

MIDWEST LAND GROUP PRESENTS

155 ACRES IN

RICE COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

OPEN CROPLAND WITH WOODED DRAWS

Located in eastern Rice County near Little River and 56 Highway is 155 +/- acres of rolling cropland available. These fertile soils raise excellent crops of wheat, beans, and milo. Well-maintained terraces are in place for erosion control. The ground is fallow at the moment, which means it is available for immediate possession and inclusion into your farming operation. Subject to an agreement, cultivation, and preparation for the next crop can begin before closing. 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 land, indicated by recent trail camera images. This

area is known for its surging upland bird population, one visit to this parcel and you will hear rooster pheasants crowing and bobwhite whistles. 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. Whatever your plan, this farm is ready to produce income and great memories. 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 (620) 712-2775.



PROPERTY FEATURES

PRICE: **\$457,250** | COUNTY: **RICE** | STATE: **KANSAS** | ACRES: **155**

- Fallow/immediate possession
- All-season road access
- Class II and Class III soils
- Mature timber travel corridor
- 70 ft. of elevation change
- Deer hunting
- Upland bird hunting
- Income producing farmland
- 3.5 miles to Little River
- 12 miles to Lyons
- 20 miles to McPherson



ALL-SEASON ROAD ACCESS



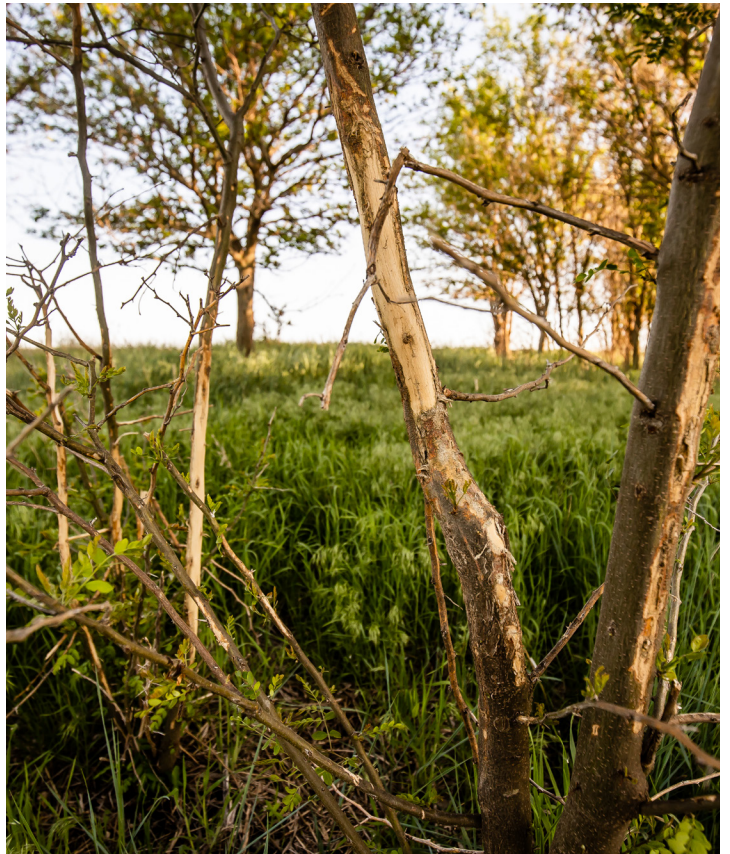
MATURE TIMBER TRAVEL CORRIDOR



CLASS II AND CLASS III SOILS



MATURE TIMBER TRAVEL CORRIDOR



INCOME PRODUCING FARMLAND



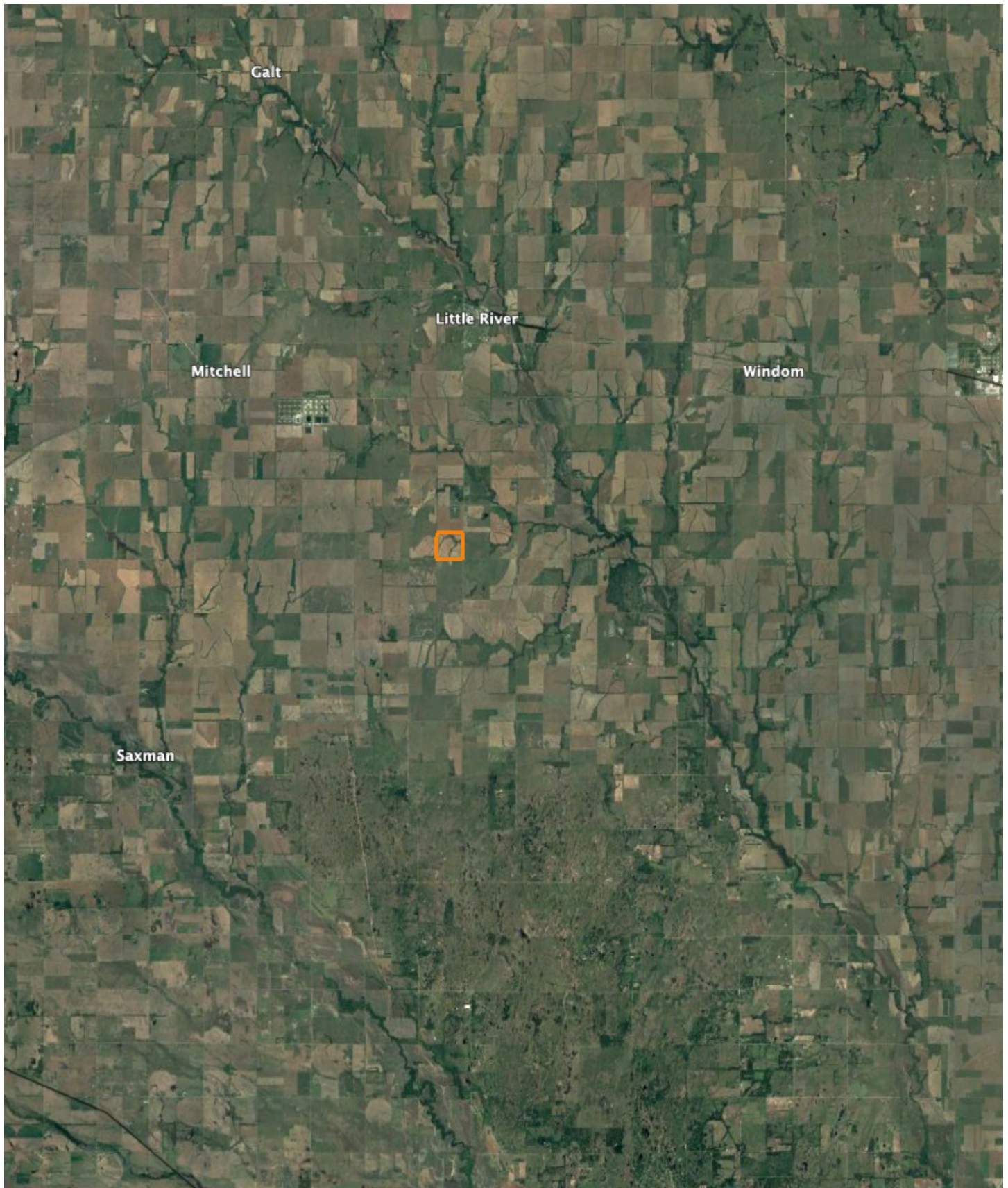
ADDITIONAL PROPERTY PHOTOS



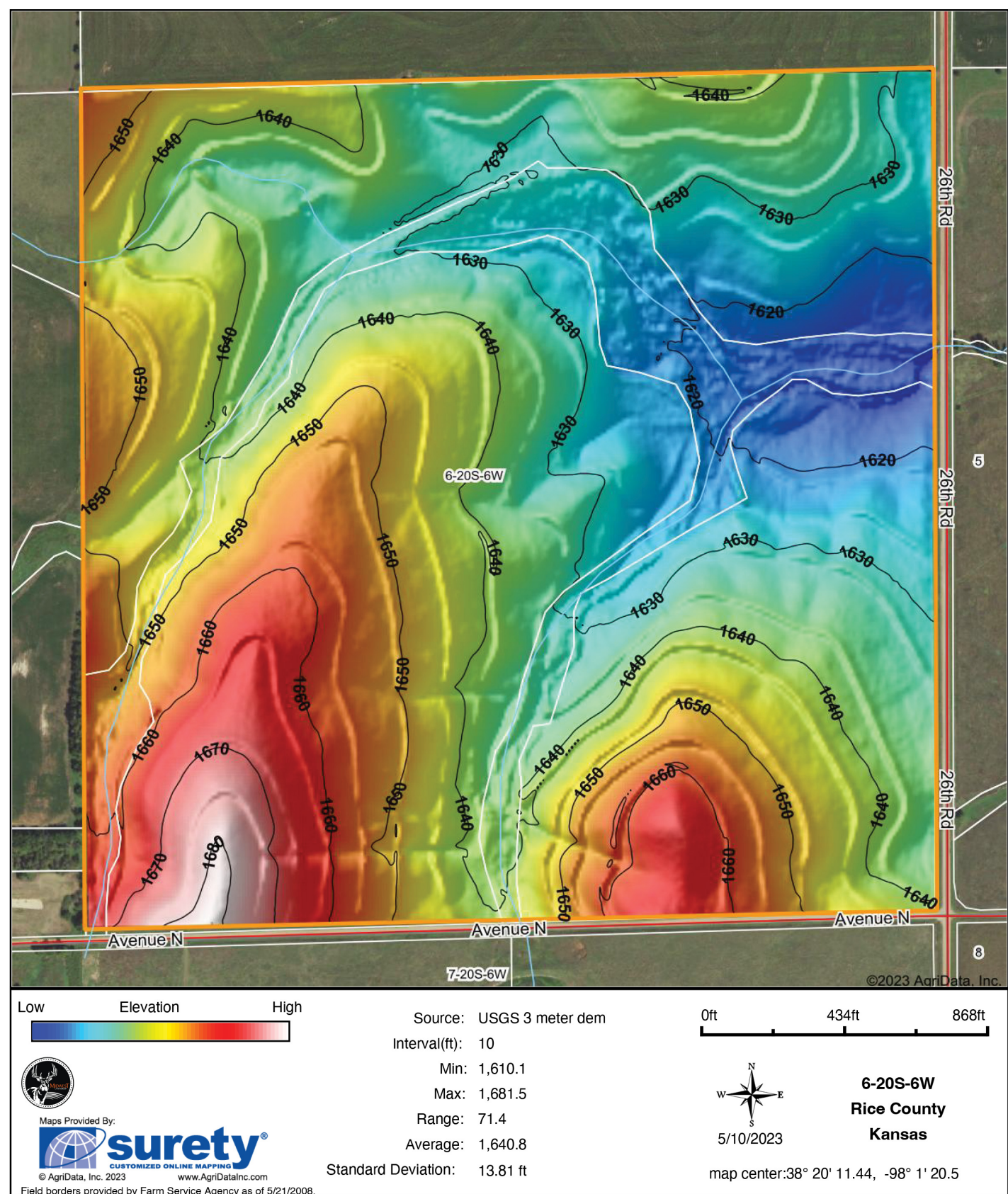
TRAIL CAM PICTURES



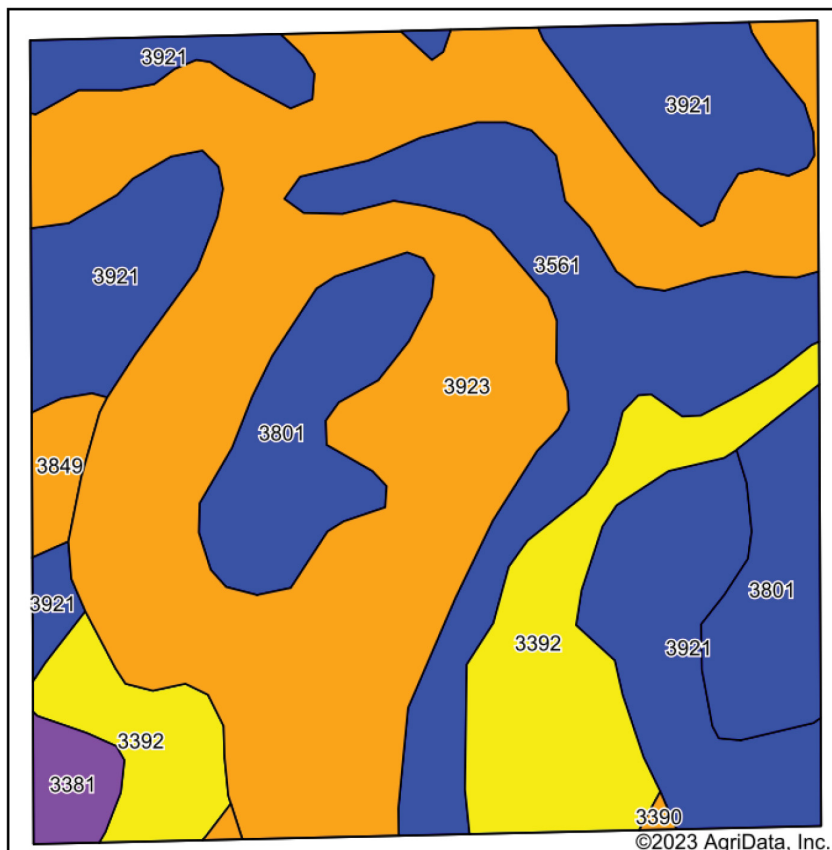
AERIAL MAP



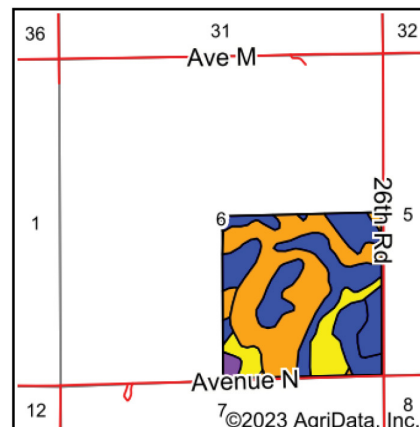
HILLSHADE MAP



SOIL MAP



Soils data provided by USDA and NRCS.



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



Maps Provided By:



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	IIIe	IIIe	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	IIw	IIw	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	VIIs		2550	30	27	28	25
3849	Geary-Clark complex, 3 to 7 percent slopes, eroded	1.91	1.2%		> 6.5ft.	Well drained	IIIe	IIIe	3350	62	56	46	62
3390	Lancaster loam, 1 to 3 percent slopes	0.35	0.2%		2.9ft. (Paralithic bedrock)	Well drained	IIIe	IIIe	3935	53	49	45	52
Weighted Average							2.73	*-	4550.7	*n 59.5	*n 56	*n 49.5	*n 58.9

*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

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.



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