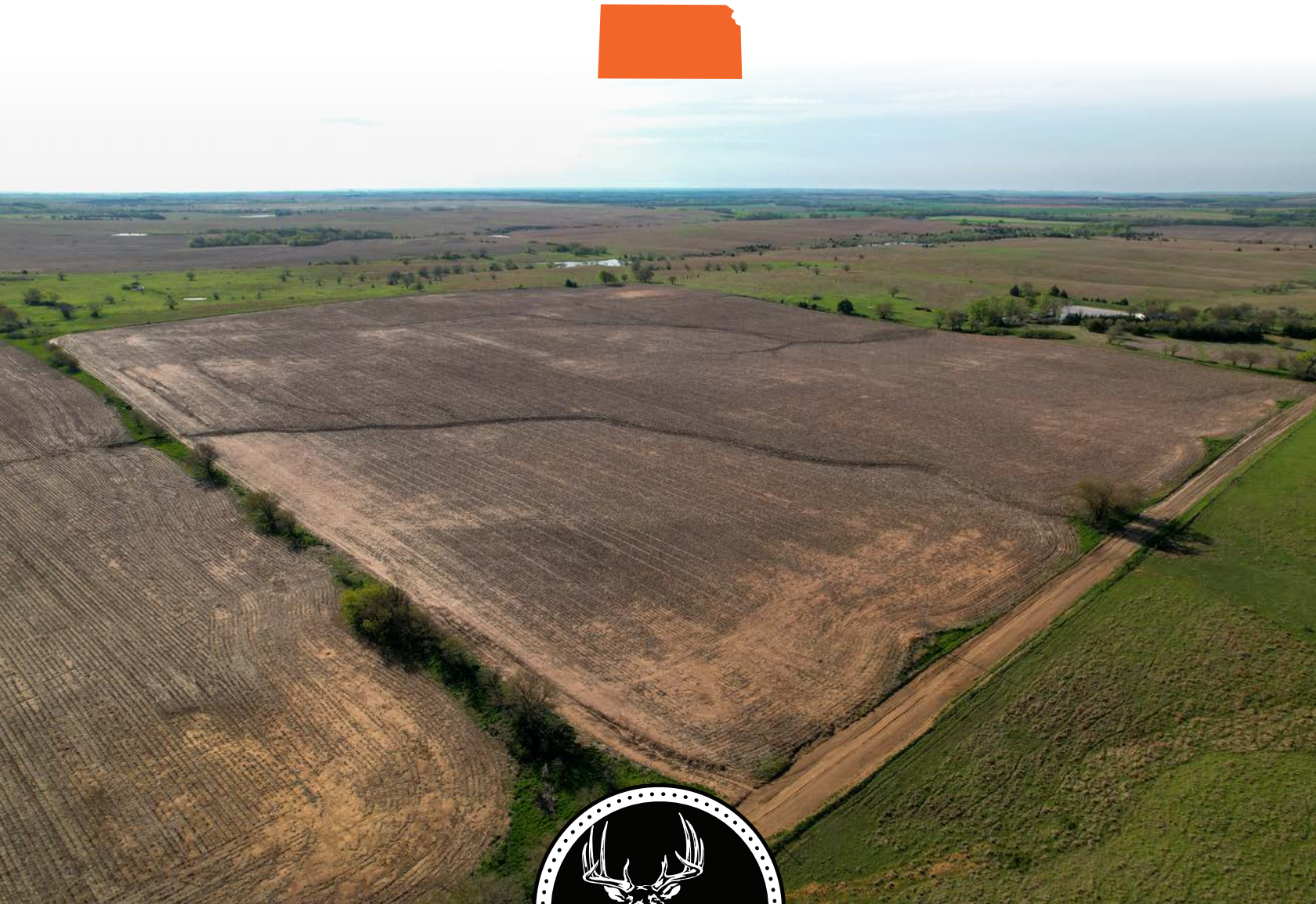


MIDWEST LAND GROUP PRESENTS

40 ACRES IN

SALINE COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SECURE FARMLAND INVESTMENT WITH UPSIDE

Located in Saline County, Kansas, near Glendale and Interstate 70, is 40 +/- acres of tillable farmland for sale. This fertile field is known for producing excellent yields. The farm has been on a no-till, full-season, Milo and Soybean rotation for many years. Currently on a crop share agreement with a reliable tenant who has managed the property well. The soils are 6+ feet deep, Crete-Wells Loam with adequate drainage. The farm lays nicely with gentle slopes and one maintained terrace on the east boundary. The entire tract is in tillable production with zero waste ground. The Salina area averages over 31" of rain each year and is close to grain and cattle markets. This would make a great tillable investment or could be

put to use for your livestock or horse pasture. There is fencing in place on two sides, and electricity is available at the road. This site has recorded deed restrictions, but with a transferable building right from another Saline County parcel, this could become the location of your forever home. The views from this hilltop are breathtaking. The farm can be conveniently accessed from Interstate 70 and paved Brookville Road, then East on Lockard Road to House Road. Put this farm to work for your grain operation or invest in productive Kansas land at an affordable price. To schedule a showing contact the Listing Agent Sean Thomas at (620) 712-2775.



PROPERTY FEATURES

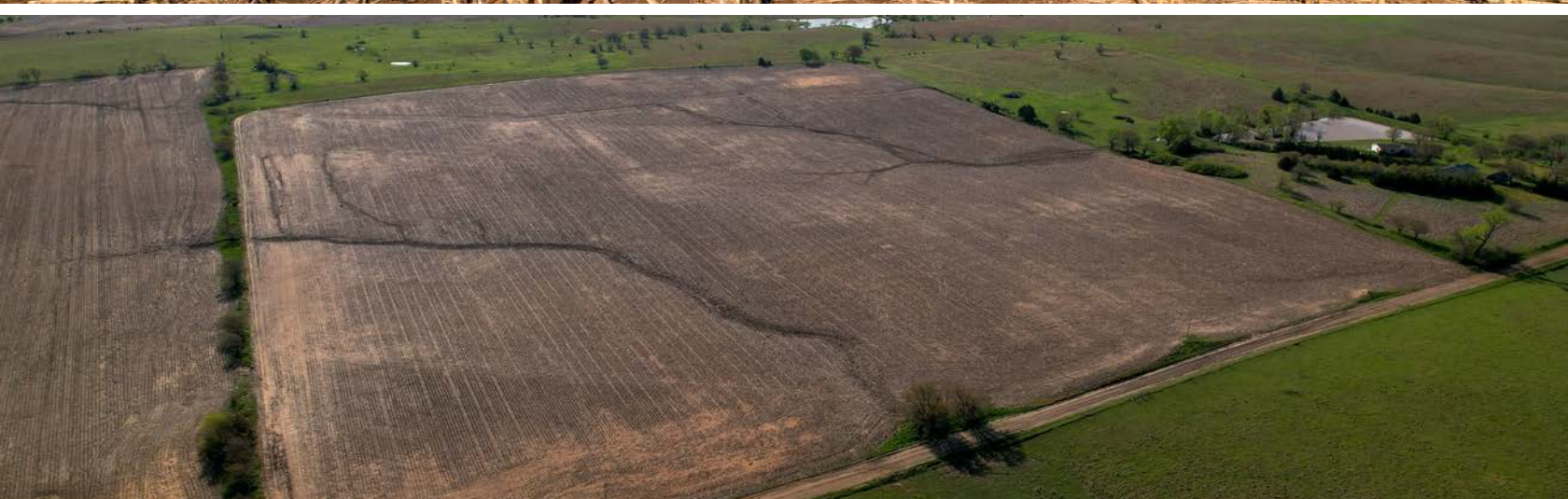
PRICE: **\$120,000** | COUNTY: **SALINE** | STATE: **KANSAS** | ACRES: **40**

- 3.5 miles to I-70 Exit
- 40 +/- acres to be surveyed
- Fertile upland soil 61.5 NCCPI average
- Grain sorghum & soybean rotation
- Available electricity & cable internet
- Tillable farmland investment
- 15 miles to Interstate 135 / Salina
- Hunting opportunities: deer and upland birds
- Potential build site
- Saline County S14, T13, R05
- 100% productive cropland



100% PRODUCTIVE CROPLAND

Currently on a crop share agreement with a reliable tenant who has managed the property well. The soils are 6+ feet deep, Crete-Wells Loam with adequate drainage.



FENCING ON TWO SIDES



ELECTRICITY & CABLE INTERNET AVAILABLE



POTENTIAL BUILD SITE

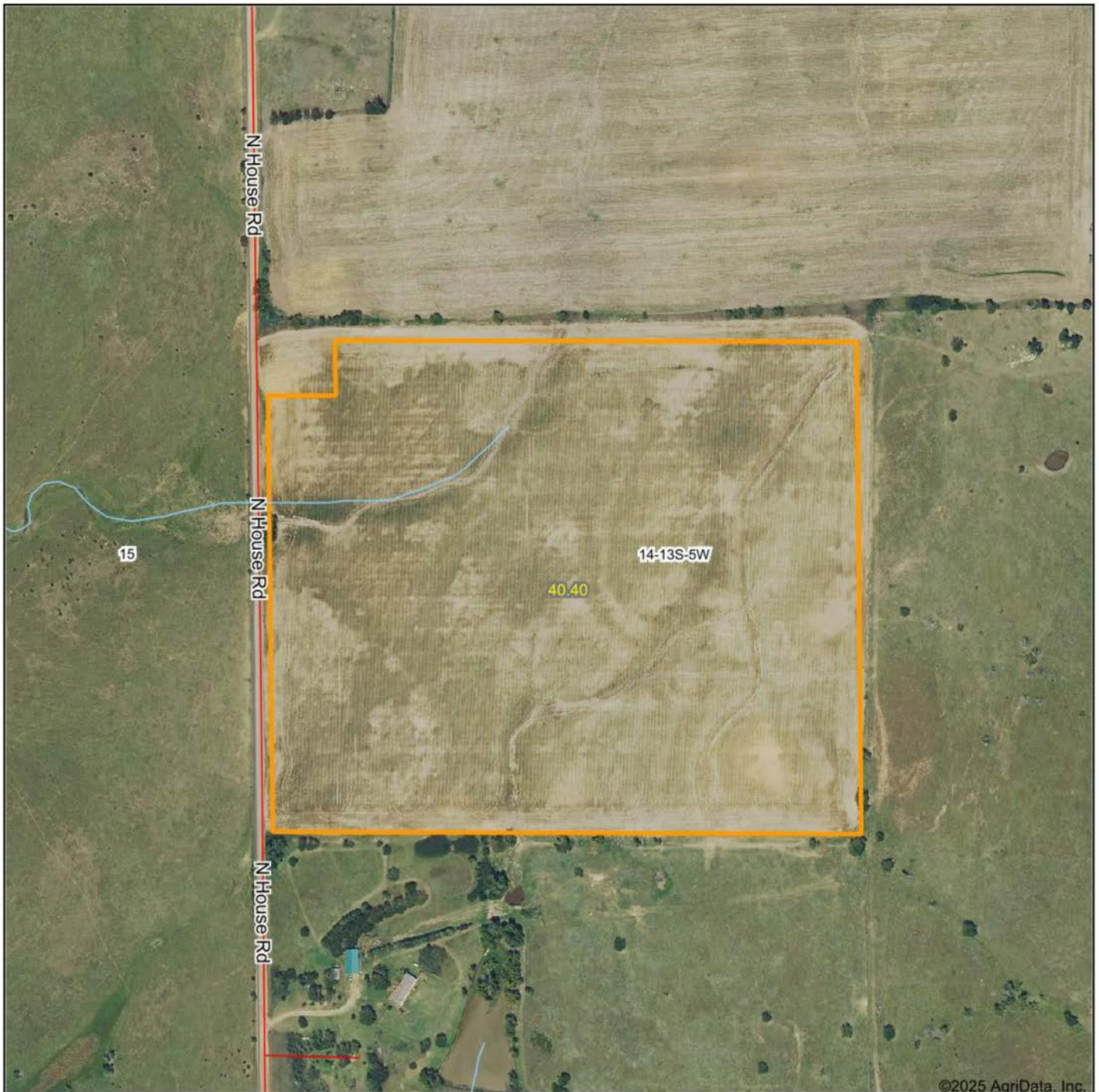
This site has recorded deed restrictions, but with a transferable building right from another Saline County parcel, this could become the location of your forever home. The views from this hilltop are breathtaking.



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 38° 55' 18.43, -97° 51' 6.13

0ft 386ft 772ft

14-13S-5W
Saline County
Kansas



4/25/2025



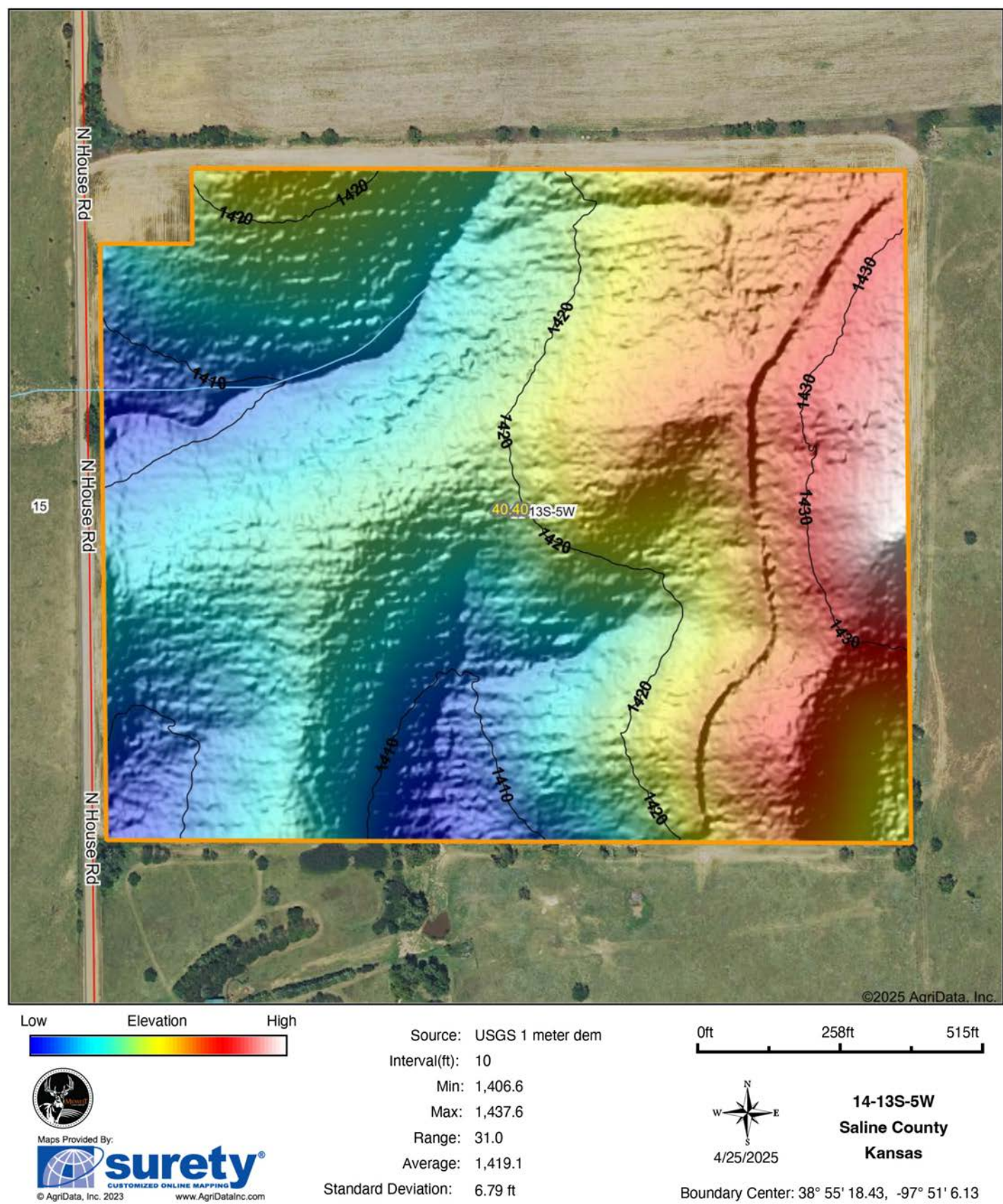
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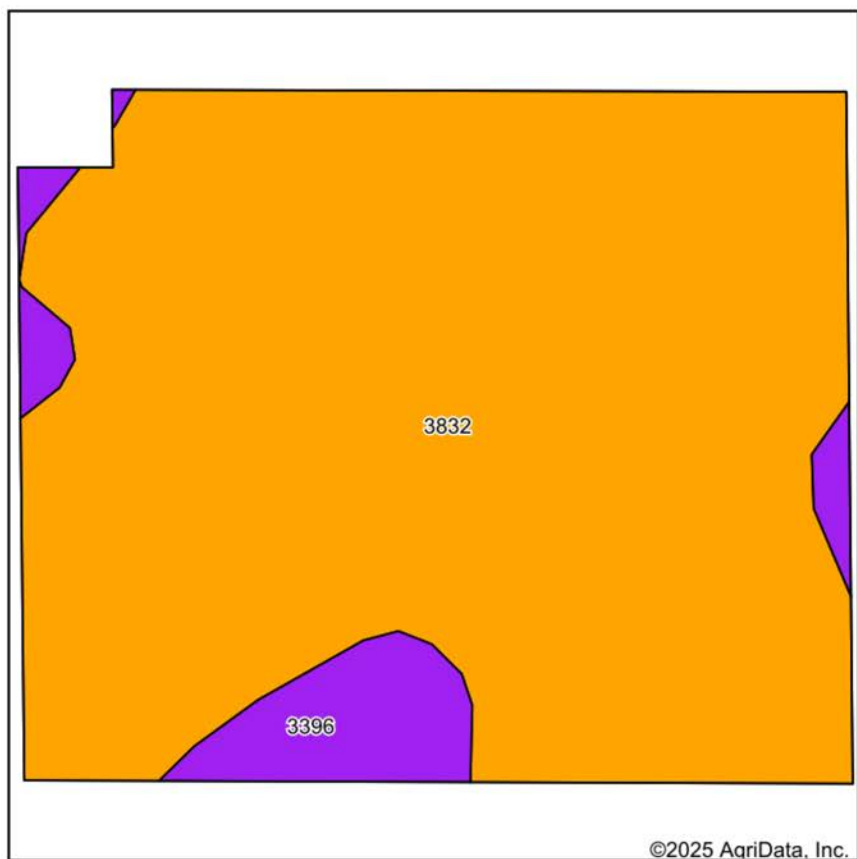
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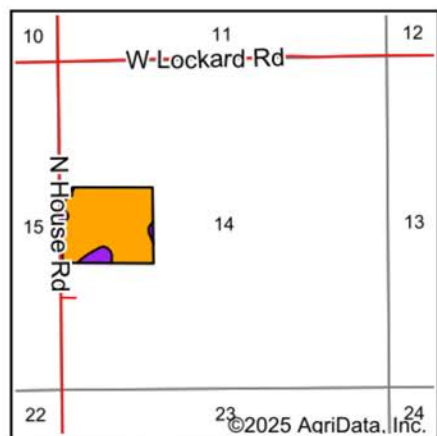
HILLSHADE MAP



SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Saline**
Location: **14-13S-5W**
Township: **Glendale**
Acres: **40.4**
Date: **4/25/2025**



Maps Provided By:



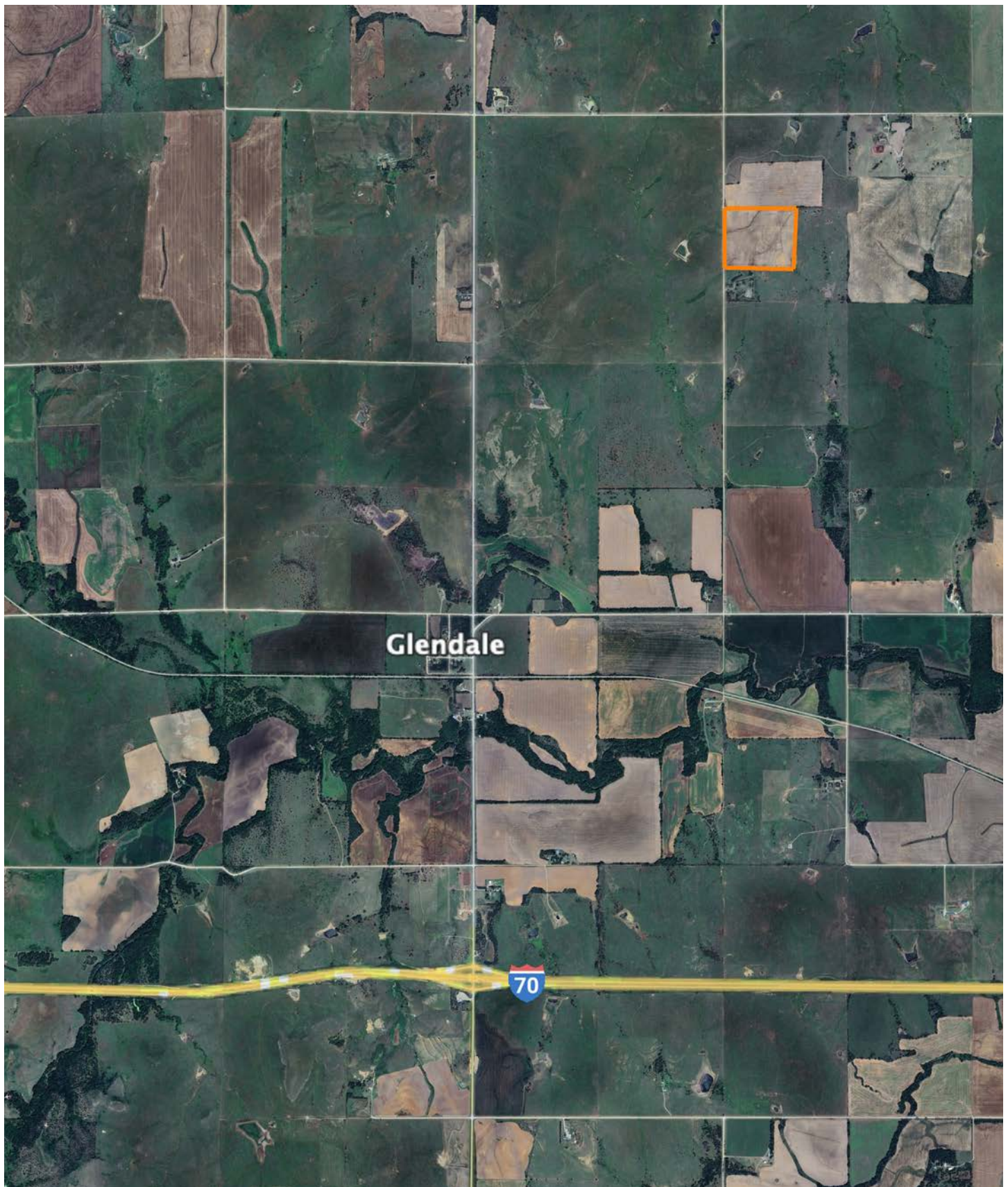
Area Symbol: KS169, Soil Area Version: 21

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
3832	Crete-Wells complex, 3 to 7 percent slopes	37.34	92.4%		> 6.5ft.	IIIe	3730	63	54	58	62	34
3396	Lancaster-Hedville complex, 3 to 20 percent slopes	3.06	7.6%		2.9ft. (Paralithic bedrock)	VIe	3375	43	39	41	39	15
Weighted Average						3.23	3703.1	*n 61.5	*n 52.9	*n 56.7	*n 60.3	*n 32.6

*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
620.833.0110
SThomas@MidwestLandGroup.com



MidwestLandGroup.com

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