

MIDWEST LAND GROUP PRESENTS

155 ACRES IN

KINGMAN COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

HIGHWAY FRONTAGE CROPLAND & MINERALS

Located in Southwestern Kingman County between Zenda and Nashville is 155 +/- acres of fertile cropland. With frontage on 42 Highway, this farm is in a prime location, quickly navigate to the property to check grazing livestock or swiftly haul grain to the COOP. Being along a state highway has its benefits, a wise long-term investment for anyone who wants increased appreciation or easement potential. With electricity and paved road frontage, this could also make an excellent build site with beautiful views.

The farm consists of a mixture of Class II and Class III soils. The tillable acres carry a productivity index of 60, well above average for the county. A mixture of Shellabarger Loam, Nalim Loam, Kaski Loam, and Albion Sandy Loam. These soil types, joined with adequate rainfall,

produce tremendous yields. The farm is almost entirely tillable with very little waste. Well-maintained erosion control structures are in place, and smoothed terraces. The tillable acres are currently planted to wheat, with possession to occur following wheat harvest or August 1st, 2026.

There is a producing gas well in the northeast corner of the farm. The sellers receive a royalty each year, approximately \$3,600 annually or \$300 per month. The mineral rights owned by the seller will transfer with the farm. Opportunities to purchase productive crop ground with highway access and producing minerals are hard to come by. Reach out to the Listing Agent Sean Thomas to schedule a tour at (620) 712-2775 or sthomas@midwestlandgroup.com.



PROPERTY FEATURES

COUNTY: **KINGMAN** | STATE: **KANSAS** | ACRES: **155**

- Possession following 2026 wheat harvest
- Producing gas well royalty
- Tillable investment w/ build site
- Highway frontage
- Available electricity
- NCCPI soil 60
- Loam soil types
- 2.5 miles to Zenda
- 24 miles to Kingman
- 16 miles to 54 Highway



TILLABLE INVESTMENT



BUILD SITE



PRODUCING GAS WELL ROYALTY



HIGHWAY FRONTAGE



LOAM SOIL TYPES



AERIAL MAP



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Boundary Center: 37° 26' 18.83, -98° 19' 56.05



Maps Provided By:



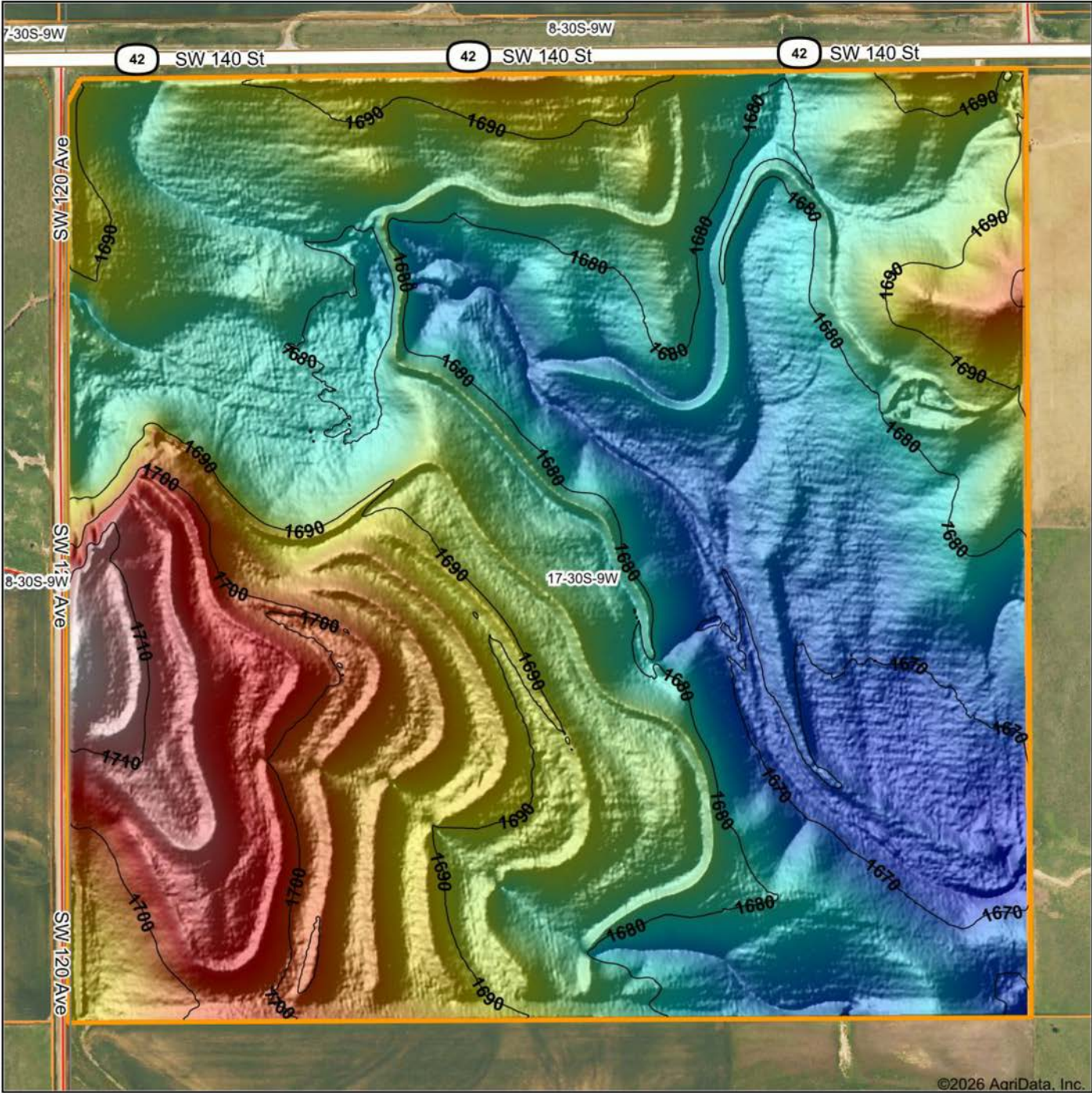
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17-30S-9W
Kingman County
Kansas



4/21/2026

HILLSHADE MAP



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Low Elevation High

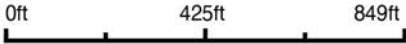


Maps Provided By:



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Source: USGS 1 meter dem
 Interval(ft): 10
 Min: 1,666.0
 Max: 1,716.1
 Range: 50.1
 Average: 1,685.1
 Standard Deviation: 10.6 ft

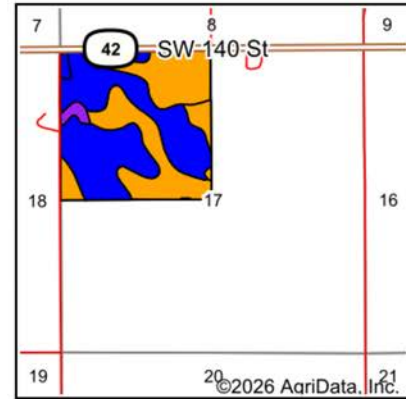
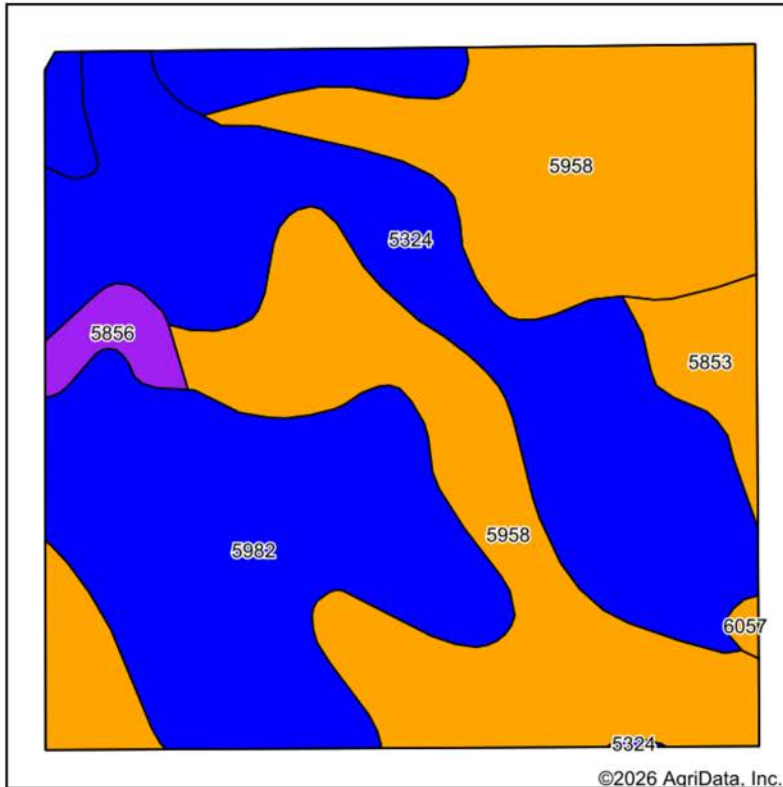


4/21/2026

17-30S-9W
Kingman County
Kansas

Boundary Center: 37° 26' 18.83, -98° 19' 56.05

SOILS MAP



State: **Kansas**
 County: **Kingman**
 Location: **17-30S-9W**
 Township: **Rochester**
 Acres: **155.6**
 Date: **4/21/2026**



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surety
 CUSTOMIZED ONLINE MAPPING
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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
5958	Shellabarger sandy loam, 3 to 6 percent slopes, eroded	63.45	40.7%		> 6.5ft.	IIle	3064	47	43	47
5982	Nalim loam, 1 to 3 percent slopes	43.37	27.9%		> 6.5ft.	Ile	3436	68	54	68
5324	Kaski loam, occasionally flooded	40.63	26.1%		> 6.5ft.	IIw	4723	74	60	74
5853	Albion sandy loam, 1 to 3 percent slopes	4.79	3.1%		> 6.5ft.	IIIe	3040	43	42	39
5856	Albion sandy loam, 6 to 15 percent slopes	2.91	1.9%		> 6.5ft.	VIe	3063	41	40	36
6057	Lincoln loamy sand, 0 to 1 percent slopes, occasionally flooded	0.45	0.3%		> 6.5ft.	IIIs	3835	31	30	31
Weighted Average						2.52	3602.4	*n 59.6	*n 50.4	*n 59.4

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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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