

MIDWEST LAND GROUP PRESENTS



SALINE COUNTY, KS

148 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

HILLTOP FARM, RANCH, AND HUNTING

Located in southern Saline County is 148 +/- acres of mixed-use land for sale. This combination farm is comprised of fertile tillable land, lush pasture for grazing, and clean hay ground. The cropland acres have a history of wheat, milo, and soybeans. The roughly 70-acre field drains well and is primarily Class II Well Loam. The pasture is about 65 acres in size and has varying slopes from 1-20 percent elevation change. This draw leads to the water source, a dug pond almost one acre in size.

There are electricity and cable internet connections at each road frontage, and the farm is situated in the Saline Rural Water District #8. There are beautiful views from the hilltop in all directions, making this an

excellent potential build site.

This area of Saline County is known for dense wildlife populations. Deer, turkey, quail, and waterfowl are all frequently seen on this farm. Interspersed pockets of cover in the pasture and the tillable areas are deer hangouts. One visit to the farm and you will see the signs of mature whitetail bucks marking their territory.

This farm would make an excellent addition to your farm and ranch operation, the ideal location to build your forever home, or the blank slate hunting farm with good bones. Contact listing agent Sean Thomas at (620) 712-2775 to view disclosures and schedule a showing.



PROPERTY FEATURES

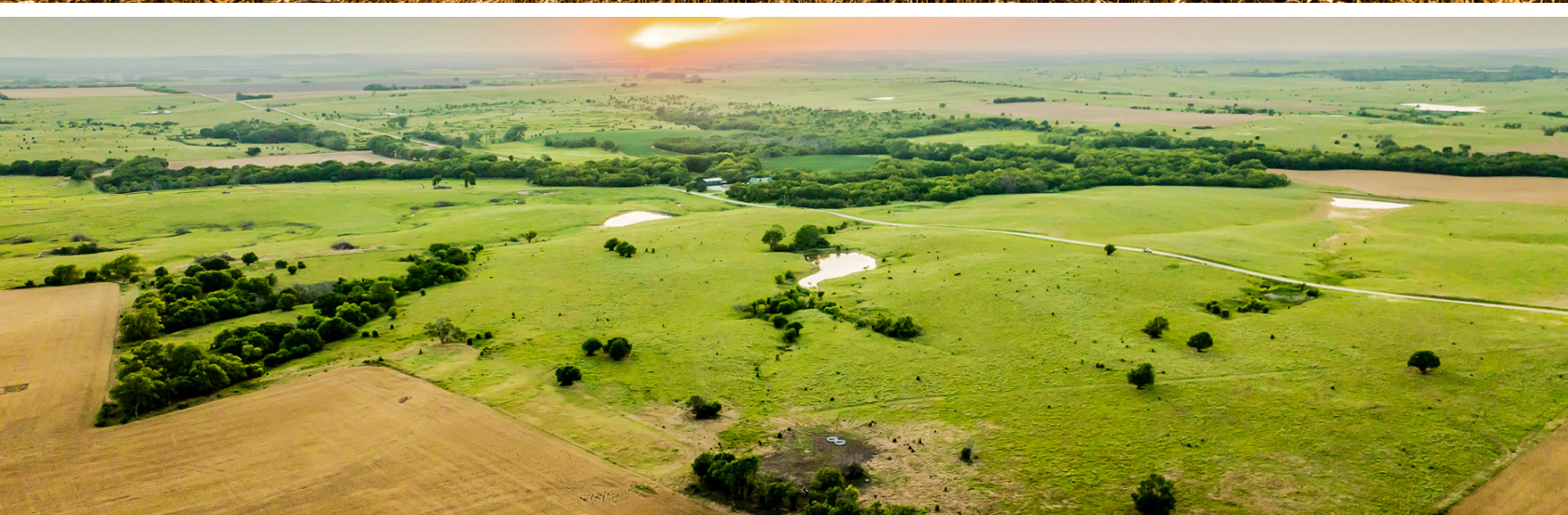
PRICE: **\$433,000** | COUNTY: **SALINE** | STATE: **KANSAS** | ACRES: **148**

- 148+/- Acre S36, T16, R2, NE/4
- Cropland, pasture, and hay acres
- Possession subject to tenants' rights
- Mature timber areas
- Potential build site
- Hilltop views
- Electricity is available at the roads
- Class II and Class III upland tillable
- Pasture with pond
- Deer, turkey, and quail hunting



CROPLAND, PASTURE, AND HAY ACRES

This combination farm is comprised of fertile tillable land, lush pasture for grazing, and clean hay ground.



PASTURE WITH POND



ELECTRICITY AVAILABLE

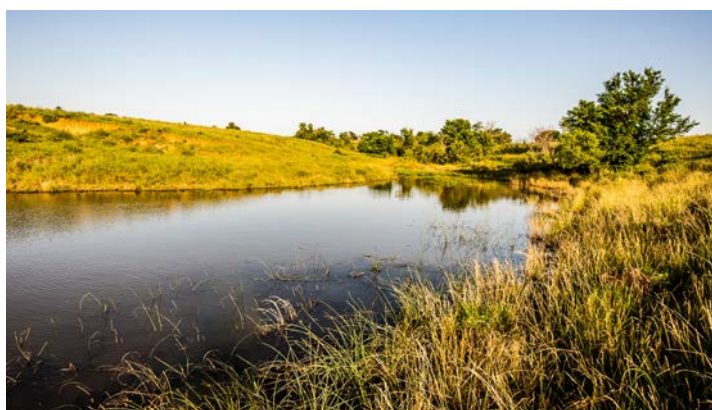


MATURE TIMBER AREAS

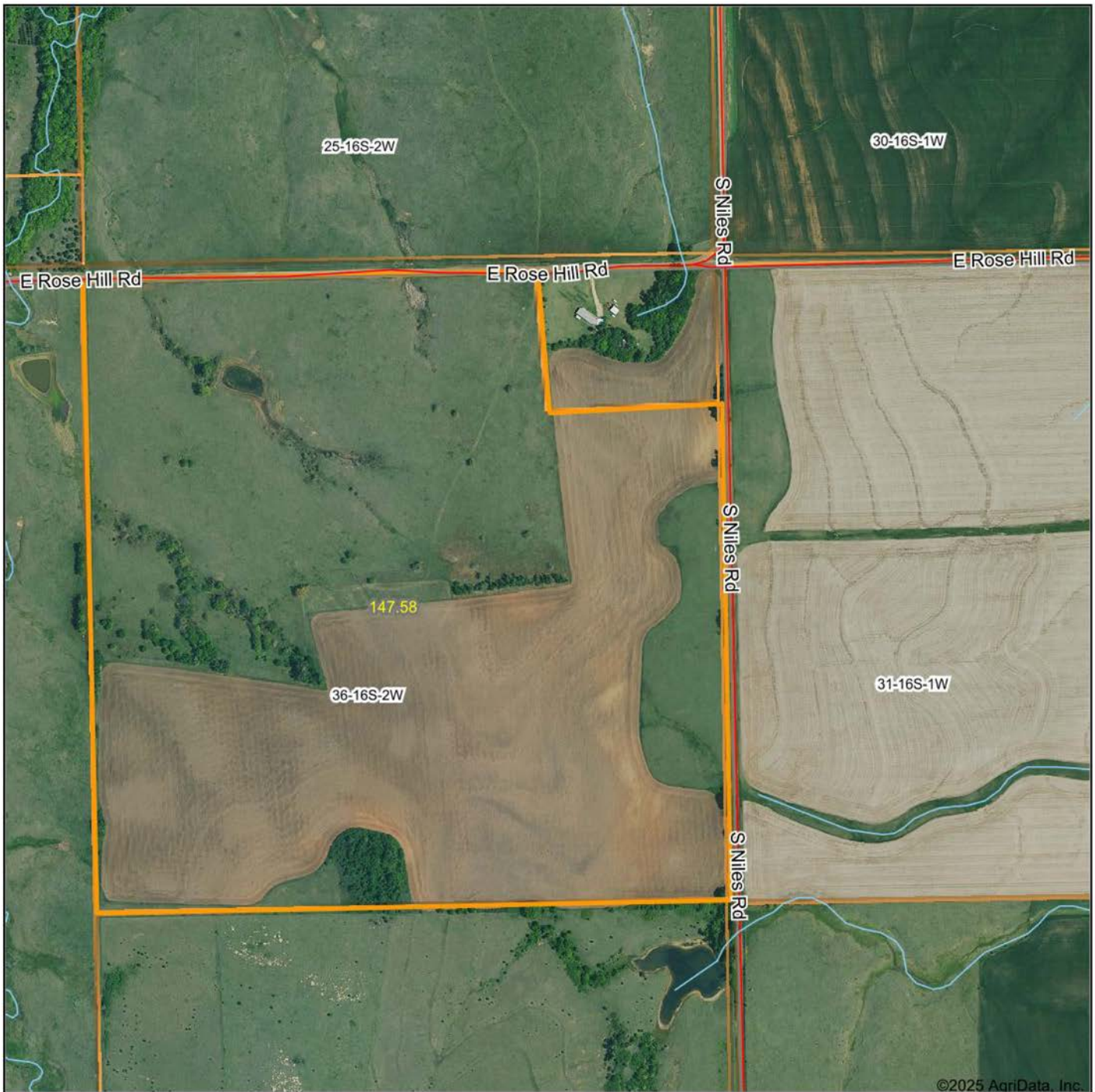


DEER, TURKEY, AND QUAIL HUNTING

This area of Saline County is known for dense wildlife populations. Deer, turkey, quail, and waterfowl are all frequently seen on this farm. Interspersed pockets of cover in the pasture and the tillable areas are deer hangouts.



AERIAL MAP



Boundary Center: 38° 37' 12.24, -97° 29' 14.14

0ft 641ft 1282ft



Maps Provided By:



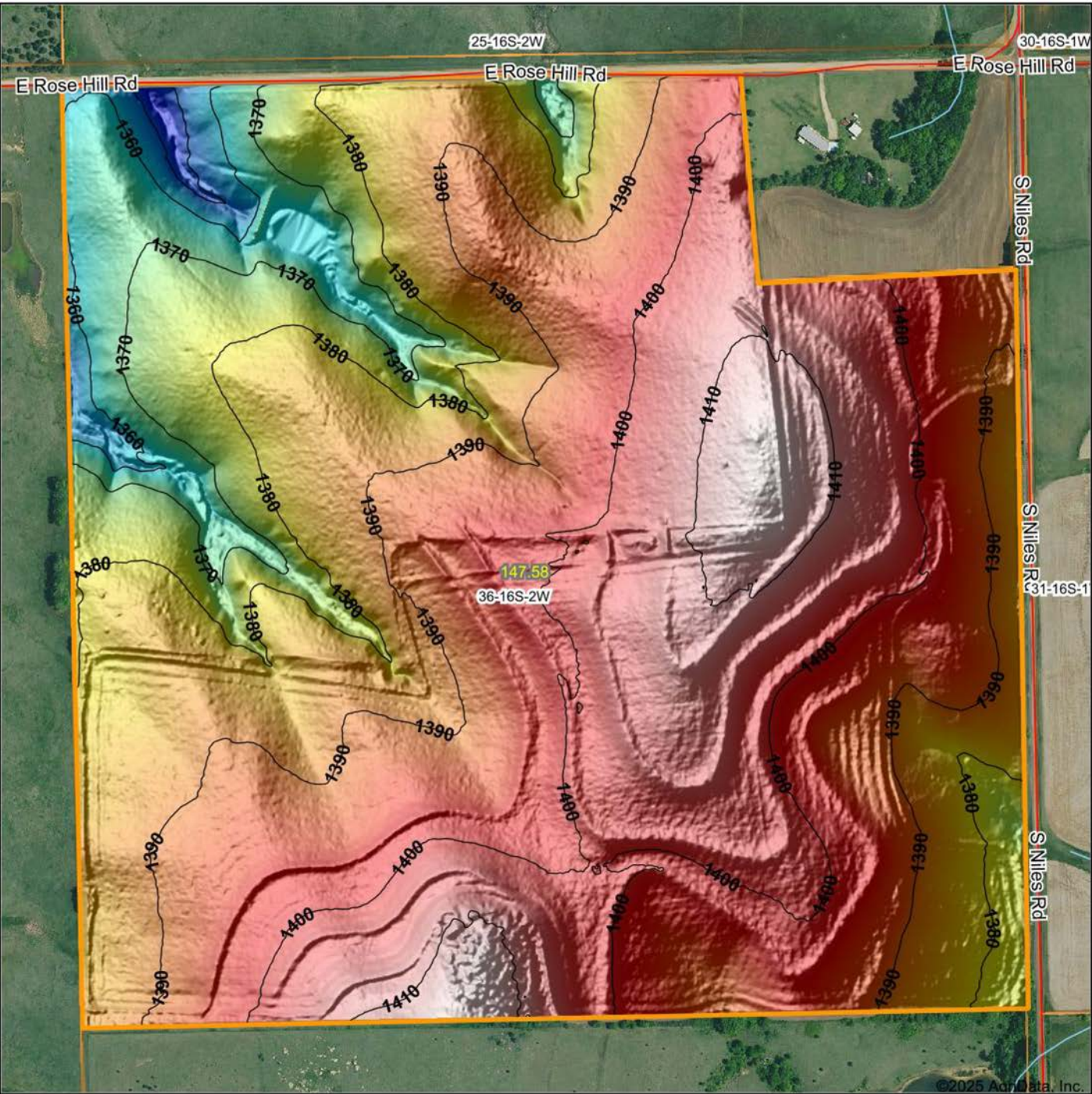
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36-16S-2W
Saline County
Kansas



6/11/2025

HILLSHADE MAP



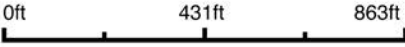
Maps Provided By:



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Source: USGS 1 meter dem
Interval(ft): 10
Min: 1,343.0
Max: 1,416.4
Range: 73.4
Average: 1,390.9
Standard Deviation: 13.09 ft

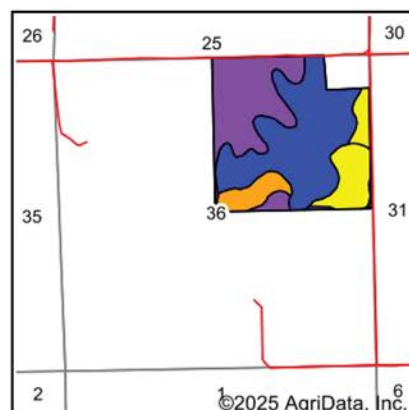
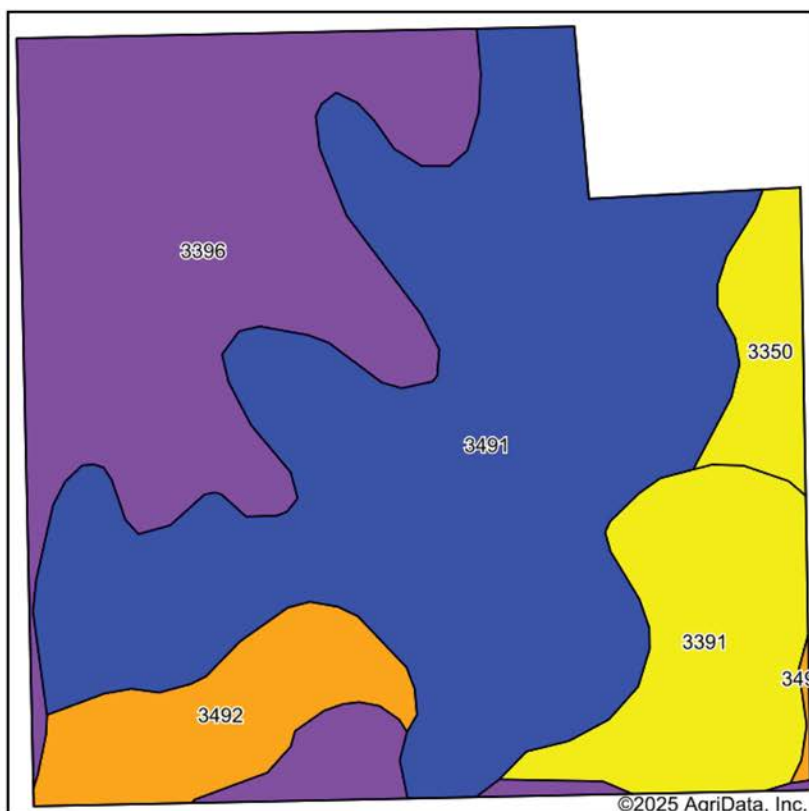


6/11/2025

36-16S-2W
Saline County
Kansas

Boundary Center: 38° 37' 12.24, -97° 29' 14.14

SOIL MAP



State: **Kansas**
 County: **Saline**
 Location: **36-16S-2W**
 Township: **Liberty**
 Acres: **147.64**
 Date: **6/11/2025**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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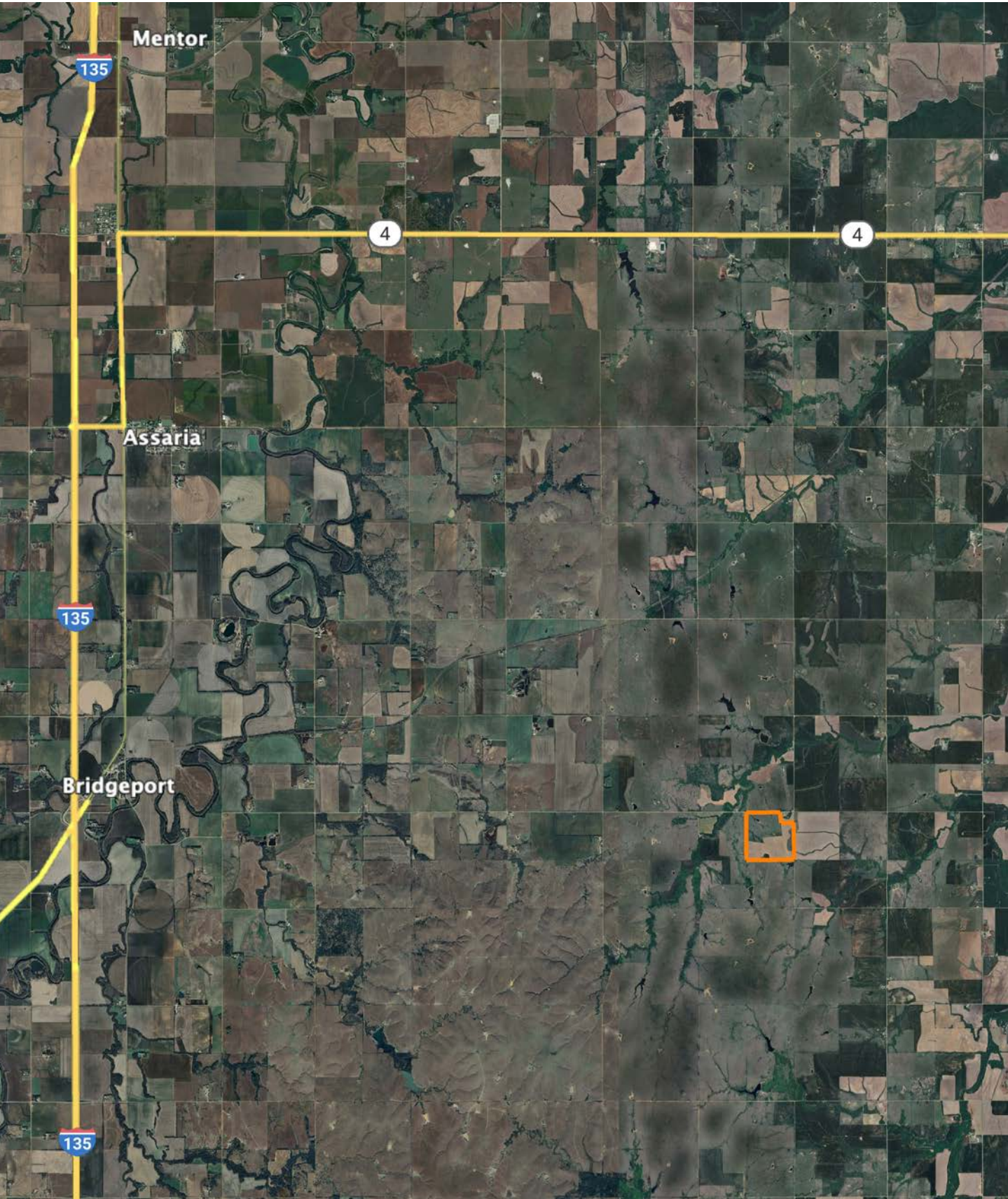
Area Symbol: KS169, Soil Area Version: 21

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
3491	Wells loam, 1 to 3 percent slopes	68.86	46.5%		> 6.5ft.	Ile	3995	66	60	60	66	33
3396	Lancaster-Hedville complex, 3 to 20 percent slopes	46.29	31.4%		2.9ft. (Paralithic bedrock)	Vle	3375	43	39	41	39	15
3391	Lancaster loam, 3 to 7 percent slopes	15.88	10.8%		2.9ft. (Paralithic bedrock)	IVe	3850	49	45	47	48	19
3492	Wells loam, 3 to 7 percent slopes	11.04	7.5%		> 6.5ft.	IIle	4005	65	58	58	64	31
3350	Edalgo clay loam, 3 to 7 percent slopes	5.57	3.8%		2.7ft. (Paralithic bedrock)	IVe	3595	47	39	46	42	18
Weighted Average						3.62	3770.7	*n 56.2	*n 50.9	*n 52	*n 54.5	*n 25.1

*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
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