

MIDWEST LAND GROUP PRESENTS

158.6 ACRES

STAFFORD COUNTY, KS

00000 NE 100TH AVE, STAFFORD, KANSAS 67578



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

QUIVIRA HONEY HOLE FARM AND OIL

Located just 4 miles from the renowned Quivira National Wildlife Refuge and positioned directly along a highly imprinted waterfowl flyway, this property offers a perfect combination of farm and oil income production with prime waterfowl habitat. Properties in this immediate area are highly sought after due to their proximity to one of the most important migration corridors in the Central Flyway, making this an exceptional opportunity for both investors and avid hunters.

The farm features approximately 70.96 acres of productive dryland currently planted to wheat, providing dependable agricultural income as well as attractive feed for local wildlife. Complementing the cropland are 87.65 acres of native pasture, enhanced by a marshy lowland area that naturally holds water. A reliable 10-acre pond

and the presence of Peace Creek further elevate the property's wildlife appeal, offering year-round water sources that attract ducks, geese, and other game.

Improvements include a water well and a traditional windmill, supporting both livestock operations and habitat management. The property also includes mineral rights, providing additional long-term income potential alongside the existing oil revenue stream.

Whether you are searching for a strong recreational tract, a diversified income-producing investment, or a combination of both, this property delivers location, habitat, and revenue in one compelling package just minutes from one of Kansas' most iconic wildlife destinations.

PROPERTY FEATURES

COUNTY: **STAFFORD** | STATE: **KANSAS** | ACRES: **158.6**

- 70.96 dryland acres
- 87.65 pasture acres
- 10-acre pond
- Peace Creek
- 4 miles from Quivira
- Currently planted in wheat
- Pasture
- Natural marshland
- Solar pump water well
- Windmill
- Mineral rights included
- Mineral income: \$3,686.60
- 2026 farm income: \$12,465.66
- 2025 taxes: \$1,188.11
- NE1/4 of S19, T23, R11

70.96 DRYLAND ACRES

The farm features approximately 70.96 acres of productive dryland currently planted to wheat, providing dependable agricultural income as well as attractive feed for local wildlife.



87.65 PASTURE ACRES



PEACE CREEK



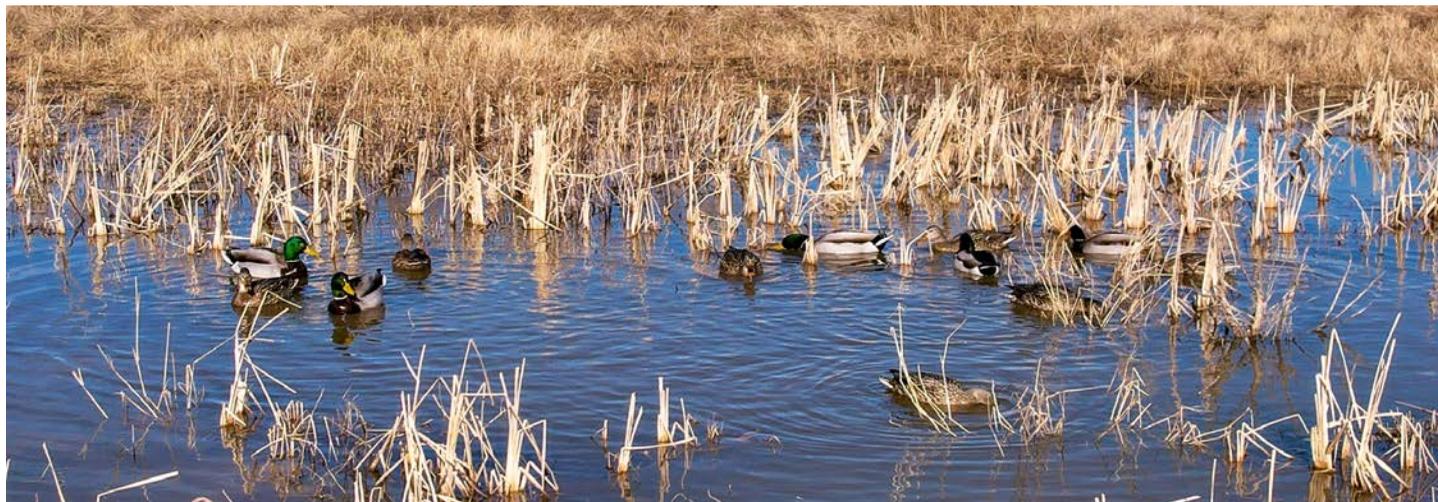
10-ACRE POND

A reliable 10-acre pond and the presence of Peace Creek further elevate the property's wildlife appeal, offering year-round water sources that attract ducks, geese, and other game.



PRIME WATERFOWL HABITAT

Properties in this immediate area are highly sought after due to their proximity to one of the most important migration corridors in the Central Flyway, making this an exceptional opportunity for both investors and avid hunters.



WINDMILL & SOLAR WATER WELL



OIL REVENUE



AERIAL MAP

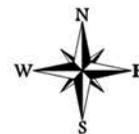


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Boundary Center: 38° 2' 17.74, -98° 34' 8.13



19-23S-11W
Stafford County
Kansas



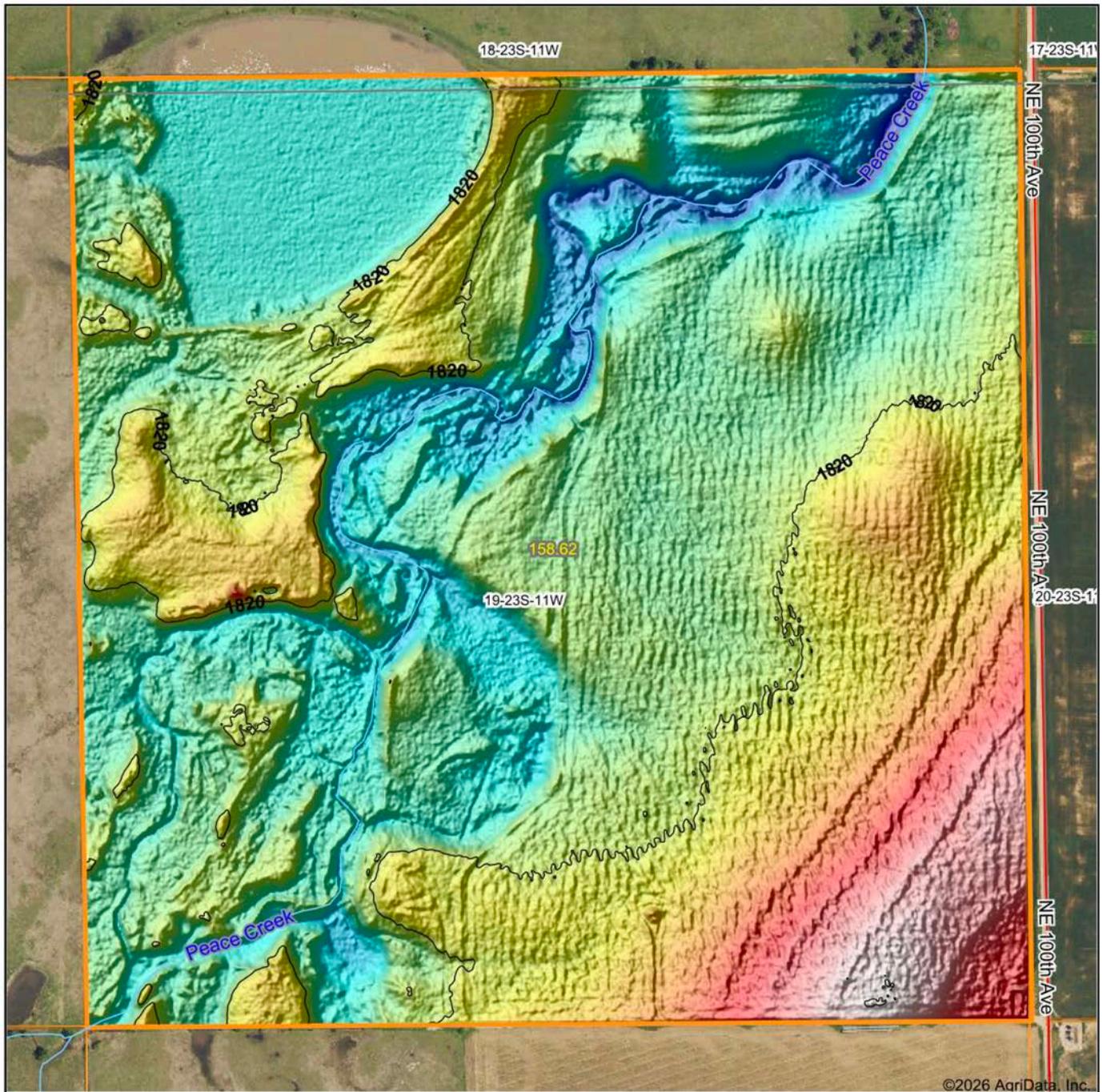
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2/27/2026

HILLSHADE MAP



Low Elevation High



Maps Provided By:



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Source: USGS 1 meter dem
 Interval(ft): 10
 Min: 1,811.3
 Max: 1,830.2
 Range: 18.9
 Average: 1,819.3
 Standard Deviation: 3.05 ft

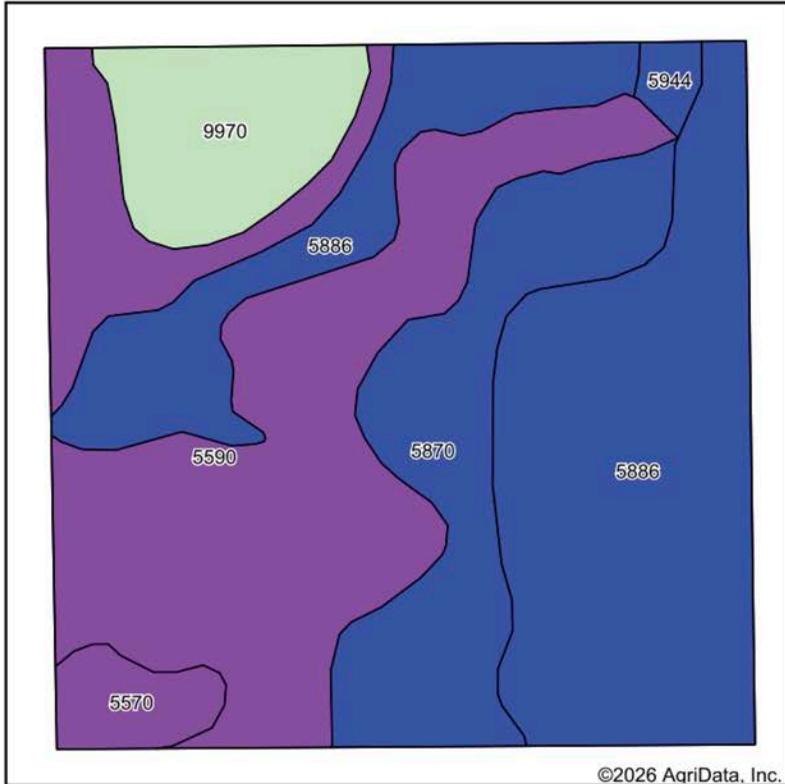


2/27/2026

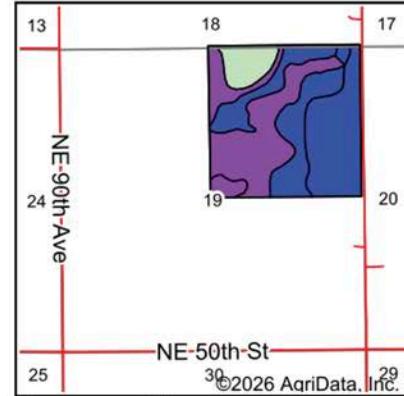
19-23S-11W
Stafford County
Kansas

Boundary Center: 38° 2' 17.74, -98° 34' 8.13

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Stafford**
 Location: **19-23S-11W**
 Township: **East Cooper**
 Acres: **158.62**
 Date: **2/27/2026**



Maps Provided By:



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Area Symbol: KS185, Soil Area Version: 22

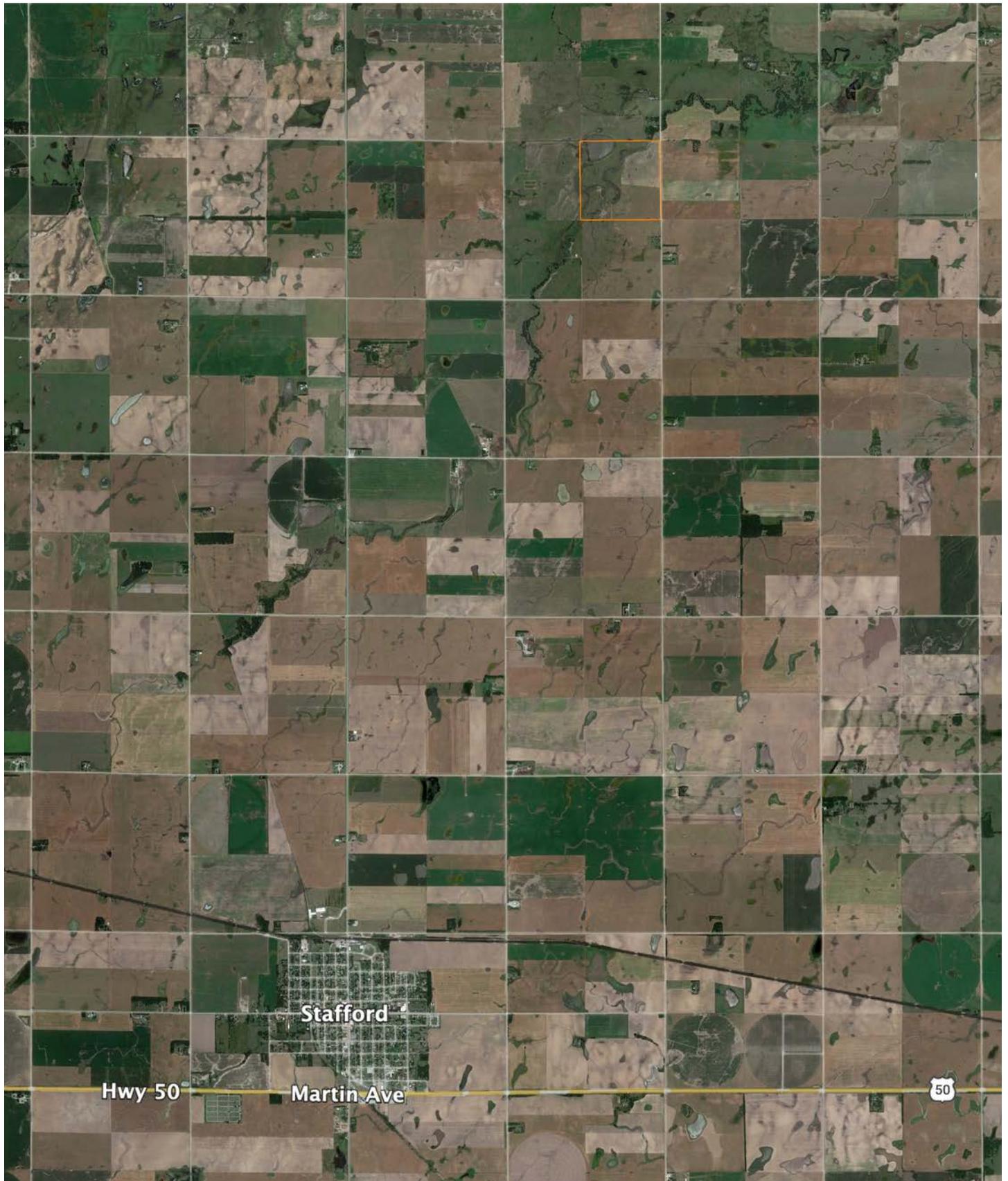
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans	
5886	Farnum and Funmar loams, 0 to 1 percent slopes	59.86	37.7%		> 6.5ft.	IIc	3392	62	53	62	
5590	Natrustolls, occasionally flooded	54.69	34.5%		> 6.5ft.	VIIs	5040	22	3	22	
5870	Carway and Carbika soils, 0 to 1 percent slopes	24.76	15.6%		> 6.5ft.	IIW	6800	53	50	53	
9970	Aquolls	13.31	8.4%		> 6.5ft.		6000				
5570	Kingman silty clay loam, occasionally flooded	4.48	2.8%		> 6.5ft.	VW	6940	65	50	65	
5944	Saltcreek and Naron fine sandy loams, 1 to 3 percent slopes	1.52	1.0%		> 6.5ft.	IIe	3055	57	46	57	
Weighted Average							*-	4808	*n 41.6	*n 30.7	*n 41.6

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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

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.



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