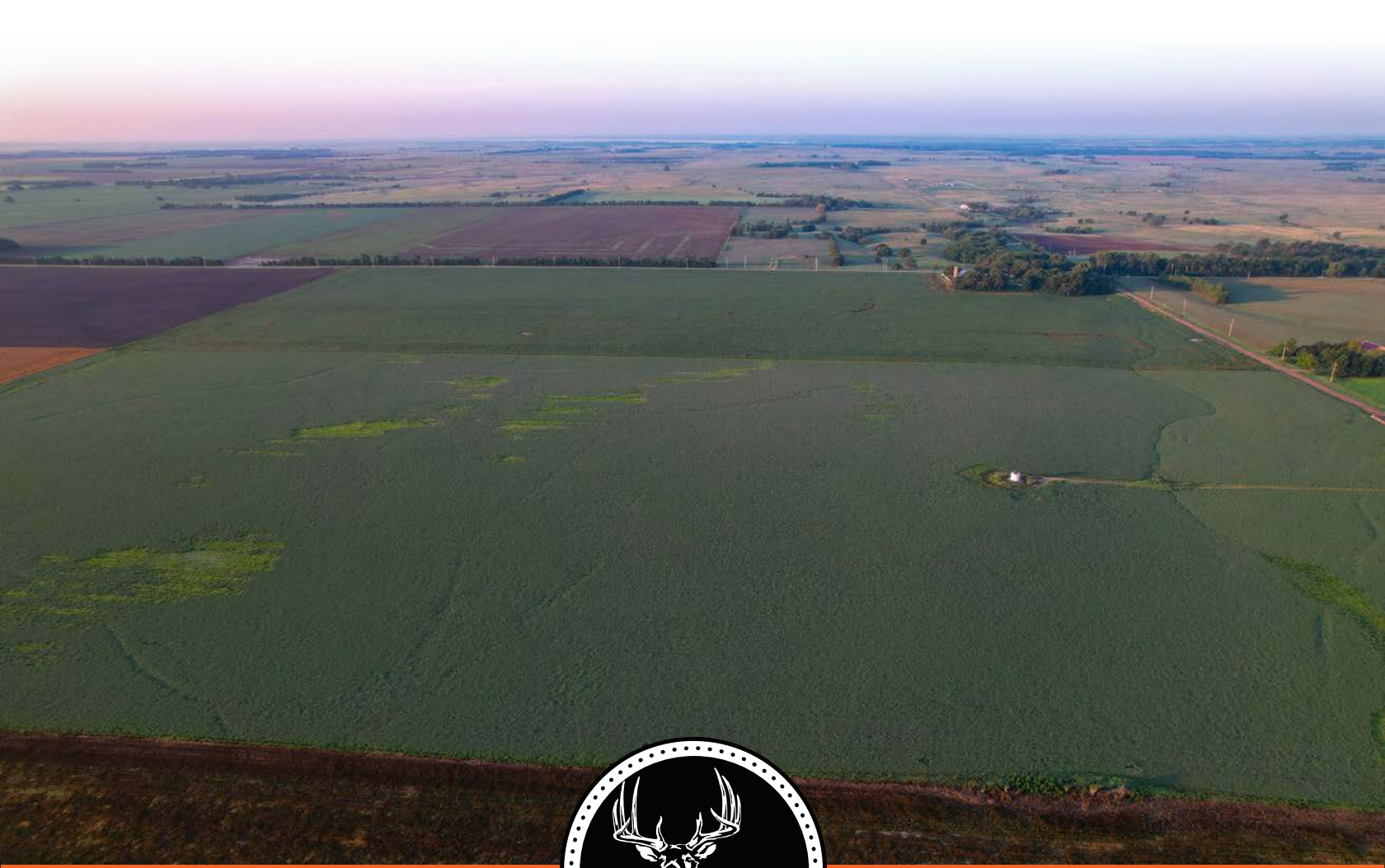


MIDWEST LAND GROUP PRESENTS

152 ACRES IN

RENO COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

RARE RENO COUNTY PRODUCTION FARM

Located 3 miles south and 1 mile west of Yoder on paved Arlington Road is 152 +/- acres of premier tillable farmland. This farm is comprised of majority class II loam soil with tremendous fertility. Gentle topography and rich soil make for excellent production. The property is in two tracts to be sold together. This acreage would be an excellent addition to any farm/ranch operation or a dependable income-generating asset for the investor. Overall NCCPI rating is 64.9. There are 115.4 wheat base acres with a PLC yield of 47. There are 77.90 grain sorghum base acres with PLC yield 91. The cropland is under cash rent agreement subject to tenants' rights. The land is currently planted to alfalfa and soybeans but is ready for the year next rotation. Soybeans on this farm perform extraordinarily well, bringing some of

the best yields in Reno County. The cherry on top is a saltwater disposal well positioned on the land providing additional income each year of \$3,200 to the owner. Mineral rights including the disposal well and any future production transfer to the buyer at closing. Blacktop road frontage on the south makes this a suitable site for a new homestead with the added benefit of all-weather access to work the land. A homestead in the southwest corner of the quarter is marked clearly from a recent survey. This farm is in a great spot just a short drive to the highway sending you quickly to Hutchinson and Wichita. Farms do not become available in this area often! Please contact Listing Agent Sean Thomas for disclosures and to schedule a showing at (620) 712-2775.



PROPERTY FEATURES

PRICE: **\$723,520** | COUNTY: **RENO** | STATE: **KANSAS** | ACRES: **152**

- Productive cropland
- 152 +/- tillable acres
- Blacktop road frontage
- Investment property
- Alfalfa forage
- 2022 taxes \$2,275.16
- Saltwater disposal well
- 8 miles to South Hutchinson
- 4 miles to Haven
- 3 miles to 96 Highway Yoder
- 5 miles to Cheney Reservoir



152 +/- TILLABLE ACRES

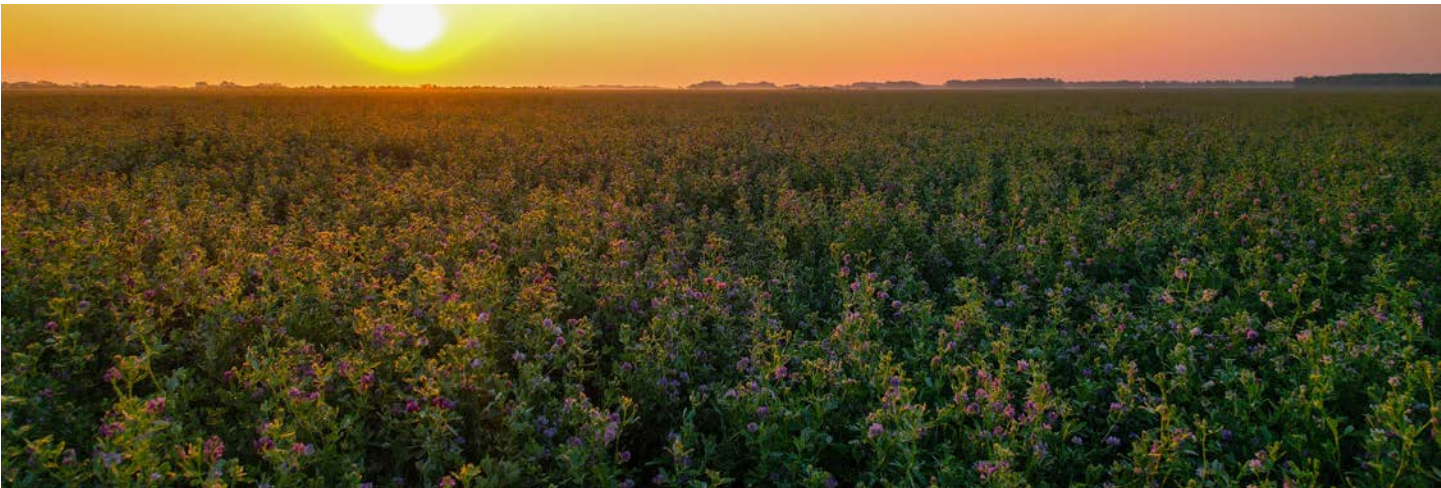
Overall NCCPI rating is 64.9. There are 115.4 wheat base acres with a PLC yield of 47. There are 77.90 grain sorghum base acres with PLC yield 91. The cropland is under cash rent agreement subject to tenants' rights.



BLACKTOP ROAD FRONTAGE

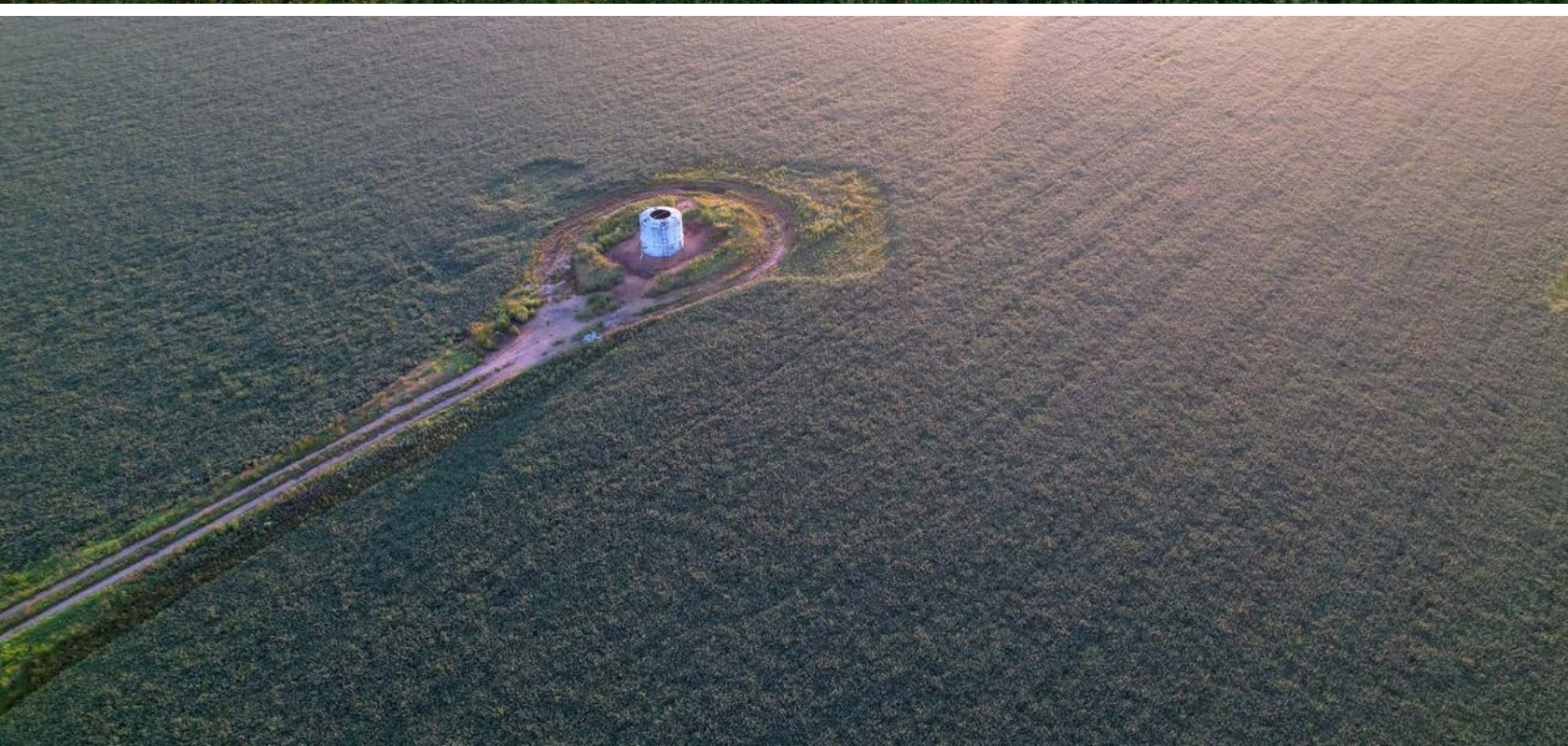


ALFALFA FORAGE

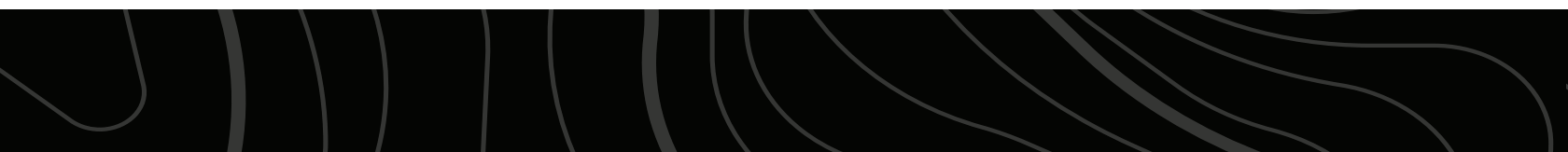


SALTWATER DISPOSAL WELL

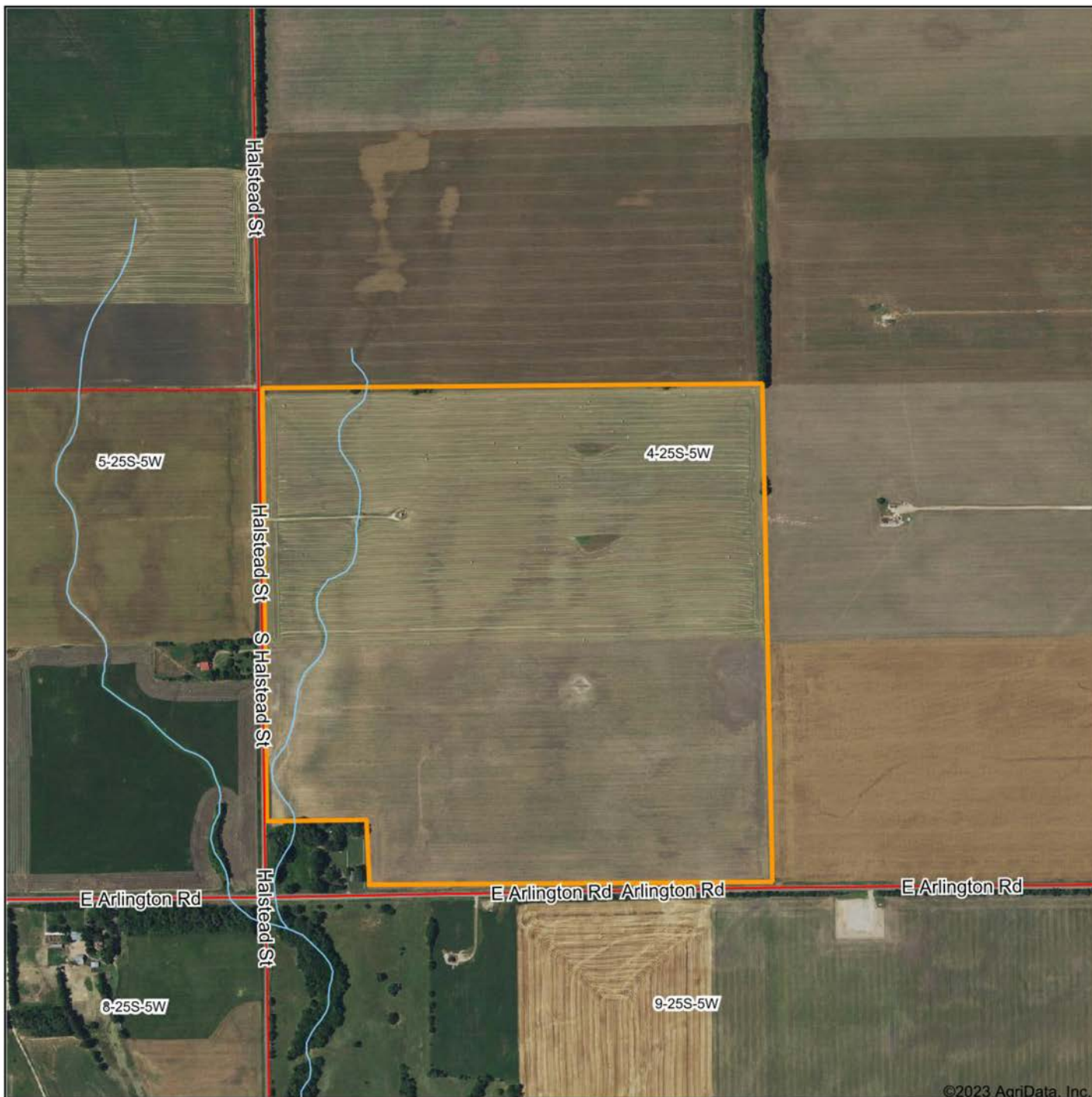
The cherry on top is a saltwater disposal well positioned on the land providing additional income each year of \$3,200 to the owner. Mineral rights including the disposal well and any future production transfer to the buyer at closing.



ADDITIONAL PHOTOS



AERIAL MAP



©2023 AgriData, Inc.

Boundary Center: 37° 54' 4.72, -97° 52' 49.59



4-25S-5W
Reno County
Kansas



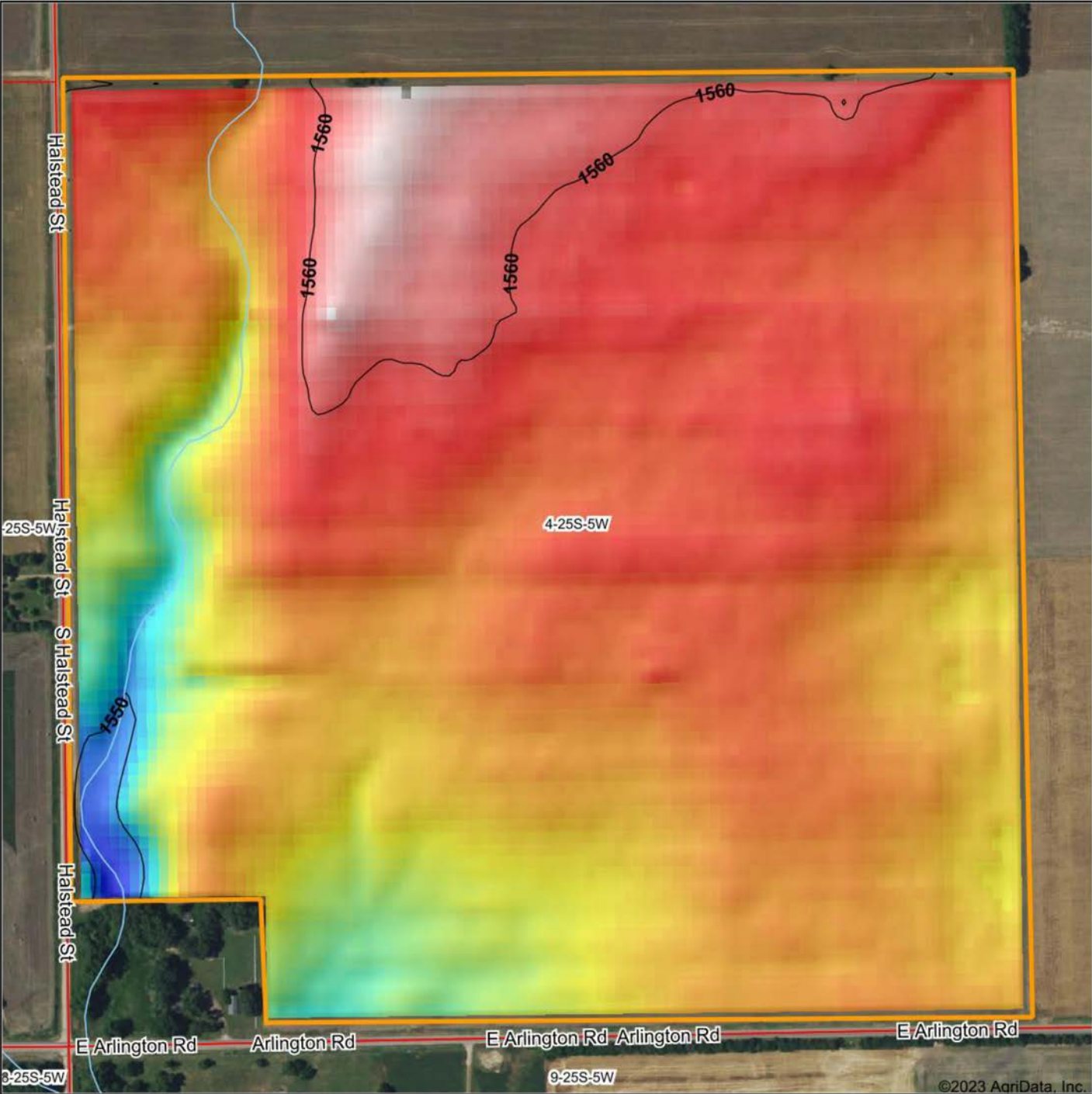
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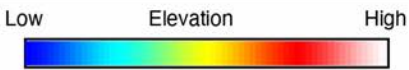
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7/23/2023

HILLSHADE MAP



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Source: USGS 10 meter dem
 Interval(ft): 10
 Min: 1,548.0
 Max: 1,563.0
 Range: 15.0
 Average: 1,557.6
 Standard Deviation: 2.13 ft



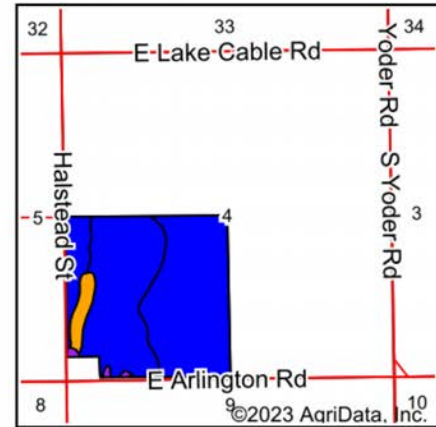
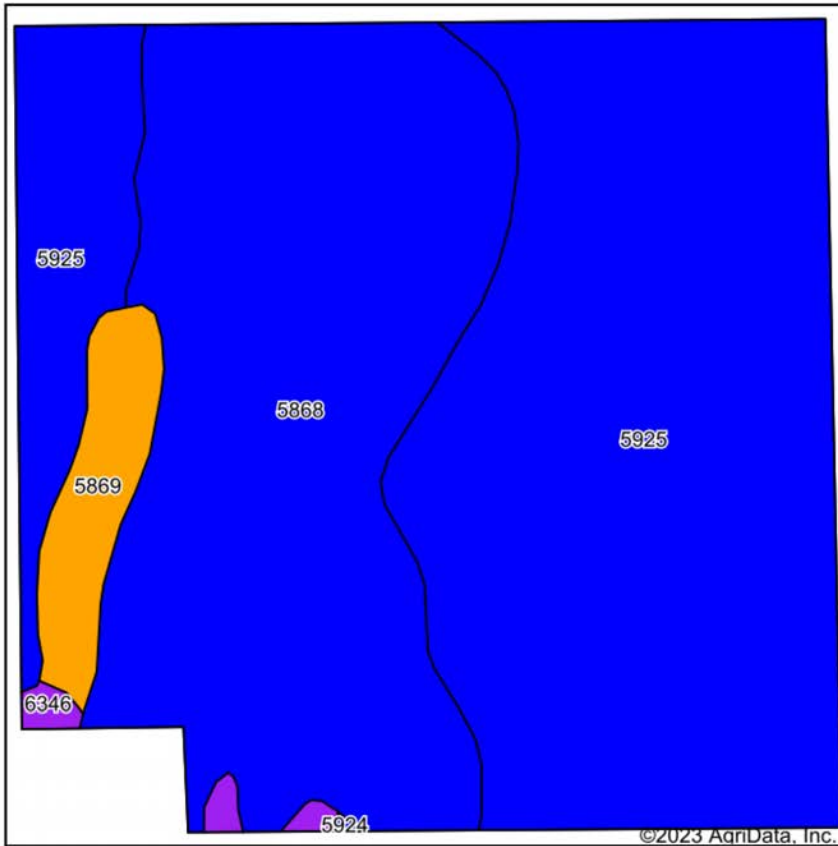
4-25S-5W
Reno County
Kansas

Boundary Center: 37° 54' 4.72, -97° 52' 49.59

Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
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SOIL MAP



State: **Kansas**
 County: **Reno**
 Location: **4-25S-5W**
 Township: **Castleton**
 Acres: **153.96**
 Date: **7/23/2023**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: KS155, Soil Area Version: 19

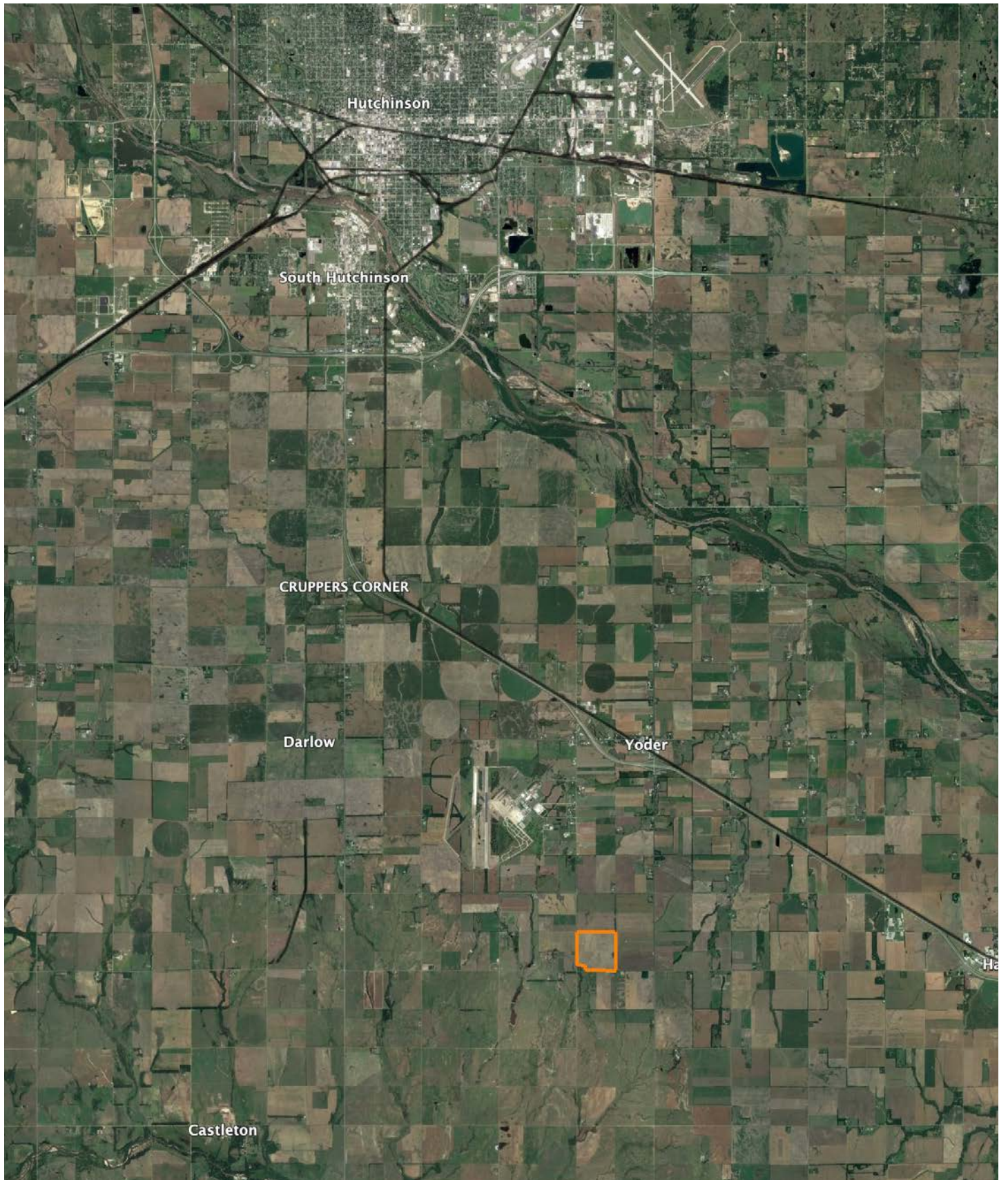
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
5925	Penalosa silt loam, 0 to 1 percent slopes	85.06	55.2%		> 6.5ft.	Ils	3267	59	57	51	59
5868	Avans loam, 1 to 3 percent slopes	61.27	39.8%		> 6.5ft.	Ile	2890	73	56	55	73
5869	Avans loam, 3 to 7 percent slopes	6.33	4.1%		> 6.5ft.	IIle	2890	73	56	54	73
6346	Jamash clay loam, 0 to 8 percent slopes	1.24	0.8%		1.2ft. (Paralithic bedrock)	VIls	1920	24	22	24	24
5924	Ost-Clark loams, 1 to 3 percent slopes	0.06	0.0%		> 6.5ft.	Ile	3160	68	46	39	68
Weighted Average							2.07	*n 64.9	*n 56.3	*n 52.5	*n 64.9

*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
620.833.0110
SThomas@MidwestLandGroup.com



MidwestLandGroup.com

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