

MIDWEST LAND GROUP PRESENTS

155 ACRES IN

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# SUMNER COUNTY KANSAS



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# 155 +/- ACRE TILLABLE FARM SOUTH OF ARGONIA, KANSAS

Located 2.5 miles south of Argonia, Kansas on a blacktop road sits this 155 +/- acre tillable farm. Per FSA records, the farm consists of 150 +/- cropland acres and 147.32 +/- wheat base acres with a PLC yield of 30. The soils range from Class 2 to Class 6 and have an average NCCPI rating of 39.59. For the investor, this farm would be an excellent candidate for CRP conversion and would provide an annual return on investment of around 3% of the asking price using the county average for recent CRP contracts. Access to the farm could not be better and is

provided by hard-surfaced S Argonia Road and W 40th Street S.

The farm is currently being custom-farmed and is planted to milo. The current crop and possession of the farm is negotiable. The seller believes the mineral rights are intact and their owned portion will convey to the new owner. For questions or to schedule a time to view the property contact the Listing Agent Shaun Reid at (316) 210-6680.





# PROPERTY FEATURES

PRICE: **\$209,250** | COUNTY: **SUMNER** | STATE: **KANSAS** | ACRES: **155**

- 155 +/- total acres
- 150 cropland acres
- 147.32 wheat base acres
- Class 2 to Class 6 soils
- 39.59 NCCPI
- Blacktop road access
- Good CRP candidate
- 2.5 miles to Argonia, KS
- 11 miles to Danville, KS
- 25 miles to Caldwell, KS





# 150 CROPLAND ACRES

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# BLACKTOP ROAD ACCESS

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# GOOD CRP CANDIDATE

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# AERIAL MAP



Boundary Center: 37° 13' 25.22, -97° 45' 38.38

0ft 463ft 925ft



Maps Provided By:



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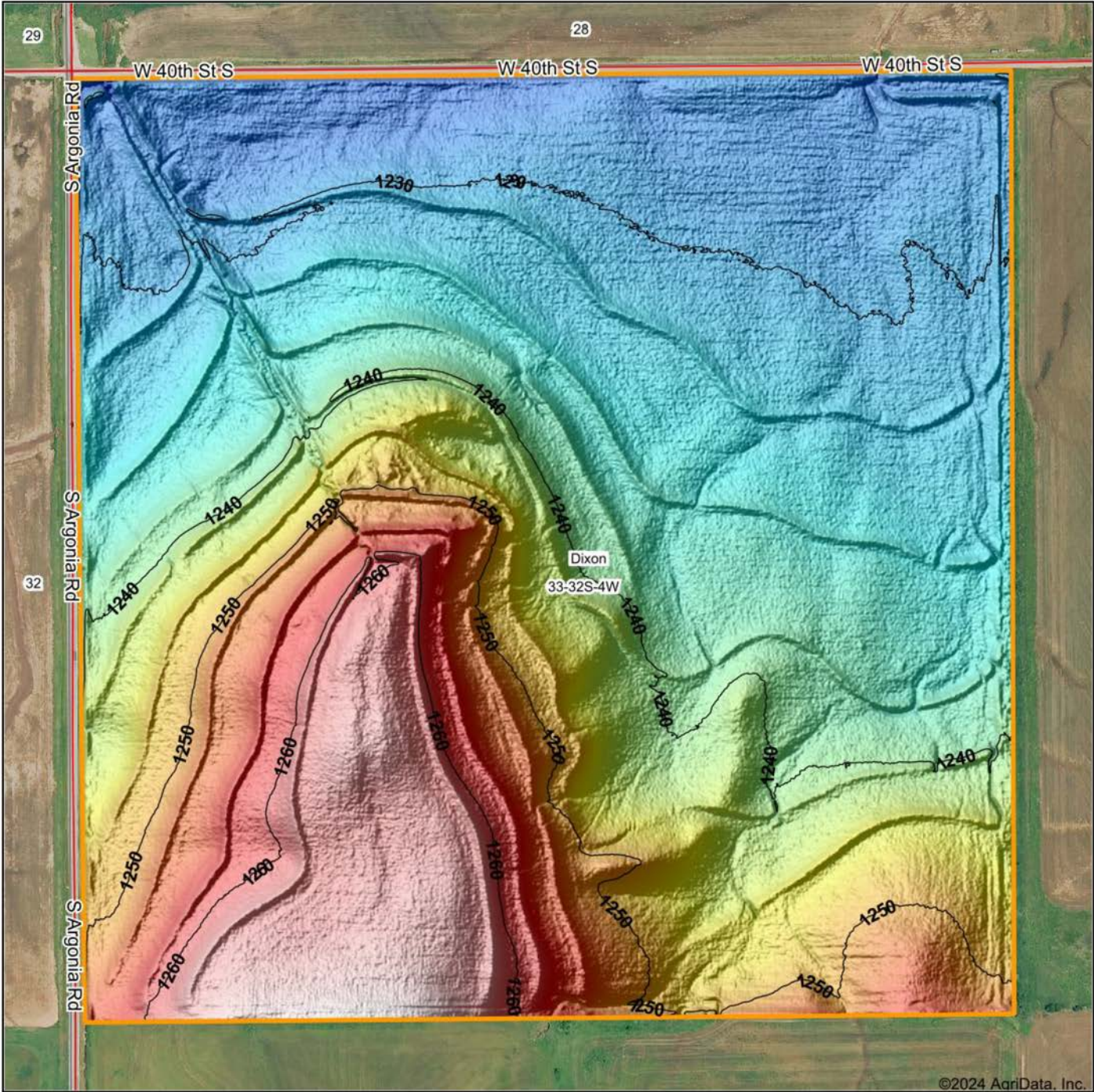
**33-32S-4W**  
**Sumner County**  
**Kansas**



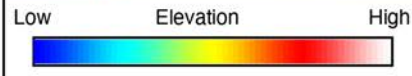
7/18/2024



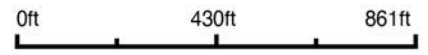
# HILLSHADE MAP



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Source: USGS 1 meter dem  
 Interval(ft): 10  
 Min: 1,222.4  
 Max: 1,268.8  
 Range: 46.4  
 Average: 1,241.5  
 Standard Deviation: 11.52 ft



**33-32S-4W**  
**Sumner County**  
**Kansas**

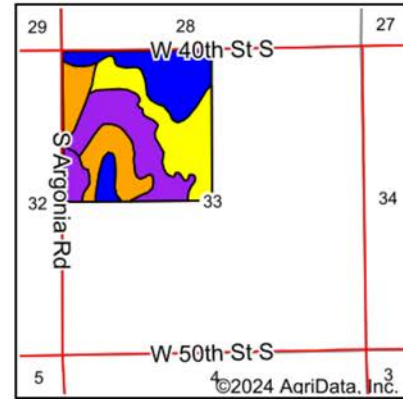
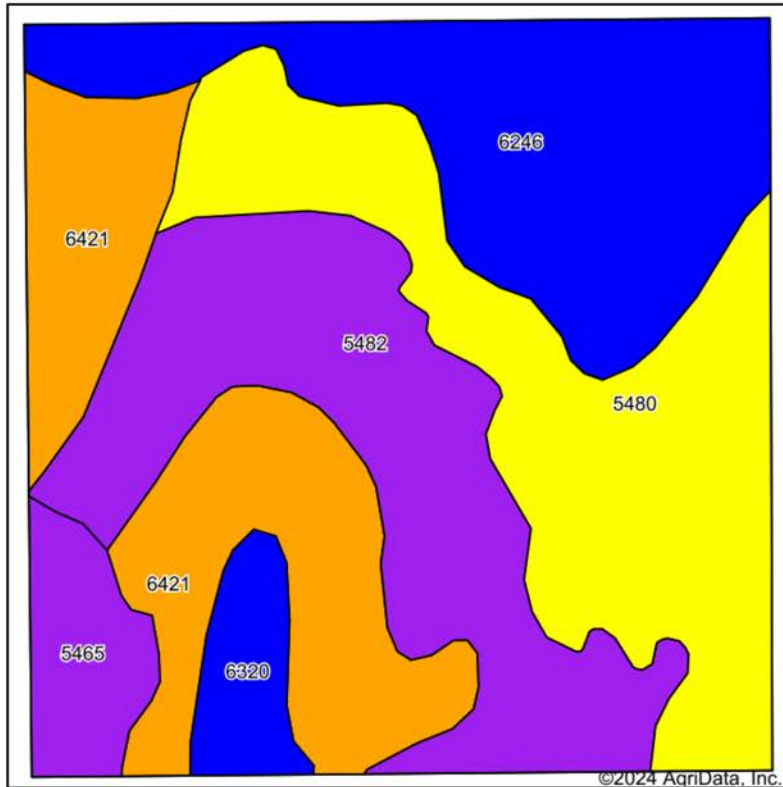
Boundary Center: 37° 13' 25.22, -97° 45' 38.38



Maps Provided By:  
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 CUSTOMIZED ONLINE MAPPING  
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# SOIL MAP



State: **Kansas**  
 County: **Sumner**  
 Location: **33-32S-4W**  
 Township: **Dixon**  
 Acres: **154.59**  
 Date: **7/18/2024**



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Soils data provided by USDA and NRCS.

Area Symbol: KS191, 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
5480	Wellsford clay loam, 1 to 3 percent slopes	39.54	25.4%		1.4ft. (Paralithic bedrock)	IVe	1980	23	15	23	19
5482	Wellsford clay loam, 3 to 8 percent slopes	36.59	23.7%		1.4ft. (Paralithic bedrock)	VIe	2000	23	14	23	19
6246	Elandco silty clay loam, rarely flooded	33.63	21.8%		> 6.5ft.	IIw	5989	72	59	57	71
6421	Renfrow-Grainola complex, 1 to 3 percent slopes	31.94	20.7%		3ft. (Paralithic bedrock)	IIIe	2800	42	32	42	41
5465	Wellsford-Renfrow clay loams, 2 to 6 percent slopes, eroded	7.35	4.8%		1.4ft. (Paralithic bedrock)	VIe	2280	27	19	27	23
6320	Bethany silt loam, 0 to 1 percent slopes	5.54	3.6%		> 6.5ft.	IIIs	4035	54	44	50	54
<b>Weighted Average</b>							<b>3.86</b>	<b>*n 38.9</b>	<b>*n 29.1</b>	<b>*n 35.5</b>	<b>*n 36.3</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

Growing up as an avid outdoorsman introduced agent Shaun Reid to a wide variety of habitats across multiple midwestern states, which has given him a wealth of knowledge to better serve his clients. Shaun's foundation of honesty, integrity, professionalism and a strong work ethic guide him in all his client interactions, helping ensure peace of mind throughout the buying and selling process.

Born in Wichita, KS, Shaun graduated from Maize High School, and went on to continue his studies and play baseball at Tabor College in Hillsboro, KS, where he earned a Bachelor's Degree in Business Administration, with a concentration in Marketing. For several years, he worked in operations and moved up to serve as plant manager in Oklahoma where he was able to develop business and relationship-building skills while maintaining a clear focus on customer satisfaction.

A member of Ducks Unlimited and NWTF, Shaun enjoys hunting, fishing, playing golf, and spending time with his family. Shaun currently lives in Wichita, KS, with his wife, Karissa, and daughter, Raegan. If you're in the market to buy or sell land and seek a hassle and stress-free experience, give Shaun a call.



**SHAUN REID**, LAND AGENT  
**316.210.6680**  
SReid@MidwestLandGroup.com



**MidwestLandGroup.com**

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