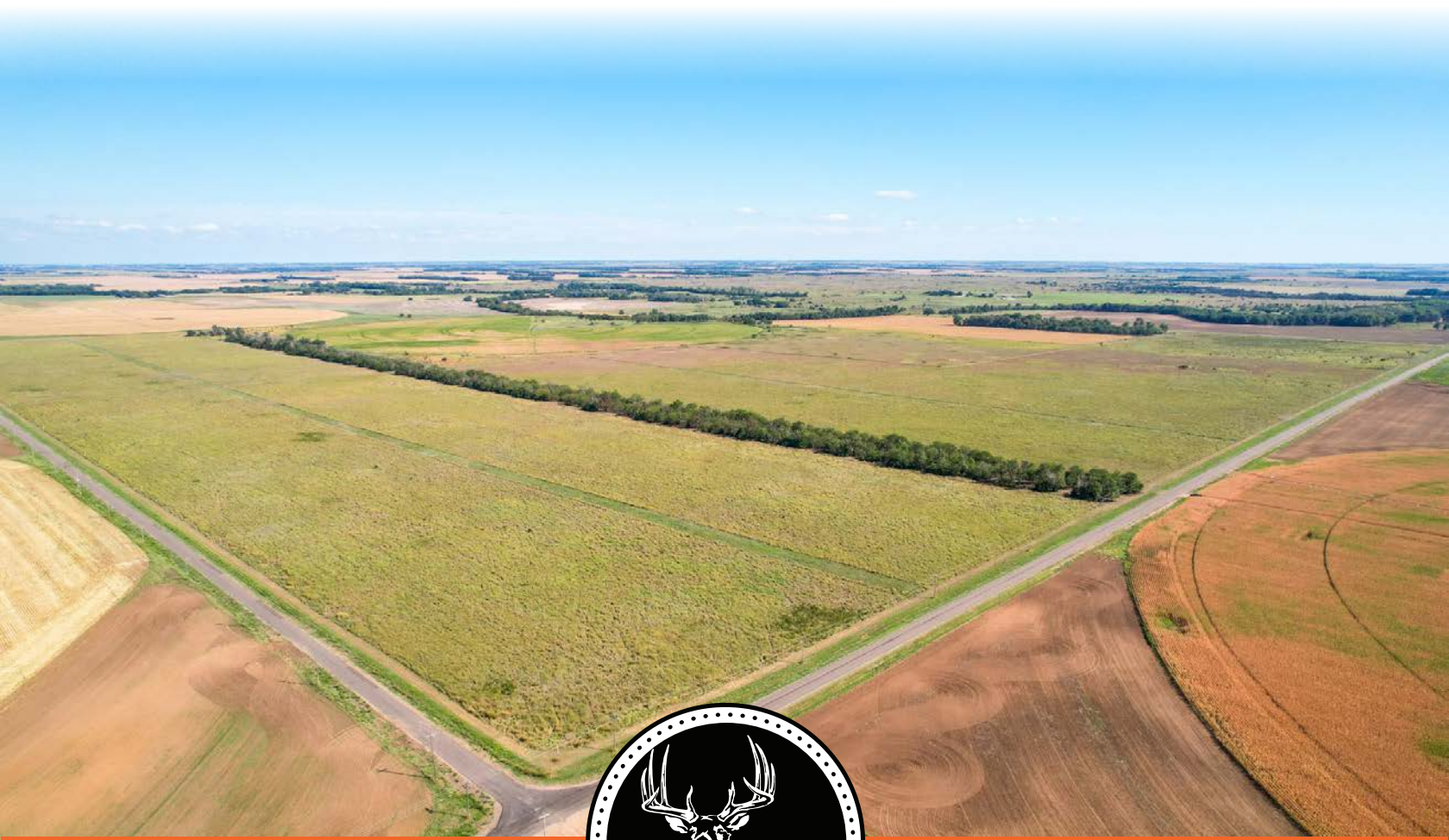


MIDWEST LAND GROUP PRESENTS

310.9 TOTAL ACRES
ONLINE AUCTION

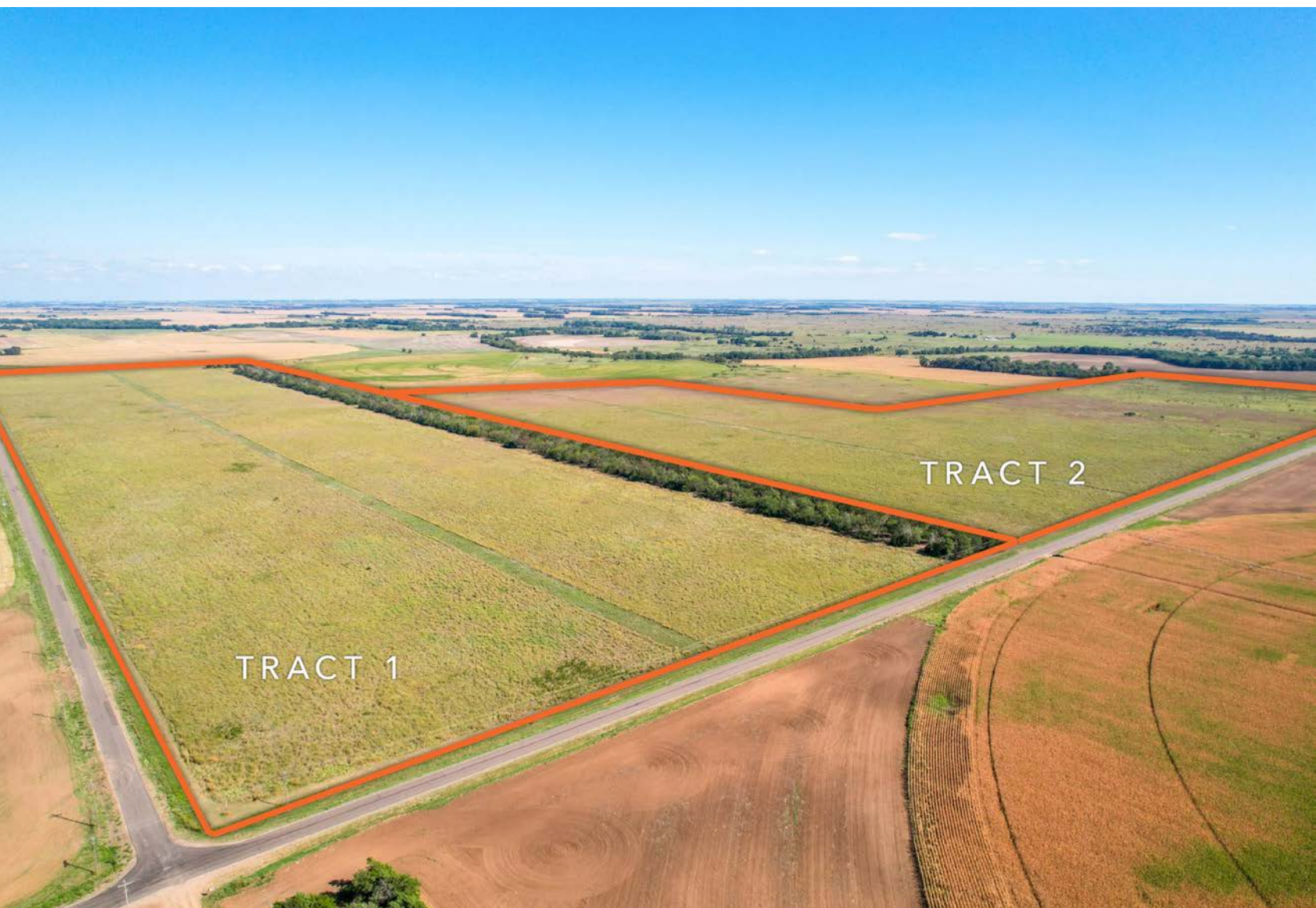
EDWARD COUNTY
KANSAS



MidwestLandGroup.com

EDWARDS 310.9 - AUCTION DETAILS

- 100% Online-Only Land Auction
- Auction Date: November 12, 2026
- Bidding Open: 3 Days
- \$1,000 Reserve
- Two separate, contiguous tracts
- Tracts are owned by separate family entities and will be sold separately
- Earnest Money: 10% of the purchase price
- Title/Closing: Security 1st Title, Pratt
- Closing: 30 days following the auction
- No Buyer's Premium
- No personal property included
- Property will sell in its present "AS IS, WHERE IS" condition without warranties or guarantees, expressed or implied, by the Seller or Midwest Land Group LLC
- Buyers are responsible for completing all inspections, investigations, and due diligence prior to bidding
- Any mineral rights owned by the respective Seller shall transfer to the Buyer



CRP CONTRACT THROUGH 2033



310.9 +/- COMBINED ACRES



MIDWEST LAND GROUP IS HONORED TO PRESENT

TRACT 1 - 153.3 +/- ACRES

Tract 1 is located just one mile south of Trousdale, Kansas, and consists of 153.3 +/- acres described as the North Half of the Northwest Quarter and the North Half of the Northeast Quarter, less road right-of-way, of Section 8, Township 26 South, Range 16 West, Edwards County, Kansas. This property offers an attractive combination of established CRP income, mature wildlife habitat, mineral ownership, and an old farmstead with existing infrastructure.

Of the total acreage, 139.94 +/- acres are enrolled in the Conservation Reserve Program (CRP). The current CRP contract began in 2023 and runs through 2033, paying \$45.67 per acre for an annual payment of approximately \$6,391. The 2026 CRP payment will be retained by the sellers, with the buyer receiving the full 2027 CRP payment and future payments thereafter, subject to the terms and requirements of the existing CRP contract. In addition to providing annual income, the established CRP grassland offers excellent cover and habitat for wildlife.

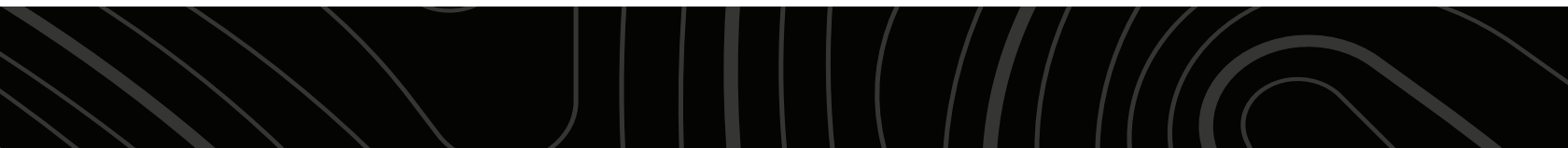
The remaining 13.36 +/- acres consist of an old farmyard and mature shelterbelt. The former homesite, addressed as 2023 270th Ave, Haviland, KS 67059, includes an existing water well and a disconnected electric meter. A substantial shelterbelt extends from the abandoned farmyard along the entire southern

property line and consists of approximately four rows of mature cedar, hedge, and cottonwood trees.

While this property has not historically been hunted or intensively managed for wildlife, it has tremendous recreational potential. Nearly 140 acres of established CRP grassland combined with the mature shelterbelt creates quality habitat for whitetail deer, Rio Grande turkey, pheasant, and quail. The property is located in an area of Kansas well known for producing exceptional whitetails, giving the next owner an opportunity to further develop the property for hunting and recreational use. There are no current hunting leases on the property, and all hunting rights and recreational possession will transfer to the Buyer at closing.

All of the Seller's mineral rights are intact and will transfer with the sale of the property.

There is currently supplemental emergency grazing in place through October 1, 2026. The existing fencing and cattle-related improvements are owned by the current ranch tenant and are not included in the sale. These tenant-owned improvements will be removed prior to closing unless the Buyer and current tenant mutually agree to continue the existing arrangement.



TRACT 1 - PROPERTY FEATURES

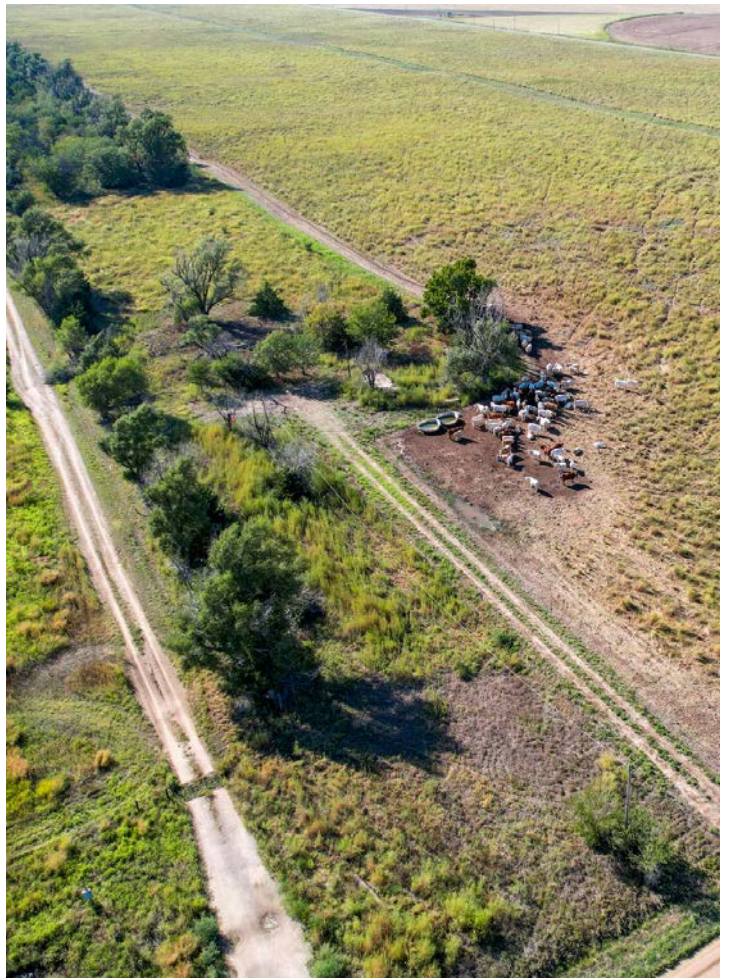
- 153.3 +/- total acres
- 139.94 +/- CRP acres
- \$6,391 annual CRP income
- CRP contract through 2033
- \$45.67 per acre
- 13.36 +/- acre farmstead
- Mature shelterbelt
- Four-row tree belt
- Water well
- Electric meter
- 100% seller minerals
- Minerals transfer
- Full possession at closing
- No hunting leases
- Whitetail deer habitat
- Rio Grande turkey
- Pheasant & quail
- Recreational potential
- One mile from Trousdale
- 2025 taxes: \$556.20



MATURE SHELTERBELT



OLD FARMYARD



ESTABLISHED CRP GRASSLAND



MIDWEST LAND GROUP IS HONORED TO PRESENT

TRACT 2 - 157.6 +/- ACRES

Tract 2 consists of 157.6 +/- acres located just south of and directly adjoining Tract 1. The property is described as the South Half of the Northwest Quarter and the West Half of the Southwest Quarter, less road right-of-way, of Section 8, Township 26 South, Range 16 West, Edwards County, Kansas.

The property includes approximately 155.47 +/- acres enrolled in the Conservation Reserve Program (CRP). The current CRP contract began in 2023 and runs through 2033, paying \$44.98 per acre for an annual payment of approximately \$6,993. The sellers will retain the 2026 CRP payment, with the buyer receiving the full 2027 CRP payment and future payments thereafter, subject to the terms and requirements of the existing CRP contract.

The established CRP grassland provides dependable annual income while also creating excellent wildlife habitat and cover. With Tract 2 directly adjoining

Tract 1, the two properties provide buyers with the opportunity to bid on adjoining tracts within the same section and assemble a combined 310.9 +/- acres.

Tract 2 is currently included in the same supplemental emergency grazing arrangement as Tract 1, which is in place through October 1, 2026. Any existing fencing and cattle-related improvements owned by the current ranch tenant are not included in the sale and will be removed prior to closing unless the Buyer and current tenant mutually agree to continue an arrangement.

The property offers recreational potential for whitetail deer, Rio Grande turkey, pheasant, and quail. There are no current hunting leases, and the Buyer will receive full possession and all hunting and recreational rights at closing.

All of the Seller's mineral rights are intact and will transfer with the sale of the property.



TRACT 2 - PROPERTY FEATURES

- 157.6 +/- acres total
- 155.47 +/- CRP acres
- \$44.98 per CRP acre
- \$6,993 annual CRP income
- CRP contract through 2033
- Established CRP grass
- Annual income
- Adjoins Tract 1
- 310.9 +/- combined acres
- Emergency cattle grazing
- Whitetail deer
- Rio Grande turkey
- Pheasant
- Quail
- Excellent wildlife habitat
- No hunting lease
- Full hunting rights
- Full possession
- Mineral rights transfer
- Haviland, Kansas



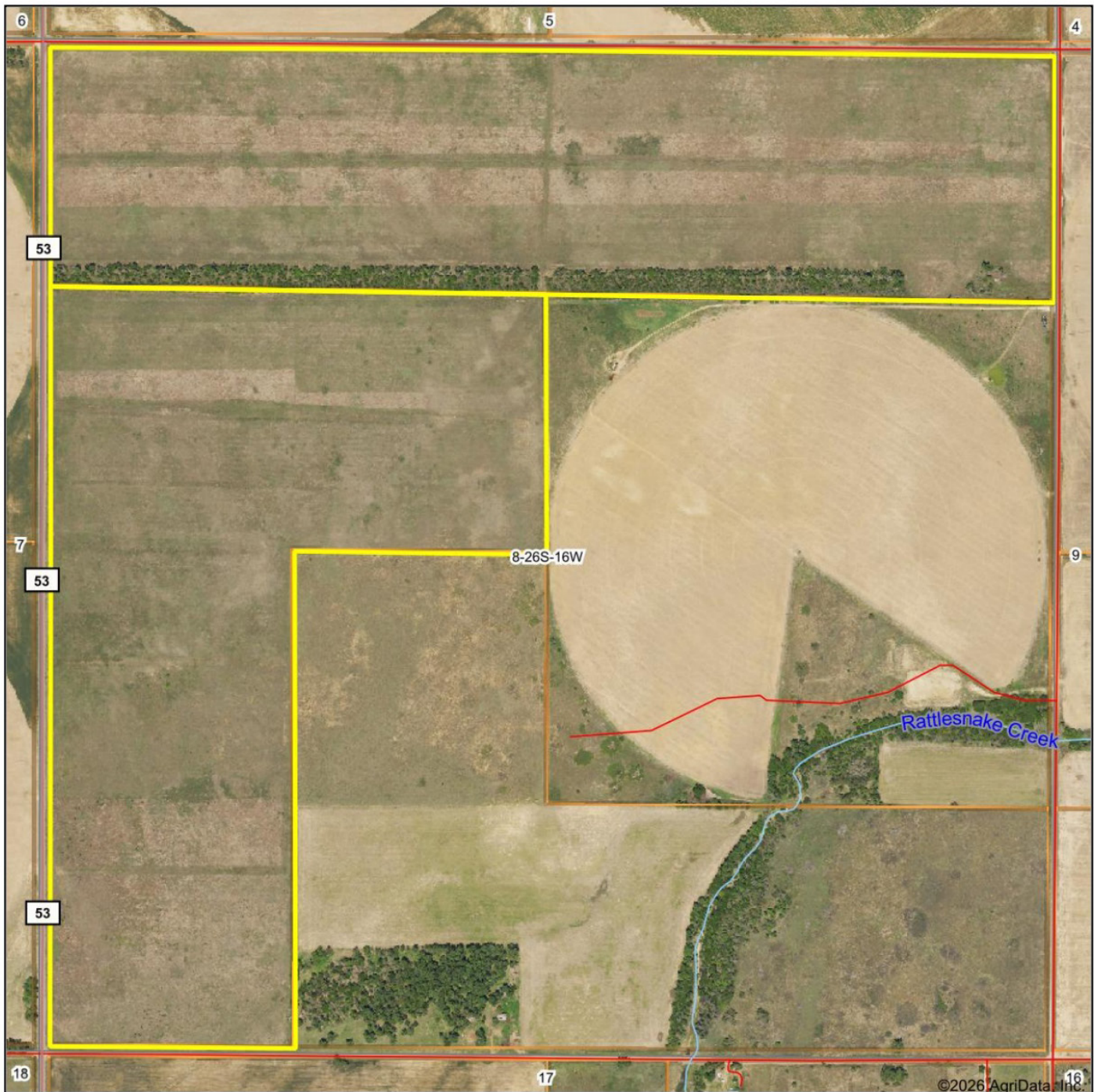
EXCELLENT WILDLIFE HABITAT



RECREATIONAL POTENTIAL



AERIAL MAP

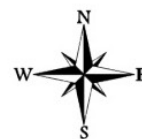


Maps Provided By
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Boundary Center: 37° 47' 55.09, -99° 5' 45.57

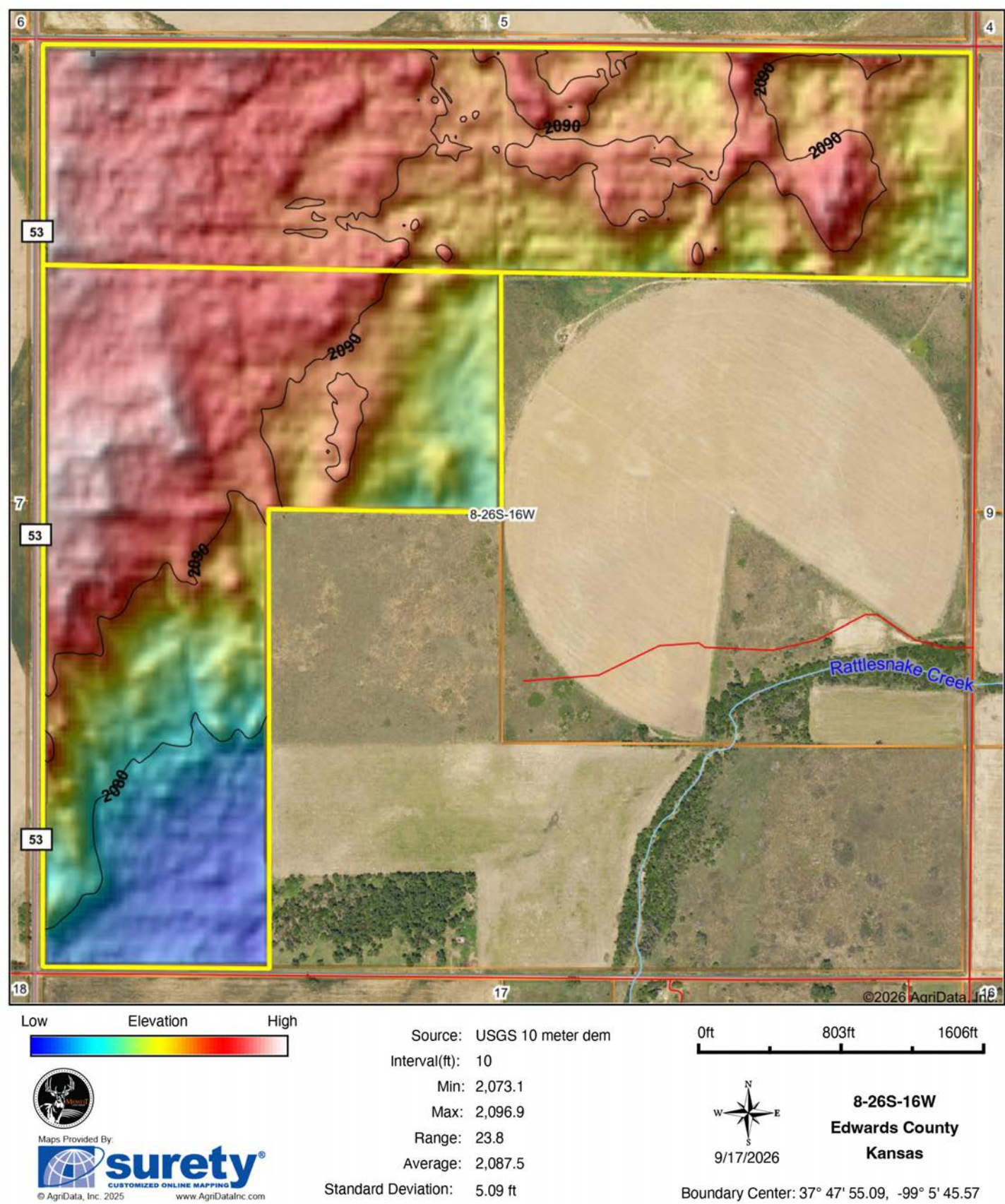
8-26S-16W
Edwards County
Kansas

0ft 811ft 1622ft

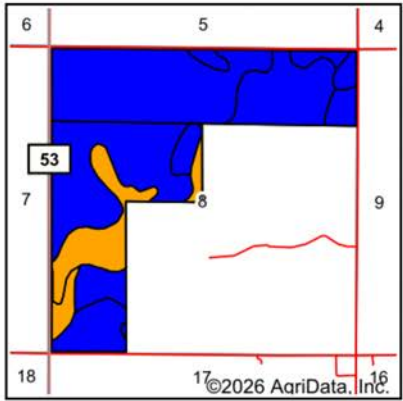
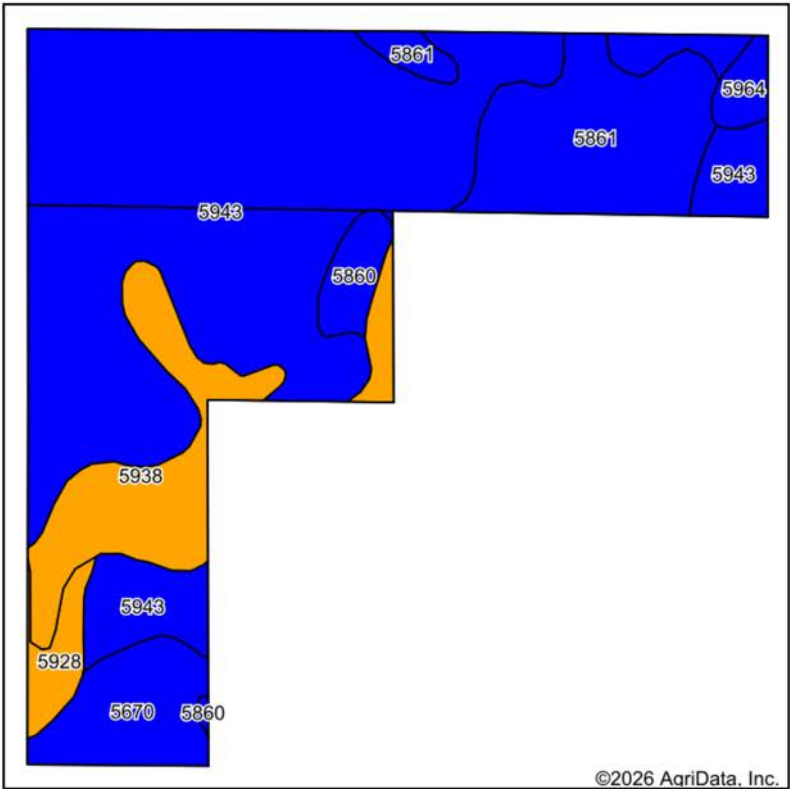


9/17/2026

HILLSHADE MAP



SOILS MAP



State: **Kansas**
County: **Edwards**
Location: **8-26S-16W**
Township: **Lincoln**
Acres: **310.96**
Date: **9/17/2026**



Maps Provided By:
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CUSTOMIZED ONLINE MAPPING
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Area Symbol: KS047, Soil Area Version: 25										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
5943	Saltcreek and Naron fine sandy loams, 0 to 1 percent slopes	194.40	62.5%		IIc	3040	57	44	49	57
5861	Attica fine sandy loam, 1 to 3 percent slopes	42.83	13.8%		IIe	3074	52	49	51	50
5938	Pratt-Lincoln loamy fine sands, 0 to 4 percent slopes	35.17	11.3%		IIIe	3055	33	32	30	30
5670	Waldeck fine sandy loam, occasionally flooded	19.72	6.3%		IIe	6050	44	42	37	44
5860	Attica fine sandy loam, 0 to 1 percent slopes	7.34	2.4%		IIc	3040	51	48	50	49
5928	Pratt loamy fine sand, 1 to 5 percent slopes	7.06	2.3%		IIIe	3020	33	33	31	30
5964	Tabler clay loam, 0 to 1 percent slopes	4.44	1.4%		IIIs	3338	57	48	55	57
Weighted Average					2.14	3241.1	*n 52.1	*n 43.1	*n 46.1	*n 51.4

*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

LAND AGENT

620.566.7889

KHammeke@MidwestLandGroup.com



MidwestLandGroup.com

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