

MIDWEST LAND GROUP PRESENTS

49.69 ACRES IN

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# RENO COUNTY KANSAS



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# EXCELLENT BUILDING SITE ON BLACKTOP

Located 1.5 miles south of Buhler and 7 miles from Hutchinson is this excellent 49.69 acre building site! This is parcel 2 of two tracts, available for purchase from a larger property. This is as good as it gets for Reno County and Central Kansas. Blacktop frontage on paved Buhler Road would make the ideal location to build a custom home. Take in unobstructed views while you enjoy your morning coffee, and make memories that last a lifetime with space to spread your wings. Cherish the peace and quiet of rural living while still having a few neighbors to see. This site is dominated by mature trees and open fields. Towering cottonwood trees will provide shade and comfort for your outdoor lifestyle. Cedar trees will provide screening and privacy that make this land feel incredibly remote. Good soils can raise feed for animals or be planted to provide a bountiful vegetable garden. Just a few miles away is Sandhills State Park complete with horse trails. An equestrian family could make a day trip to the park and enjoy additional acreage to ride. Wildlife abounds on this property and will be a daily sight

out the windows of your new home. Deer and turkey will come right up in your yard and start to feel like part of the family. Utilities such as electric and fiber internet are available at the road and can be brought back to your new homesite. The shape of the property is rectangular, lending itself to a long driveway setback from the road. Located within the highly rated Buhler School District, the schools are excellent and a convenient distance away. Pasture your hobby animals and hunt in your own backyard, just minutes from everything you need. Amenities like retail shopping, desirable restaurants, and a quality grocery market are less than a ten-minute drive. Hutchinson is a micropolitan city with a market economy of 60,000+ people. Public services, secure industries, and entertainment make Hutchinson a wonderful place to live with a thriving quality of life. Opportunities like this to find 52 +/- acres on a paved road don't become available often. For disclosures and to schedule a showing, contact the listing agent Sean Thomas at (620) 712-2775.



# PROPERTY FEATURES

PRICE: **\$209,900** | COUNTY: **RENO** | STATE: **KANSAS** | ACRES: **49.69**

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- 49.69 acres
- Premier build site
- Electricity/internet
- Mature trees
- Future homestead
- Good soils
- Wooded
- Private residence
- 7 miles to Hutchinson
- Blacktop frontage
- 2 miles to Buhler High School
- 4.5 miles to Prairie Dunes Country Club
- 4 miles to 1,000 +/- acre Sandhills State Park



# 49.69 ACRES

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# BLACKTOP FRONTAGE

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# WOODED

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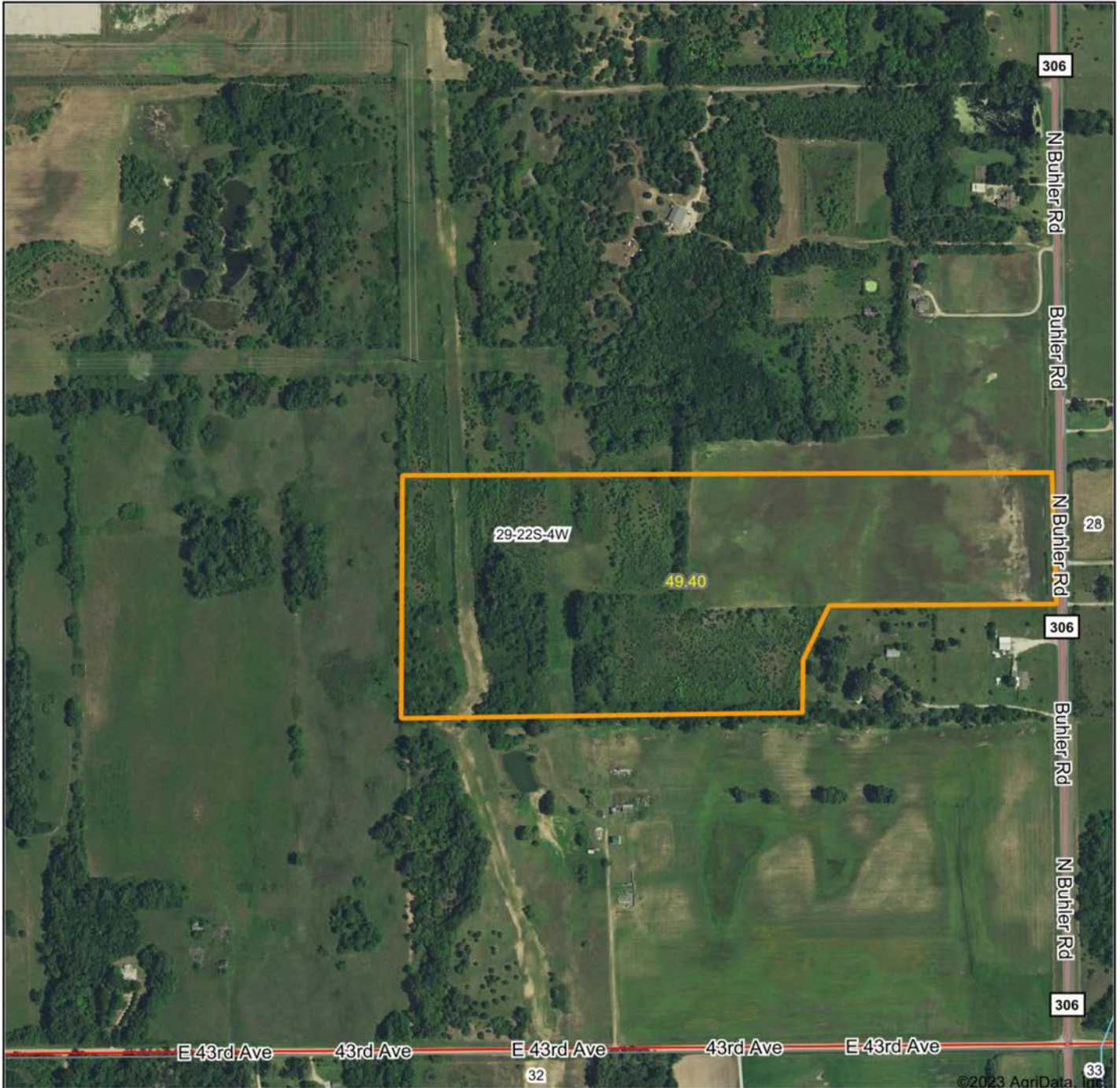


# ADDITIONAL PHOTOS

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# AERIAL MAP



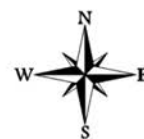
Boundary Center: 38° 6' 22.44, -97° 46' 48.98



Maps Provided By:

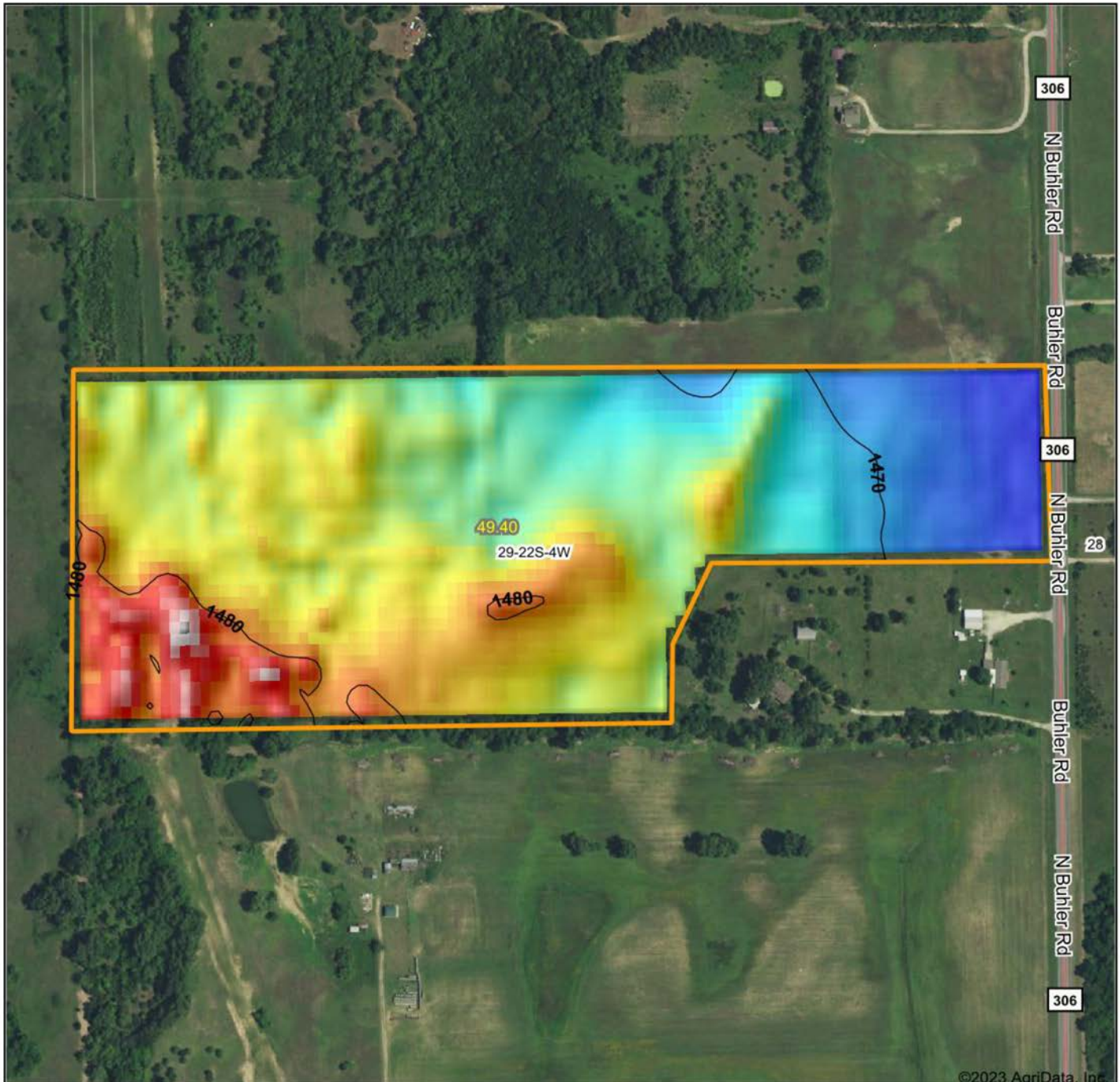


**29-22S-4W**  
**Reno County**  
**Kansas**

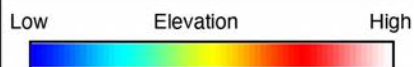


10/11/2023

# TOPOGRAPHY MAP



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Maps Provided By:

**surety**  
CUSTOMIZED ONLINE MAPPING

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Source: USGS 10 meter dem  
Interval(ft): 10  
Min: 1,466.5  
Max: 1,487.6  
Range: 21.1  
Average: 1,475.4  
Standard Deviation: 4 ft



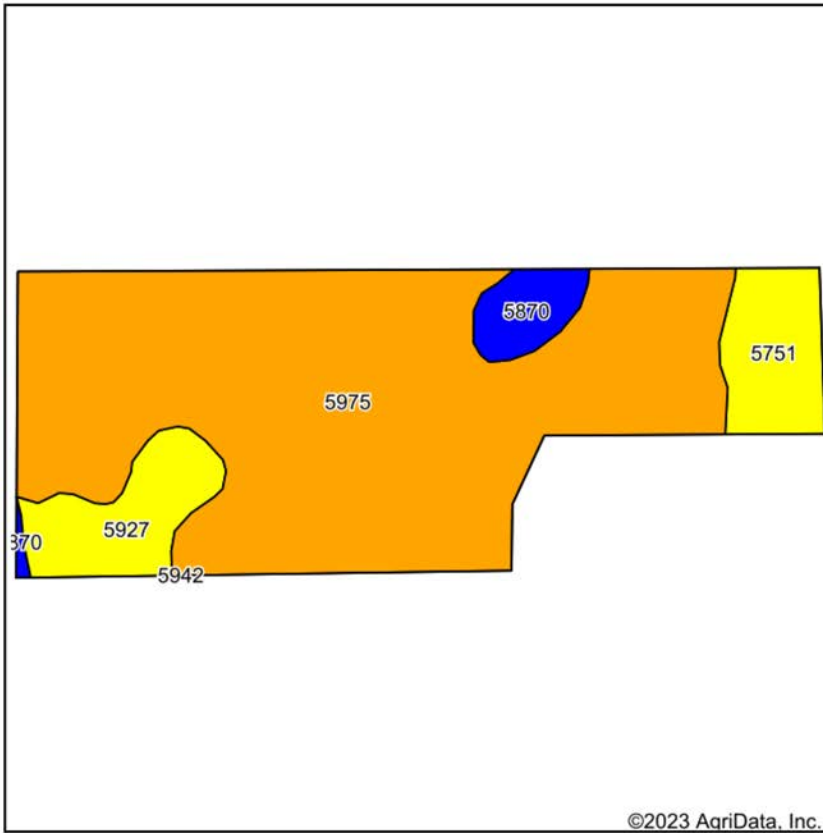
10/11/2023

**29-22S-4W**  
**Reno County**  
**Kansas**

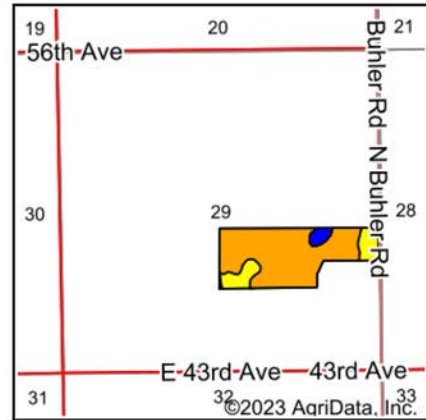
Boundary Center: 38° 6' 22.44, -97° 46' 48.98



# SOIL MAP



Soils data provided by USDA and NRCS.



State: **Kansas**  
 County: **Reno**  
 Location: **29-22S-4W**  
 Township: **Little River**  
 Acres: **49.4**  
 Date: **10/11/2023**



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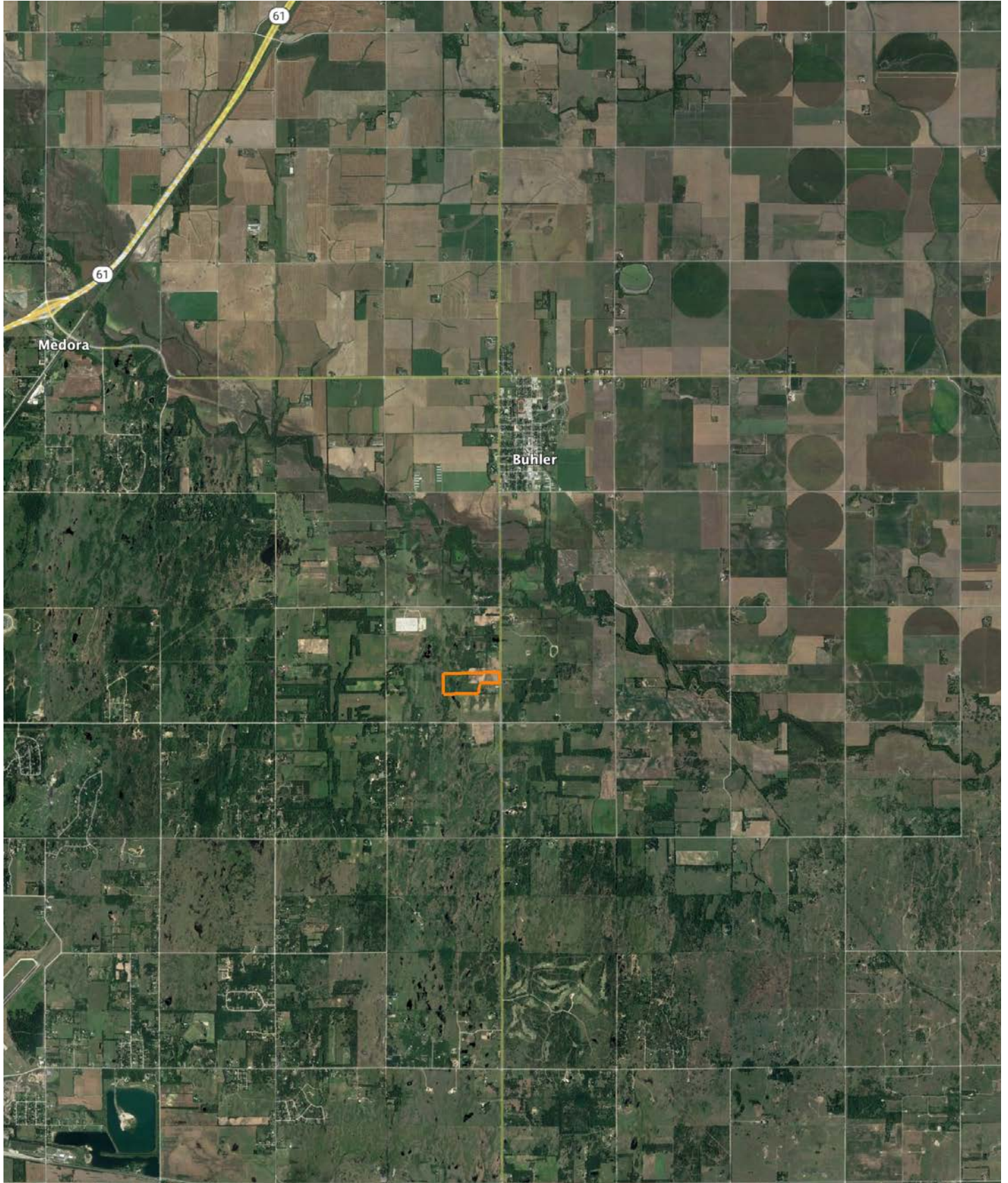
Area Symbol: KS155, Soil Area Version: 19													
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton	
5975	Turon-Carway complex, 0 to 5 percent slopes	39.16	79.3%		> 6.5ft.	IIIe	3220	48	46	35	48	19	
5927	Pratt fine sand, 5 to 10 percent slopes	4.33	8.8%		> 6.5ft.	IVe	2380	31	31	26	28	12	
5751	Kisiwa loam, 0 to 1 percent slopes	3.89	7.9%		> 6.5ft.	IVs	4500	12	3	11	6	6	
5870	Carway and Carbika soils, 0 to 1 percent slopes	2.02	4.1%		> 6.5ft.	IIw	5600	52	50	25	52	20	
<b>Weighted Average</b>						<b>3.13</b>	<b>3344.5</b>	<b>*n 43.8</b>	<b>*n 41.5</b>	<b>*n 31.9</b>	<b>*n 43.1</b>	<b>*n 17.4</b>	

\*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

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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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