

MIDWEST LAND GROUP PRESENTS

151 ACRES IN

LINCOLN COUNTY KANSAS

EAST SAGE DRIVE, BARNARD, KS, 67423



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

ELKHORN CREEK HUNTING QUARTER

This farm located in rural Lincoln County is set up for success! Timbered creeks like this located in areas of vast pastures with minimal roads generate big bucks. Elkhorn Creek meanders south to north through the property, as it twists and turns it creates a large wooded draw totaling about 40 +/- acres of forest. This many trees, in this area of Kansas, mean deer and lots of them. The farm will also provide excellent spring turkey hunting memories and the occasional quail or goose hunt. In the northwest corner of the property, there is an old homestead "Hook's Place", the sentimental stone house and barn remain. The weathered stone and steel remind us of the generations before and the hard work that led us to the amazing agricultural and hunting pursuits we enjoy today.

This recreational tract earns substantial income from tillable production and a small grazing lease totaling \$6,000 for 2025 season. The 85 +/- acres of tillable farmland raises excellent yield well above county

averages. Wheat, milo, and most recently soybeans were grown and harvested here. There are three separate fields of varying sizes. Together, the tillable acres have a 68 Crop Productivity Index. This means excellent profits at harvest time and abundant waste grain resources for wildlife. There are multiple hidden whole tillable fields that have gone unplanted for years. These could easily be worked into food plots to direct the movement of deer to your blind or tree stand setup. There is a pasture area at the top of the hill with a watering pond over an acre in size, this watershed can recede at times but has maintained water even through the driest of years. This hilltop by the pond has an excellent view of the valley below, a 155-foot drop to the bottomland below.

Properties like this with good income, great hunting, and live water don't become available in Lincoln County very often. Reach out to the Listing Agent Sean Thomas at (620) 712-2775 to schedule your private tour.



PROPERTY FEATURES

PRICE: **\$498,300** | COUNTY: **LINCOLN** | STATE: **KANSAS** | ACRES: **151**

- Elkhorn Creek live water
- 40 +/- acres mature timber
- 85 +/- acres Class II tillable
- 43 +/- clean pasture with 1-acre pond
- Old stone homestead
- Trophy whitetail hunting
- Good turkey population
- Ideal food plot locations
- Well-maintained Sage Drive
- 16 miles to Lincoln
- 19 miles to Interstate 70



85 +/- ACRES OF CLASS II TILLABLE

The 85 +/- acres of tillable farmland raises excellent yield well above county averages. Wheat, milo, and most recently soybeans were grown and harvested here. There are three separate fields of varying sizes.



ELKHORN CREEK



40 +/- ACRES OF MATURE TIMBER



OLD STONE HOMESTEAD

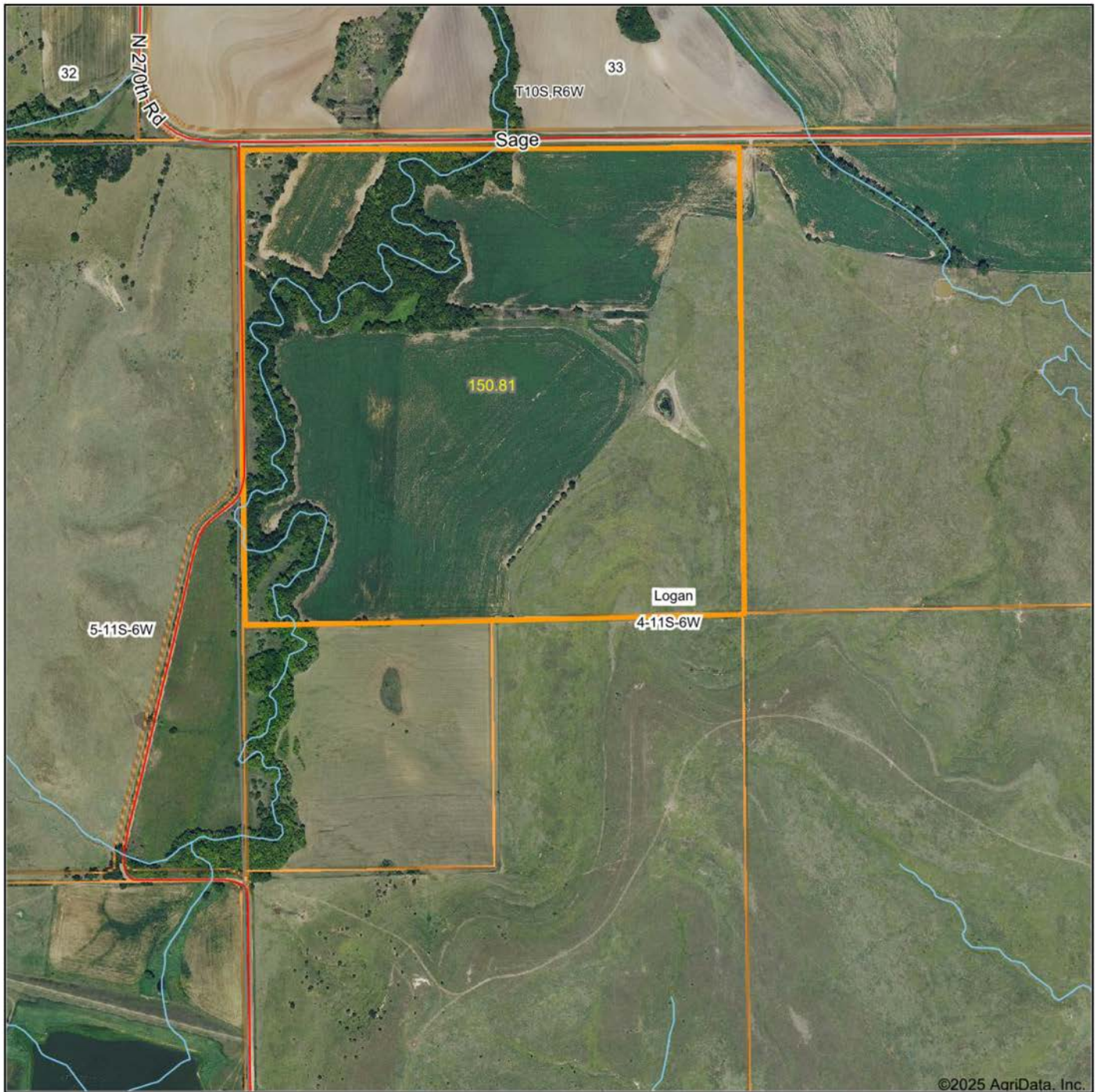
In the northwest corner of the property, there is an old homestead "Hook's Place", the sentimental stone house and barn remain. The weathered stone and steel remind us of the generations before and the hard work that led us to the amazing agricultural and hunting pursuits we enjoy today.



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



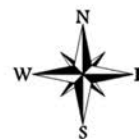
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Boundary Center: 39° 7' 43.23, -97° 59' 53.03

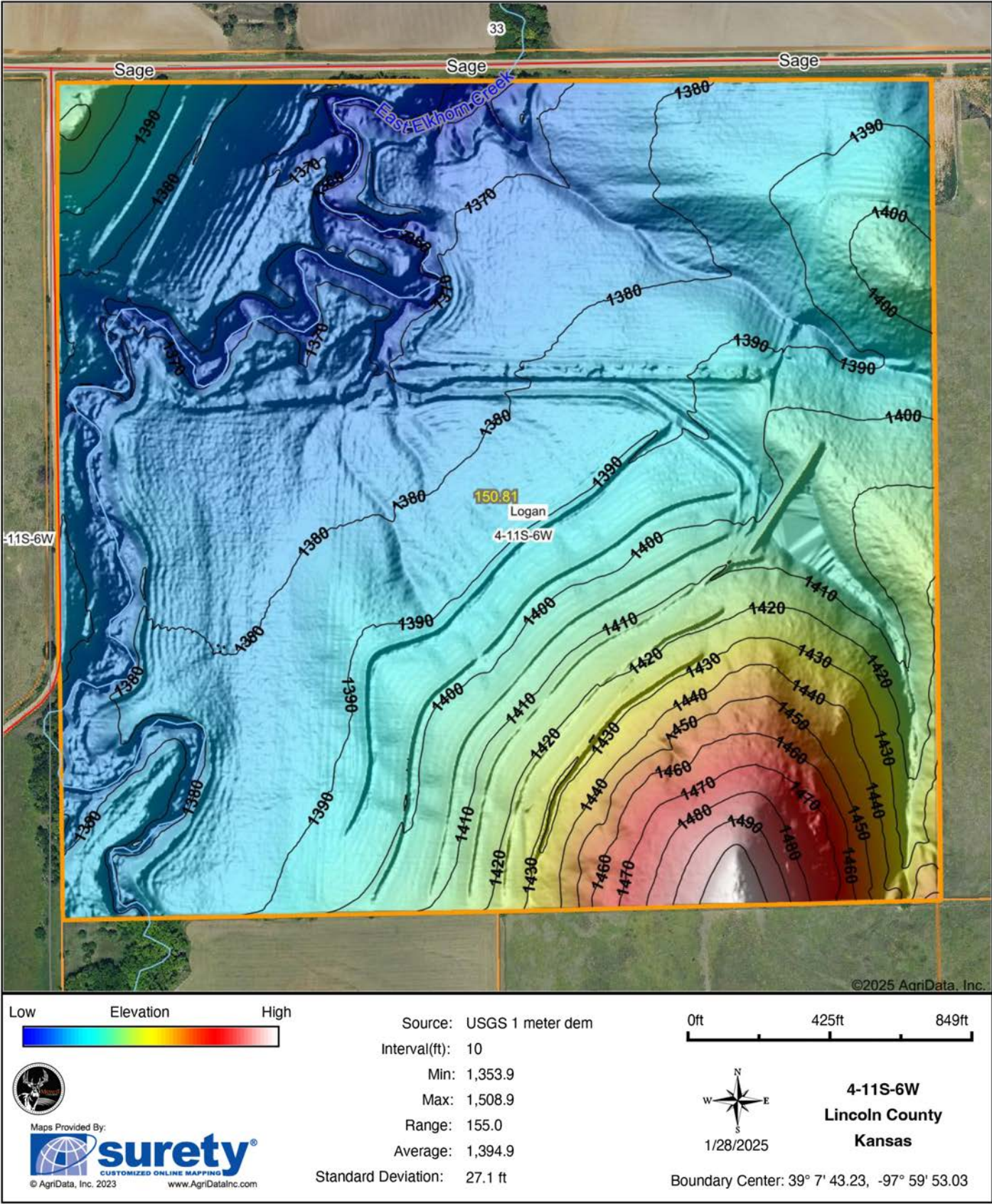
4-11S-6W
Lincoln County
Kansas

0ft 820ft 1641ft

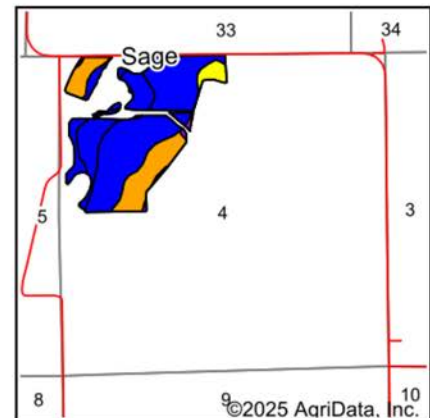
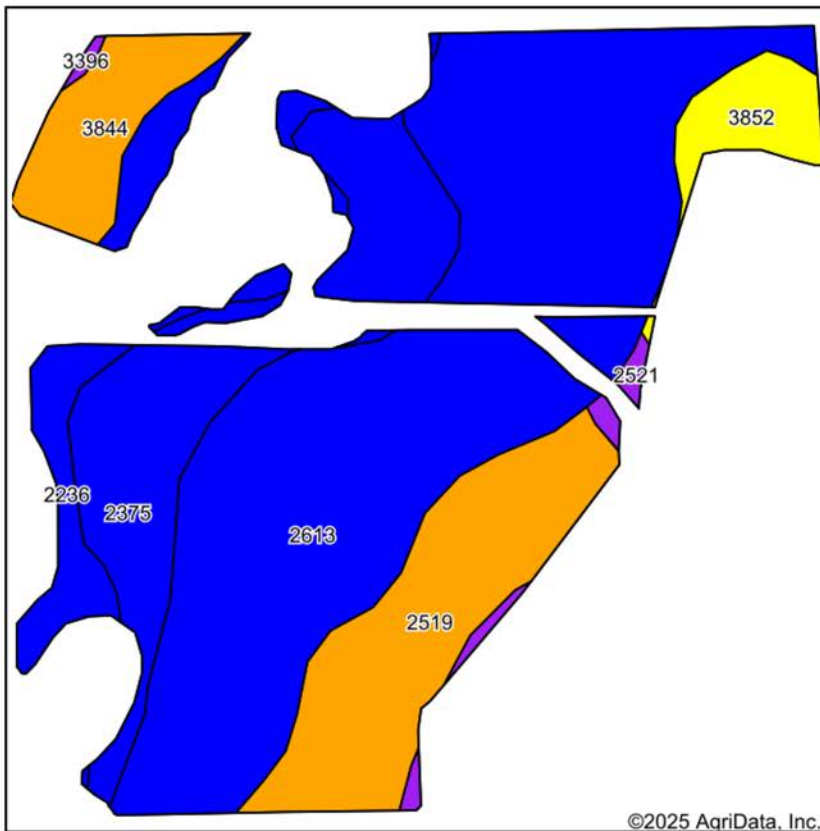


1/28/2025

HILLSHADE MAP



SOILS MAP



State: **Kansas**
 County: **Lincoln**
 Location: **4-11S-6W**
 Township: **Logan**
 Acres: **85.87**
 Date: **2/13/2025**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: KS105, Soil Area Version: 23												
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
2613	Harney silt loam, 1 to 3 percent slopes	44.18	51.3%		> 6.5ft.	Ile	3002	68	51	61	68	
2375	Roxbury silt loam, rarely flooded	13.65	15.9%		> 6.5ft.	Ile	3513	76	50	60	76	9
2519	Armo loam, 3 to 7 percent slopes	12.77	14.9%		> 6.5ft.	IIle	2620	57	37	48	57	
2236	Roxbury silt loam, occasionally flooded	6.00	7.0%		> 6.5ft.	IIw	4463	76	50	56	76	
3844	Geary silt loam, 3 to 7 percent slopes	5.04	5.9%		> 6.5ft.	IIIle	4085	71	68	65	71	36
3852	Geary-Lancaster complex, 5 to 10 percent slopes	3.15	3.7%		2.9ft. (Paralithic bedrock)	IVe	3935	63	60	58	62	30
2521	Armo loam, 7 to 15 percent slopes	0.93	1.1%		> 6.5ft.	VIe	2695	54	35	46	54	
3396	Lancaster-Hedville complex, 3 to 20 percent slopes	0.15	0.2%		2.9ft. (Paralithic bedrock)	VIe	3375	43	39	41	39	15
Weighted Average						2.33	3223.6	*n 68	*n 49.8	*n 58.5	*n 67.9	*n 4.7

*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,
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