

MIDWEST LAND GROUP PRESENTS

156 ACRES IN

LINCOLN COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

CREEK BOTTOM CONFLUENCE FARM

The "Shirley Farm" situated at the intersection of Salt Creek and Elkhorn Creek of 156 +/- acres ready for new ownership. This mostly tillable farm has a history of raising excellent crops of wheat, milo, soybeans, and alfalfa. There are 131 +/- tillable acres made up of fertile silty clay loam, very flat with minimal slope. This field works easily and is a perennial producer. The overall NCCPI rating is 66. The farm averages 28 inches of rain each year and 16 inches of snow. Most of the property lies in the 100-year flood plain, the floods over time created level planting conditions and brought deep topsoil to the farm.

The balance of the farm is mature timber, live water creeks, and an old homestead. These sinuous streams bring water and wildlife to the farm like a funnel. Sunsets from the hilltop overlooking the valley below are spectacular. The homestead is adorned with beautiful stone craftsmanship built by an Irish homesteader, Mr. Shirley. The Shirley Farm was one of the largest operations in the region during the era, encompassing

thousands of acres and employing dozens of families in its prime. The overgrown timber and secluded stone walls make excellent cover for bedding deer and livestock shelters. The deer and turkey populations in this area are significant. Trophy whitetail are known to travel these creek corridors and large herds congregate on food sources as winter sets in.

This farm could provide the hunting opportunities you are looking for and provide a stable return on investment from crop production. The creek bottom is a turkey hotspot, and hidden fields surrounded by 50-foot cottonwood trees are the recipe for roosting birds. Occasional waterfowl hunting and fishing opportunities are a bonus. You can reach the property easily by well maintained roads and available electric service. If you are looking to add a great property to your farm and ranch portfolio or your settle your own dream hunting property, reach out to the Listing Agent Sean Thomas at 620) 712-2775 to schedule a private viewing.



PROPERTY FEATURES

PRICE: **\$569,400** | COUNTY: **LINCOLN** | STATE: **KANSAS** | ACRES: **156**

- Fertile bottomland
- Hardwood timber
- Trophy whitetail and turkey hunting
- Hidden tillable fields
- Overall NCCPI 66
- 2025 cash rent tenancy
- Stone homestead
- Elkhorn Creek and Salt Creek live water
- 1.5 miles to paved County Road
- 18 miles to Lincoln



FERTILE BOTTOMLAND

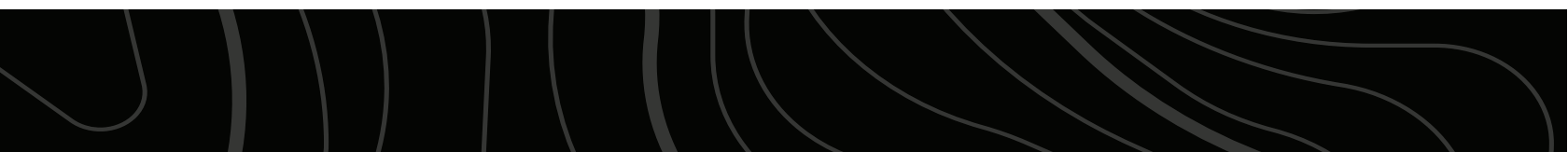
There are 131 +/- tillable acres made up of fertile silty clay loam, very flat with minimal slope. This field works easily and is a perennial producer. The overall NCCPI rating is 66.



STONE HOMESTEAD



ELKHORN CREEK AND SALT CREEK

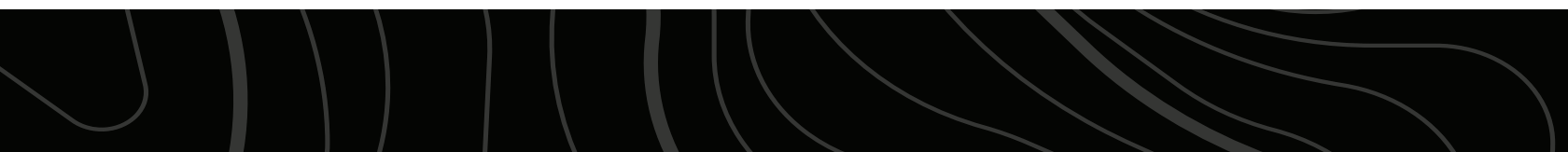


HUNTING OPPORTUNITIES

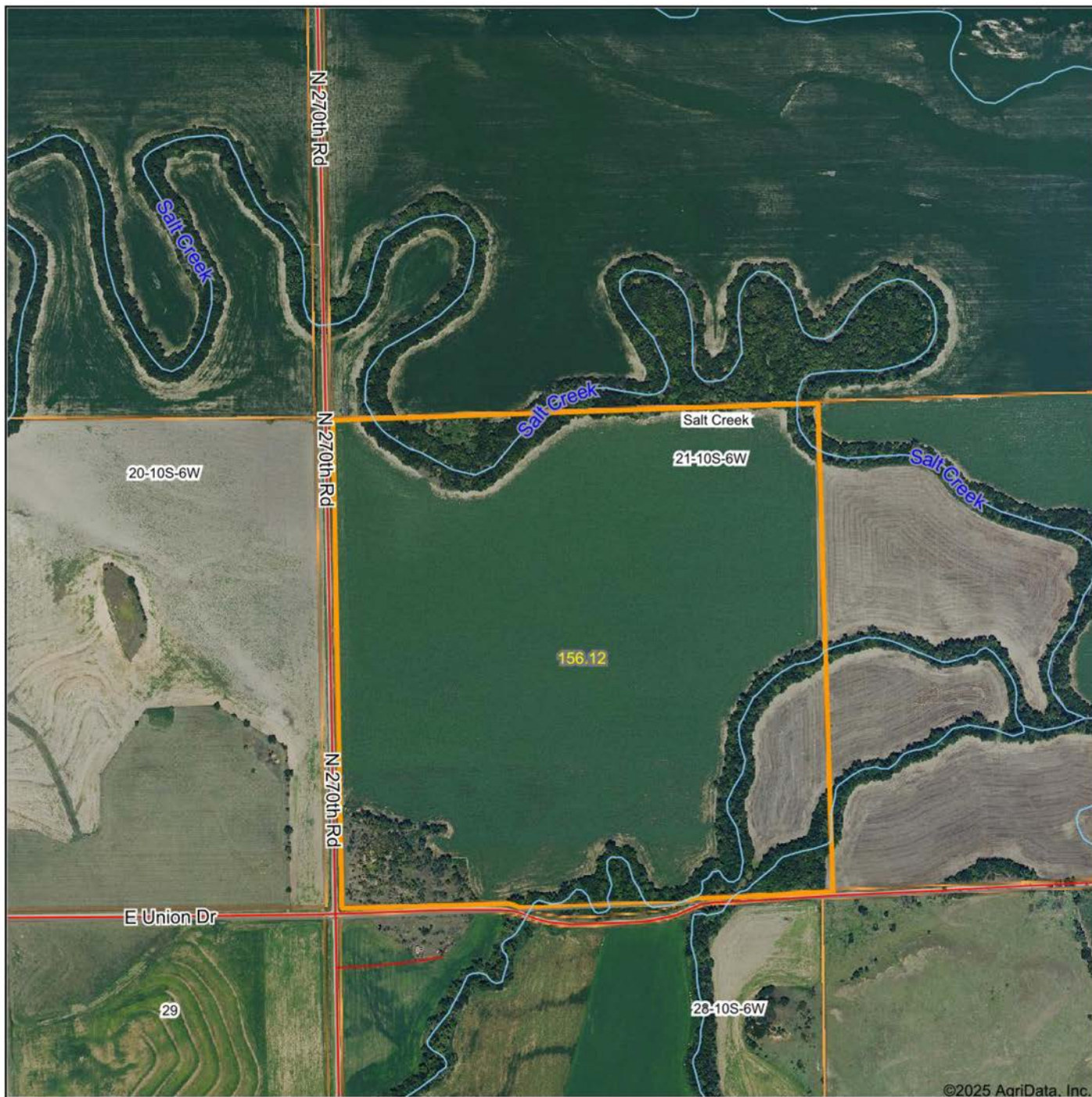
The overgrown timber and secluded stone walls make excellent cover for bedding deer and livestock shelters. The deer and turkey populations in this area are significant.



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 39° 9' 51.64, -97° 59' 58.74



Maps Provided By:

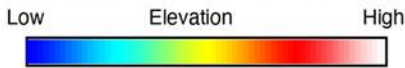


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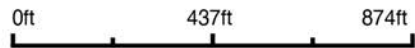
21-10S-6W
Lincoln County
Kansas

1/28/2025

HILLSHADE MAP



Source: USGS 1 meter dem
 Interval(ft): 10
 Min: 1,290.4
 Max: 1,342.8
 Range: 52.4
 Average: 1,307.5
 Standard Deviation: 4.49 ft



1/28/2025

21-10S-6W
Lincoln County
Kansas

Boundary Center: 39° 9' 51.64, -97° 59' 58.74

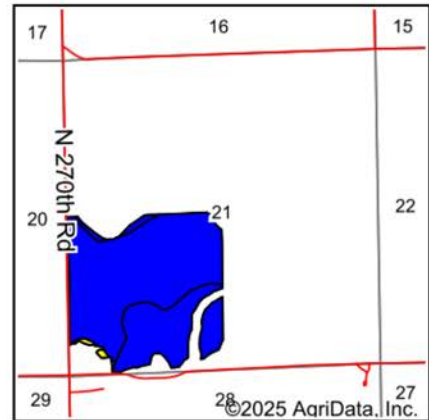
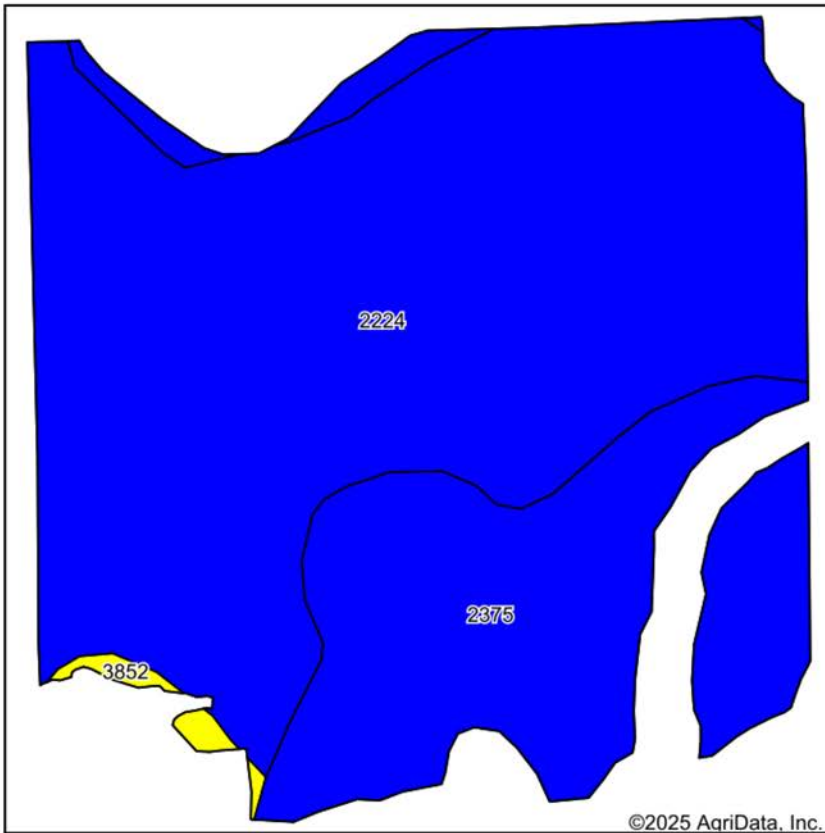


Maps Provided By:

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 CUSTOMIZED ONLINE MAPPING

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SOILS MAP



State: **Kansas**
 County: **Lincoln**
 Location: **21-10S-6W**
 Township: **Salt Creek**
 Acres: **128.47**
 Date: **2/13/2025**



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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	
2224	New Cambria silty clay loam, occasionally flooded	89.45	69.6%		> 6.5ft.	IIw	3500	60	41	50	60	1	
2375	Roxbury silt loam, rarely flooded	37.92	29.5%		> 6.5ft.	Ile	3513	76	50	60	76	9	
3852	Geary-Lancaster complex, 5 to 10 percent slopes	1.10	0.9%		2.9ft. (Paralithic bedrock)	IVe	3935	63	60	58	62	30	
Weighted Average								2.02	*n 64.7	*n 43.8	*n 53	*n 64.7	*n 3.6

*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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