

MIDWEST LAND GROUP PRESENTS

51.63 ACRES IN

BARTON COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PREMIER 51.63 +/- ACRE DEVELOPMENT TRACT IN CENTRAL KANSAS GROWTH CORRIDOR

Located in one of Central Kansas's most desirable growth corridors, this 51.63 +/- acre development tract offers an investment opportunity to own premier land on the outskirts of Great Bend, Kansas. With an unbeatable location, strong surrounding property values, and endless future possibilities, this tract is positioned for a developer, investor, or buyer looking to capitalize on one of the area's most strategic growth opportunities.

Situated directly across the road from Barton County Community College on the well-traveled blacktop known locally as JUCO Road, this property offers outstanding visibility, accessibility, and infrastructure advantages along rural district water. The location is further enhanced by its proximity to Bissell's Point, one of Barton County's HOA communities, which borders the property to the west and highlights the demand for quality residential development in this area.

Currently zoned agricultural, the property offers exciting future development potential with preliminary conversations indicating similar rezoning options for residential or commercial use, depending on the buyer's vision and intended plans. Barton County continues to be a growing community supportive of development, creating an attractive environment for investors and developers looking toward future expansion and local community support.

The property is conveniently located just 1 mile from Highway 281 and only 3.5 miles from Highway 156, providing quick access to Great Bend and surrounding communities while maintaining the privacy and open space that makes Central Kansas development so appealing.

Whether envisioned as a commercial development, residential community, estate-style homesites, investment property, or a long-term land hold, the combination of acreage, location, utilities, and surrounding growth makes this offering exceptionally unique.

Adding to its appeal, the property is located only 2 miles from Cheyenne Bottoms, one of the largest inland marshlands in North America and one of the nation's most recognized wildlife destinations for birdwatchers and hunters. The nearby outdoor recreation, waterfowl migration, and natural beauty provide an additional lifestyle element rarely found with development land.

A further advantage of this offering is the transfer of 100% intact mineral rights, giving the next owner full ownership of the land's future potential.

This is a chance to invest in the continued growth of Barton County and secure one of the area's most strategically positioned properties.

PROPERTY FEATURES

COUNTY: **BARTON** | STATE: **KANSAS** | ACRES: **51.63**

- 51.63 +/- total acres
- Premier development opportunity
- Great Bend growth corridor
- Directly across from Barton Community College
- High-visibility paved road frontage
- Rural water availability
- Borders Bissell's Point HOA community
- Strong surrounding property values
- Residential development potential
- Commercial development potential
- Estate homesite opportunities
- Investment / long-term hold potential
- Preliminary rezoning opportunities
- Supportive development community
- 1 mile from Highway 281
- 3.5 miles from Highway 156
- Minutes from Great Bend
- 2 miles from Cheyenne Bottoms
- Waterfowl & wildlife recreation nearby
- Rare large-acreage location
- Open, buildable landscape
- Future growth potential
- 100% mineral rights transfer
- Central Kansas investment opportunity



HIGH-VISIBILITY PAVED ROAD FRONTAGE

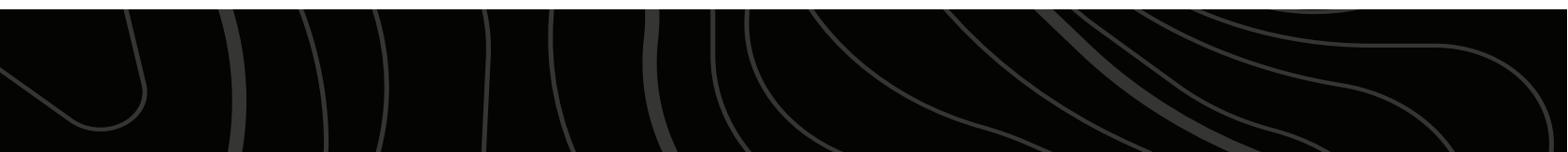
Situated directly across the road from Barton County Community College on the well-traveled blacktop known locally as JUCO Road, this property offers outstanding visibility, accessibility, and infrastructure advantages along rural district water.



RARE LARGE-ACREAGE LOCATION



ESTATE HOMESITE OPPORTUNITIES

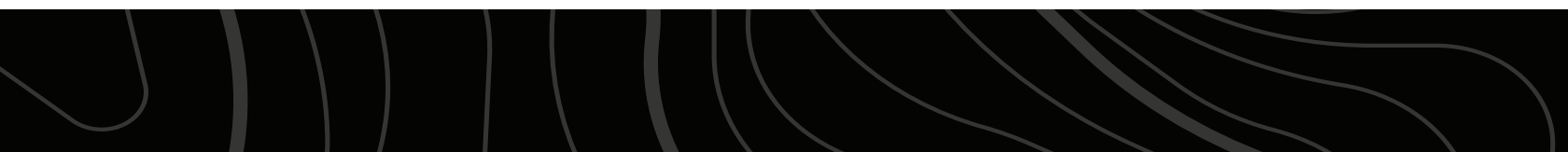


PREMIER DEVELOPMENT OPPORTUNITY

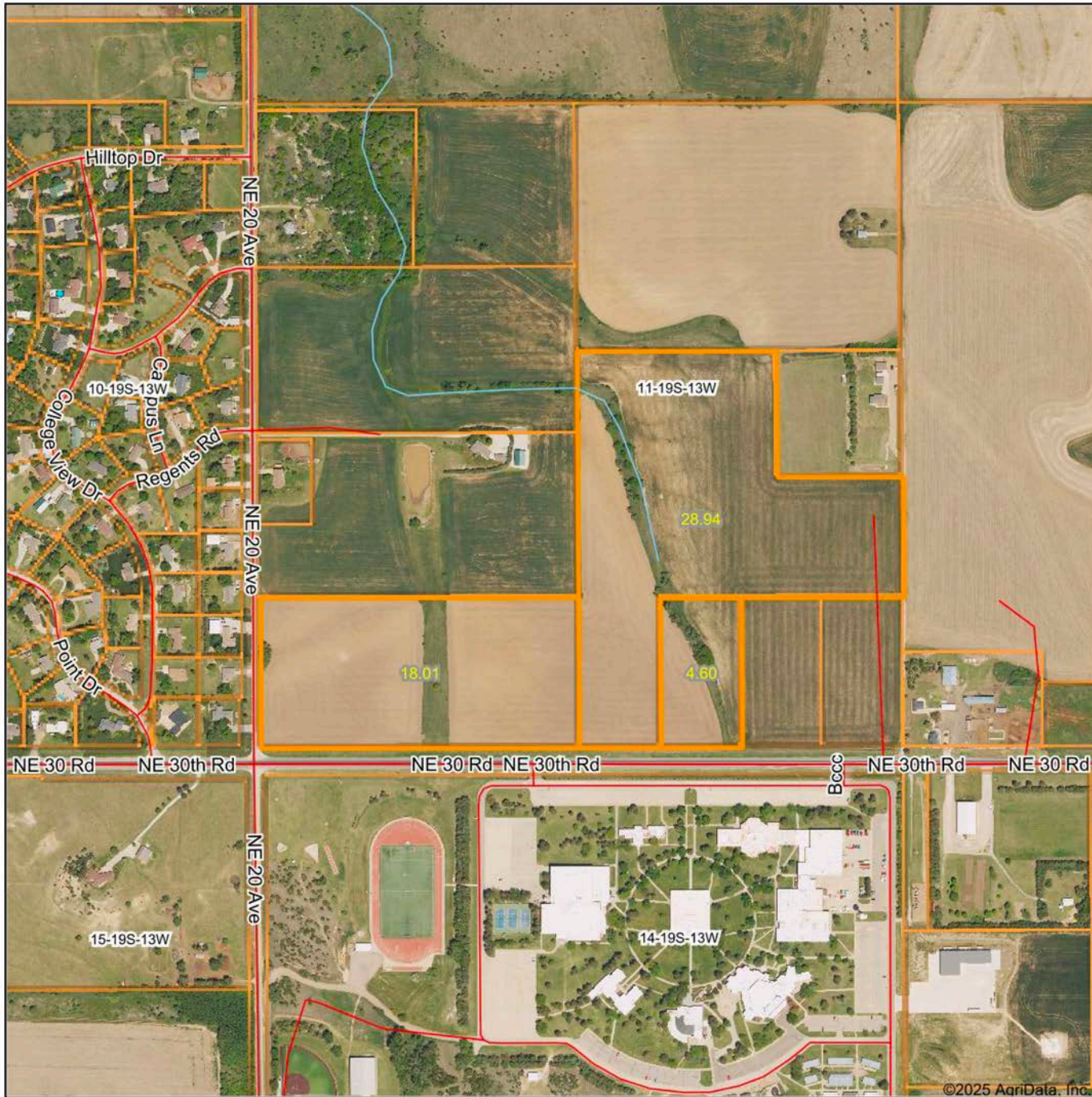
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OPEN, BUILDABLE LANDSCAPE



AERIAL MAP



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Boundary Center: 38° 24' 27.73, -98° 43' 59.38

0ft 633ft 1265ft



Maps Provided By:



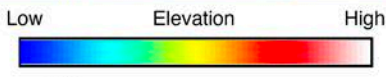
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11-19S-13W
Barton County
Kansas



9/9/2025

HILLSHADE MAP



Source: USGS 1 meter dem
 Interval(ft): 10
 Min: 1,876.4
 Max: 1,906.8
 Range: 30.4
 Average: 1,895.8
 Standard Deviation: 8.17 ft



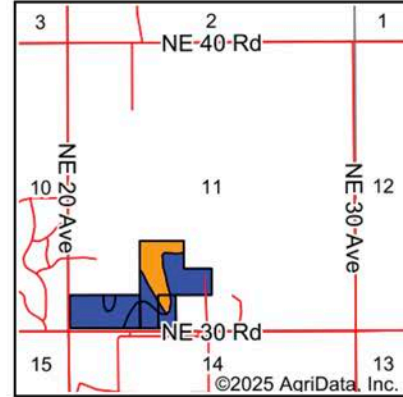
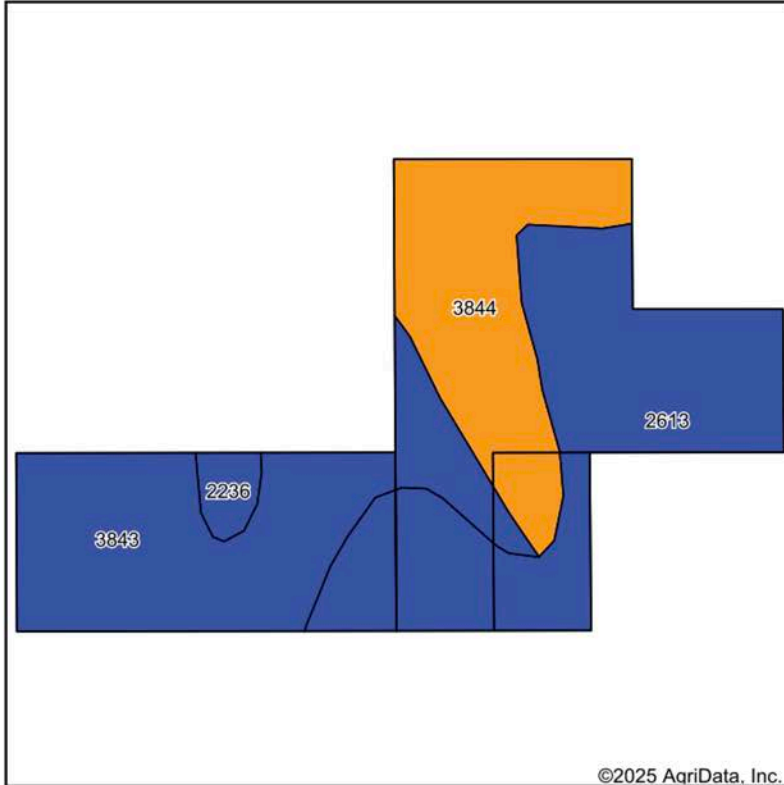
11-19S-13W
Barton County
Kansas

Boundary Center: 38° 24' 27.73, -98° 43' 59.38

Maps Provided By:

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

SOILS MAP



State: **Kansas**
 County: **Barton**
 Location: **11-19S-13W**
 Township: **Great Bend**
 Acres: **51.55**
 Date: **9/8/2025**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

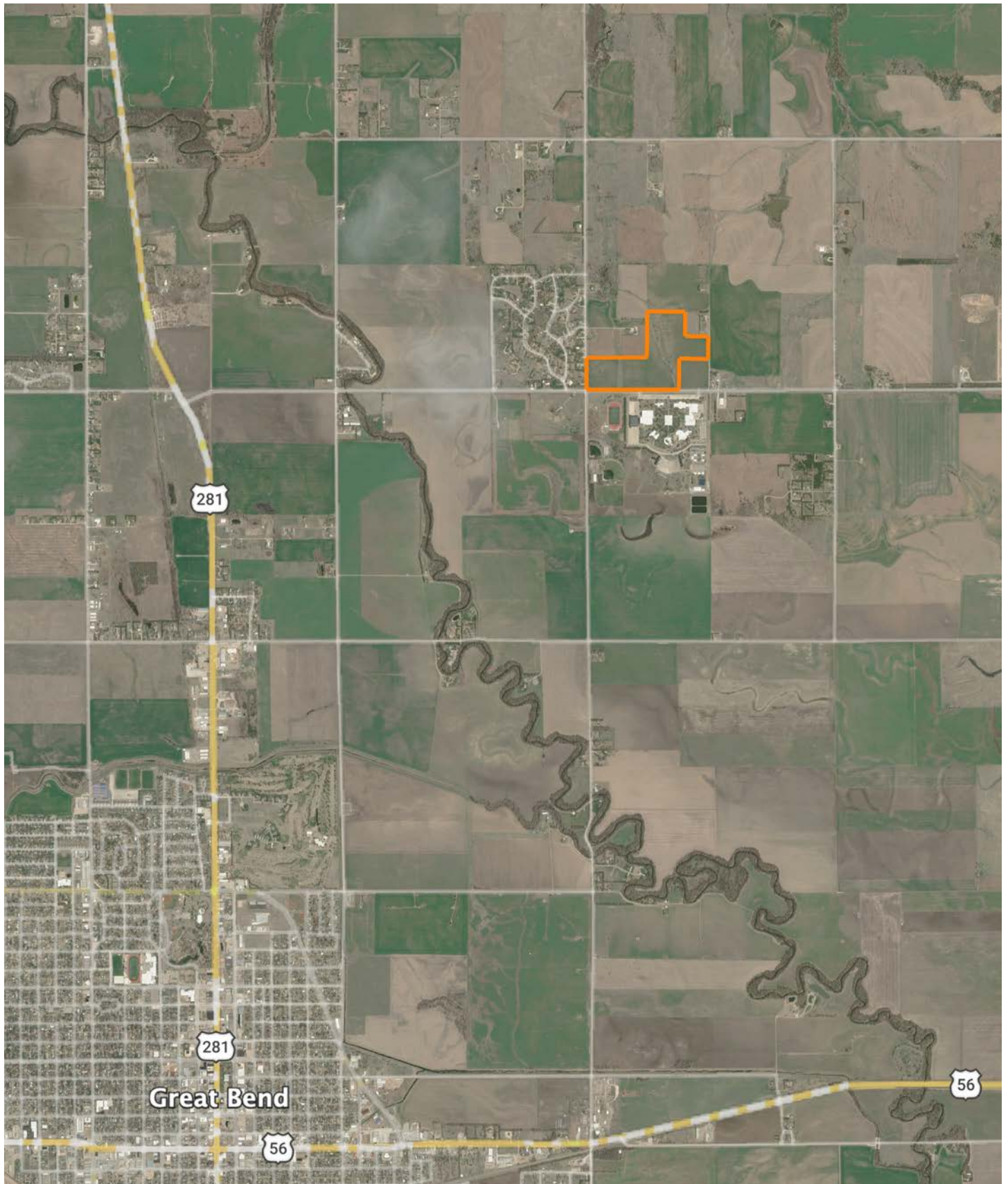
Area Symbol: KS009, Soil Area Version: 22

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 Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
2613	Harney silt loam, 1 to 3 percent slopes	19.99	38.8%		> 6.5ft.	Ile	3002	68	51	61	68	
3843	Geary silt loam, 1 to 3 percent slopes	17.65	34.2%		> 6.5ft.	Ile	4040	71	68	65	71	36
3844	Geary silt loam, 3 to 7 percent slopes	12.67	24.6%		> 6.5ft.	IIle	4085	71	68	65	71	36
2236	Roxbury silt loam, occasionally flooded	1.24	2.4%		> 6.5ft.	IIw	4463	76	50	56	76	
Weighted Average							2.25	*n 70	*n 61	*n 63.2	*n 70	*n 21.2

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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.



KAYANNA HAMMEKE

LAND AGENT

620.566.7889

KHammeke@MidwestLandGroup.com



MidwestLandGroup.com

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