

MIDWEST LAND GROUP PRESENTS

140 ACRES

KINGMAN COUNTY, KS

NORTH BERRY AVENUE, KINGMAN, KANSAS 67068



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

TILLABLE INVESTMENT WITH HIGHWAY EXIT FUTURE

Just north of the city of Kingman is 140 +/- acres suitable for short and long-term investment. The tract sits on paved Berry Avenue. The tillable land has a history of growing excellent yields of wheat, milo, and corn. The farm is currently planted to wheat; possession will be subject to tenant's rights. The farm boasts all Class II sandy loam soils with an NCCPI index of 53. Add this farm to your operation or investment portfolio and use it as leverage to gain an advantage in the negotiations of the future.

The Kansas Department of Transportation plans to bypass 54 Highway around the city of Kingman, passing directly by this farm. This farm will be right off a planned exit ramp onto Berry Avenue. Short-term, this could be needed for construction, lay-down yard, material storage, etc. Long-term, this farm right off the exit could generate revenue from billboard advertising, development of a business

that services travelers, or as potential build sites for custom homes, which have been popular in the immediate area. Just 20 miles from the city of Cheney and 24 miles from Garden Plain, steep development land prices and influence from the Wichita Metro are pushing this way.

On the north side of the farm is a producing natural gas well; the seller's royalty rights will transfer to the new owner. The royalty amounts to roughly \$300 per month. There are beautiful hilltop views of the city below. This would make an excellent build site for your forever home. Couple this with a service business in a recognizable location, the future will look bright.

To make an offer, contact the Listing Agent Sean Thomas at (620) 712-2775 or sthomas@midwestlandgroup.com.

PROPERTY FEATURES

PRICE: **\$460,400** | COUNTY: **KINGMAN** | STATE: **KANSAS** | ACRES: **140**

- 140 +/- acres of development potential
- S20, T27, R07W NW4 EXC TRACT(S)
- Future highway frontage
- Income-producing cropland
- Class II fertile soils
- Producing gas well
- 2025 property taxes: \$607.22
- Blacktop road frontage (Berry Avenue)
- 1.5 miles to Kingman High School
- Custom homes outside city limits
- Available electricity
- Business development site

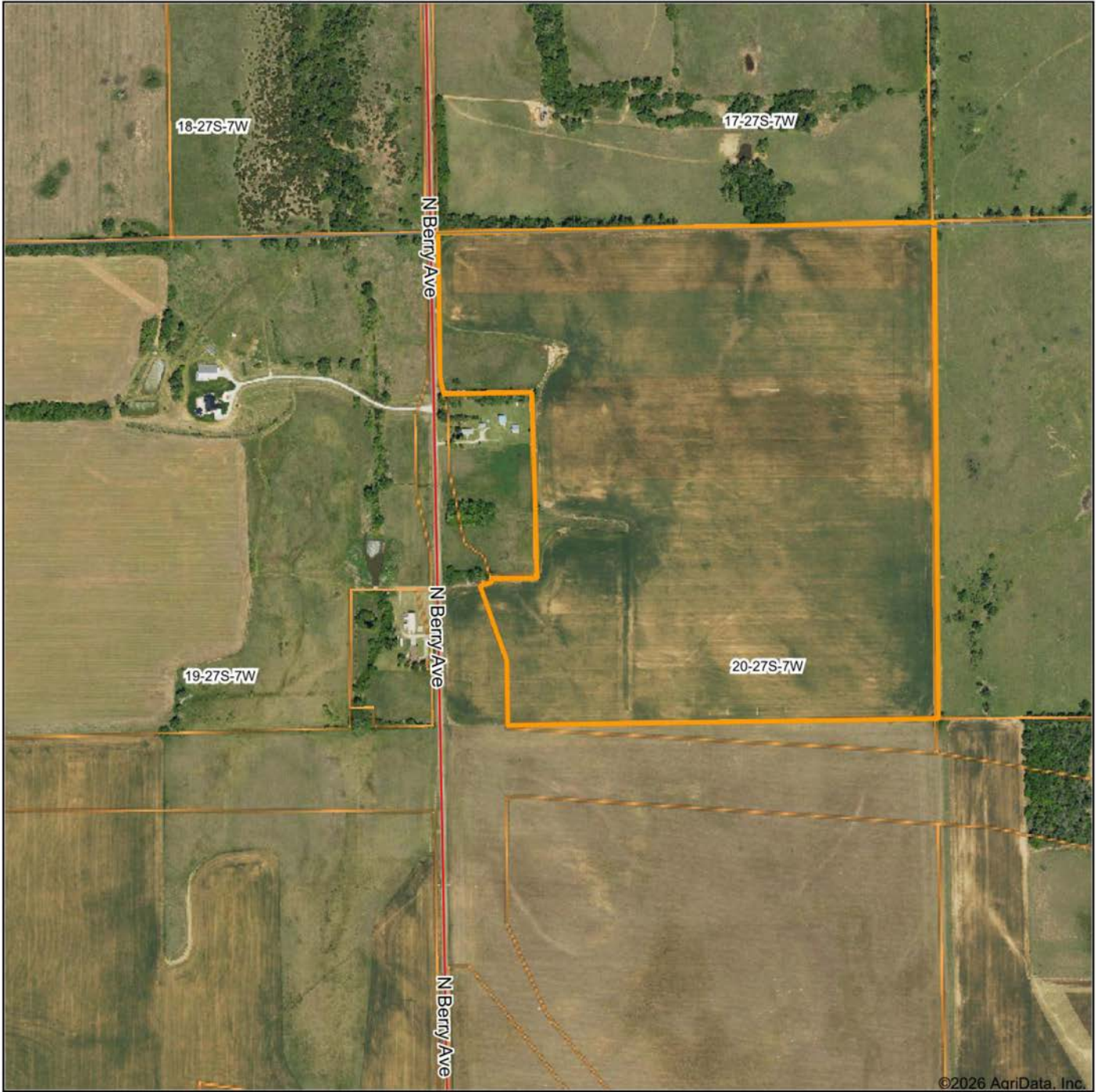
FUTURE HIGHWAY FRONTAGE



INCOME-PRODUCING CROPLAND



AERIAL MAP



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Boundary Center: 37° 41' 9.82, -98° 6' 47.03



Maps Provided By:



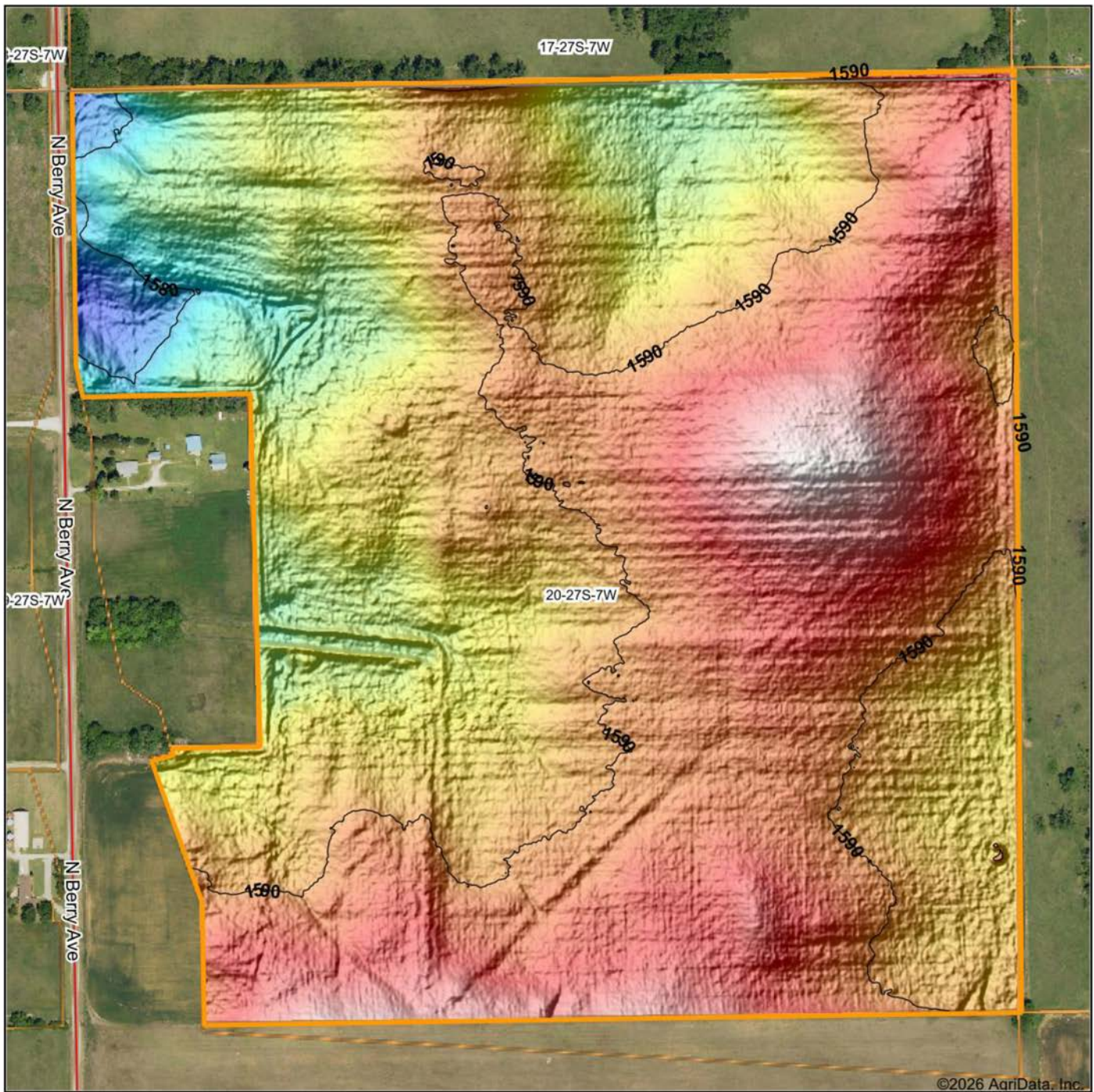
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20-27S-7W
Kingman County
Kansas



4/21/2026

HILLSHADE MAP



Low Elevation High



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 10

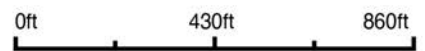
Min: 1,575.8

Max: 1,598.4

Range: 22.6

Average: 1,589.3

Standard Deviation: 3.44 ft

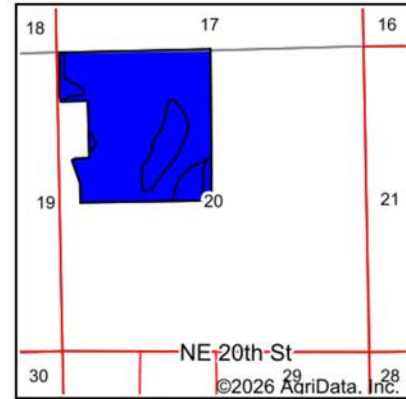
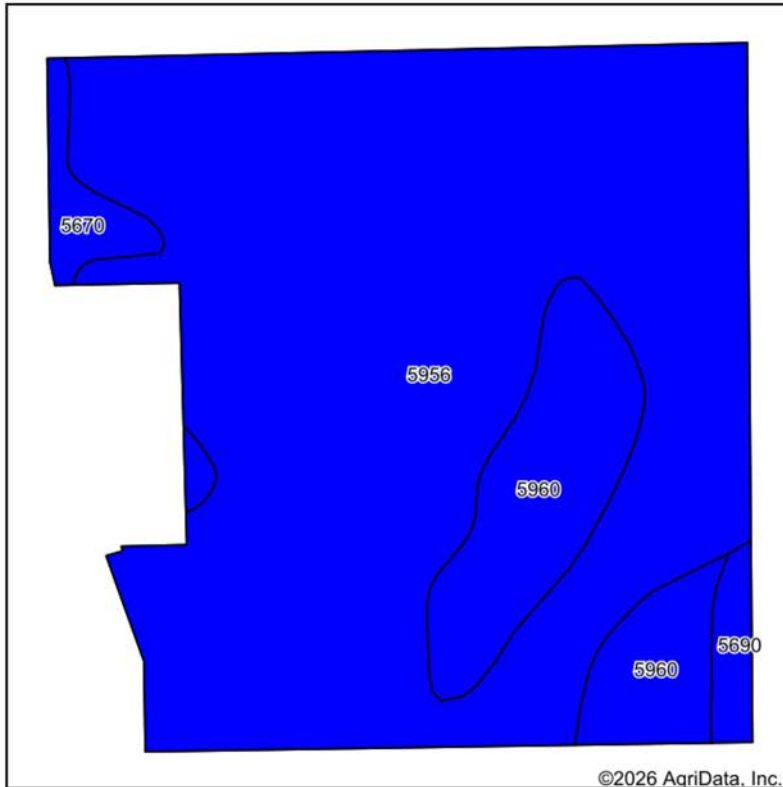


4/21/2026

20-27S-7W
Kingman County
Kansas

Boundary Center: 37° 41' 9.82, -98° 6' 47.03

SOILS MAP



State: **Kansas**
 County: **Kingman**
 Location: **20-27S-7W**
 Township: **White**
 Acres: **139.79**
 Date: **4/21/2026**



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

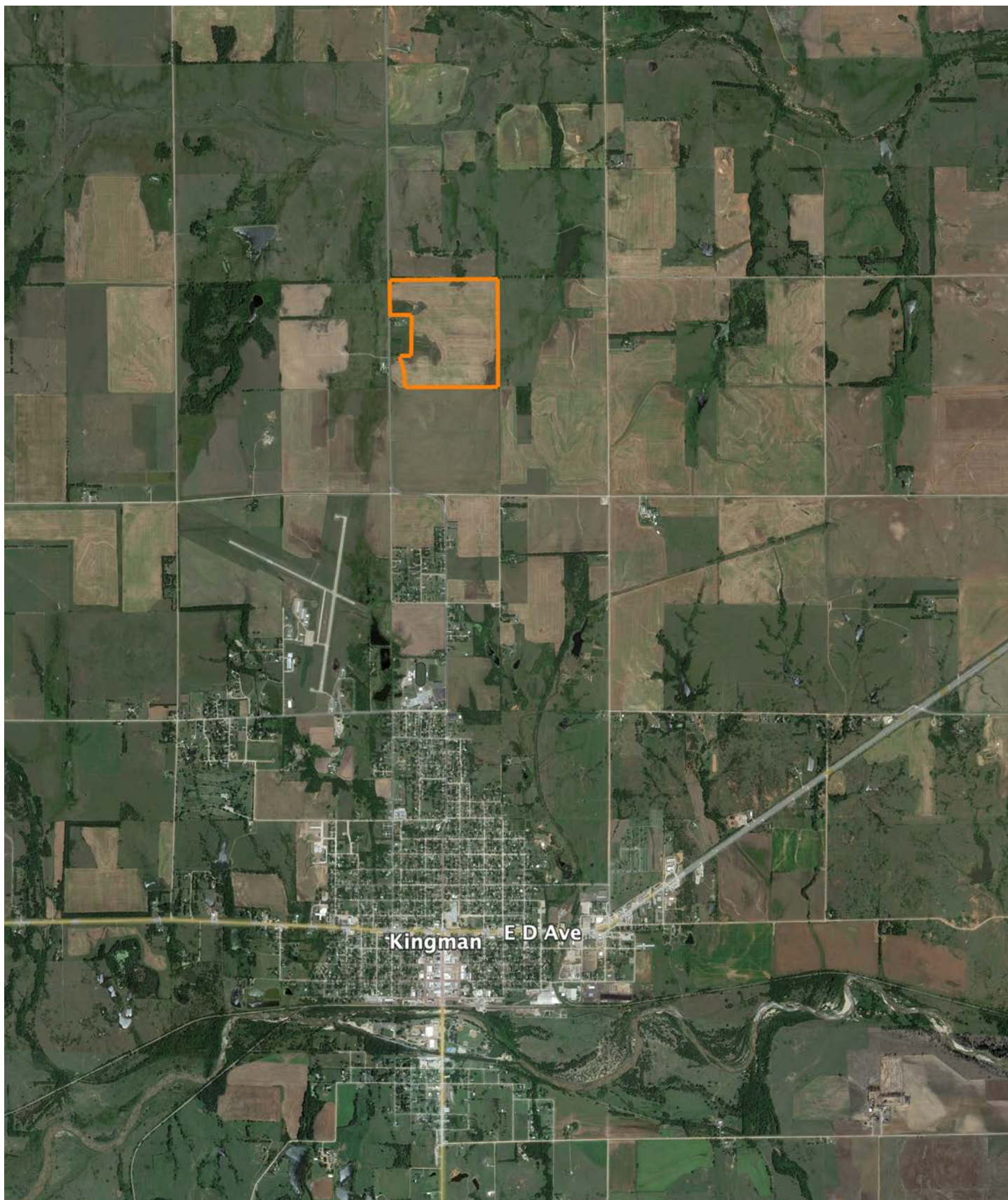
Area Symbol: KS095, Soil Area Version: 21										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
5956	Shellabarger sandy loam, 1 to 3 percent slopes	114.00	81.5%		> 6.5ft.	Ile	3052	52	45	51
5960	Shellabarger-Nalim complex, 1 to 3 percent slopes	19.70	14.1%		> 6.5ft.	Ile	3216	57	47	57
5670	Waldeck fine sandy loam, occasionally flooded	3.73	2.7%		> 6.5ft.	Ile	6050	44	42	44
5690	Zenda clay loam, occasionally flooded	2.36	1.7%		> 6.5ft.	IIw	5960	76	55	76
Weighted Average						2.00	3204.2	*n 52.9	*n 45.4	*n 52.1

*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

Sean Thomas has a love and appreciation for the land. Born and raised in Overland Park, KS, Sean graduated from St. Thomas Aquinas High School and earned a B.S. in Park Management and Conservation, with a Minor in Business Administration from Kansas State University. This education refined Sean's natural ability to observe and identify the unique qualities each piece of property holds and communicate that potential to clients so that they can achieve their goals, from vision to completion.

Prior to coming to Midwest Land Group, he spent 10 years in parks and recreation administration, specializing in property management, maintenance, and construction. This hands-on experience provided a unique opportunity to study wildlife behavior, especially waterfowl in different environments. Sean shares that knowledge with clients so they can begin successful wildlife management on their property.

A volunteer with Big Brothers Big Sisters, he enjoys mentoring his little brother and introducing him to the outdoors, whether it be fishing or playing sports. Sean is an avid duck and deer hunter and actively serves in ministries at his local church. Sean and his wife Betsy, live on a farm near Inman, KS with their two dogs, Branch and Briar, surrounded by pastures in the Sandhills.



SEAN THOMAS,
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