

MIDWEST LAND GROUP PRESENTS

481.7 ACRES IN

COMANCHE COUNTY KANSAS



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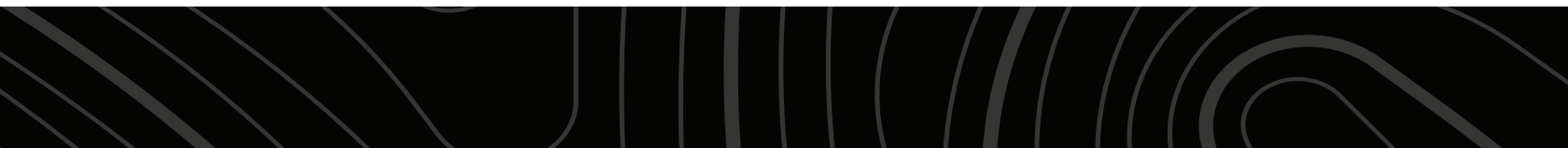
THE LAST FRONTIER A COMANCHE COUNTY DREAM

Located in the far southeastern corner of the legendary Comanche County, Kansas, lies a 481.7 +/- acre hunting farm that captures the untamed spirit of the American frontier. This is a place where history still echoes through the rugged landscape—a region once traveled by Native American tribes, massive buffalo herds, and infamous outlaws who disappeared into the deep canyons beyond the reach of the law. Tucked well off the beaten path on the edge of the famed Gyp Hills, this property offers an exceptional blend of productive farmland, native grazing pasture, and dramatic cedar-filled canyons that create one of the most desirable wildlife habitats in south-central Kansas.

The farm features approximately 154 acres of income-producing tillable ground comprised primarily of highly productive Class II and III soils. Over half of the cropland consists of fertile Saint Paul Silt Loam, while Carey Silt Loam and Shellabarger Sandy Loam make up the balance,

providing an excellent opportunity for both annual farm income and strategic food plot development. Throughout the remainder of the property, wooded shelter belts, dense cedar thickets, sand plum patches, and native grasses provide outstanding bedding cover and natural travel corridors for wildlife.

For the serious whitetail hunter, this property is nothing short of exceptional. Located in the highly sought-after Kansas Deer Management Unit 16, the landscape is defined by deep, rugged canyons with sheer rock walls reaching 40 to 60 feet in height. These secluded draws allow mature bucks to travel undetected while naturally funneling deer movement between feeding and bedding areas. Multiple crop fields situated atop the canyon rims create ideal staging areas where bucks cruise during the fall in search of food and receptive does. The nearby Cave Creek drainage and the Salt Fork River, located just two miles to the east, establish



major travel corridors that consistently attract and hold summering and resident whitetails.

Adding even more appeal are the neighboring ranches, some spanning 30,000 to 40,000 acres, which serve as expansive wildlife sanctuaries and help produce and protect mature deer year after year. The property's excellent access allows hunters to approach from multiple directions, making it ideal for strategically placing blinds and tree stands under varying wind conditions. Large natural caves scattered throughout the ranch further enhance its unique character and rugged beauty.

Whether you're searching for a premier Kansas hunting property, an income-producing farm, or a blank canvas to develop into your own outdoor paradise, this remarkable Comanche County tract offers unlimited potential. Properties combining productive farmland, exceptional whitetail genetics, breathtaking topography, and rich frontier history are becoming increasingly rare. This is more than just a farm—it's an opportunity to own a piece of the Kansas landscape as it was meant to be. Call listing agent Tyler Heil at (913) 207-4541 to schedule a showing or answer any questions.



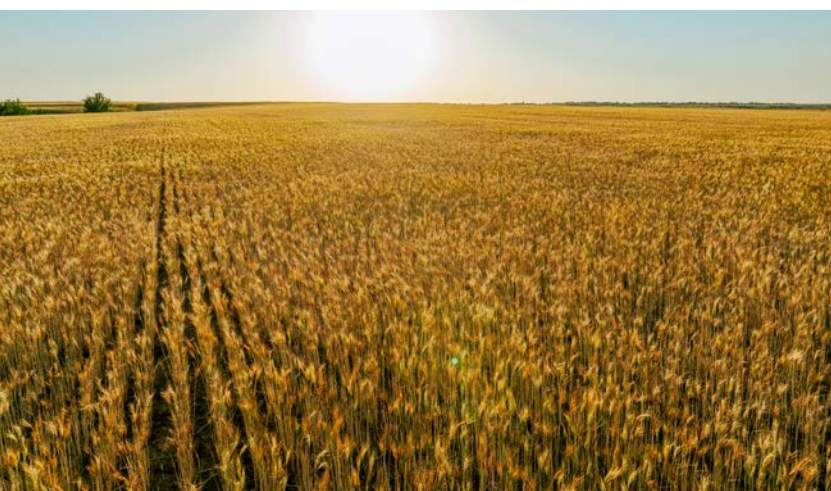
PROPERTY FEATURES

COUNTY: **COMANCHE** | STATE: **KANSAS** | ACRES: **481.7**

- 481.7 taxable acres
- 154 tillable acres
- Gyp Hill Country
- \$915.99 taxes
- 160+ feet of elevation change
- Deep canyons
- Seasonal creek
- Fenced pasture
- Class II & III soils
- Large land-owning neighbors
- Multiple future blind locations
- Great turkey & quail opportunities

154 TILLABLE ACRES

The farm features approximately 154 acres of income-producing tillable ground comprised primarily of highly productive Class II and III soils.



SEASONAL CREEK



DEEP CANYONS



LARGE LAND OWNING NEIGHBORS

Adding even more appeal are the neighboring ranches, some spanning 30,000 to 40,000 acres, which serve as expansive wildlife sanctuaries and help produce and protect mature deer year after year.

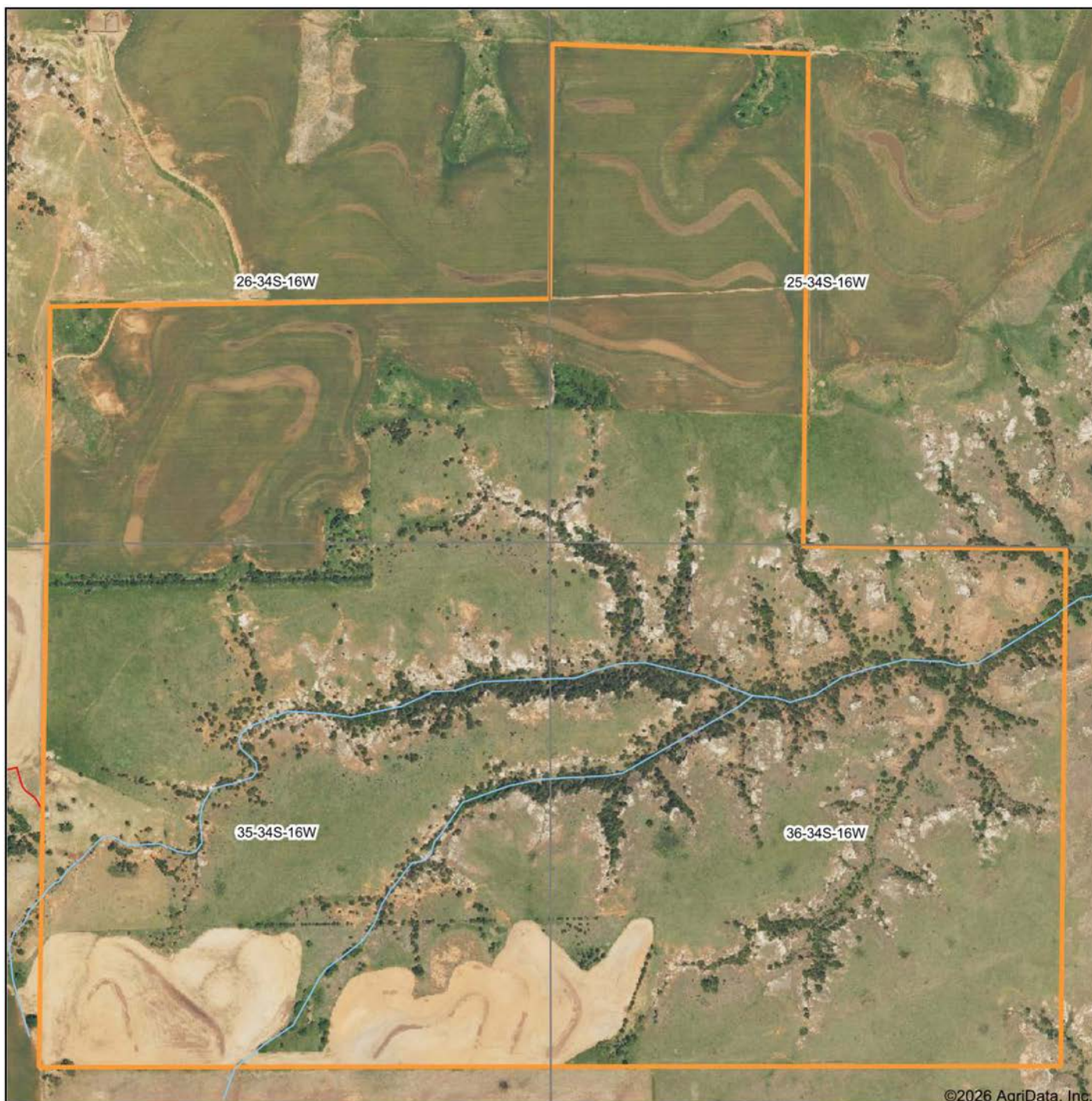


HUNTING OPPORTUNITIES

These secluded draws allow mature bucks to travel undetected while naturally funneling deer movement between feeding and bedding areas. Multiple crop fields situated atop the canyon rims create ideal staging areas where bucks cruise during the fall in search of food and receptive does.



AERIAL MAP



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Map Center: 37° 2' 57.02, -99° 1' 5.89

0ft 811ft 1622ft



Maps Provided By:



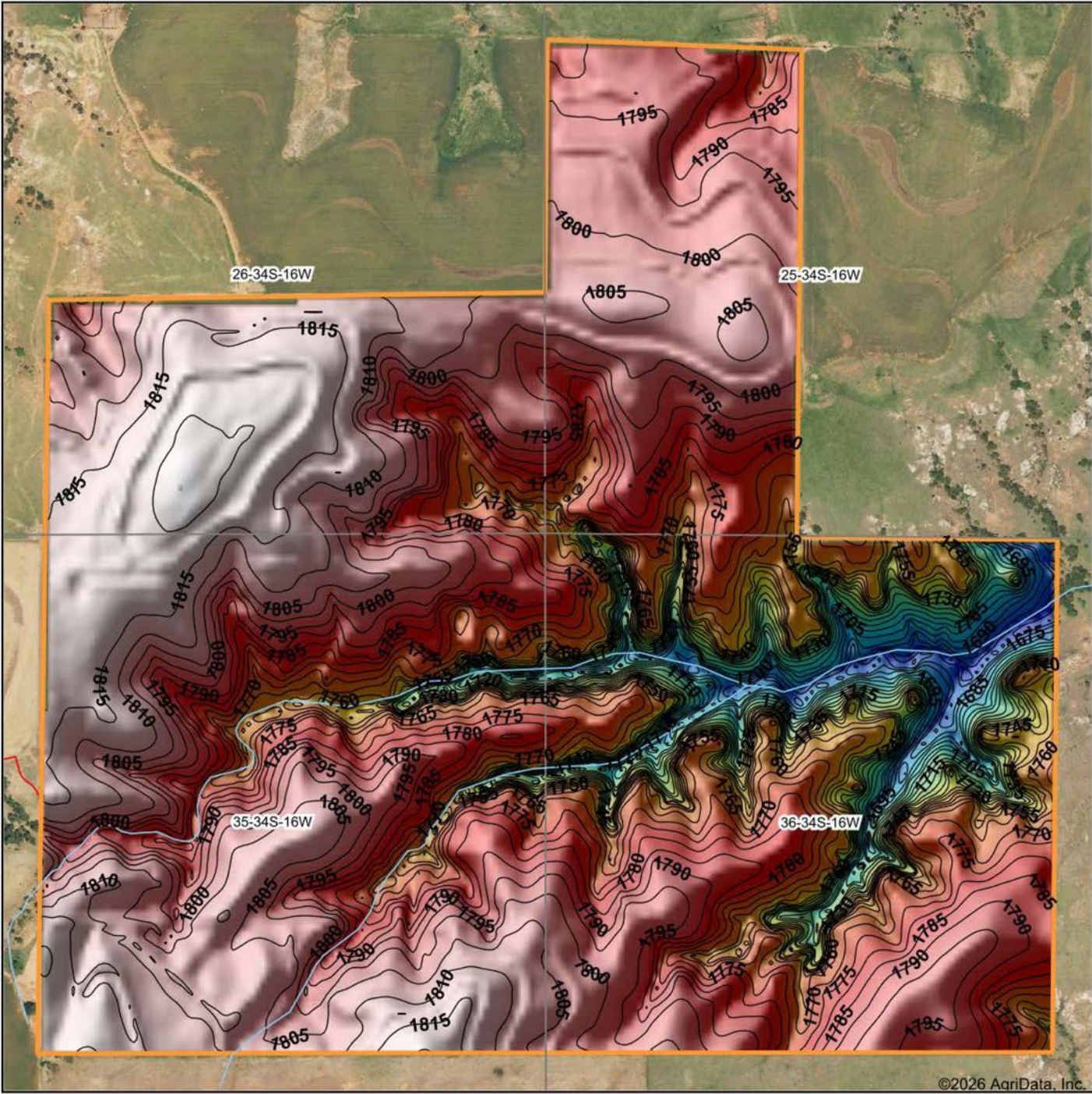
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36-34S-16W
Comanche County
Kansas

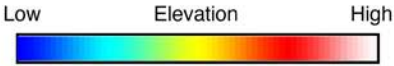


7/16/2026

HILLSHADE MAP



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Source: USGS 10 meter dem
Interval(ft): 5
Min: 1,661.5
Max: 1,822.5
Range: 161.0
Average: 1,782.4
Standard Deviation: 31.92 ft

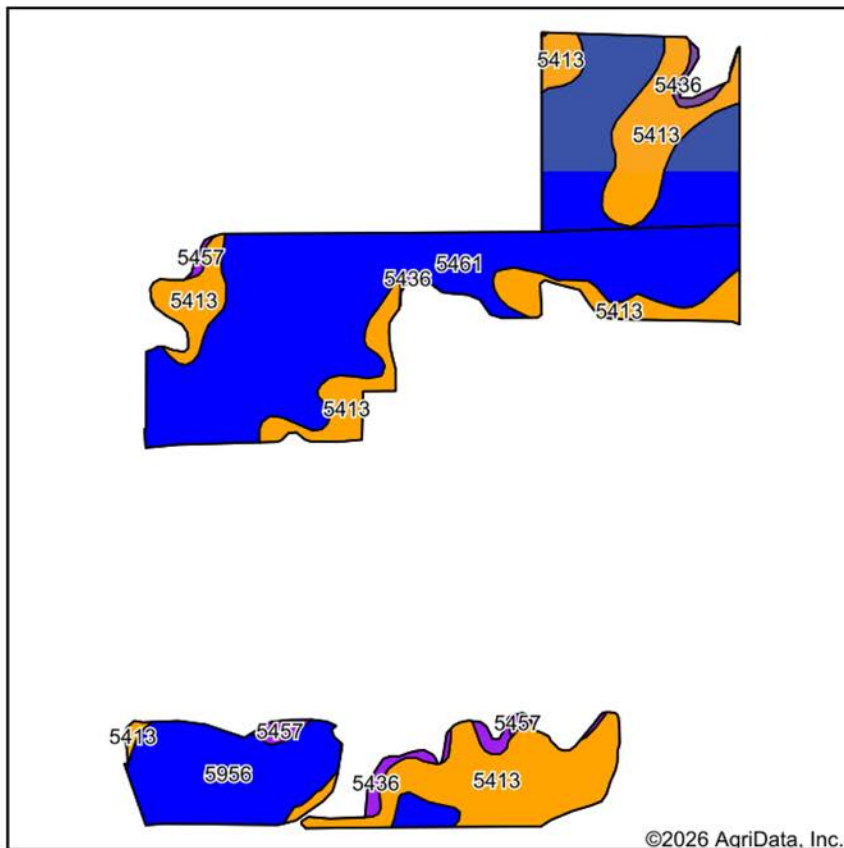


7/16/2026

36-34S-16W
Comanche County
Kansas

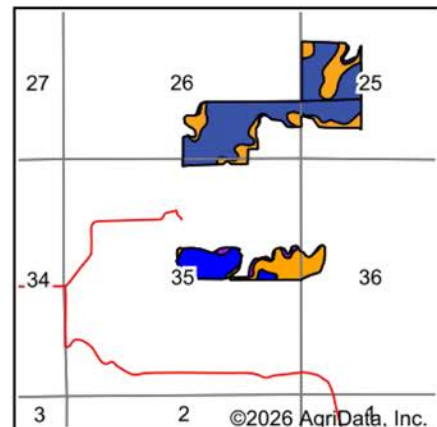
Boundary Center: 37° 2' 57.02, -99° 1' 5.89

SOILS MAP



Soils data provided by USDA and NRCS.

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State: **Kansas**
 County: **Comanche**
 Location: **35-34S-16W**
 Township: **Coldwater**
 Acres: **153.98**
 Date: **7/16/2026**



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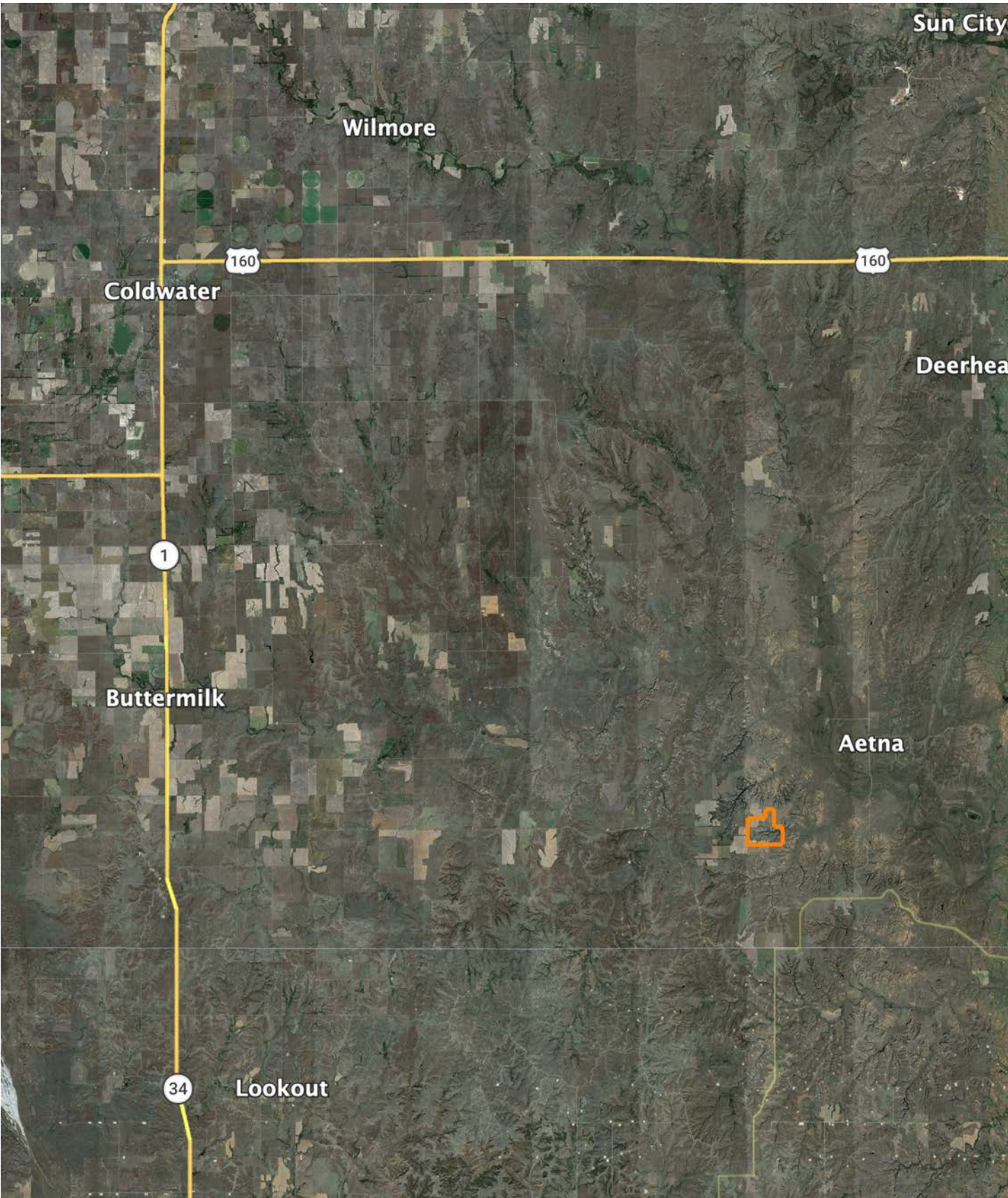
Area Symbol: KS033, Soil Area Version: 24

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
5461	St. Paul silt loam, 1 to 3 percent slopes	81.35	52.8%		> 6.5ft.	Ile	4111	60	42	60
5413	Carey silt loam, 3 to 5 percent slopes	48.03	31.2%		4.3ft. (Densic bedrock)	IIle	4080	50	35	50
5956	Shellabarger sandy loam, 1 to 3 percent slopes	20.07	13.0%		> 6.5ft.	Ile	3168	49	42	49
5436	Obaro silty clay loam, 5 to 12 percent slopes	3.02	2.0%		2.9ft. (Paralithic bedrock)	Vle	1995	36	27	36
5457	Quinlan-Woodward loams, 6 to 15 percent slopes	1.51	1.0%		1ft. (Densic bedrock)	Vle	1520	26	22	25
Weighted Average						2.43	3911.5	*n 54.6	*n 39.3	*n 54.6

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Tyler Heil is an avid outdoorsman with a love for all things hunting, fishing, and farming. Born in Carrollton, Missouri, Tyler graduated from Blue Valley High School in Stillwell, Kansas, and earned a degree in Agricultural Economics from Kansas State University. For over a decade, Tyler worked as a grain trader for several companies and cooperatives in the Midwest, giving him great agricultural and trading experience. Combine that with his vast knowledge of ranching, row crop farming, and income-producing properties and you've got an ideal land agent for buyers and sellers alike. At Midwest Land Group, Tyler uses his professional experience coupled with the relationships he's built to form a well-rounded approach to analyzing a property for its best practical use in order to market the maximum value for every piece of land he works on. When he's not working or out hunting, you can usually find Tyler entering crappie fishing tournaments, coaching youth sports, helping out on the farm, or spending time with his family. Tyler lives in Garden Plain, Kansas, with his wife, Heidi, and kids, Kylie and Hunter. If you're in the market to buy or sell land in Kansas, be sure to give Tyler a call.



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