

MIDWEST LAND GROUP PRESENTS

640 ACRES IN

GRAY COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

GRAY COUNTY DO-IT-ALL SECTION

Here's your chance to own an extensive agricultural operation in Gray County, Kansas, located 6 miles south of Charleston, Kansas. This offering totals 640 +/- acres with the ability to purchase smaller tracts in 160 +/- acre increments. The southwest quarter of the section brings a ton to the table with a beautiful 2,360 square-foot ranch-style home built in 1974. This 4 bedroom, 3 bathroom home sits in an oasis of the plains with a beautiful, lush yard and fully mature trees/landscaping. At the home place, there are several other garages, equipment sheds, grain storage, fuel pumps, and a scale. There is everything needed for a farming operation in a single farmyard. The remnants of the formerly operational feed yard are present and begging to be brought back to life and ready to be utilized by the next generation of farmer or rancher.

The farm currently boasts the water right # 10123-00 with a priority date of 06/16/1964, with an authorized

quantity of 306 AF with an authorized rate of 1111 GPM. There are currently 100 +/- acres under the pivot planted to corn. This water right and irrigation equipment are included in the sale and provide ample opportunity to grow excellent crops for either grain or livestock feed. The remaining three quarters are currently utilized as productive dryland, typically rotated between milo and wheat. In total, there are 510 +/- acres of dryland cropland.

The seller's mineral, gas, and wind rights are intact and included in the sale. The property currently has a wind lease in place.

The possibilities of this offering are endless and present a unique purchase opportunity for a variety of buyers. Contact the listing agent for additional information and to schedule your private viewing.

PROPERTY FEATURES

COUNTY: **GRAY** | STATE: **KANSAS** | ACRES: **640**

- 510 +/- acres dryland
- 100 +/- acres irrigated
- WR# 10123-00 / 306 AF / 1111 GPM
- Irrigation equipment included
- 4 bed 3 bath home
- Built in 1974
- Numerous garages and equipment sheds
- Grain storage and scale
- Feed yard
- Mineral, gas, and wind rights included
- Wind lease
- 6 miles south of Charleston, KS
- 20 miles from Garden City, KS
- Contact the listing agent for additional information and to schedule your private viewing

100 +/- ACRES IRRIGATED

There are currently 100 +/- acres under the pivot planted to corn. This water right and irrigation equipment are included in the sale and provide ample opportunity to grow excellent crops for either grain or livestock feed.



NUMEROUS GARAGES & EQUIPMENT SHEDS

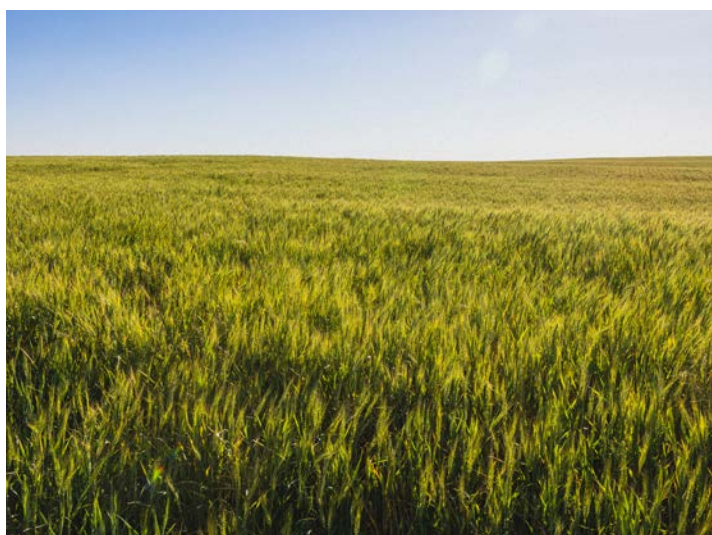
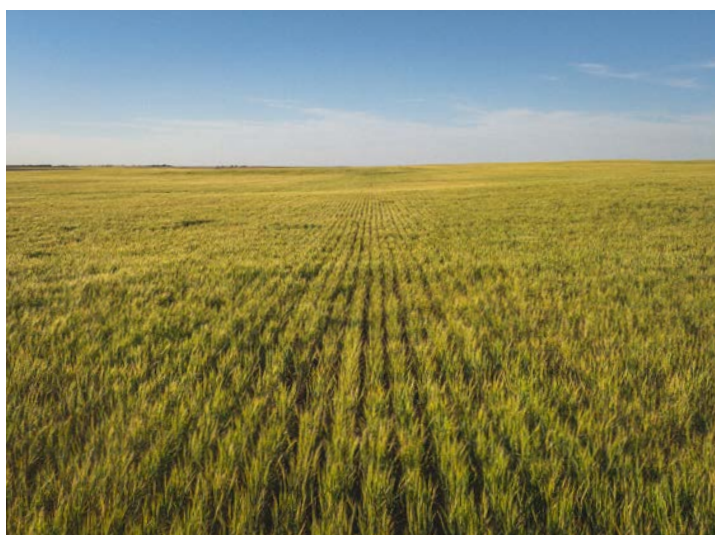


4 BED, 3 BATH HOME



510 +/- DRYLAND ACRES

The remaining three quarters are currently utilized as productive dryland, typically rotated between milo and wheat. In total, there are 510 +/- acres of dryland cropland.



AERIAL MAP



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Boundary Center: 37° 46' 23.52, -100° 35' 16.96



Maps Provided By:



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22-26S-30W
Gray County
Kansas



5/15/2026

OVERVIEW MAP



AGENT CONTACT

An avid hunter, Cole spends his free time outdoors. He loves chasing giant whitetails and other big game, as well as turkey and upland hunting. Born in Hays, Kansas, Cole enjoys scouting and running cameras across the state, as well as shed hunting, doing conservation work and habitat improvements on the family farm, and introducing youth to the great outdoors. With a knack for harvesting world-class whitetails, Cole has killed two bucks over 200" and many over the Boone & Crockett mark.

Cole attended Fort Hays State University where he earned his Bachelor's degree in Biology, researching fawn recruitment and mortality in whitetail deer, mule deer, and elk. While in school, Cole worked in the state conservation department, helping manage and improve local state wildlife areas. After earning his Bachelor's degree, Cole pursued a career in land real estate to fulfill his passion for land and its native inhabitants. At Midwest Land Group, he's able to bring extensive knowledge on all things outdoors, thanks to a lifetime immersed in hunting, agriculture, and ranching.

This driven agent strives to make both buyers and sellers leave the table with a smile on their face. Between his grasp on creating and improving farms, from food plot placement to improving native cover, and his vast network of landowner relationships, Cole is able to help his clients plan their next move. If you're ready to buy or sell, give Cole a call.



COLE SCHUMACHER,

LAND AGENT

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