

MIDWEST LAND GROUP PRESENTS

78 ACRES IN

RENO COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

LEVEL FARMLAND WITH RICH SOILS

Located west of Hutchinson a few miles is 78 +/- acres of prime tillable soil. Most of this farm is class II Farnum loam soil and Funmar loam soil with little to no slope! This fertile soil carries an overall NCCPI rating of 62. This soil capability is well above average for the area. This acreage is currently growing an excellent crop of Grain Sorghum. It is also ideally suited to growing corn, soybeans, wheat, and alfalfa. Located just a 1/4 mile off the blacktop this farm is easy to get to from several directions. There is electricity along Peace Road and this would make an excellent site for a home or farm headquarters. The west boundary is bordered by a mature hedge tree

row. This tree row is a natural attractant for deer and quail living in the area. With all the food they can eat and plenty of water and natural grasses around the wildlife populations are great. After the harvest of 2024 Milo the farm is available for immediate possession. Graze stalks, plant wheat, or begin constructing your dream homestead right at closing. This farm on Peace Road would make a great addition to your farming operation, a great starting piece for a beginning farmer, and a strategic hedge against inflation for a discerning investor. Contact Listing Agent Sean Thomas at (620) 712-2775 to view disclosures and to schedule a showing.



PROPERTY FEATURES

PRICE: **\$257,000** | COUNTY: **RENO** | STATE: **KANSAS** | ACRES: **78**

- 78 +/- acres
- S18, T23, R08W, acres 78.1, S1/2 OF NE1/4
- Fertile farm ground
- Available electric
- Potential build site
- Class II Farnum loam
- Zero to one percent slope
- Quarter mile from blacktop
- 15 miles from Hutchinson
- 4.5 miles to US 50 Highway



AVAILABLE ELECTRIC



POTENTIAL BUILD SITE



FERTILE FARM GROUND

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AERIAL MAP



Maps Provided By:



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Boundary Center: 38° 3' 6.52, -98° 14' 19.98

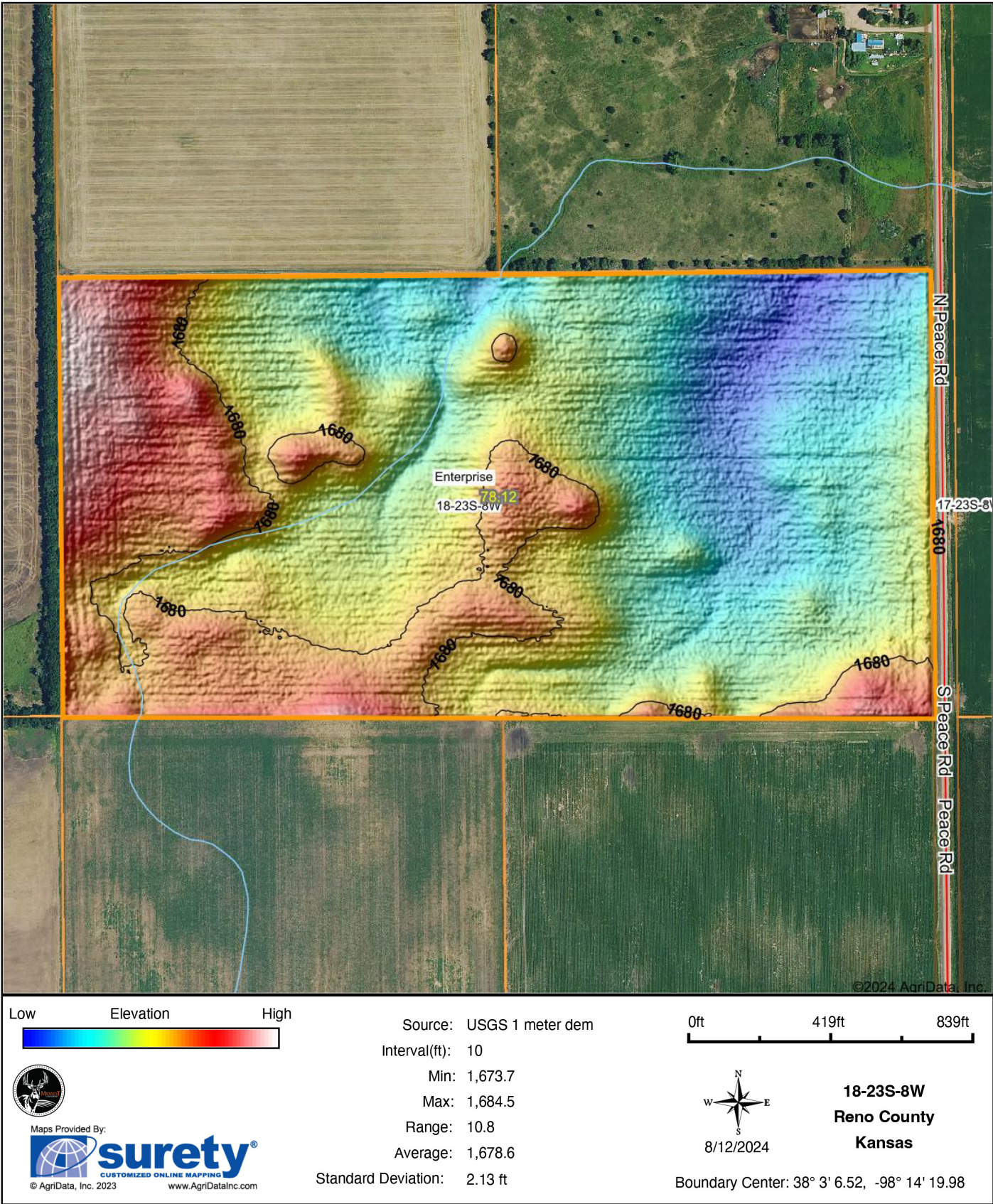
18-23S-8W
Reno County
Kansas

0ft 633ft 1265ft

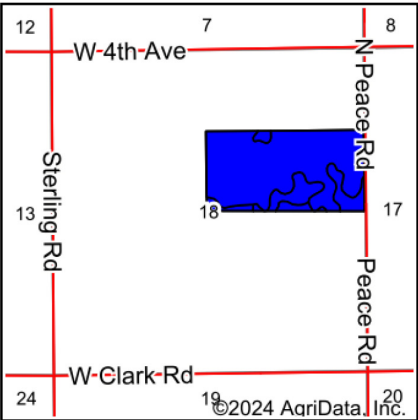
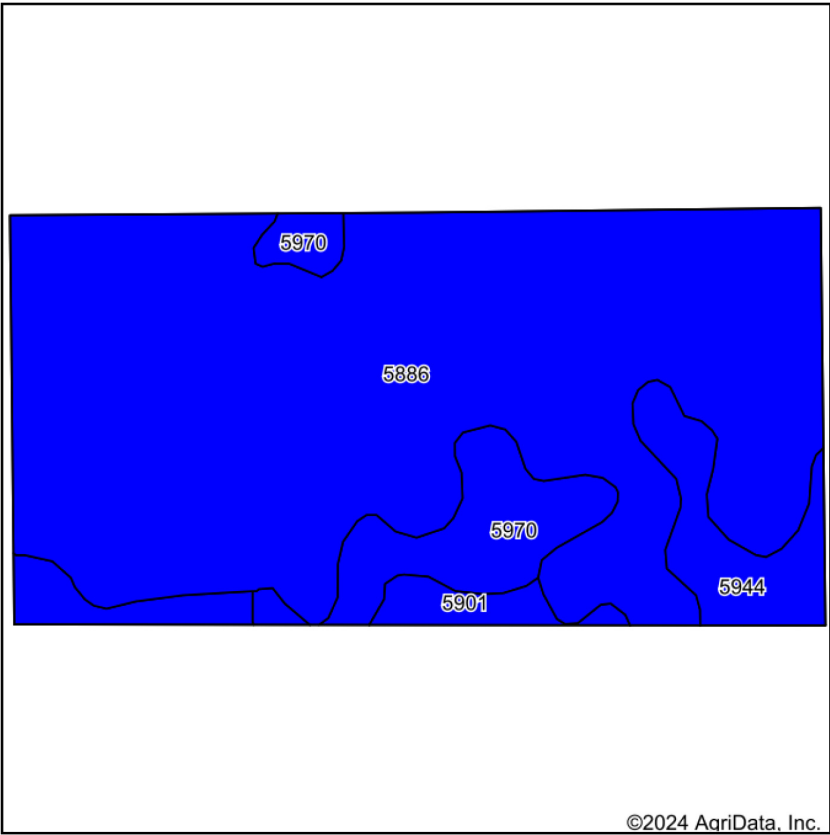


8/12/2024

HILLSHADE MAP



SOILS MAP



State: **Kansas**
County: **Reno**
Location: **18-23S-8W**
Township: **Enterprise**
Acres: **78.12**
Date: **8/12/2024**



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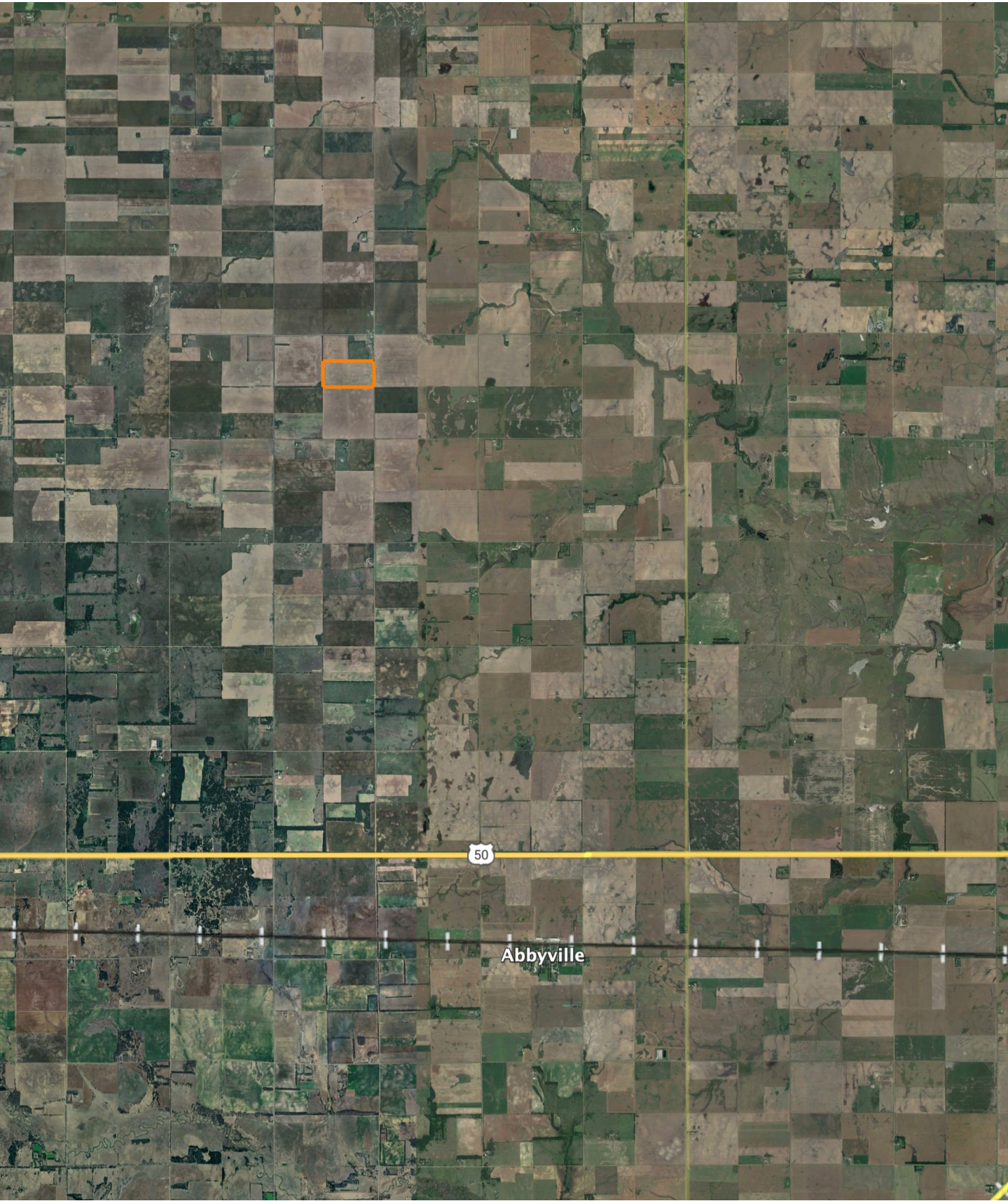


Soils data provided by USDA and NRCS.

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
5886	Farnum and Funmar loams, 0 to 1 percent slopes	62.49	80.0%		> 6.5ft.	IIc	3392	62	53	58	62
5970	Taver loam, 0 to 1 percent slopes	7.14	9.1%		> 6.5ft.	IIIs	3310	56	46	55	53
5944	Saltcreek and Naron fine sandy loams, 1 to 3 percent slopes	4.75	6.1%		> 6.5ft.	IIe	3055	57	46	50	57
5901	Funmar-Taver loams, 0 to 2 percent slopes	3.74	4.8%		> 6.5ft.	IIc	3392	59	51	57	58
Weighted Average						2.00	3364	*n 61	*n 51.8	*n 57.2	*n 60.7

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

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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