

MIDWEST LAND GROUP PRESENTS

116 ACRES IN

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# LINCOLN COUNTY KANSAS



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# MIXED-USE FARM & PASTURE

This balanced property has a good mixture of cropland and pasture. This tract would make the perfect addition to any operation or could be the right size for a beginning producer to start their herd. There are two 11+/- acre tillable fields one on each end, these small crop fields are seated from the pasture by an internal fence. A great use for these acres is to raise winter pasture. The fields are characterized by silt loam soils with a high-yielding NCCPI rating averaging 71. The remaining 94 +/- acres are native pasture with a healthy stand of mixed grass species. Some of the pasture acres were once farmed due to the rich soils at the foothills of the valley. The soil in the pasture carries a high productivity rating averaging 4,000 lbs of forage per acre, per season. Good access from maintained roads and solid gate entries make calving checks quick and convenient. Most of the perimeter fence is in serviceable condition,

some fence does not belong to the property. The water source for a long time was a windmill well but it is out of service. The livestock water from a deep-dug pond that is a reliable source of clean water. The pasture and crop acres are rented for the 2025 grazing season totaling \$4,220. Possession will be subject to tenants rights. With cattle prices holding steady and continuing to climb this would make a great investment as passive income or owner operate. This property is surrounded by large contiguous tracts to the south and creek bottom tillable to the south, with some vision and strategy this could be developed into a producing hunting property as well. Very few mostly pasture tracts this size become available because of the current state of the beef market. To get more information or schedule a showing contact the Listing Agent Sean Thomas at (620) 712-2775.





# PROPERTY FEATURES

PRICE: **\$266,800** | COUNTY: **LINCOLN** | STATE: **KANSAS** | ACRES: **116**

- 22 +/- acres cropland
- 94 +/- acres pasture
- Dug pond
- Excellent forage yields
- Lincoln County S29, T10, R06
- 2025 cash rent lease
- Mineral rights convey to buyer
- 37 miles to Salina
- Hunting opportunities
- 13 miles to Lincoln





# 94 +/- ACRES PASTURE

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94 +/- acres are native pasture with a healthy stand of mixed grass species. Some of the pasture acres were once farmed due to the rich soils at the foothills of the valley. The soil in the pasture carries a high productivity rating averaging 4,000 lbs of forage per acre, per season





# SOLID GATE ENTRIES

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## 22 +/- ACRES CROPLAND

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# DUG POND

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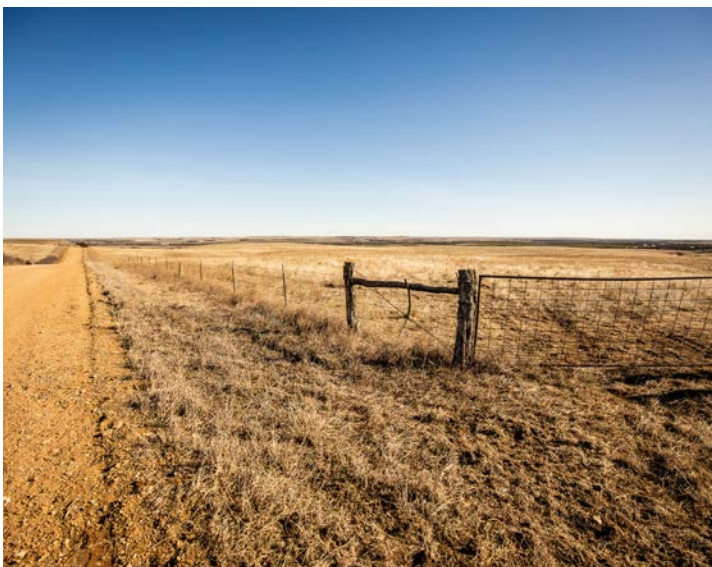
The water source for a long time was a windmill well but it is out of service. The livestock water from a deep-dug pond that is a reliable source of clean water.





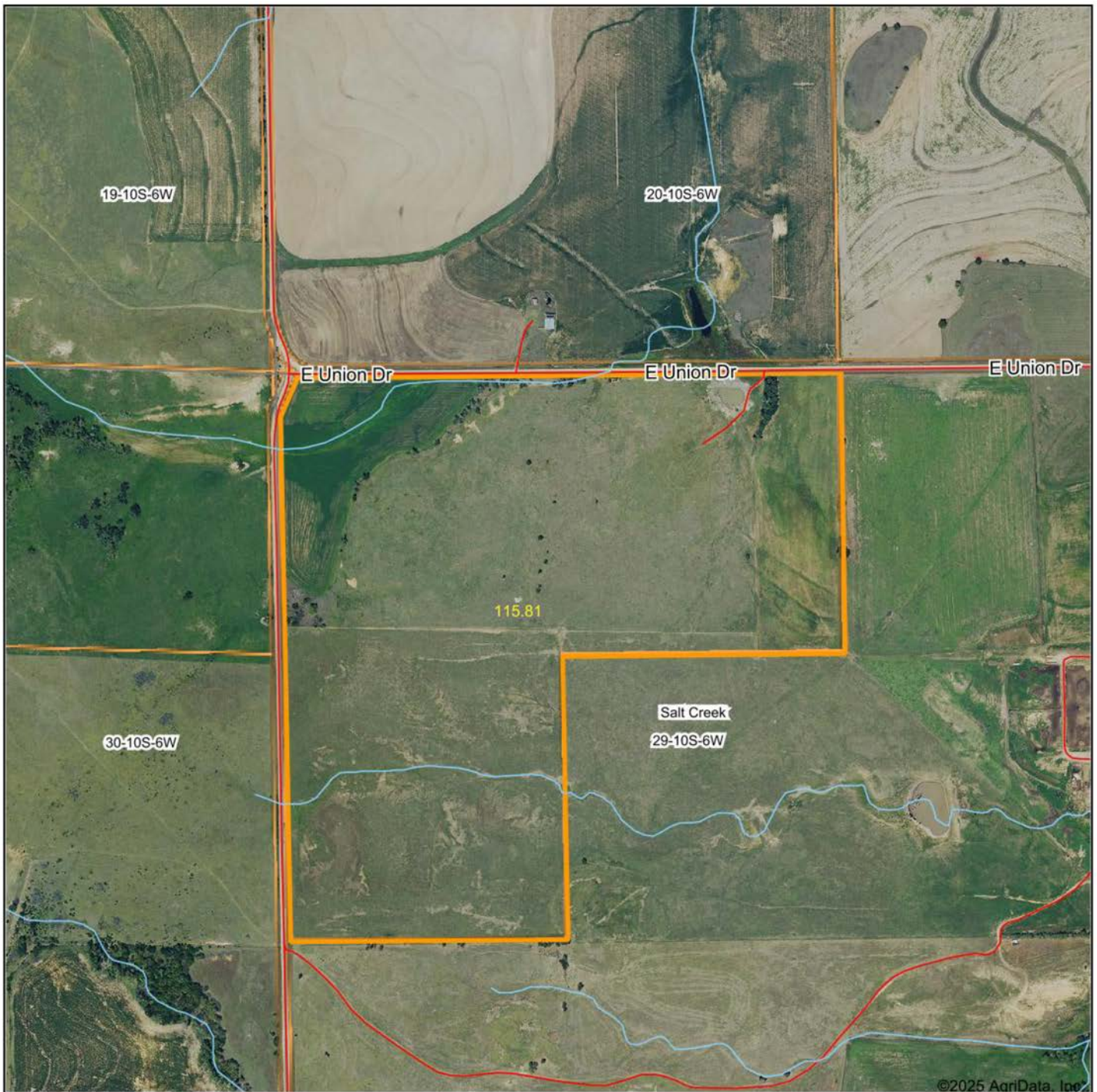
# ADDITIONAL PHOTOS

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# AERIAL MAP



Maps Provided By:



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Boundary Center: 39° 9' 25.17, -98° 1' 5.59

**29-10S-6W**  
**Lincoln County**  
**Kansas**

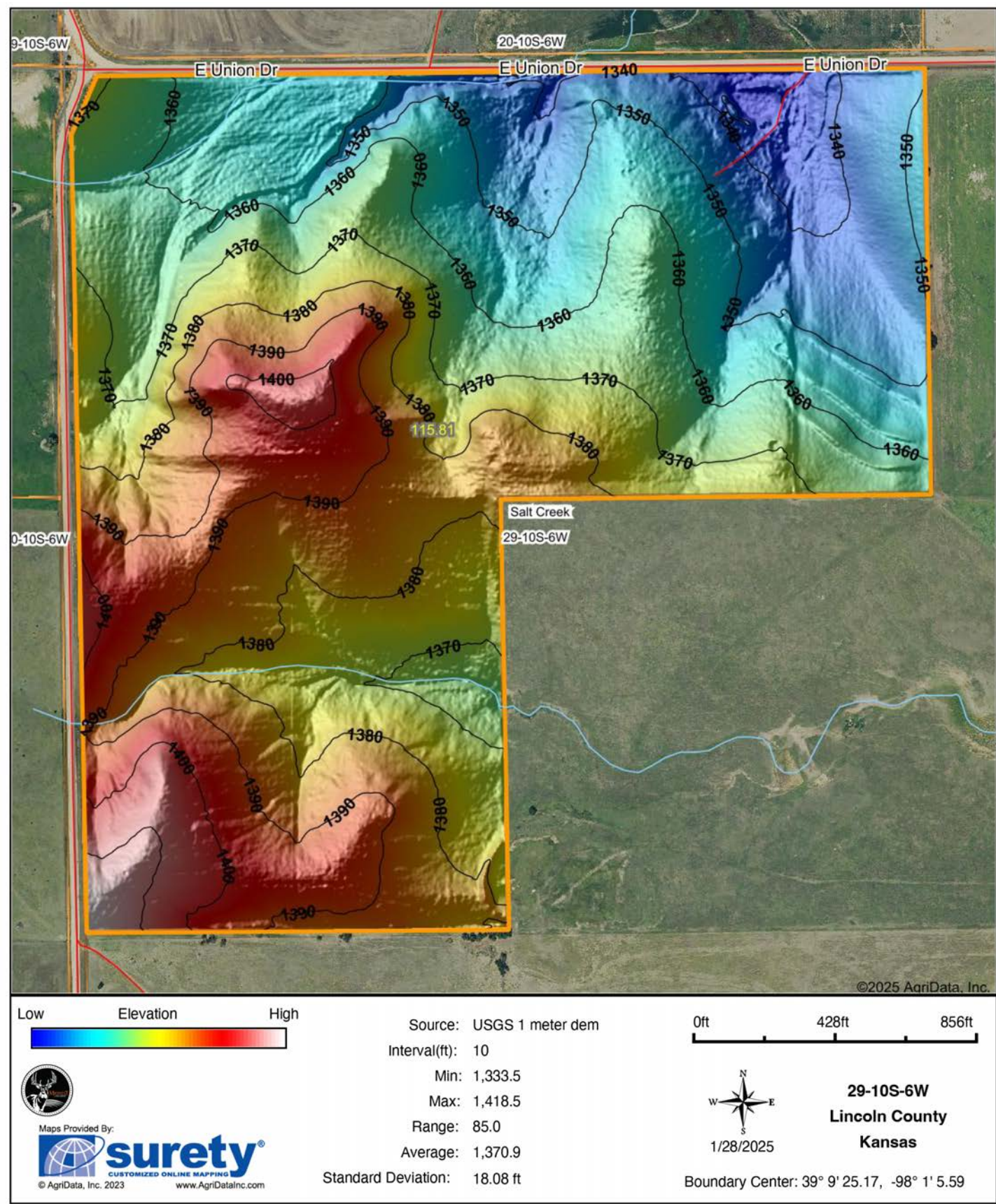
0ft 719ft 1437ft



1/28/2025

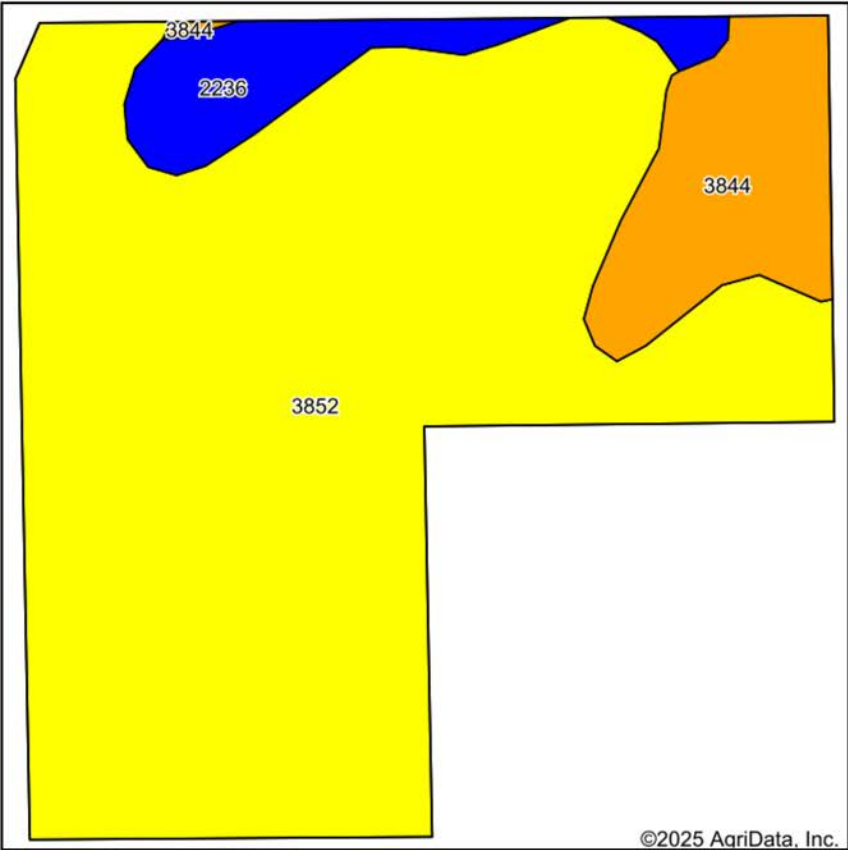


# HILLSHADE MAP

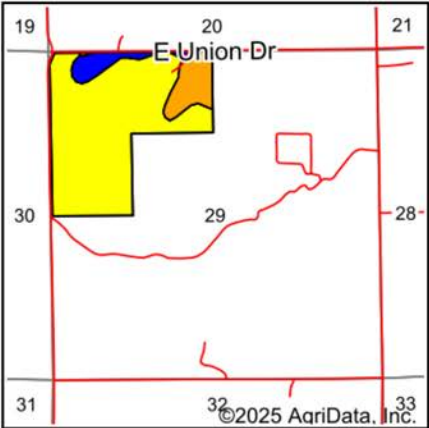




# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**  
County: **Lincoln**  
Location: **29-10S-6W**  
Township: **Salt Creek**  
Acres: **115.88**  
Date: **1/28/2025**



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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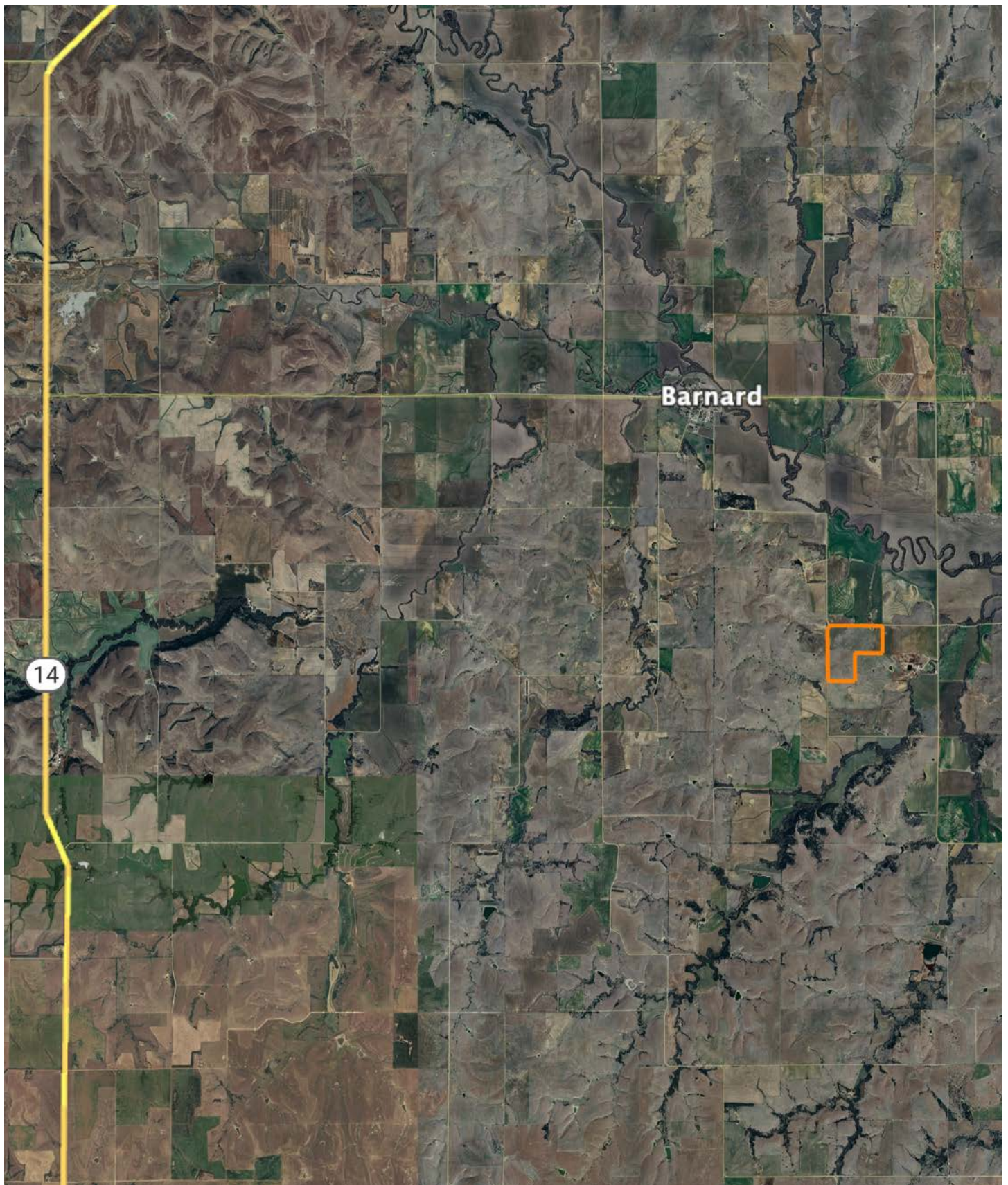
Area Symbol: KS105, Soil Area Version: 23												
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
3852	Geary-Lancaster complex, 5 to 10 percent slopes	95.71	82.6%		2.9ft. (Paralithic bedrock)	IVe	3935	63	60	58	62	30
3844	Geary silt loam, 3 to 7 percent slopes	12.68	10.9%		> 6.5ft.	IIle	4085	71	68	65	71	36
2236	Roxbury silt loam, occasionally flooded	7.49	6.5%		> 6.5ft.	IIlw	4463	76	50	56	76	
Weighted Average						3.76	3985.5	*n 64.7	*n 60.2	*n 58.6	*n 63.9	*n 28.7

\*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,**  
LAND AGENT  
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## MidwestLandGroup.com

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