

M I D W E S T L A N D G R O U P P R E S E N T S



RENO COUNTY, KS

160 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

NINNESCAH RIVER RECREATIONAL PROPERTY

Located in the coveted Cheney Lake Watershed near Castleton is 160 +/- acres of premium recreational land for sale. The North Fork of the Ninnescah River flows through the property, bringing abundant hunting and fishing opportunities to the next owner.

The land is comprised of timber, brush, cropland, and pasture. There is an expired CRP grass contract for 84 acres. This native grass is tall and provides excellent bedding cover. In recent years, the CRP grass has grown thick with plum thickets and volunteer trees. This is excellent habitat and keeps getting better with time. There are approximately 20 acres of dense timber along the river with scattered species such as Willow, Cottonwood, Walnut, Catalpa, and Cedar. This canopy provides the seclusion mature bucks crave. On the west side of the farm is about 20 +/- acres of fenced pasture, which is also full of trees and thickets and carries a wet-weather stream to the River. The last 10-year CRP contract expired in 2022 for \$40 per acre over 84 acres for an annual income of \$3,360. With

some brush removal, this could likely be re-enrolled or put into crop production. There are 112 tillable acres with 66 wheat base acres. The soils are mostly Class II Sandy Loams with 0-3 percent slopes. Plant a wheat or soybean food plot along the river for extra income and wildlife attraction.

The hunting opportunities for whitetail deer are undeniable. You never know what type of buck will come cruising down that river on any given November morning. There are several stands and a custom-constructed box blind overlooking the river bottom. Deer trails and rub lines intersect at this bend in the river and present excellent ambush locations. The river is an epicenter for all wildlife activity in Reno County. The appeal of the habitat along this corridor keeps wildlife coming back. The river provides year-round clean water, safety, and food sources that make population levels always steady or increasing. This is a high-volume area for deer and turkey that are drawn to the bottoms from miles around.



The region is known for trophy-class deer and lots of them. Mature bucks use this farm year-round, but especially during the fall in winter months. The expired CRP grass also provides ideal nesting habitat for wild turkeys, pheasants, and quail. The spring turkey numbers in this area are impressive, and with tall roost trees along the river, you have the recipe for a memorable hunt. The river also provides fishing and waterfowl hunting opportunities. Just 7 miles upstream from the main body of Cheney Reservoir, this location is very rare. Mallards fly from the lake and travel this stretch of the river daily. A well-situated duck blind on the riverbank would be fruitful. In the springtime, white bass and catfish run the river and can be caught by the bucketful. The wildlife security and opportunity of this location cannot be understated for its long-term recreational value.

In addition to the wildlife, there are some unique features that make this the perfect recreational property or build site. Located just a half mile off paved Whiteside Road, access is easy. There is a gated entrance, a gravel driveway with a solid base that takes you back to an improved target shooting range and campsite. The campsite is

special. Carved out of the trees along a channel of the river. There is a permanent cast iron cookstove with a chimney, a slab stone tabletop, and bench seating. This is really nice for preparing meals and enjoying time in the great outdoors. There is also a 5-foot ring made with concrete and stone for fireside storytelling. The elevation of the land is gently sloping toward the river, but there is a hilltop near the road that is about 40 feet higher than the river. There is a great view from this spot, and it would make a great build site. Electricity and cable internet are available on Castleton Road for hook up to your hunting cabin or forever home. The property had a staked survey in 2025, is unencumbered by leases, and is ready for immediate possession. Opportunities like this don't come along often!



PROPERTY FEATURES

PRICE: **\$745,750** | COUNTY: **RENO** | STATE: **KANSAS** | ACRES: **160**

- Mature timber
- Ninnescah River
- Thick native prairie
- Trophy whitetail deer
- Turkey, quail, and waterfowl hunting
- 159.6 surveyed acres
- S19, T25, R06W NW4
- Locked gate, gravel driveway, shooting range
- Stone masonry barbecue & fire ring
- Ladder stands & box blind
- 2022 expired CRP contract for 84 +/- acres
- 5 miles to public land Cheney Wildlife Area
- 45 miles to Wichita Eisenhower National Airport
- 13 miles from Hutchinson

NINNESCAH RIVER

The North Fork of the Ninnescah River flows through the property, bringing abundant hunting and fishing opportunities to the next owner.



THICK NATIVE PRAIRIE



TROPHY WHITETAIL DEER

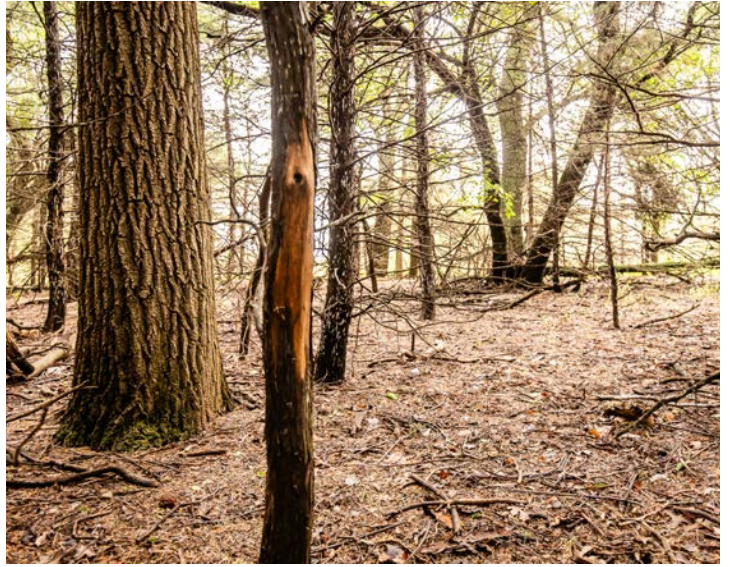


MATURE TIMBER

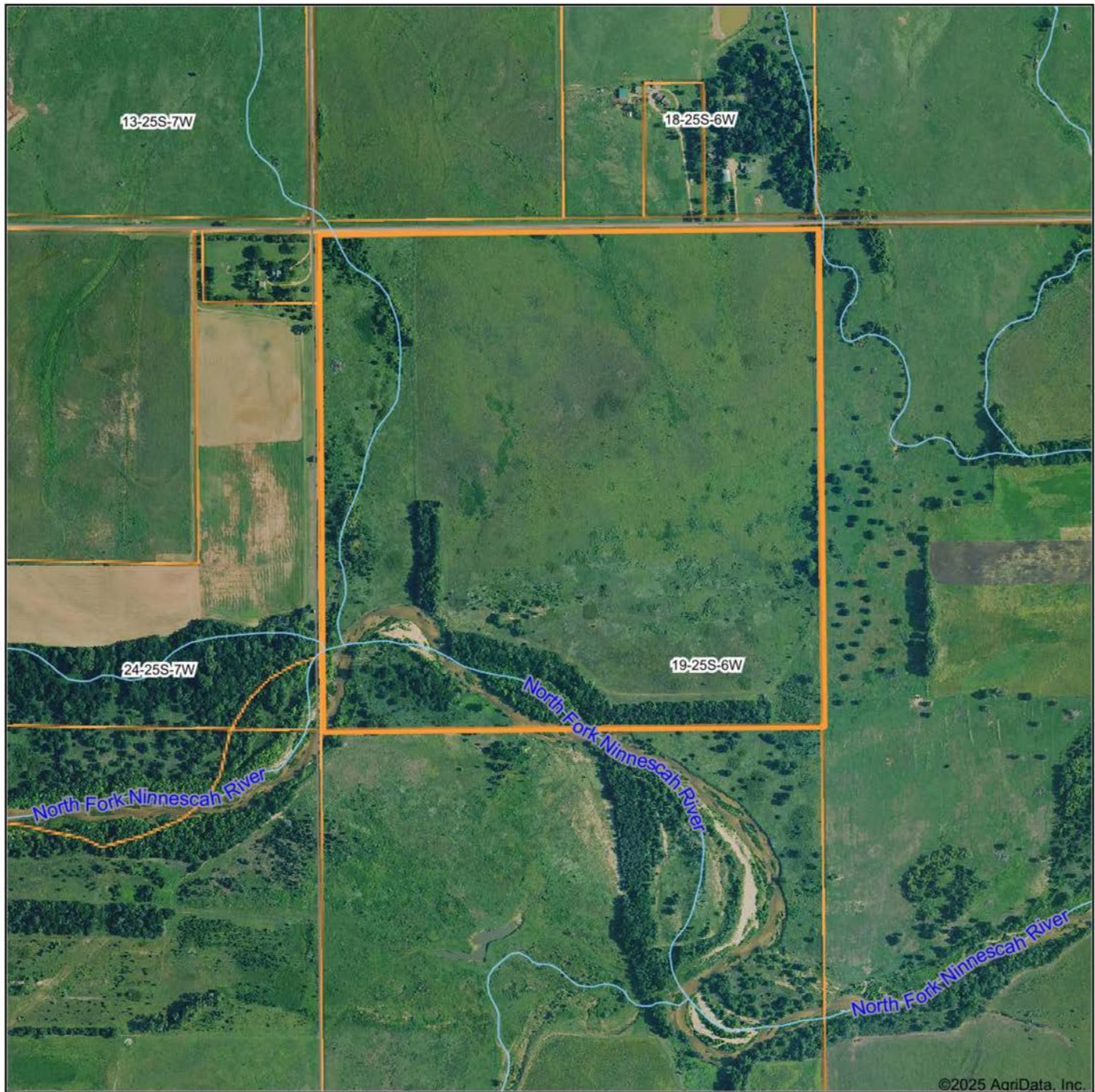
There are approximately 20 acres of dense timber along the river with scattered species such as Willow, Cottonwood, Walnut, Catalpa, and Cedar. This canopy provides the seclusion mature bucks crave.



ADDITIONAL PHOTOS



AERIAL MAP



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Maps Provided By:



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Boundary Center: 37° 51' 52.54, -98° 1' 38.09

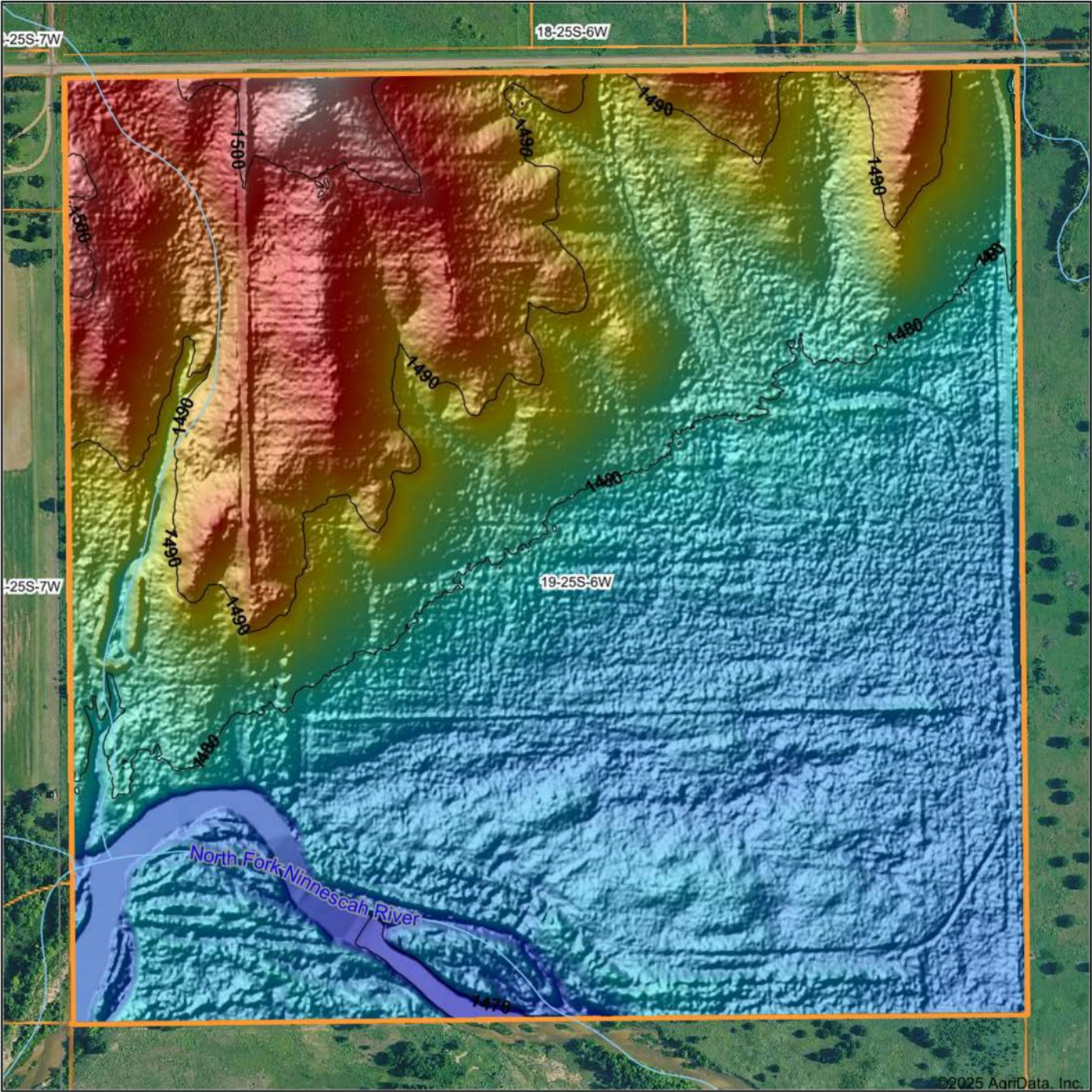
19-25S-6W
Reno County
Kansas

0ft 814ft 1628ft



7/18/2025

HILLSHADE MAP



Low Elevation High



Maps Provided By:



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Source: USGS 1 meter dem
Interval(ft): 10
Min: 1,469.4
Max: 1,507.1
Range: 37.7
Average: 1,482.6
Standard Deviation: 8.3 ft

0ft 428ft 856ft

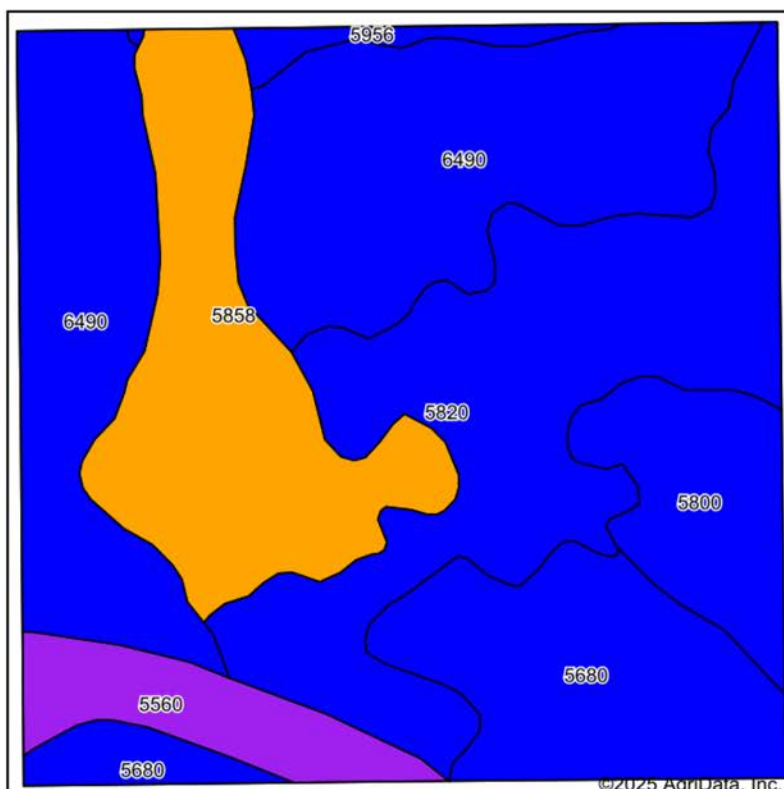


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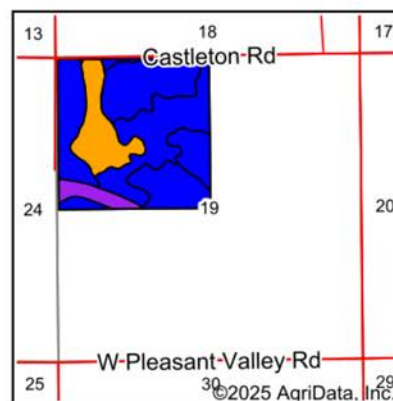
19-25S-6W
Reno County
Kansas

Boundary Center: 37° 51' 52.54, -98° 1' 38.09

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Reno**
 Location: **19-25S-6W**
 Township: **Castleton**
 Acres: **157.23**
 Date: **7/18/2025**



Maps Provided By:



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Area Symbol: KS155, Soil Area Version: 21

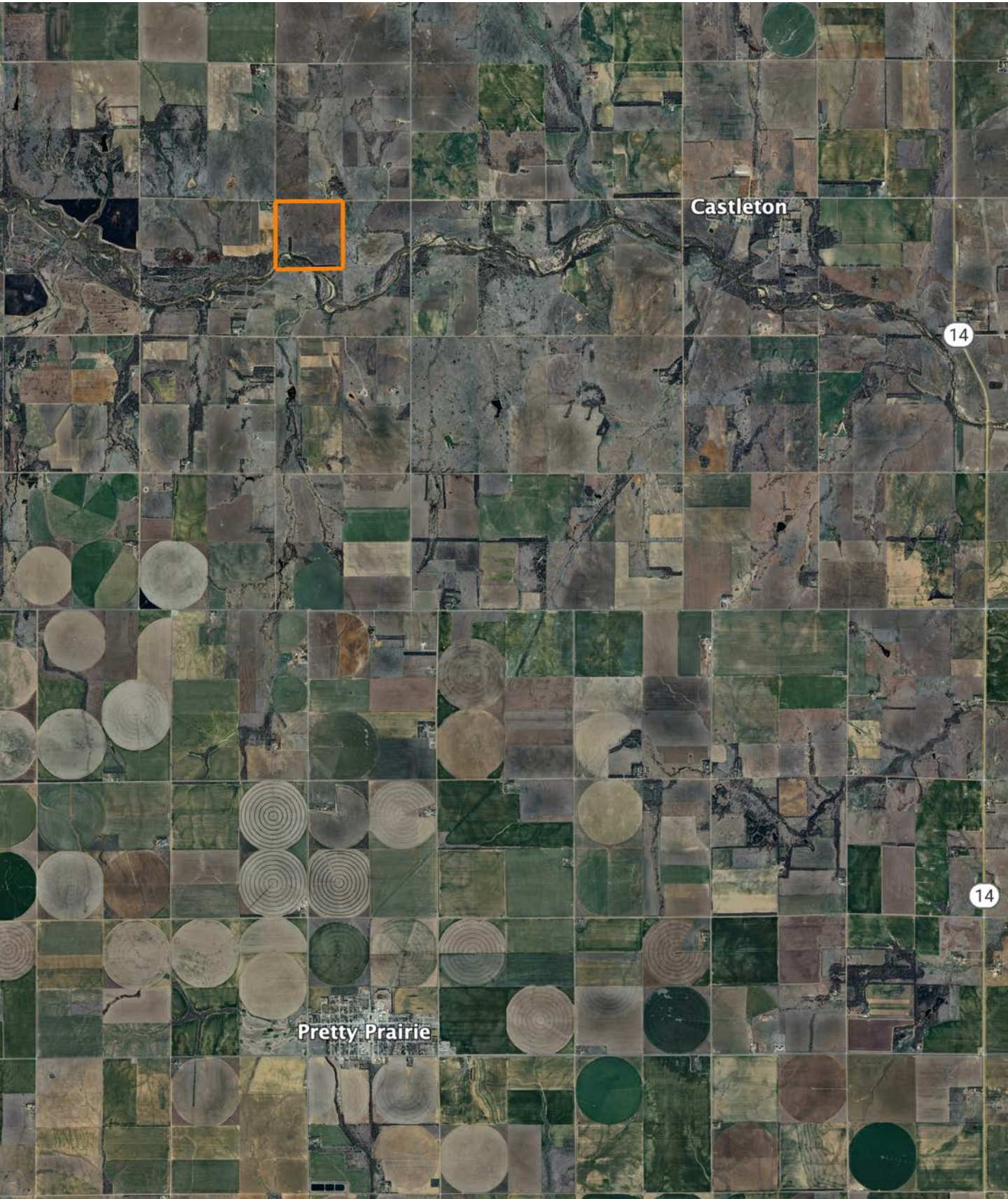
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
6490	Zellmont and Poxmash sandy loams, 0 to 3 percent slopes	50.75	32.3%		2.6ft. (Paralithic bedrock)	Ile	3000	47	44	47	43	20
5820	Nickerson fine sandy loam, 0 to 2 percent slopes	38.34	24.4%		> 6.5ft.	Ile	6000	49	41	46	49	44
5858	Albion-Shellabarger sandy loams, 1 to 3 percent slopes	24.98	15.9%		> 6.5ft.	IIle	3056	46	43	43	42	24
5680	Yaggy-Saxman complex, occasionally flooded	21.72	13.8%		> 6.5ft.	IIw	5310	27	27	26	26	13
5800	Mahone loamy fine sand, rarely flooded	11.08	7.0%		> 6.5ft.	IIw	4823	44	39	43	44	34
5560	Kanza-Ninnescah sandy loams, frequently flooded	8.18	5.2%		> 6.5ft.	Vw	7000	31	26	26	28	13
5956	Shellabarger sandy loam, 1 to 3 percent slopes	2.18	1.4%		> 6.5ft.	Ile	3052	52	45	47	51	32
Weighted Average						2.31	4396.8	*n 43.6	*n 39.5	*n 41.8	*n 41.4	*n 26.3

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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.



SEAN THOMAS,
LAND AGENT
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