

MIDWEST LAND GROUP PRESENTS

19.4 ACRES IN

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# SUMNER COUNTY KANSAS



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# CREEKSIDE RETREAT IN SUMNER COUNTY, KANSAS

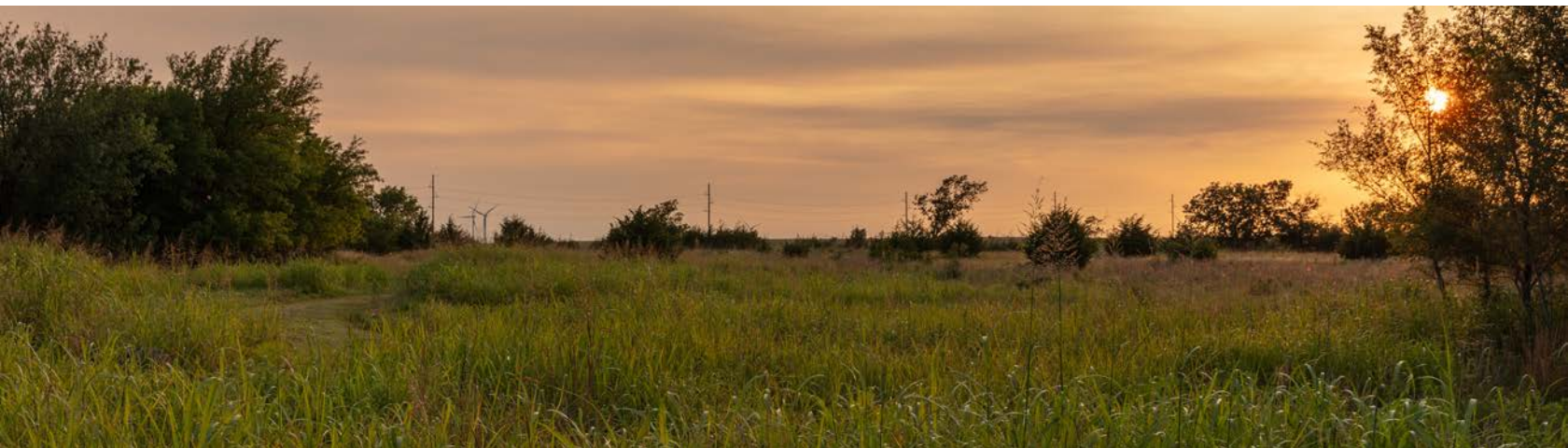
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Located just 2.5 +/- miles from Geuda Springs, Kansas, this 19.4 +/- acre property offers an outstanding combination of recreational appeal, existing improvements, and rural lifestyle potential. Though modest in size, the farm features many of the habitat characteristics serious outdoorsmen look for. Nearly 0.20 miles of a Salt Creek tributary flows through the property, providing a dependable water source and creating a natural travel corridor for wildlife. Mature trees line the creek while scattered cedars, native grasses, and sumac provide excellent bedding cover throughout the back portion of the property. Surrounded by productive Class II tillable farmland, the area offers an excellent combination of food, water, and cover that helps keep deer and other wildlife using the property year-round.

The property is improved with a pole barn, equipment shed, additional storage building, and an older residence being sold as-is. Together with electric service, a water well, and septic system, these existing

improvements provide a functional foundation for equipment storage, a hunting headquarters, a weekend retreat, or future improvements. Mowed trails allow easy access throughout much of the property, making it easy to explore and enjoy everything the acreage has to offer. Mineral rights are believed to convey with the sale, and the property has a history of oil production, with historical royalty information available upon request.

Conveniently located just 12 +/- miles from Arkansas City, 19 +/- miles from Winfield, 22 +/- miles from Wellington, 37 +/- miles from Ponca City, Oklahoma, and 51 +/- miles from Wichita, this versatile property is well suited for buyers seeking an affordable hunting property, weekend escape, or rural homesite with existing infrastructure already in place. Whether your interests are enjoying the outdoors, pursuing wildlife, or creating your own country retreat, this unique Sumner County property is well worth a look.



# PROPERTY FEATURES

COUNTY: **SUMNER** | STATE: **KANSAS** | ACRES: **19.4**

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- Nearly 0.20 miles of flowing Salt Creek tributary
- Mature timber lining the creek
- Native grasses, cedars, and sumac providing quality bedding cover
- Excellent combination of food, water, and cover for wildlife
- Surrounded by productive Class II tillable farmland
- Pole barn, equipment shed, and additional storage building
- Older residence being sold as-is
- Electric, water well, and septic in place
- Mowed trails throughout portions of the property
- Gravel road frontage
- Mineral rights believed to convey
- Historical oil production with royalty records available
- 2.5 +/- miles from Geuda Springs
- 12 +/- miles from Arkansas City
- 19 +/- miles from Winfield
- 22 +/- miles from Wellington
- 37 +/- miles from Ponca City, OK
- 51 +/- miles from Wichita



## 19.4 +/- ACRES

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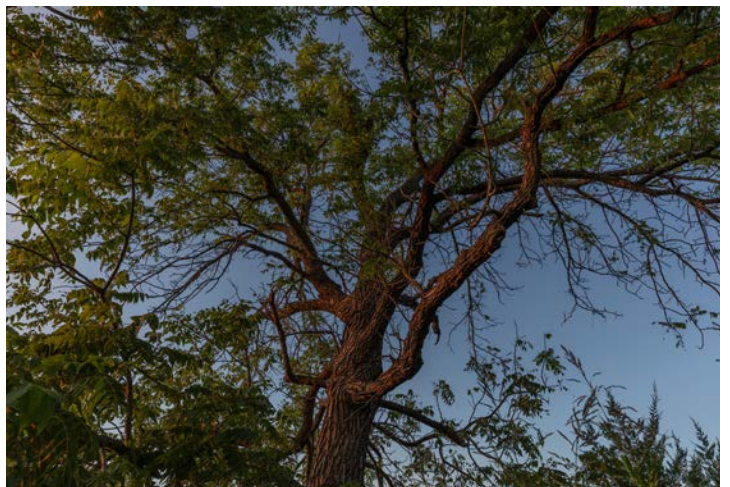
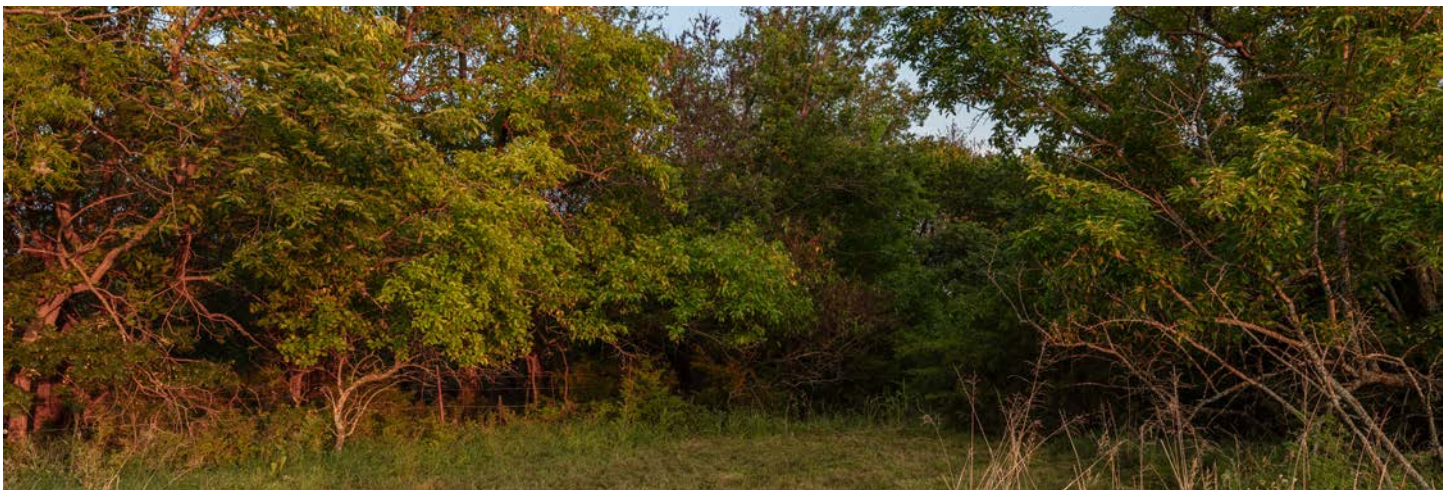
# SALT CREEK TRIBUTARY

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## MATURE TIMBER LINING THE CREEK

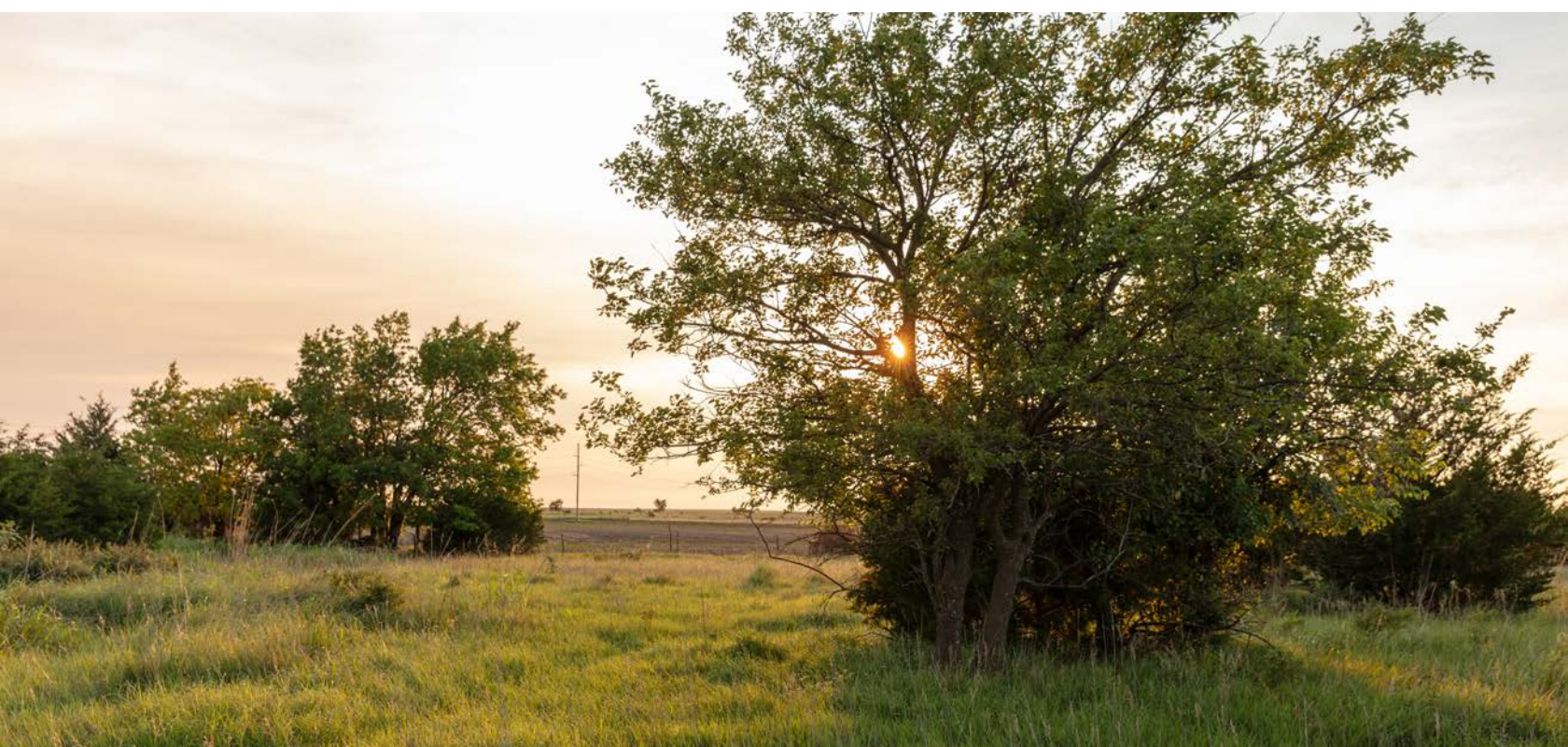
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# NATIVE GRASSES, CEDARS, AND SUMAC

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Mature trees line the creek while scattered cedars, native grasses, and sumac provide excellent bedding cover throughout the back portion of the property.



# BUILDINGS & HISTORICAL OIL PRODUCTION

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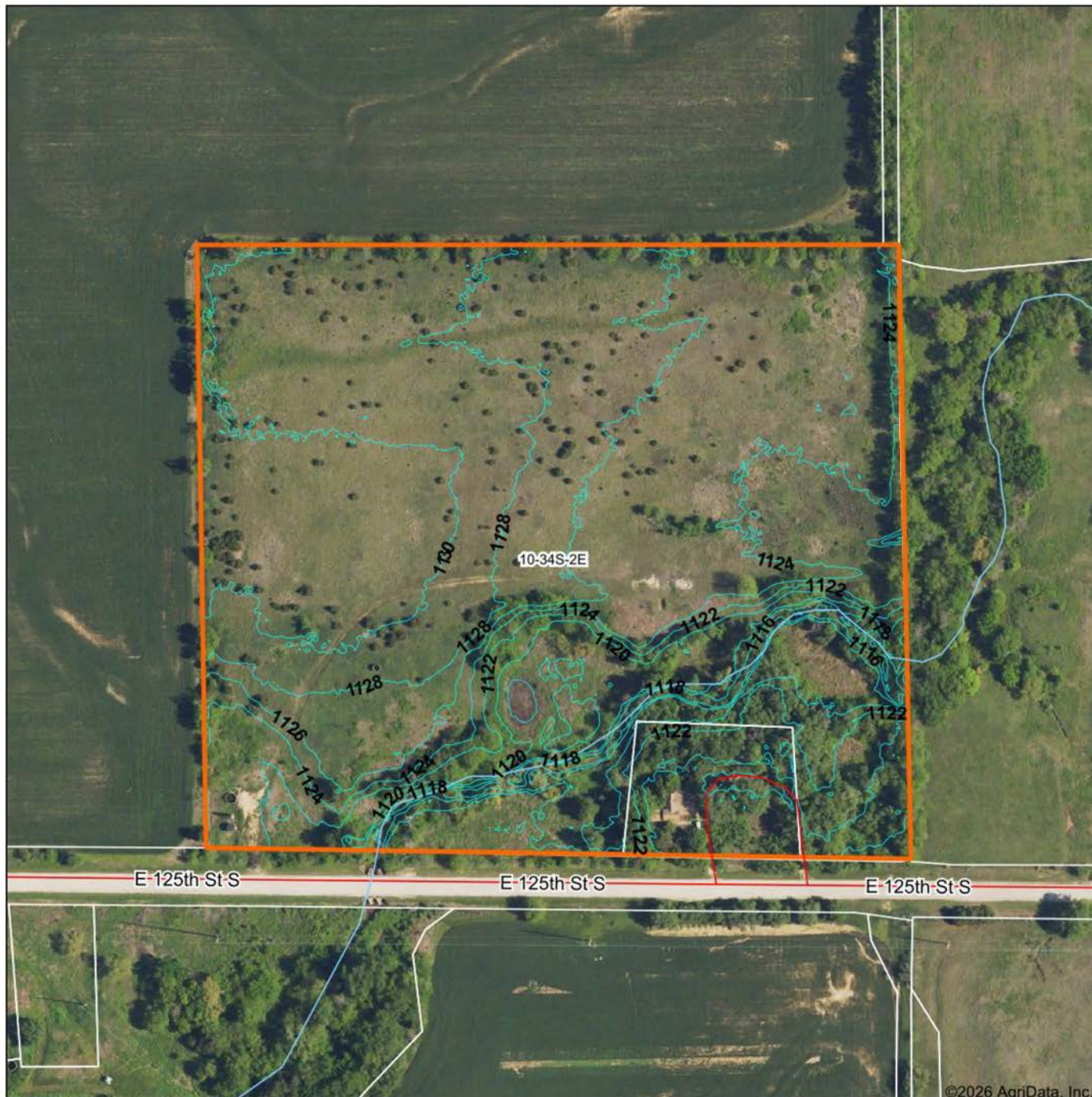


# ADDITIONAL PHOTOS

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# TOPOGRAPHY MAP



Maps Provided By:



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

Source: USGS 1 meter dem  
Interval(ft): 2.0  
Min: 1,113.3  
Max: 1,131.6  
Range: 18.3  
Average: 1,125.3  
Standard Deviation: 3.81 ft

0ft 220ft 440ft

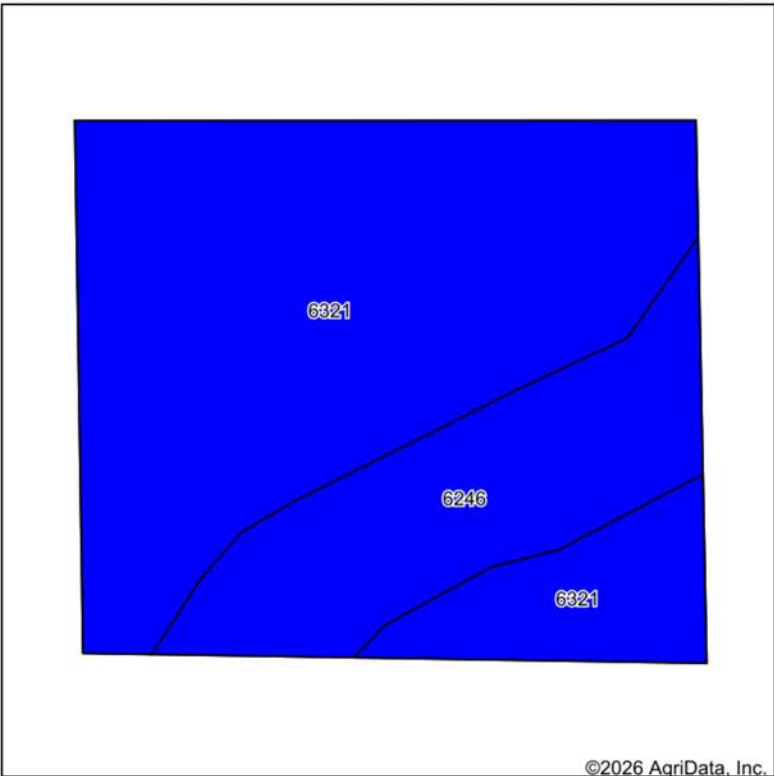


6/29/2026

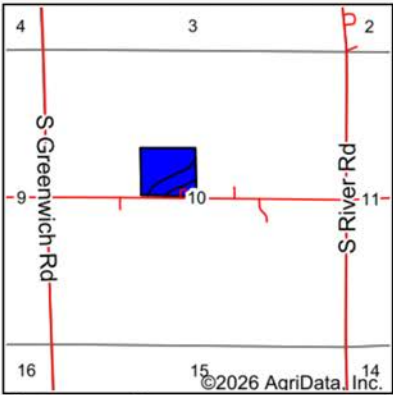
10-34S-2E  
Sumner County  
Kansas

Boundary Center: 37° 6' 31.79, -97° 11' 42.67

# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**  
County: **Sumner**  
Location: **10-34S-2E**  
Township: **Walton**  
Acres: **19.45**  
Date: **6/29/2026**



Maps Provided By:



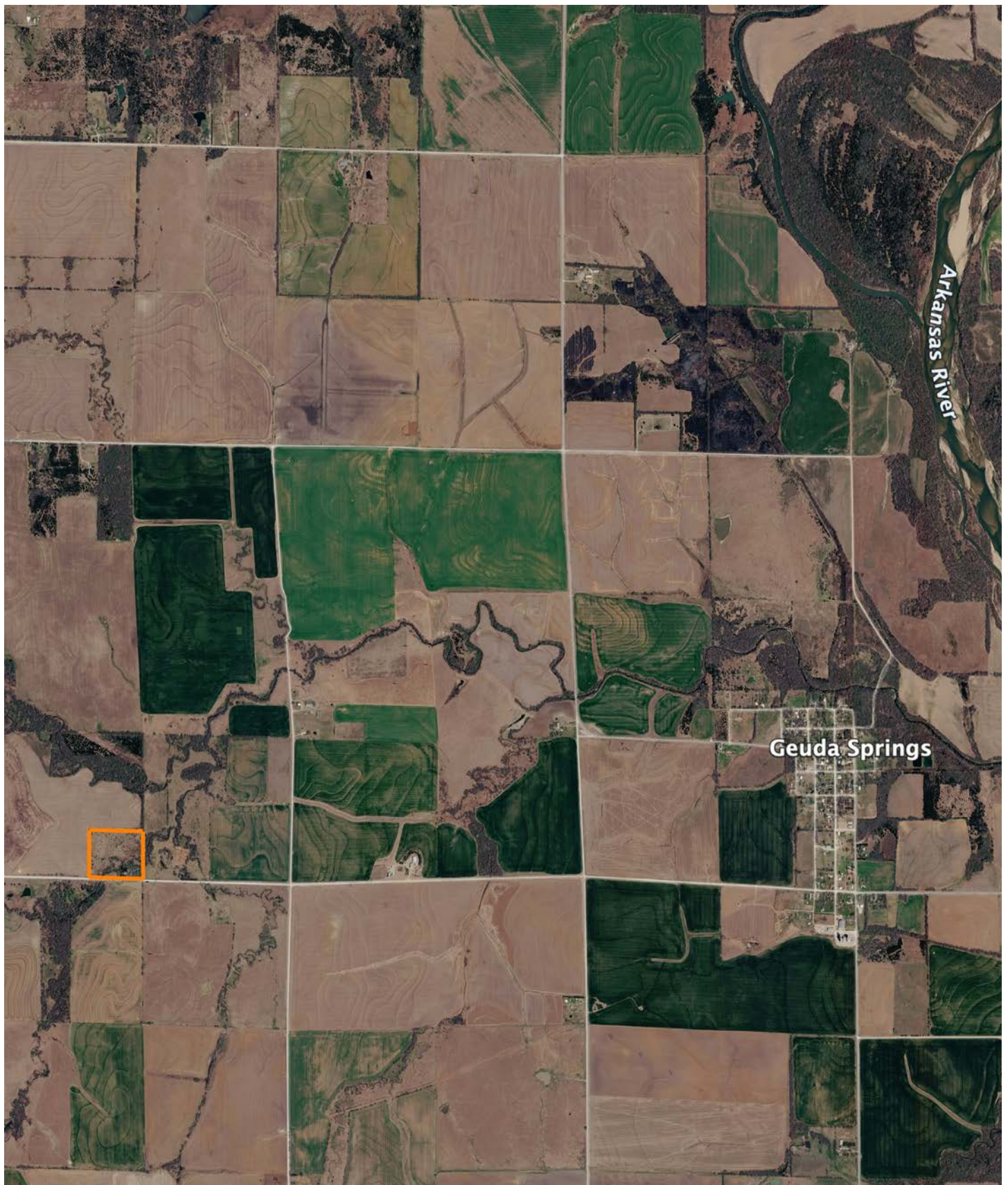
| Area Symbol: KS191, Soil Area Version: 22 |                                          |       |                  |                                                                                     |                  |              |                                |          |                  |               |                       |                   |                 |
|-------------------------------------------|------------------------------------------|-------|------------------|-------------------------------------------------------------------------------------|------------------|--------------|--------------------------------|----------|------------------|---------------|-----------------------|-------------------|-----------------|
| Code                                      | Soil Description                         | Acres | Percent of field | Non-Irr Class Legend                                                                | Non-Irr Class *c | Irr Class *c | Range Production (lbs/acre/yr) | Wheat Bu | *n NCCPI Overall | *n NCCPI Corn | *n NCCPI Small Grains | *n NCCPI Soybeans | *n NCCPI Cotton |
| 6321                                      | Bethany silt loam, 1 to 3 percent slopes | 14.46 | 74.3%            |  | Ile              | Ile          | 4633                           | 30       | 57               | 47            | 55                    | 57                | 40              |
| 6246                                      | Elandco silty clay loam, rarely flooded  | 4.99  | 25.7%            |  | Ilw              | Ilw          | 5989                           |          | 72               | 59            | 57                    | 71                | 58              |
| Weighted Average                          |                                          |       |                  |                                                                                     | 2.00             | 2.00         | 4980.9                         | 22.3     | *n 60.8          | *n 50.1       | *n 55.5               | *n 60.6           | *n 44.6         |

\*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

Jake Ayers is a Land Agent with Midwest Land Group, serving Western Oklahoma and Southern Kansas. Raised on a family farm and ranch in Oklahoma, Jake developed an early appreciation for land stewardship and the role land plays in both production and long-term ownership. He holds a degree in Agribusiness from Oklahoma State University, providing a solid foundation in agricultural economics, land use, and rural property evaluation.

Now based in Harper, Kansas, Jake works with landowners, producers, and buyers across the region on agricultural, recreational, and multi-use properties. His approach is grounded in careful analysis, local market knowledge, and an understanding of how land performs beyond the listing details. He brings a practical, boots-on-the-ground perspective to every transaction.

Through hands-on experience farming, hunting, and managing land, Jake has developed a strong understanding of access, water, wildlife habitat, and long-term property potential. He is committed to clear communication, trusted representation, and straightforward guidance for clients buying or selling land throughout Western Oklahoma and Kansas.



**JAKE AYERS,**

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## MidwestLandGroup.com

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