

MIDWEST LAND GROUP PRESENTS

40 ACRES IN

LINCOLN COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

COMPACT HUNTING & GRAZING

Big possibilities in an affordable size! This 40 +/- acre tract has a lot going for it. The back 10 acres or so are a steep draw full of mature trees and brush. This backs up to several full-section ranches over 600 acres. These secluded areas raise big deer with minimal hunting pressure or human interaction, these deer begin exiting the ranches for foothills and tillable food sources in the fall/winter. This farm is perfectly situated to capitalize on this deer herd movement. There is 110 feet of elevation change from one side of the farm to the other creating long-distance shot opportunities not frequently found on small parcels. This deep draw also creates an excellent opportunity to build your dream fishing pond. With less than a 100 yards of earthwork, you could create a 20-foot deep 5 +/- acre lake. With vision and sweat equity, this farm could no doubt produce a lifetime of quality recreation memories. This is the perfect calving pasture or winter

feeding spot with some thermal cover, wind break, and a good fence on four sides. There is a very reliable windmill and concrete waterer. This would be perfect for a couple of pairs each summer, your favorite horse's retirement home, or other specialty livestock program. Possession of the grazing rights is subject to tenants' rights with a 2025 rental agreement in place. The soil types generate an average of 3,300 lbs of forage per acre each season. There is also potential for a build-site for your dream homestead or hunting camp. The electric utility is about a half mile away. The tract is a manageable size to purchase, this gives you a leftover budget for construction, but large enough to enjoy the outdoor lifestyle and privacy. With large ranches to the west, you could enjoy undisturbed sunsets over the rolling hills and foreground sunrises over the valley below for generations to come. Properties like this don't become available often!



PROPERTY FEATURES

PRICE: **\$108,000** | COUNTY: **LINCOLN** | STATE: **KANSAS** | ACRES: **40**

- Windmill water well
- Mature trees and brush
- Steep draw with potential for pond
- Lincoln County S30, T10, R06
- 40 +/- acres
- 2025 cash rent lease
- Mineral rights convey to buyer
- Whitetail deer hunting
- Potential build site
- 37 miles to Salina
- 13 miles to Lincoln



STEEP DRAW WITH POTENTIAL FOR POND



WINDMILL WATER WELL



MATURE TREES AND BRUSH



POTENTIAL BUILD SITE



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 39° 9' 32.11, -98° 1' 30.93

0ft 293ft 586ft



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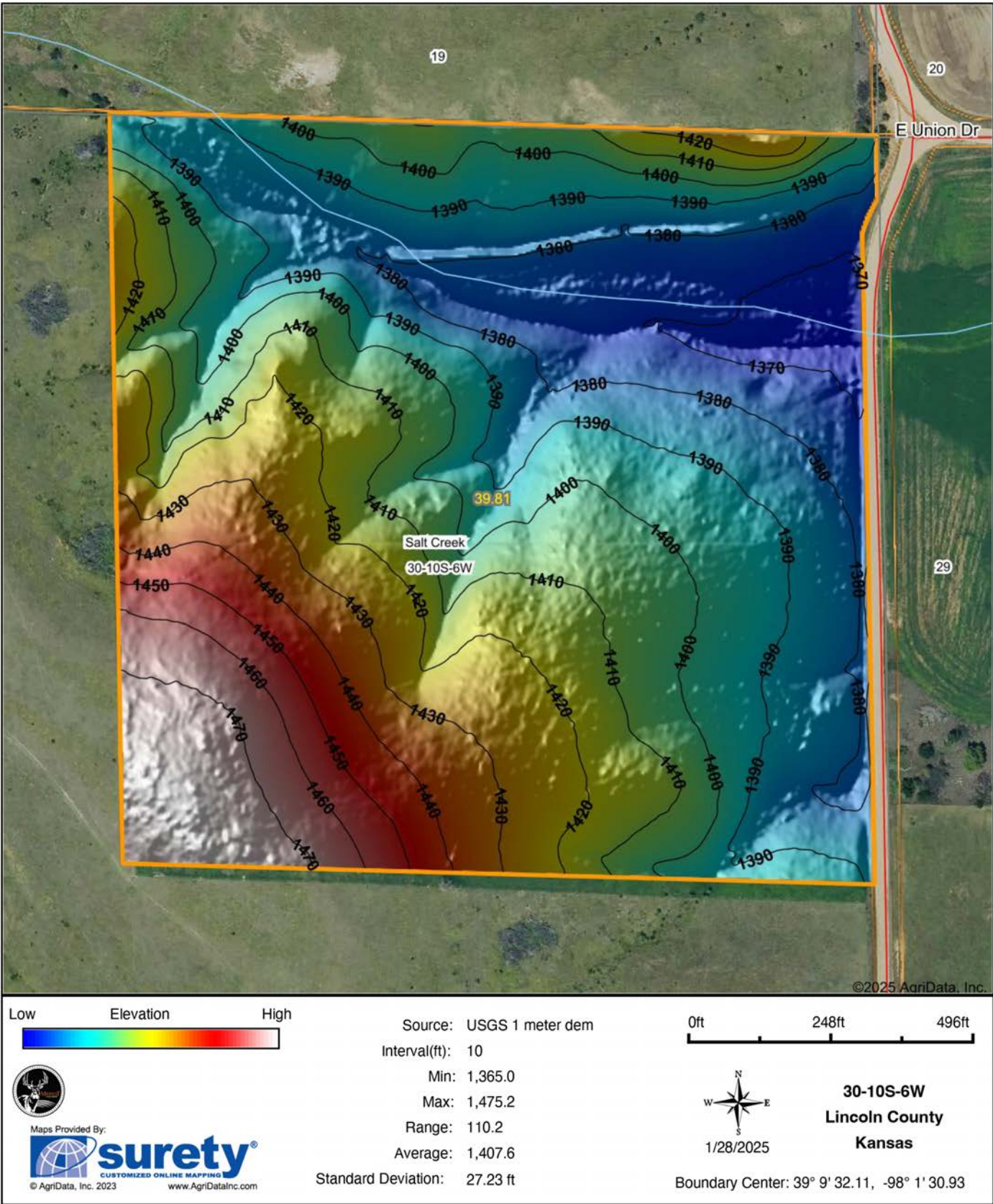
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30-10S-6W
Lincoln County
Kansas

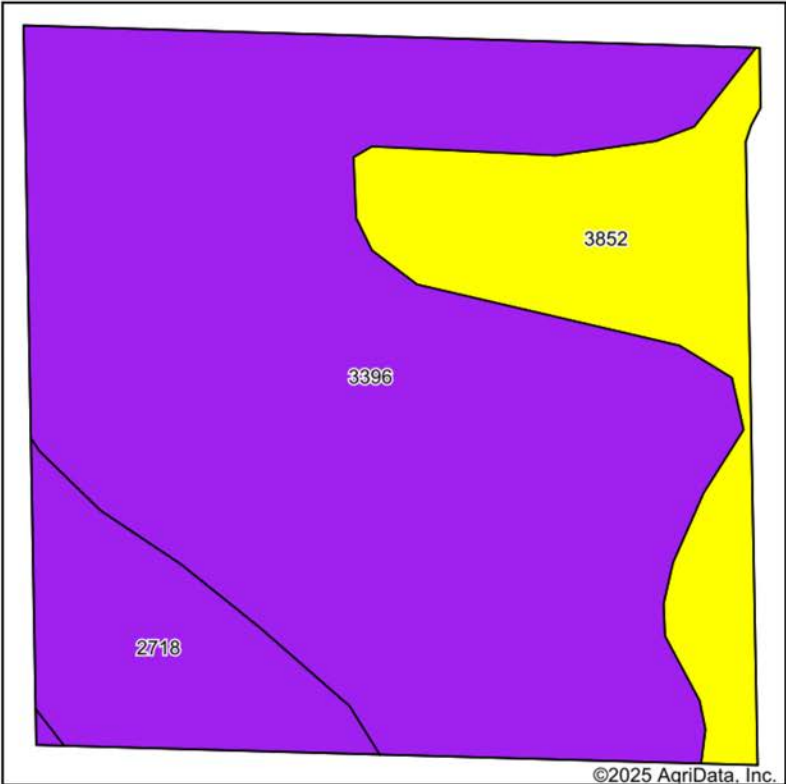


1/28/2025

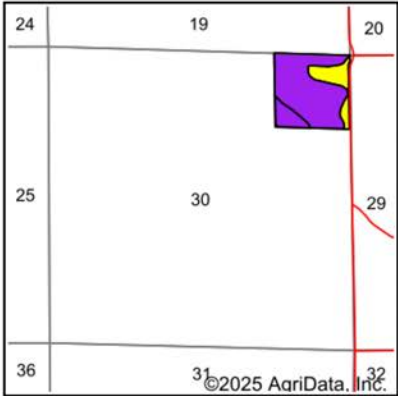
HILLSHADE MAP



SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Lincoln**
Location: **30-10S-6W**
Township: **Salt Creek**
Acres: **39.83**
Date: **1/28/2025**



Maps Provided By:
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CUSTOMIZED ONLINE MAPPING
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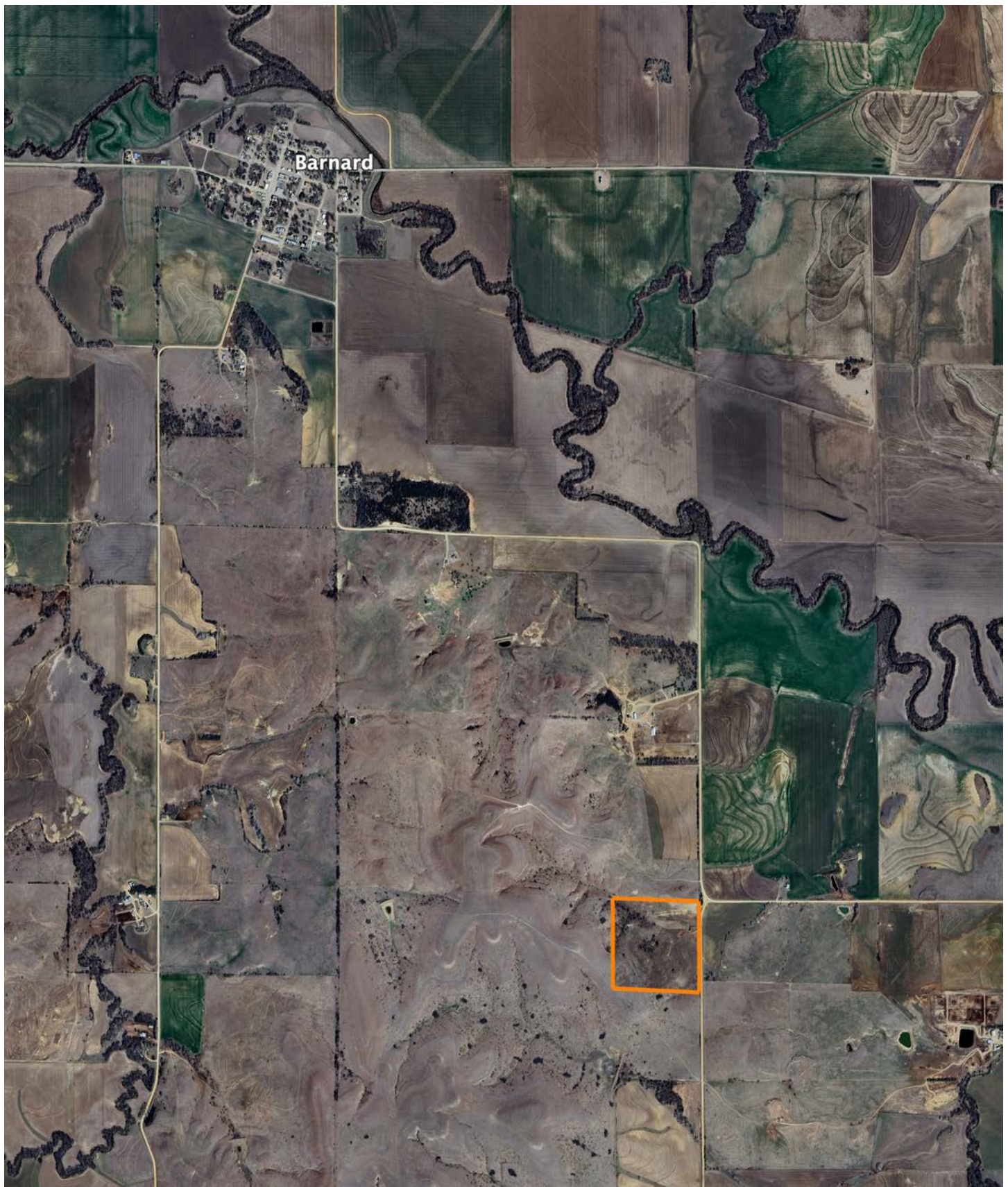


Area Symbol: KS105, Soil Area Version: 23												
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
3396	Lancaster-Hedville complex, 3 to 20 percent slopes	28.64	71.9%		2.9ft. (Paralithic bedrock)	Vle	3375	43	39	41	39	15
3852	Geary-Lancaster complex, 5 to 10 percent slopes	6.98	17.5%		2.9ft. (Paralithic bedrock)	IVe	3935	63	60	58	62	30
2718	Nibson silt loam, 3 to 30 percent slopes	4.21	10.6%		1.6ft. (Paralithic bedrock)	Vle	1888	36	27	35	30	
Weighted Average						5.65	3316	*n 45.8	*n 41.4	*n 43.3	*n 42.1	*n 16

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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
620.833.0110
SThomas@MidwestLandGroup.com



MidwestLandGroup.com

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