



MIDWEST LAND GROUP  
PRESENTS

# GRAHAM COUNTY

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## KANSAS

641 ACRES



MIDWEST LAND GROUP IS HONORED TO PRESENT

# A FULL-PACKAGE HUNTING RANCH IN GRAHAM COUNTY

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There are few properties in this region that provide an all-around hunting experience for the serious deer hunter, passionate turkey hunter, and avid wing-shooter. This 641 +/- acre stunner provides a premium experience of all three thanks to its extensive and diverse habitat. This property is some of the best this region has to offer.

The ranch has been hunted right, with a strong deer density and age structure present, ready for a new owner to take advantage of this season. Strong genetics in the area are known to produce world-class bucks scoring well and above the Boone & Crockett mark. It comes ready to hunt, with two easy-to-access Redneck blinds on towers overlooking destination cropland fields and bulk feeders. This property lays out perfectly, with excellent access and the ability to hunt any wind while the bulk of the ranch is hidden from the road. Multiple different cropland fields provide the opportunity for a new owner to provide different food sources throughout the year, with the typical crops being alfalfa in the bottomland, wheat, milo, and corn. The property holds deer year-round but really fills up as cropland in the surrounding area gets cut and the deer condense down into the substantial timber and native grass present on this offering. There is nearly two miles of timbered creek bottom meandering north to south, dissecting the entire ranch, acting as a major bedding area and travel corridor. The creek is spring-fed and provides a very important, consistent, clean water source. The large hardwoods provide ample tree-stand locations and give the strong

turkey population no shortage of roost tree options. A mature shelterbelt and rolling grassland round out the remaining acreage, providing the diversity wildlife requires. Rio Grande turkey populations are great in the area, and many gobblers call the ranch home in the spring. Bobwhite quail and pheasants can be found throughout the entire ranch, rounding out the multi-species hunting opportunities. This ranch, if needed, qualifies for up to 8 Hunt-Your-Own-Land permits for a non-resident buyer.

There are around 355 +/- acres of FSA cropland either being farmed or currently expired CRP. The soils are quite good for the area, with an NCCPI rating of 70.3. This substantial acreage provides ample food sources for the wildlife and an avenue for a seller to generate a good income from the farm operations. The grassland has not been grazed since 2024. The property's perimeter is fully fenced with gates at all entryways, preventing any unwanted access. Good roads bring you to the ranch even in adverse conditions. A metal farm building is located on the southeast side of the ranch, where a potential build site would be a perfect lodge or cabin location. The potential the property has needs to be seen to fully understand. This is simply one of the best hunting properties you can find anywhere in the Midwest for the price. Contact the agent today to schedule your private viewing.

# PROPERTY FEATURES

COUNTY: **GRAHAM** | STATE: **KANSAS** | ACRES: **641**

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- 641 +/- total acres
- 355 +/- acres of FSA cropland
- NCCPI 70.3
- Timbered creek bottom
- Spring-fed creek
- Shelterbelt
- Expired CRP
- World-class whitetail hunting
- Excellent Rio Grande turkey population
- Great upland bird hunting
- Metal farm building
- Build site
- Fully fenced
- All-season roads
- Contact the agent today to schedule your private viewing



# 355 +/- ACRES OF FSA CROPLAND

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There are around 355 +/- acres of FSA cropland either being farmed or currently expired CRP. The soils are quite good for the area, with an NCCPI rating of 70.3.



# FULLY FENCED

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# GATES AT ALL ENTRYWAYS

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# METAL FARM BUILDING & BUILD SITE

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# GREAT UPLAND BIRD & TURKEY HUNTING

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## TIMBERED CREEK BOTTOM

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# SHELTERBELT

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A mature shelterbelt and rolling grassland round out the remaining acreage, providing the diversity wildlife requires.



# SUBSTANTIAL TIMBER AND NATIVE GRASS

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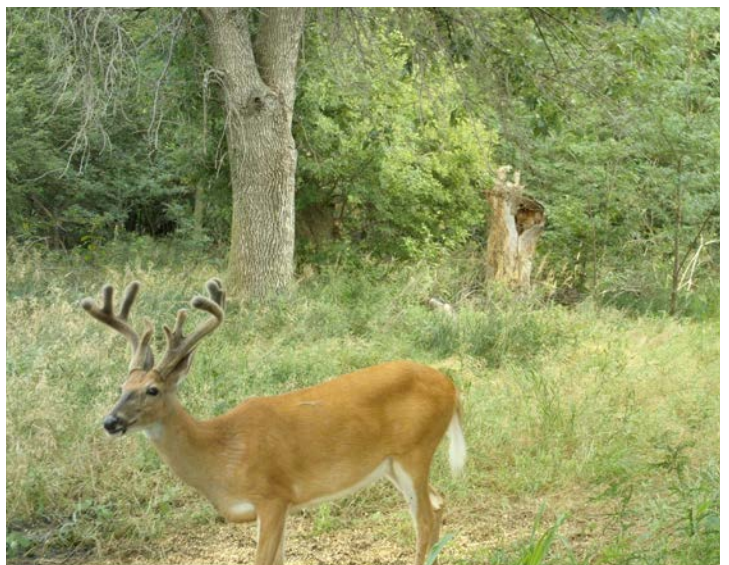
# TRAIL CAM PICTURES

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# TRAIL CAM PICTURES CONTINUED

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## AERIAL MAP



Map Center: 39° 28' 25.5, -99° 46' 44.66

0ft                      829ft                      1658ft



Maps Provided By:



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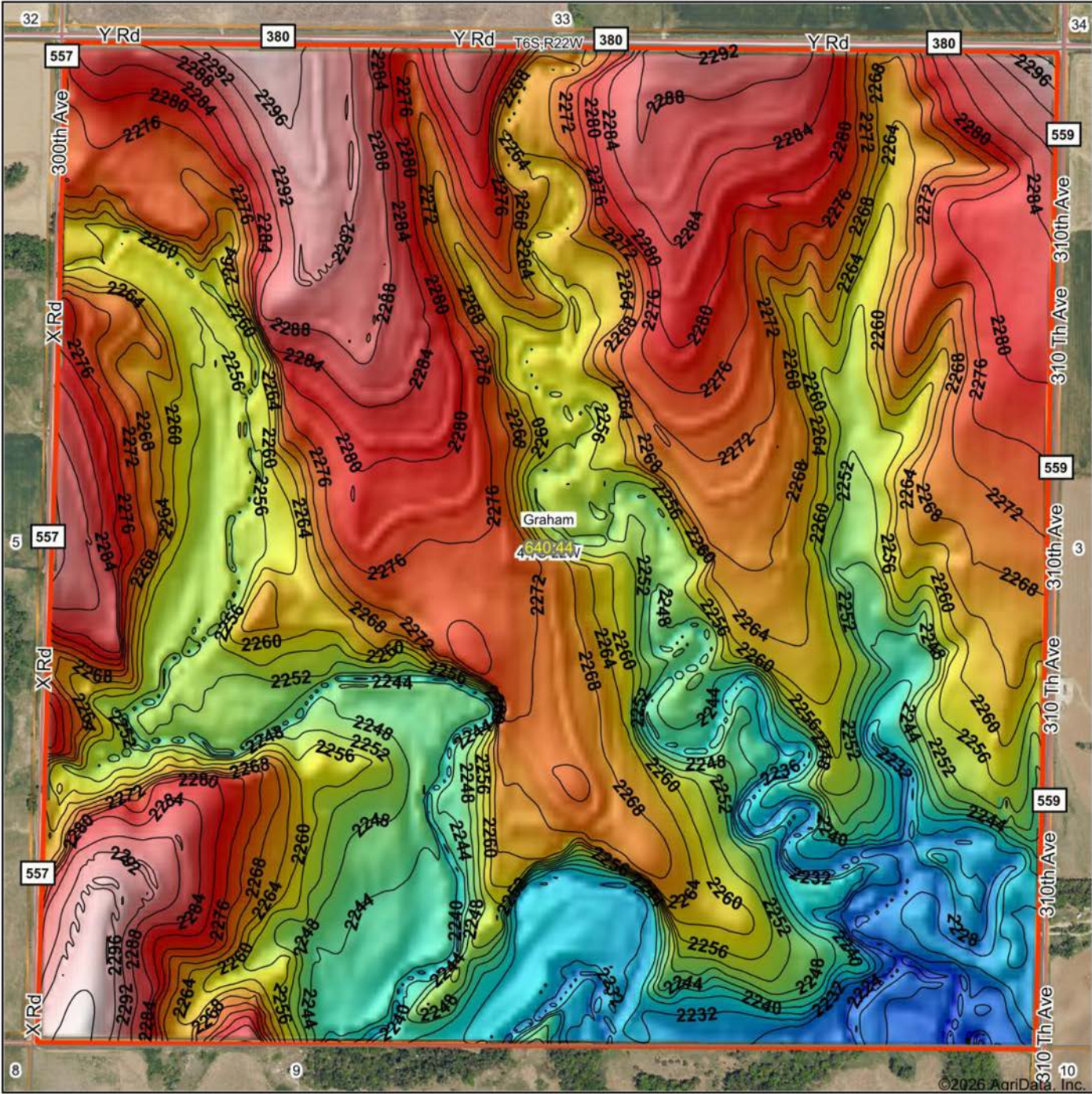
[www.AgnDataInc.com](http://www.AgnDataInc.com)

**4-7S-22W**  
**Graham County**  
**Kansas**



9/28/2026

# HILLSHADE MAP



Low Elevation High



Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 4

Min: 2,214.4

Max: 2,306.3

Range: 91.9

Average: 2,264.4

Standard Deviation: 17.62 ft

0ft 825ft 1649ft

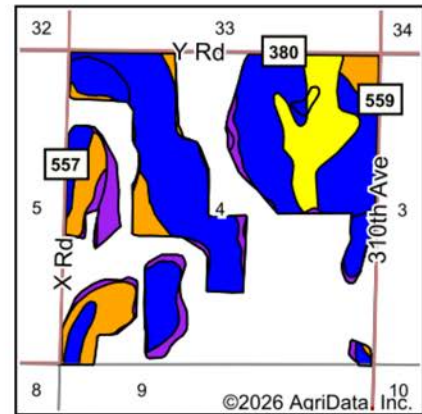
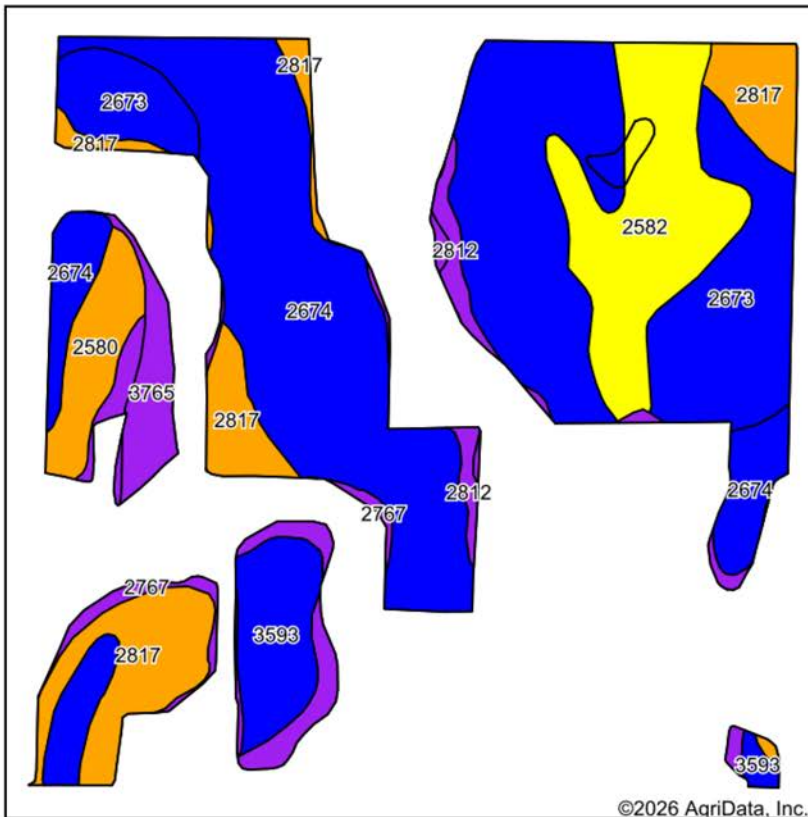


9/28/2026

4-7S-22W  
Graham County  
Kansas

Boundary Center: 39° 28' 25.5, -99° 46' 44.66

# SOILS MAP



State: **Kansas**  
 County: **Graham**  
 Location: **4-7S-22W**  
 Township: **Graham**  
 Acres: **355.71**  
 Date: **9/28/2026**



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: KS065, Soil Area Version: 25

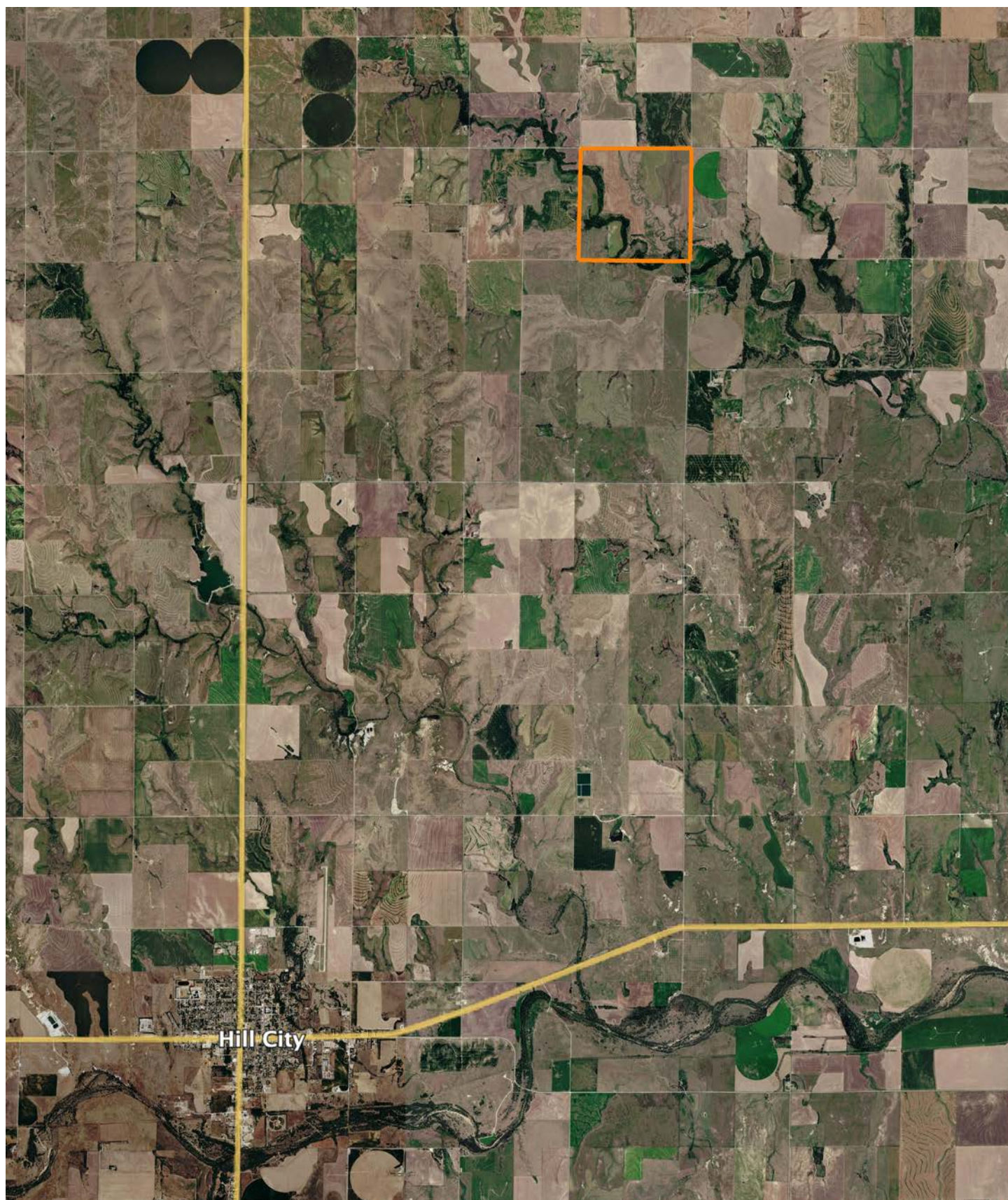
| Code             | Soil Description                                             | Acres  | Percent of field | Non-Irr Class Legend | Restrictive Layer | Soil Drainage | Non-Irr Class *c | Irr Class *c | Range Production (lbs/acre/yr) | *n NCCPI Overall |
|------------------|--------------------------------------------------------------|--------|------------------|----------------------|-------------------|---------------|------------------|--------------|--------------------------------|------------------|
| 2674             | Holdrege silt loam, 1 to 3 percent slopes, plains and breaks | 158.98 | 44.6%            |                      | > 6.5ft.          | Well drained  | Ile              | Ile          | 2983                           | 75               |
| 2673             | Holdrege silt loam, 0 to 1 percent slopes, plains and breaks | 46.62  | 13.1%            |                      | > 6.5ft.          | Well drained  | Ilc              | Ilc          | 2990                           | 76               |
| 2582             | Coly silt loam, 6 to 20 percent slopes                       | 42.18  | 11.9%            |                      | > 6.5ft.          | Well drained  | IVe              | IVe          | 2600                           | 59               |
| 2817             | Uly silt loam, 3 to 6 percent slopes                         | 41.66  | 11.7%            |                      | > 6.5ft.          | Well drained  | IIle             | IIle         | 2980                           | 75               |
| 3593             | Humbarger loam, occasionally flooded                         | 18.55  | 5.2%             |                      | > 6.5ft.          | Well drained  | IIw              | IIw          | 4350                           | 65               |
| 3765             | Humbarger loam, channeled                                    | 18.29  | 5.1%             |                      | > 6.5ft.          | Well drained  | Vw               |              | 4450                           | 41               |
| 2580             | Coly silt loam, 3 to 6 percent slopes                        | 13.34  | 3.8%             |                      | > 6.5ft.          | Well drained  | IIle             | IIle         | 2620                           | 71               |
| 2767             | Penden-Uly complex, 7 to 20 percent slopes                   | 8.01   | 2.3%             |                      | > 6.5ft.          | Well drained  | Vle              | Vle          | 2930                           | 62               |
| 2812             | Uly silt loam, 10 to 20 percent slopes                       | 7.65   | 2.2%             |                      | > 6.5ft.          | Well drained  | Vle              | Vle          | 2998                           | 65               |
| 2753             | Penden loam, 3 to 7 percent slopes                           | 0.43   | 0.1%             |                      | > 6.5ft.          | Well drained  | IIle             | IIle         | 2597                           | 61               |
| Weighted Average |                                                              |        |                  |                      |                   |               | 2.72             | *-           | 3069.9                         | *n 70.3          |

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

\*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

# OVERVIEW MAP



# AGENT CONTACT

An avid hunter, Cole spends his free time outdoors. He loves chasing giant whitetails and other big game, as well as turkey and upland hunting. Born in Hays, Kansas, Cole enjoys scouting and running cameras across the state, as well as shed hunting, doing conservation work and habitat improvements on the family farm, and introducing youth to the great outdoors. With a knack for harvesting world-class whitetails, Cole has killed two bucks over 200" and many over the Boone & Crockett mark.

Cole attended Fort Hays State University where he earned his Bachelor's degree in Biology, researching fawn recruitment and mortality in whitetail deer, mule deer, and elk. While in school, Cole worked in the state conservation department, helping manage and improve local state wildlife areas. After earning his Bachelor's degree, Cole pursued a career in land real estate to fulfill his passion for land and its native inhabitants. At Midwest Land Group, he's able to bring extensive knowledge on all things outdoors, thanks to a lifetime immersed in hunting, agriculture, and ranching.

This driven agent strives to make both buyers and sellers leave the table with a smile on their face. Between his grasp on creating and improving farms, from food plot placement to improving native cover, and his vast network of landowner relationships, Cole is able to help his clients plan their next move. If you're ready to buy or sell, give Cole a call.



**COLE SCHUMACHER,**

LAND AGENT

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## MidwestLandGroup.com

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