

MIDWEST LAND GROUP PRESENTS

264 ACRES IN

COWLEY COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BEAUTIFUL 264 +/- ACRE RANCH IN COWLEY COUNTY

This exceptional 264 +/- acre ranch offers a rare combination of productive farmland, recreational opportunities, and top-notch improvements. Perfect for cattle operations, farming, or a private hunting and fishing retreat, this property truly has it all.

At the heart of the ranch is a well-maintained 4 bedroom, 2.5 bath home featuring new hardwood floors, offering move-in-ready comfort for full-time living or weekend escapes. The land itself comprises approximately 85 +/- acres of fertile, tillable ground, ideal for crops, with the remainder providing excellent grazing, mature timber, and an abundant wildlife habitat. Timber Creek winds through the property, adding both beauty and a natural water source ideal for whitetail habitat.

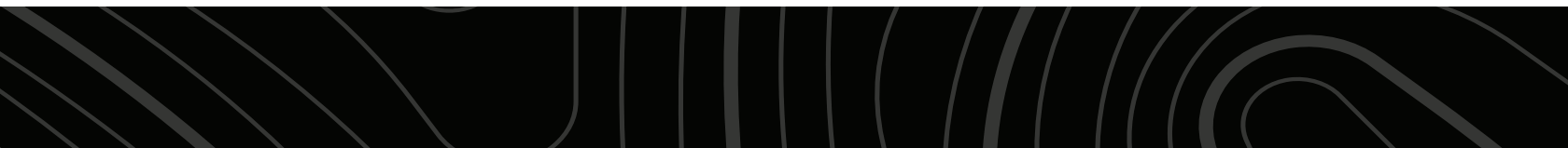
Water is plentiful, with three wells and rural water access. The original well reaches approximately 110 feet, while another near one of the ponds extends to 417 feet. The ranch also features five stocked ponds, each teeming with largemouth bass, white crappie, and bluegill, perfect for fishing right on your own land.

The improvements on the property are built for serious operations. There's a 50'x80' shop with a concrete floor, multiple overhead doors, and an attached storage area,

a 42'x120' barn with a concrete foundation, 200-amp service, six indoor calving pens with water and power, and a full-length lean-to. A 40'x80' heated shop provides additional workspace with concrete floors, 200-amp service, and two overhead heaters, alongside three more sheds suitable for equipment or livestock. Fencing is comprehensive, with brand-new cross-fencing, 50% of the perimeter updated, and functional pens throughout, making livestock management a breeze.

This ranch is also a true outdoorsman's paradise. Hunting opportunities are abundant, with a flourishing whitetail deer population, as well as bobwhite quail and wild turkey. Mature timber, open fields, and ponds create excellent cover for wildlife. All five ponds are stocked, and largemouth bass thrive in every pond, making this property perfect for recreation and family enjoyment.

With mineral rights intact and remaining hay negotiable, this property is a complete package. Whether you're looking for a working ranch, a hobby farm, or a private retreat to hunt, fish, and enjoy the outdoors, this 264 +/- acre ranch offers the perfect balance of productive land, well-crafted improvements, and recreational paradise. If interested in learning more, please reach out to (918) 578-9353. Shown by appointment only.



PROPERTY FEATURES

COUNTY: **COWLEY** | STATE: **KANSAS** | ACRES: **264**

- 4 bed, 2.5 bath
- Multiple shops and outbuildings
- New set of pens
- New fence throughout
- Multiple cross-fencing
- Remaining hay negotiable
- Rural water
- 3 water wells
- 5 stocked ponds
- Live creek
- 85 +/- acres of cultivation
- Whitetails
- Quail
- Turkey
- 1 hour to Wichita
- 2.5 hours to Kansas City



4 BED, 2.5 BATH HOME

At the heart of the ranch is a well-maintained 4 bedroom, 2 bath home featuring new hardwood floors, offering move-in-ready comfort for full-time living or weekend escapes.



TIMBER CREEK

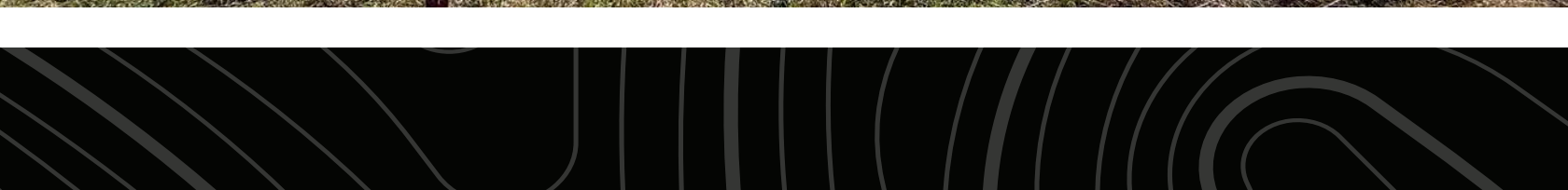


HUNTING OPPORTUNITIES



85 +/- ACRES OF CULTIVATION

The land itself comprises approximately 85 +/- acres of fertile, tillable ground, ideal for crops, with the remainder providing excellent grazing, mature timber, and an abundant wildlife habitat.



MULTIPLE SHOPS AND OUTBUILDINGS

There's a 50'x80' shop with a concrete floor, multiple overhead doors, and an attached storage area, a 42'x120' barn with a concrete foundation, 200-amp service, six indoor calving pens with water and power, a full-length lean-to and a 40'x80' heated shop provides additional workspace.



TOPOGRAPHY MAP



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Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Source: USGS 3 meter dem
 Interval(ft): 10.0
 Min: 1,453.3
 Max: 1,512.7
 Range: 59.4
 Average: 1,482.6
 Standard Deviation: 14.34 ft

0ft 647ft 1295ft

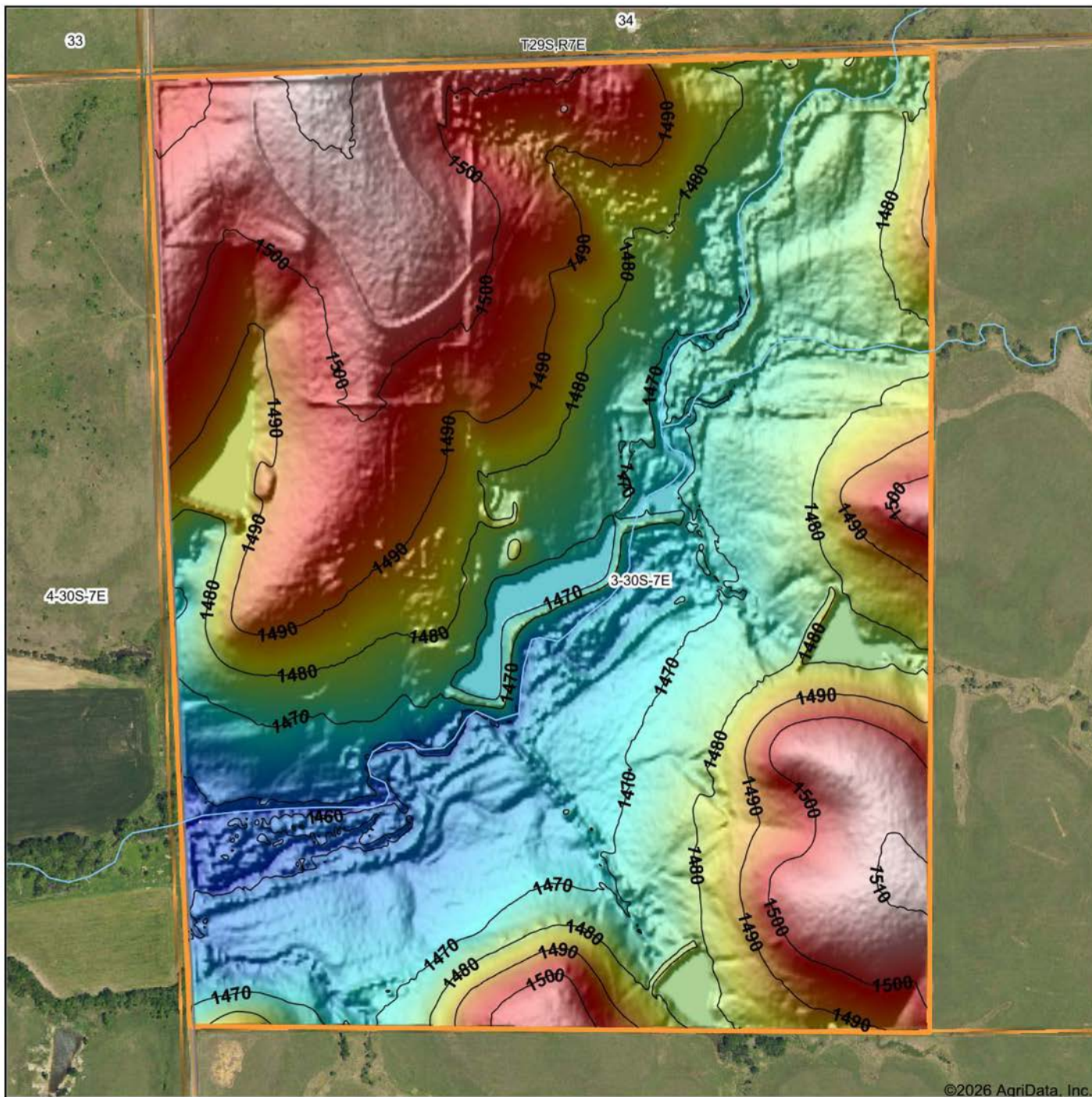


3/26/2026

3-30S-7E
Cowley County
Kansas

Boundary Center: 37° 28' 14.75, -96° 39' 20.58

HILLSHADE MAP



Low Elevation High



Maps Provided By:



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Source: USGS 3 meter dem

Interval(ft): 10

Min: 1,453.3

Max: 1,512.7

Range: 59.4

Average: 1,482.6

Standard Deviation: 14.34 ft

0ft 617ft 1234ft

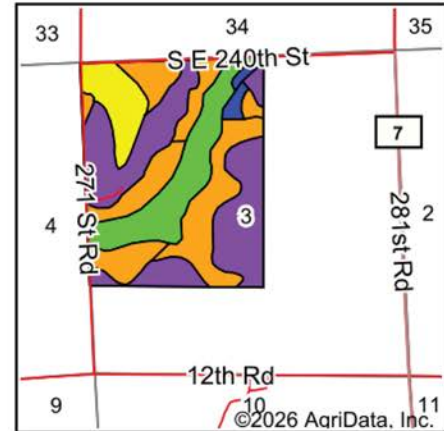
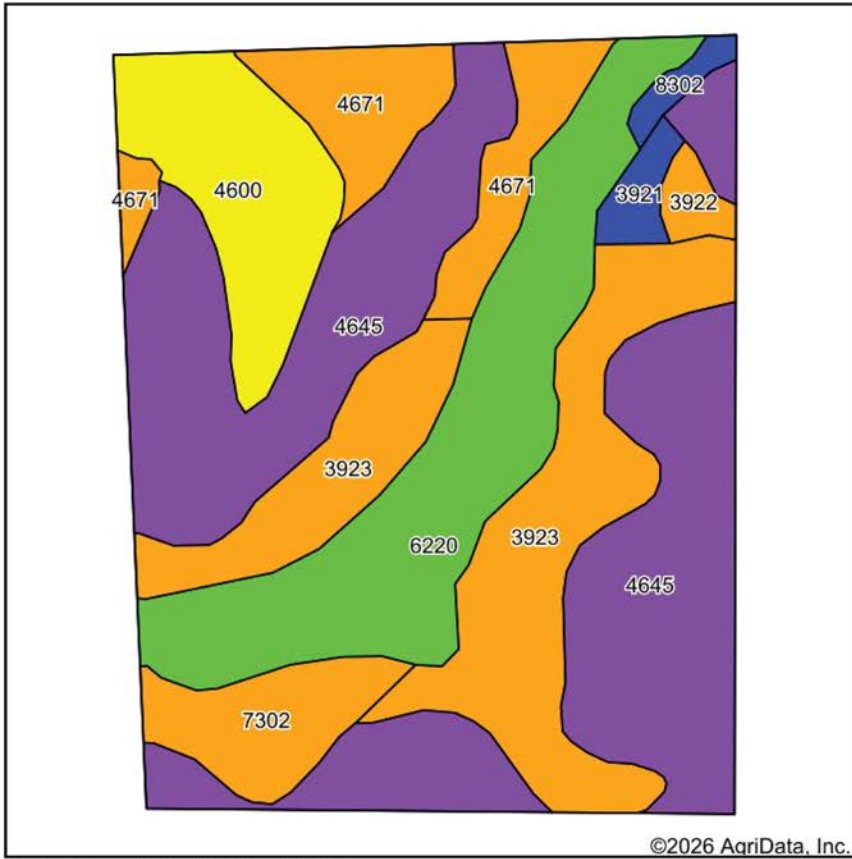


3/26/2026

3-30S-7E
Cowley County
Kansas

Boundary Center: 37° 28' 14.75, -96° 39' 20.58

SOILS MAP



State: **Kansas**
 County: **Cowley**
 Location: **3-30S-7E**
 Township: **Harvey**
 Acres: **264.1**
 Date: **3/26/2026**



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Soils data provided by USDA and NRCS.

Area Symbol: KS035, 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
4645	Florence cherty silt loam, 5 to 15 percent slopes	96.50	36.6%		3.6ft. (Lithic bedrock)	Vle	3245	33	32	30
3923	Smolan silty clay loam, 3 to 7 percent slopes, eroded	51.95	19.7%		> 6.5ft.	IIIe	4935	61	61	57
6220	Brewer silty clay loam, rarely flooded	48.19	18.2%		> 6.5ft.	Iw	7975	63	57	63
4600	Dwight silt loam, 0 to 1 percent slopes	23.98	9.1%		4.6ft. (Lithic bedrock)	IVs	3160	50	27	39
4671	Inwin silty clay loam, 1 to 3 percent slopes	22.14	8.4%		> 6.5ft.	IIIs	3585	56	45	55
7302	Martin silty clay loam, 3 to 7 percent slopes	12.95	4.9%		> 6.5ft.	IIIe	4935	53	45	49
3921	Smolan silty clay loam, 1 to 3 percent slopes	3.41	1.3%		> 6.5ft.	Ile	5030	68	68	66
3922	Smolan silty clay loam, 3 to 7 percent slopes	2.77	1.0%		> 6.5ft.	IIIe	4970	68	67	65
8302	Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded	2.21	0.8%		> 6.5ft.	IIw	7995	82	81	82
Weighted Average						3.80	4625.1	*n 49.7	*n 44.8	*n 46.4

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

When it comes to discussing land or habitat improvement, Will Pester's enthusiasm and passion for the outdoors always shine through. Will was born and raised in Pawhuska, Oklahoma, a little over an hour's drive north of Tulsa. Here, he graduated from Pawhuska High School, went on to attend Rogers State University in Claremore, then obtained a Bachelor's Degree in fire protection and safety technology engineering from Oklahoma State in Stillwater.

For several years, Will worked in the Oil and Gas Industry, specializing in safety and pipeline inspection. At Midwest Land Group, he's able to use his experience in investigation and analysis to market the unique features your land has to offer to potential buyers.

When he's not working, you can often find him chasing mature whitetails with his bow, fishing with his kids, golfing, and traveling with his wife. He also serves as a coach for his son's basketball and football teams. Will lives in Pawhuska with his wife Jeri, sons Beck and Penn, and daughter Karter. If you're ready to buy or sell, give Will a call.



WILL PESTER, LAND AGENT
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MidwestLandGroup.com

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