

MIDWEST LAND GROUP PRESENTS

224 ACRES IN

RENO COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

RARE SECLUDED TIMBER TRACT IN RENO COUNTY

Situated just outside of Turon, Kansas on the Reno and Pratt County line sits this wall-to-wall timber cover property. The farm sits at the end of a dead-end road. No north or south roads bordering this farm at all. The west access is off Salt Marsh Road which has turned into a local-only 2-track road. The farm has good access points for getting to properly placed stand locations. Yet minimal to no road traffic or neighbors traveling the property line. Ultimate seclusion at its finest, providing a great bedding area that any whitetail enthusiast wants to see.

Thick dense cover situated in open country, from front to back this farm has large cottonwood, elm, and hedge tree windbreaks scattered across it. There are a few young walnuts that also show up in the windbreaks. Between the windbreaks are growing cedars mixed in with native prairie grasses, presenting an ideal location for future food plot development or feeder locations. Nice travel lanes have been mowed and maintained throughout for traveling the property and keeping sent down during the season. The farm also has a water well at the southeast corner giving any wildlife or cattle clean

drinking water throughout the year. The groceries in the neighborhood will catch any hunter's eye. The farm is perfectly situated between many pivot irrigation wells that provide easy access for food throughout the year. Neighboring properties mixed with warm-season native grass, plumb thickets, and hardwoods provide the perfect cover to travel through. One walk around this property you will notice the number of deer roaming this neighborhood.

It is truly rare to find a dense, predominately timbered track in this part of the world. It provides all you need from food, safety, and water to raise world-class Kansas bucks. This part of the Kansas sandhills is rich with deer, pheasants, quail, and turkeys. It's not uncommon to find a spring gobbler strutting around this farm. Coming in from the east and west roads I have seen many roosters, and the eastern half of this farm has pockets of sand plumbs to support a growing quail population. This farm delivers so much more in person, and you just don't see them come to the open market often. To ask any questions please call listing agent Tyler Heil at (913) 207-4541.



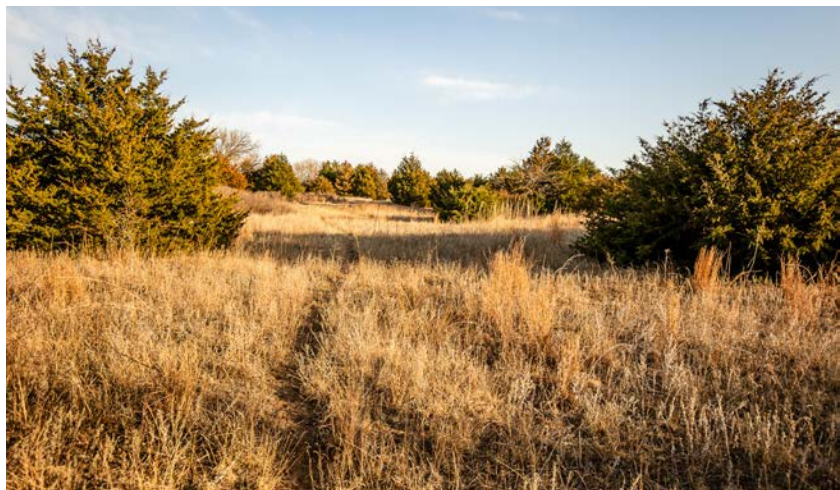
PROPERTY FEATURES

PRICE: **\$798,579** | COUNTY: **RENO** | STATE: **KANSAS** | ACRES: **224**

- 224 +/- acres
- Perimeter fence
- Water well
- Thick cover
- Large hardwood windbreaks
- Dead-end road farm
- Secluded
- Rich irrigated farm neighborhood
- Many stand locations for changing winds
- Several spots for future food plots or water wells
- 1 hour Wichita, KS
- 45 minutes Hutchinson, KS
- 30 minutes Pratt, KS
- 3 ½ hours OKC



RICH IRRIGATED FARM NEIGHBORHOOD



PERIMETER FENCE



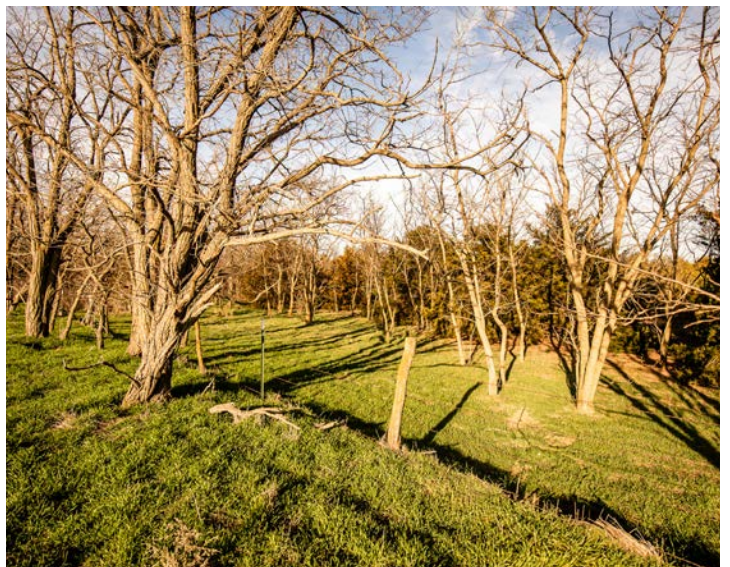
FUTURE FOOD PLOTS



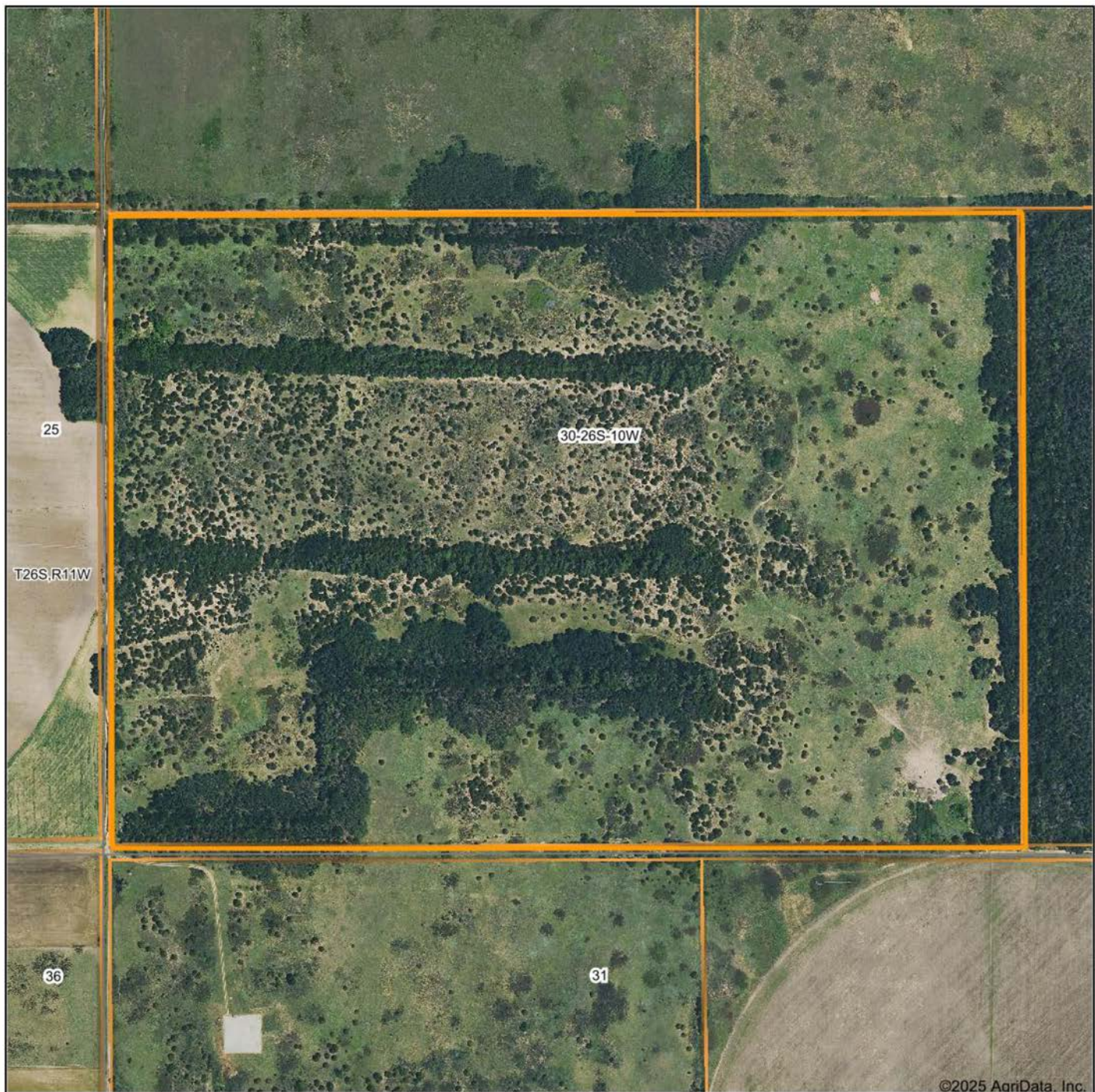
HUNTING OPPORTUNITIES



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 37° 45' 2.99, -98° 27' 29.57

0ft 638ft 1276ft



Maps Provided By:



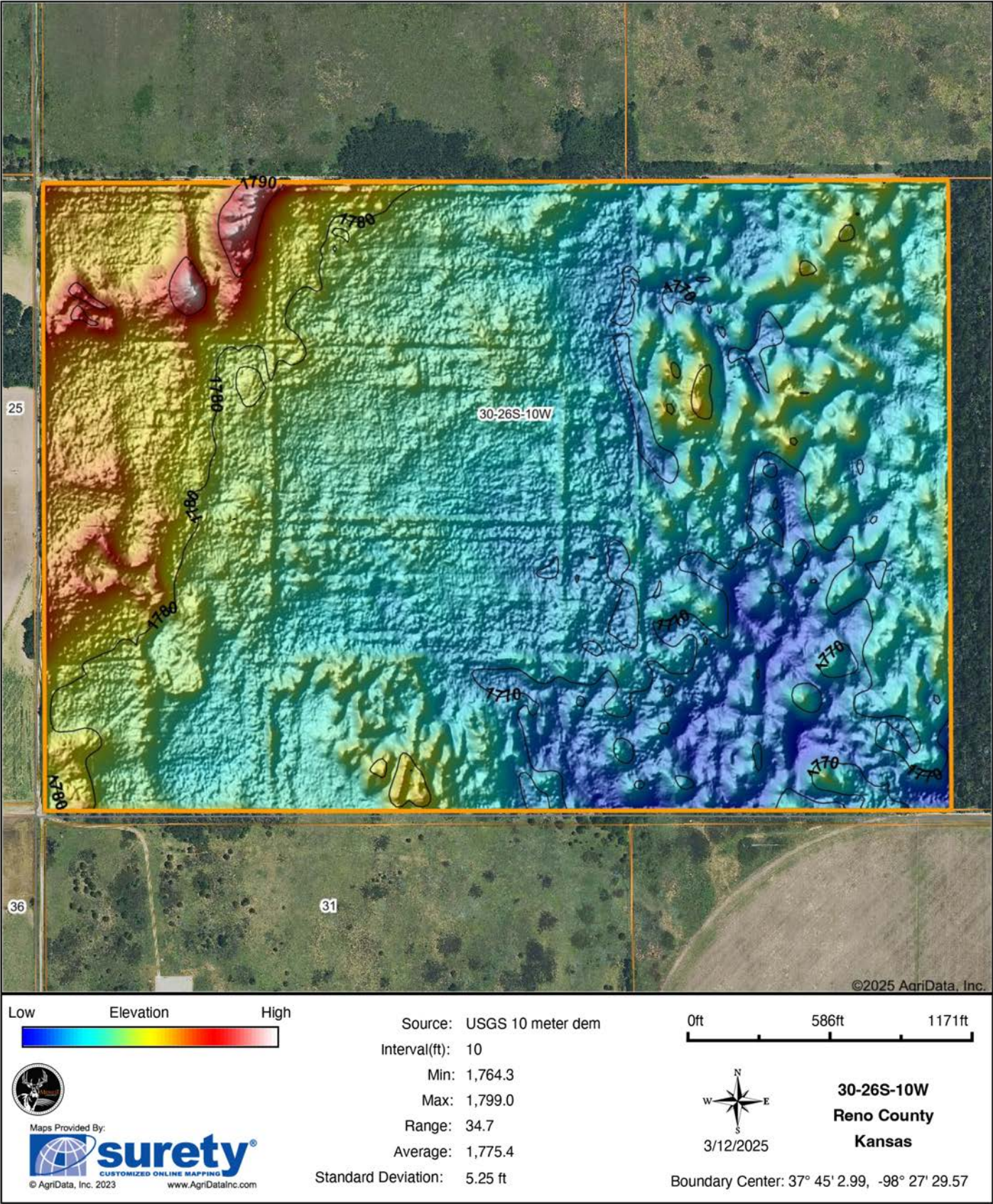
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30-26S-10W
Reno County
Kansas

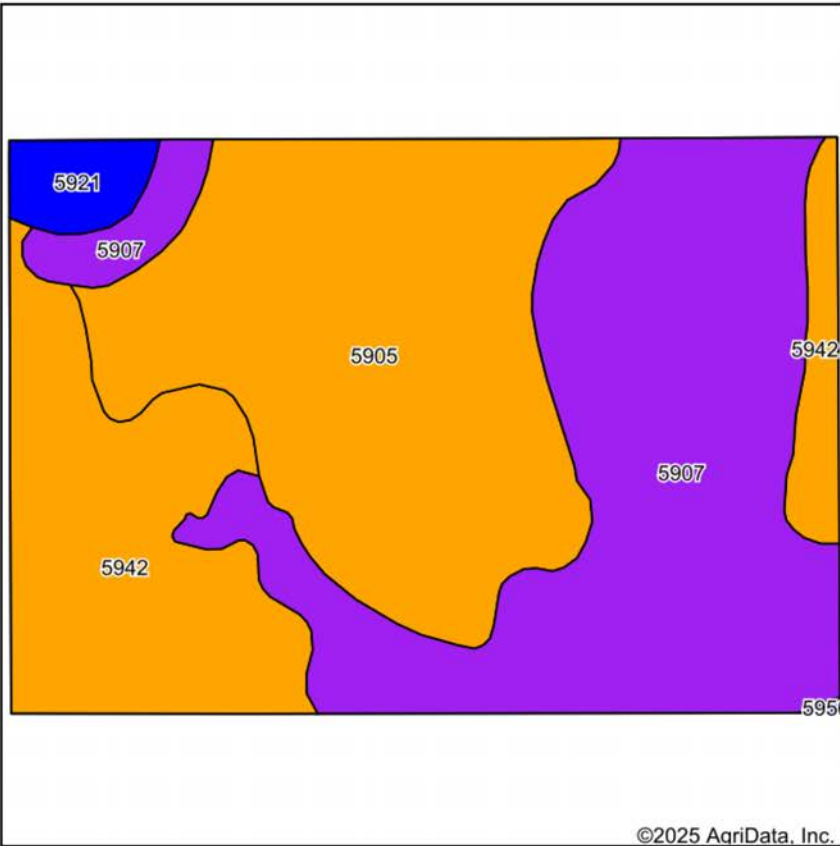


3/12/2025

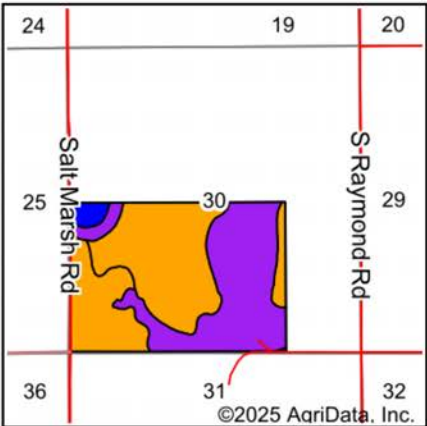
HILLSHADE MAP



SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Reno**
Location: **30-26S-10W**
Township: **Miami**
Acres: **224.21**
Date: **3/12/2025**



Maps Provided By:
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CUSTOMIZED ONLINE MAPPING
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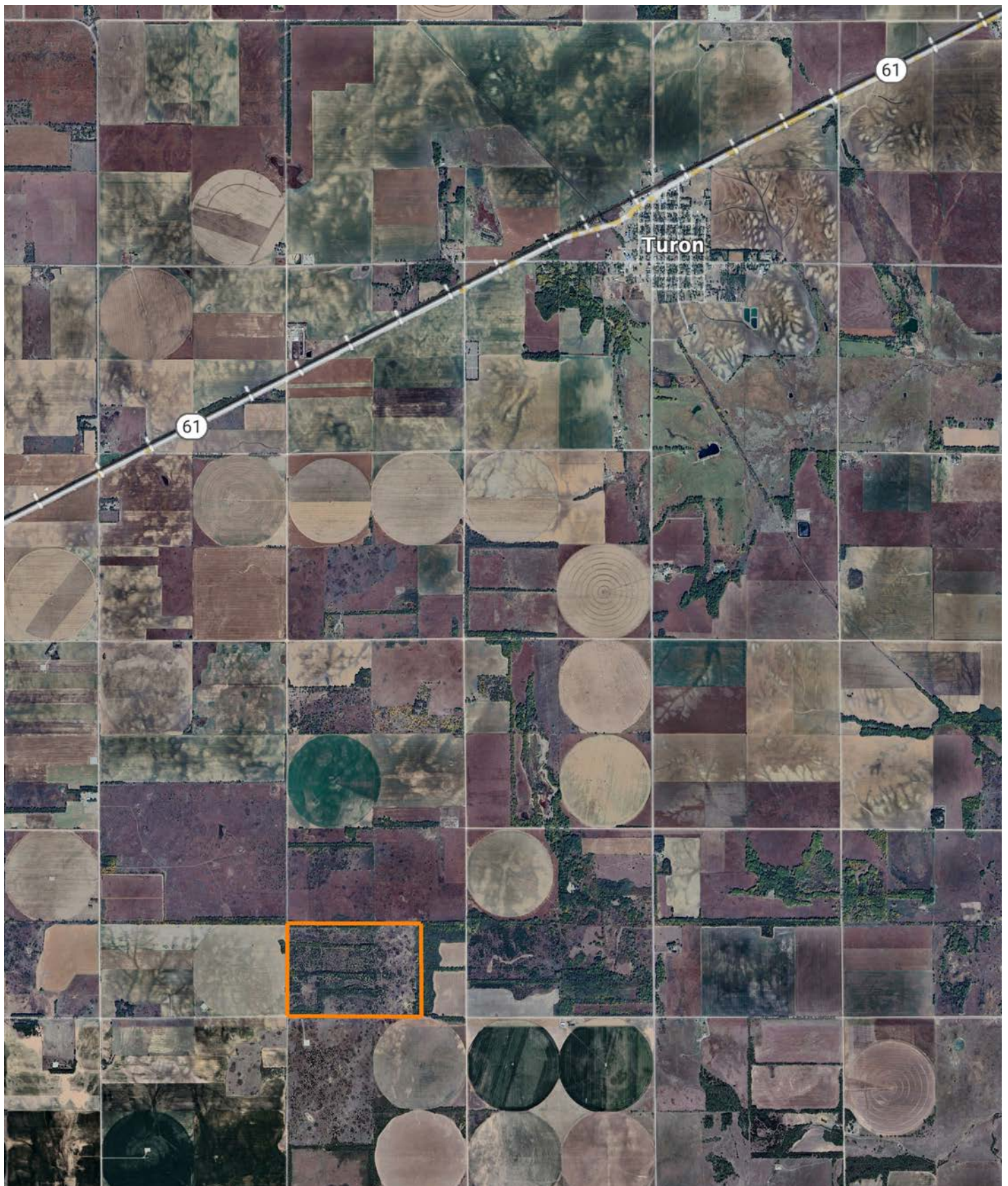
Area Symbol: KS155, Soil Area Version: 21

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
5907	Langdon fine sand, 0 to 15 percent slopes	89.70	40.0%		> 6.5ft.	Vle	2629	27	27	26	24	8
5905	Hayes-Solvay loamy fine sands, 0 to 5 percent slopes	79.83	35.6%		> 6.5ft.	Ille	4276	50	46	44	50	26
5942	Pratt-Turon fine sands, 1 to 5 percent slopes	48.88	21.8%		> 6.5ft.	Ille	2930	39	37	36	37	15
5921	Ost loam, 0 to 1 percent slopes	5.63	2.5%		> 6.5ft.	Ilc	3440	70	48	57	70	44
5956	Shellabarger sandy loam, 1 to 3 percent slopes	0.17	0.1%		> 6.5ft.	Ile	3052	52	45	47	51	32
Weighted Average						4.17	3301.7	*n 38.9	*n 36.5	*n 35.4	*n 37.3	*n 16.9

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Tyler Heil is an avid outdoorsman with a love for all things hunting, fishing, and farming. Born in Carrollton, Missouri, Tyler graduated from Blue Valley High School in Stillwell, Kansas, and earned a degree in Agricultural Economics from Kansas State University. For over a decade, Tyler worked as a grain trader for several companies and cooperatives in the Midwest, giving him great agricultural and trading experience. Combine that with his vast knowledge of ranching, row crop farming, and income-producing properties and you've got an ideal land agent for buyers and sellers alike. At Midwest Land Group, Tyler uses his professional experience coupled with the relationships he's built to form a well-rounded approach to analyzing a property for its best practical use in order to market the maximum value for every piece of land he works on. When he's not working or out hunting, you can usually find Tyler entering crappie fishing tournaments, coaching youth sports, helping out on the farm, or spending time with his family. Tyler lives in Garden Plain, Kansas, with his wife, Heidi, and kids, Kylie and Hunter. If you're in the market to buy or sell land in Kansas, be sure to give Tyler a call.



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