

MIDWEST LAND GROUP PRESENTS



**160.43 TOTAL ACRES**  
**KIOWA COUNTY, KS**

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**G Street & 25th Avenue, Greensburg, Kansas 67504**



MIDWEST LAND GROUP IS HONORED TO PRESENT

# SECLUDED KIOWA COUNTY HUNTING LAND WITH DIVERSE HABITAT AND CREEK ACCESS

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Located in Kiowa County, Kansas, these three tracts—78.23 +/-, 43.02 +/-, and 39.18 +/- acres—offer a rare opportunity to own highly diverse and well-positioned recreational land in a region known for exceptional deer, turkey, and upland bird hunting. Situated just 2 miles north of Greensburg and near the Unit 16 and Unit 17 boundary, the properties lie in a desirable area of south-central Kansas with a strong track record for wildlife quality and hunting success. Each tract provides its own unique characteristics while complementing one another as a larger, combined offering.

The landscape across the properties features a dynamic mix of sandhill terrain, native grasses, dense plum thickets, scattered cedar, established shelterbelts, and mature timber including locust, hackberry, mulberry, elm, catalpa, and cottonwood. These elements work together to create excellent bedding cover, natural travel corridors, and ideal stand locations. Elevation changes ranging from approximately 15 to 30 feet add further diversity, allowing for multiple hunting setups and potential build sites with scenic views. Rattlesnake Creek, including the South Branch located nearby and a stretch running through the 39.18 +/- acre tract, enhances wildlife movement and provides a seasonal water source that strengthens the overall habitat.

Surrounding agricultural fields and nearby irrigation pivots contribute to a healthy ecosystem, supporting consistent wildlife activity throughout the area. In addition to recreational appeal, portions of the land include Class II and Class III soils, with approximately 36 acres of tillable ground on the 78.23 +/- acre tract. This provides income potential or the ability to establish food plots and further enhance habitat conditions.

The 43.02 acre tract, located at the end of a dead-end road, offers exceptional seclusion and includes a mobile home and additional structures that present a value-add opportunity through cleanup and improvement. Both the 43.02 +/- and 39.18 +/- acre tracts can be combined into an approximately 82 +/- acre parcel, creating a more comprehensive hunting and recreational setup. With multiple access points, established road systems, and a low-pressure setting surrounded by larger land ownership, these properties offer flexibility for a variety of uses.

Whether you are seeking a turn-key hunting property, a private recreational retreat, or a long-term land investment with income potential, this collection of tracts delivers a compelling opportunity in one of Kansas's most desirable hunting regions.

# PROPERTY FEATURES

COUNTY: **KIOWA** | STATE: **KANSAS** | ACRES: **78.23**

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- Located 2 miles north of Greensburg
- Positioned ½ mile east of the Unit 16/Unit 17 boundary
- Diverse habitat featuring sandhills, native grasses, and mature timber
- Dense plum thickets and cedar provide excellent bedding cover
- Mature trees, including locust, hackberry, mulberry, elm, catalpa, and cottonwood
- Proven habitat supporting deer, turkey, pheasant, and quail
- Approximately 30 feet of elevation change, offering multiple hunting setups
- Located ½ mile south of the South Branch of Rattlesnake Creek
- Approximately 36 acres of tillable ground with Class III soils
- Tillable acreage provides income potential and food plot opportunities
- Strong surrounding agriculture with nearby irrigation pivots
- Good access just east of Highway 183
- Balanced property suited for both recreation and investment

COUNTY: **KIOWA** | STATE: **KANSAS** | ACRES: **43.02**

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- End-of-road location offering excellent seclusion and minimal traffic
- Surrounded by large land ownership
- Strong wildlife presence, including deer, turkey, and upland game
- Established shelterbelt providing habitat and travel corridors
- Scattered trees and native grasses throughout
- Natural bedding cover and hunting setup potential
- Gently rolling terrain with approximately 15 feet of elevation change
- Predominantly Class II sandy loam soils (~95%)
- Suitable for food plots and habitat improvements
- Mobile home on site with utilities available
- Additional structures, equipment, and materials present
- Opportunity to create equity through cleanup and improvement
- Potential for hunting base camp or rural homesite

COUNTY: **KIOWA** | STATE: **KANSAS** | ACRES: **39.18**

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- Located in Unit 17
- Private drive access offering seclusion and low pressure
- Surrounded by large land ownership
- Approximately 0.30 miles of Rattlesnake Creek
- Strong wildlife presence, including deer, turkey, pheasant, and quail
- Natural travel corridors along the creek bottom
- Excellent bedding cover and hunting setup potential
- Classic sandhill terrain
- Nearly 30 feet of elevation change
- Dense native grasses and plum thickets
- Scattered trees providing cover and structure
- Class II and Class III soils
- Suitable for food plots and habitat improvements
- Turn-key small-acreage hunting property
- Hard-to-find tract size in a desirable area

# INVESTMENT POTENTIAL

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Whether you are seeking a turn-key hunting property, a private recreational retreat, or a long-term land investment with income potential, this collection of tracts delivers a compelling opportunity in one of Kansas's most desirable hunting regions.



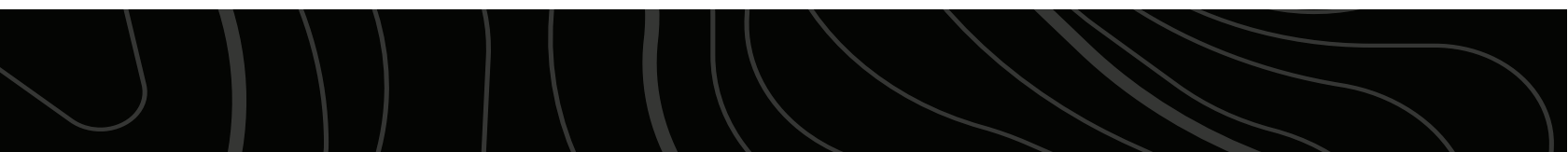
# HUNTING POTENTIAL

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# ROLLING TERRAIN

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# 78.23 +/- ACRES

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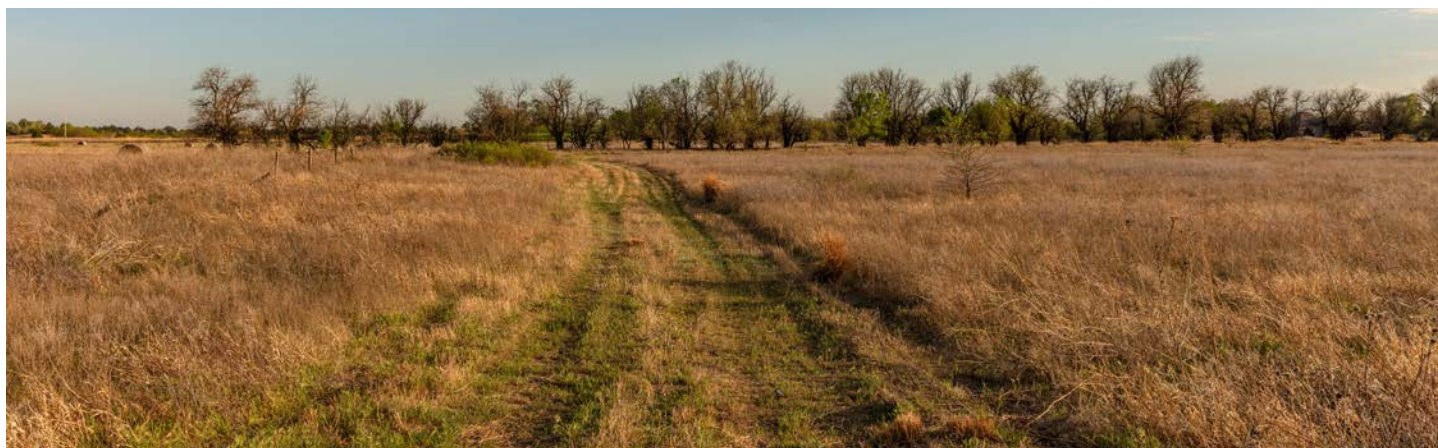
Sandhill terrain in the northwest corner and along portions of the east half is covered in dense plum thickets and scattered cedar, providing excellent bedding and security cover. In addition to its recreational appeal, the property includes approximately 36 acres of Class III tillable ground, offering income potential or the ability to further enhance the habitat through food plots.



# 43.02 +/- ACRES

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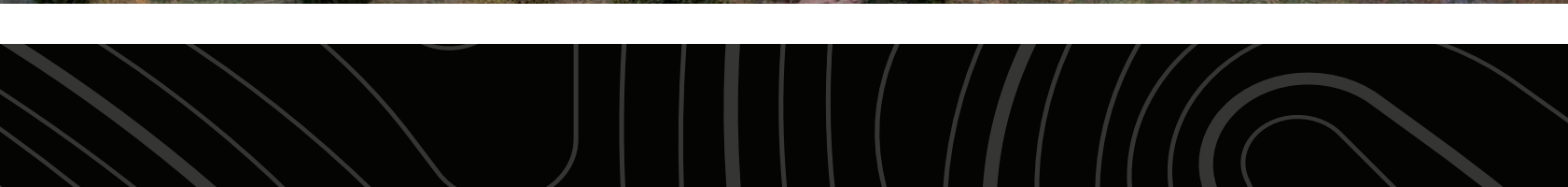
The land features a strong foundation with a mix of native grasses, scattered trees, and a well-established shelterbelt running through the northern portion of the property. The property includes a mobile home and additional structures, and the next owner should plan for cleanup and site improvement.



# 39.18 +/- ACRES

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Rattlesnake Creek winds through the property for approximately 0.30 miles, serving as a seasonal waterway that supports wildlife movement and enhances the overall habitat. The landscape features classic sandhill terrain with nearly 30 feet of elevation change, along with a mix of native grasses, plum thickets, and scattered trees that create excellent bedding cover and natural travel corridors.

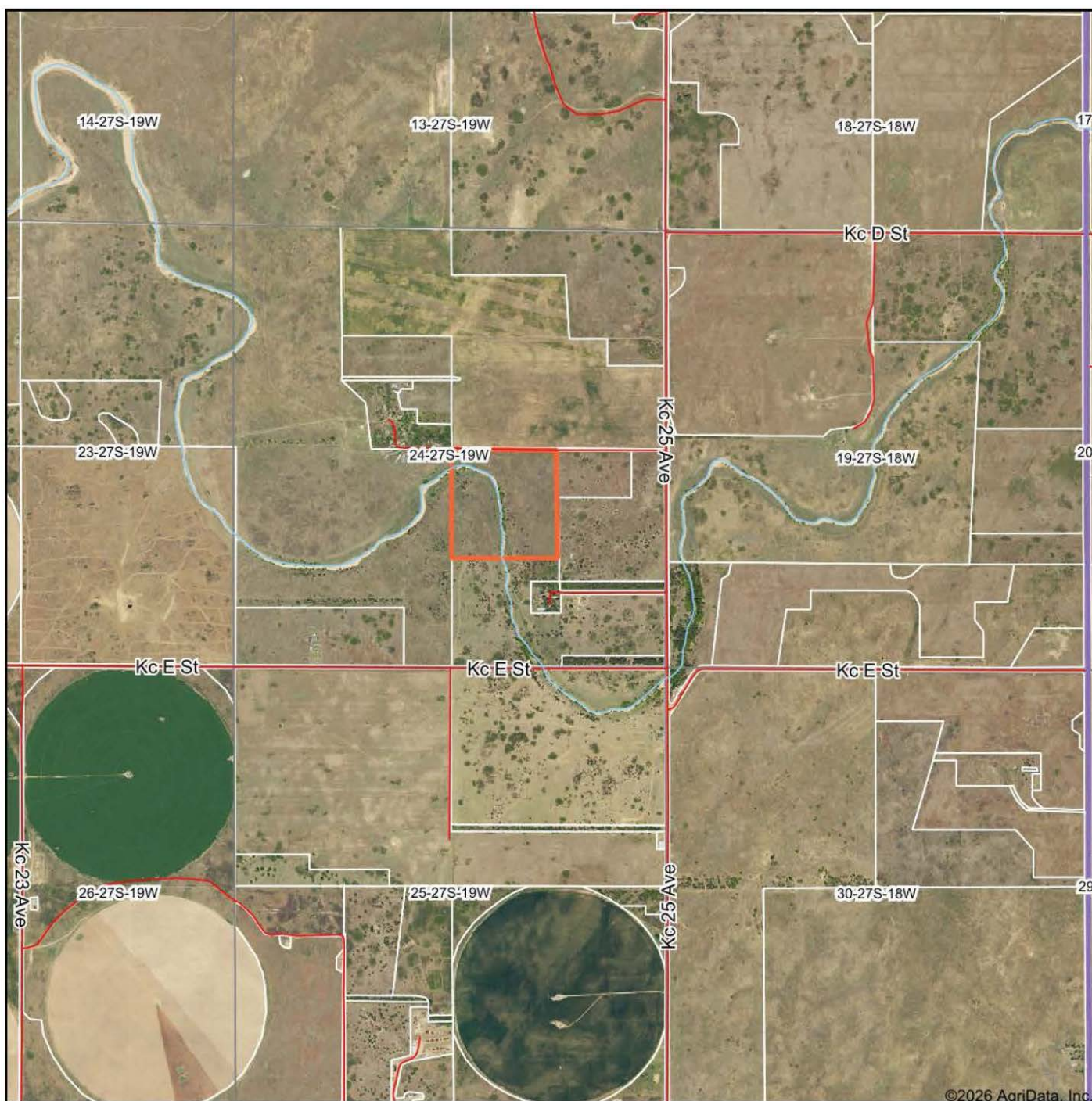


# ADDITIONAL PHOTOS

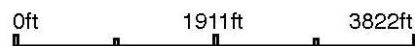
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# 39.18 ACRES - AERIAL MAP



Boundary Center: 37° 40' 49.8, -99° 20' 50.78



**24-27S-19W**  
**Kiowa County**  
**Kansas**



4/6/2026



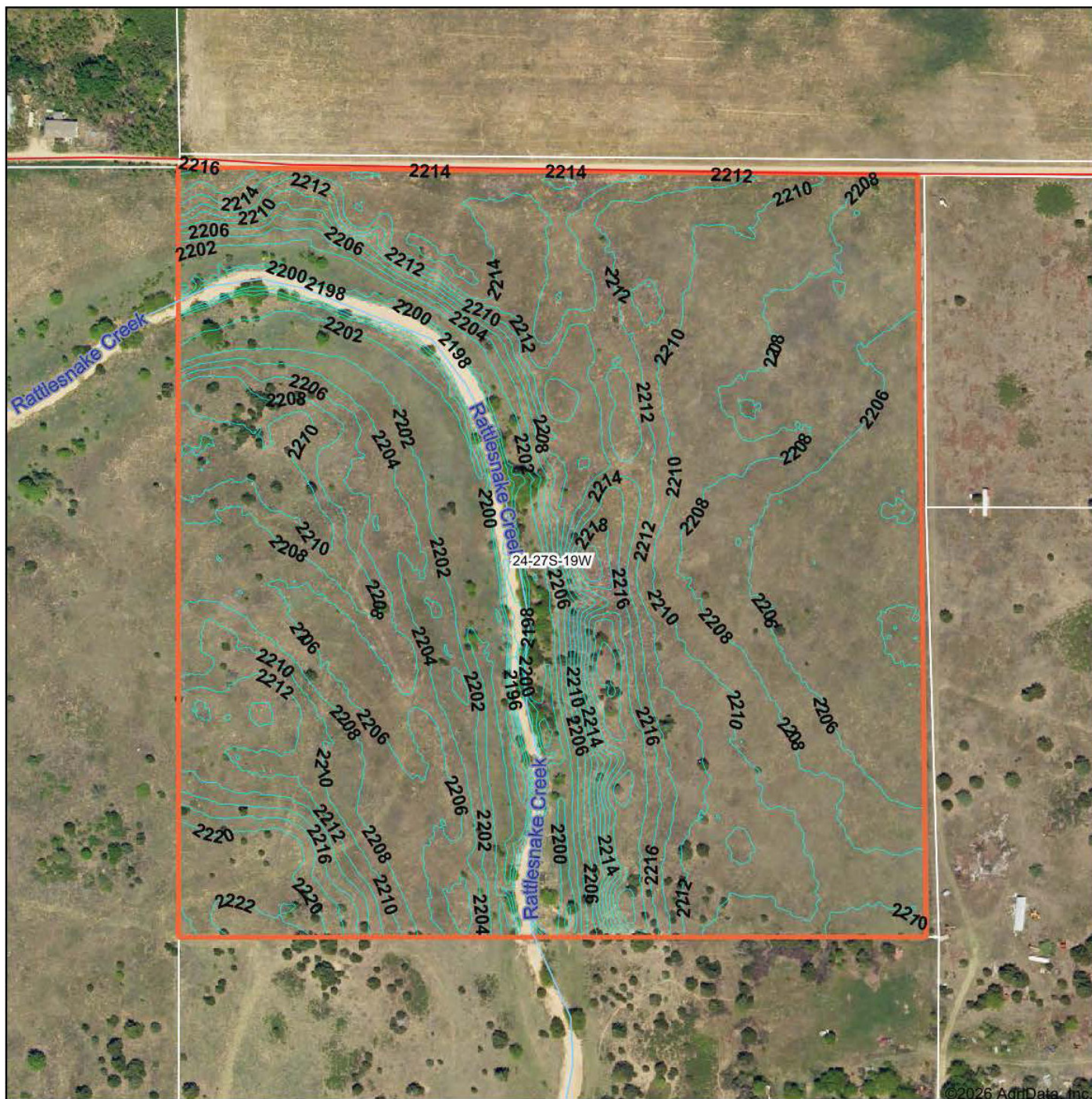
Maps Provided By



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

# 39.18 ACRES - TOPOGRAPHY MAP



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Maps Provided By:



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

Source: USGS 1 meter dem

Interval(ft): 2.0

Min: 2,194.7

Max: 2,223.6

Range: 28.9

Average: 2,208.3

Standard Deviation: 5.35 ft

0ft 271ft 541ft

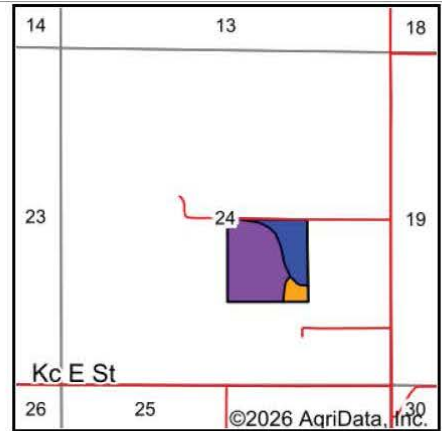
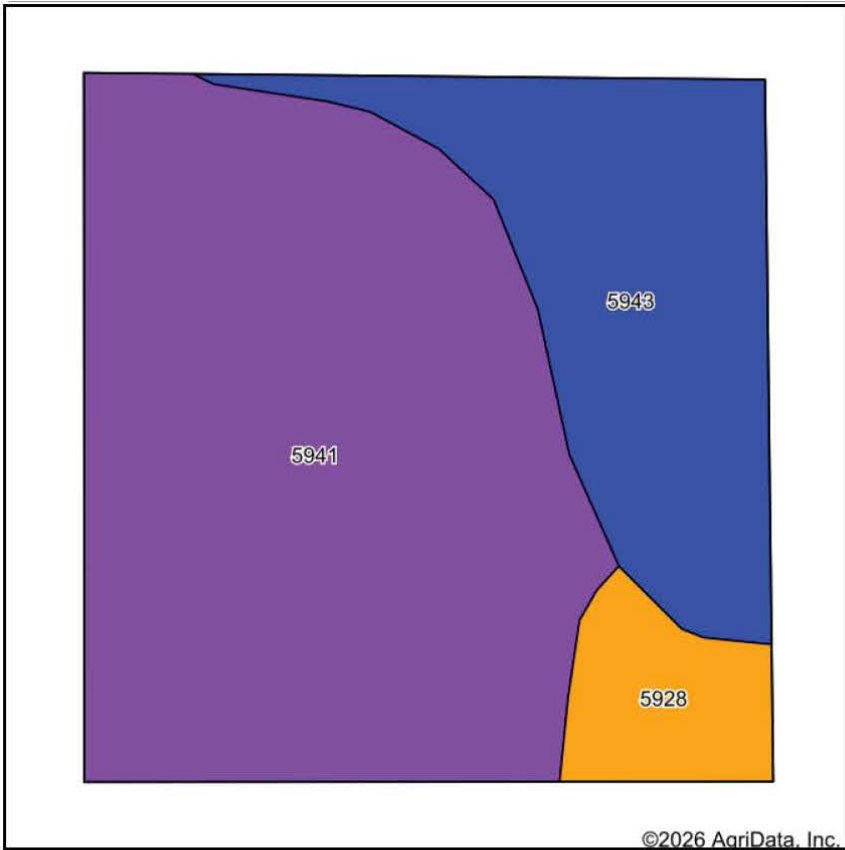


4/6/2026

24-27S-19W  
Kiowa County  
Kansas

Boundary Center: 37° 40' 49.8, -99° 20' 50.78

# 39.18 ACRES - SOILS MAP



State: **Kansas**  
 County: **Kiowa**  
 Location: **24-27S-19W**  
 Township: **Kiowa Rural**  
 Acres: **39.18**  
 Date: **4/6/2026**



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

Area Symbol: KS097, Soil Area Version: 28

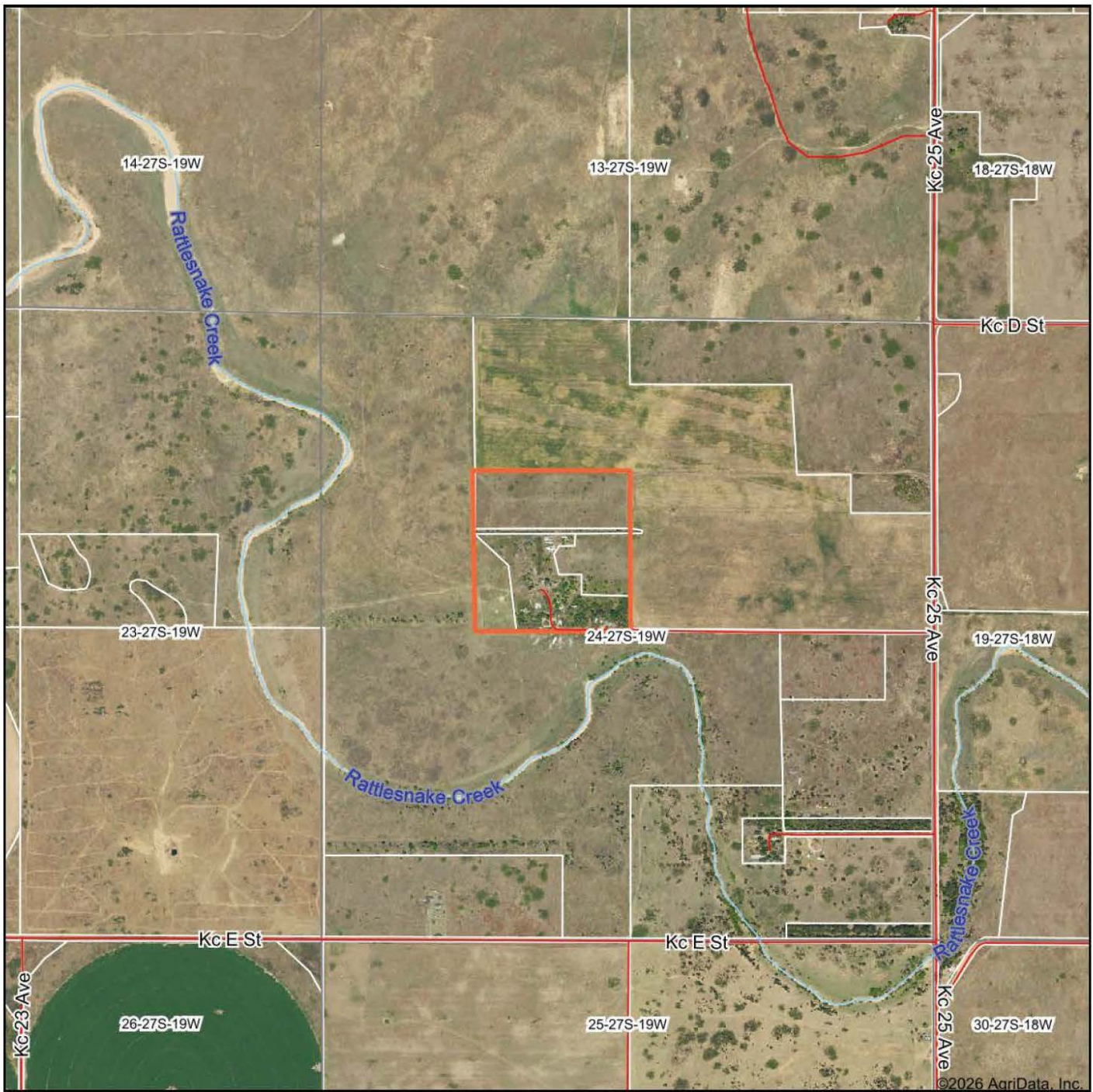
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
5941	Pratt-Tivoli loamy fine sands, 5 to 15 percent slopes	25.69	65.6%		Vle		2905	28	27	25	25	10
5943	Saltcreek and Naron fine sandy loams, 0 to 1 percent slopes	10.75	27.4%		llc	lw	3040	57	44	49	57	22
5928	Pratt loamy fine sand, 1 to 5 percent slopes	2.74	7.0%		llle	lle	3020	33	33	31	30	14
<b>Weighted Average</b>					<b>4.69</b>	<b>*-</b>	<b>2950.1</b>	<b>*n 36.3</b>	<b>*n 32.1</b>	<b>*n 32</b>	<b>*n 34.1</b>	<b>*n 13.6</b>

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

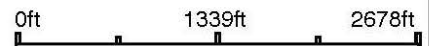
\*c: Using Capabilities Class Dominant Condition Aggregation Method

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

# 43.02 ACRES - AERIAL MAP



Boundary Center: 37° 41' 3.22, -99° 21' 7.36



**24-27S-19W**  
**Kiowa County**  
**Kansas**



Maps Provided By

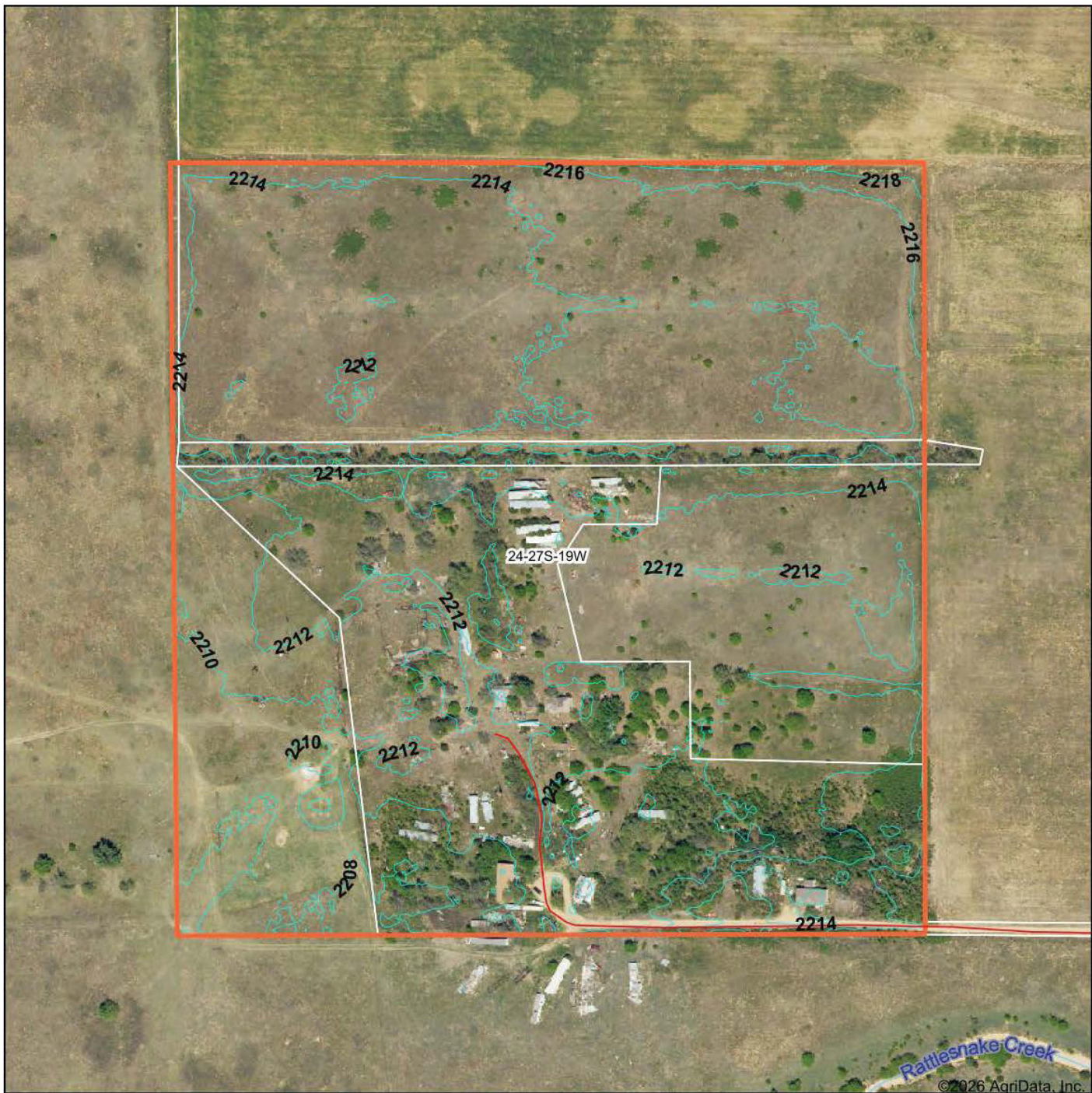
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CUSTOMIZED ONLINE MAPPING

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4/6/2026

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

# 43.02 ACRES - TOPOGRAPHY MAP

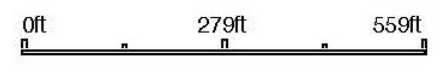


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Maps Provided By:  
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 CUSTOMIZED ONLINE MAPPING  
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**Source:** USGS 1 meter dem  
**Interval(ft):** 2.0  
**Min:** 2,205.2  
**Max:** 2,219.9  
**Range:** 14.7  
**Average:** 2,212.8  
**Standard Deviation:** 2 ft



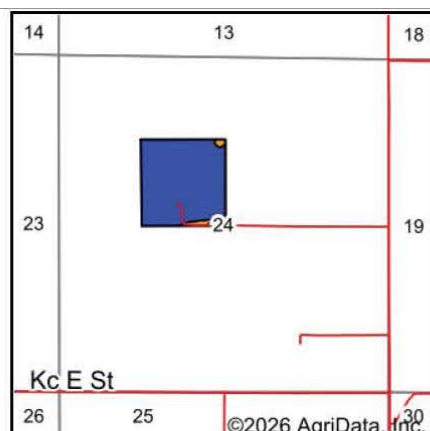
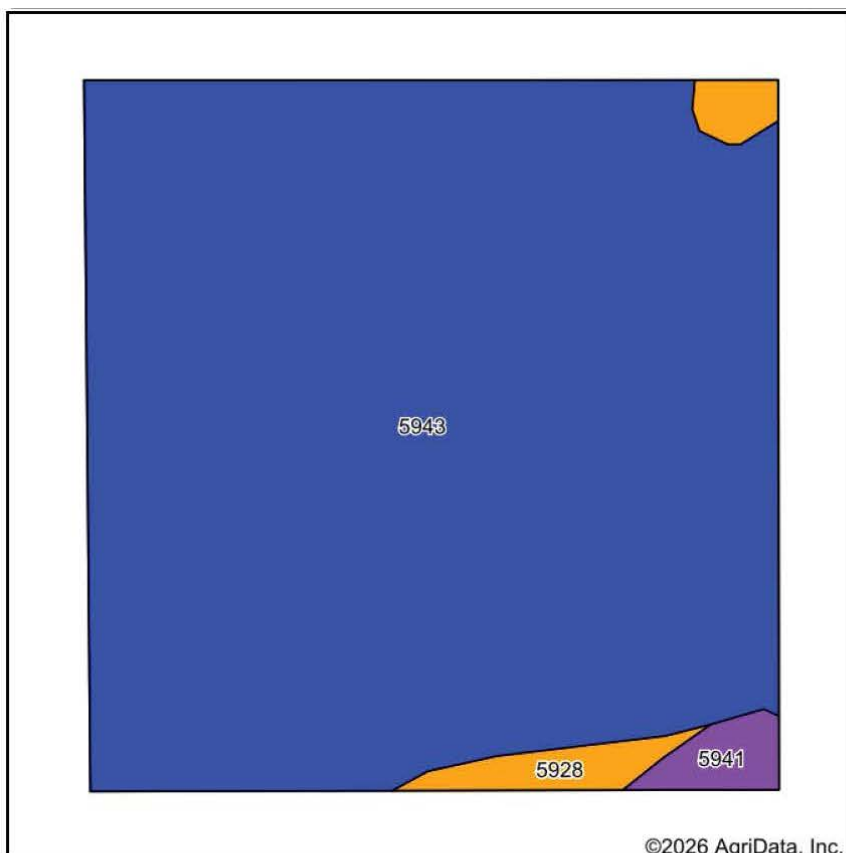
4/6/2026

**24-27S-19W**  
**Kiowa County**  
**Kansas**

**Boundary Center:** 37° 41' 3.21, -99° 21' 7.33

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

# 43.02 ACRES - SOILS MAP



State: **Kansas**  
 County: **Kiowa**  
 Location: **24-27S-19W**  
 Township: **Kiowa Rural**  
 Acres: **43.02**  
 Date: **4/6/2026**



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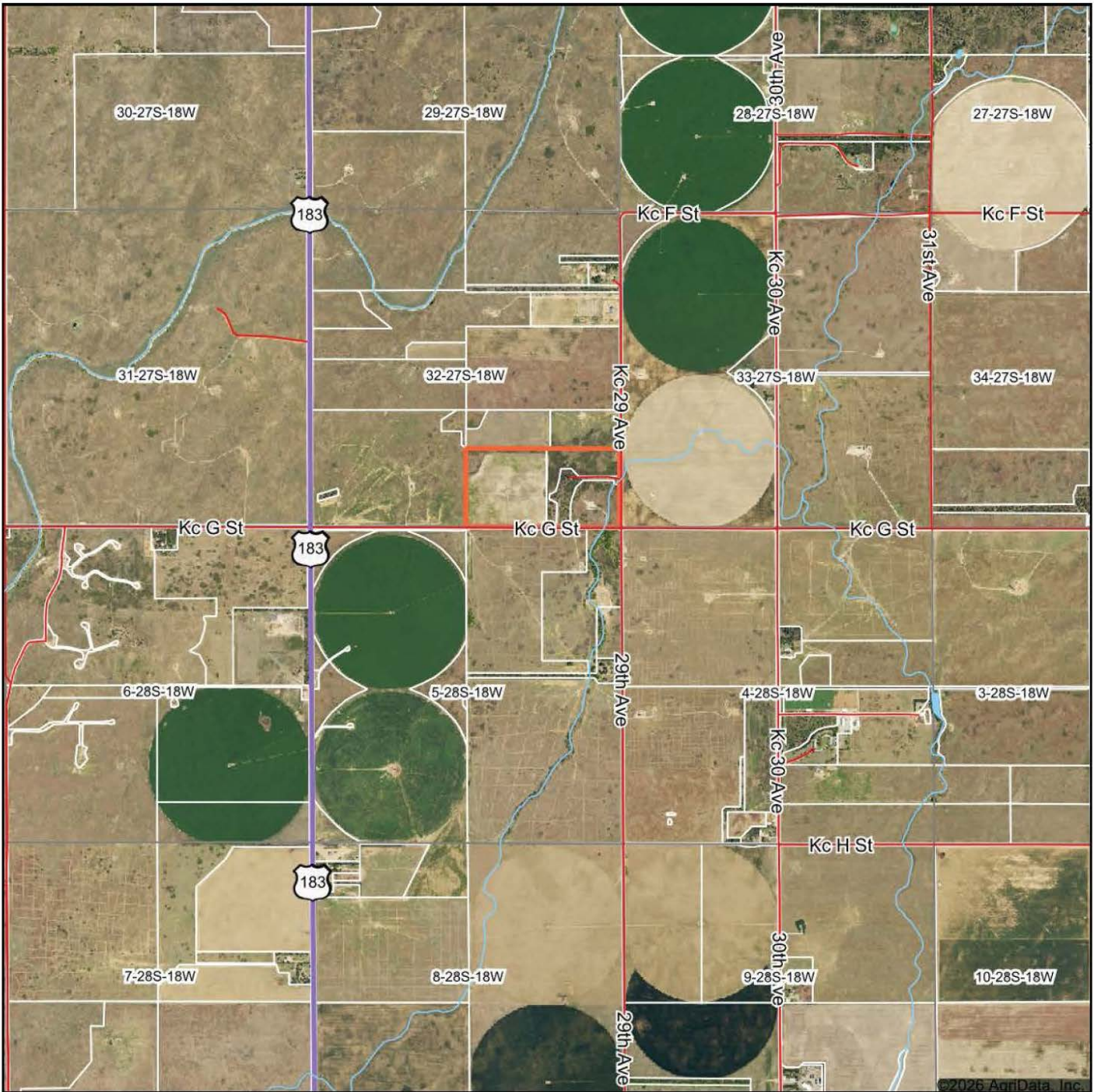
Area Symbol: KS097, Soil Area Version: 28												
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
5943	Saltcreek and Naron fine sandy loams, 0 to 1 percent slopes	41.08	95.5%		IIc	Iw	3040	57	44	49	57	22
5928	Pratt loamy fine sand, 1 to 5 percent slopes	1.24	2.9%		IIIe	Ile	3020	33	33	31	30	14
5941	Pratt-Tivoli loamy fine sands, 5 to 15 percent slopes	0.70	1.6%		VIe		2905	28	27	25	25	10
<b>Weighted Average</b>					<b>2.09</b>	<b>*-</b>	<b>3037.2</b>	<b>*n 55.8</b>	<b>*n 43.4</b>	<b>*n 48.1</b>	<b>*n 55.7</b>	<b>*n 21.6</b>

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

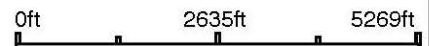
\*c: Using Capabilities Class Dominant Condition Aggregation Method

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

# 78.23 ACRES - AERIAL MAP



Boundary Center: 37° 38' 51.09, -99° 18' 32.15



**32-27S-18W**  
**Kiowa County**  
**Kansas**



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4/6/2026

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

# 78.23 ACRES - TOPOGRAPHY MAP

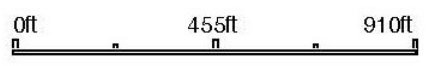


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 CUSTOMIZED ONLINE MAPPING  
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**Source:** USGS 1 meter dem  
**Interval(ft):** 3.0  
**Min:** 2,200.0  
**Max:** 2,230.3  
**Range:** 30.3  
**Average:** 2,210.5  
**Standard Deviation:** 5.35 ft



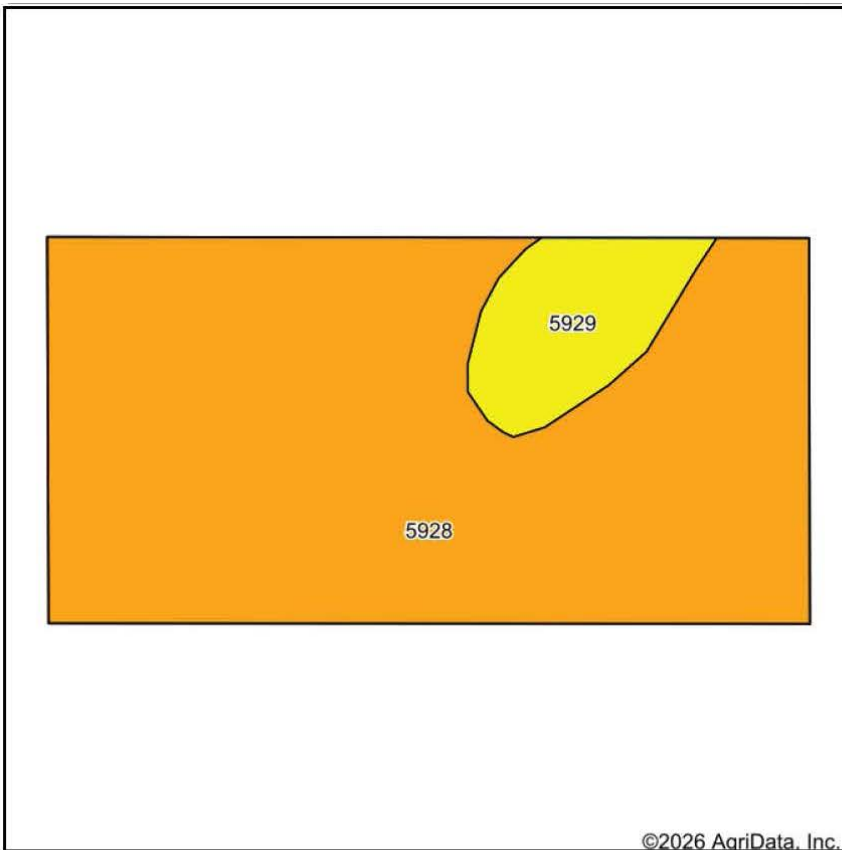
4/6/2026

**32-27S-18W**  
**Kiowa County**  
**Kansas**

Boundary Center: 37° 38' 51.09, -99° 18' 32.15

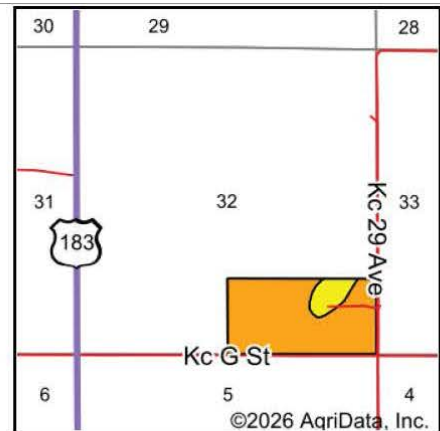
Field borders provided by Farm Service Agency as of 5/21/2008.

# 78.23 ACRES - SOILS MAP



Soils data provided by USDA and NRCS.

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State: **Kansas**  
 County: **Kiowa**  
 Location: **32-27S-18W**  
 Township: **Kiowa Rural**  
 Acres: **78.87**  
 Date: **4/6/2026**





Maps Provided By:



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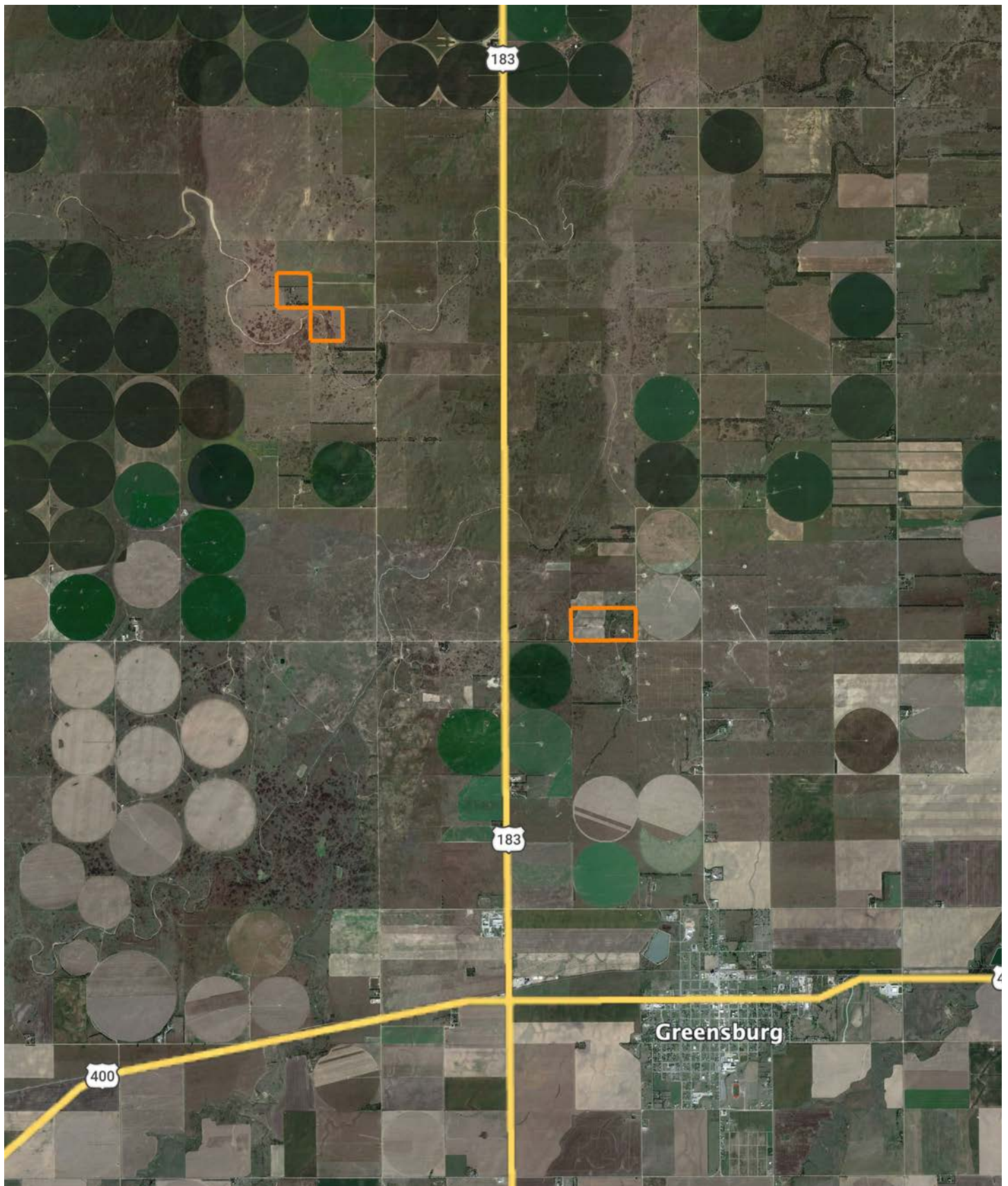
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Area Symbol: KS097, Soil Area Version: 28												
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Com	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
5928	Pratt loamy fine sand, 1 to 5 percent slopes	70.56	89.5%		IIIe	Ile	3020	33	33	31	30	14
5929	Pratt loamy fine sand, 5 to 12 percent slopes	8.31	10.5%		IVe	IIIe	3005	33	32	30	29	13
<b>Weighted Average</b>					<b>3.11</b>	<b>2.11</b>	<b>3018.4</b>	<b>*n 33</b>	<b>*n 32.9</b>	<b>*n 30.9</b>	<b>*n 29.9</b>	<b>*n 13.9</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

# OVERVIEW MAP



# AGENT CONTACT

Jake Ayers is a Land Agent with Midwest Land Group, serving Western Oklahoma and Southern Kansas. Raised on a family farm and ranch in Oklahoma, Jake developed an early appreciation for land stewardship and the role land plays in both production and long-term ownership. He holds a degree in Agribusiness from Oklahoma State University, providing a solid foundation in agricultural economics, land use, and rural property evaluation.

Now based in Harper, Kansas, Jake works with landowners, producers, and buyers across the region on agricultural, recreational, and multi-use properties. His approach is grounded in careful analysis, local market knowledge, and an understanding of how land performs beyond the listing details. He brings a practical, boots-on-the-ground perspective to every transaction.

Through hands-on experience farming, hunting, and managing land, Jake has developed a strong understanding of access, water, wildlife habitat, and long-term property potential. He is committed to clear communication, trusted representation, and straightforward guidance for clients buying or selling land throughout Western Oklahoma and Kansas.



**JAKE AYERS,**

LAND AGENT

**580.919.7653**

[JAyers@MidwestLandGroup.com](mailto:JAyers@MidwestLandGroup.com)



**MidwestLandGroup.com**

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