

MIDWEST LAND GROUP PRESENTS

77 ACRES IN

---

# ELLSWORTH COUNTY KANSAS



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# INTERSTATE GRAZING AND CROPLAND

Located in Northern Ellsworth County is 77 +/- acres of prime pastureland and cropland near Interstate 70. Grazing land is hard to come by; this farm is the perfect combination of native grass, tame grass, and tillable land. Grow feed and summer forage for your herd. There are 17 +/- acres of cropland with a history of wheat and milo rotation, and carry a NCCPI rating of 65, meaning above average yields for the County. On the south end of the farm is 6 +/- acres of clean Brome Hay ground. There is a seasonal creek that frequently flows, the draw is lined with mature trees and cover. Visit the tract and you will see whitetail deer and quail. This topography is also suitable for the construction of a large watering pond

or fishing lake. The property is conveniently accessed from the maintained Avenue B. The gate is just 1 mile from Highway 14 and the Interstate 70 exit, meaning you can get here quickly from the south, west, or east. A new home is being constructed across the road and this too would make an excellent build site with access to electricity. The hilltop pasture has an amazing view of the Smoky Hills. There is an income-generating wind lease and farm lease for the 2025 grazing season. This property has so much potential and is located in a highly desirable area. Contact the Listing Agent Sean Thomas at (620) 712-2775 to view disclosures and schedule a showing.



## PROPERTY FEATURES

PRICE: **\$184,800** | COUNTY: **ELLSWORTH** | STATE: **KANSAS** | ACRES: **77**

- Grazing land
- Tillable acres NCCPI 65
- Possession subject to Tenant's Rights
- Available electricity
- Potential build site
- Deer hunting
- Near Interstate 70
- Near State Highway 14
- 8 miles to Ellsworth
- 32 miles to Russell
- 33 miles to Salina



# POTENTIAL BUILD SITE

---



## TILLABLE ACRES AND GRAZING

---





# AERIAL MAP



©2025 AgriData, Inc.

Boundary Center: 38° 51' 16.28, -98° 14' 20.27

0ft 641ft 1281ft



Maps Provided By:

**surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2023 www.AgriDataInc.com

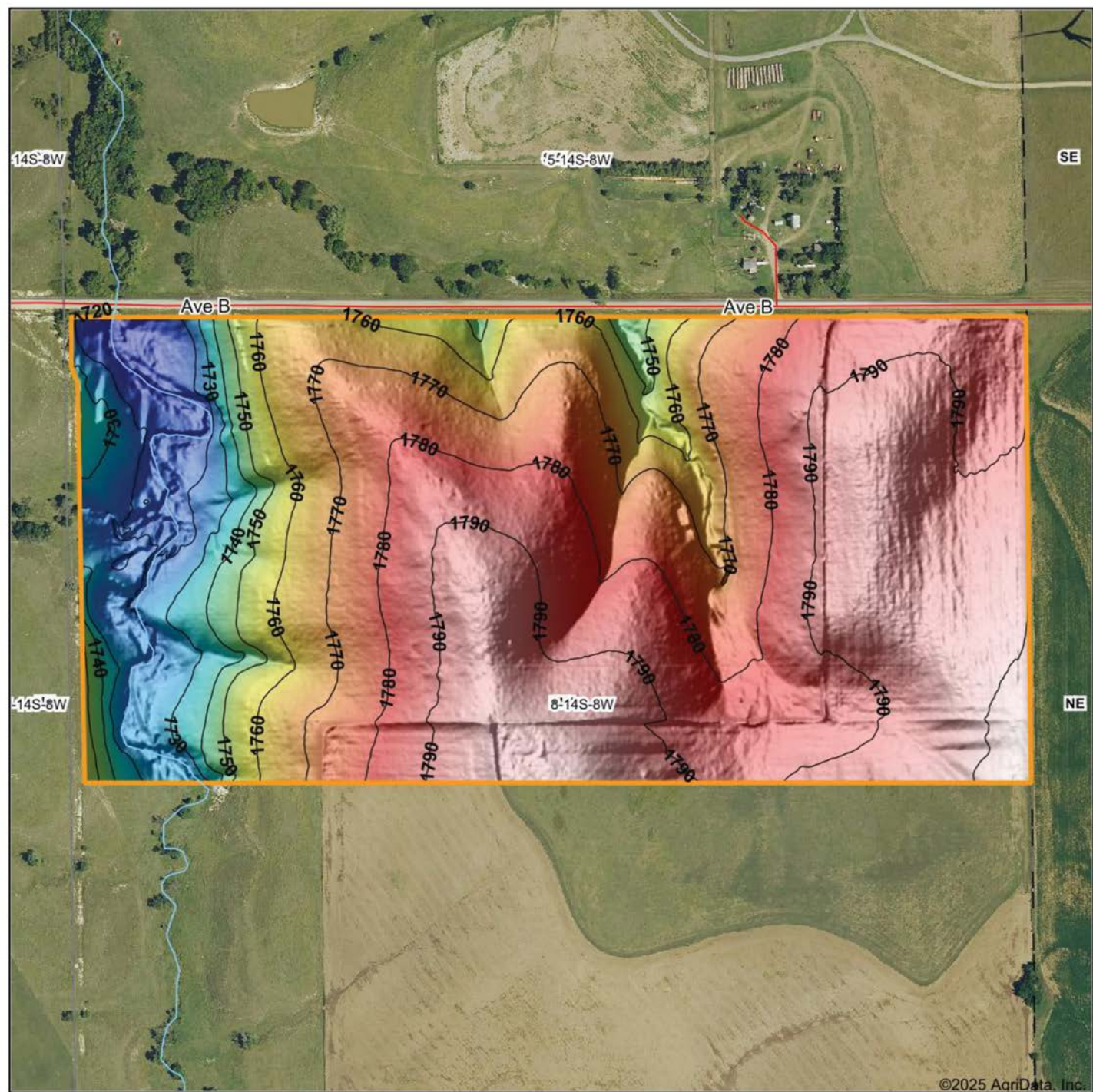
**8-14S-8W**  
**Ellsworth County**  
**Kansas**



5/19/2025



# HILLSHADE MAP



Maps Provided By:



© AgriData, Inc. 2023

www.AgriDataInc.com

Source: USGS 1 meter dem

Interval(ft): 10

Min: 1,710.6

Max: 1,804.8

Range: 94.2

Average: 1,772.2

Standard Deviation: 23.59 ft

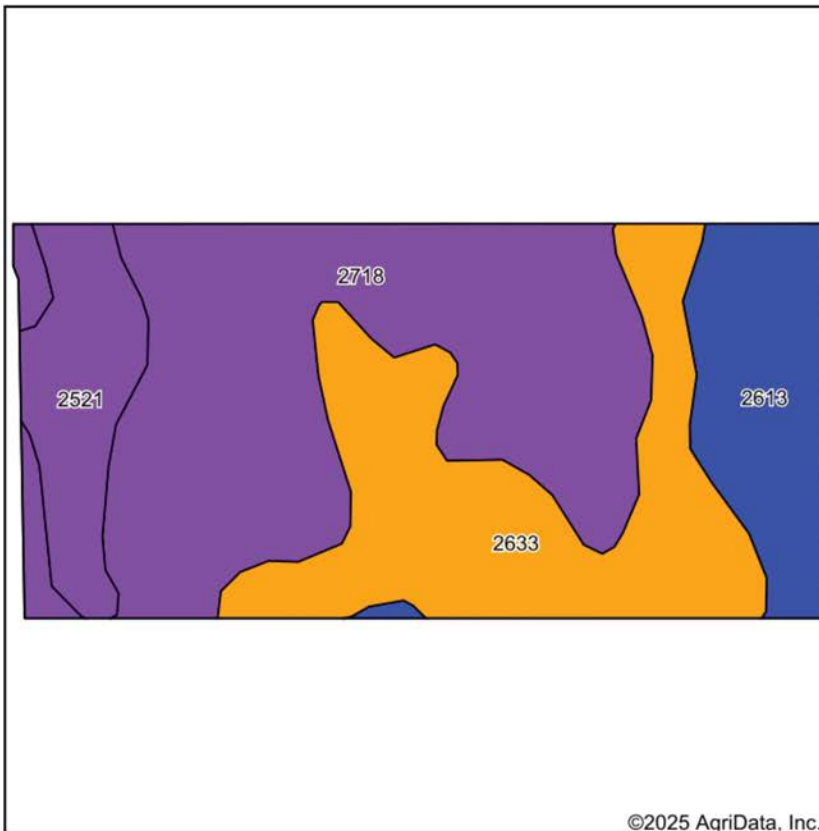


5/19/2025

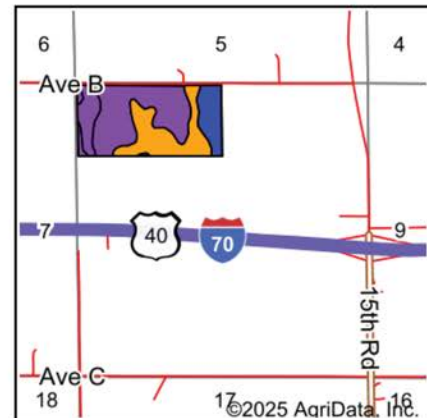
8-14S-8W  
Ellsworth County  
Kansas

Boundary Center: 38° 51' 16.28, -98° 14' 20.27

# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**  
 County: **Ellsworth**  
 Location: **8-14S-8W**  
 Township: **Sherman**  
 Acres: **76.57**  
 Date: **5/19/2025**



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2023 www.AgriDataInc.com



Area Symbol: KS053, Soil Area Version: 22

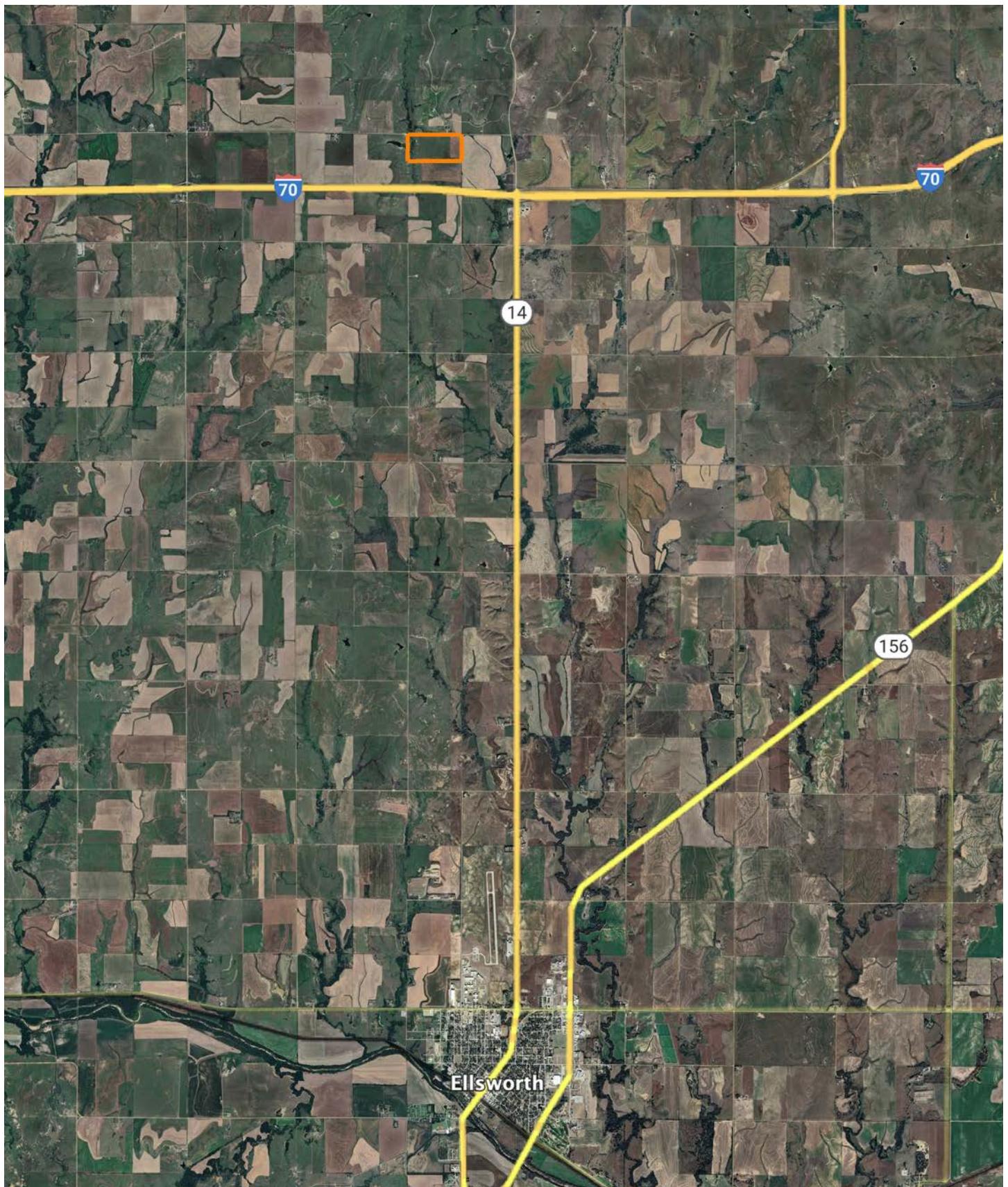
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
2718	Nibson silt loam, 3 to 30 percent slopes	36.13	47.2%		1.6ft. (Paralithic bedrock)	Vle	1888	36	27	35	30
2633	Harney-Wakeen complex, 3 to 7 percent slopes	21.81	28.5%		2.6ft. (Paralithic bedrock)	IIle	2868	61	44	53	61
2613	Harney silt loam, 1 to 3 percent slopes	10.79	14.1%		> 6.5ft.	Ile	3002	68	51	61	68
2521	Armo loam, 7 to 15 percent slopes	7.84	10.2%		> 6.5ft.	Vle	2695	54	35	46	54
Weighted Average						4.58	2406.8	*n 49.5	*n 36	*n 44.9	*n 46.6

\*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

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Alabama, Arkansas, Illinois, Iowa, Kansas, Kentucky, Louisiana, Minnesota, Mississippi, Missouri, Montana, Nebraska, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.