

MIDWEST LAND GROUP PRESENTS

158 ACRES IN

LINCOLN COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

CLEAN PASTURE WITH RURAL WATER AND ELECTRIC

Clean pasture is hard to find! With cattle prices continuing to rise, less and less open grazing land is available. This tract is the perfect size to start or add to any existing operation. Located on a well-maintained county road, getting to-and-from this pasture for chores is a breeze. Framed gates and an internal service road make getting around convenient. Just 6 miles north of 18 Highway on 280th Road, it is within reach of lots of people. The stand of grass has been well maintained with adequate stocking, fence maintenance, and tree removal. There are two hilltops with lots of deep soils that push excellent forage. There is a nice 2-3 acre pond in the southwest corner near the road. This is a reliable water source even during prolonged drought. Right next to the road is

available electricity and rural water. This would make an excellent build site. Bring your horses and family to this location and you won't be disappointed. There is good fencing on three sides. The fence lines are adorned with nostalgic Post Rock and are in serviceable condition for the next owner. The pasture is rented for the 2025 season with a reliable tenant. Make this addition to your investment portfolio for passive income or hold back even more heifers and put this pasture to work for you next year. Opportunities to add good pasture with reliable water are scarce these days, so don't hesitate. Call the Listing Agent Sean Thomas at (620) 712-2775 to schedule a private viewing.



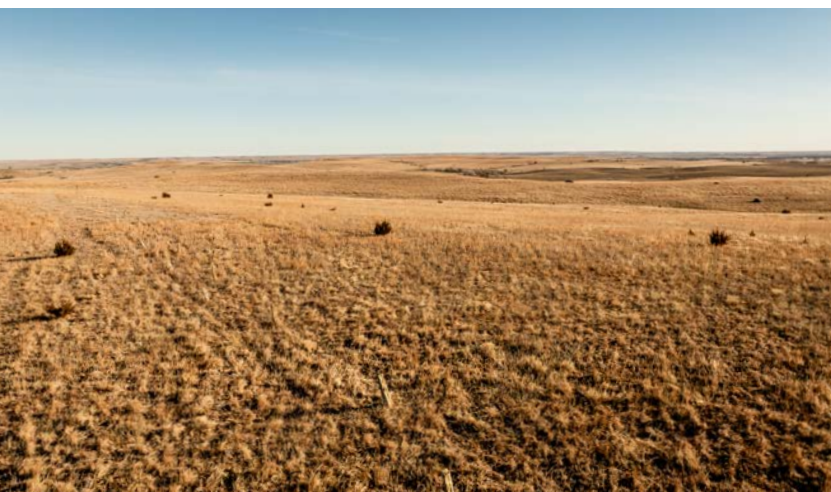
PROPERTY FEATURES

PRICE: **\$339,700** | COUNTY: **LINCOLN** | STATE: **KANSAS** | ACRES: **158**

- Clean open pasture
- Reliable water sources
- Good fencing
- AVG 3,000 pounds per acre, per year
- Possession subject to tenant's rights
- Sloping topography
- Potential build site
- 6 miles to 18 Highway
- 12 miles to Tescott
- USD 298 Lincoln
- S04, T11, R06 SE4



CLEAN OPEN PASTURE



SLOPING TOPOGRAPHY



GOOD FENCING



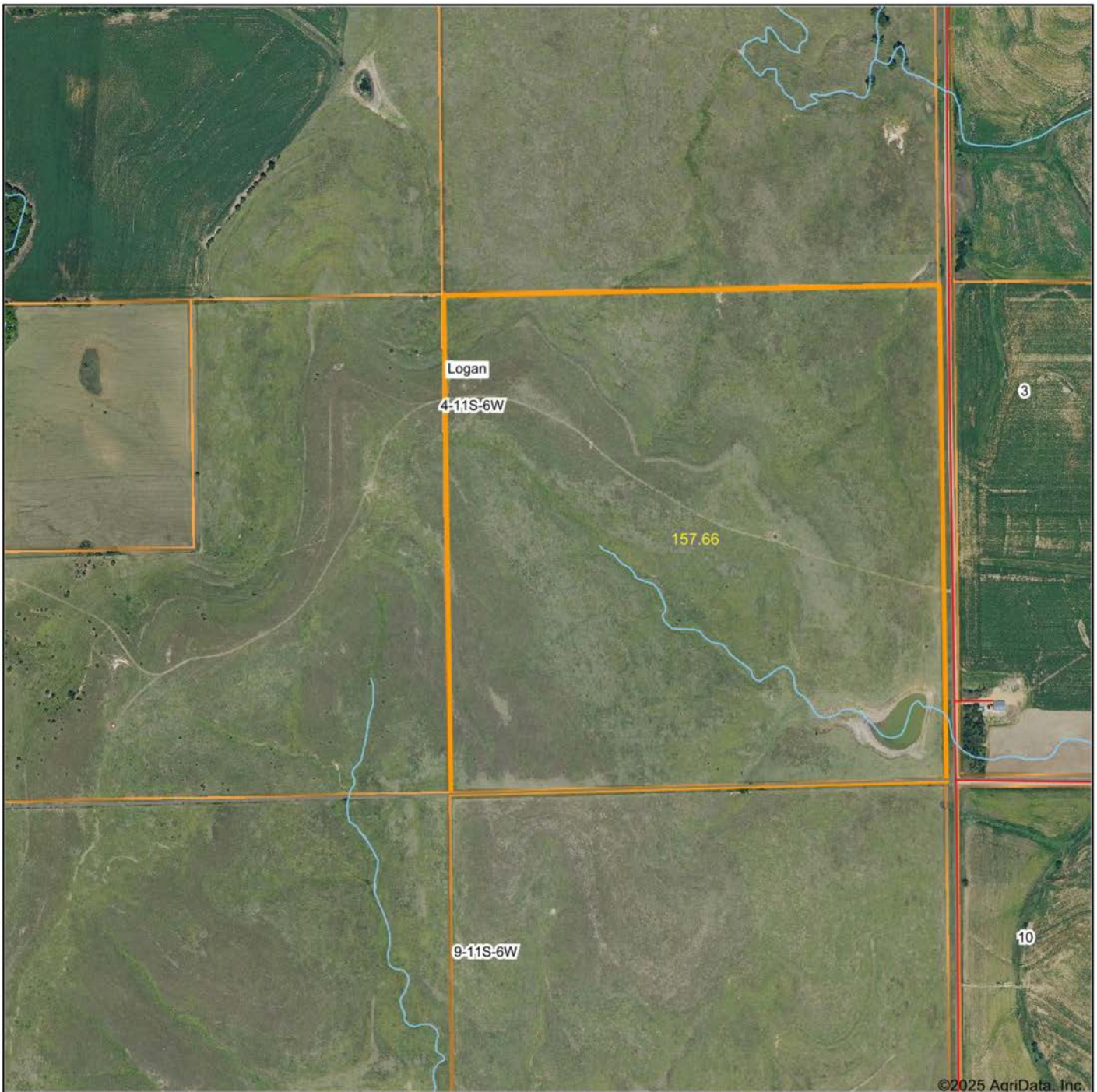
RELIABLE WATER SOURCES



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 39° 7' 18.23, -97° 59' 19.64

0ft 820ft 1641ft



Maps Provided By:



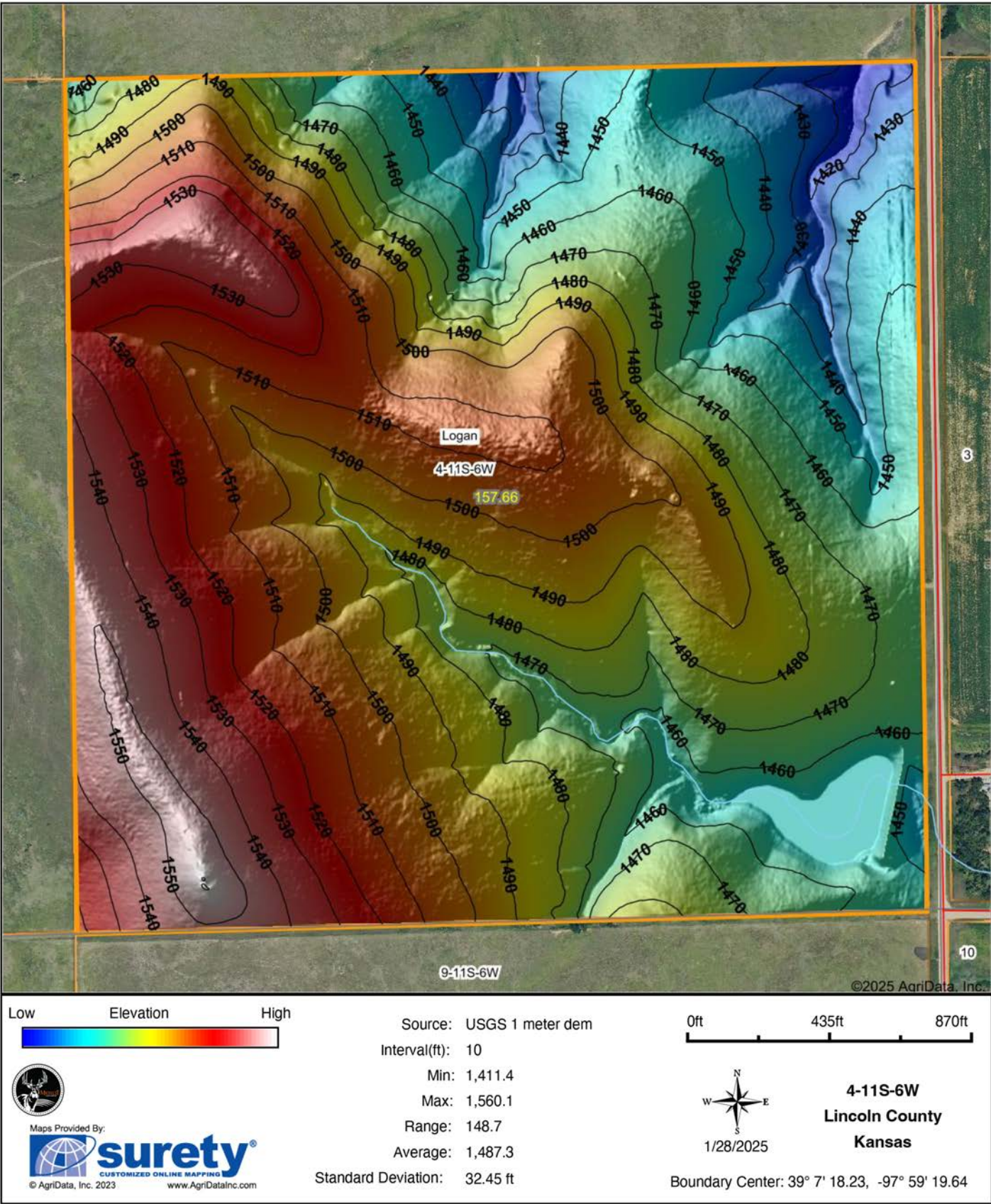
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4-11S-6W
Lincoln County
Kansas

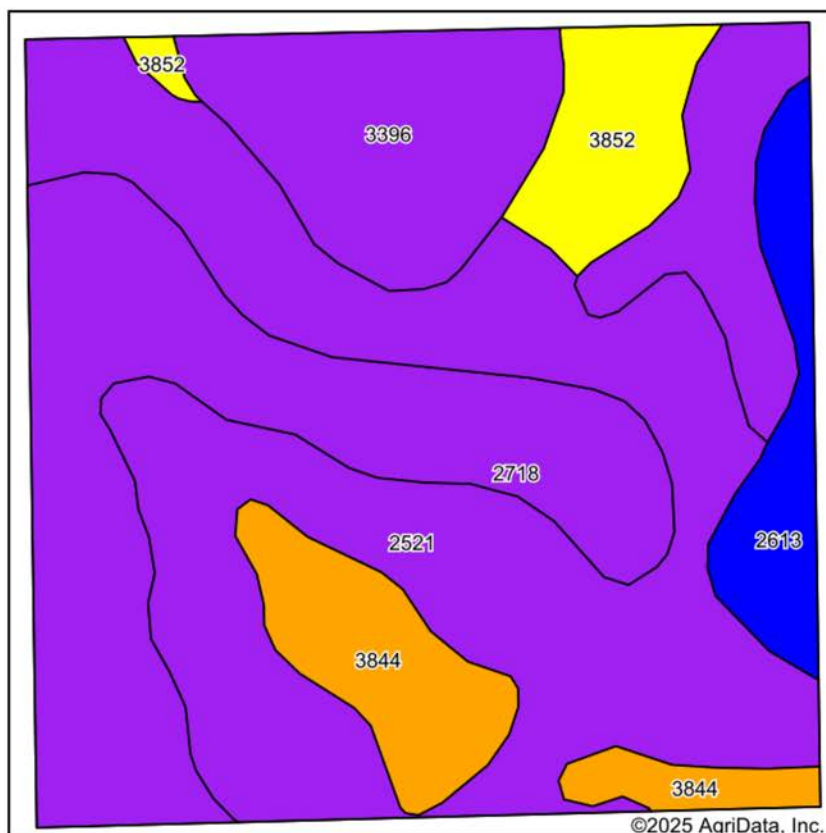


1/28/2025

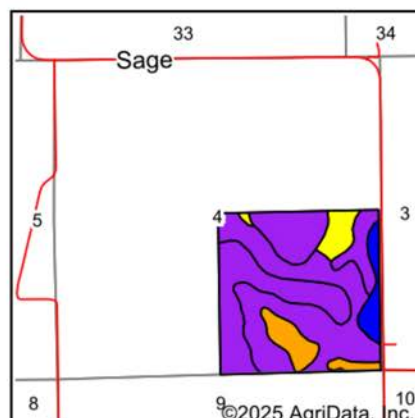
HILLSHADE MAP



SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Lincoln**
 Location: **4-11S-6W**
 Township: **Logan**
 Acres: **157.76**
 Date: **1/28/2025**



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surety
 CUSTOMIZED ONLINE MAPPING
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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
2521	Armo loam, 7 to 15 percent slopes	63.39	40.1%		> 6.5ft.	Vle	2695	54	35	46	54	
2718	Nibson silt loam, 3 to 30 percent slopes	37.37	23.7%		1.6ft. (Paralithic bedrock)	Vle	1888	36	27	35	30	
3396	Lancaster-Hedville complex, 3 to 20 percent slopes	27.24	17.3%		2.9ft. (Paralithic bedrock)	Vle	3375	43	39	41	39	15
3844	Geary silt loam, 3 to 7 percent slopes	12.78	8.1%		> 6.5ft.	IIIe	4085	71	68	65	71	36
3852	Geary-Lancaster complex, 5 to 10 percent slopes	8.76	5.6%		2.9ft. (Paralithic bedrock)	IVe	3935	63	60	58	62	30
2613	Harney silt loam, 1 to 3 percent slopes	8.22	5.2%		> 6.5ft.	Ile	3002	68	51	61	68	
Weighted Average						5.44	2818.7	*n 50.4	*n 38.7	*n 45.5	*n 48.3	*n 7.2

*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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