

MIDWEST LAND GROUP PRESENTS

20 ACRES IN

RENO COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

HUTCHINSON BUILD LOT AND HUNTING SPOT

Located just outside of Hutchinson is 20 +/- acres ready for your forever home or hunt setup. 61 Highway turns into South Lorraine Street just south of 50 Highway. The land is comprised of native grass and is thick with trees. This provides a habitat for whitetail deer and all types of wildlife. Just a couple hundred yards away from the Arkansas River and undisturbed Parklands this corridor can produce mature bucks year after year. In the back corner of the land is a borrow pit dug for the construction of an overpass. This seasonal pond is known to be full during average rainfall and attracts ducks and geese that south Hutchinson is known for. With a little more digging and clean up this could be a deep water feature capable of fish stocking. There is partial fencing in place

and with some patching and new stretches, this could be the perfect location to keep your hobby animals or a calving pen for easy feeding and monitoring. The parcel is compliant with Reno County Zoning Regulations and is ready for a single-family residence. With well-maintained road access and electricity available, all that's needed is a construction plan. The location couldn't be better with scullions down a dead-end road yet less than a half mile from two major State Highways and employment in every direction.

Opportunities like this don't come along often, contact the Listing Agent Sean Thomas at (620) 712-2775 to schedule a showing.



PROPERTY FEATURES

PRICE: **\$106,000** | COUNTY: **RENO** | STATE: **KANSAS** | ACRES: **20**

- Premium build site
- Available electric
- Dug pond
- Mature trees
- Mostly fenced
- Deer hunting near the Arkansas River
- Less than a mile from Hutchinson City limits
- Easy highway access

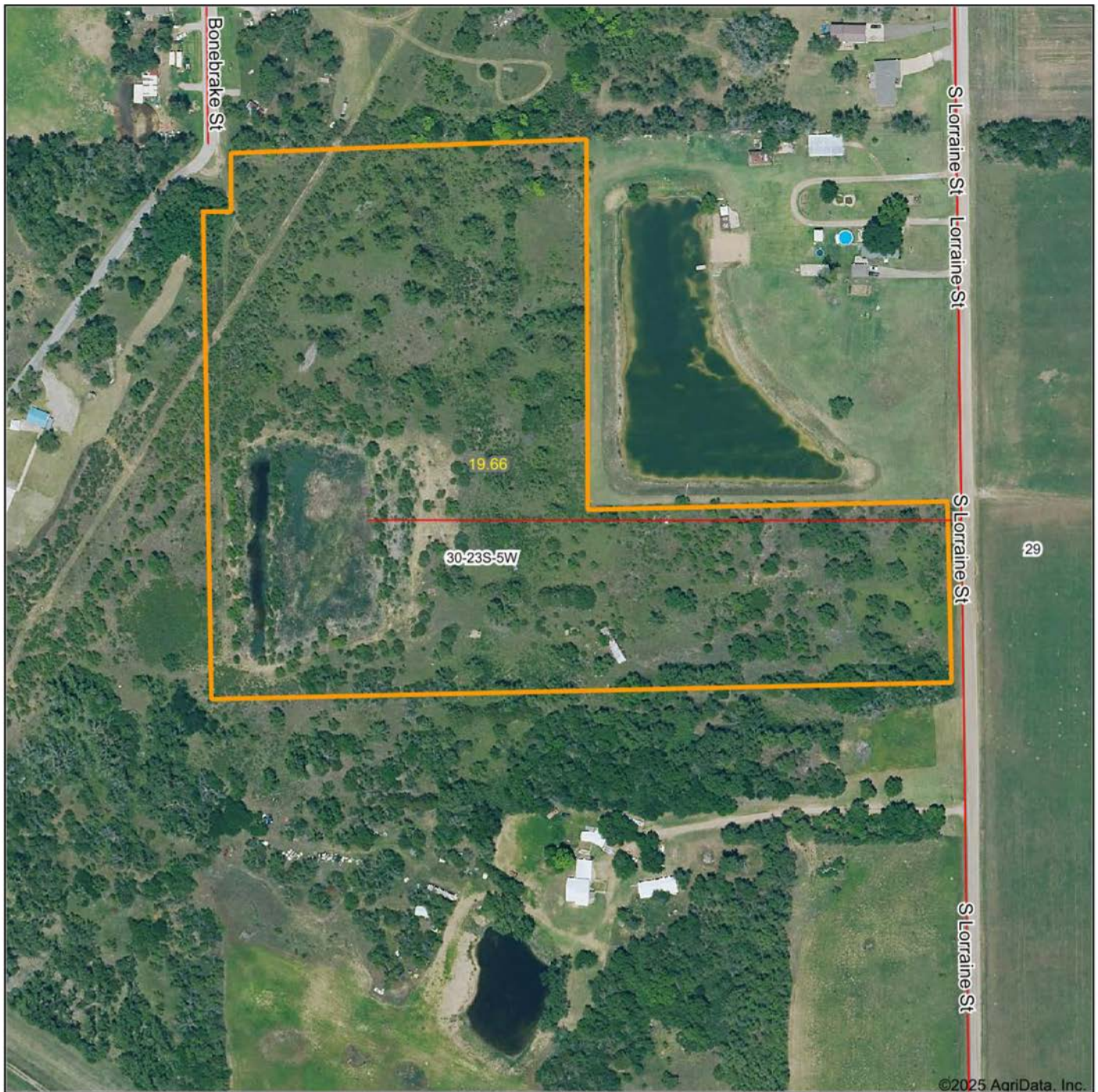
EASY HIGHWAY ACCESS



PREMIUM BUILD SITE



AERIAL MAP



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Boundary Center: 38° 1' 11.45, -97° 54' 21.82

0ft 275ft 551ft



Maps Provided By:



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30-23S-5W
Reno County
Kansas



4/25/2025

29

S Lorraine St

Bonebrake St

S Lorraine St

S Lorraine St

30-23S-5W

19.66

1510

1510

1510

1510

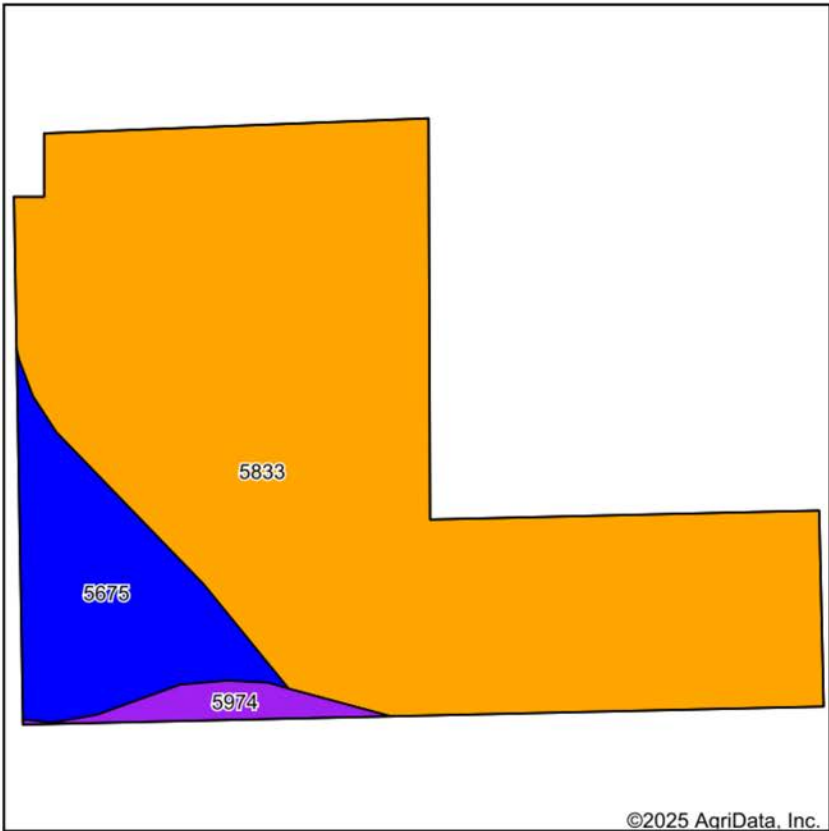
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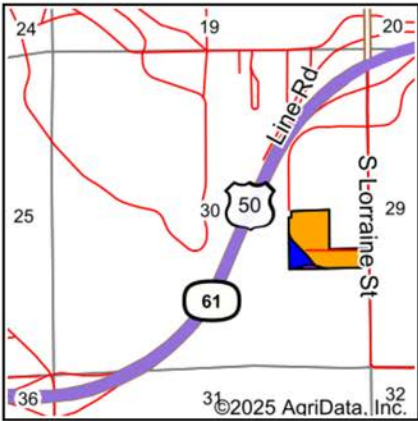
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Boundary Center: 38° 1' 11.45, -97° 54' 21.82

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Reno**
Location: **30-23S-5W**
Township: **Clay**
Acres: **19.66**
Date: **4/25/2025**



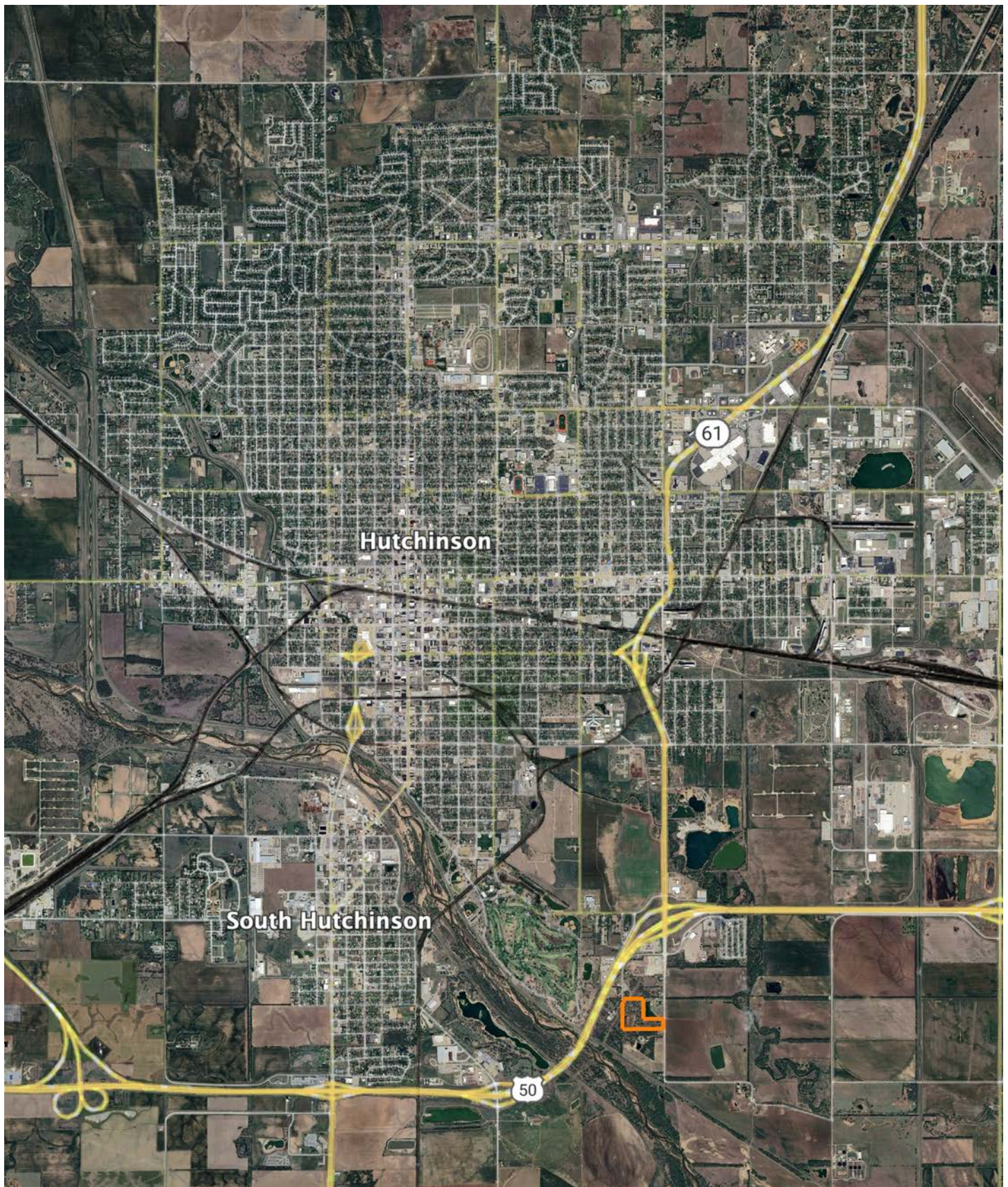
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Area Symbol: KS155, Soil Area Version: 21												
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
5833	Saxman loamy sand, 0 to 1 percent slopes	16.46	83.8%		> 6.5ft.	IIIe	3875	27	26	27	26	9
5675	Willowbrook fine sandy loam, occasionally flooded	2.72	13.8%		> 6.5ft.	IIw	6020	35	33	32	35	23
5974	Tivin-Willowbrook, occasionally flooded, complex, 0 to 12 percent slopes	0.48	2.4%		> 6.5ft.	VIe	3560	26	24	25	24	10
Weighted Average						2.93	4164.1	*n 28.1	*n 26.9	*n 27.6	*n 27.2	*n 11

*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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