

MIDWEST LAND GROUP PRESENTS



78.9 ACRES
NESS COUNTY, KS

West 160 Road, Ness City, Kansas 67560



MIDWEST LAND GROUP IS HONORED TO PRESENT

RANCH 160 AT WILD HORSE CREEK

Ranch 160 at Wild Horse Creek is a turn-key recreational and investment property located just northwest of Ness City, Kansas. This exceptional 78.9 +/- acre tract offers dependable CRP income, quality hunting improvements, outstanding wildlife habitat, and scenic rolling prairie views.

The property has been thoughtfully improved with a new Redneck hunting blind, a gravity feeder, a new road-frontage fence, and a gated entrance, making it hunt-ready from day one. The entire property is enrolled in the Conservation Reserve Program (CRP) through September 2035, providing reliable annual income with minimal management. Beneath the CRP lies highly productive soils with an impressive NCCPI score of 72, giving future owners the flexibility to return

the property to crop production once the contract expires while also offering excellent food plot potential.

Located near Wild Horse Creek, one of the area's primary wildlife travel corridors, the property provides outstanding habitat for mature whitetail deer and is an exceptional upland bird property with strong populations of pheasants and quail. Established native grasses create ideal bedding, nesting, and escape cover, while the rolling topography offers multiple stand locations and panoramic views across the Kansas prairie.

A natural low-lying basin on the property adds another valuable habitat feature. During wetter seasons, this depression collects runoff, creating a seasonal water



source that attracts deer, upland birds, and other wildlife. During dry conditions, the bowl-shaped terrain provides excellent wind protection and cover, encouraging wildlife to remain on the property year-round.

Western Kansas is widely recognized for producing mature whitetail deer thanks to its expansive native grasslands, agricultural food sources, and low hunting pressure. Combined with excellent pheasant and quail populations, Ranch 160 offers the opportunity to enjoy diverse hunting experiences in one of the state's premier recreational regions.

Adding even further value, 100% intact mineral rights are negotiable with the sale. The seller currently owns mineral interests associated with a producing oil well on a neighboring property, creating an opportunity for the buyer to acquire valuable mineral rights along with the land. Priced to sell, Ranch 160 at Wild Horse Creek is an outstanding opportunity for investors, hunters, and outdoor enthusiasts seeking dependable CRP income, exceptional wildlife habitat, quality hunting improvements, and long-term appreciation in one of western Kansas' most treasured recreational locations.



PROPERTY FEATURES

COUNTY: **NESS** | STATE: **KANSAS** | ACRES: **78.9**

- W2 SE4 S9, T18, R24
- New Redneck Blind
- Feeder included
- New roadfront fence
- Gated entrance
- 78.9 acres in Ness County
- CRP income \$2,428 annually
- \$30 per acre CRP rate
- CRP through 9/30/2035
- NCCPI score of 72
- Native grass cover
- Pheasant and quail habitat
- Whitetail deer corridor
- Near Wild Horse Creek
- Terraced topography
- Elevated scenic views
- Potential future build site
- Convenient county road access
- Mineral rights included

CRP INCOME

The entire property is enrolled in the Conservation Reserve Program (CRP) through September 2035, providing reliable annual income with minimal management.



POTENTIAL FUTURE BUILD SITE



CONVENIENT COUNTY ROAD ACCESS



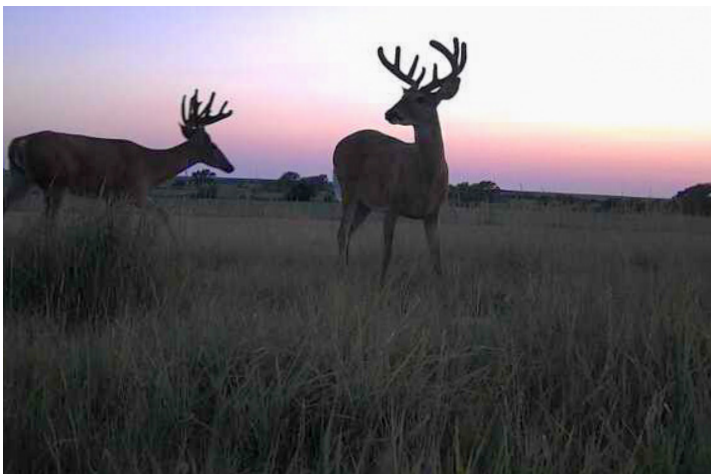
NEAR WILD HORSE CREEK

Located near Wild Horse Creek, one of the area's primary wildlife travel corridors, the property provides outstanding habitat for mature whitetail deer and is an exceptional upland bird property with strong populations of pheasants and quail.

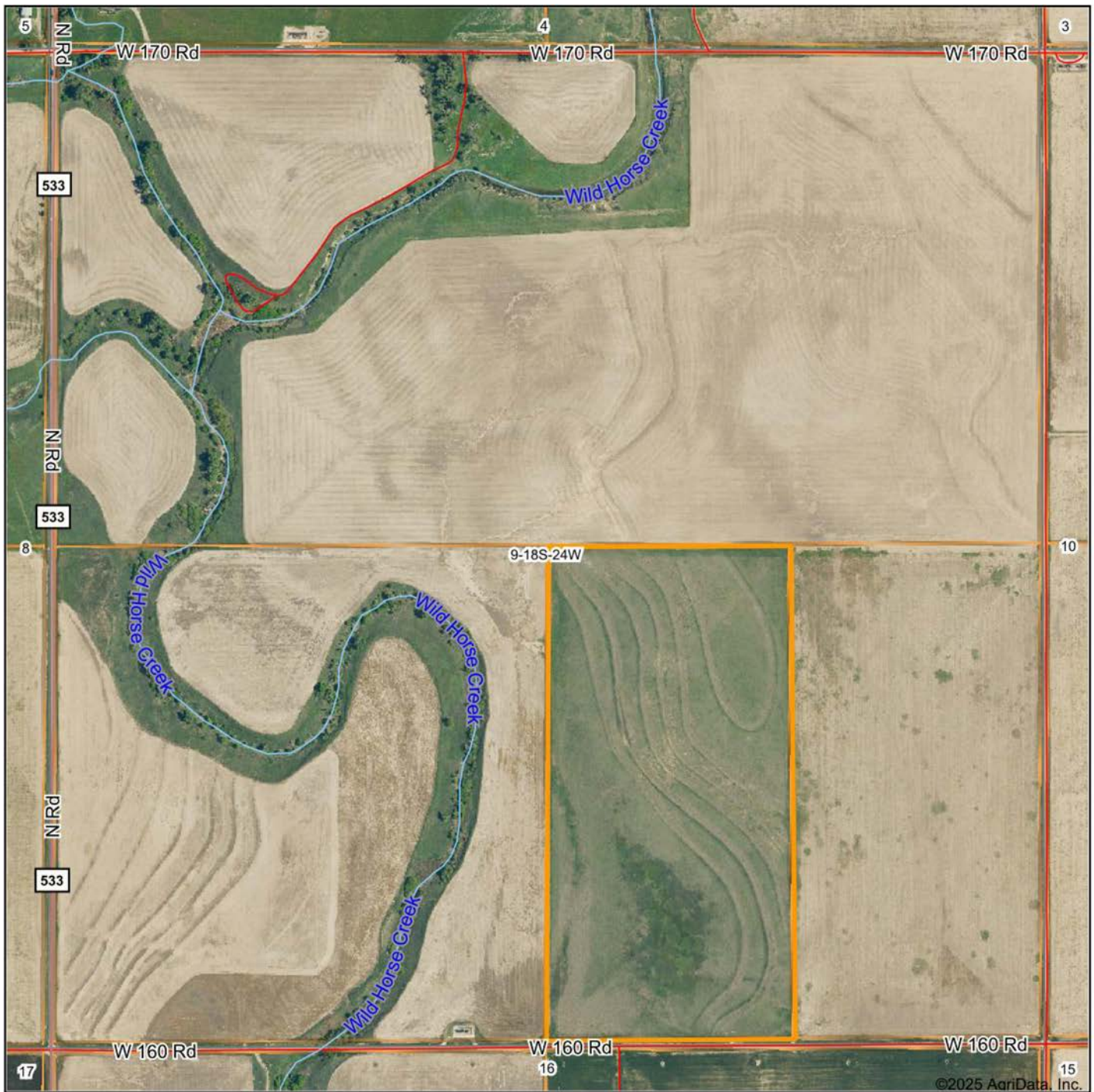


WHITETAIL DEER COORIDOR

Established native grasses create ideal bedding, nesting, and escape cover, while the rolling topography offers multiple stand locations and panoramic views across the Kansas prairie.



AERIAL MAP



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Boundary Center: 38° 29' 49.95, -99° 58' 46.97

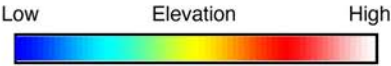
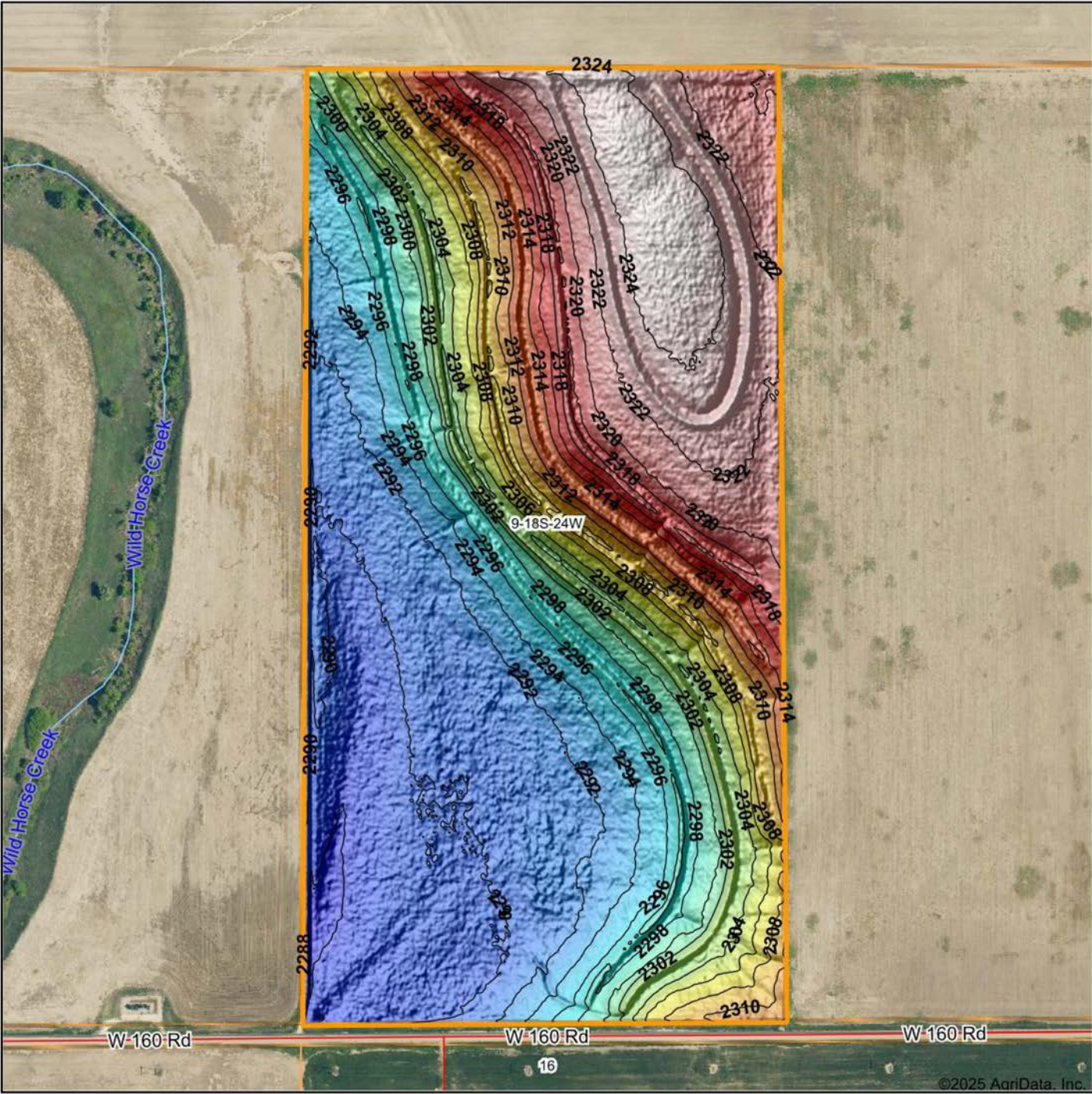
9-18S-24W
Ness County
Kansas

0ft 824ft 1648ft



12/27/2025

HILLSHADE MAP



Maps Provided By:

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CUSTOMIZED ONLINE MAPPING

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Source: USGS 1 meter dem
Interval(ft): 2
Min: 2,287.2
Max: 2,325.5
Range: 38.3
Average: 2,303.8
Standard Deviation: 12.6 ft

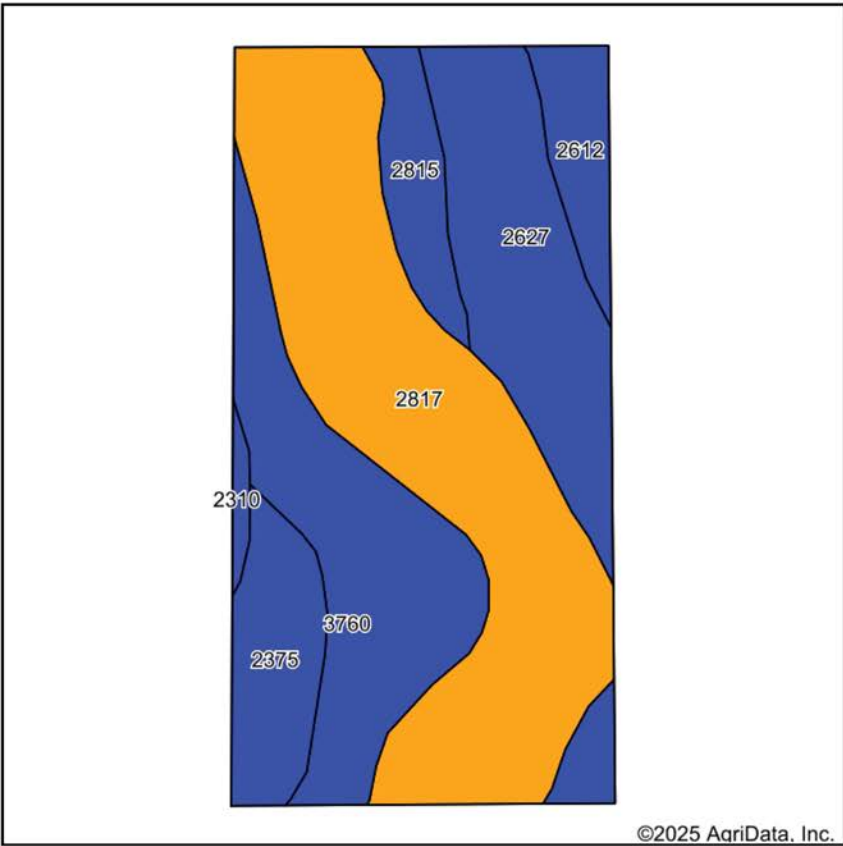


12/27/2025

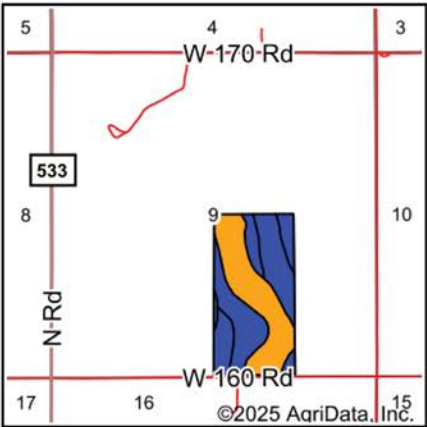
9-18S-24W
Ness County
Kansas

Boundary Center: 38° 29' 49.95, -99° 58' 46.97

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Ness**
Location: **9-18S-24W**
Township: **Forrester**
Acres: **78.8**
Date: **12/27/2025**



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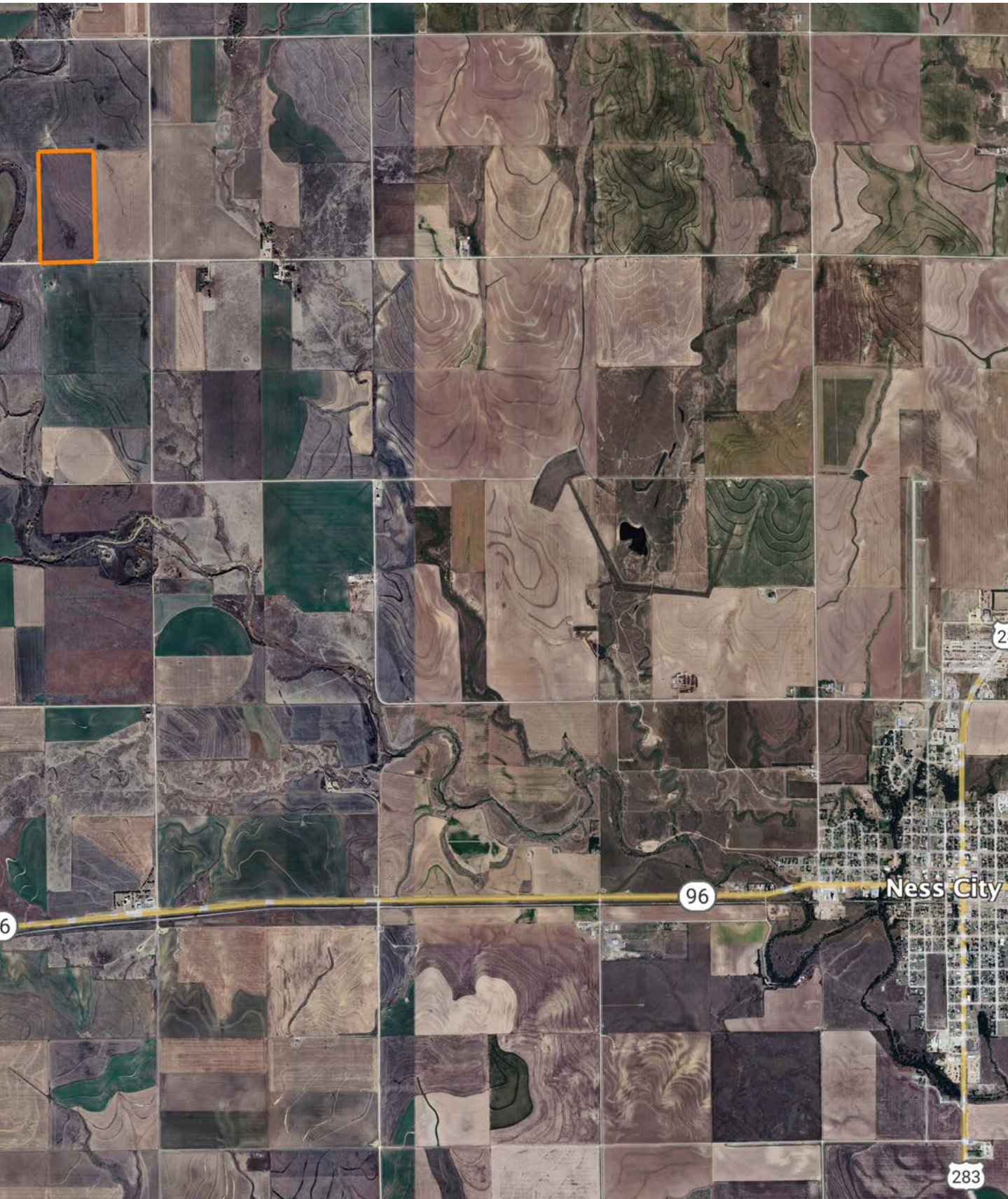
Area Symbol: KS135, Soil Area Version: 22

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 Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
2817	Uly silt loam, 3 to 6 percent slopes	32.23	40.9%		> 6.5ft.	Ille	2980	75	49	62	75	
3760	Hord silty clay loam, rarely flooded	16.09	20.4%		> 6.5ft.	Ilc	3500	65	47	60	65	9
2627	Harney-Uly silt loams, 0 to 1 percent slopes	15.45	19.6%		> 6.5ft.	Ilc	2940	71	50	59	71	
2375	Roxbury silt loam, rarely flooded	6.43	8.2%		> 6.5ft.	Ile	3513	76	50	60	76	9
2815	Uly silt loam, 1 to 3 percent slopes	4.18	5.3%		> 6.5ft.	Ile	2980	76	50	63	76	
2612	Harney silt loam, 0 to 1 percent slopes	3.72	4.7%		> 6.5ft.	Ilc	2998	69	51	61	69	
2310	Bridgeport silt loam, rarely flooded	0.70	0.9%		> 6.5ft.	Ilc	3500	76	49	59	76	9
Weighted Average						2.41	3127.3	*n 72	*n 49	*n 60.8	*n 72	*n 2.7

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Kayanna Hammeke was born and raised on a fifth-generation farm near Ellinwood, Kansas, where her deep connection to the land began early. Inspired by her grandfather's passion for farming and his love for the local land market, she grew up attending land auctions with him and her father, shaping her path to wanting to help other landowners.

Licensed since the age of 21, Kayanna has dedicated her career to land sales. She brings a well-rounded background in agricultural, utility, and commercial real estate, along with experience in oil ventures. Her knowledge of mineral rights, easements, and land investments adds valuable insight for clients. Kayanna also has a deep love for the outdoors and is an avid hunter, a hobby that gives her a real life understanding for recreational properties and local wildlife habitats.

Backed by generations of Kansas farming heritage, Kayanna offers more than expertise, she offers a personal understanding of the land and the people who work it. Whether buying or selling, she's a trusted local expert known for her honesty, dedication, and deep love for the land.



KAYANNA HAMMEKE

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