

MIDWEST LAND GROUP PRESENTS

155 ACRES IN

RICE COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

FERTILE CROPLAND READY FOR SPRING PLANTING

Located just west of Chase on paved Raymond Road is 155 +/- acres of fertile cropland. This farm raises excellent yields of wheat, milo, and soybeans in constant rotation. The sandy loam soil makes excellent planting conditions. Chase, Kansas has an average annual rainfall of 29 inches. The farm makes above-average yields for Rice County and boasts a 53 NCCPI productivity rating. The land lays mostly flat, with 10-15 feet of elevation change from the highest to the lowest portion of the land. The farm has a 56.7 wheat base with a PLC yield of 39bu. The crop insurance APH History shows an average of 63 bushels of milo and 30 bushels of soybeans. Quality history makes this a logical investment for any farming operation or tillable investor. Having blacktop road frontage means all-weather access for the producer and quick access to

nearby grain handling facilities after harvest. This paved road and available electricity means this location could make a suitable build-site for your dream home or new farm headquarters. The parcel is over 99% tillable less 1.5 acres used for oil and gas production. Mineral rights, if any owned by the seller shall transfer to new owner. The north 78 +/- acres in milo stubble is available for immediate possession and spring planting, while the remainder currently planted to wheat, is on crop share with a quality tenant, full possession shall transfer after the 2025 wheat harvest. Opportunities like this for highly productive farmland in a great neighborhood are becoming exceedingly rare. Contact the Listing Agent Sean Thomas at (620) 712-2775 for disclosures and to schedule a showing.



PROPERTY FEATURES

PRICE: **\$368,000** | COUNTY: **RICE** | STATE: **KANSAS** | ACRES: **155**

- 153.79 +/- acres of tillable cropland
- Wheat base 56.66 +/- acres PLC yield 39
- Grain Sorghum Base 38.73 +/- acres PLC yield 56
- Soybeans Base 48.12 +/- acres PLC yield 26
- Blacktop road frontage
- 1.5 miles to 56 Highway
- 12.5 miles to Lyons
- Potential build site
- Available electricity
- Waterfowl and pheasant hunting



FERTILE CROPLAND

The crop insurance APH History shows an average of 63 bushels of milo and 30 bushels of soybeans. Quality history makes this a logical investment for any farming operation or tillable investor.



BLACKTOP ROAD FRONTAGE



POTENTIAL BUILD SITE



SMALL ELEVATION CHANGE

The land lays mostly flat, with 10-15 feet of elevation change from the highest to the lowest portion of the land.



ADDITIONAL PHOTOS



AERIAL MAP



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Maps Provided By:



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Boundary Center: 38° 22' 23.04, -98° 25' 12.68

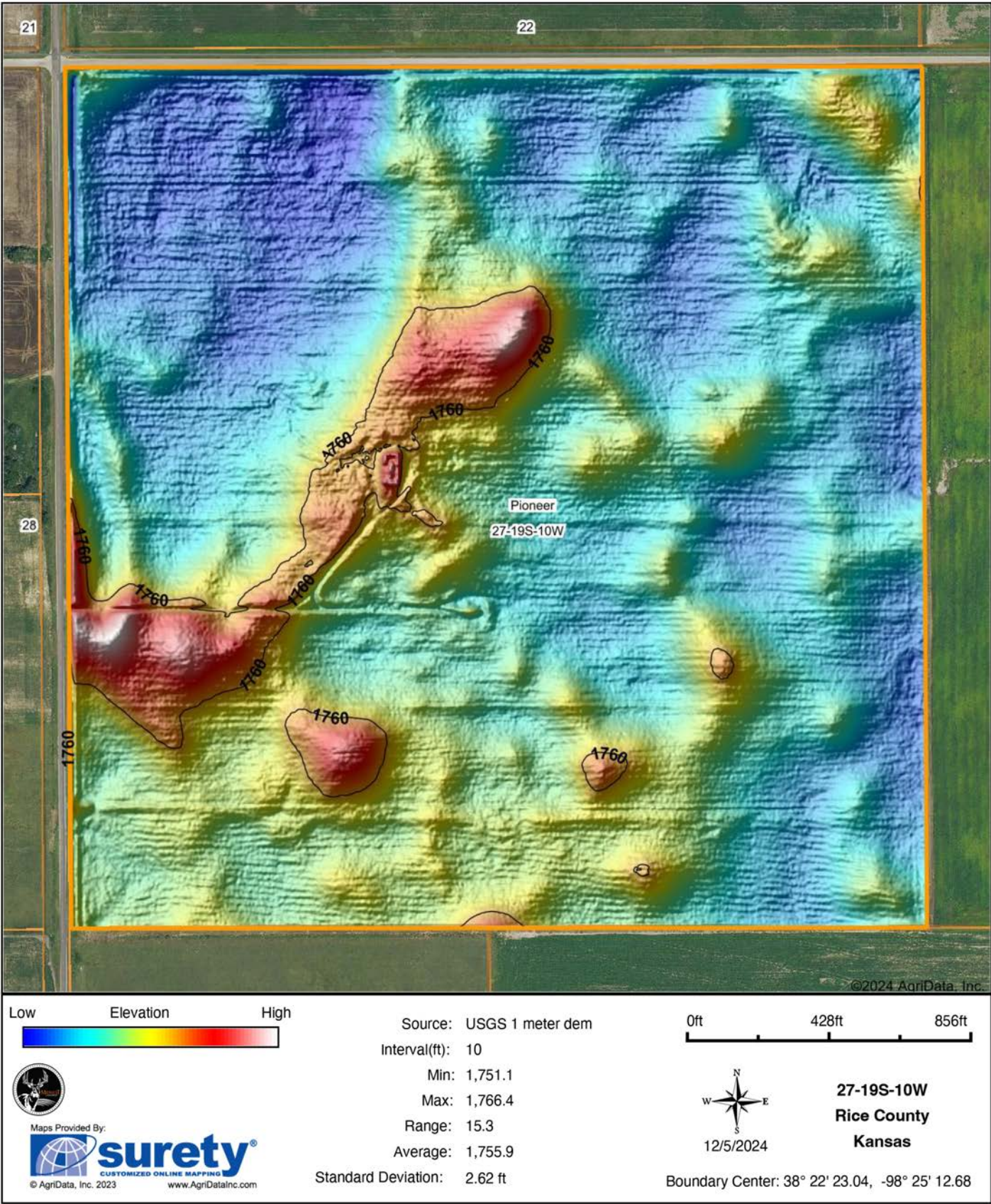
27-19S-10W
Rice County
Kansas

0ft 635ft 1269ft

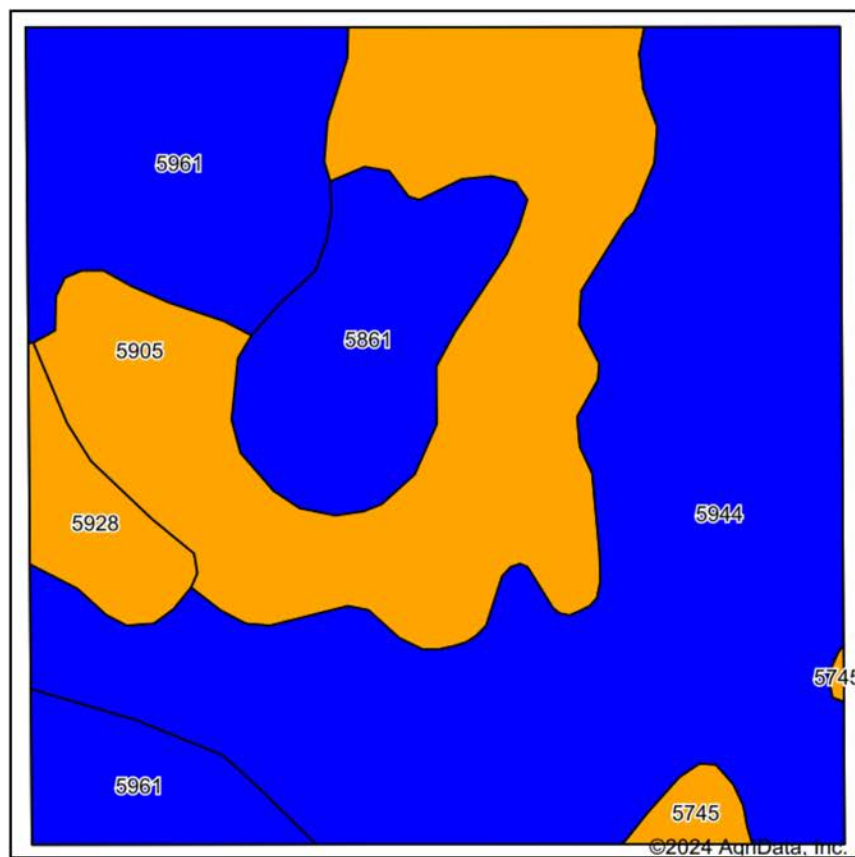


12/5/2024

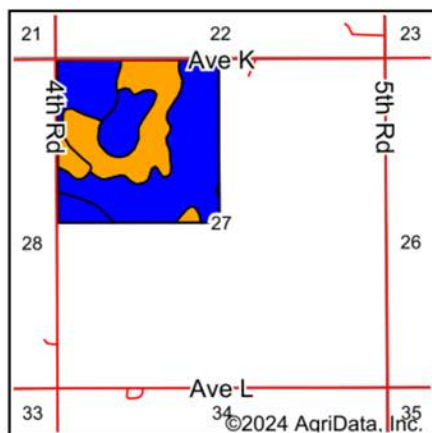
HILLSHADE MAP



SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Rice**
Location: **27-19S-10W**
Township: **Pioneer**
Acres: **155.2**
Date: **12/5/2024**



Maps Provided By:



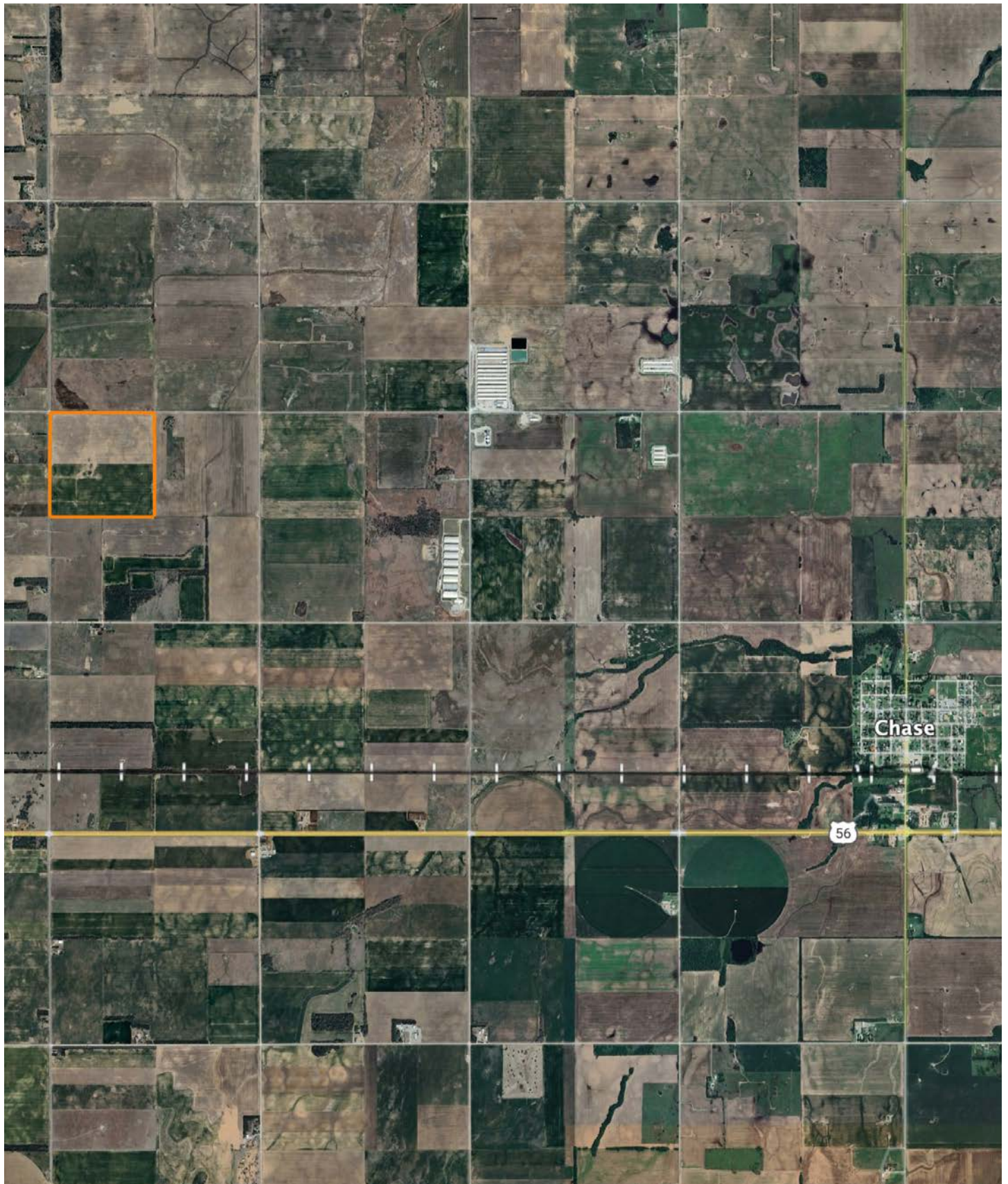
Area Symbol: KS159, Soil Area Version: 20

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
5944	Saltcreek and Naron fine sandy loams, 1 to 3 percent slopes	67.44	43.4%		> 6.5ft.	Ile	3055	57	46	50	57	25
5905	Hayes-Solvay loamy fine sands, 0 to 5 percent slopes	40.67	26.2%		> 6.5ft.	IIle	4276	50	46	44	50	26
5961	Solvay loamy fine sand, 0 to 2 percent slopes	26.05	16.8%		> 6.5ft.	Ile	5750	50	49	45	50	32
5861	Attica fine sandy loam, 1 to 3 percent slopes	14.23	9.2%		> 6.5ft.	Ile	3074	52	49	51	50	40
5928	Pratt loamy fine sand, 1 to 5 percent slopes	5.12	3.3%		> 6.5ft.	IIle	3020	33	33	31	30	14
5745	Elmer loam, 0 to 1 percent slopes	1.69	1.1%		> 6.5ft.	IIIs	2531	58	36	48	56	18
Weighted Average						2.31	3822.2	*n 52.8	*n 46.2	*n 47	*n 52.4	*n 27.4

*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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