

MIDWEST LAND GROUP PRESENTS

71.2 ACRES

KINGMAN COUNTY, KS

SOUTHEAST 40 STREET, CHENEY, KANSAS 67025



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

VERSATILE RECREATION PROPERTY ON SMOOTS CREEK

If a well-rounded hunting retreat is what you have been looking for, this tract checks all the boxes. Just a short drive from Wichita and near an area of premium rural development, this recreational oasis is exactly what the family needs.

Smoots Creek meanders through the property from northwest to southeast. The creek banks are lined with mature timber and secluded sand bars. This is a premium rut corridor. Smoots Creek is a 24-mile-long perennial stream that joins up with the South Fork Ninnescah River just 2 miles south of this farm.

This property is all habitat, 100% of the farm is attractive for wildlife. The mature timber along the creek is a deer highway and a great place to sit a tree stand in November. Trophy bucks are a frequent sight. There is an established area for a food plot over an acre in size that has been planted in years past for destination feeding of wildlife. This food plot is screened by a mature windbreak cedar row and a nice planting of 60+ oak trees. Strutting turkeys and chasing bucks come back to this area again and again.

The highlight of this farm is the developed wetlands for waterfowl hunting. 22.62 +/- acres are enrolled in a Wetland Reserve Conservation Easement.

14.82 +/- acres of this is planted upland habitat, and tall warm-season grasses are home to pheasants, quail, and nesting wild turkeys. The remaining 7.8 +/- acres are established wetlands, with wetlands on both sides of the creek. The main wetland, over 3 +/- acres in size, has a constructed dike and water control structure. This duck pond can be managed for moist-soil species that attract ducks. Opportunities to hunt migrating teal in September all the way through January, when mallards are known to concentrate heavily in this area. Enjoy early mornings in the blind with whistling wings overhead.

Though most of this property is in the floodplain and/or wetland easement, this makes the wildlife populations so dense. It is still located in an area of premium residential development. Custom homes on acreage are in high demand in this area, influenced by the Wichita Metro area. There is electrical service adjacent to each road and a rural water line from Kingman Rural Water District #1.

Opportunities to secure a well-planned recreation property in this area are rare. Contact the Listing Agent Sean Thomas at (620) 712-2775. Don't hesitate to view disclosures or schedule a tour.

PROPERTY FEATURES

COUNTY: **KINGMAN** | STATE: **KANSAS** | ACRES: **71.2**

- Trophy deer hunting
- Excellent waterfowl hunting
- Managed duck marsh
- Wetland Reserve Program
- Agri Drain Water Control Structure
- Abundant wild turkey population
- Food plot, tree stands, and feeders
- Pheasants & quail
- Tallgrass habitat
- Smoots Creek, live stream, fishing
- Mature tree plantings
- Electric available, Rural Water District
- S27, T28, R05W Kingman County
- 26 miles from Wichita, Eisenhower National Airport
- 5.5 miles to 54 Highway



EXCELLENT WATERFOWL HUNTING

The highlight of this farm is the developed wetlands for waterfowl hunting. The main wetland, over 3 +/- acres in size, has a constructed dike and water control structure. This duck pond can be managed for moist-soil species that attract ducks.



AGRI DRAIN WATER CONTROL STRUCTURE

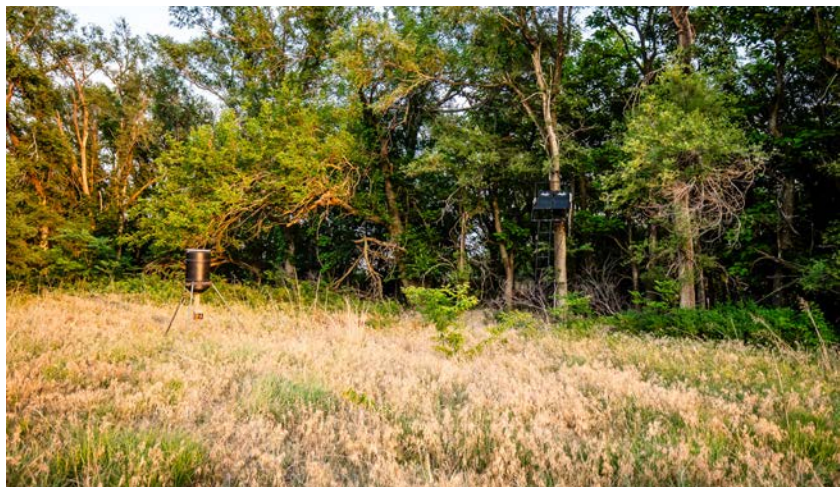
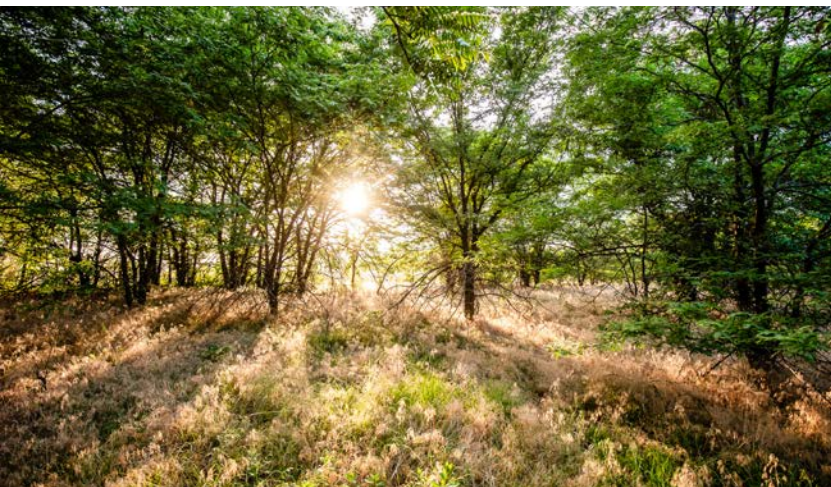


SMOOTS CREEK



MATURE TREE PLANTINGS

This property is all habitat, 100% of the farm is attractive for wildlife. The mature timber along the creek is a deer highway and a great place to sit a tree stand in November.



TROPHY DEER AND TURKEY HUNTING

Trophy bucks are a frequent sight. There is an established area for a food plot over an acre in size that has been planted in years past for destination feeding of wildlife. This food plot is screened by a mature windbreak cedar row and a nice planting of 60+ oak trees. Strutting turkeys and chasing bucks come back to this area again and again.



AERIAL MAP



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Boundary Center: 37° 35' 16.31, -97° 50' 56.47



Maps Provided By:



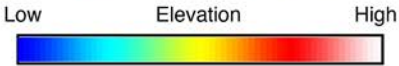
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27-28S-5W
Kingman County
Kansas



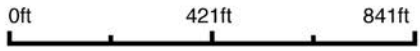
5/11/2026

HILLSHADE MAP



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
 Interval(ft): 1
 Min: 1,355.5
 Max: 1,377.8
 Range: 22.3
 Average: 1,368.3
 Standard Deviation: 4.17 ft

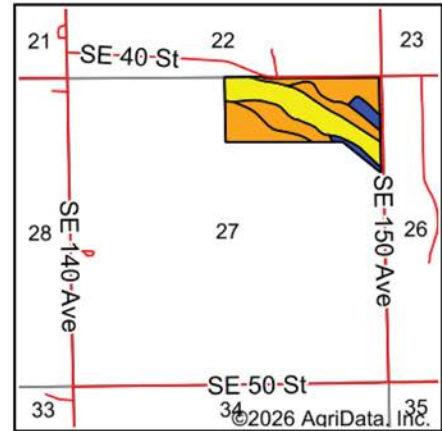
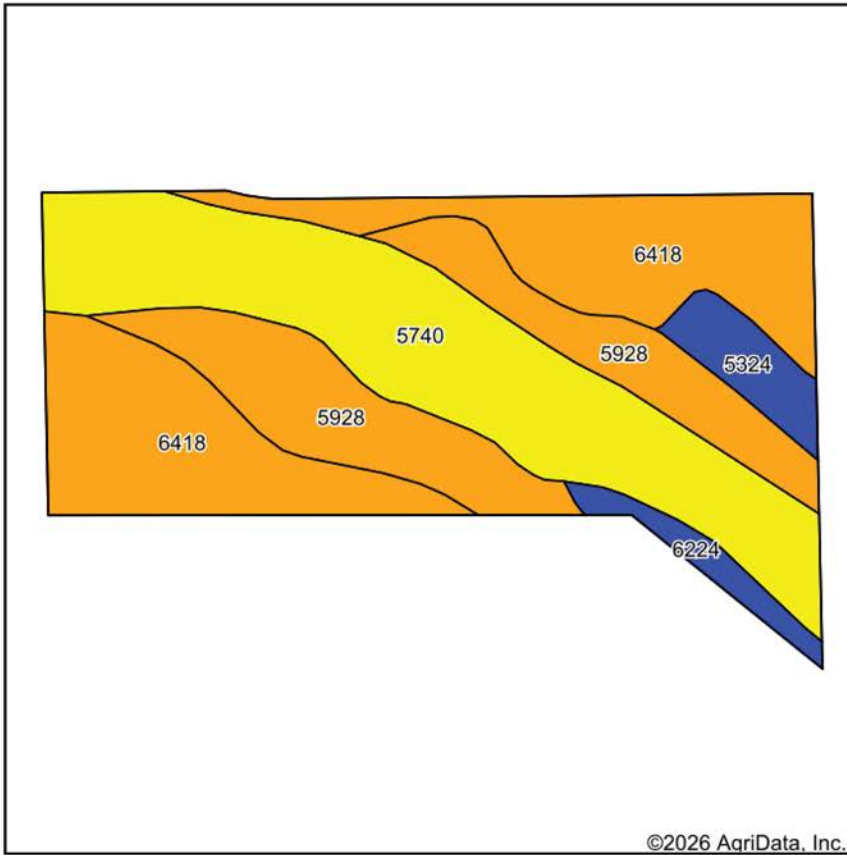


5/11/2026

27-28S-5W
Kingman County
Kansas

Boundary Center: 37° 35' 16.31, -97° 50' 56.47

SOILS MAP



State: **Kansas**
 County: **Kingman**
 Location: **27-28S-5W**
 Township: **Vinita**
 Acres: **68**
 Date: **5/11/2026**



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surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

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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
5740	Dillwyn-Plevna complex, occasionally flooded	24.31	35.6%		> 6.5ft.	IVw	6185	25	24	24
6418	Renfrow clay loam, 1 to 3 percent slopes	23.10	34.0%		4.2ft. (Paralithic bedrock)	IIIe	3291	53	39	50
5928	Pratt loamy fine sand, 1 to 5 percent slopes	15.77	23.2%		> 6.5ft.	IIIe	3020	33	33	30
5324	Kaski loam, occasionally flooded	2.88	4.2%		> 6.5ft.	IIw	4723	74	60	74
6224	Canadian fine sandy loam, rarely flooded	1.94	2.9%		> 6.5ft.	IIc	3660	51	45	51
Weighted Average						3.29	4333.9	*n 39.2	*n 33.3	*n 37.1

*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,
LAND AGENT
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