

MIDWEST LAND GROUP PRESENTS

160 ACRES IN

LABETTE COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

LABETTE COUNTY, KANSAS LEGACY FARM WITH MORE THAN 150 YEARS OF HISTORY

Rare opportunities like this do not come along often. Steeped in history and ready for its next chapter, this multi-generational 160 +/- acre farm has been family-owned since 1873, offering a remarkable blend of history and productivity. Featuring 100% native pasture with a soil class average of 2, this property is well-suited for livestock grazing, hay production, or future agricultural operations. Located in the rolling countryside of Labette County, the farm offers the rare opportunity to own a piece of Kansas heritage while benefiting from productive agricultural ground. The farm includes a 3 +/- acre pond,

a seasonal creek, full perimeter fencing, and county road frontage for easy access. Electric, rural water, and a well are already available, making future improvements simple. Conveniently located less than 2 miles south of Highway 166, just 5 miles from Bartlett, 10 miles from Chetopa, and 25 miles east of Coffeyville. Whether you're expanding your cattle operation or investing in Kansas pasture, this 160 +/- acre farm checks all the boxes. Additional adjoining acreage is also available for buyers seeking a larger operation. Give Kevin Williams a call at (918) 559-8960 for more information.

PROPERTY FEATURES

COUNTY: **LABETTE** | STATE: **KANSAS** | ACRES: **160**

Multi-generational farm since 1873

Labette County, Kansas

County road frontage

Less than 2 miles south of Highway 166

Electric and rural water available

Well

100% Native pasture

Soil class average - 2

3 +/- acre pond

Wet-weather creek

Full perimeter fencing

5 miles southwest of Bartlett

10 miles southwest of Chetopa

25 miles east of Coffeyville

Additional land available



COUNTY ROAD FRONTAGE



100% NATIVE PASTURE



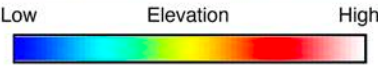
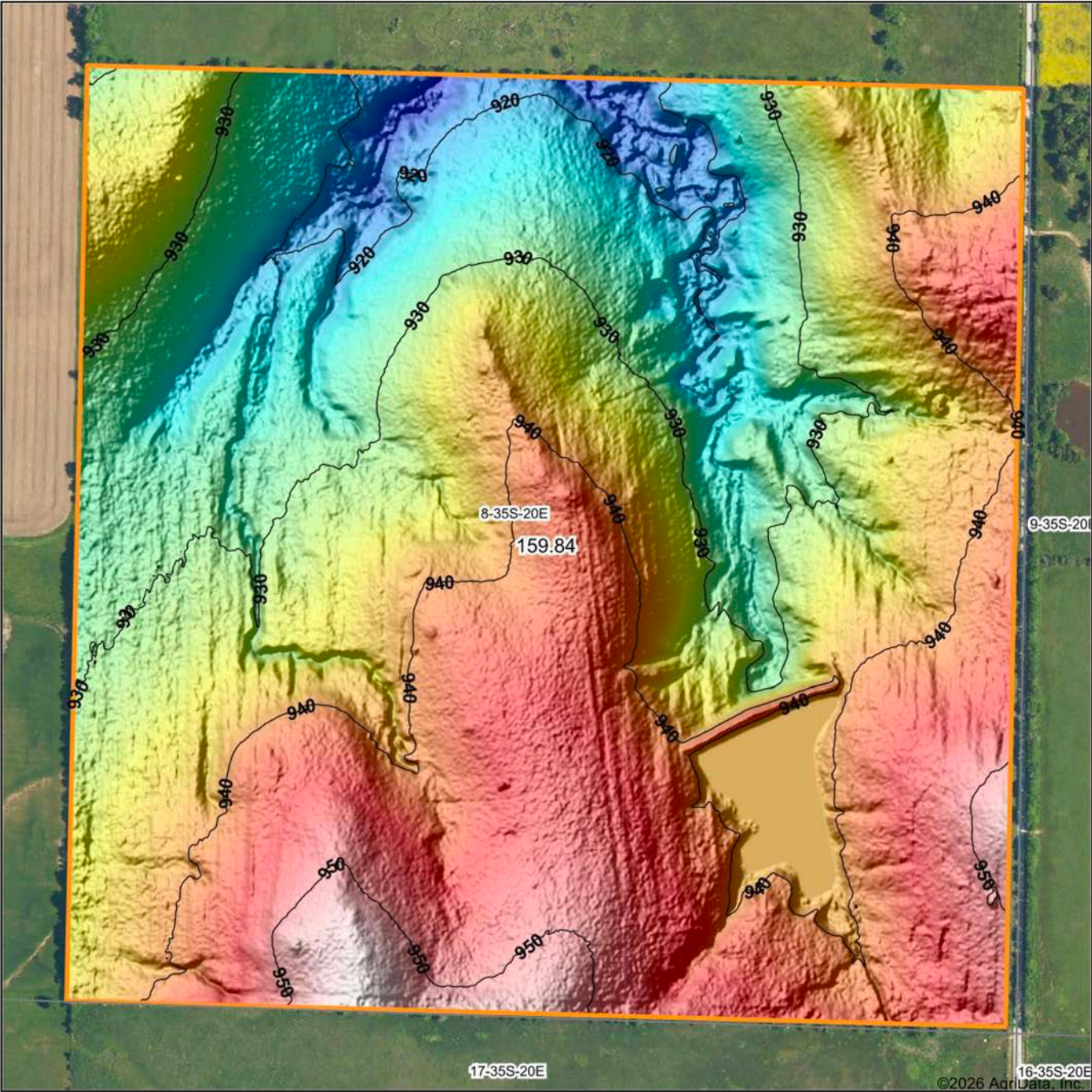
FULL PERIMETER FENCING



3 +/- ACRE POND



HILLSHADE MAP



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
Interval(ft): 10
Min: 913.6
Max: 955.4
Range: 41.8
Average: 935.5
Standard Deviation: 8.5 ft

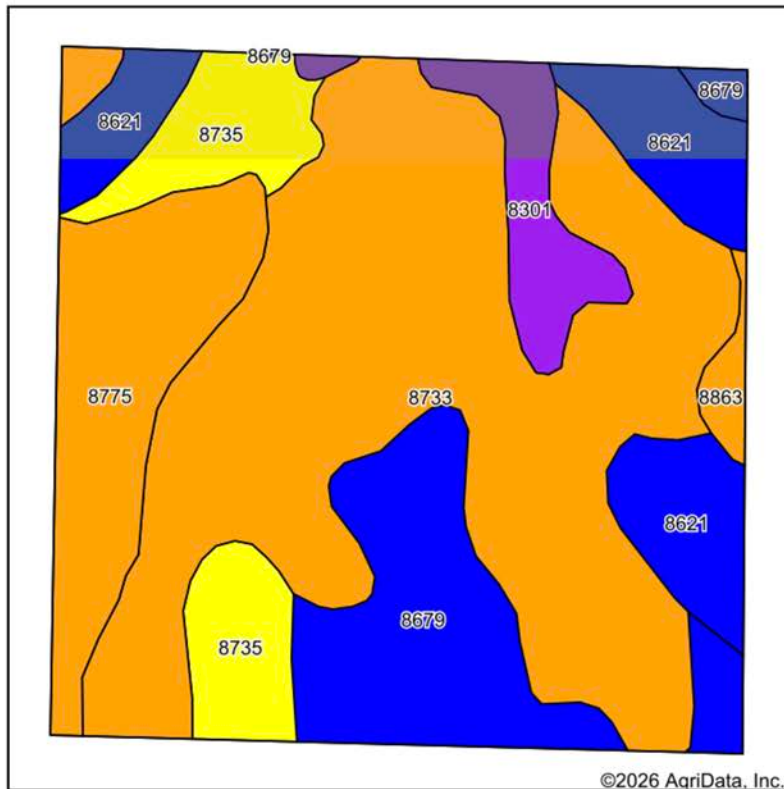
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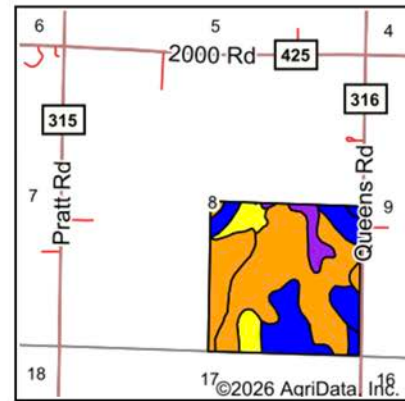
8-35S-20E
Labette County
Kansas

Boundary Center: 37° 0' 28.82, -95° 14' 10.82

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Labette**
 Location: **8-35S-20E**
 Township: **Hackberry**
 Acres: **159.73**
 Date: **7/18/2026**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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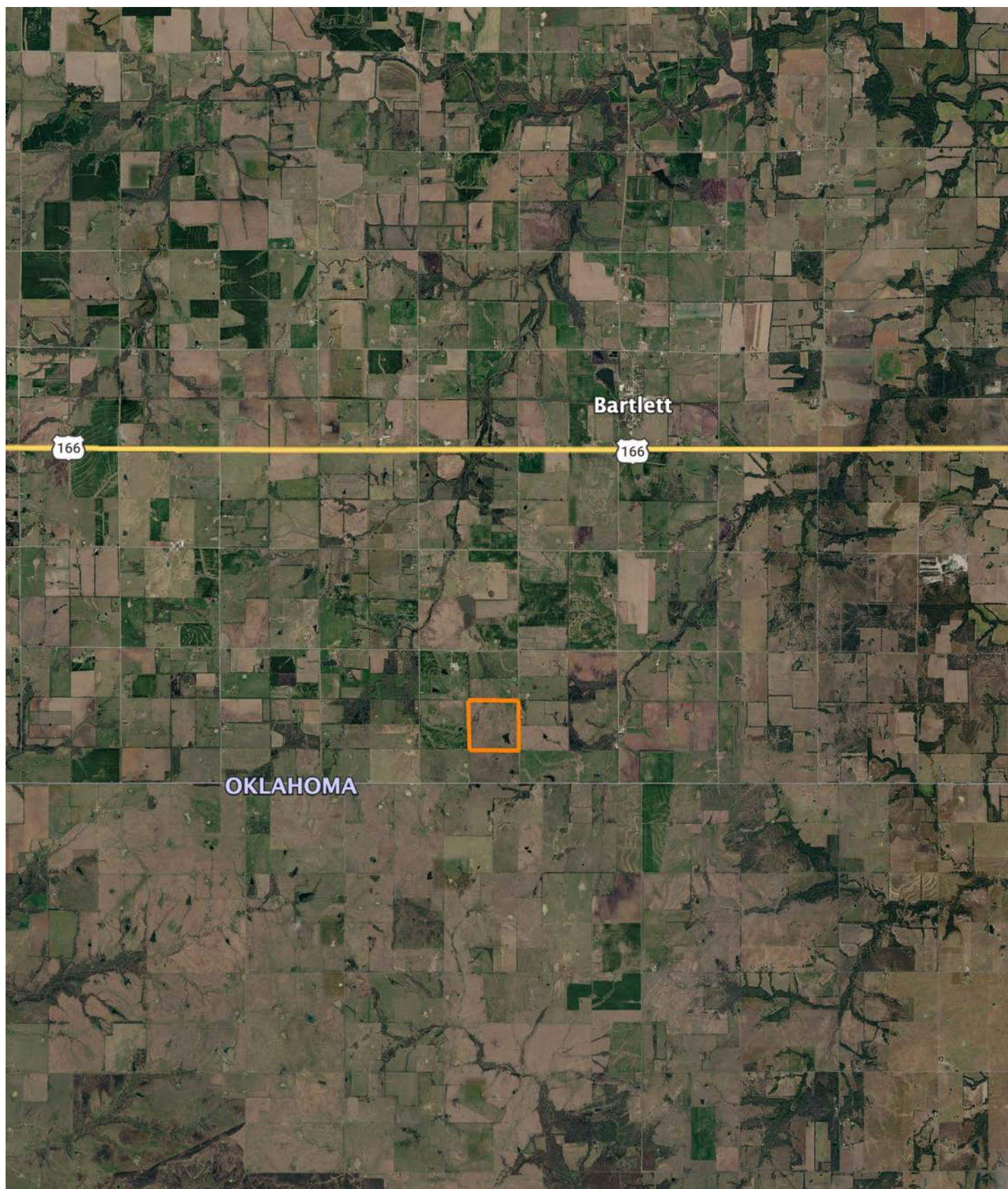
Area Symbol: KS099, Soil Area Version: 24

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
8733	Eram silty clay loam, 1 to 3 percent slopes	76.01	47.5%		2.6ft. (Paralithic bedrock)	IIle	4100	54	54	39
8679	Dennis silt loam, 1 to 3 percent slopes	22.48	14.1%		> 6.5ft.	Ile	4838	79	78	64
8775	Kenoma silt loam, 1 to 3 percent slopes	20.49	12.8%		5.7ft. (Lithic bedrock)	IIle	3888	59	56	59
8621	Bates loam, 1 to 3 percent slopes	17.34	10.9%		2.7ft. (Paralithic bedrock)	Ile	4735	65	65	52
8735	Eram silty clay loam, 3 to 7 percent slopes	13.84	8.7%		2.6ft. (Paralithic bedrock)	IVe	4116	58	58	41
8301	Verdigris silt loam, 0 to 1 percent slopes, frequently flooded	7.83	4.9%		> 6.5ft.	Vw	8048	63	63	52
8863	Parsons silt loam, 0 to 1 percent slopes	1.74	1.1%		1.1ft. (Abrupt textural change)	IIlw	3761	83	82	69
Weighted Average						2.94	4436.8	*n 60.5	*n 59.9	*n 47.6

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Kevin Williams loves the outdoors, family, friends, and his country. Having grown up in the shadow of his grandfather, Kevin learned everything he could about Northeast Oklahoma from the lifelong hunter, fisherman, team roper and Veteran. Born in Bartlesville, Oklahoma, Kevin was raised in Nowata and attended both the University of Oklahoma and Oklahoma State University, ultimately earning degrees in Turf Management and Liberal Studies. He enlisted in the United States Army and served as a paratrooper, combat medic and soldier, serving two combat tours in Iraq, earning numerous awards. Early in his career, his love for golf took him to shaping and maintaining golf courses in Oklahoma and as far away as Jamaica. He then went on to have a successful career in medical sales. An experienced deer hunter, avid fisherman and sports fan, Kevin enjoys working at Midwest Land Group where he can share his passion for the outdoors, wildlife, and country. A trusted and proven salesperson, Kevin is dedicated to his customers' needs. When not golfing, you can usually find him in the woods searching for a buck, fishing for largemouth bass, or volunteering with youth and Veterans. He has served as the boat captain for a nearby high school fishing team, as well as volunteered with Fishing for Freedom on lakes in Missouri, Oklahoma, and Texas. Kevin and his partner, Nichole, make their home in Oologah, Oklahoma. Together, they have five children. Give Kevin a call today to experience the Midwest Land Group difference!



KEVIN WILLIAMS,

LAND AGENT

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