

MIDWEST LAND GROUP PRESENTS

55 ACRES IN

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# SUMNER COUNTY KANSAS



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

# CREEK BOTTOM BUILD SITE OR HUNTING CAMP

Welcome to W 30th Avenue, a dead-end road in Sumner County south of Conway Springs. This beautiful build site totals 55 +/- acres. This is the perfect amount of space for a future homestead with electric utility adjacent to the road. The land consists entirely of Class II and Class II tillable acres. This fertile acreage once raised cash crops but has recently been used as grazing pasture. Thick stands of native grass have been rotationally grazed to maximize forage for grass-fed beef. Primarily Shellabarger Sandy Loam, this farm would raise excellent food plots, gardens, orchards, or cash rent from local producers. The land slopes from north to southeast, and a seasonal creek with mature timber runs along the east boundary. This provides clean water for livestock and a habitat for deer, turkey, and upland birds. Opportunities to construct a

pond in the southeast corner are available. This area of south central Kansas is known for excellent whitetail deer genetics and this farm is no exception. Surrounded by a variety of native browse and crop fields, this creek bottom is a magnet for wildlife year-round. Located just 2 miles from a paved two-lane highway means quick convenient access to nearby communities. Dwight Eisenhower Airport terminal is just 36 miles door-to-door. This property would make an excellent hunting property to visit or homestead with a short commute to Wichita. Bring your blinds and stands or bring your horses and chickens to this beautiful Kansas creek bottom. The listing includes acreage that has not been surveyed. There would be consideration for more or less than 55 acres. To schedule a showing please contact the Listing Agent Sean Thomas at (620) 712-2775.



# PROPERTY FEATURES

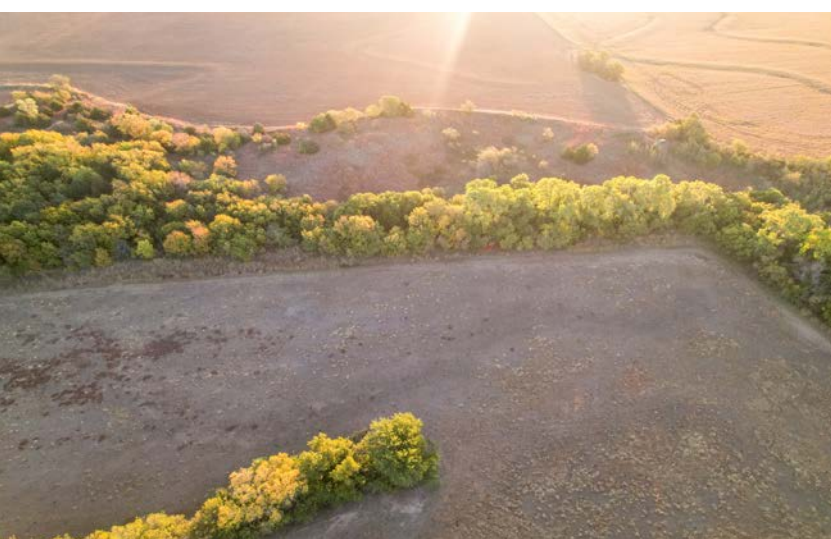
PRICE: **\$220,000** | COUNTY: **SUMNER** | STATE: **KANSAS** | ACRES: **55**

- Creek bottom habitat
- Build site
- Class II fertile soils
- 36 miles to Wichita National Airport
- 55 +/- acres S01,T32,R04W Sumner County
- Mature trees
- Available electric
- Seasonal creek
- 2 miles to blacktop
- Dead end road



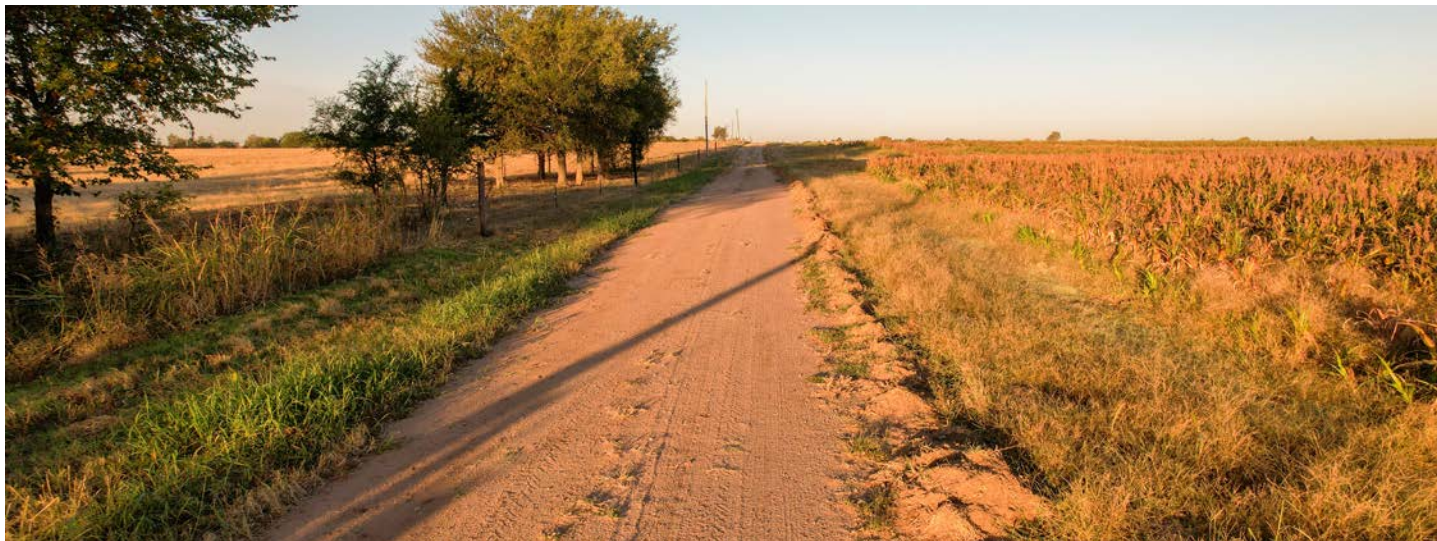
55 +/- ACRES

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# DEAD-END ROAD

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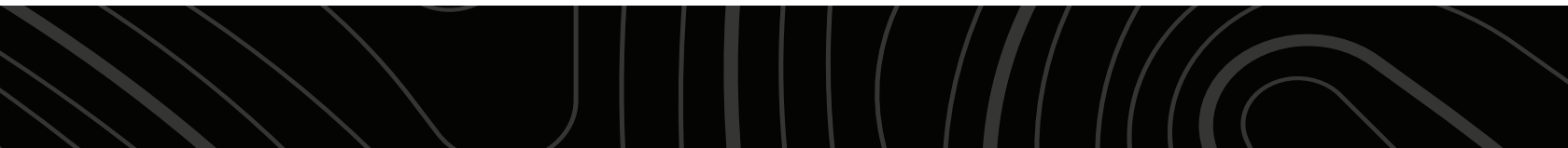
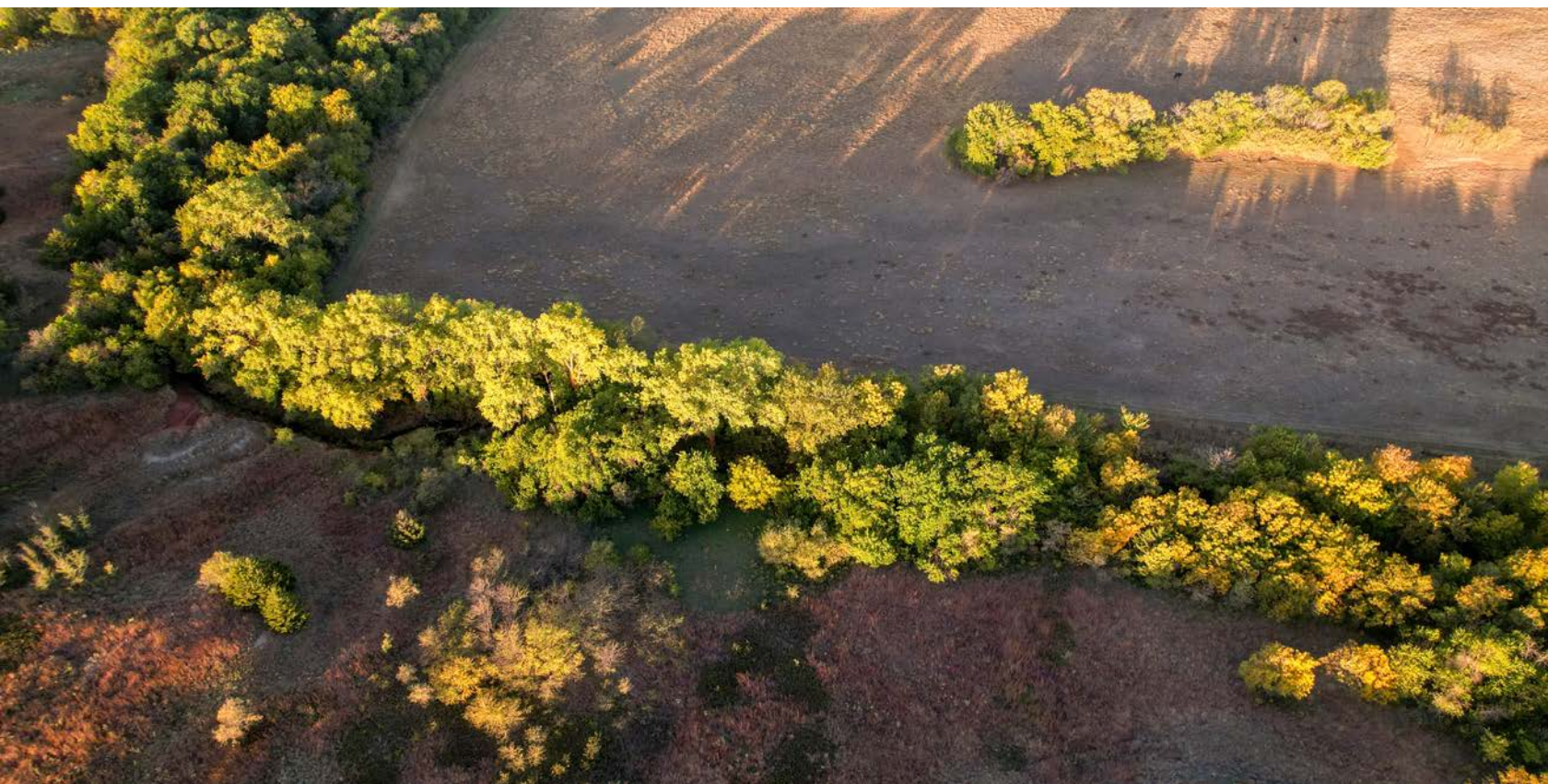
# CLASS II FERTILE SOILS

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# MATURE TIMBER ALONG SEASONAL CREEK

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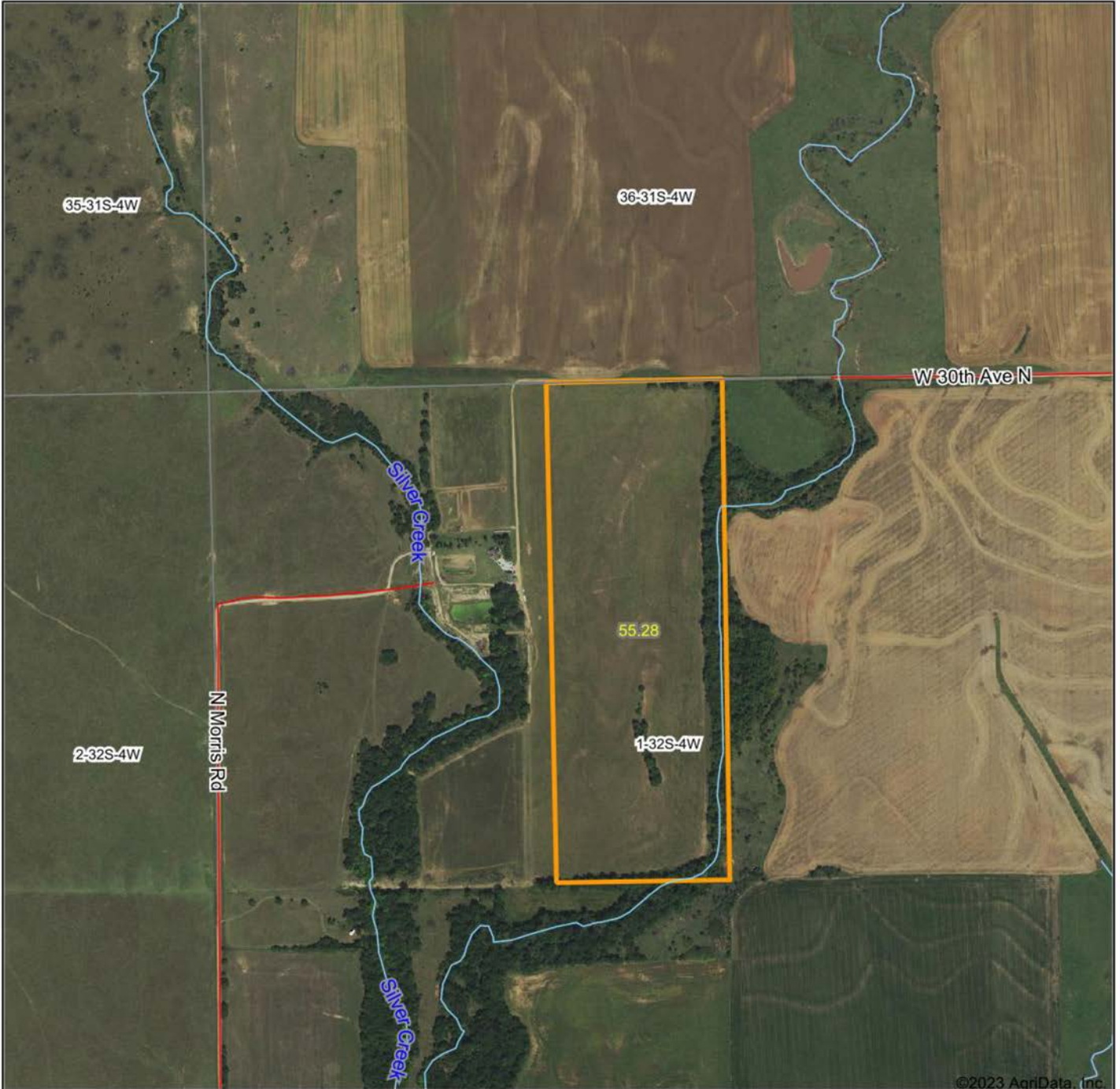


# ADDITIONAL PHOTOS

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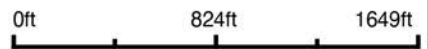


# AERIAL MAP



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Boundary Center: 37° 17' 46.62, -97° 42' 9.17



Maps Provided By:



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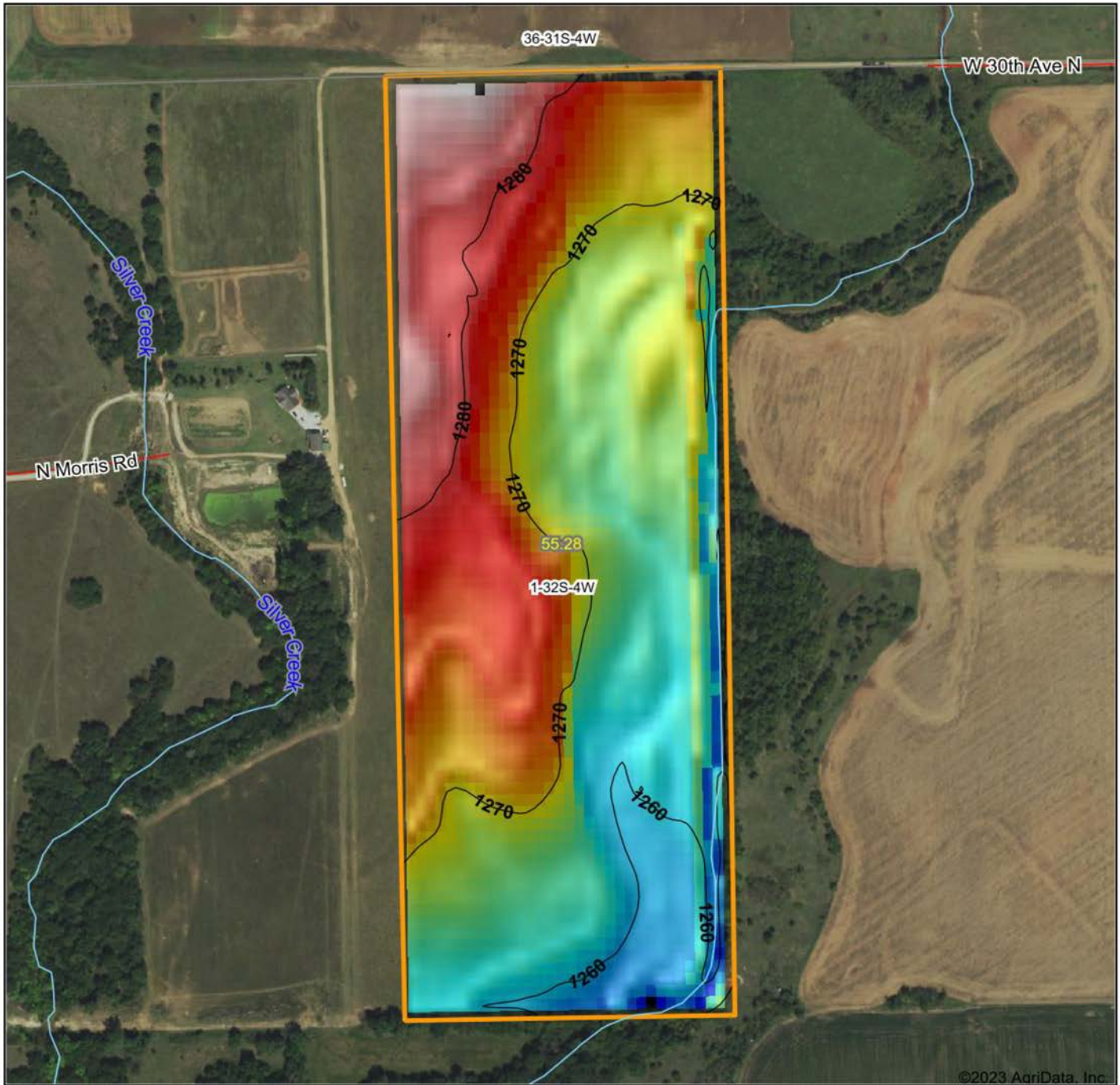
**1-32S-4W**  
**Sumner County**  
**Kansas**



10/23/2023



# HILLSHADE MAP



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Low Elevation High



Maps Provided By:

**surety**  
CUSTOMIZED ONLINE MAPPING

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Source: USGS 10 meter dem  
Interval(ft): 10  
Min: 1,252.9  
Max: 1,286.5  
Range: 33.6  
Average: 1,269.8  
Standard Deviation: 7.55 ft

0ft 433ft 866ft

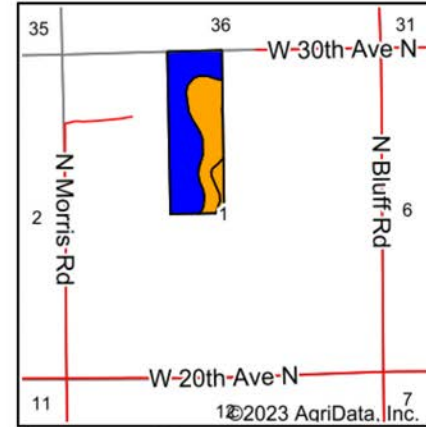
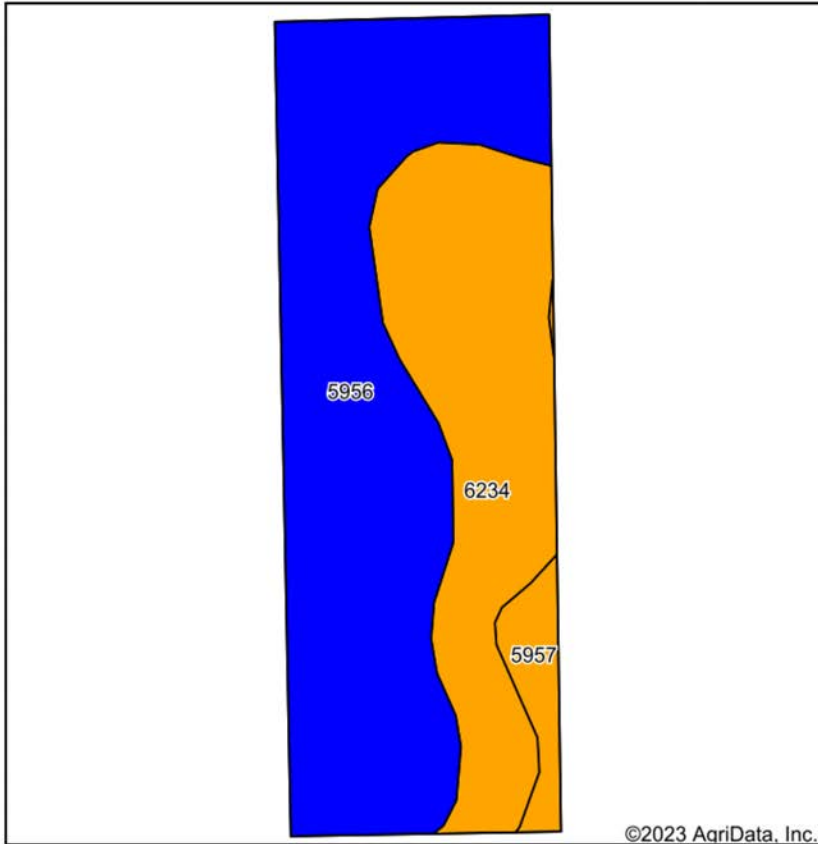


10/23/2023

**1-32S-4W**  
**Sumner County**  
**Kansas**

Boundary Center: 37° 17' 46.62, -97° 42' 9.17

# SOIL MAP



State: **Kansas**  
 County: **Sumner**  
 Location: **1-32S-4W**  
 Township: **Dixon**  
 Acres: **55.28**  
 Date: **10/23/2023**



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

Area Symbol: KS191, 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) | Corn Bu       | Corn Irrigated Bu | Winter wheat Bu | *n NCCPI Overall | *n NCCPI Corn | *n NCCPI Small Grains | *n NCCPI Soybeans | *n NCCPI Cotton |
|-------------------------|--|-------|------------------|----------------------|-------------------|------------------|--------------------------------|---------------|-------------------|-----------------|------------------|---------------|-----------------------|-------------------|-----------------|
| 5956                    | Shellabarger sandy loam, 1 to 3 percent slopes | 32.97 | 59.6%            | Blue                 | > 6.5ft.          | Ile              | 2550                           |               |                   |                 | 52               | 45            | 39                    | 51                | 32              |
| 6234                    | Crisfield sandy loam, rarely flooded           | 19.70 | 35.6%            | Orange               | > 6.5ft.          | IIIs             | 4950                           |               |                   | 23              | 36               | 36            | 34                    | 31                |                 |
| 5957                    | Shellabarger sandy loam, 3 to 6 percent slopes | 2.61  | 4.7%             | Yellow               | > 6.5ft.          | IIle             | 3168                           | 54            | 139               | 32              | 60               | 50            | 46                    | 60                |                 |
| <b>Weighted Average</b> |  |       |                  |                      |                   |                  | <b>2.40</b>                    | <b>3434.5</b> | <b>2.5</b>        | <b>6.6</b>      | <b>*n 46.7</b>   | <b>*n 42</b>  | <b>*n 37.5</b>        | <b>*n 44.3</b>    | <b>*n 19.1</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  
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**MidwestLandGroup.com**

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