

MIDWEST LAND GROUP PRESENTS

78 ACRES IN

RENO COUNTY KANSAS



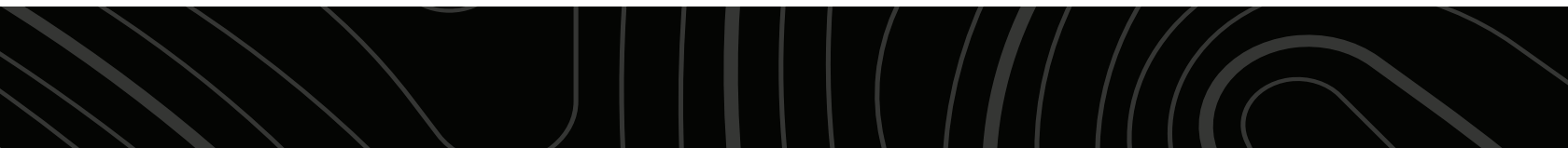
MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

TILLABLE PRODUCTION WITH HUNTING OPPORTUNITY

Located in Reno County near Langdon and 61 Highway is 78 +/- acres of farmland for sale. The farm lies nicely with 96% of the tract in production, you can count on excellent returns year after year. There is a beautiful wheat crop growing, and possession will be subject to tenants' rights. The soils are comprised primarily of Shellabarger Sandy Loam with 1-3% slopes. The farm has a history in CRP grass but has more recently been in a wheat/milo rotation with excellent results. This creates an ideal investment with hunting potential and crop income. The remainder of the farm, approximately 3 +/- acres, consists of mature timber along a seasonal draw. This would be the perfect location for a tree stand

or the development of your dream fishing pond. This area of Reno County is nationally recognized as one of the most game-rich areas of the country. Opportunities at trophy whitetail, turkey, pheasants, and waterfowl are all common around Langdon. Access to the land is convenient, located a half mile down a well-maintained county road from paved Parallel Road and 3.5 miles from State Highway 61. There is electric service just a quarter mile away, that short distance could be stretched, bringing service to this spot for your build site or agricultural needs. For disclosures and to schedule a showing, contact the Listing Agent Sean Thomas at (620) 712-2775.



PROPERTY FEATURES

PRICE: **\$202,800** | COUNTY: **RENO** | STATE: **KANSAS** | ACRES: **78**

- S03, T26, R09W, S/2 OF NW/4
- Class II & Class III soils NCCPI 48.5
- 96% tillable cropland
- Gentle slopes
- Half mile to blacktop
- 3.5 miles to highway
- Mature timber
- Seasonal draw
- Mostly tillable tract
- Deer hunting
- Turkey & pheasant hunting



96% TILLABLE CROPLAND

The soils are comprised primarily of Shellabarger Sandy Loam with 1-3% slopes. The farm has a history in CRP grass but has more recently been in a wheat/milo rotation with excellent results.



GENTLE SLOPES



CLASS II & CLASS III SOILS NCCPI 48.5

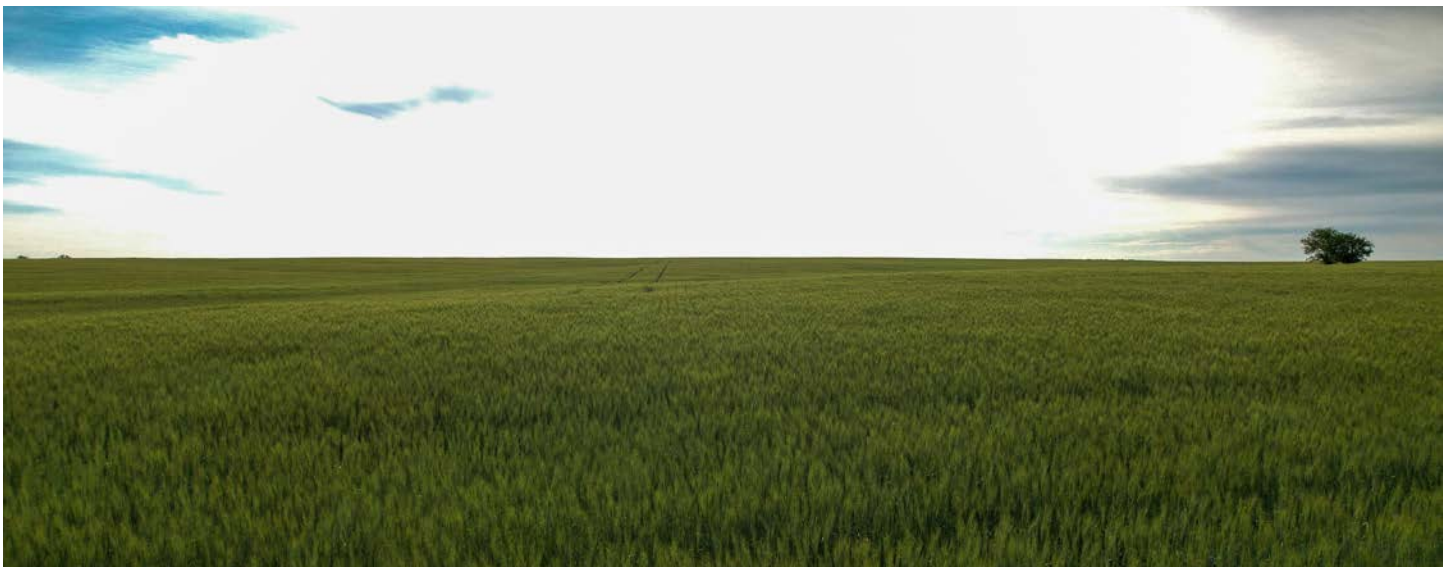


SEASONAL DRAW

The remainder of the farm, approximately 3 +/- acres, consists of mature timber along a seasonal draw. This would be the perfect location for a tree stand or the development of your dream fishing pond.



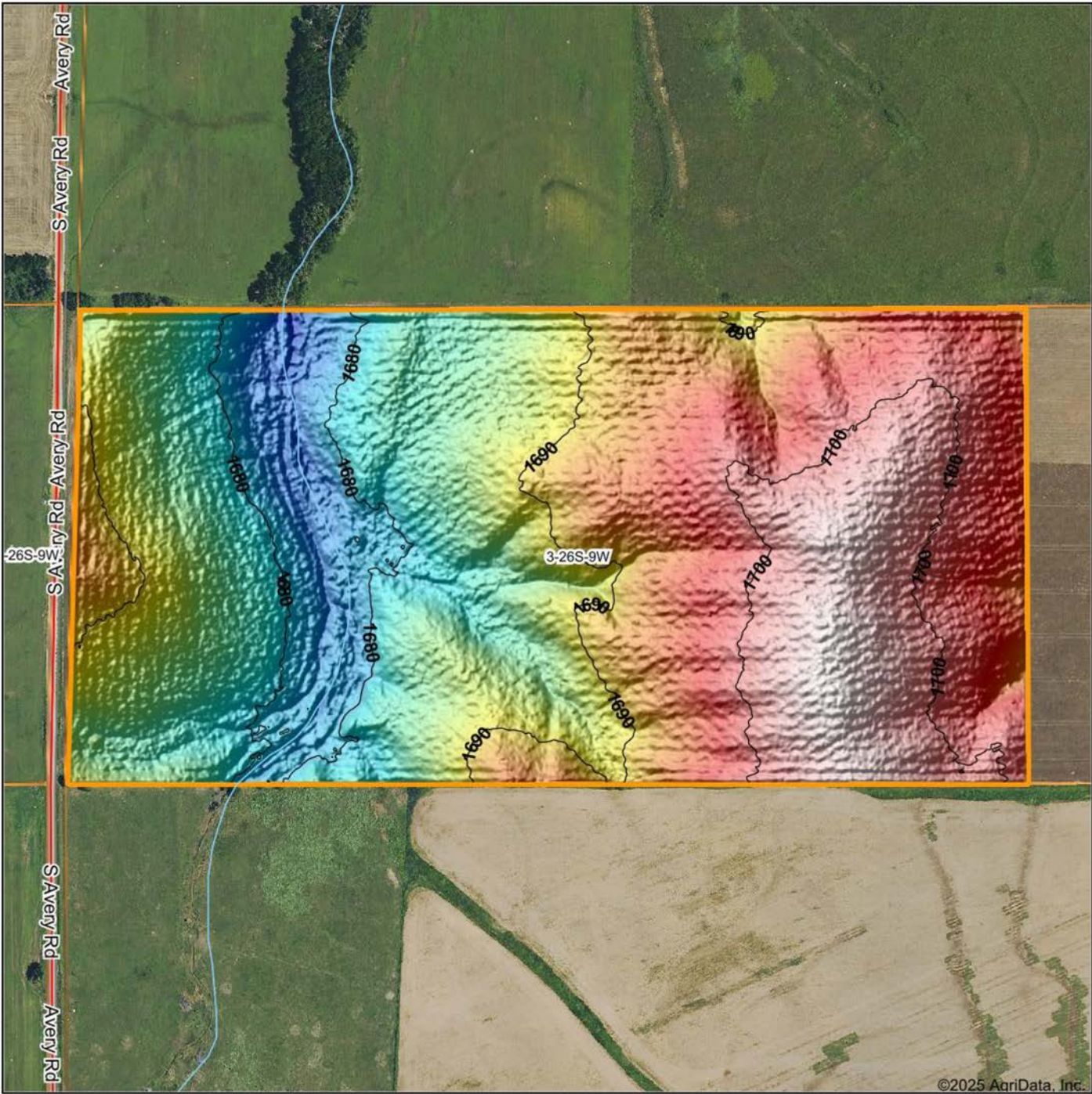
ADDITIONAL PHOTOS



AERIAL MAP



HILLSHADE MAP



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Low Elevation High



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 10

Min: 1,673.2

Max: 1,704.9

Range: 31.7

Average: 1,690.3

Standard Deviation: 7.97 ft

0ft 426ft 852ft

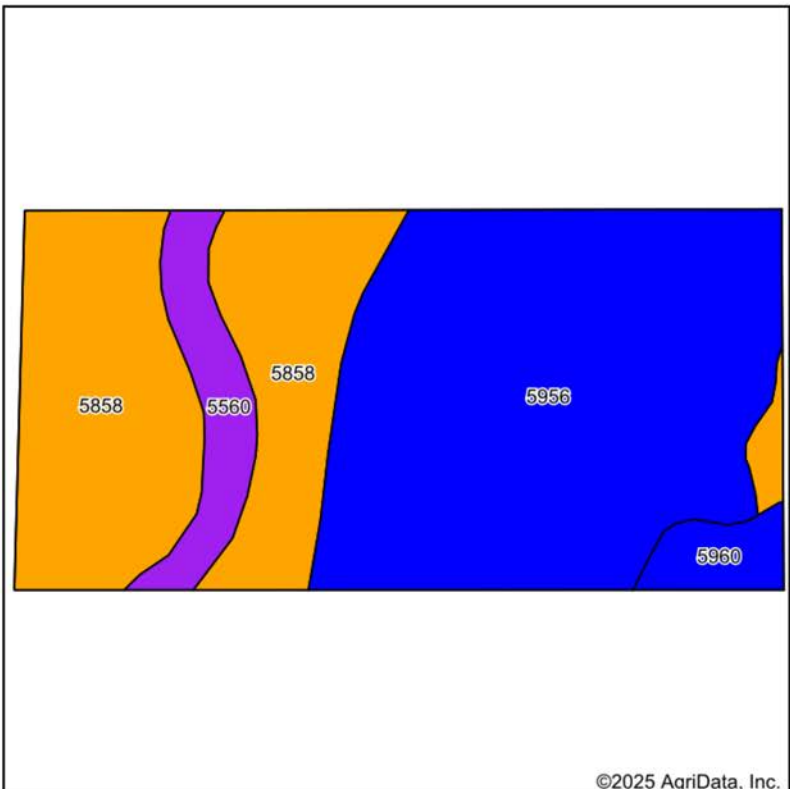


5/1/2025

3-26S-9W
Reno County
Kansas

Boundary Center: 37° 48' 52.2, -98° 17' 45.26

SOILS MAP



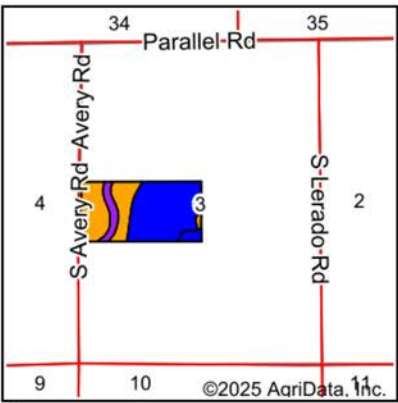
Soils data provided by USDA and NRCS.

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
5956	Shellabarger sandy loam, 1 to 3 percent slopes	41.49	53.3%		> 6.5ft.	Ile	3052	52	45	47	51	32
5858	Albion-Shellabarger sandy loams, 1 to 3 percent slopes	28.65	36.7%		> 6.5ft.	IIle	3056	46	43	43	42	24
5560	Kanza-Ninnescah sandy loams, frequently flooded	5.34	6.8%		> 6.5ft.	Vw	7000	31	26	26	28	13
5960	Shellabarger-Nalim complex, 1 to 3 percent slopes	2.53	3.2%		> 6.5ft.	Ile	3216	57	47	50	57	33
Weighted Average						2.57	3329	*n 48.5	*n 43	*n 44.2	*n 46.3	*n 27.8

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

*c: Using Capabilities Class Dominant Condition Aggregation Method



State: **Kansas**
County: **Reno**
Location: **3-26S-9W**
Township: **Bell**
Acres: **78.01**
Date: **5/1/2025**

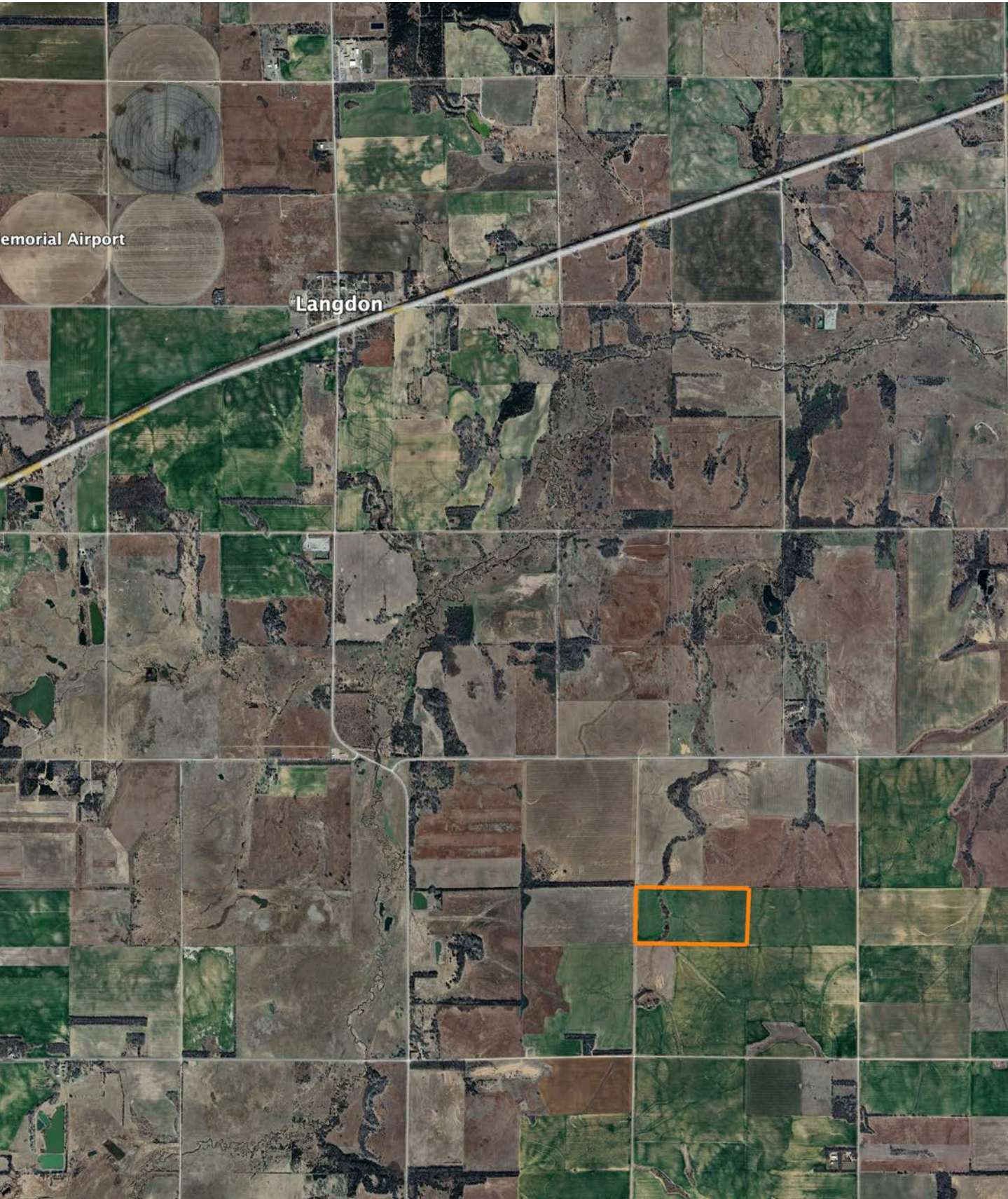


Maps Provided By:



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.



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