

MIDWEST LAND GROUP PRESENTS



RENO COUNTY, KS

157 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

GRADE 'A' RECREATION FARM

Located in south-central Kansas near Hutchinson is 157 +/- acres of big buck producing and income-generating land for sale. This once-in-a-generation opportunity can be hard to describe. Cow Creek is a year-round stream situated between the Arkansas River and the Sandhill Prairie. The creek twists and turns across the fertile valley and enters the Arkansas River just a few miles south. A fantastic addition to any row crop operation, this farm produces record-setting yields. Covered in wildlife, you will not find another property with such well-rounded credentials for the discerning sportsman. Towering cottonwood trees roost spring gobblers that fly down to strut along the hidden field edge. Sturdy populations of pheasants and quail hug thick cover along the fencerow. Scores of catfish run the banks of the creek all summer for endless fishing memories, mallards trickle up and down the creek during winter months resting on ice-free riffles and feeding in cut grain fields, and of course, bruiser bucks parade the bottoms each November.

Cow Creek is one of the premiere rut travel corridors in the midwest, as documented on popular TV shows. On this creek, any buck can show up on any given day. The regional landscape is a natural funnel concentrating deer to this farm. The property is secluded, but with accessibility to each side of the creek. On the west, a tree-lined dead-end road screens a hunter's entrance. On the east, a dead-end curve greets you with zero visibility into the property. It couldn't be planned better. The east side of the farm is characterized by mature timber and extremely thick expired CRP. This dense habitat accounts for 44 acres. This bedding area is just a short distance from vast food sources and is unable to be disturbed by anyone except the owner. Warm season

grasses and successional tree species create thick cover for resting deer. As dawn or dusk approaches, the deer activity is drawn to the 113 acres of tillable farmland on the west side of the property currently planted to wheat. This productive Class II soil raises excellent yields of wheat, corn, milo, and soybeans.

There are so many possibilities with this farm ground. If the farm is left in current crop production, it will generate substantial income and continue to attract mobs of deer, an attractive prospect for the investment-minded hunter. The 113 acres of farmland could also partially or be completely enrolled in CRP to add even more bedding cover and provide dependable yearly income. Clay inclusions in the soil and a dependable water source for pumping make possible the development of duck impoundments in the renowned flyway that is Reno County. The nooks and crannies created by the meandering creek would make incredible food plot locations with fertile soils that provide excellent growing conditions. Portions of crops could be left standing such as double-crop grain sorghum to attract deer from miles around to dine in the standing milo. This open field has numerous opportunities for firearm hunting setups, but also secluded trails in the woods for archery. Just a short drive from neighboring towns and the micropolitan city of Hutchinson. Hutchinson provides conveniences like hotels, nice restaurants, and sporting goods that are just a 15 minute drive. Hutchinson Regional Airport has a 7,000' runway with charter service. This property offers it all! Don't hesitate, this farm has a lot going for it and won't be available long. For more information and to schedule a showing please contact the Listing Agent Sean Thomas (620) 712-2775.

PROPERTY FEATURES

PRICE: **\$692,000** | COUNTY: **RENO** | STATE: **KANSAS** | ACRES: **157**

- Premier deer hunting farm
- Rio grande turkeys
- Waterfowl ducks/geese
- Pheasants and quail
- Summer fishing
- 113 acres productive farmland
- Class II tillable soils
- 2022 Tax \$1,066
- 44 acres mature timber
- Cow Creek bottom
- Trophy deer area
- 12 miles to Hutchinson



113 ACRES PRODUCTIVE FARMLAND

If the farm is left in current crop production, it will generate substantial income and continue to attract mobs of deer, an attractive prospect for the investment-minded hunter. The 113 acres of farmland could also partially or be completely enrolled in CRP to add even more bedding cover and provide dependable yearly income.



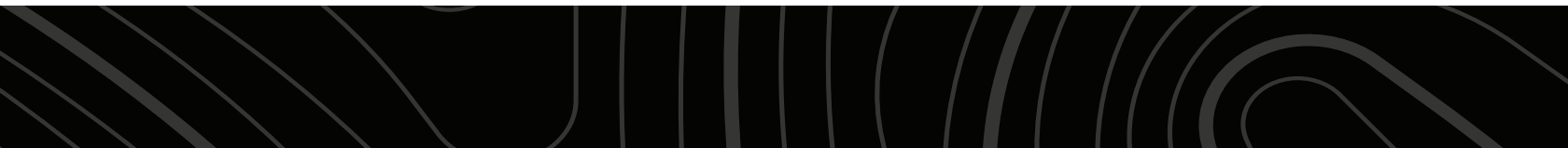
44 ACRES OF MATURE TIMBER

The east side of the farm is characterized by mature timber and extremely thick expired CRP. This dense habitat accounts for 44 acres. This bedding area is just a short distance from vast food sources and is unable to be disturbed by anyone except the owner.



COW CREEK

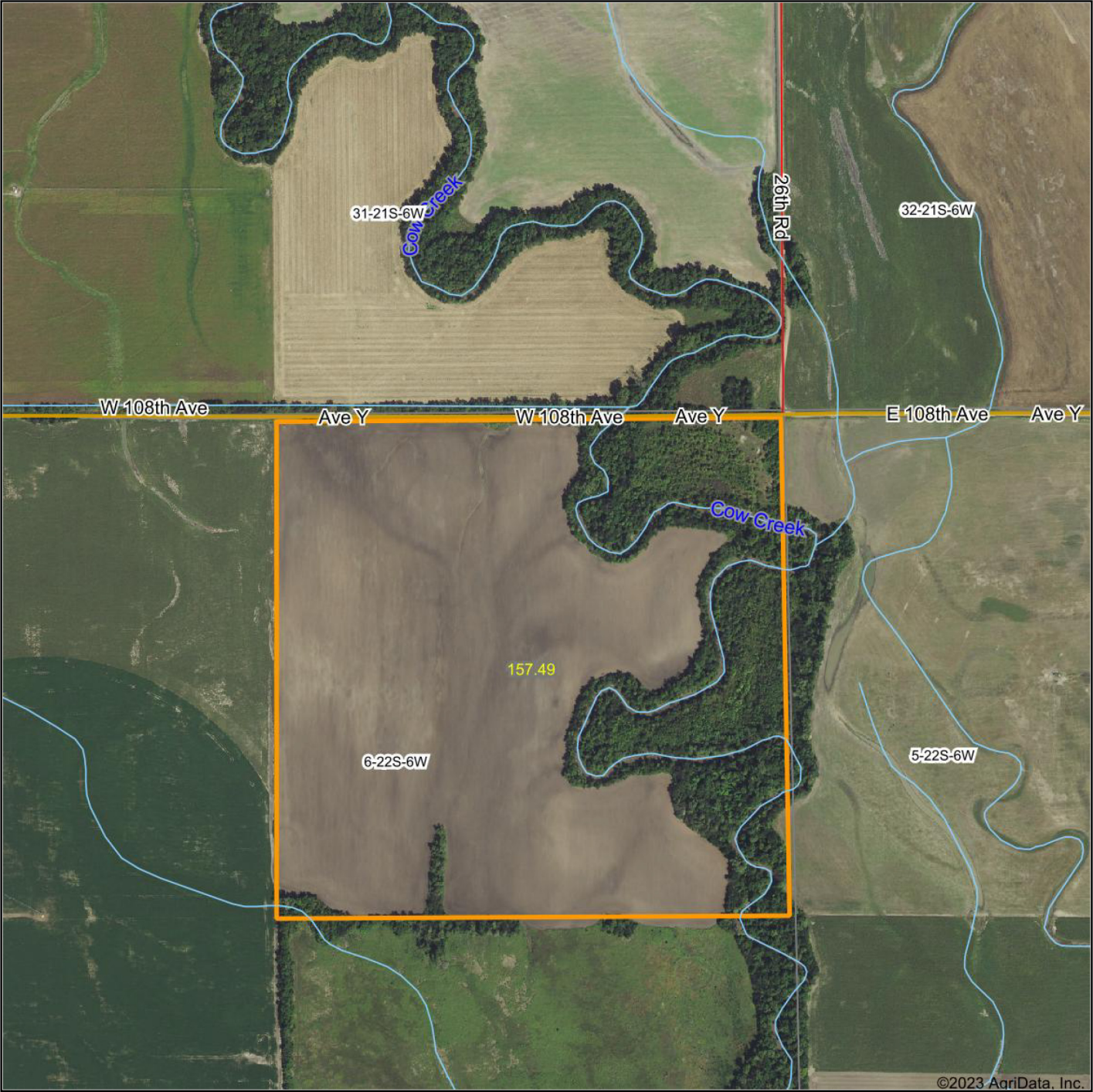
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TRAIL CAM PICTURES



AERIAL MAP



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Map Center: 38° 10' 17.28, -98° 1' 7.01

6-22S-6W
Reno County
Kansas

0ft 810ft 1620ft



2/16/2023

W 108th Ave Ave Y W 108th Ave Ave Y 26th Rd

31-21S-6W 32-21S-6W

1580 1580 1580 1580 1570 1570

Cow Creek Cow Creek Cow Creek

1577.49

6-22S-6W 5-22S-6W

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Low Elevation High

Source: USGS 10 meter dem
Interval(ft): 10
Min: 1,567.2
Max: 1,582.0
Range: 14.8
Average: 1,578.1
Standard Deviation: 2.13 ft

0ft 429ft 857ft

N
W E
S

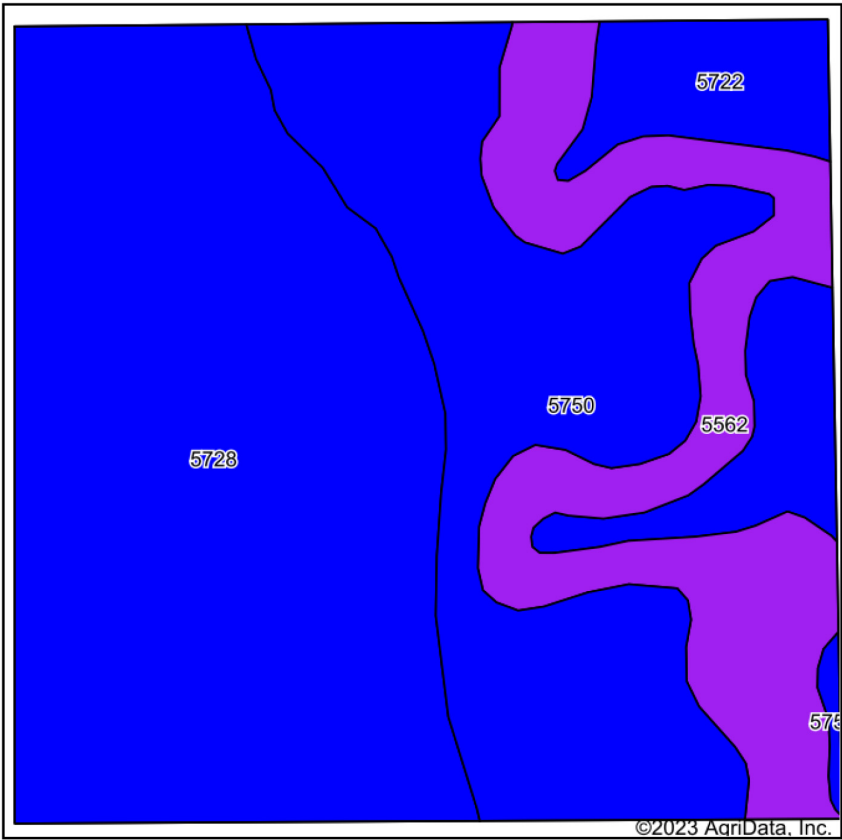
2/16/2023

6-22S-6W
Reno County
Kansas

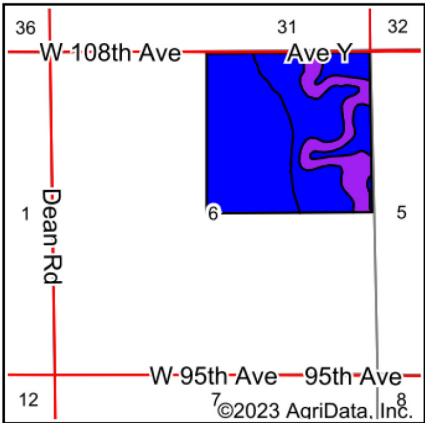
map center: 38° 10' 17.28", -98° 1' 7.01"

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CUSTOMIZED ONLINE MAPPING
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SOIL MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Reno**
Location: **6-22S-6W**
Township: **Grant**
Acres: **157.49**
Date: **2/16/2023**



Maps Provided By:



Area Symbol: KS155, Soil Area Version: 19														
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	*n NCCPI Cotton
5728	Buhler-Blazefork silty clay loams, rarely flooded	74.10	47.1%		1ft. (Natric)	Somewhat poorly drained	Ilw	Ilw	4750	43	34	37	43	29
5750	Kaskan loam, rarely flooded	42.36	26.9%		> 6.5ft.	Well drained	Ilw	Ilw	4038	64	60	51	64	52
5562	Kaskan silty clay loam, frequently flooded, channeled	26.64	16.9%		> 6.5ft.	Well drained	Vw		3800	43	41	23	43	14
5722	Blazefork-Kaskan complex, rarely flooded	14.39	9.1%		> 6.5ft.	Moderately well drained	IlS	IlS	4853	56	47	44	56	42
Weighted Average							2.51	*-	4407.2	*n 49.8	*n 43.4	*n 39	*n 49.8	*n 33.8

*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.
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
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