

MIDWEST LAND GROUP PRESENTS



**162 ACRES**  
**RENO COUNTY, KS**

**000 S Netherland Road, Turon, Kansas 67583**





MIDWEST LAND GROUP IS HONORED TO PRESENT

# WOLF CREEK WILDLIFE QUARTER

In southwestern Reno County, between Langdon and Turon, there are 162 +/- acres of productive land with abundant wildlife. This quarter boasts live water from Wolf Creek, mature timber, fertile cropland, and pastureland. Two solar-powered wells keep the wildlife and cattle from traveling too far for water. The pasture is cross-fenced with warm-season and cool-season grasses and a well on each side, making this ideal for rotational grazing. There is a 68 +/- acre tillable field that is mostly level; multiple soil types are carrying a weighted average of 46 NCCPI. This field makes a great food source for wildlife, raising excellent crops of wheat and feed. This tillable field has a history of being in CRP grass. The farm is located in an excellent area for pheasants. The turkey population is off the charts, and this area is known for some excellent Whitetail. Mature bucks live on this farm year-round; there is an abundant deer sign on every corner of the property. The farm is located down a minimally traveled but adequately maintained road. Deer find solitude along Wolf Creek with food on the south and comfortable bedding in the pasture grass to the north. The creek runs diagonally

through the center of the farm, lined by tall cottonwood trees; there are numerous hunt set-up possibilities. The Whitetail herd in this area is notably strong, with great densities and genetics. This farm's over 160 acres mark makes it eligible for two landowner tags each season. There is quality habitat surrounding the farm in every direction, and this keeps all game populations thriving. Every visit to the farm will provide hunting opportunities. With the live water from the spring-fed creek, there is excellent potential to build your dream fishing pond or duck-hunting marsh. There are managed duck hunting properties within a mile. With some sweat equity, this farm could be developed into a perennial producer of excellent waterfowl hunts. The farm produces passive income from Oil Royalties with directional drilling. So you get the income without the disturbance. This farm would make an excellent addition to any operation or for future investment. Not very often do you come across a property with such abundant water, multiple income streams, and great populations for every outdoor enthusiast. For disclosures and to schedule a showing, contact the Listing Agent, Sean Thomas (620) 712-2775.



# PROPERTY FEATURES

PRICE: **\$429,300** | COUNTY: **RENO** | STATE: **KANSAS** | ACRES: **162**

---

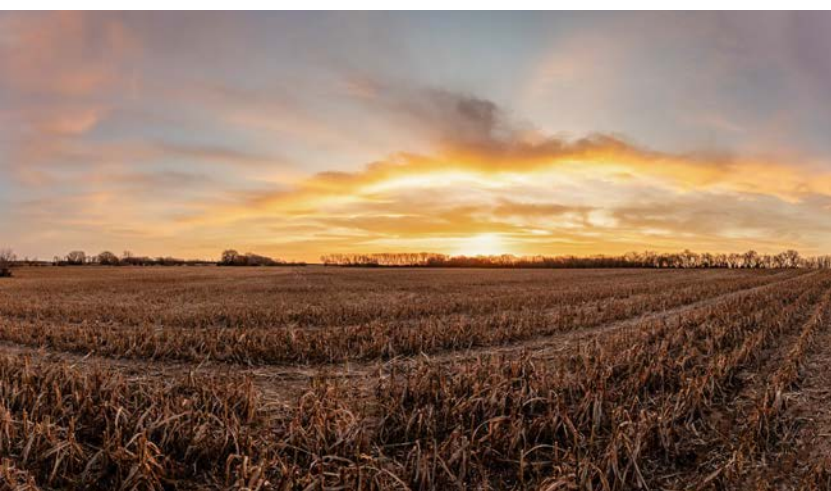
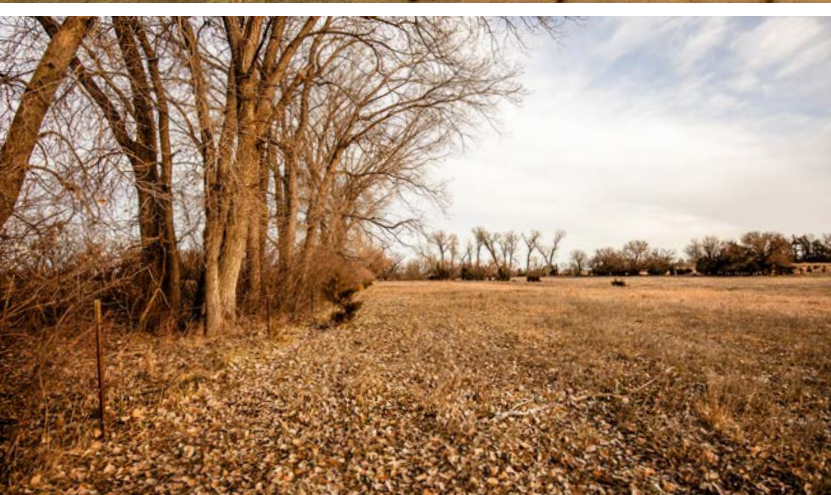
- Spring-fed creek
- Mature timber
- Trophy whitetail
- Abundant turkey population
- Pheasants & quail. Waterfowl potential
- Two solar wells
- Cross-fenced pasture
- 68 +/- acres tillable
- Producing mineral rights
- SW4 S26, T25, R10W
- Well-maintained road, 1 mile from HWY
- 12 miles to Arlington





162 +/- ACRES

---





# SPRING-FED CREEK

---



# MATURE TIMBER

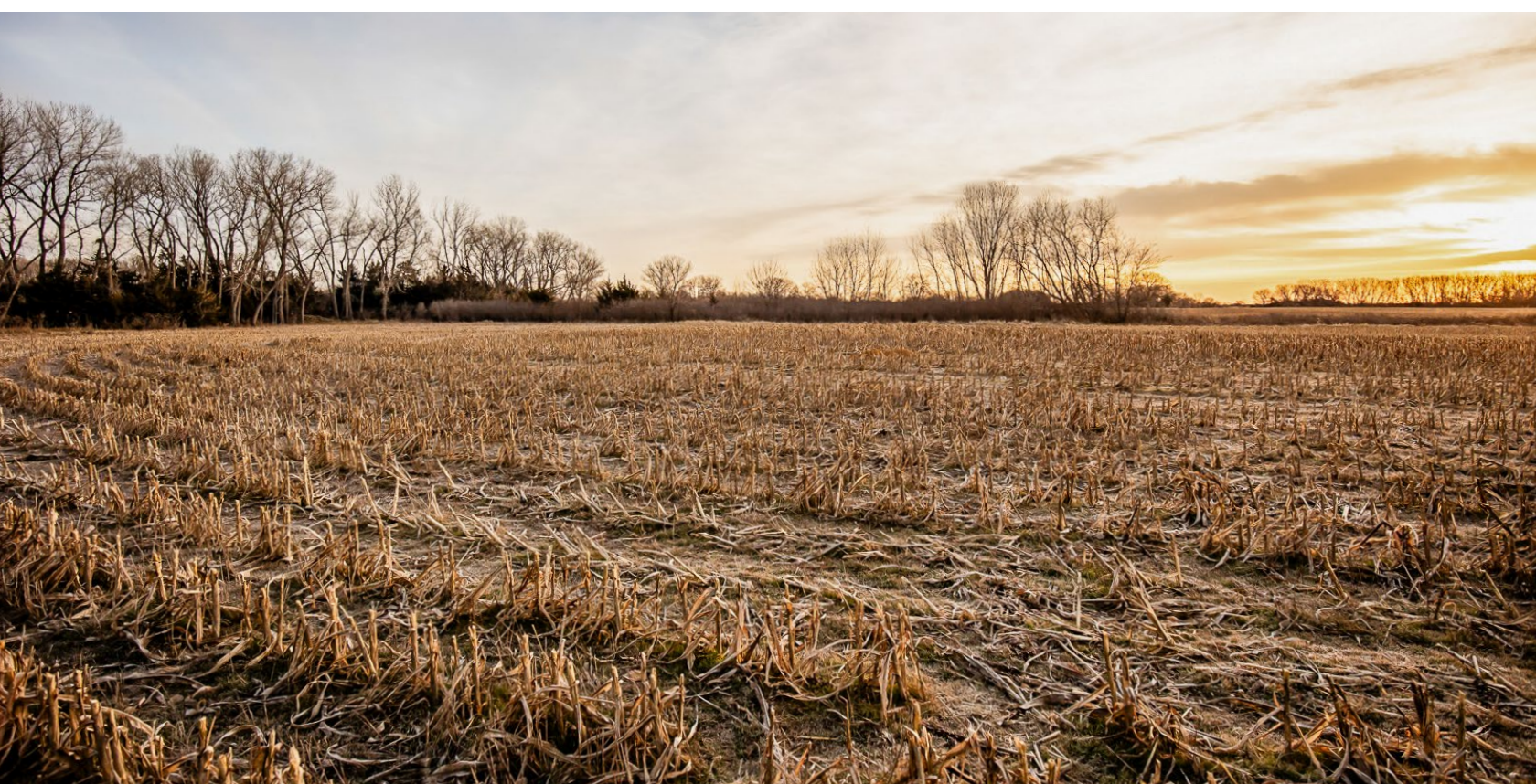
---





68 +/- ACRES TILLABLE

---





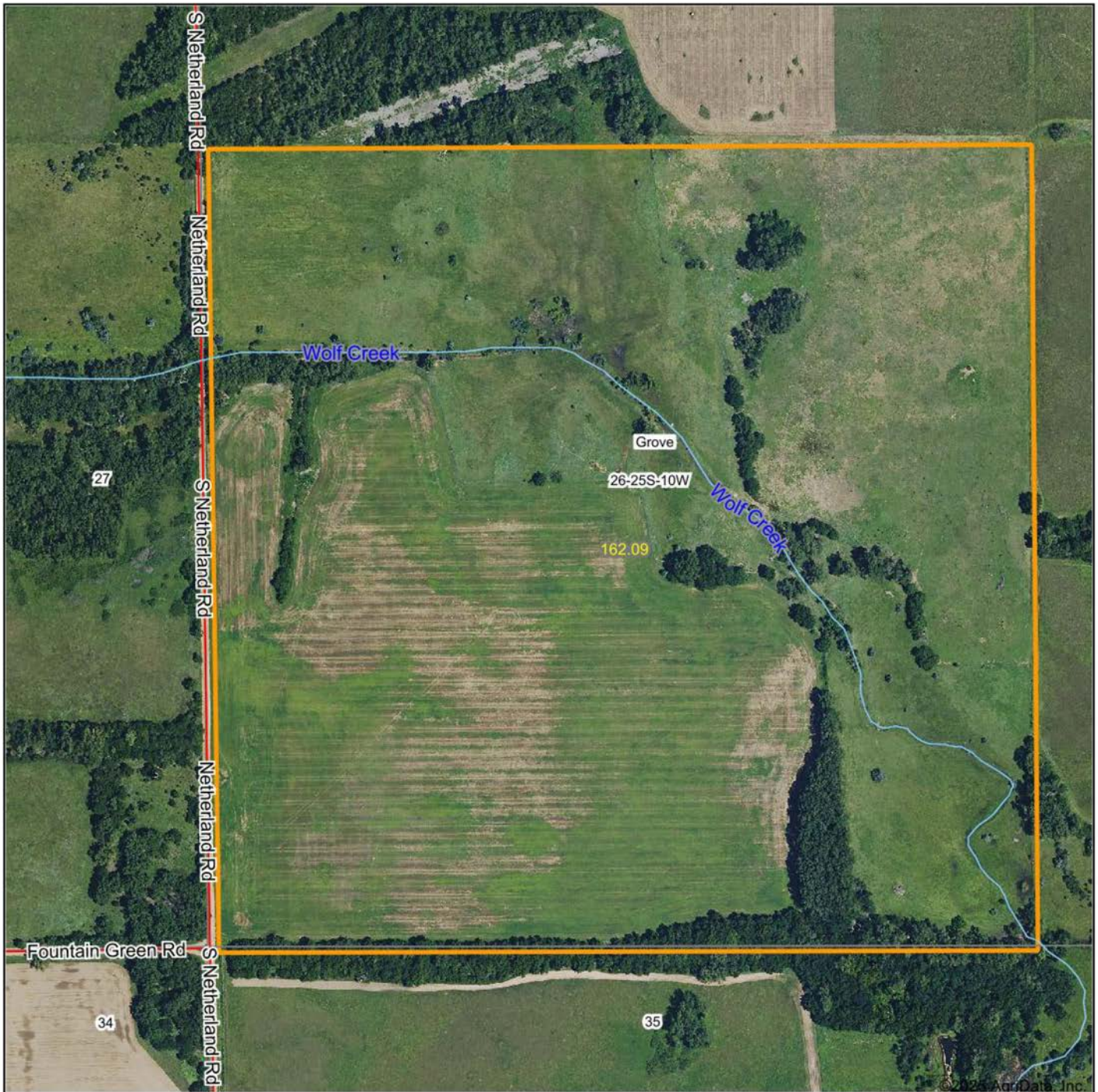
# TRAIL CAM PICTURES

---





# AERIAL MAP



Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

Boundary Center: 37° 50' 33.54, -98° 23' 39.63

26-25S-10W  
Reno County  
Kansas

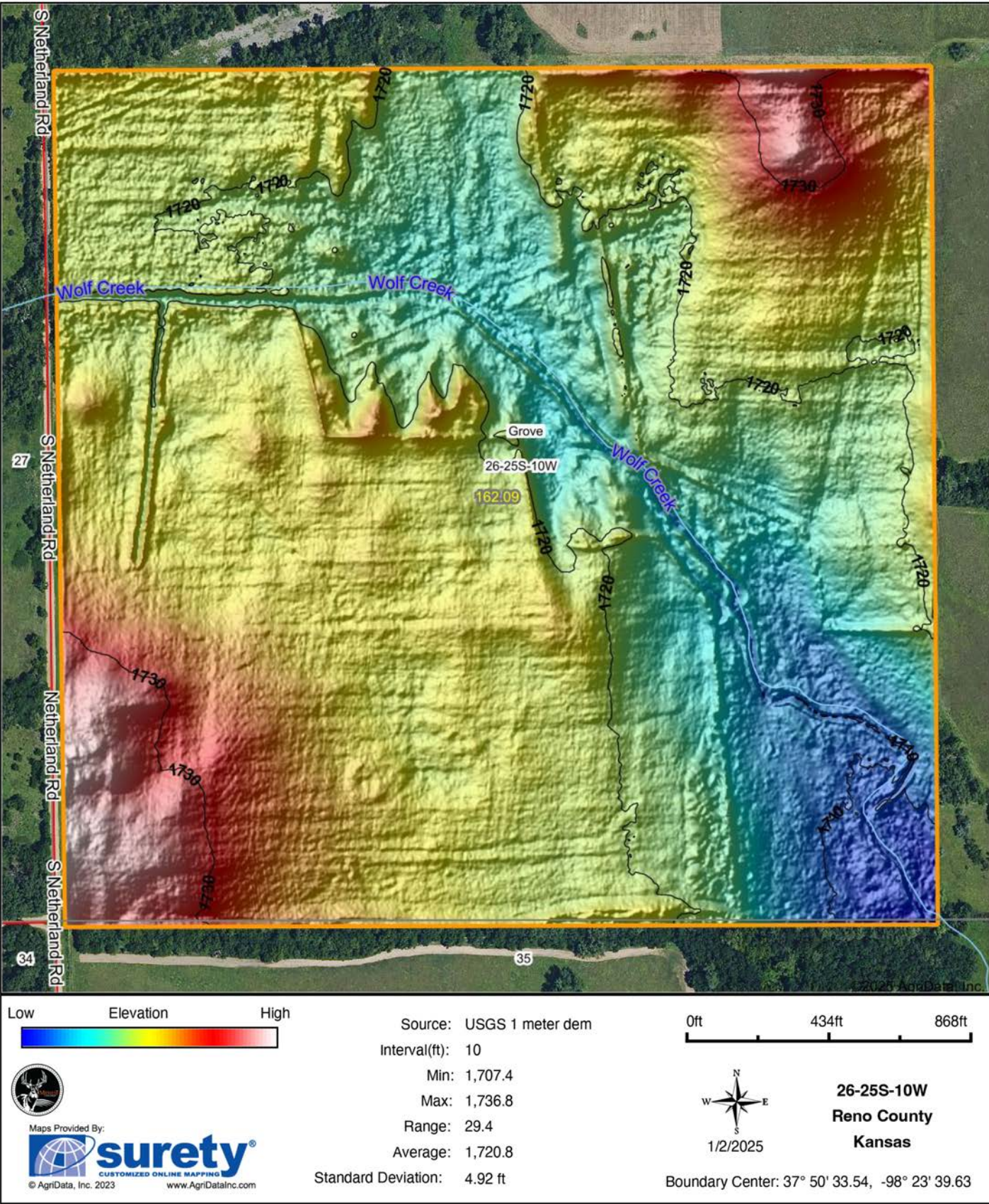
0ft 508ft 1017ft



1/2/2025

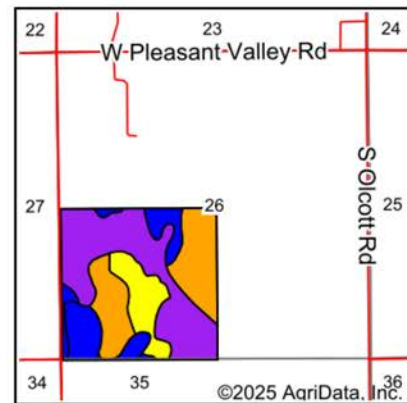
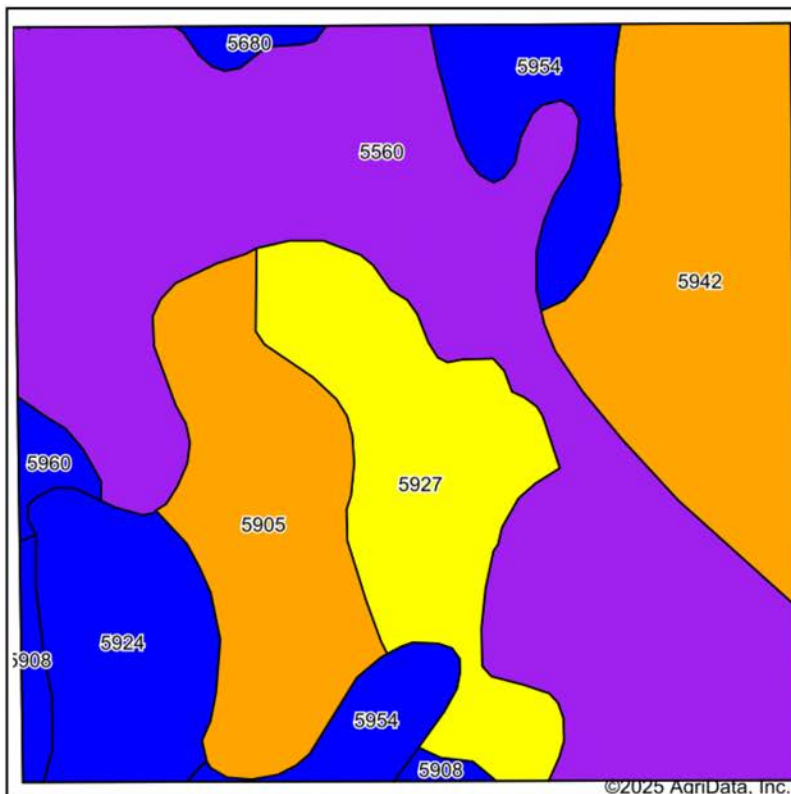


# HILLSHADE MAP





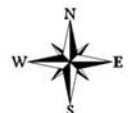
# SOILS MAP



State: **Kansas**  
 County: **Reno**  
 Location: **26-25S-10W**  
 Township: **Grove**  
 Acres: **162.09**  
 Date: **1/2/2025**



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2023 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: KS155, Soil Area Version: 21

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
5560	Kanza-Ninnescah sandy loams, frequently flooded	65.90	40.5%		> 6.5ft.	Vw	7000	31	26	26	28	13
5942	Pratt-Turon fine sands, 1 to 5 percent slopes	26.53	16.4%		> 6.5ft.	IIIe	2930	39	37	36	37	15
5927	Pratt fine sand, 5 to 10 percent slopes	20.58	12.7%		> 6.5ft.	IVe	2870	31	31	30	28	12
5905	Hayes-Solvay loamy fine sands, 0 to 5 percent slopes	19.89	12.3%		> 6.5ft.	IIIe	4276	50	46	44	50	26
5924	Ost-Clark loams, 1 to 3 percent slopes	12.48	7.7%		> 6.5ft.	Ile	3300	68	46	55	68	43
5954	Shellabarger loamy sand, 0 to 3 percent slopes	11.97	7.4%		> 6.5ft.	Ile	3026	48	43	44	47	27
5908	Nalim loam, 0 to 1 percent slopes	2.11	1.3%		> 6.5ft.	IIc	3436	68	54	58	68	36
5960	Shellabarger-Nalim complex, 1 to 3 percent slopes	1.57	1.0%		> 6.5ft.	Ile	3216	57	47	50	57	33
5680	Yaggy-Saxman complex, occasionally flooded	1.06	0.7%		> 6.5ft.	IIw	5310	27	27	26	26	13
Weighted Average						3.76	4802.8	*n 39.5	*n 34.3	*n 34.6	*n 37.4	*n 18.6

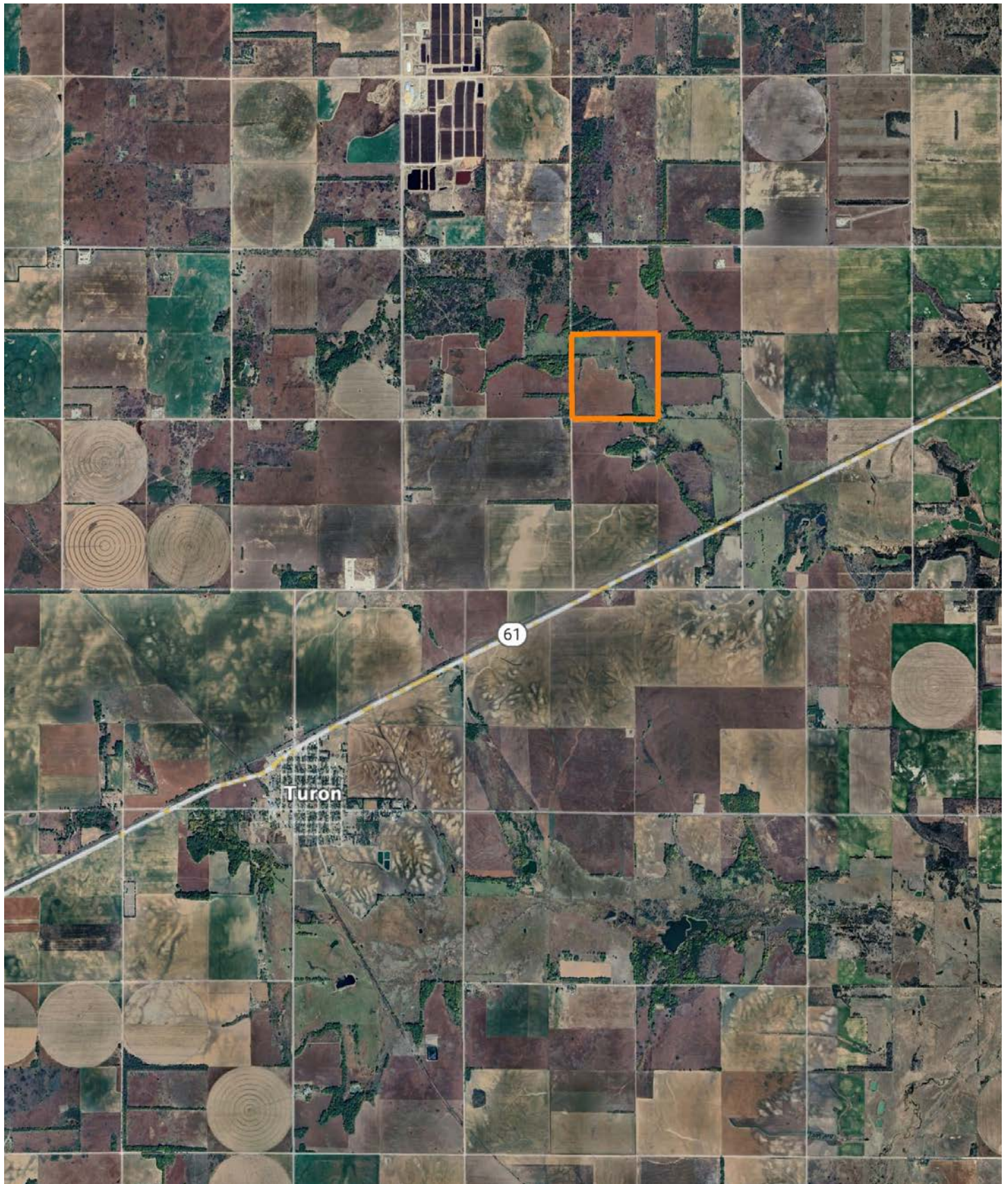
\*n: The aggregation method is "Weighted Average using all components"

\*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.



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



---

## MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Arkansas, Illinois, Iowa, Kansas, Minnesota, Missouri, Nebraska, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.