

MIDWEST LAND GROUP PRESENTS

5 ACRES IN

RENO COUNTY KANSAS



9913 S MOHAWK RD, HUTCHINSON, KANSAS, 67501

MIDWEST LAND GROUP IS HONORED TO PRESENT

MULTI-GENERATIONAL FARMSTEAD

Welcome to 9913 S Mohawk Road! This unique offering has so much charm and functionality. Located just a few miles South of Hutchinson, Kansas. This 5 +/- acre corner lot has two homes and multiple outbuildings. This would make the perfect multi-generational homestead! The primary residence is a completely remodeled 3 bedroom 1,456 square foot ranch home built in 1979. The care and craftsmanship in this renovated space are easily recognizable. Substantial improvements have been made to each room including new laminate flooring, and new quartz countertops with matching backsplash. Quality Amish-made oak cabinets and trim molding accent the living spaces. The home has a full basement with easy access to mechanical components and lots of open space for storage. On the exterior, you will notice a new roof, new guttering, fresh paint, and matching shutters. The attached two-car garage has multiple windows for natural light and an exit door to the west. Upon entry from the garage, there is a nice sized mud room with a wash sink, main floor laundry, and a half bath. Enjoy quality lighting fixtures and matching hardware throughout the house. Take in the natural beauty of rural living each and every day. Sunrises from the large front windows in the living room are excellent and awe-inspiring sunsets shine brightly into the dining room for supper with the family.

The second home located just north of the first, across a newly rocked driveway was originally built in 1880 and relocated to this site. It measures 940 square feet, 2 bed 1 bath, and every inch has been refinished. This farmhouse

has new SmartSide siding, a new roof, and guttering. New kitchen with quartz countertops, center island, floating shelves, trending "farmhouse sink" and a very nice cafe dishwasher. Locally handcrafted Petersheim cabinets. Beautiful fixtures and matching gold-themed hardware adorn every room. Adjacent to the living room is a good size study den with a sliding barn door, The living room boasts a wood-burning fireplace with a built-in firewood storage cubby. The fireplace flume is made of matching quartz with an attractive floating mantle. This quaint but completely updated home has a dreamy covered front porch with chair swings. Themed farmstead features are all over this house such as the new cedar planter boxes below each window. This home is a true gem and a wonderful addition to this multi-generational farmstead.

Out the back door, you will find a concrete cellar with an attached and updated children's "playhouse". This features a set of swings, a sandbox, and a slide. The playhouse has new light fixtures and a newly installed metal roof. Outside the cellar, you will find a very nice stainless steel hand "bison pump". This and other access to clean water around the farmstead make all the dreams a reality. Located behind the well is a chicken barn and storage shed. This insulated space is set up to house lots of chickens that can free-range around the yard. An interior brooding space is ideal for raising replacement birds. Surrounding the chicken shed are 41 raised and char-treated garden beds! Grow your own food for your self-sufficient lifestyle. These beds are complete with

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gravel walkways and are full of clean organic soil to get started right away. Lastly located north of the second home is a garage built in 2004. This has a double car overhead door, a few windows, insulated and sheeted walls/ceiling with some built-in work benches. The garage is wired for 110 and 220 volts, for your heavy equipment needs. This makes excellent storage for farmstead tools and machinery. Around the garage is over 3 acres of open cropland. This space would make an ideal area for grazing meat or hobby animals for the family. This couple acre area has a history of growing excellent alfalfa and wheat crops. In addition to the numerous mature shade trees, there are producing peach trees, young apple trees, prolific strawberry beds, and productive grape vines growing healthy fruits for your source conscience family.

This real estate offering is so unique. Located in an area

surrounded by traditional communities such as Yoder, Partridge, and Pleasantview. The resources available to sustain an independent lifestyle are all within a couple of miles. Access to whole foods, supplies, and agriculture service providers are all at your fingertips. Small and large animal vets, butchers, and several locally-owned dairies are within walking distance. Hutchinson is just a short drive and provides modern conveniences. This location is even commutable to west Wichita in a little over 30 minutes. The 5 +/- acres with two homes and multiple outbuildings are located just outside the Reno County Zoned areas, meaning there is flexibility on certain animal practices and construction. This homestead is one of a kind and won't last long! All showings will be by appointment only with the Listing Agent Sean Thomas. Contact Midwest Land Group to schedule an appointment and view disclosures. (620) 712-2775



PROPERTY FEATURES

PRICE: **\$550,000** | COUNTY: **RENO** | STATE: **KANSAS** | ACRES: **5**

- Showings by appointment only
- 6 miles to Yoder and 96 HWY
- 5 miles to Pleasantview and 61 HWY
- 3 miles to K14 HWY
- Two remodeled homes
- Large 36'x24' garage
- Chicken coop with raised garden beds
- 5 +/- acres on corner lot
- Mature shade trees
- Multiple water wells



TWO REMODELED HOMES

The primary residence is a completely remodeled 3 bedroom 1,456 square foot ranch home built in 1979. The care and craftsmanship in this renovated space are easily recognizable.



LARGE 36'X24' GARAGE



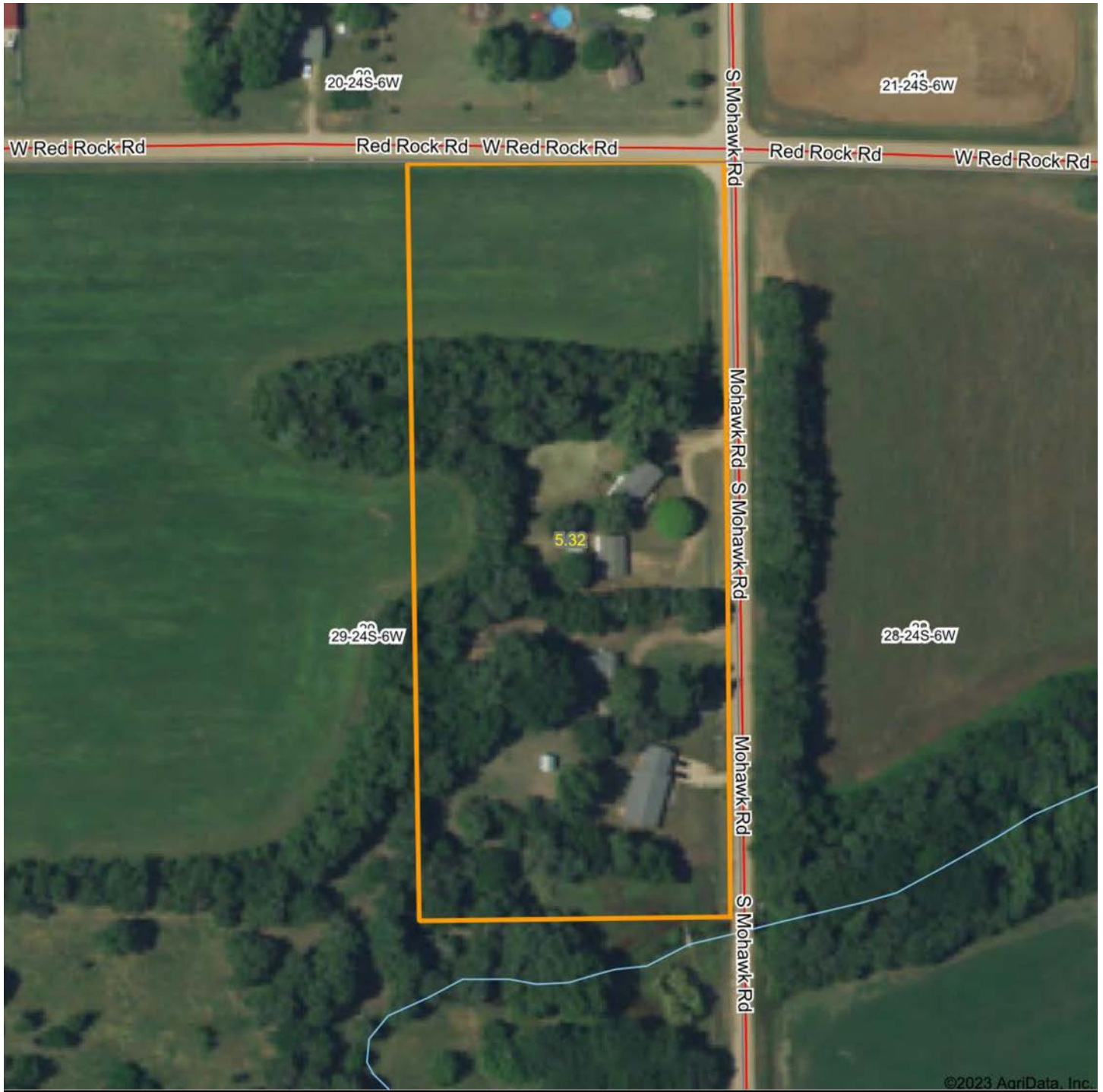
CHICKEN COOP WITH RAISED GARDEN BEDS



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 37° 56' 23.2, -97° 59' 45.26

0ft 155ft 310ft



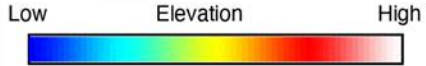
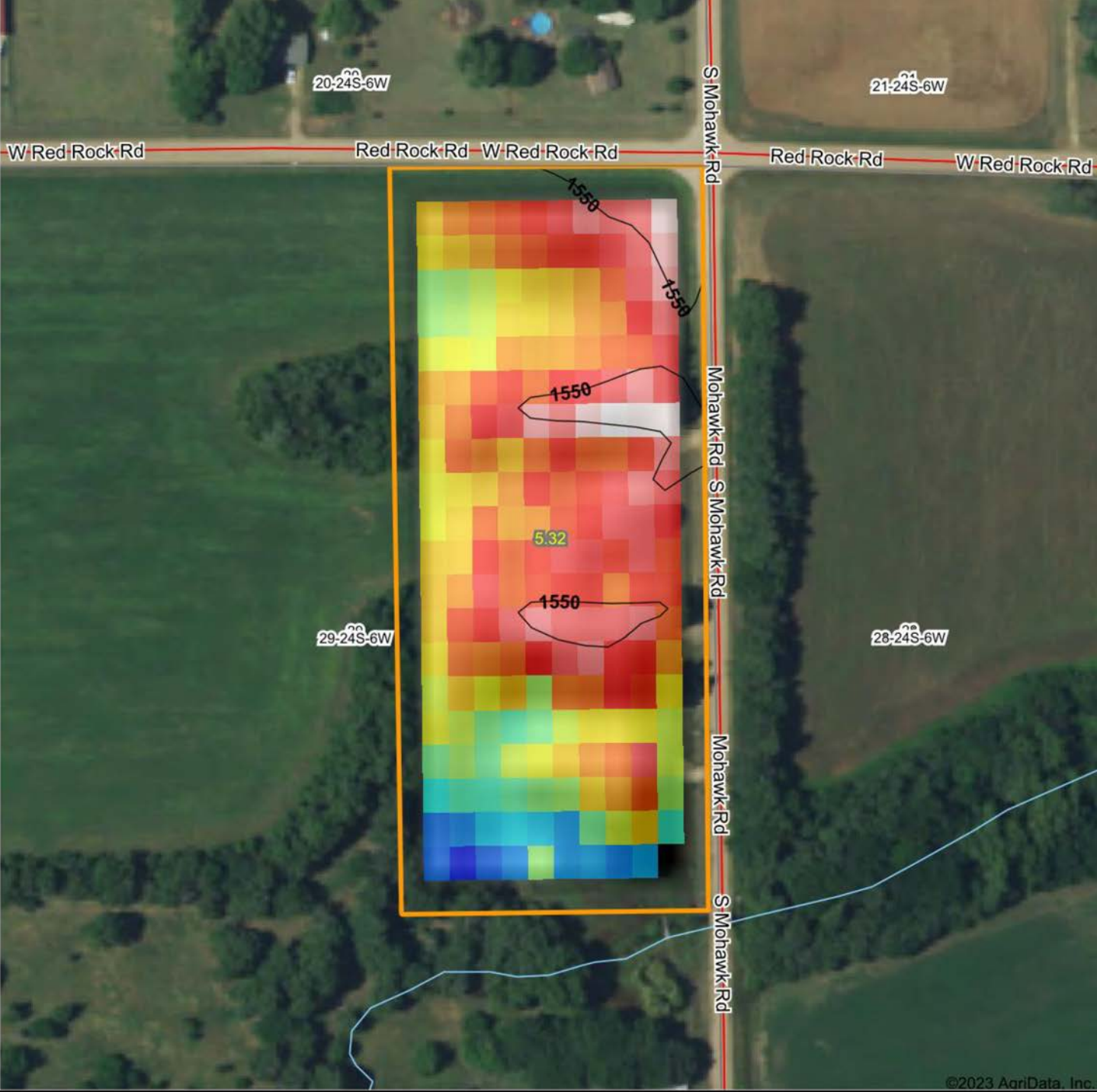
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29-24S-6W
Reno County
Kansas



12/13/2023

HILLSHADE MAP



Maps Provided By:

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Source: USGS 10 meter dem
 Interval(ft): 10
 Min: 1,546.3
 Max: 1,550.9
 Range: 4.6
 Average: 1,549.1
 Standard Deviation: 0.95 ft

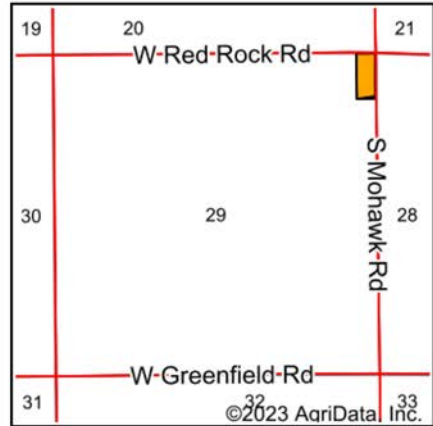


12/13/2023

29-24S-6W
Reno County
Kansas

Boundary Center: 37° 56' 23.2, -97° 59' 45.26

SOIL MAP



State: **Kansas**
 County: **Reno**
 Location: **29-24S-6W**
 Township: **Lincoln**
 Acres: **5.32**
 Date: **12/13/2023**



Maps Provided By:

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Soils data provided by USDA and NRCS.

Area Symbol: KS155, Soil Area Version: 20

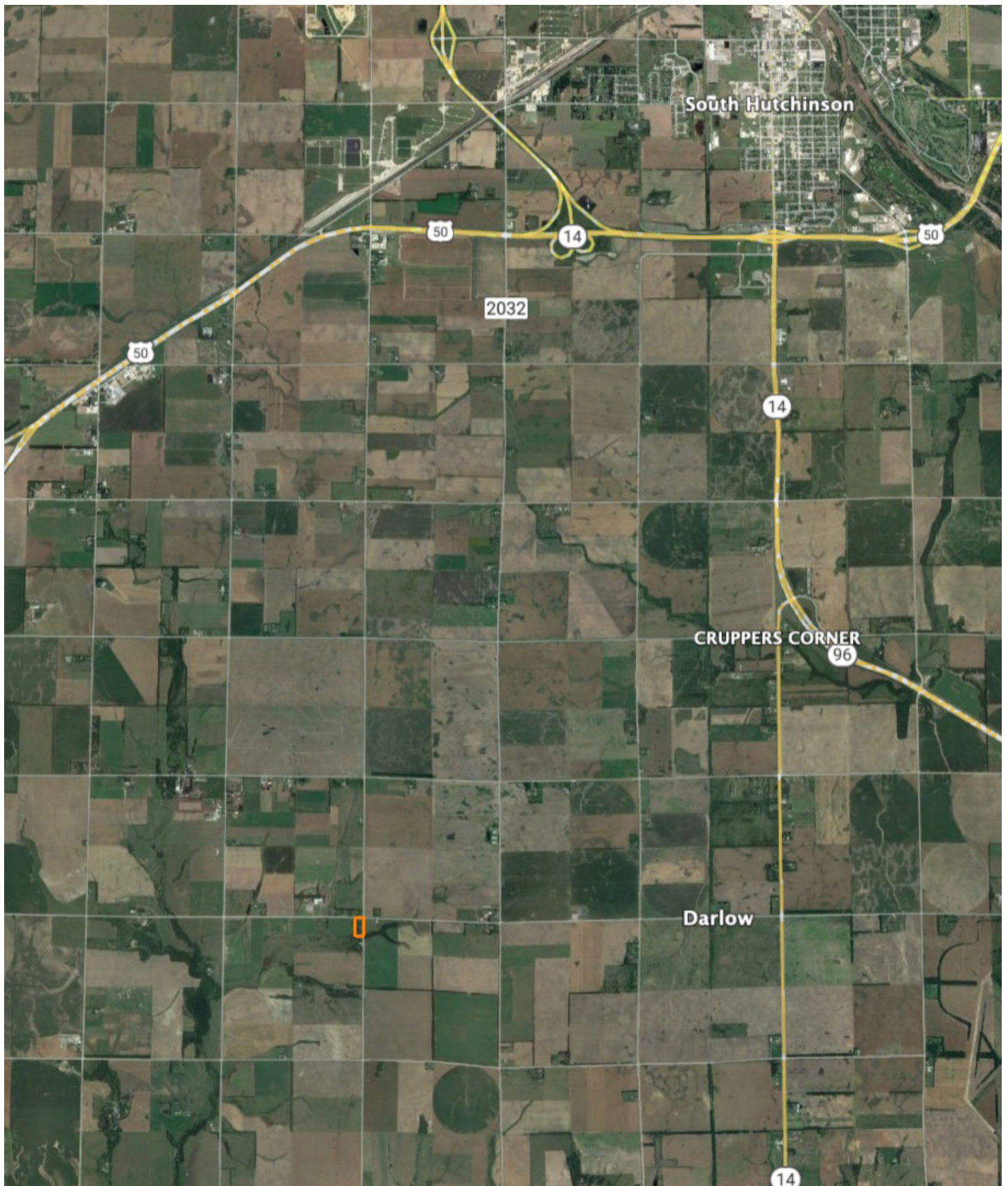
| Code | Soil Description | Acres | Percent of field | Non-Irr Class Legend | Restrictive Layer | Non-Irr Class *c | *n NCCPI Overall | *n NCCPI Corn | *n NCCPI Small Grains | *n NCCPI Soybeans |
|-------------------------|--|-------|------------------|----------------------|-------------------|------------------|------------------|----------------|-----------------------|-------------------|
| 5858 | Albion-Shellabarger sandy loams, 1 to 3 percent slopes | 5.18 | 97.4% | | > 6.5ft. | IIIe | 46 | 43 | 43 | 42 |
| 5560 | Kanza-Ninnescah sandy loams, frequently flooded | 0.14 | 2.6% | | > 6.5ft. | Vw | 31 | 26 | 25 | 28 |
| Weighted Average | | | | | | 3.05 | *n 45.6 | *n 42.6 | *n 42.5 | *n 41.6 |

*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.



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