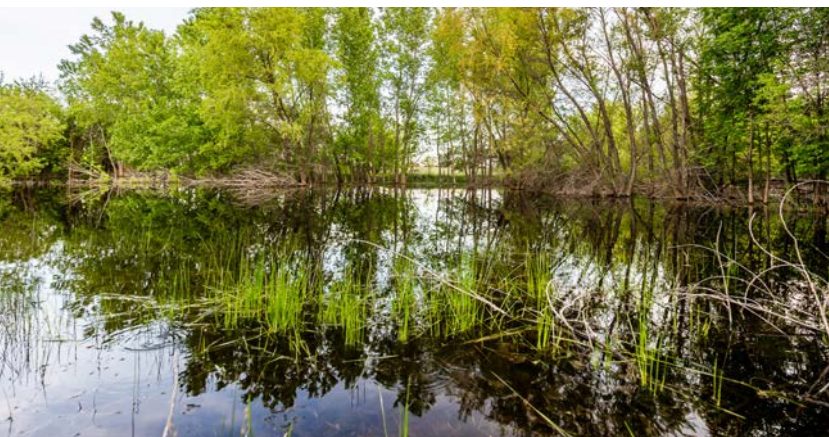


MIDWEST LAND GROUP PRESENTS



# SUMNER COUNTY, KS

34 ACRES



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



MIDWEST LAND GROUP IS HONORED TO PRESENT

# COUNTRY HOME AND SHOP ON 34 +/- BEAUTIFUL ACRES

If you have been looking for a country home on acreage and a place to plant your roots and enjoy rural living, this one deserves your attention! Located just 6 miles southwest of Belle Plaine, Kansas, this property offers the perfect blend of rural seclusion and proximity to nearby towns, Belle Plaine and Wellington, and is only 30 minutes from Wichita. The home, built in 2006, consists of 4 bedrooms and 3.5 bathrooms and a 2-car attached garage. The main floor has a large master suite with a massive walk-in shower and a jacuzzi tub. The kitchen is spacious and has a farmhouse sink, gas stove, and a big island with lots of storage space. The living room features a gas fireplace, a vaulted ceiling that makes the area feel spacious, and walks out to the back deck, which is a perfect spot to watch incredible Kansas sunsets. The walk-out basement has been finished under the current owner's ownership and includes 2 bedrooms, 1 full bathroom, a large living area, and a mechanical room with a storm shelter. An extra bedroom could be added downstairs if desired. Other amenities include a natural

gas backup generator, solar panels, which will stay, and a hot tub.

Outside, you will find a 35'x60' shop building which is insulated, heated, and cooled, and has a full bathroom. Store your toys here or get work done in a climate-controlled environment. Other outbuildings include a 40'x80' barn and a 24'x30' barn with a 12'x30' lean-to. There is a nice fenced pen area around the barns for your hobby animals to stay secure and roam around.

The 34 +/- acres of land are well kept and have a bunch to offer. The acreage is made up primarily of clean native grass and features a spring-fed pond that is stocked with fish, and a drainage creek that is lined with trees. For those who enjoy hunting, this land will provide countless opportunities to chase deer, turkey, and upland birds right from your backyard. Don't miss out on the opportunity to own this excellent property that has so much to offer!



# PROPERTY FEATURES

PRICE: **\$685,000** | COUNTY: **SUMNER** | STATE: **KANSAS** | ACRES: **34**

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- 3,380 square feet home
- 4 bedrooms, 3.5 bathrooms
- Large covered deck
- Finished walk-out basement
- Solar panels stay
- Backup generator
- Hot tub
- Heated and cooled shop
- 40'x80' barn
- 24'x30' barn with 12'x30' lean-to
- Spring-fed pond
- 2024 taxes- \$5,532.16
- 6 miles to Belle Plaine, KS
- 9 miles to Wellington, KS
- 25 miles to Wichita, KS





# 4 BED, 3.5 BATH HOME

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The home, built in 2006, consists of 4 bedrooms and 3.5 bathrooms and a 2-car attached garage, and a walk-out basement has been finished under the current owner's ownership.





# INTERIOR PHOTOS





## SPRING-FED POND

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## HEATED AND COOLED SHOP

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# OUTBUILDINGS

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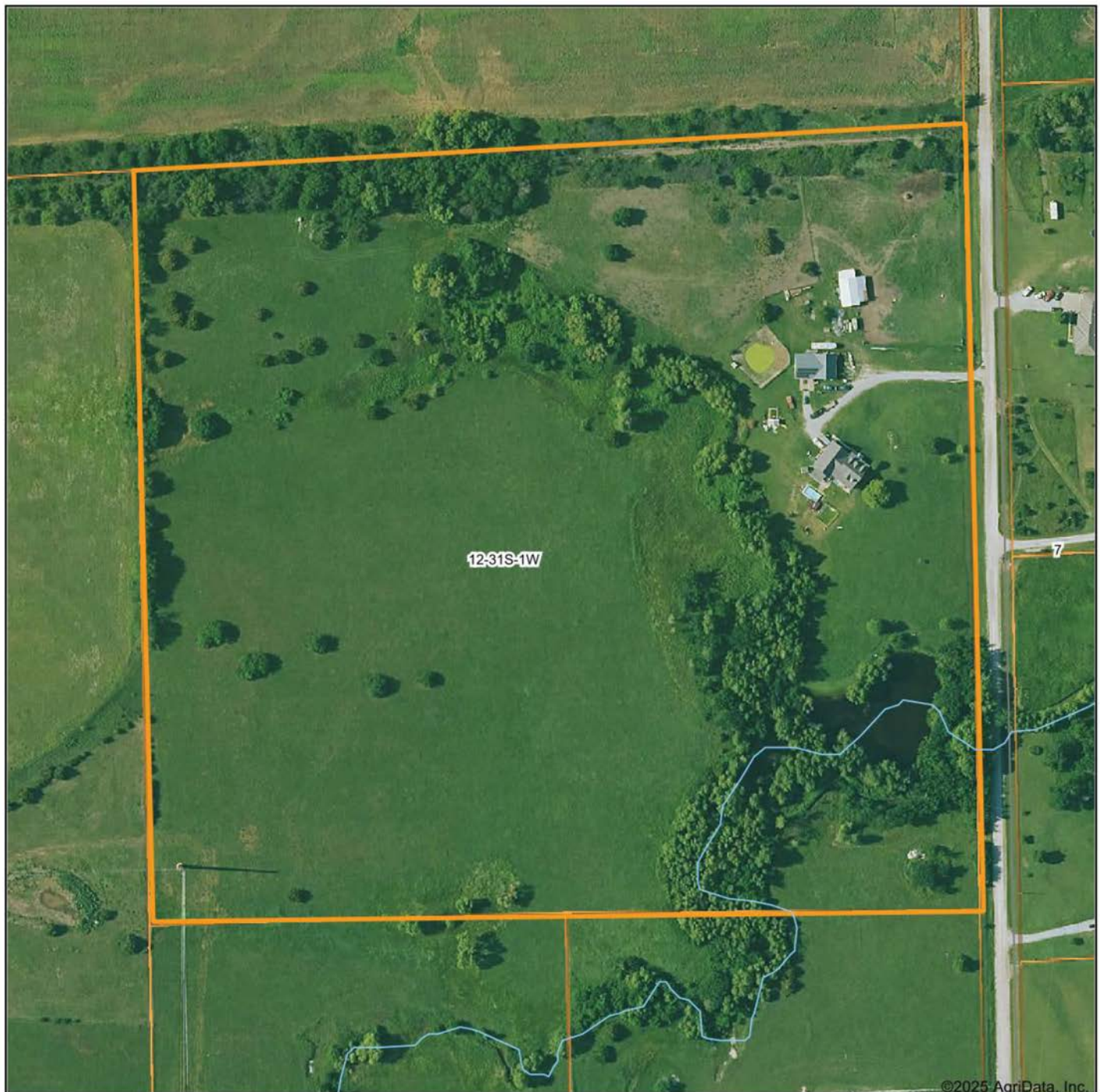
# HUNTING OPPORTUNITIES

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# AERIAL MAP



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Boundary Center: 37° 22' 4.25, -97° 22' 9.03

0ft 237ft 473ft



Maps Provided By:

**surety**  
CUSTOMIZED ONLINE MAPPING

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**12-31S-1W**  
**Sumner County**  
**Kansas**



5/8/2025



12-31S-1W

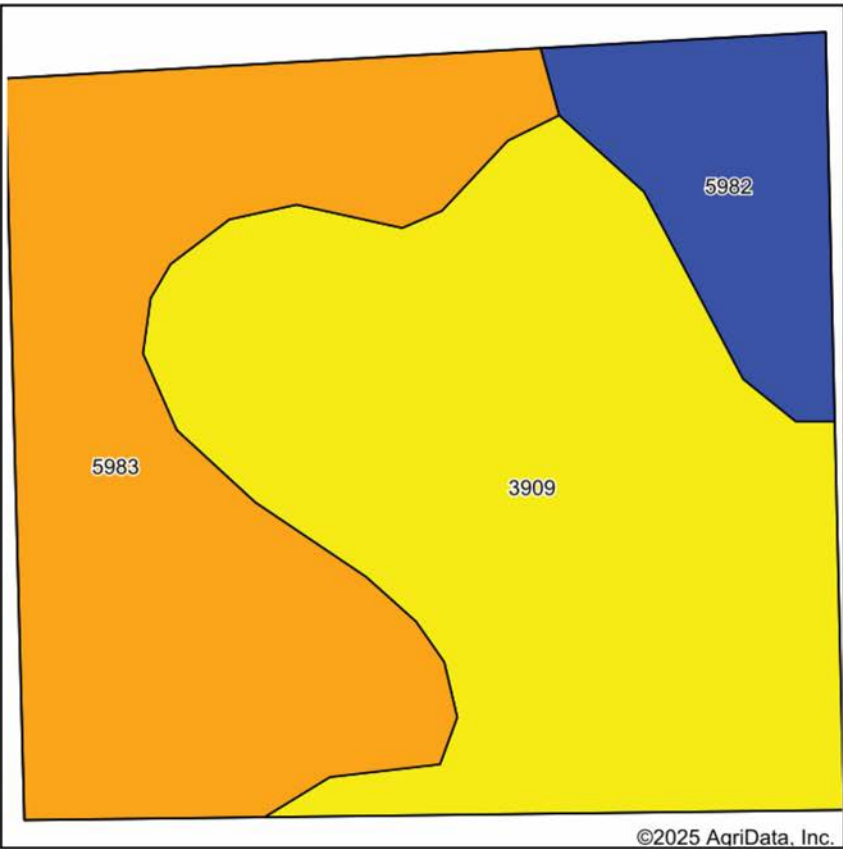
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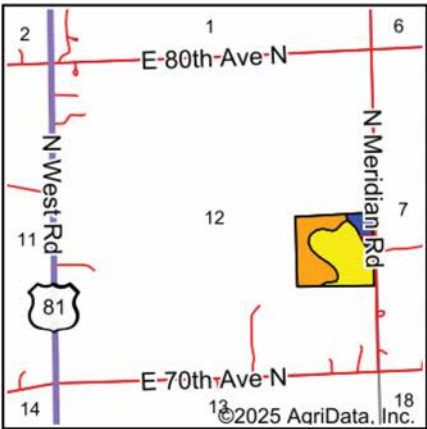
Boundary Center: 37° 22' 4.25, -97° 22' 9.03



# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**  
County: **Sumner**  
Location: **12-31S-1W**  
Township: **Seventy-Six**  
Acres: **34.02**  
Date: **5/8/2025**



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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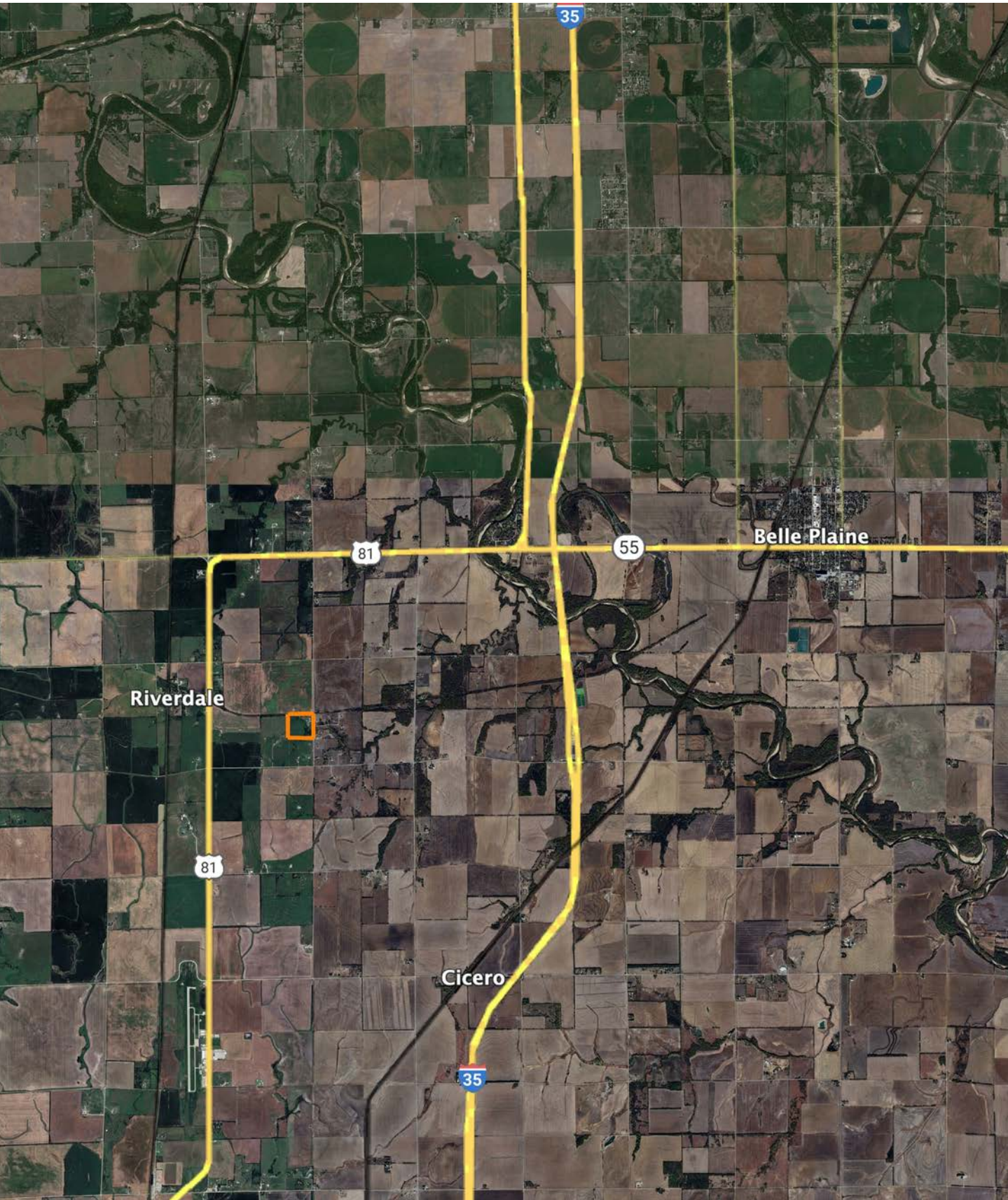
| Area Symbol: KS191, Soil Area Version: 21 |                                           |       |                  |                      |                           |                  |                                |                  |               |                       |                   |                 |
|-------------------------------------------|-------------------------------------------|-------|------------------|----------------------|---------------------------|------------------|--------------------------------|------------------|---------------|-----------------------|-------------------|-----------------|
| 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 |
| 3909                                      | Rosehill clay loam, 3 to 6 percent slopes | 17.32 | 50.9%            |                      | 3ft. (Paralithic bedrock) | IVe              | 3506                           | 44               | 30            | 43                    | 40                | 19              |
| 5983                                      | Nalim loam, 3 to 6 percent slopes         | 13.05 | 38.4%            |                      | > 6.5ft.                  | IIIe             | 3395                           | 67               | 54            | 57                    | 67                | 37              |
| 5982                                      | Nalim loam, 1 to 3 percent slopes         | 3.65  | 10.7%            |                      | > 6.5ft.                  | IIe              | 3436                           | 67               | 54            | 59                    | 67                | 37              |
| Weighted Average                          |                                           |       |                  |                      |                           | 3.40             | 3455.9                         | *n 55.3          | *n 41.8       | *n 50.1               | *n 53.3           | *n 27.8         |

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method



# OVERVIEW MAP





# AGENT CONTACT

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Growing up as an avid outdoorsman introduced agent Shaun Reid to a wide variety of habitats across multiple midwestern states, which has given him a wealth of knowledge to better serve his clients. Shaun's foundation of honesty, integrity, professionalism and a strong work ethic guide him in all his client interactions, helping ensure peace of mind throughout the buying and selling process.

Born in Wichita, KS, Shaun graduated from Maize High School, and went on to continue his studies and play baseball at Tabor College in Hillsboro, KS, where he earned a Bachelor's Degree in Business Administration, with a concentration in Marketing. For several years, he worked in operations and moved up to serve as plant manager in Oklahoma where he was able to develop business and relationship-building skills while maintaining a clear focus on customer satisfaction.

A member of Ducks Unlimited and NWTF, Shaun enjoys hunting, fishing, playing golf, and spending time with his family. Shaun currently lives in Wichita, KS, with his wife, Karissa, and daughter, Raegan. If you're in the market to buy or sell land and seek a hassle and stress-free experience, give Shaun a call.



**SHAUN REID,** LAND AGENT  
**316.210.6680**  
SReid@MidwestLandGroup.com



## MidwestLandGroup.com

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