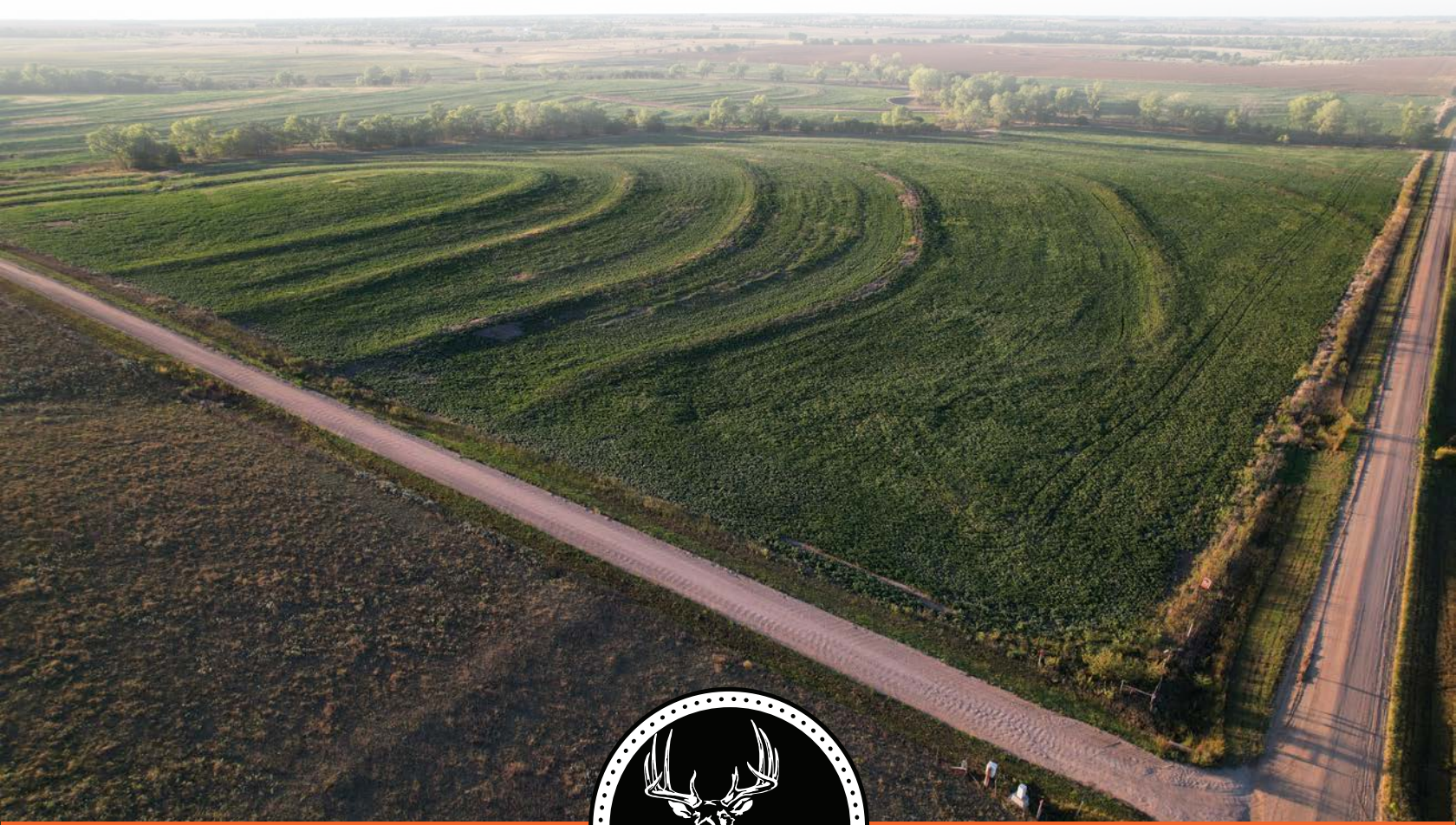


MIDWEST LAND GROUP PRESENTS

155 ACRES IN

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# RICE COUNTY KANSAS



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# MATURE TIMBER AND CROPLAND INCOME

Located in eastern Rice County near Little River and 56 Highway is 155 +/- acres of rolling cropland with hardwood timber. What an opportunity! With two heavily wooded draws, this property provides multiple travel corridors for wildlife. Large cottonwoods line the thick bedding cover through the center of the tract. A healthy population of deer are currently using the farm, as indicated by recent trail camera images. Mature bucks frequent the property for cover and food. This area is known for its surging upland bird population, one visit to this land and you will hear rooster pheasants crowing and bobwhite whistles and turkey gobbles. This is a blank slate for the outdoorsman. Establish food plots, plant trees, and native cover, enroll acres in CRP, dam up a pond for the next rainy season. Build a cabin. Whatever your plan, this farm is ready to produce income

and great memories. These fertile soils raise excellent crops of wheat, beans, and milo. 137 acres of tillable cropland. With 92 base acres of wheat with a PLC yield of 36 bu/acre. Well-maintained terraces are in place to divert runoff. The ground was planted to soybeans in 2023 but is available for immediate possession for spring planting or recreational development. Utilities can be accessed less than a 1/4 of a mile away to the west. All-season roads border the property on two sides, but these roads are infrequently traveled. This location would provide the ideal seclusion for a homestead but at the same time convenient access to nearby communities. For more information and to schedule a showing please contact the Listing Agent Sean Thomas at (620) 712-2775.



# PROPERTY FEATURES

PRICE: **\$398,000** | COUNTY: **RICE** | STATE: **KANSAS** | ACRES: **155**

- 2023 soybeans
- Immediate possession, open tenancy
- All-season road access
- Class II and Class III soils
- Mature timber travel corridor
- Deer & turkey hunting
- Upland bird hunting, pheasants & quail
- Income-producing farmland
- 3.5 miles to Little River
- 12 miles to Lyons
- 20 miles to McPherson



# ALL-SEASON ROAD ACCESS

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# MATURE TIMBER TRAVEL CORRIDOR

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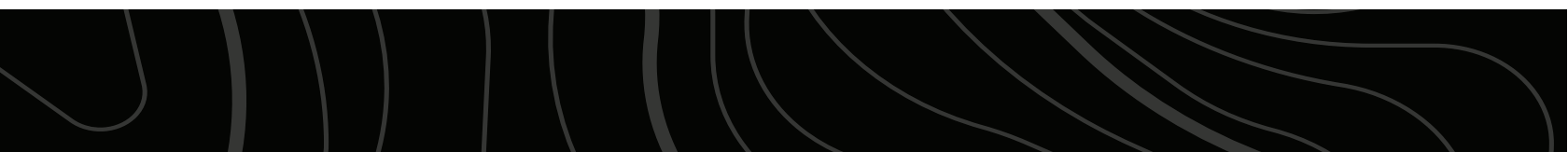
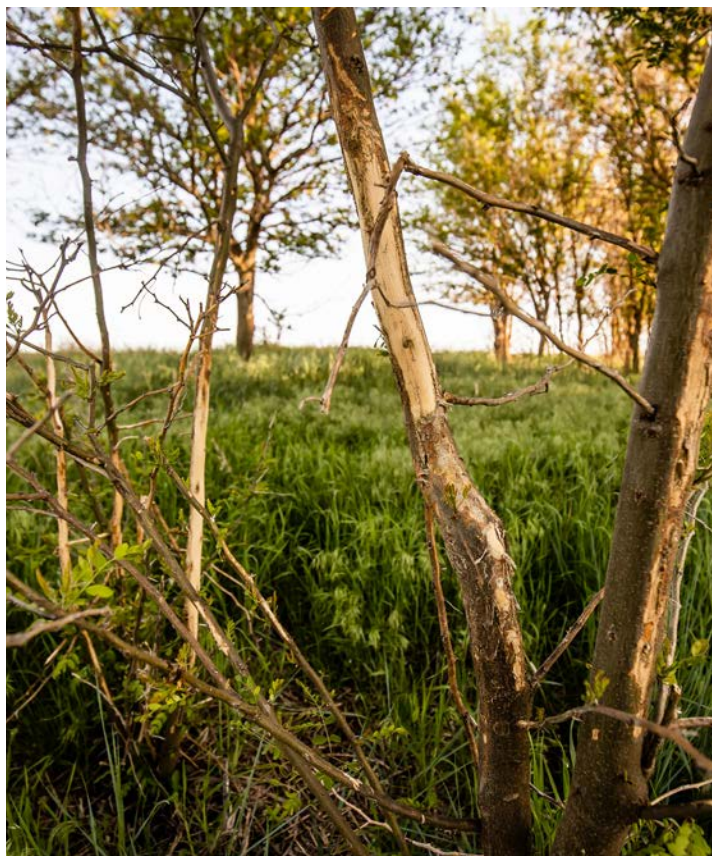
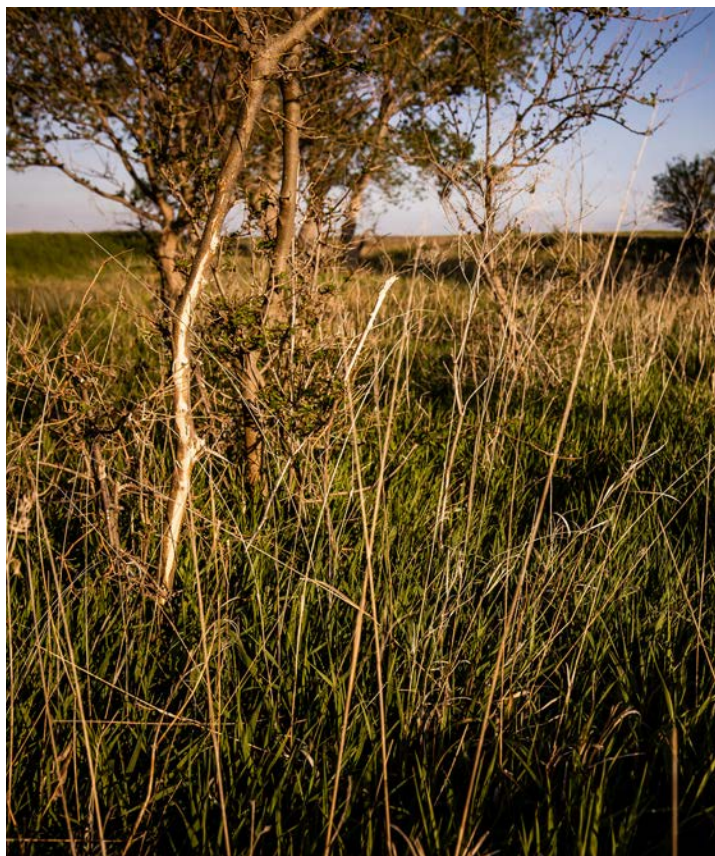
# CLASS II AND CLASS III SOILS

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# MATURE TIMBER TRAVEL CORRIDOR

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# INCOME PRODUCING FARMLAND

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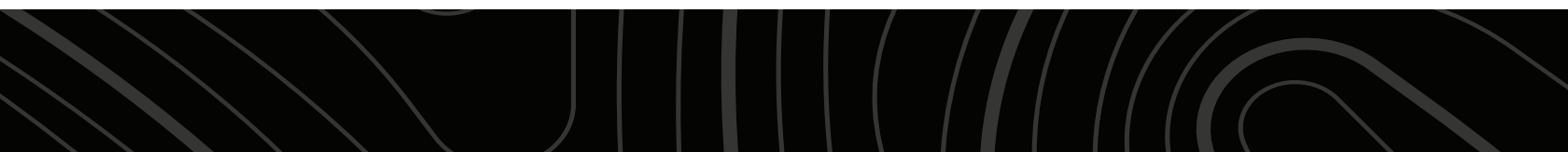
# ADDITIONAL PROPERTY PHOTOS

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# TRAIL CAM PICTURES

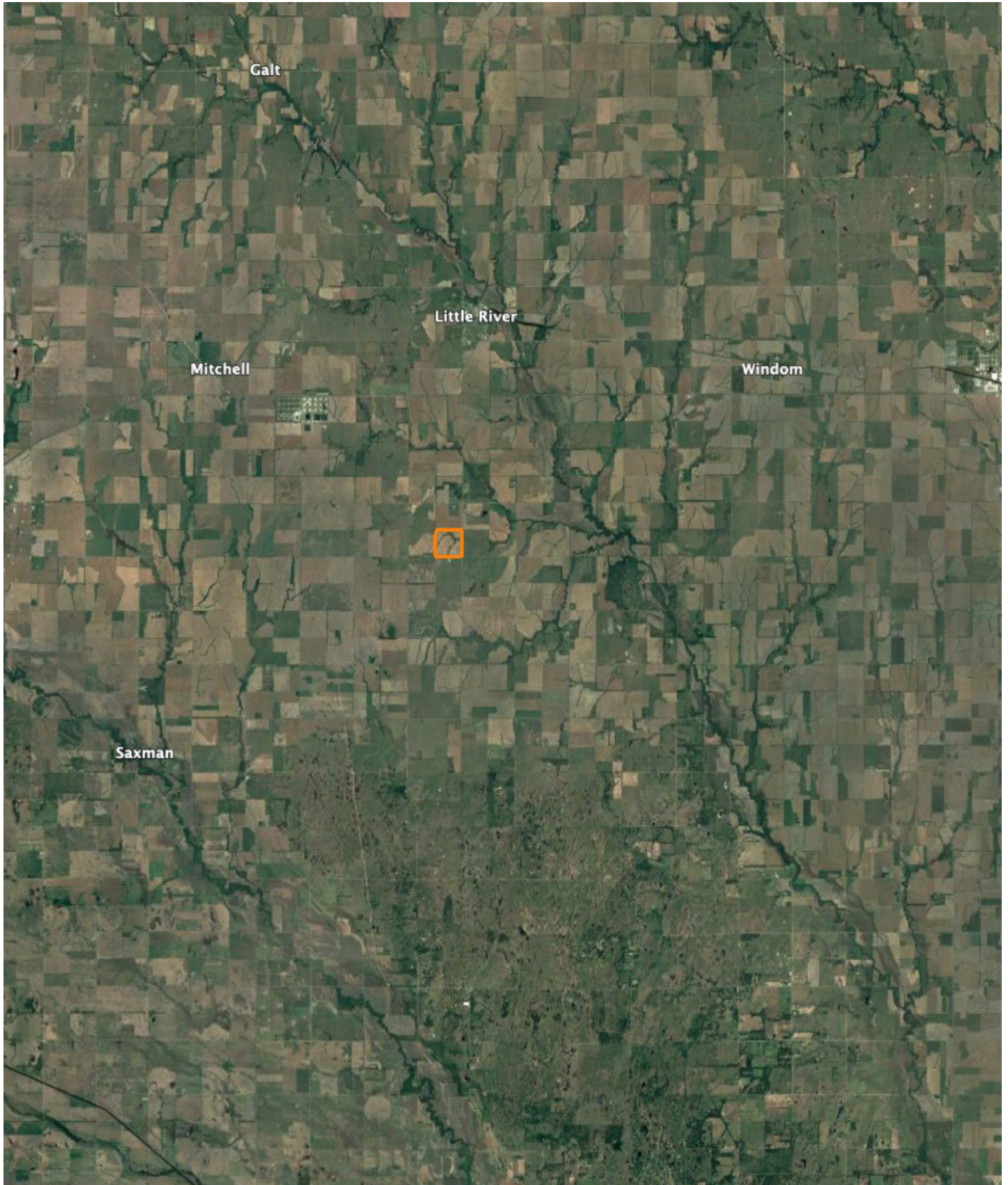
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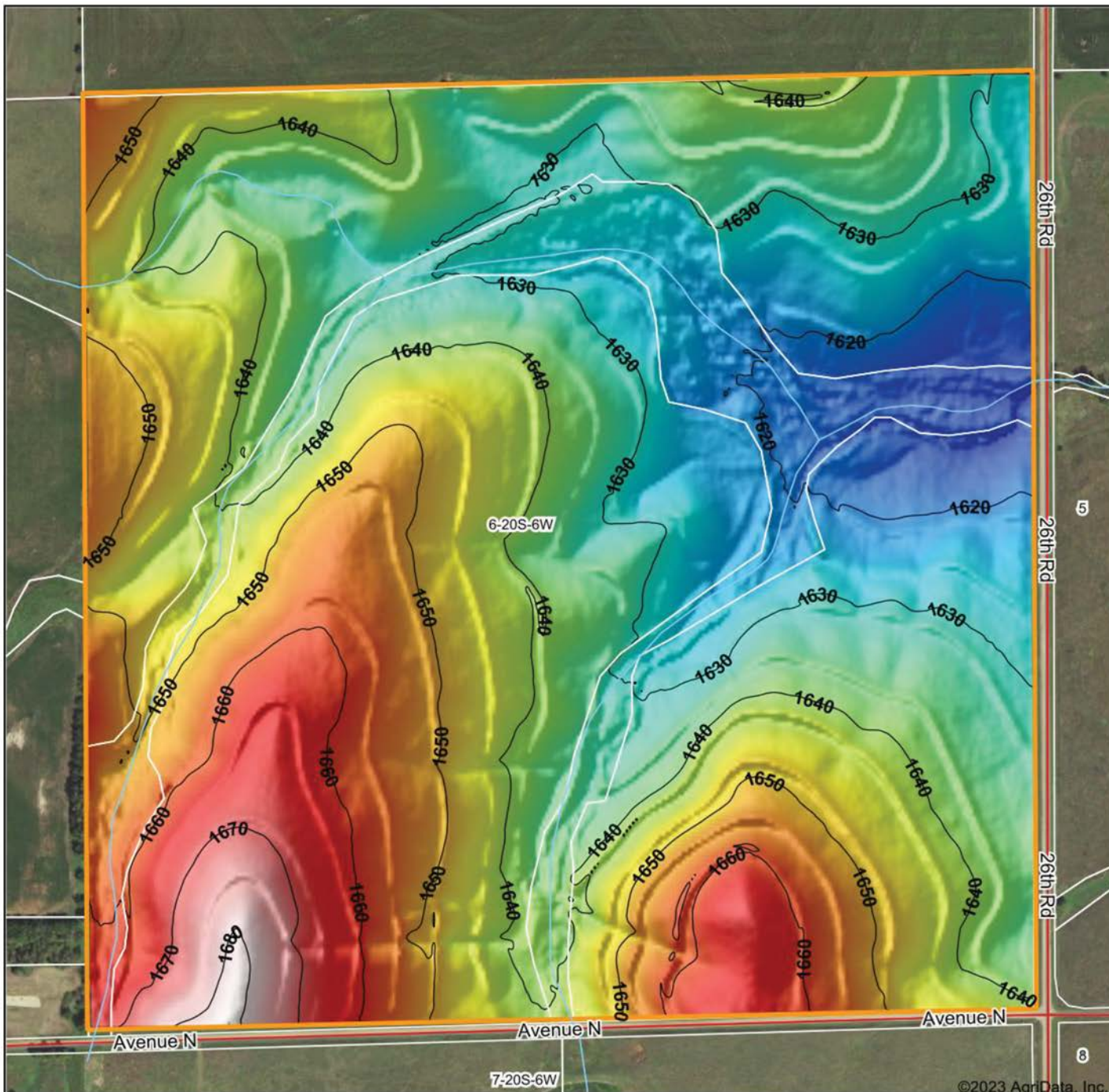


# AERIAL MAP

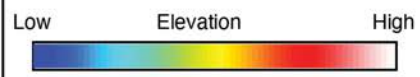
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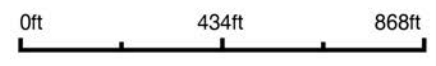
# HILLSHADE MAP



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Source: USGS 3 meter dem  
 Interval(ft): 10  
 Min: 1,610.1  
 Max: 1,681.5  
 Range: 71.4  
 Average: 1,640.8  
 Standard Deviation: 13.81 ft



**6-20S-6W**  
**Rice County**  
**Kansas**

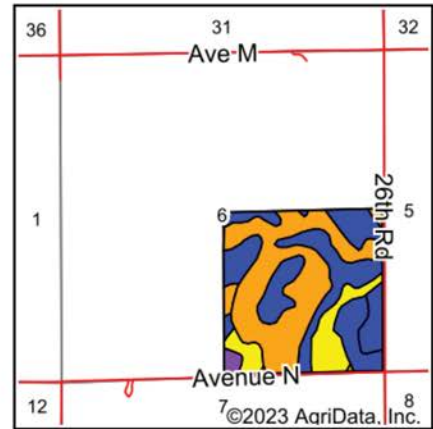
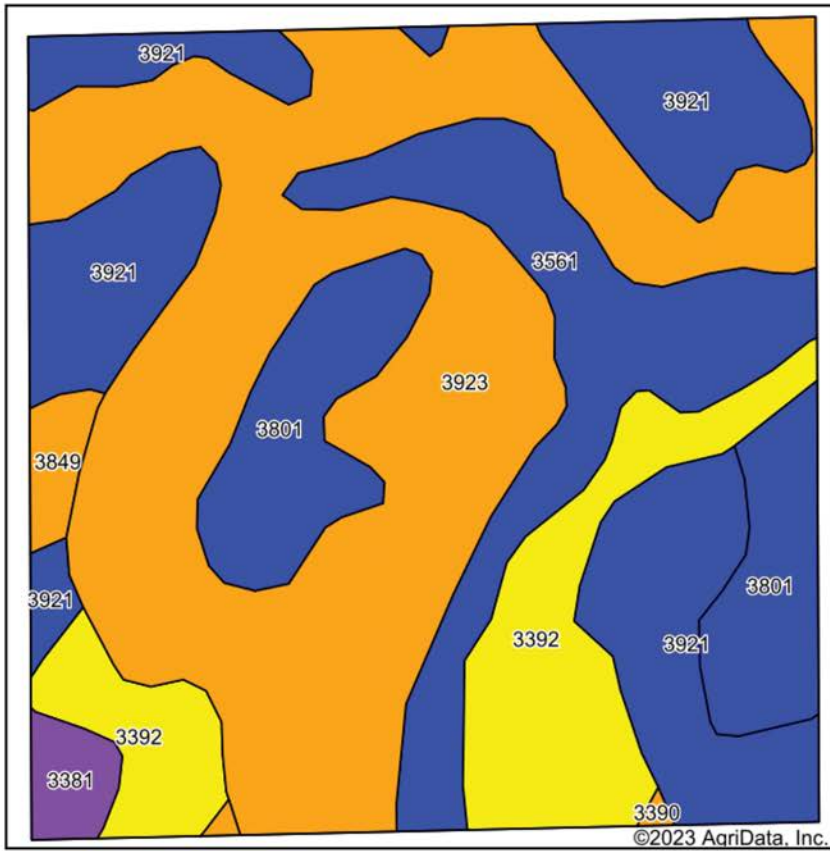
5/10/2023  
 map center: 38° 20' 11.44, -98° 1' 20.5



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2023 www.AgriDataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008

# SOIL MAP



State: **Kansas**  
 County: **Rice**  
 Location: **6-20S-6W**  
 Township: **Rockville**  
 Acres: **156.27**  
 Date: **5/10/2023**



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

Area Symbol: KS159, Soil Area Version: 18

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
3923	Smolan silty clay loam, 3 to 7 percent slopes, eroded	64.12	41.0%		> 6.5ft.	Moderately well drained	Ille	Ille	4500	56	55	50	56
3921	Smolan silty clay loam, 1 to 3 percent slopes	31.85	20.4%		> 6.5ft.	Moderately well drained	Ile	Ile	4905	65	62	56	65
3561	Hobbs silt loam, occasionally flooded	19.51	12.5%		> 6.5ft.	Well drained	Ilw	Ilw	5845	79	68	52	79
3392	Lancaster loam, 3 to 7 percent slopes, eroded	19.35	12.4%		2.5ft. (Paralithic bedrock)	Well drained	IVe	IVe	3985	41	41	36	37
3801	Crete silt loam, 1 to 3 percent slopes, loess plains and breaks	16.86	10.8%		> 6.5ft.	Moderately well drained	Ile	Ile	3650	65	56	51	65
3381	Hedville-Lancaster complex, 5 to 20 percent slopes	2.32	1.5%		1.2ft. (Lithic bedrock)	Somewhat excessively drained	VIs		2550	30	27	28	25
3849	Geary-Clark complex, 3 to 7 percent slopes, eroded	1.91	1.2%		> 6.5ft.	Well drained	Ille	Ille	3350	62	56	46	62
3390	Lancaster loam, 1 to 3 percent slopes	0.35	0.2%		2.9ft. (Paralithic bedrock)	Well drained	Ille	Ille	3935	53	49	45	52
<b>Weighted Average</b>							<b>2.73</b>	<b>*-</b>	<b>4550.7</b>	<b>*n 59.5</b>	<b>*n 56</b>	<b>*n 49.5</b>	<b>*n 58.9</b>

\*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.

# AGENT CONTACT

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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  
**620.833.0110**  
SThomas@MidwestLandGroup.com



**MidwestLandGroup.com**

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