

MIDWEST LAND GROUP PRESENTS



RENO COUNTY, KS

320 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BEAUTIFUL HOME ON HUNTING AND GRAZING ACREAGE

Welcome to 27016 W Mills Avenue Plevna, KS. Located in central Reno County is 320 +/- acres of beautiful pastureland along 50 Highway. This acreage is adorned with an updated 4,700 square foot 5 bed, 3 bath home. The house was built in 1990 but has been completely renovated. The house sits over a quarter mile back off the road. The long driveway is lined with trees and provides great seclusion. The home has so many updates and features. A large rustic addition provides extra space for a growing family. This would also be the perfect space for visiting family members or even guest hunters in a sleeping dorm. The additional bedrooms share a completely remodeled bathroom with custom tile finishes, a skylight, a large tub, and a walk-in shower. The tongue and groove wall boards, solid oak floors, sliding barn doors, and an ornate stone hearth make for a charming great room. This is a large space to gather after a long day working livestock or on the hunt for the many game species present. The building addition has a walk-out deck which provides great sunset views and wildlife comes right up to the yard.

Central to the home is the kitchen and dining space. With room for everyone to help cook and share a big meal in front of the west-facing windows. The kitchen is complete with mortar-tiled floors, quartz countertops, oak cabinets, and included Samsung appliances. The home boasts a true master suite, with a full walk-in closet and luxurious master bath. Full-size picture windows surround the room filling the space with natural light. The

master bathroom also includes a walk-in tiled shower, full-size tub, double vanity, and sliding barn door. As you enter from the insulated single-car garage, a large "mudroom" and laundry is adjacent to the kitchen. This main floor laundry is very convenient and the appliances are included. When dirty boots come in from outside this is a great place to clean up before entering the rest of the house, complete with a shower, toilet, and vanity. The basement is insulated and finished with a large bedroom, TV room, and plenty of storage.

Tremendous care has been taken and the mechanical updates are numerous. New duct work and Rheem HVAC unit(s). New roof, new exterior paint, new PEX plumbing and manifold system, new tankless water heater, new water softener, new electrical wiring, and high-efficiency lighting. 16 new matching ceiling fans, new solid oak doors, the list goes on and on. In 2023 a brand new septic system was installed. There is a newly created building site for a large shop building. This area has been graded and packed with electric & water conduits and a sewer drain connection to the septic. This will make an excellent space for equipment storage. This home has every update one could need so the new owner can spend more time outside enjoying the land.

The land consists of 320 +/- acres less right-of-way. This acreage is characterized by lush pastures and mature trees. The perfect combination for the ranching or hunting operation.

Having frontage on 50 Highway makes getting to this land a breeze. Hauling livestock to and from a sale or a distant pasture is easy. Even in inclement weather access to the farm and your deer stand is always available. About 240 +/- acres are located along 50 Highway and 80 +/- acres are located one mile south on the Ninnescah River. The 240 +/- acres the house sits on has tremendous whitetail deer, turkey, and quail hunting. It has two windmills providing a reliable water source and keeping ponds full. There is lots of new fencing and improved grazing areas. Clearing of cedar trees and controlled fire have maximized the browse for wildlife. This pasture raises an average of 3,300 lbs of forage per acre, per year. The whitetail deer in this area of Reno County are known for their age class, genetics, and sheer size. Not only does this property raise great beef, but it also grows big deer. Upland birds such as pheasants and quail are a common sight and flocks of turkey like to hang out around the house.

The southern 80 +/- acres has frontage on the Ninnescah River, which provides excellent fishing and hunting. Some of these acres are known to flood and attract migrating ducks. Located in a great flyway and bordered by other developed "duck clubs" this site is no doubt suited to the construction of an intentional hunting wetland. This provides the property with a well-rounded opportunity for the discerning sportsman. No matter the season or the game species sought after, this farm provides a great

opportunity. The Ninnescah 80 +/- also includes some very productive soils that could be planted to feed crops such as alfalfa or wildlife food plots. There is a large 15 +/- acre woodlot filled with mature trees, this is a magnet for deer and turkey traveling the Ninnescah River corridor. Located near the road is a hand-built coral made from milled cedar logs sourced from the property. The grasses in the pasture are very lush, able to access groundwater beneath them, the grasses put huge gains on animals for the region. Three sides of the property have brand-new fences and gates. When you combine some shade, excellent performing grasses, and clean live water, you get happy animals that gain weight and scoreable inches. The wildlife hunting opportunities down here are second to none and this will be a true producer of successful hunts for generations to come.

This would make the perfect vacation home and hunting camp for you and all your friends. Extra rooms could also be rented out for short-term rental. Demand for places to stay is seasonally very high in this area. Tourists hunting leased land or DIY public land need a jumping-off point. This would generate full bookings for spring and fall hunting groups. This would also make a wonderful homestead for a growing family running a cow-calf operation. Hutchinson, a micropolitan city of about 60,000 people is just a short drive, with all the necessities to accommodate the rural lifestyle. Midwest Land Group is proud to present this one-of-a-kind offering..



PROPERTY FEATURES

PRICE: **\$1,595,000** | COUNTY: **RENO** | STATE: **KANSAS** | ACRES: **320**

- 20 miles to Hutchinson
- 15 miles to Stafford
- 4,700 sq. ft. home
- 5 bedrooms, 3 bathrooms
- Basement with lots of storage
- Completely renovated, premium finishes
- Included appliances, machinery negotiable
- 320 +/- acres in two tracts
- Good fencing
- Solid gates
- Mowed trails
- Two windmills
- Two dug ponds
- Ninnescah River frontage
- US Highway 50 frontage
- Premier whitetail deer hunting
- Excellent turkey, quail, and pheasant hunting
- River waterfowl hunting
- Marsh development opportunity
- Building site for shop with utility hook-up



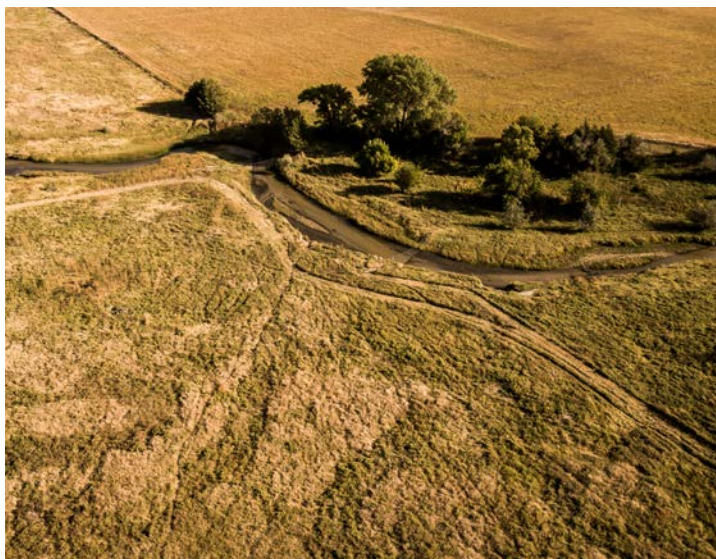
4,700 SQ. FT. HOME



ADDITIONAL INTERIOR PHOTOS



320 +/- ACRES IN TWO TRACTS



LUSH PASTURES WITH GOOD FENCING



NINNESCAH RIVER FRONTAGE



EXCELLENT HUNTING OPPORTUNITIES



TWO PONDS



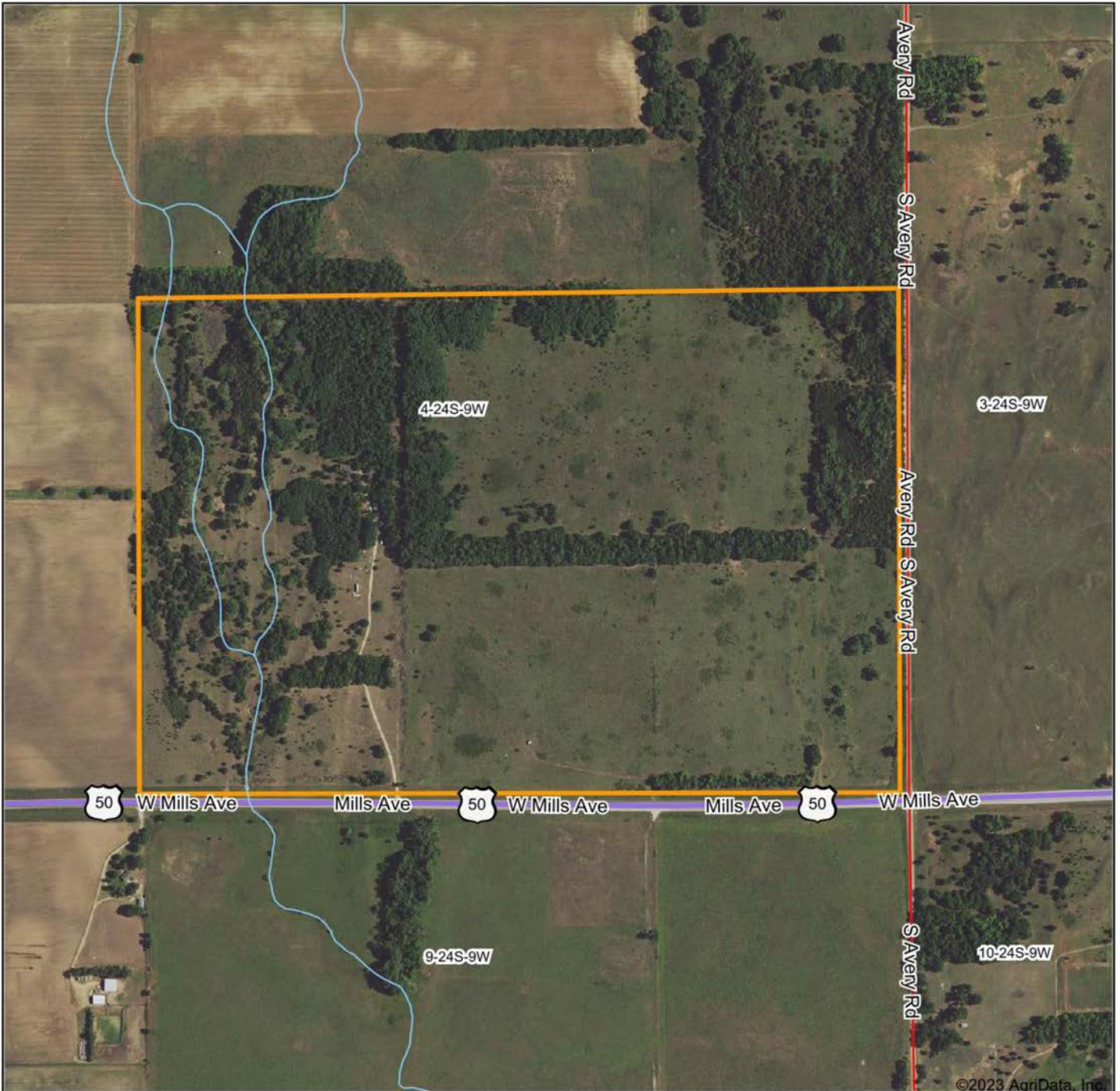
15 +/- ACRES OF MATURE TREES



TRAIL CAM PICTURES



AERIAL MAP



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Boundary Center: 37° 59' 17.32, -98° 18' 51.31

0ft 820ft 1641ft



Maps Provided By:



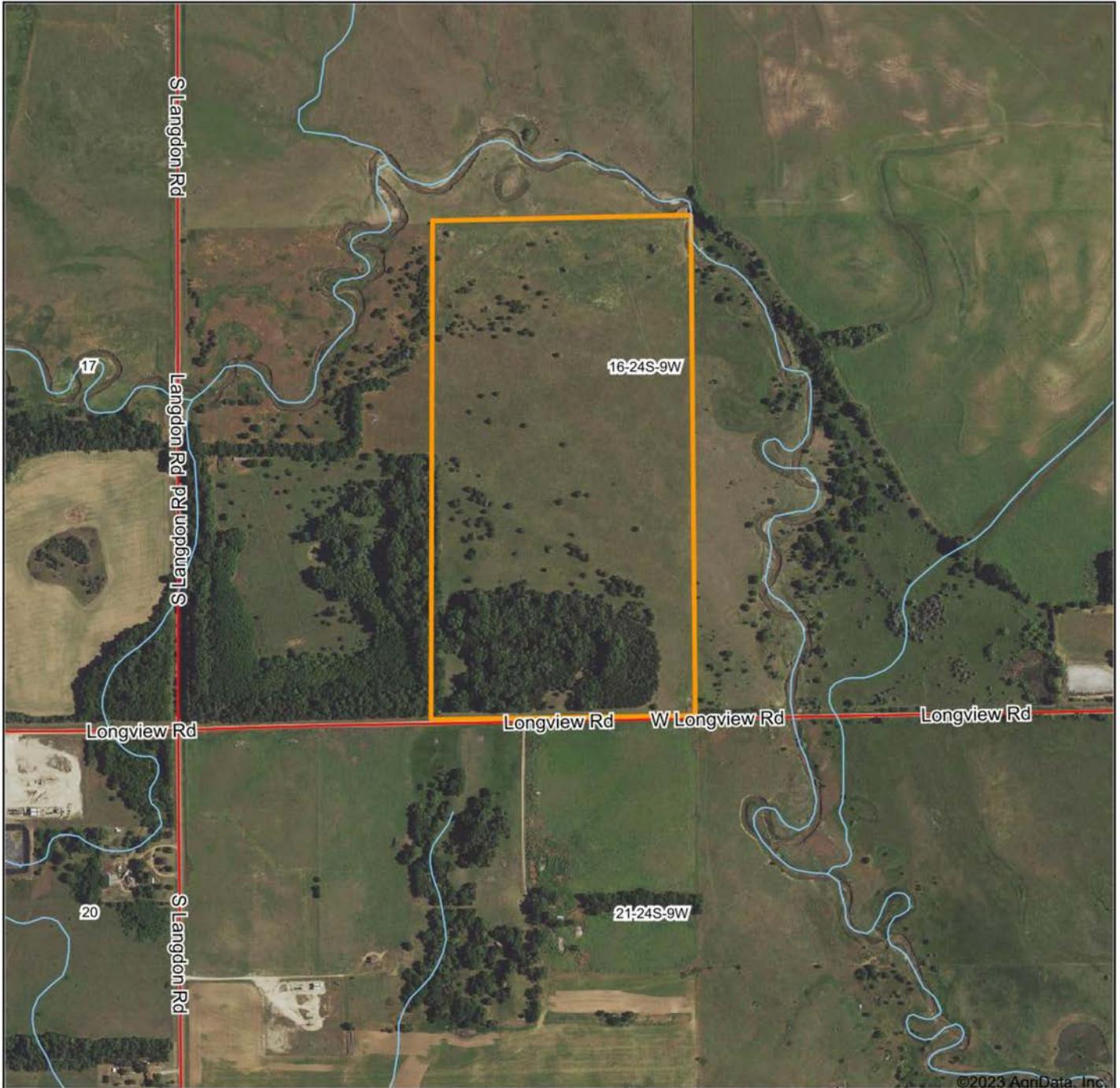
CUSTOMIZED ONLINE MAPPING
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4-24S-9W
Reno County
Kansas



11/7/2023

AERIAL MAP



©2023 AgriData, Inc.

Boundary Center: 37° 57' 32.61, -98° 19' 7.73

0ft 820ft 1641ft

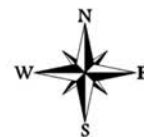


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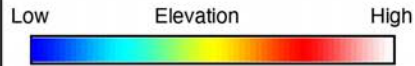
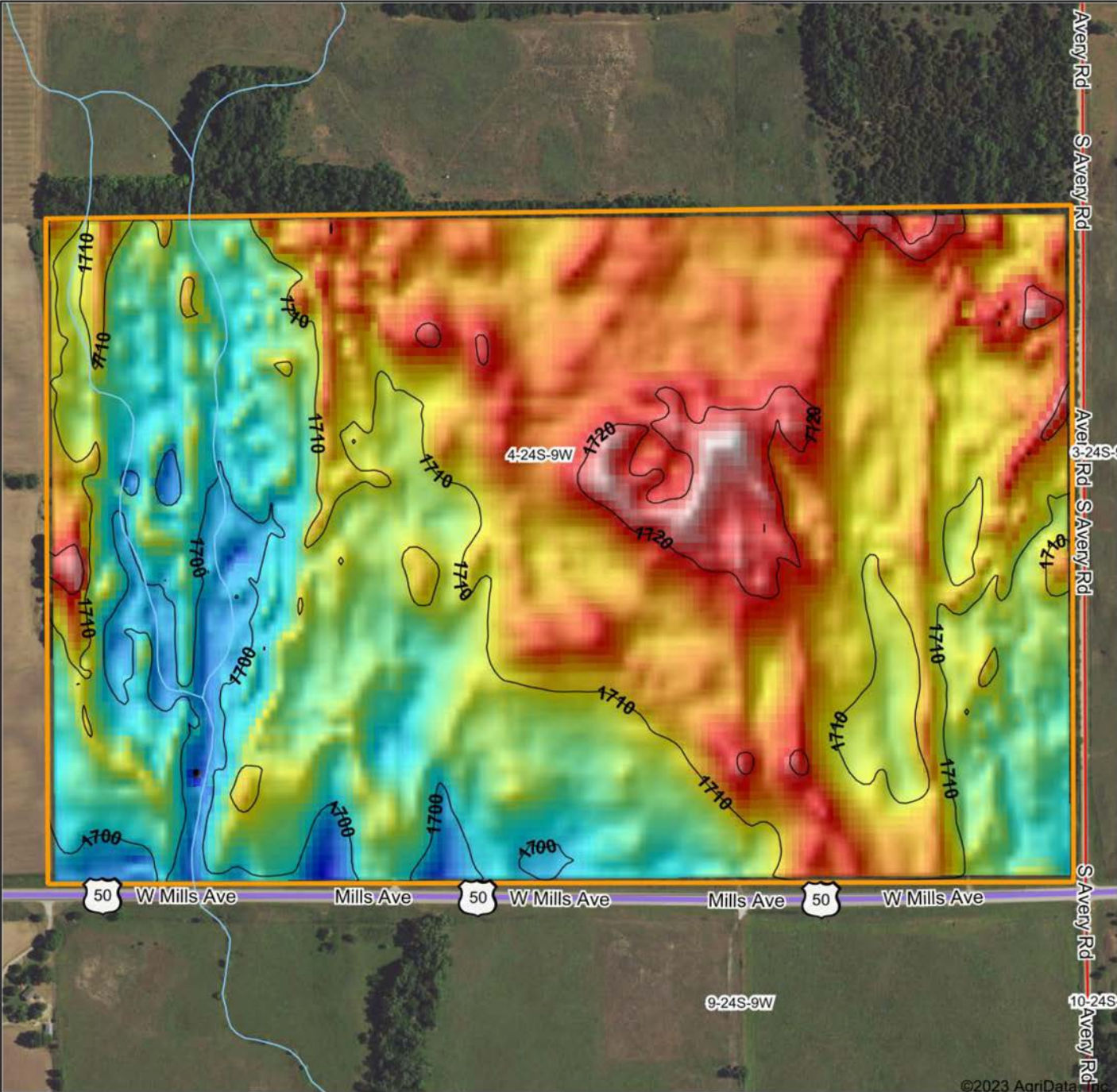
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16-24S-9W
Reno County
Kansas



11/7/2023

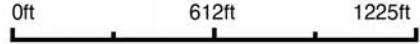
HILLSHADE MAP



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem
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 Min: 1,692.9
 Max: 1,727.9
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 Average: 1,710.2
 Standard Deviation: 6.17 ft

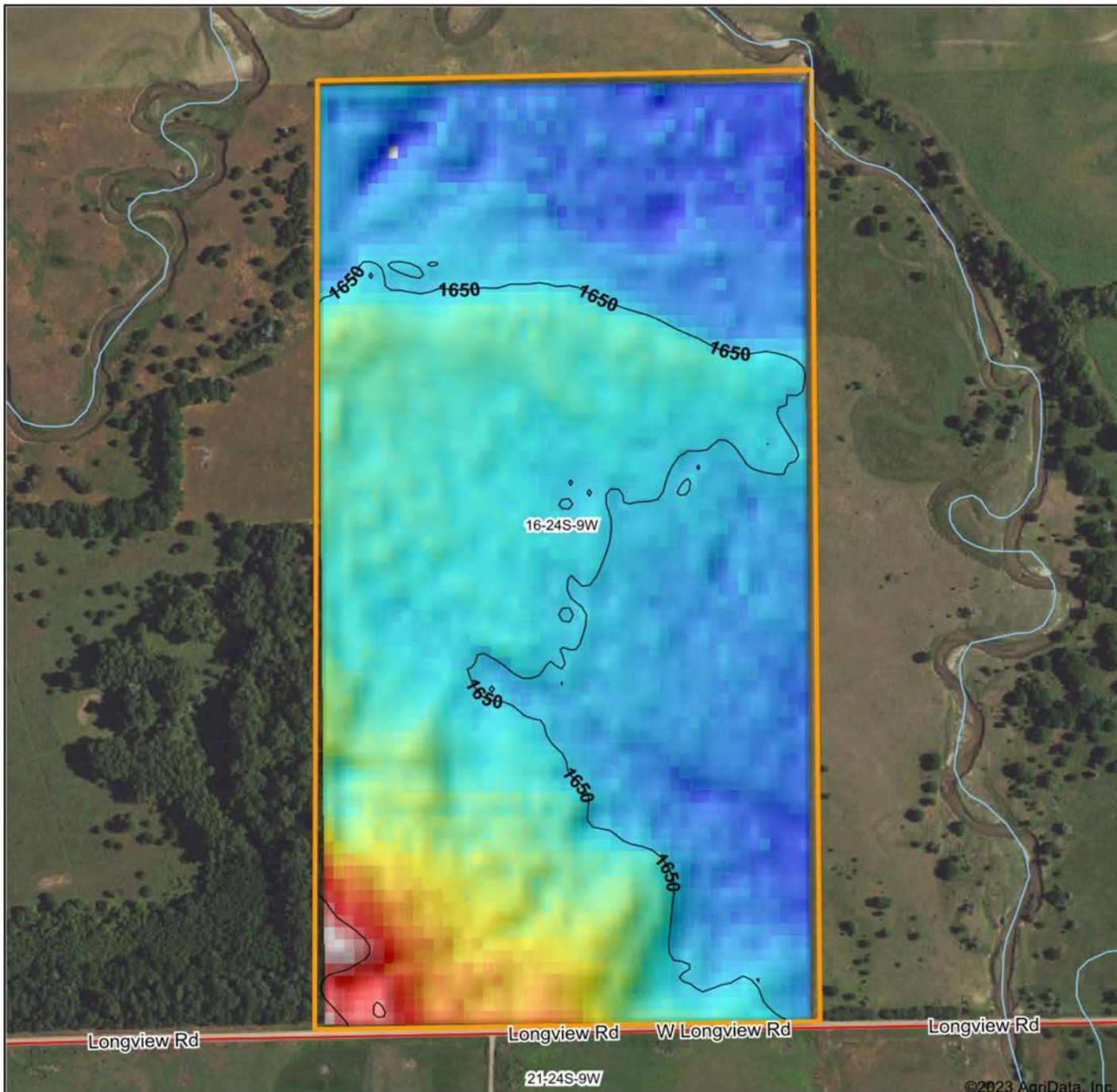


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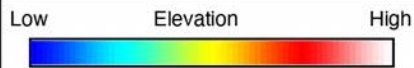
4-24S-9W
Reno County
Kansas

Boundary Center: 37° 59' 17.32, -98° 18' 51.31

HILLSHADE MAP



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Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem
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 Average: 1,650.5
 Standard Deviation: 2.43 ft

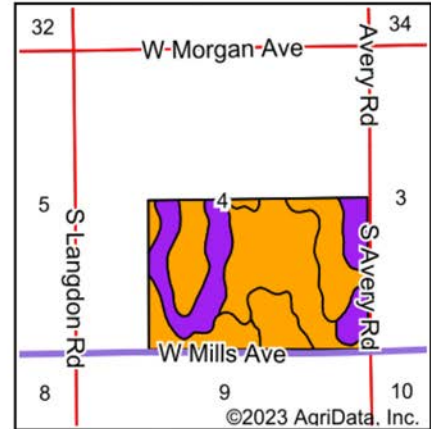
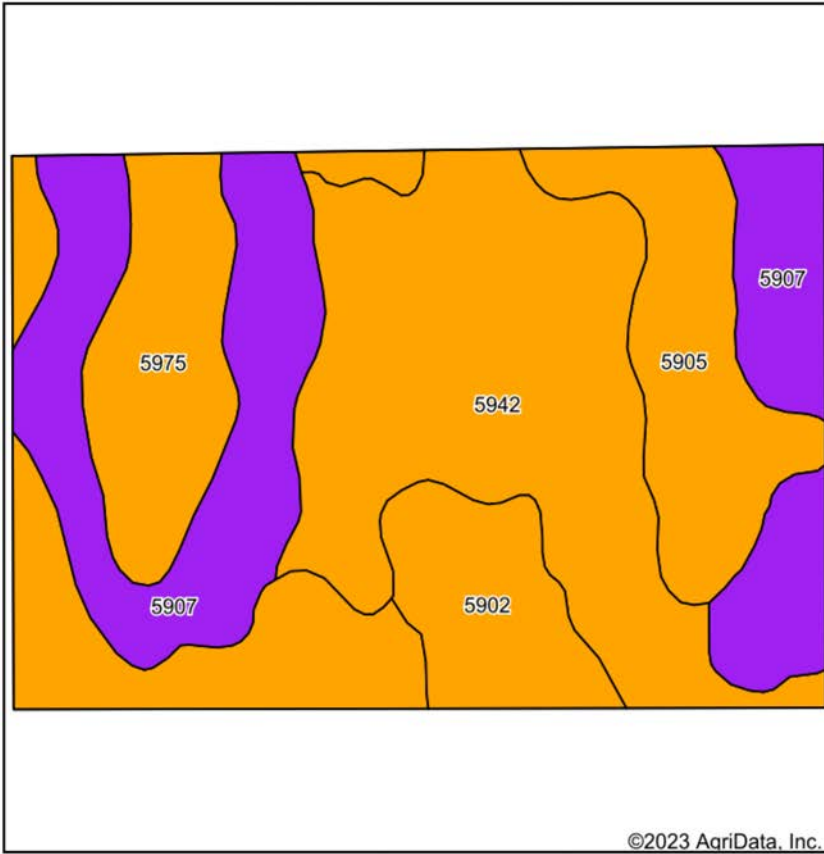


11/7/2023

16-24S-9W
Reno County
Kansas

Boundary Center: 37° 57' 32.61, -98° 19' 7.73

SOIL MAP



State: **Kansas**
 County: **Reno**
 Location: **4-24S-9W**
 Township: **Plevna**
 Acres: **237.94**
 Date: **11/7/2023**



Maps Provided By:

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Soils data provided by USDA and NRCS.

Area Symbol: KS155, Soil Area Version: 20

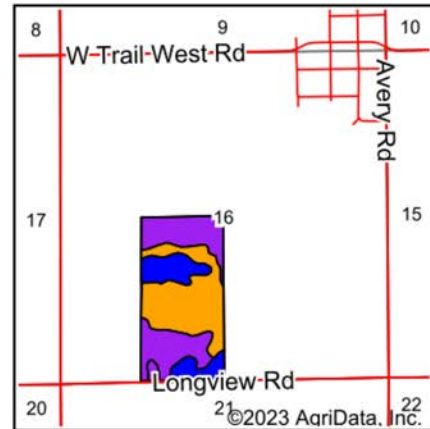
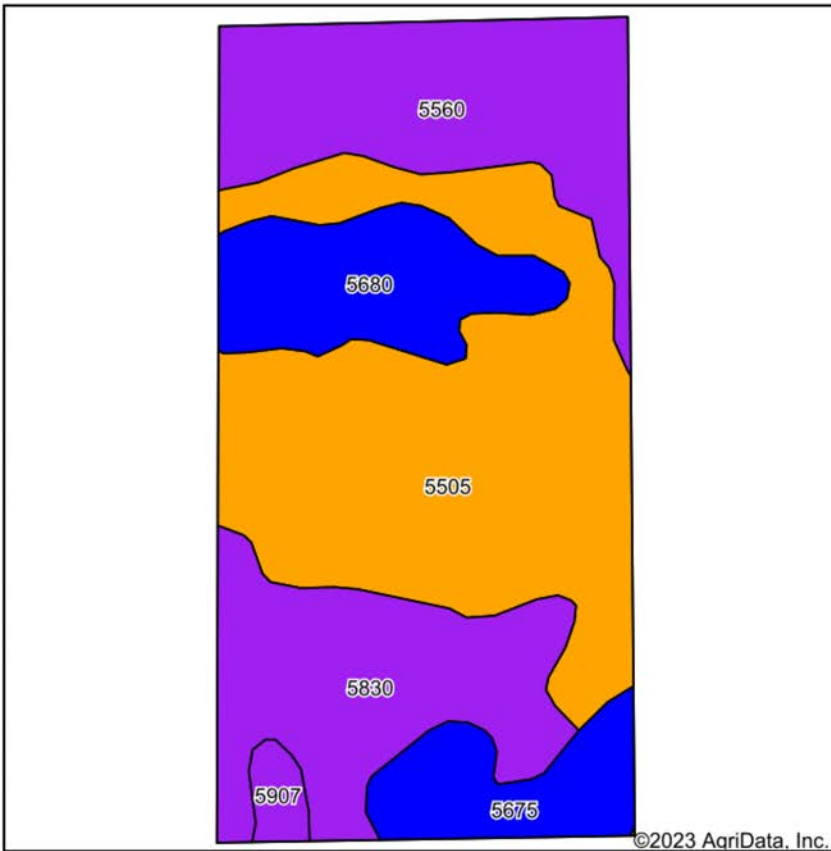
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton	
5942	Pratt-Turon fine sands, 1 to 5 percent slopes	74.27	31.2%		> 6.5ft.	IIIe	2930	39	37	36	37	15	
5907	Langdon fine sand, 0 to 15 percent slopes	62.41	26.2%		> 6.5ft.	VIe	2629	27	27	26	24	8	
5905	Hayes-Solvay loamy fine sands, 0 to 5 percent slopes	57.38	24.1%		> 6.5ft.	IIIe	4276	50	46	44	50	26	
5975	Turon-Carway complex, 0 to 5 percent slopes	25.05	10.5%		> 6.5ft.	IIIe	4120	48	46	40	48	19	
5902	Hayes fine sandy loam, 1 to 5 percent slopes	18.83	7.9%		> 6.5ft.	IIIe	3040	50	45	49	50	29	
Weighted Average							3.79	3309.6	*n 40.3	*n 38.1	*n 36.8	*n 38.9	*n 17.3

*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.

SOIL MAP



State: **Kansas**
 County: **Reno**
 Location: **16-24S-9W**
 Township: **Plevna**
 Acres: **81.89**
 Date: **11/7/2023**



Maps Provided By:

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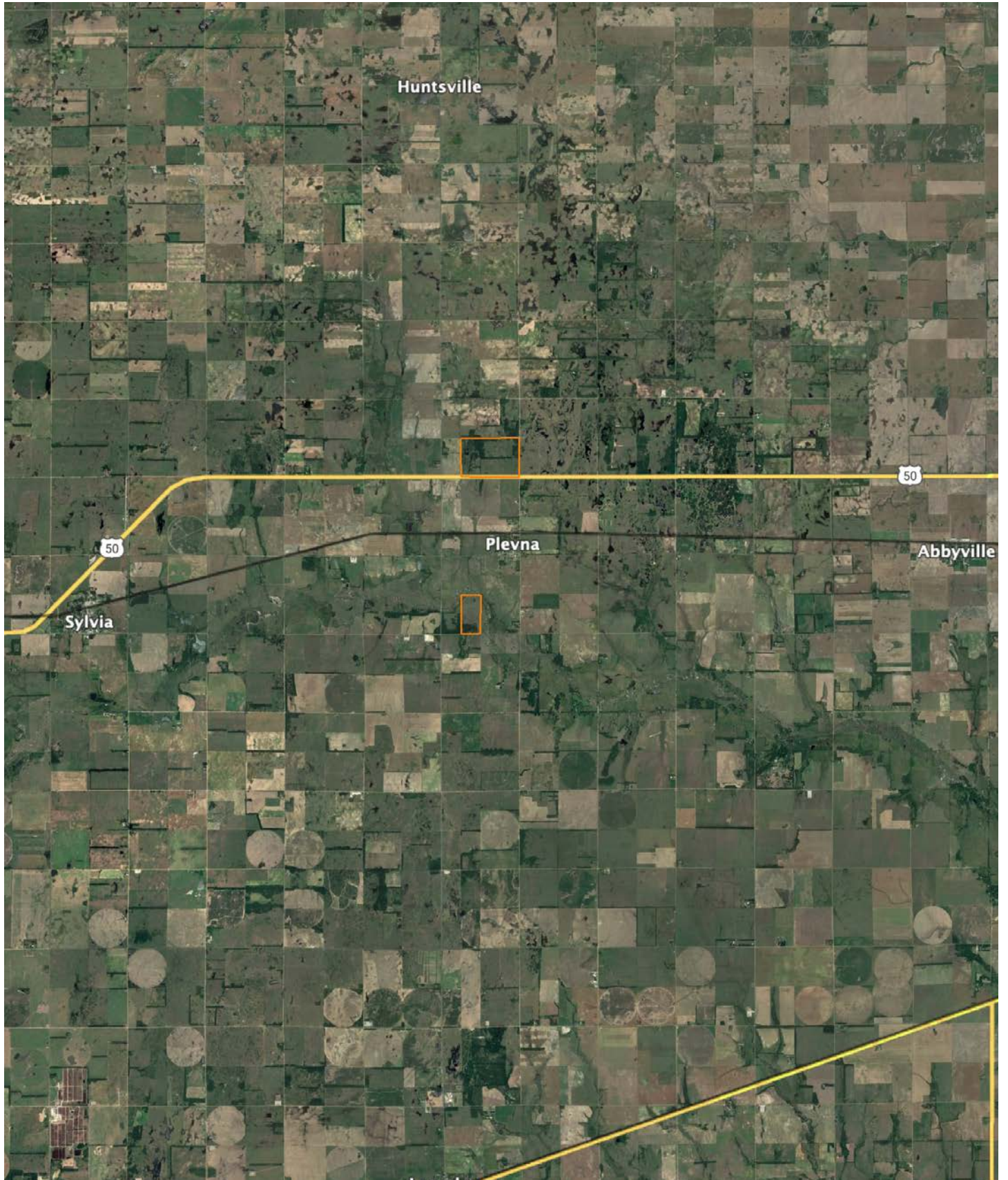
Soils data provided by USDA and NRCS.

Area Symbol: KS155, Soil Area Version: 20

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	
5505	Abbyville-Kisiwa complex, occasionally flooded	33.28	40.6%		> 6.5ft.	Ills	4768	19	10	19	16	8	
5560	Kanza-Ninnescah sandy loams, frequently flooded	16.23	19.8%		> 6.5ft.	Vw	7000	31	26	25	28	13	
5830	Ninnescah fine sandy loam, occasionally flooded	15.66	19.1%		> 6.5ft.	Vw	7000	38	29	27	37	22	
5680	Yaggy-Saxman complex, occasionally flooded	9.36	11.4%		> 6.5ft.	Ilw	5310	27	27	25	26	13	
5675	Willowbrook fine sandy loam, occasionally flooded	6.16	7.5%		> 6.5ft.	Ilw	6020	35	33	30	35	23	
5907	Langdon fine sand, 0 to 15 percent slopes	1.20	1.5%		> 6.5ft.	Vle	2629	27	27	26	24	8	
Weighted Average							3.63	5762	*n 27.2	*n 20.7	*n 23.3	*n 25.1	*n 13.4

*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
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MidwestLandGroup.com

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