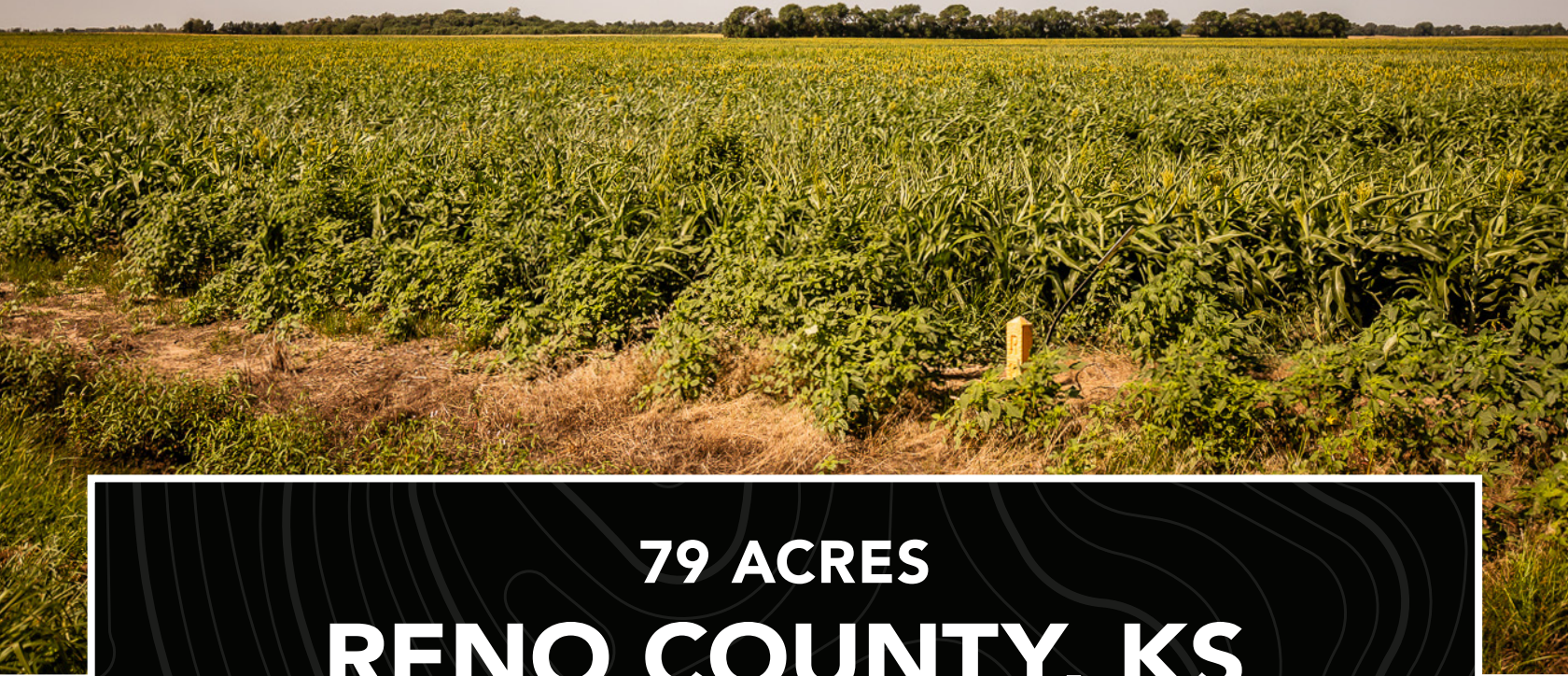


MIDWEST LAND GROUP PRESENTS



79 ACRES
RENO COUNTY, KS

S Sterling Road, Plevna, Kansas, 67568



MIDWEST LAND GROUP IS HONORED TO PRESENT

BLACKTOP TILLABLE INVESTMENT WITH TROPHY WHITETAIL

Located on paved Sterling Road in Reno County is 79 +/- acres of fertile cropland for sale. This property raises excellent crops and big bucks!

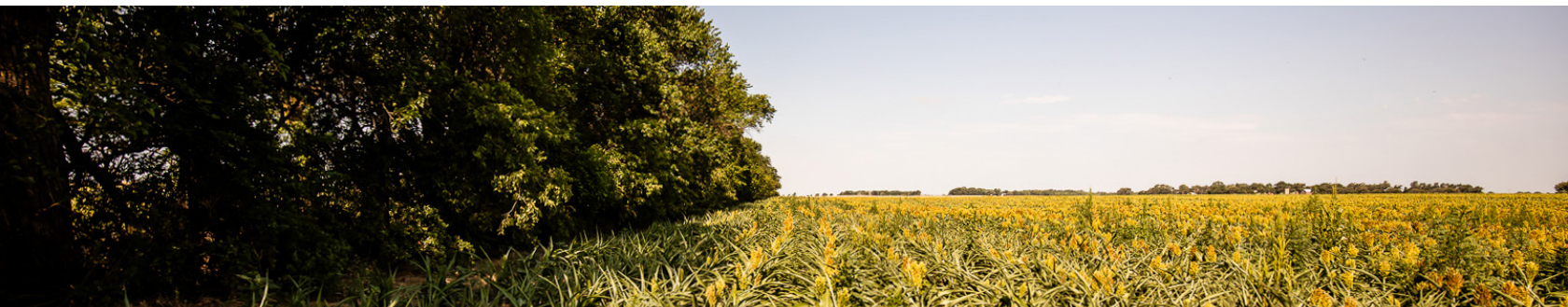
A mature shelter belt about 2+ acres in size creates an ideal habitat for traveling deer. They bed under the dense cover of a hedge tree and stop for a drink at the nearly half-acre pond. This pond is dug deep and reliably holds water in the driest of conditions. This pond is the only water for several miles around this area and attracts game from far and wide. This area is also known for its ducks. This pond is a magnet for migrating mallards, teal, and pintails each fall. Roosting on the pond and feeding in nearby cut grain fields. Pheasant and quail will be a normal sighting in the crop stubble each winter. The hunting opportunities this land provides are excellent.

This location is phenomenal, very close to the intersection of blacktop 4th Street. This farm on blacktop Sterling Road is easy to get to from multiple directions. The location is far enough out for peace and quiet, but close enough to receive all the benefits the

micropolitan city of Hutchinson provides. Only 16 miles to downtown Hutchinson, this would make an excellent build site! Electricity and rural internet/phone run along the paved road frontage and water is accessed via well drilling, an easy, clean, and inexpensive water source for your dream homestead.

The farm consists of all Class II productive soils with a weighted average 58 NCCPI rating. Yields from fertile, mostly level cropland such as this are historically high for the region. Cash crops such as corn, wheat, and milo are typically grown each season. The dug pond also provides opportunities to graze stalks or winter pasture on a cover crop. The tree row provides thermal cover and the pond is a water source for your livestock. The area averages 29 inches of rain each year and 14 inches of snow. Situated on a blacktop means this farm is easy to get to from 50 Highway or 14 Highway. The farm can be accessed regardless of weather conditions to be sprayed, planted, or harvested in a timely manner.

To view disclosures and to schedule a showing contact the Listing Agent Sean Thomas at (620) 712-2775.



PROPERTY FEATURES

PRICE: **\$257,000** | COUNTY: **RENO** | STATE: **KANSAS** | ACRES: **79**

- Fertile cropland
- Trophy whitetail
- Paved road
- Build site
- Ducks & geese
- Pheasants & quail
- Dug pond
- Mature trees
- 16 miles to downtown Hutchinson
- 4.5 miles to 50 Highway



FERTILE CROPLAND

The farm consists of all Class II productive soils with a weighted average 58 NCCPI rating. Yields from fertile, mostly level cropland such as this are historically high for the region.



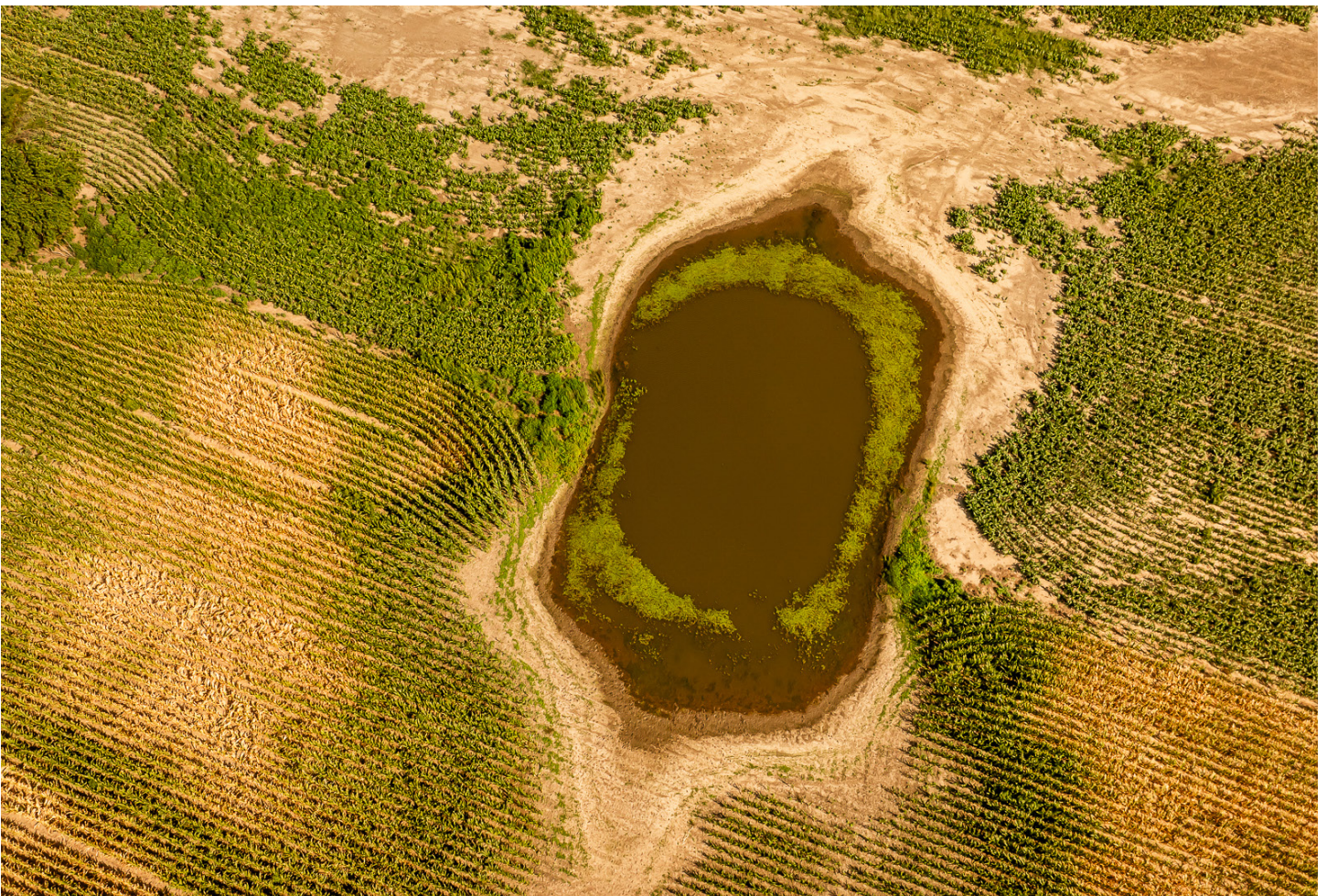
TROPY WHITETAIL



PAVED ROAD



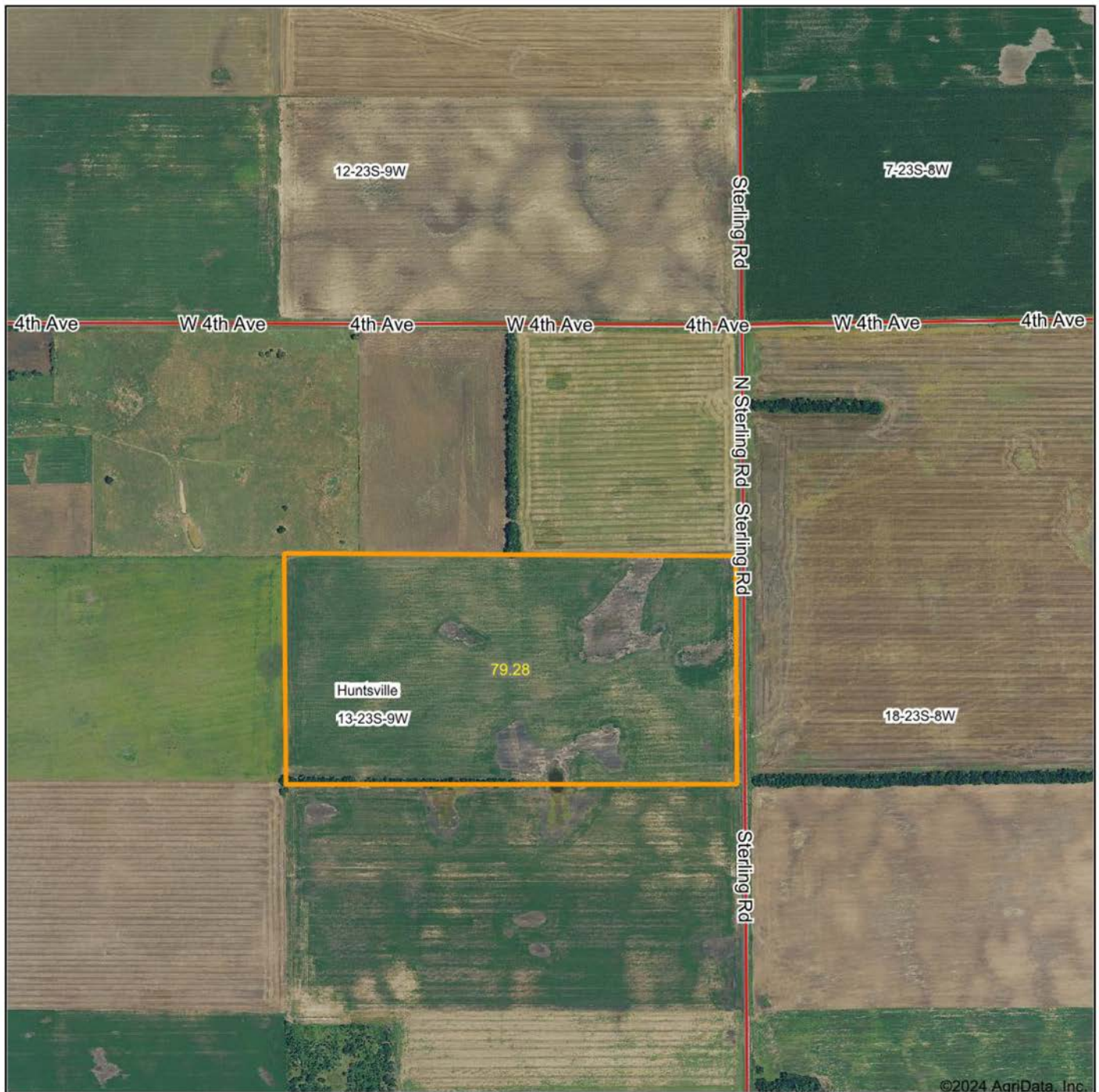
DUG POND



ADDITIONAL TRAIL CAM PICTURES



AERIAL MAP



©2024 AgriData, Inc.

Boundary Center: 38° 3' 6.57, -98° 15' 24.48

0ft 898ft 1795ft



Maps Provided By:



© AgriData, Inc. 2023

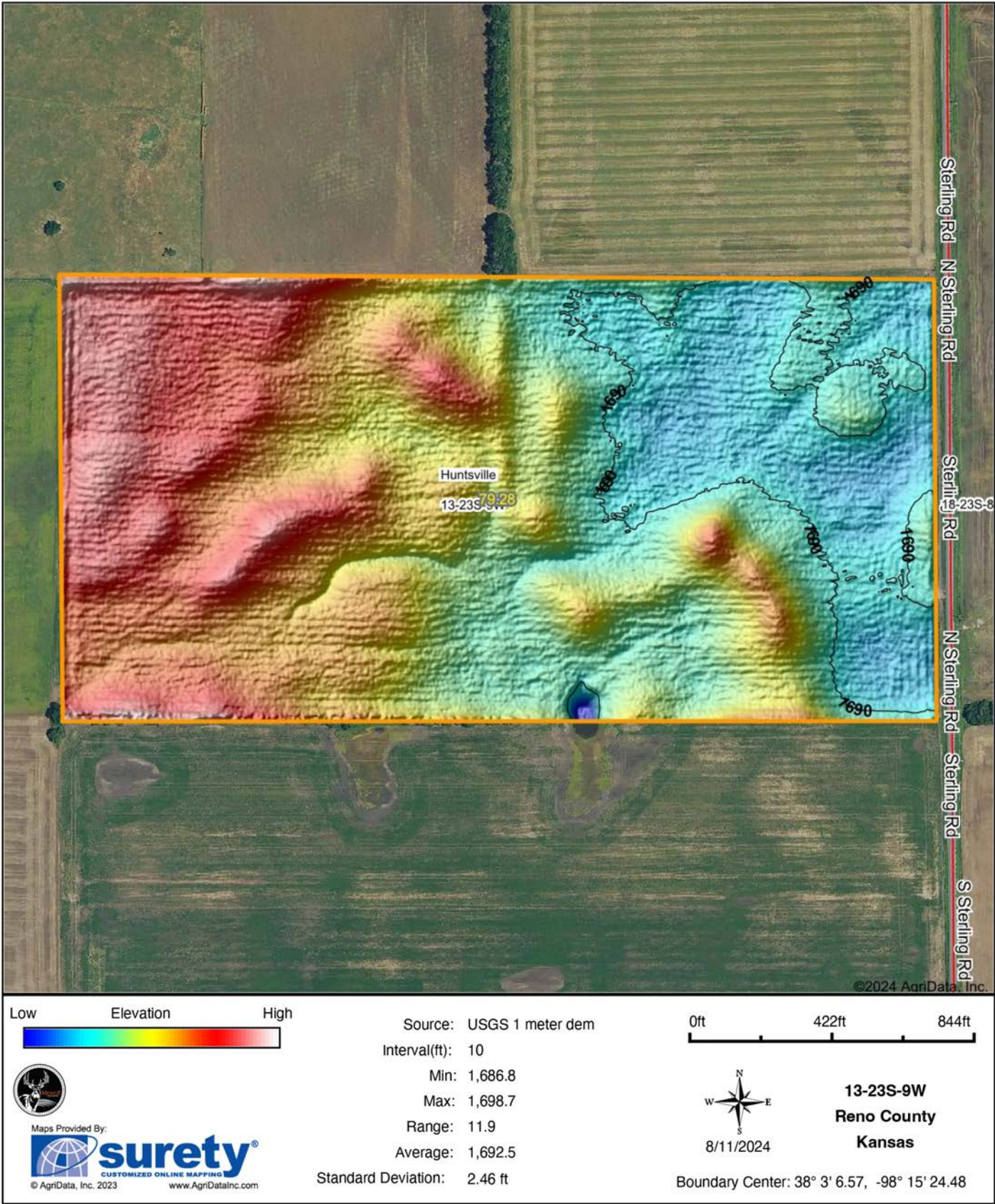
www.AgriDataInc.com

13-23S-9W
Reno County
Kansas

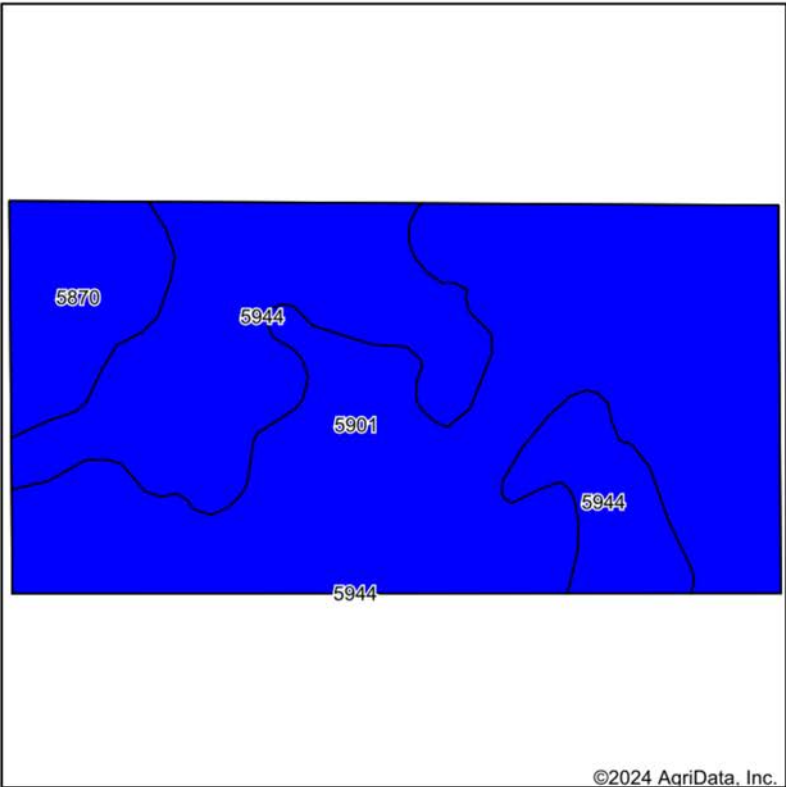


8/11/2024

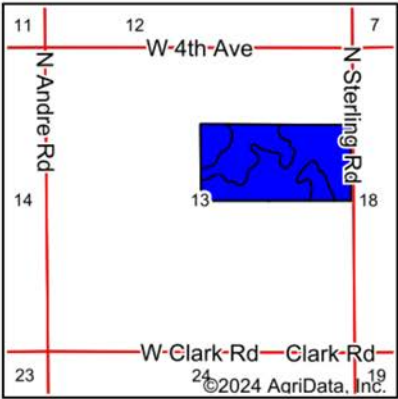
HILLSHADE MAP



SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Reno**
Location: **13-23S-9W**
Township: **Huntsville**
Acres: **79.28**
Date: **8/11/2024**



Maps Provided By:

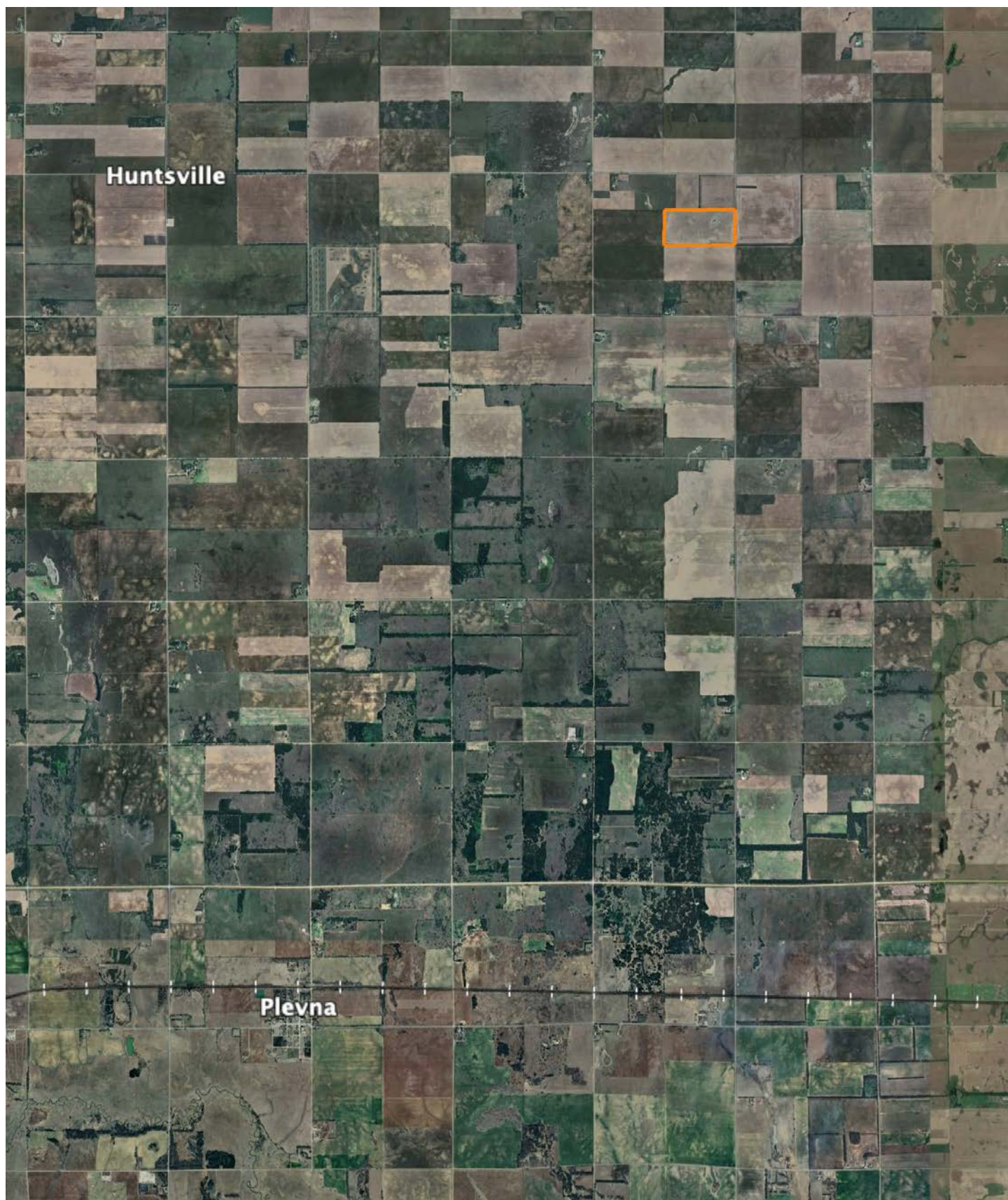


Area Symbol: KS155, Soil Area Version: 20											
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
5901	Funmar-Taver loams, 0 to 2 percent slopes	46.94	59.3%		> 6.5ft.	Ilc	3392	59	51	57	58
5944	Saltcreek and Naron fine sandy loams, 1 to 3 percent slopes	24.85	31.3%		> 6.5ft.	Ile	3055	57	46	50	57
5870	Carway and Carbika soils, 0 to 1 percent slopes	7.49	9.4%		> 6.5ft.	Ilw	6800	53	50	29	53
Weighted Average						2.00	3608.3	*n 57.8	*n 49.3	*n 52.2	*n 57.2

*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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