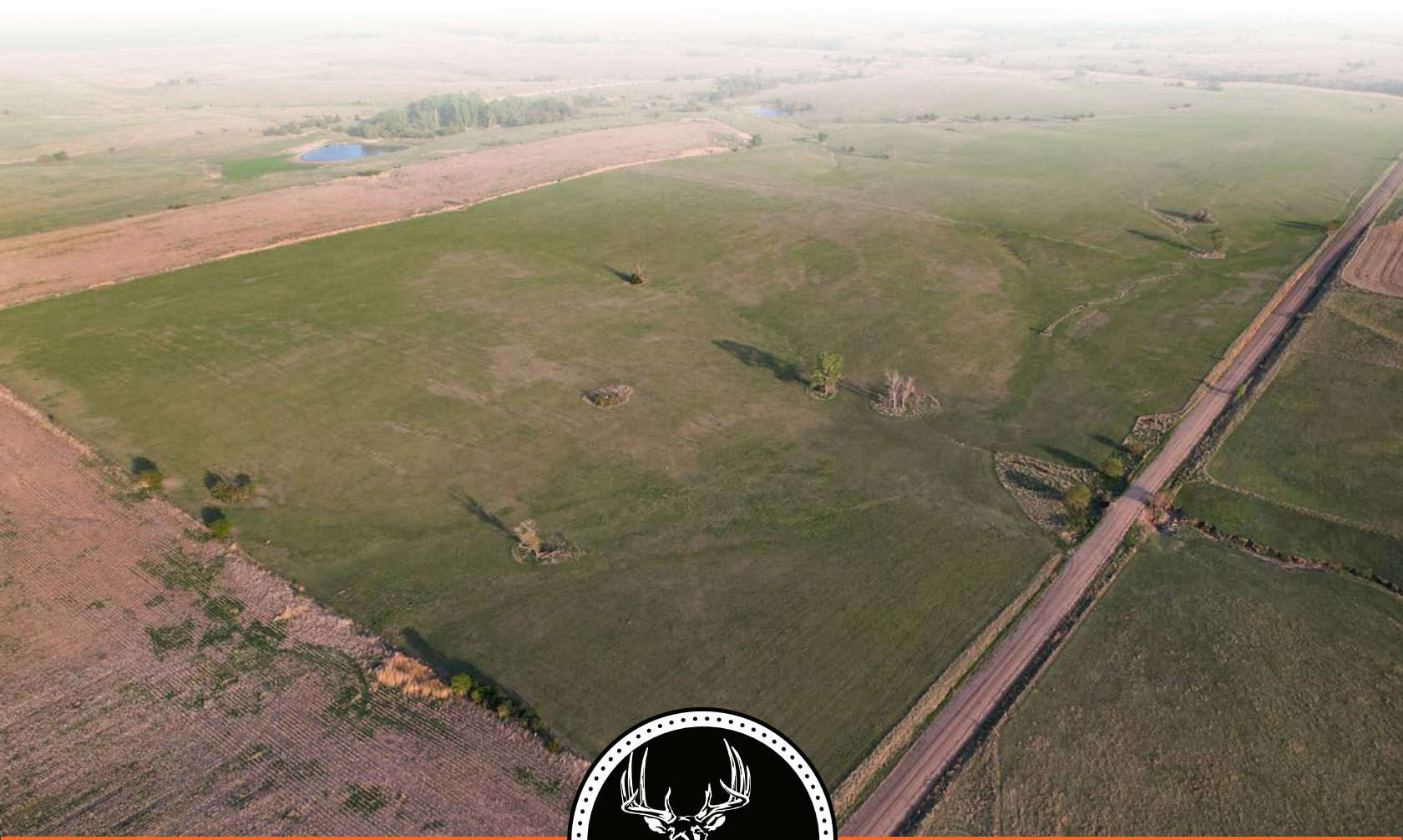


MIDWEST LAND GROUP PRESENTS

117 ACRES IN

LINCOLN COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

EFFICIENT CENTRAL KANSAS GRASS FARM

Located in Lincoln County just 6 miles from Highway 18 is 117+/- acres of productive brome hay meadow, priced at \$2,136.75 per acre. This multi-purpose hayfield with a well-established stand of smooth bromegrass is ready to be added to your haying operation or cool season grazing schedule. There is very little waste and almost all acres are producing bales. Each cutting produces hundreds of round bales. This horse-quality forage is invaluable in today's market. Well-maintained fencing borders the property on two sides. Sloping terrain makes the addition of a livestock pond very achievable. Situated on a hilltop, the view for miles around is spectacular. The land consists of 95% farm-quality soils, and almost half of the property consists of mostly level Class II Harney Silt Loam. This entire

acreage could easily be converted back into row-crop production bringing the new owner above-average yields. The property could also make a great addition to CRP, providing dependable payments year after year. Lincoln County is known for its upland bird population and the conversion of this property from tame grass to native grass would return instant results and abundant pheasant and deer populations. The property is available for immediate possession and operation this coming growing season. This blank slate can continue to produce forage or can be whatever fits your model: farm, graze or hunt. Established tame grass fields like this are very rare, an opportunity that won't last long. For more information and to schedule a showing, contact the listing agent Sean Thomas (620) 712-2775.



PROPERTY FEATURES

PRICE: **\$234,000** | COUNTY: **LINCOLN** | STATE: **KANSAS** | ACRES: **117**

- Brome meadow
- Immediate possession
- Hay production
- Quality farm soils
- Pheasant/deer hunting
- Fencing
- Cool season grazing
- Class II Harney Silt Loam
- 9 miles to Lincoln
- 14 miles to Sylvan Grove
- 20 miles to Interstate 70



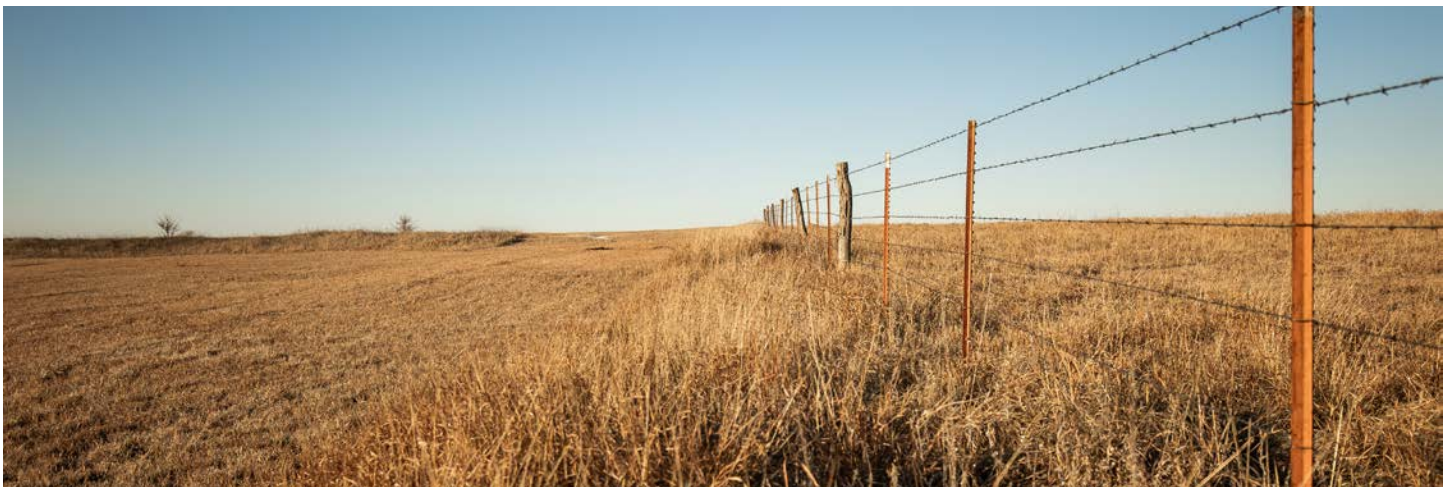
117 +/- ACRES



BROME MEADOW



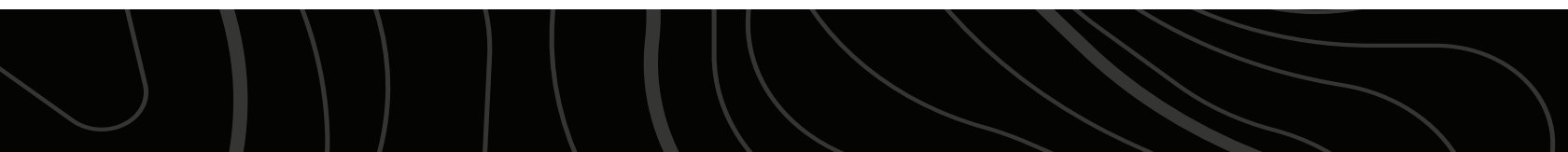
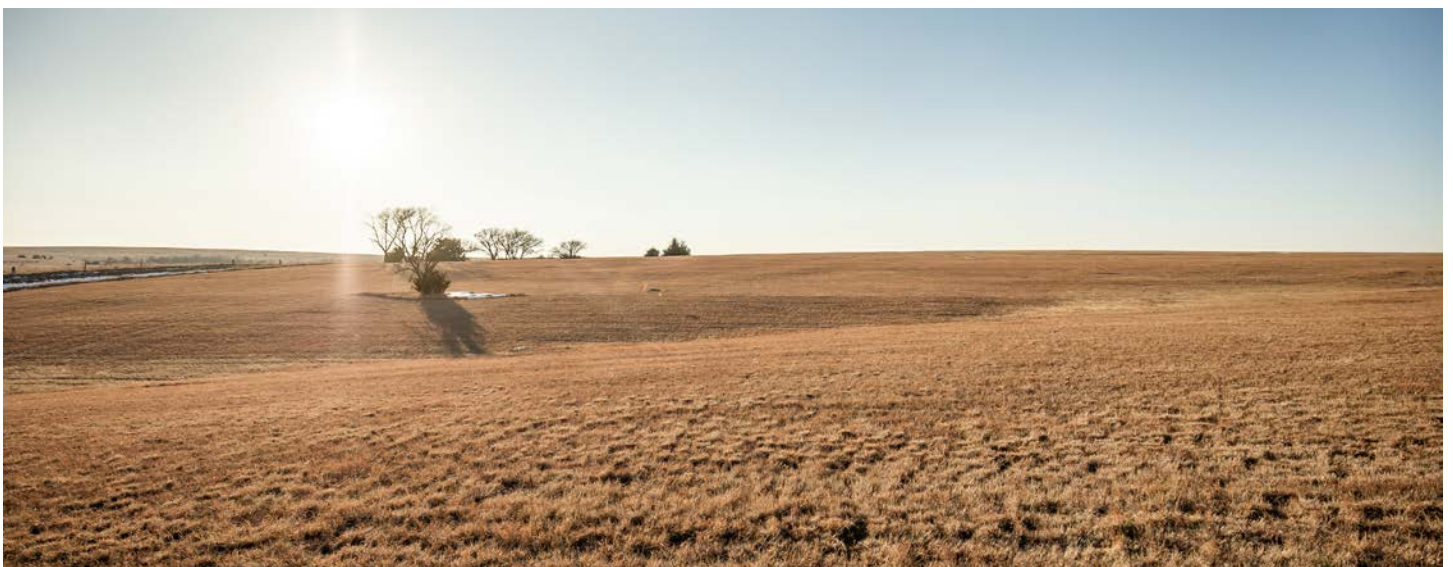
FENCING



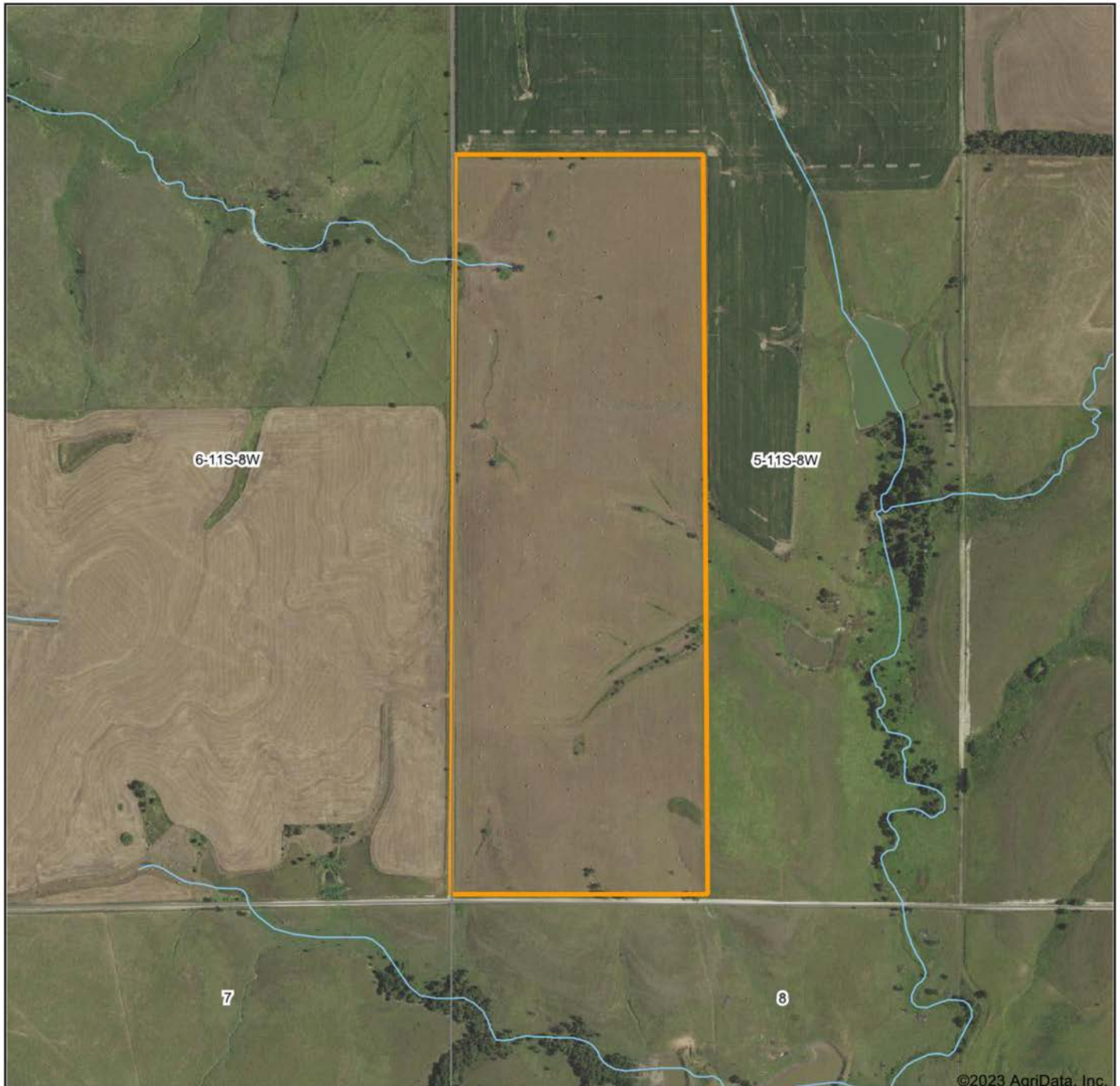
HAY PRODUCTION



ADDITIONAL PHOTOS



AERIAL MAP



Map Center: 39° 7' 23.65, -98° 14' 30.29

0ft 819ft 1637ft



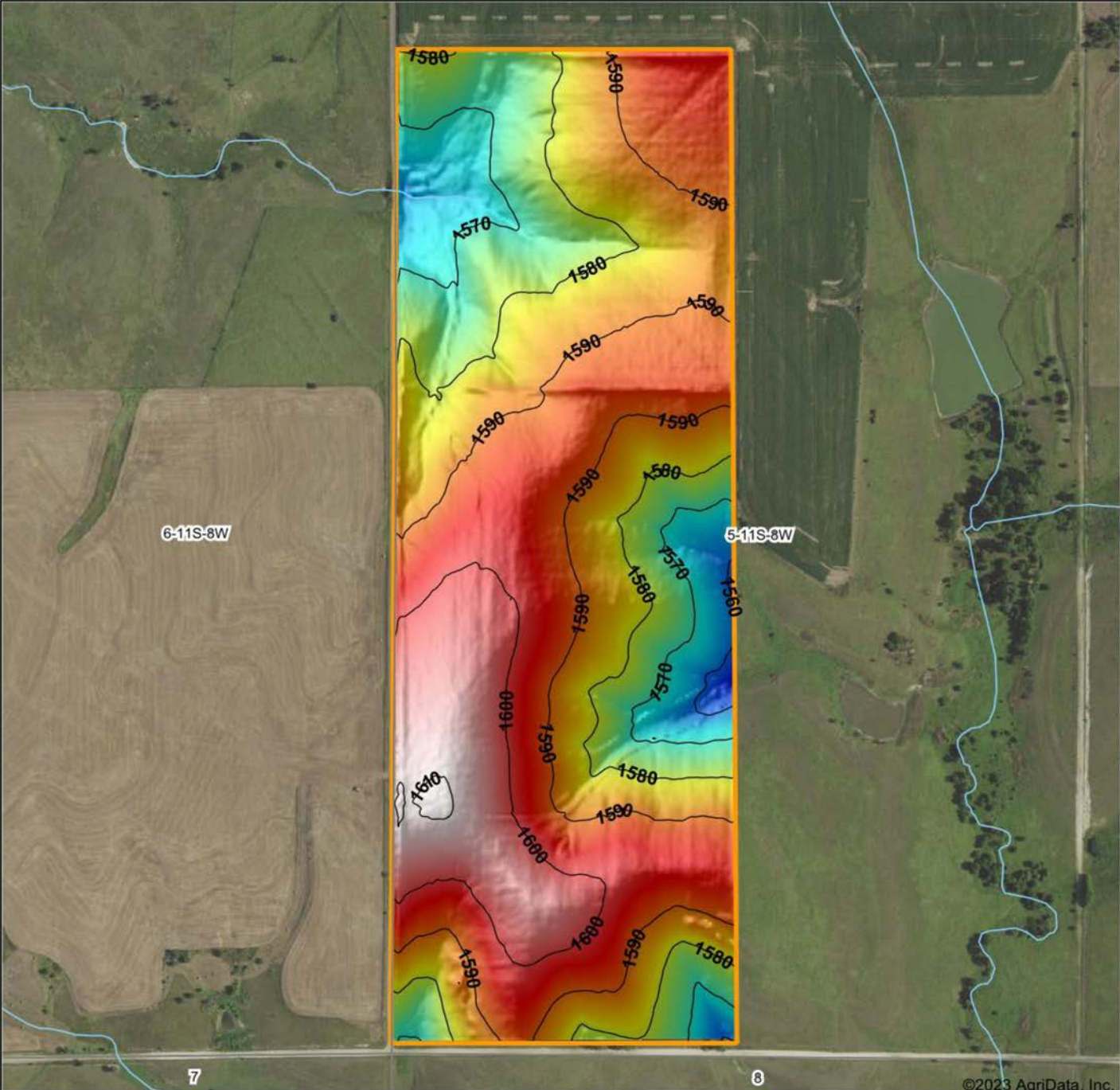
Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2021 www.AgriDataInc.com

5-11S-8W
Lincoln County
Kansas



2/7/2023

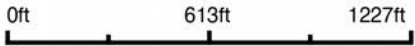
HILLSHADE MAP



©2023 AgriData, Inc.



Source: USGS 3 meter dem
 Interval(ft): 10
 Min: 1,553.4
 Max: 1,610.6
 Range: 57.2
 Average: 1,586.9
 Standard Deviation: 11.55 ft



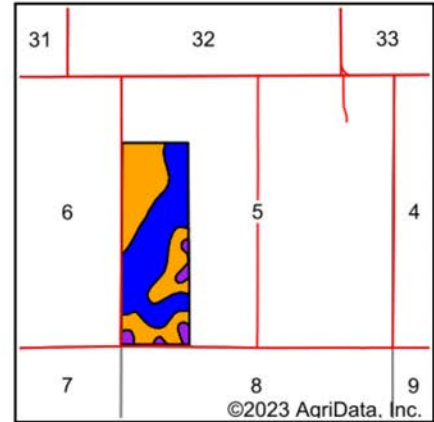
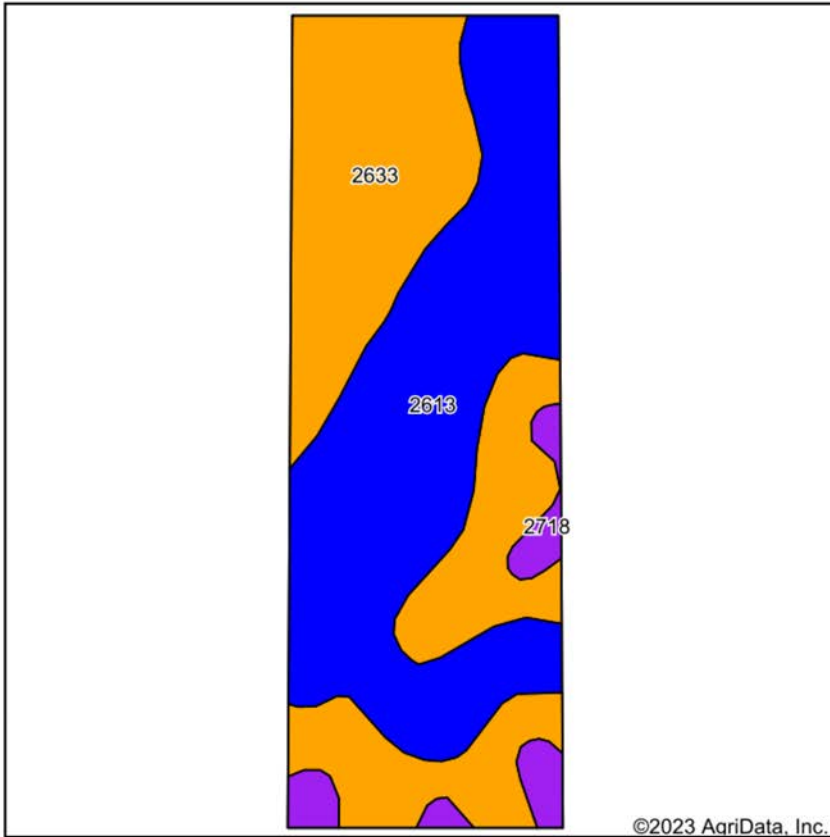
5-11S-8W
Lincoln County
Kansas

map center: 39° 7' 23.65, -98° 14' 30.29



Maps Provided By
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2021 www.AgriDataInc.com

SOIL MAP



State: **Kansas**
 County: **Lincoln**
 Location: **5-11S-8W**
 Township: **Marion**
 Acres: **117.01**
 Date: **2/7/2023**



Maps Provided By
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2021 www.AgriDataInc.com



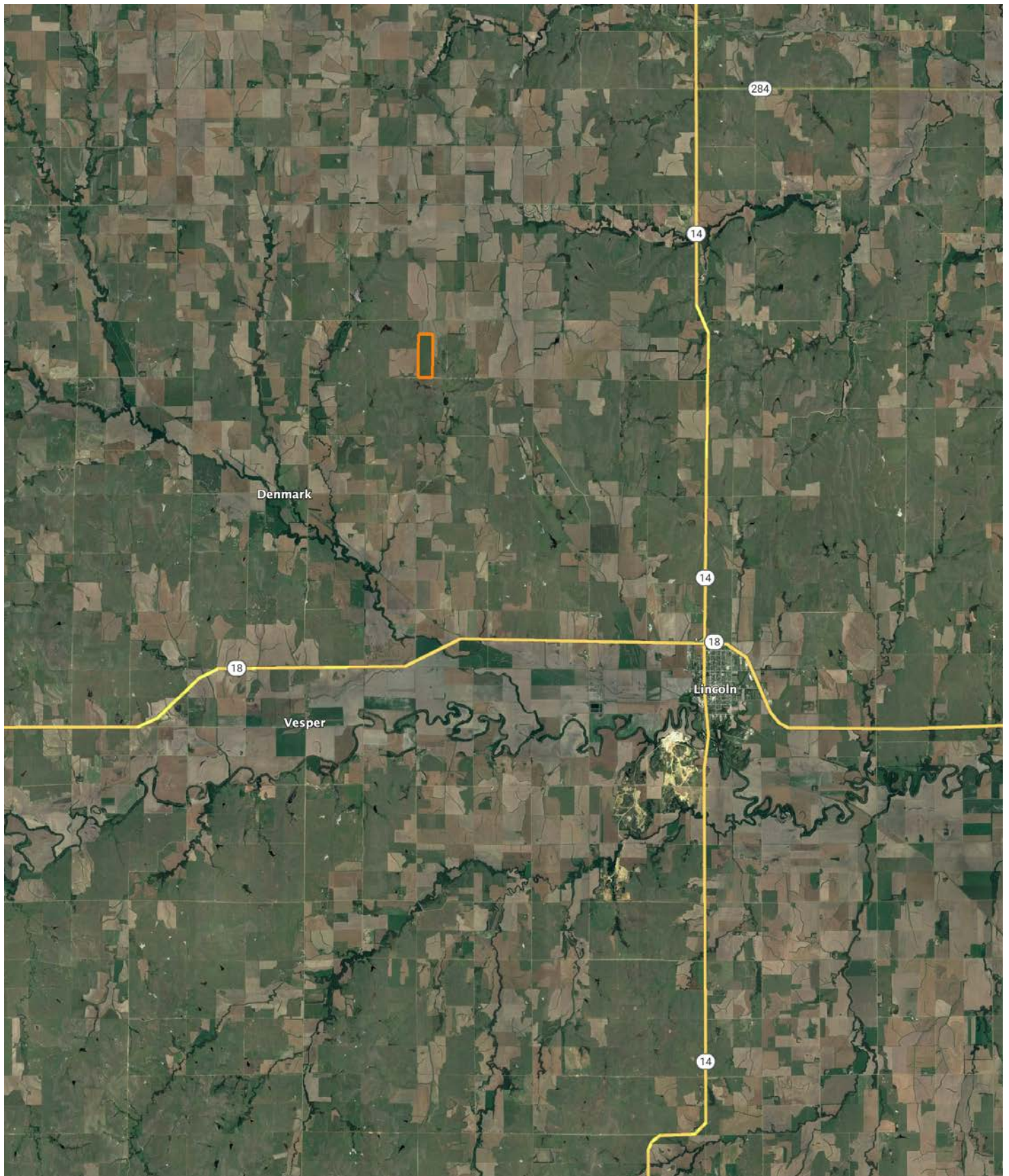
Soils data provided by USDA and NRCS.

Area Symbol: KS105, Soil Area Version: 21

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	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
2613	Harney silt loam, 1 to 3 percent slopes	56.11	48.0%	Blue	> 6.5ft.	Well drained	Ile	Ile	3002	69	52	43	69
2633	Harney-Wakeen complex, 3 to 7 percent slopes	55.02	47.0%	Orange	2.6ft. (Paralithic bedrock)	Well drained	IIle	IIle	2870	62	45	37	62
2718	Nibson silt loam, 3 to 30 percent slopes	5.88	5.0%	Purple	1.6ft. (Paralithic bedrock)	Somewhat excessively drained	Vle	Vle	1925	30	27	24	30
Weighted Average							2.67	2.67	2885.8	*n 63.7	*n 47.5	*n 39.2	*n 63.7

*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.

OVERVIEW MAP



AGENT CONTACT

Sean Thomas has a love and appreciation for the land. Born and raised in Overland Park, KS, Sean graduated from St. Thomas Aquinas High School and earned a B.S. in Park Management and Conservation, with a Minor in Business Administration from Kansas State University. This education refined Sean's natural ability to observe and identify the unique qualities each piece of property holds and communicate that potential to clients so that they can achieve their goals, from vision to completion.

Prior to coming to Midwest Land Group, he spent 10 years in parks and recreation administration, specializing in property management, maintenance, and construction. This hands-on experience provided a unique opportunity to study wildlife behavior, especially waterfowl in different environments. Sean shares that knowledge with clients so they can begin successful wildlife management on their property.

A volunteer with Big Brothers Big Sisters, he enjoys mentoring his little brother and introducing him to the outdoors, whether it be fishing or playing sports. Sean is an avid duck and deer hunter and actively serves in ministries at his local church. Sean and his wife Betsy, live on a farm near Inman, KS with their two dogs, Branch and Briar, surrounded by pastures in the Sandhills.



SEAN THOMAS,
LAND AGENT
620.712.2775
SThomas@MidwestLandGroup.com



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Arkansas, Illinois, Iowa, Kansas, Missouri, Nebraska, Oklahoma, South Dakota, and Wisconsin.