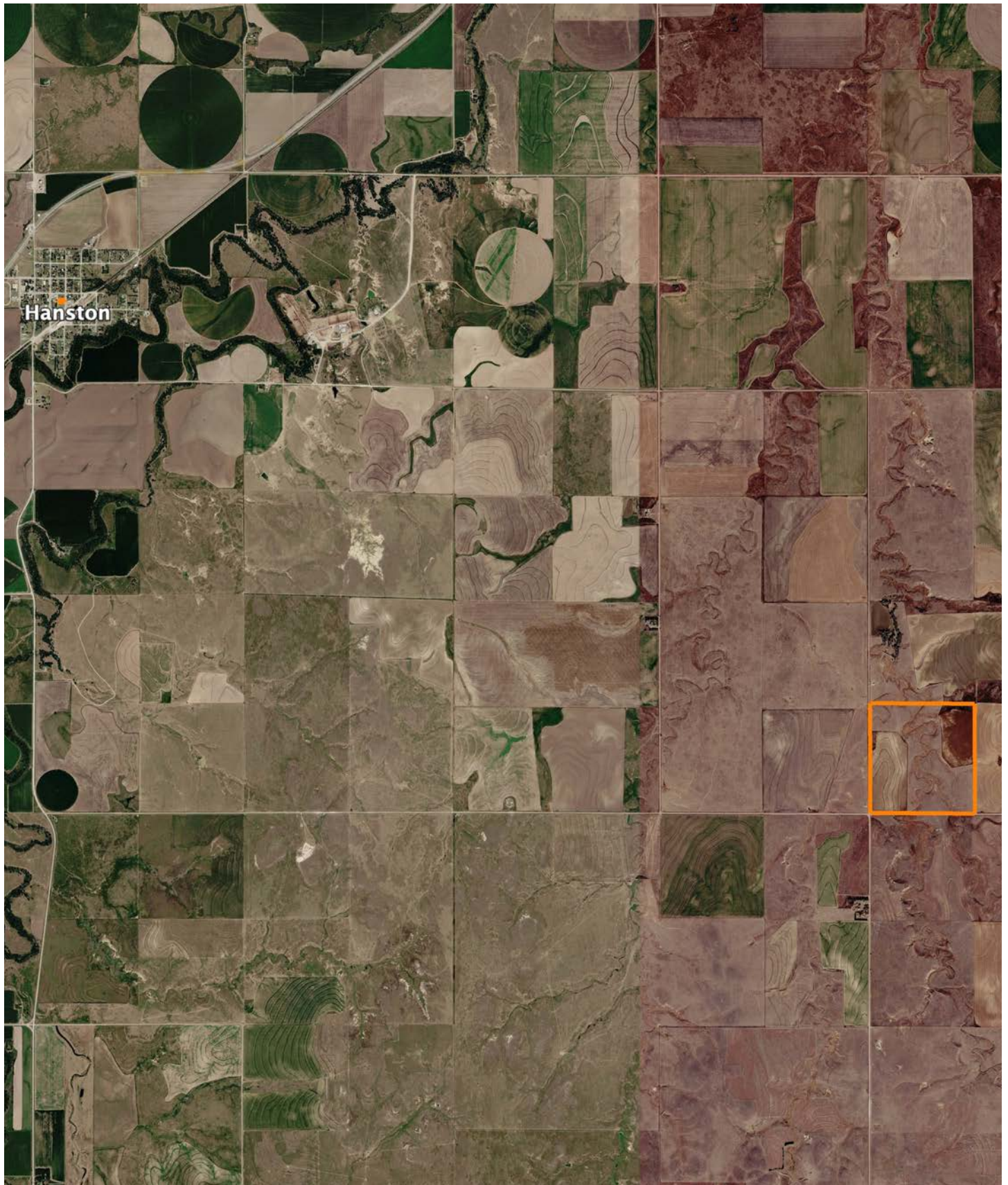
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
2762	Penden-Humbarger complex, 0 to 12 percent slopes	52.15	33.0%		> 6.5ft.	Vle	3058	62	41	62
2613	Hamey silt loam, 1 to 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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