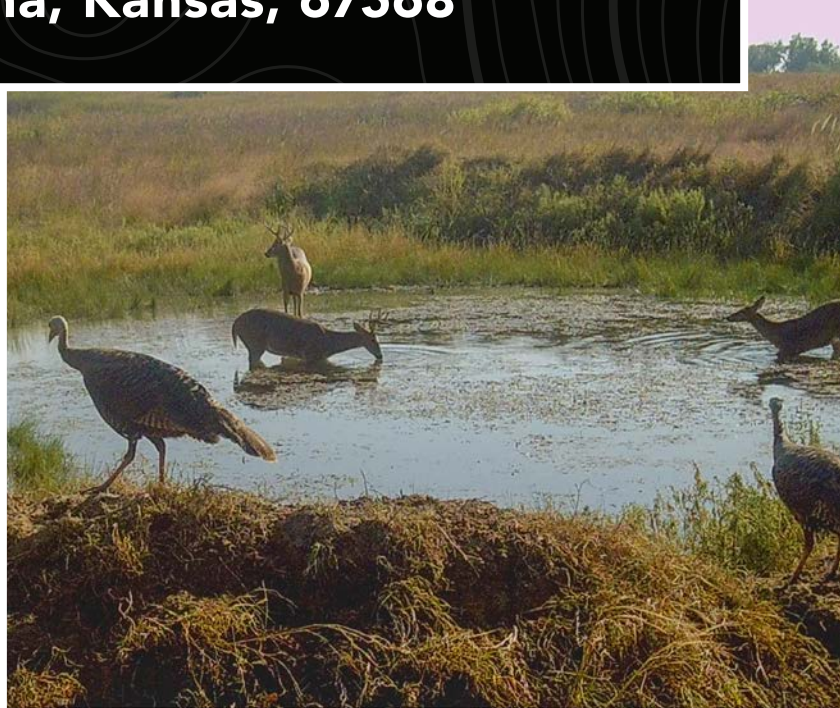


MIDWEST LAND GROUP PRESENTS



**83 ACRES**  
**RENO COUNTY, KS**

**Avery Road, Plevna, Kansas, 67568**



MIDWEST LAND GROUP IS HONORED TO PRESENT

# SECLUDED 83 +/- ACRE HUNTING TRACT

This beautiful landscape consists of 83 +/- acres, less right-of-way. The acreage is characterized by lush grasses and mature trees. The perfect combination for any hunting group. Just a half mile north of 50 Highway makes getting to this location a breeze. Hauling stands/feed to and from the farm is a breeze. Even in inclement weather access to the farm and your deer stand is always available. The property has tremendous whitetail deer, turkey, and quail hunting. The whitetail deer in this area of Reno County are known for their age class, genetics, and sheer size. Plum thickets and dense timber stands create natural cover the deer use for seclusion. Upland birds such as pheasants and quail are a common sight and flocks of turkey like to hang out year-round. No matter the season or the game species sought after, this farm provides a great opportunity. When you combine mature trees for cover, excellent performing prairie grasses, and seclusion on all four property boundaries

you get happy animals. The wildlife hunting opportunities 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 homesite and hunting camp for you and all your friends. Its ideal location next to 50 Highway has access to electric and cable/internet providers. This would make a wonderful homestead for a growing family or a hunting cabin retreat for the outdoor-oriented family. Hutchinson, a micropolitan city of about 60,000 people is just a short drive, with all the necessities to accommodate the rural lifestyle. You won't find another property like this available to hunt this season, thick wooly grassland surrounded by dense timber cover makes this perfect for your hunting seasons to come. Contact the Listing Agent Sean Thomas at (620) 712-2775 for more information, and disclosures, and to schedule a showing.



# PROPERTY FEATURES

PRICE: **\$248,000** | COUNTY: **RENO** | STATE: **KANSAS** | ACRES: **83**

- 20 miles to Hutchinson
- Immediate possession at closing
- 15 miles to Stafford
- Mowed trails
- Mature timber
- Tree cover surrounding the property
- 1/4 mile north of US Highway 50
- Premier whitetail deer hunting
- Excellent turkey hunting
- S04, T24, R09W, 83 +/- acres, N2 SE1/4
- Avery Road frontage
- UNIT 5 Hunting



# HUNTING OPPORTUNITIES

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The property has tremendous whitetail deer, turkey, and quail hunting. The whitetail deer in this area of Reno County are known for their age class, genetics, and sheer size. Upland birds such as pheasants and quail are a common sight and flocks of turkey like to hang out year-round.



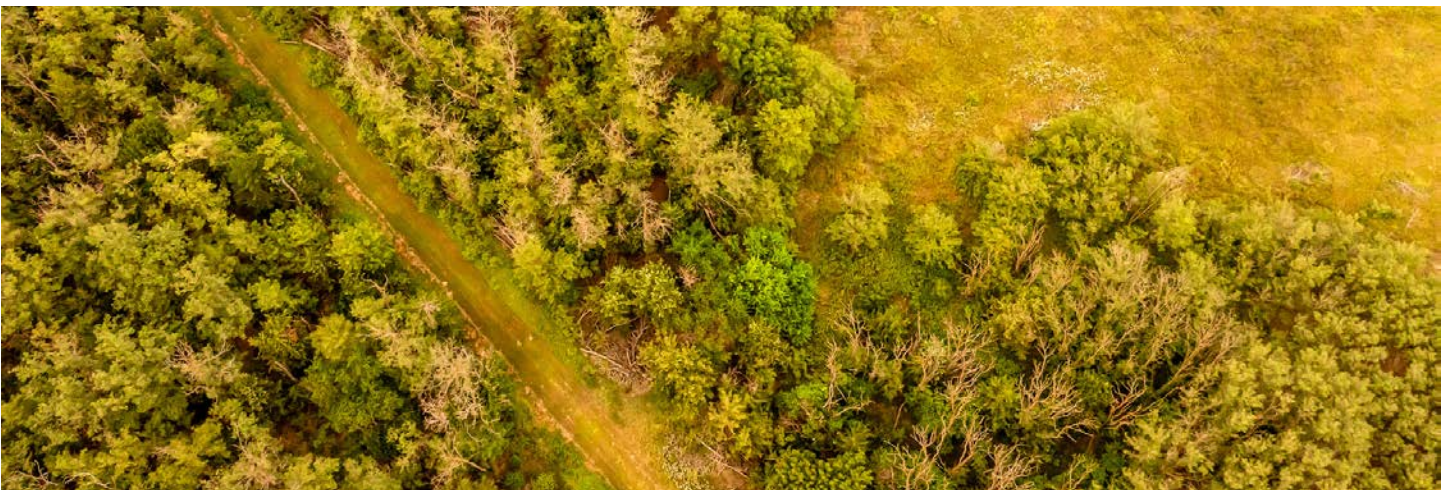
# AVERY ROAD FRONTAGE

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# MOWED TRAILS

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# MATURE TIMBER SURROUNDING PROPERTY

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You won't find another property like this available to hunt this season, thick wooly grassland surrounded by dense timber cover makes this perfect for your hunting seasons to come.

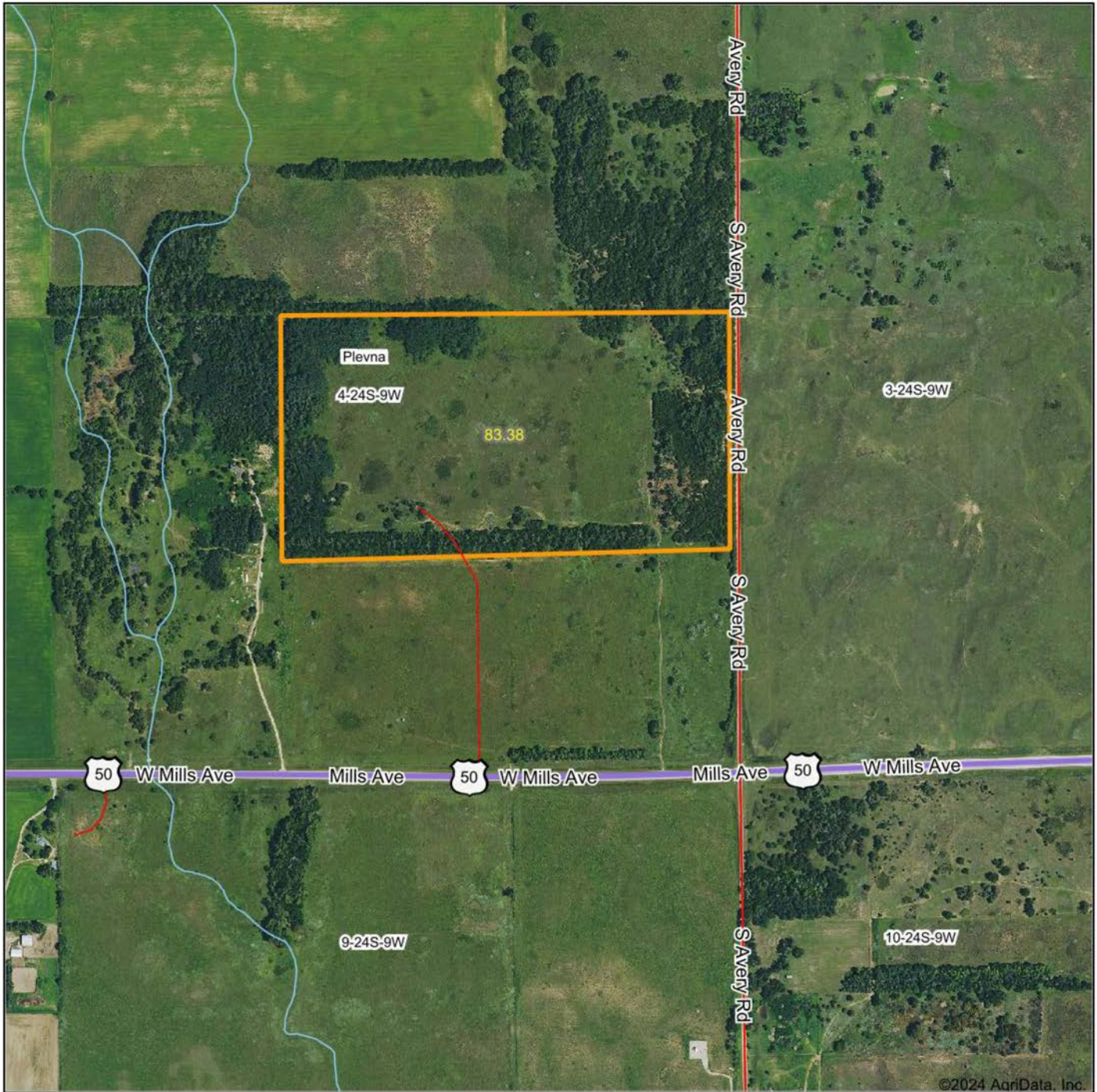


# ADDITIONAL PHOTOS

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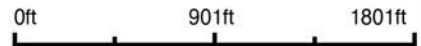


# AERIAL MAP



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Boundary Center: 37° 59' 23.09, -98° 18' 43.01



Maps Provided By:



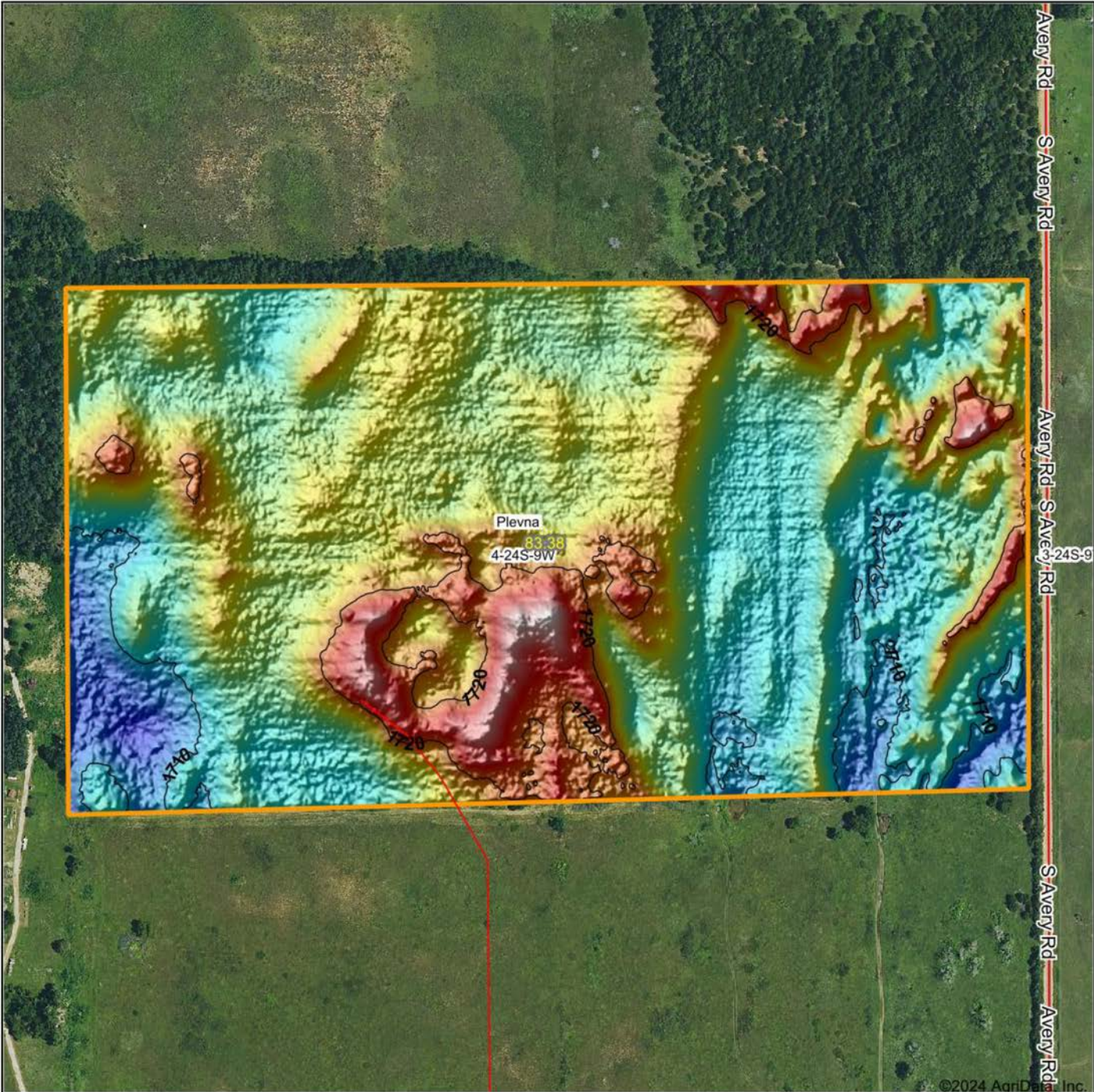
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**4-24S-9W**  
**Reno County**  
**Kansas**



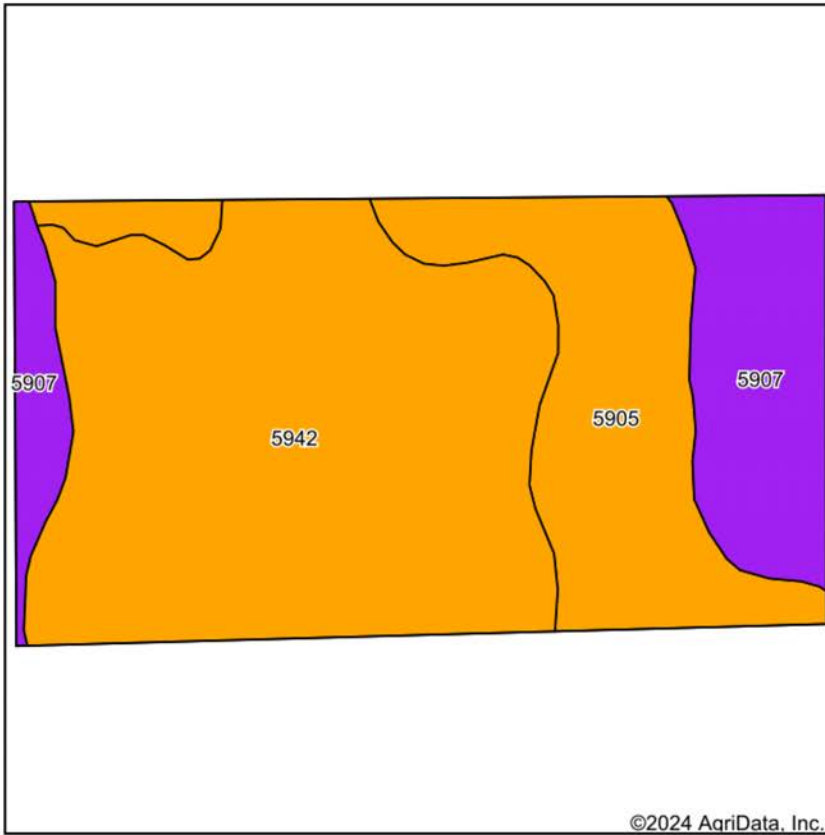
11/4/2024

# HILLSHADE MAP

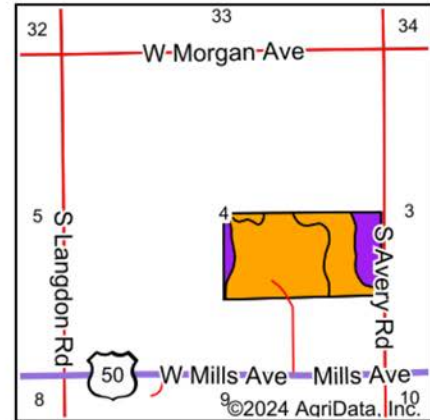


<p>Low      Elevation      High</p>	<p>Source: USGS 1 meter dem          Interval(ft): 10          Min: 1,705.7          Max: 1,727.9          Range: 22.2          Average: 1,715.0          Standard Deviation: 3.81 ft</p>	<p>0ft      421ft      843ft</p>
<p>Maps Provided By:  <b>surety</b>  <small>CUSTOMIZED ONLINE MAPPING</small>          © AgriData, Inc. 2023      www.AgriDataInc.com</p>		<p>11/4/2024</p> <p><b>4-24S-9W</b>  <b>Reno County</b>  <b>Kansas</b></p> <p>Boundary Center: 37° 59' 23.09, -98° 18' 43.01</p>

# TOPOGRAPHY MAP



Soils data provided by USDA and NRCS.



State: **Kansas**  
 County: **Reno**  
 Location: **4-24S-9W**  
 Township: **Plevna**  
 Acres: **83.38**  
 Date: **11/4/2024**



Maps Provided By:



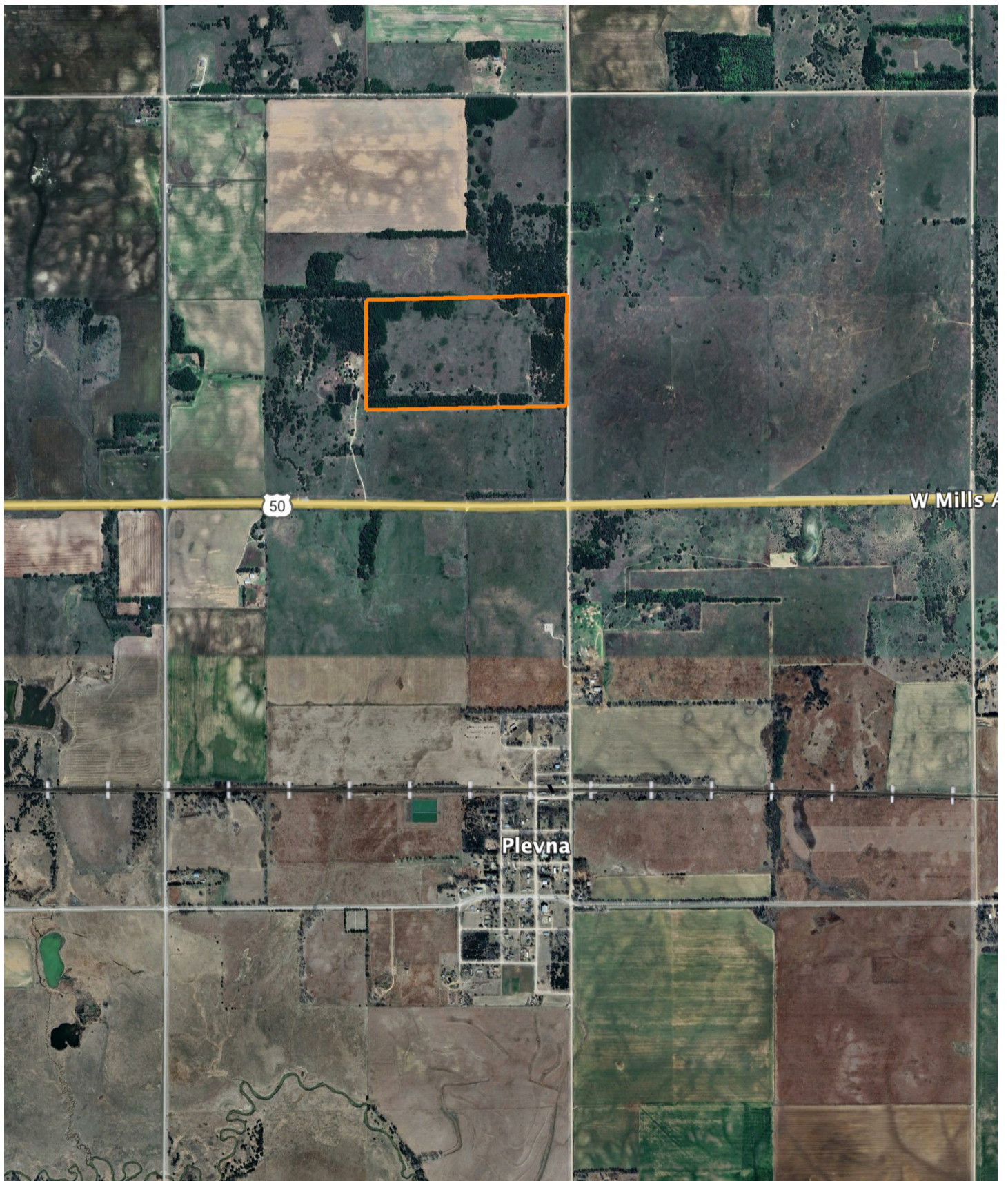
Area Symbol: KS155, Soil Area Version: 20

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	*n NCCPI Cotton		
5942	Pratt-Turon fine sands, 1 to 5 percent slopes	47.12	56.5%		> 6.5ft.	Ille	2930	39	37	36	37	15		
5905	Hayes-Solvay loamy fine sands, 0 to 5 percent slopes	20.85	25.0%		> 6.5ft.	Ille	4276	50	46	44	50	26		
5907	Langdon fine sand, 0 to 15 percent slopes	15.41	18.5%		> 6.5ft.	Vle	2629	27	27	26	24	8		
<b>Weighted Average</b>								<b>3.55</b>	<b>3211</b>	<b>*n 39.5</b>	<b>*n 37.4</b>	<b>*n 36.2</b>	<b>*n 37.8</b>	<b>*n 16.5</b>

\*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.



**SEAN THOMAS,**  
LAND AGENT  
**620.833.0110**  
SThomas@MidwestLandGroup.com



**MidwestLandGroup.com**

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