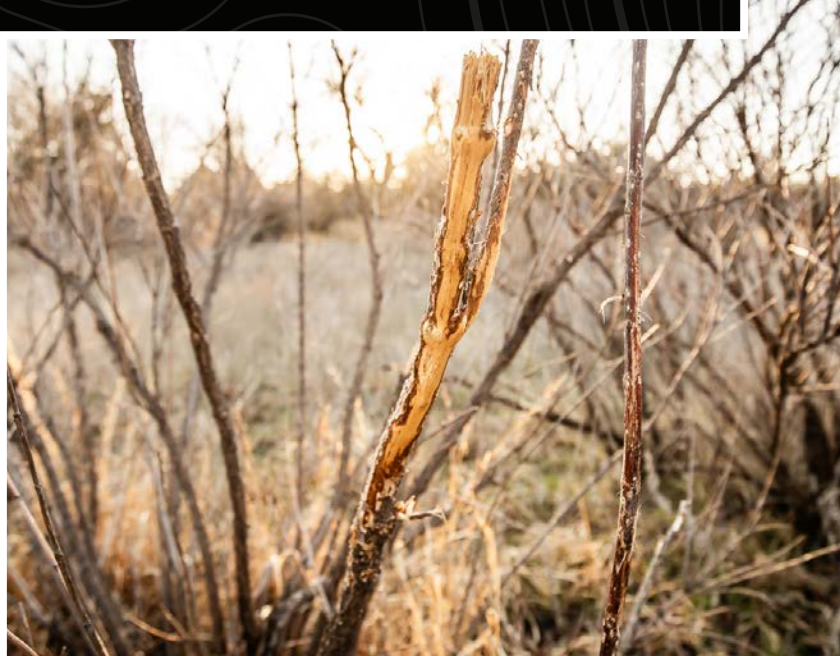
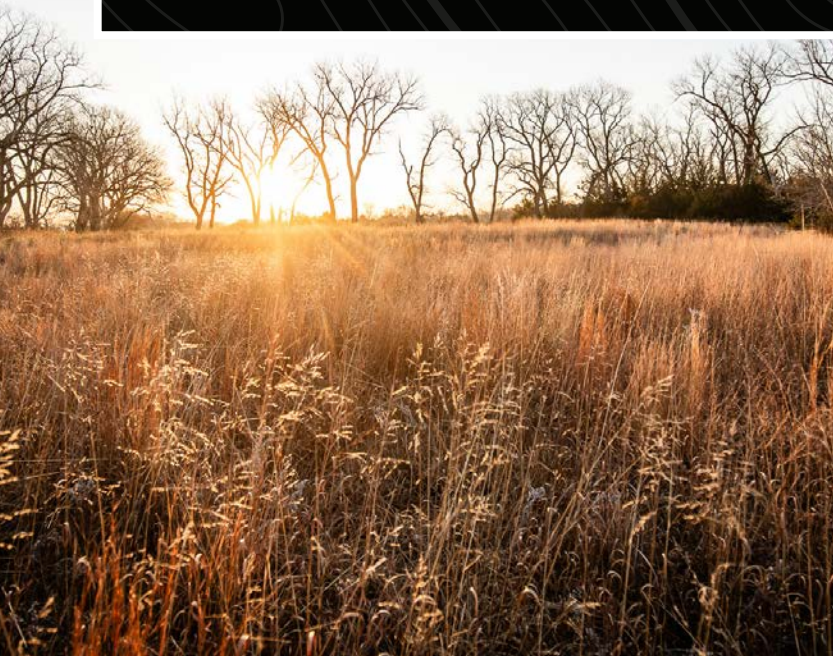


MIDWEST LAND GROUP PRESENTS



81 ACRES
RICE COUNTY, KS

Avenue W, Hutchinson, Kansas, 68502



MIDWEST LAND GROUP IS HONORED TO PRESENT

WALL-TO-WALL HUNTABLE ACRES

When most people are searching for a hunting property they are often thinking to themselves how much of the property "hunts"? Or better stated how much of the property is suitable wildlife habitat or year-round cover that also provides hunter concealment? Well, here it is. 100% Kansas hunting land. This dense cover is home to an abundance of whitetail deer, many trophy-class bucks reach maturity with this type of protection. Traveling tom turkeys bound through these Sandhills with spring fever, eager to come to your call. Towering cottonwood trees roost dozens of birds each night and a still dawn is something of pure magic. Covey after covey of quail call this farm home, they can be easy to find with trained dogs. The tall grasses, plum thickets, cedar groves, and scattered hardwoods create excellent conditions for wildlife to thrive.

There is a seasonal pond in the center of the farm beneath a big hill that overlooks the entire area. This would be an excellent location to put a solar well and keep the pond full for wildlife or even livestock. This farm can be a challenge to get around but that is exactly why the deer & turkey love it. This farm is begging for

the craftsmanship and stewardship of a habitat manager to bring to life the land's full potential. Think food plots, tower blind shooting alleys, sanctuary areas, water resources, and supplemental feeding. This acreage is a target to be determined by a land surveyor. This size chosen, 81 +/- acres would guarantee a yearly Kansas landowner buck tag.

The land is located just north of Hutchinson, a micropolitan city of about 60,000 people. There are lots of amenities like restaurants, hotels, entertainment, and sporting goods stores very nearby. This is a wonderful place to visit for hunting season, but an even better place to live. This would make an excellent build site. Your forever home or hunting cabin could be built here along Avenue W. The land is 1.5 miles down a maintained road from paved Plum Street. Electric utility would have to be brought to the site but water is clean and inexpensively accessed from ground water wells.

Properties like this don't become available often in Central Kansas, let alone this close to Hutchinson and other cities. This won't last long!



PROPERTY FEATURES

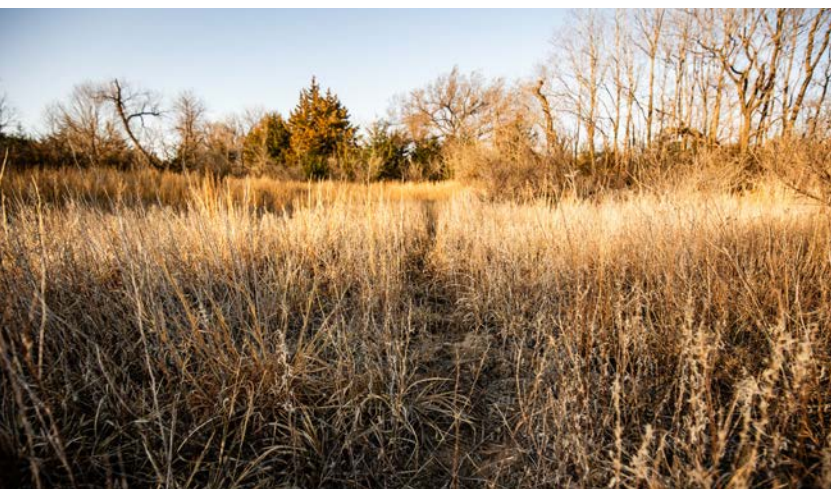
PRICE: **\$226,000** | COUNTY: **RICE** | STATE: **KANSAS** | ACRES: **81**

- 100% hunting habitat
- Mature timber
- Trophy deer area
- Turkey hunting
- Quail hunting
- Seasonal pond
- Landowner buck tag
- Potential build site
- Inman Unified School District 448
- 8 miles to Hutchinson



100% HUNTING HABITAT

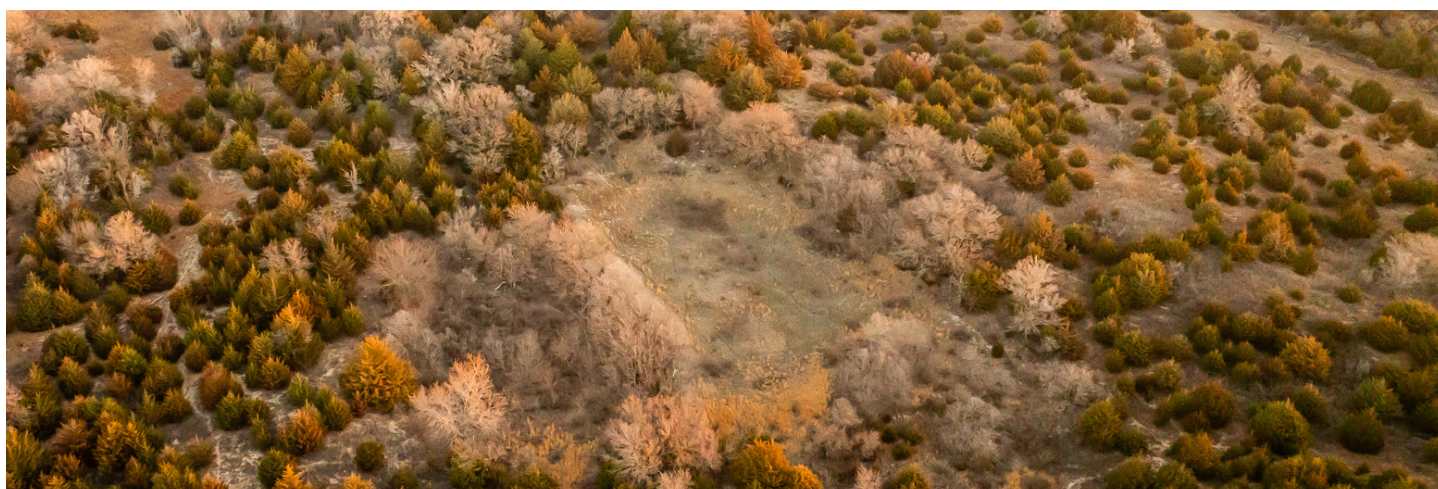
This dense cover is home to an abundance of whitetail deer, many trophy-class bucks reach maturity with this type of protection. Traveling tom turkeys bound through these Sandhills with spring fever, eager to come to your call.



MATURE TIMBER



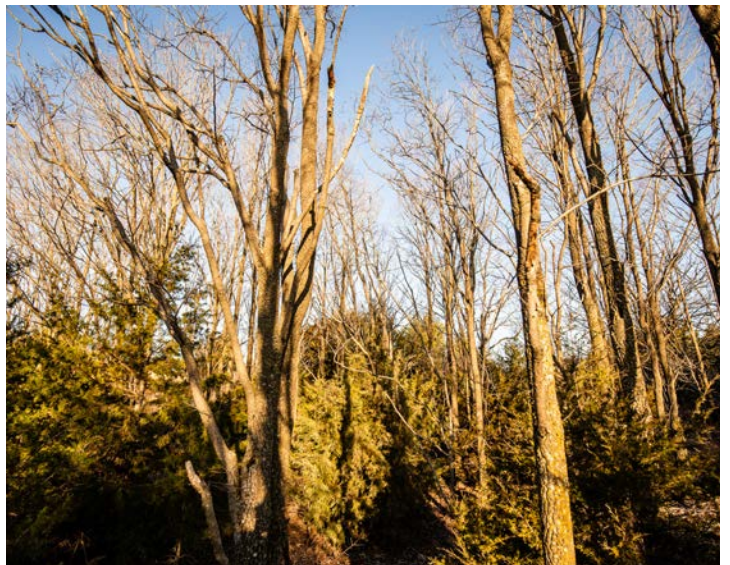
SEASONAL POND



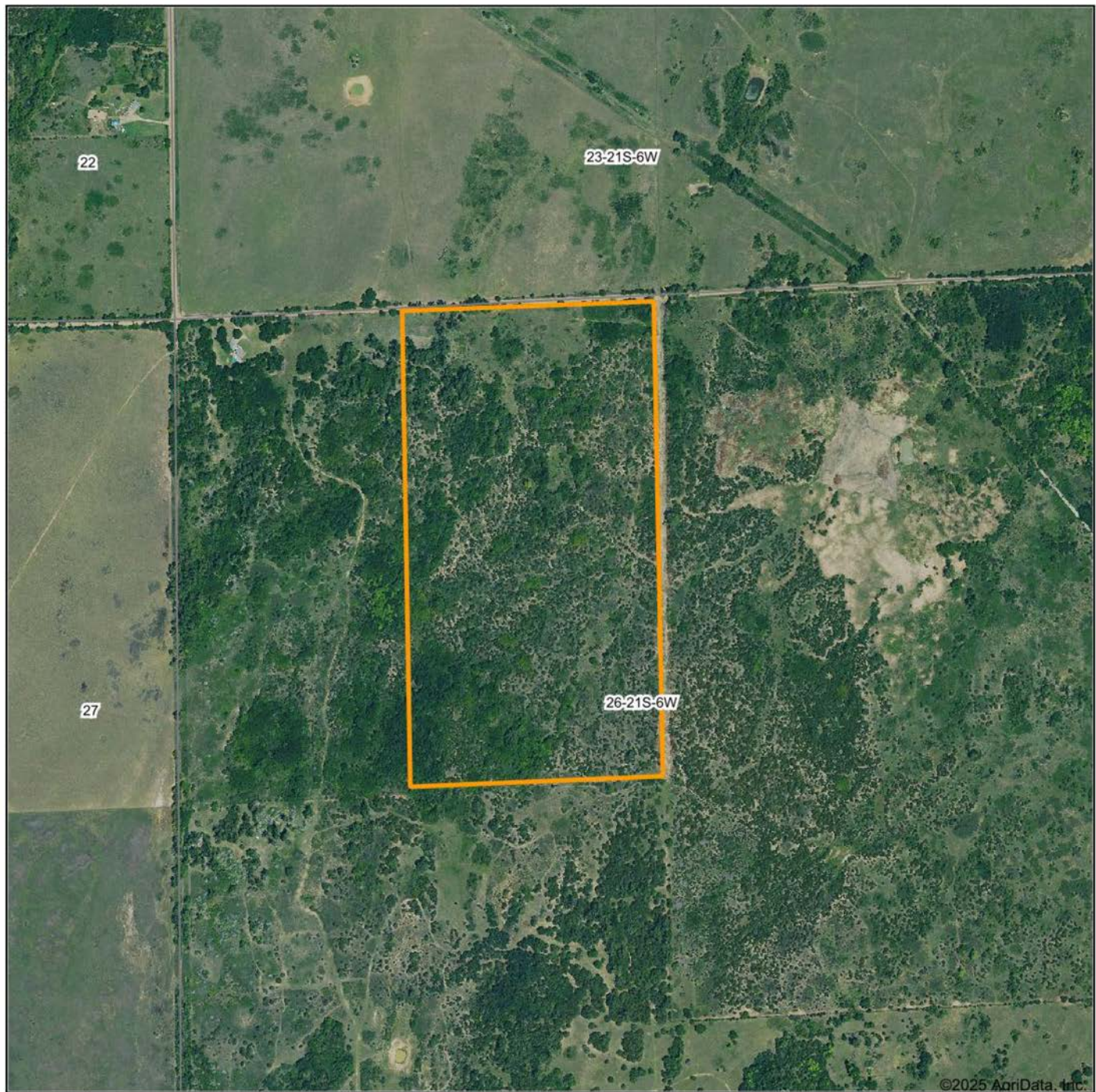
POTENTIAL BUILD SITE



ADDITIONAL PHOTOS



AERIAL MAP



©2025 AgriData, Inc.

Boundary Center: 38° 11' 55.41, -97° 57' 7.91

0ft 844ft 1688ft



Maps Provided By:



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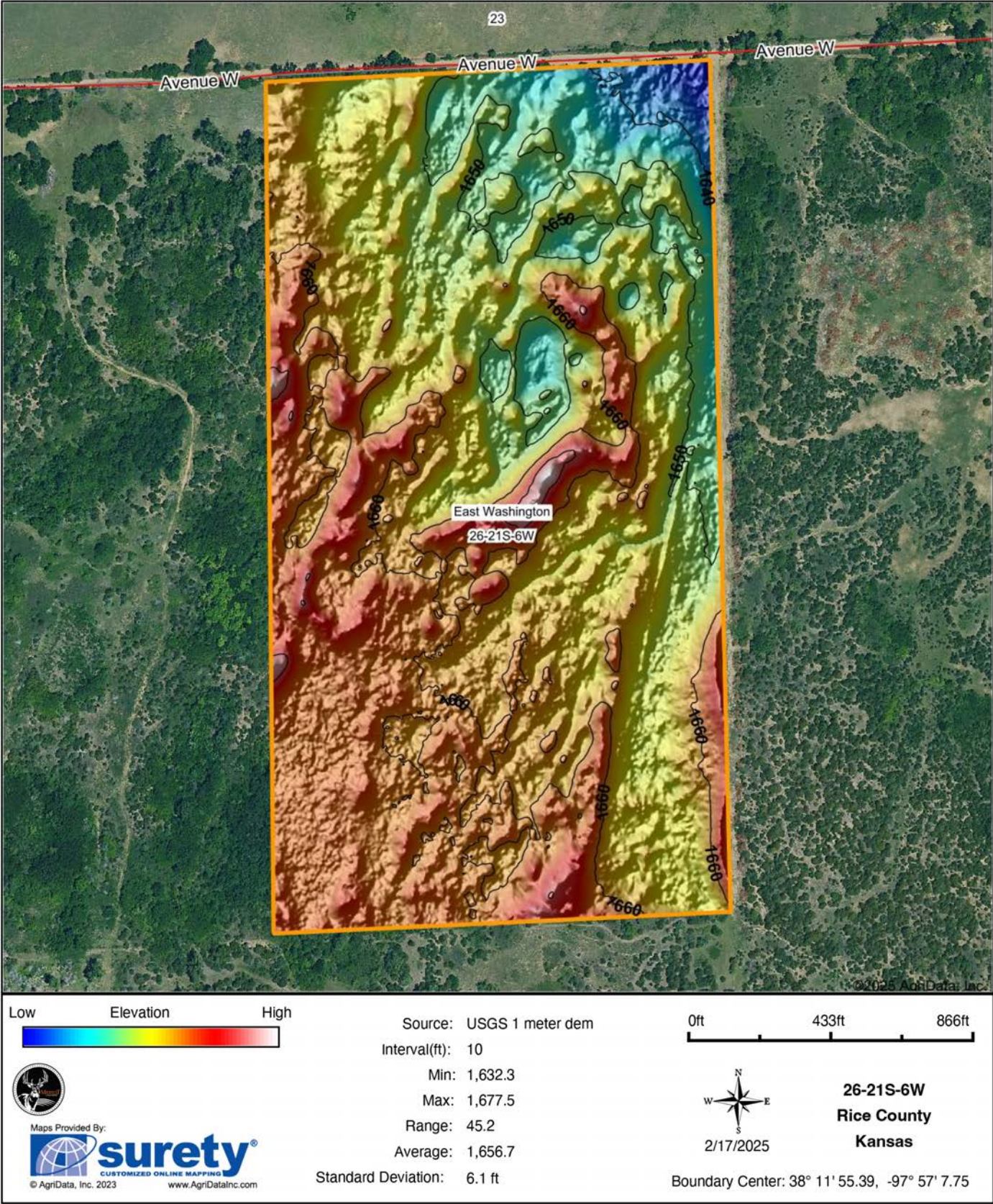
www.AgriDataInc.com

26-21S-6W
Rice County
Kansas

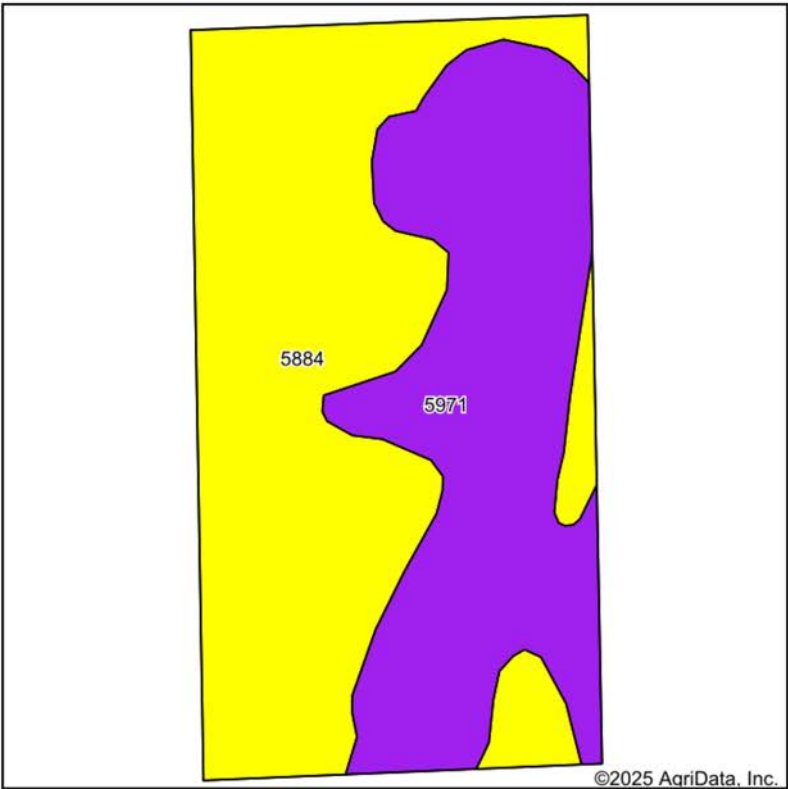


2/27/2025

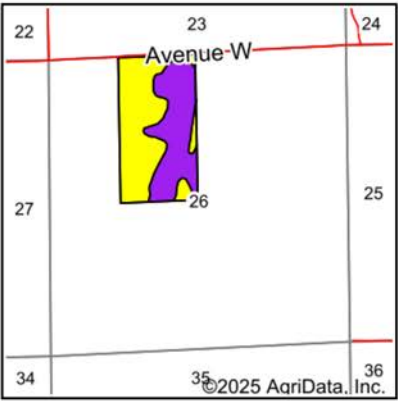
HILLSHADE MAP



SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Rice**
Location: **26-21S-6W**
Township: **East Washington**
Acres: **81.42**
Date: **2/27/2025**



Maps Provided By:

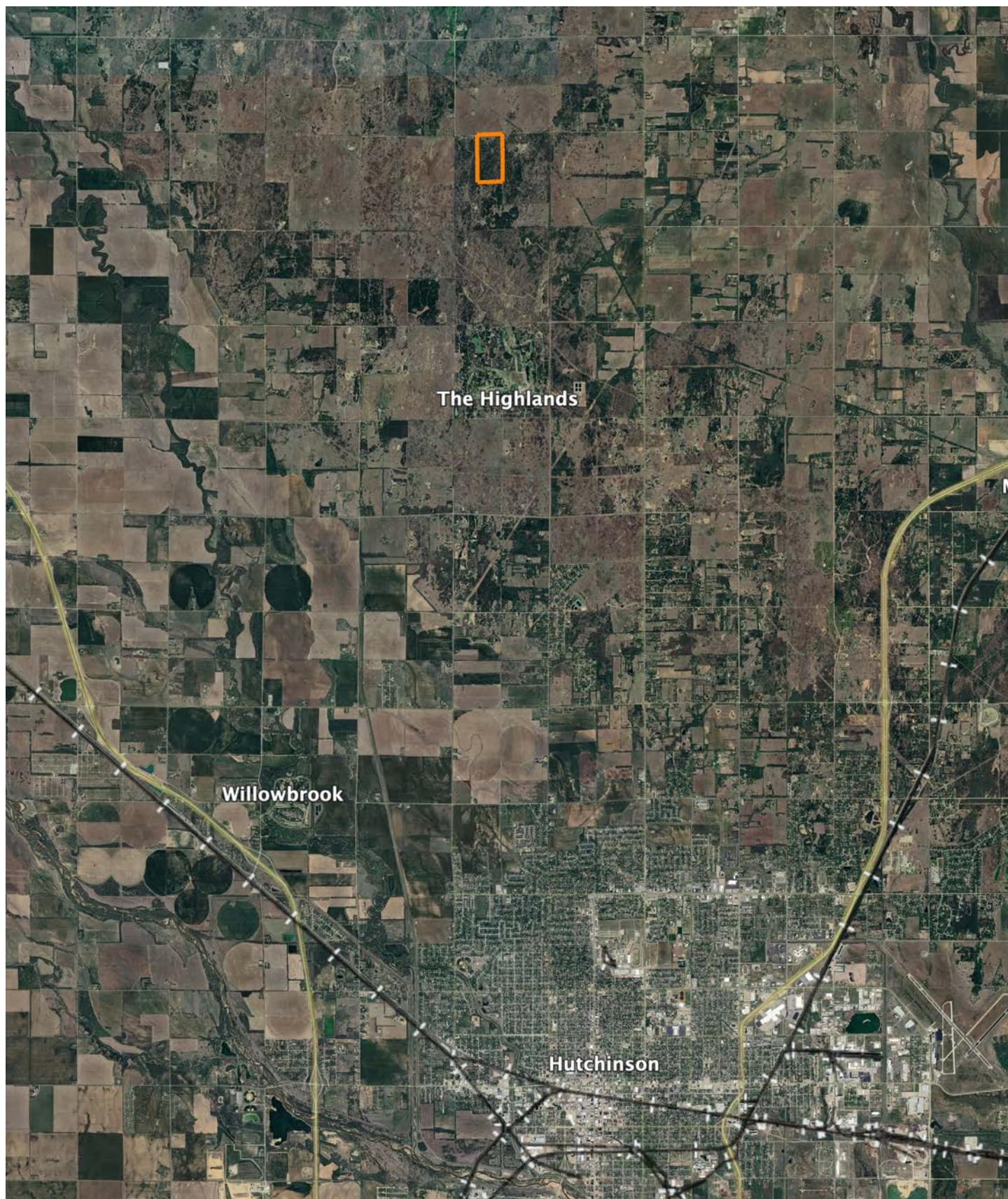


Area Symbol: KS159, Soil Area Version: 20												
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
5884	Dillwyn-Tivin complex, 0 to 20 percent slopes	46.20	56.7%		> 6.5ft.	IVw	4990	23	22	22	21	6
5971	Tivin fine sand, 10 to 30 percent slopes	35.22	43.3%		> 6.5ft.	VIe	2545	19	17	19	16	5
Weighted Average						4.87	3932.4	*n 21.3	*n 19.8	*n 20.7	*n 18.8	*n 5.6

*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
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MidwestLandGroup.com

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