

MIDWEST LAND GROUP PRESENTS

51 ACRES IN

RENO COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

AFFORDABLE HUNTING TRACT AND BUILD-SITE

Located in some beautiful rolling hills, the wildlife epicenter of Reno County is 51 +/- acres ready for new ownership. This tract is comprised of 48.75 acres of CRP grass with a wooded draw. The farm is full of deer, turkey, pheasants, and quail, and would make a great hunting tract. With paved road frontage, it would be the perfect location to build a hunting cabin or your forever home. Access from nearby highways and Parallel Road gets you there quickly and in all weather scenarios. There is also frontage and electricity available on Andre Road. The lush native grasses are home to all kinds of wildlife. The deer sign along the hardwood timber is hard to miss. Come November, this would make an excellent tree stand location to intercept chasing bucks following does. Make this

manageable-size property your dream hunting retreat and set up a home base for hunting all over Unit 15 to access other farms or leases. This would also be a great addition to any farm and ranch operation. The CRP contract pays \$50.74 per acre and expires in the fall of 2026. Let the CRP expire and fence the property for an excellent calving pasture or bull pen. Open up the tillable acreage for production again and plant wheat and milo. This is a truly unique offering, the size, the location, and the established grass make this farm the perfect fit for multiple uses. Build your dream home, develop your recreational getaway, or put this income-generating tract to work. To view discourses and schedule a private viewing, contact the Listing Agent Sean Thomas at (620) 712-2775.



PROPERTY FEATURES

PRICE: **\$132,600** | COUNTY: **RENO** | STATE: **KANSAS** | ACRES: **51**

- CRP contract through 2026
- \$2,473 annual income
- Mature timber
- Trophy whitetail hunting
- Turkey, pheasants, and quail
- Blacktop build-site
- Electricity available
- 8 miles to Arlington
- USD 310 Fairfield School
- Shellenberger Sandy Loam
- 1-3% Slope



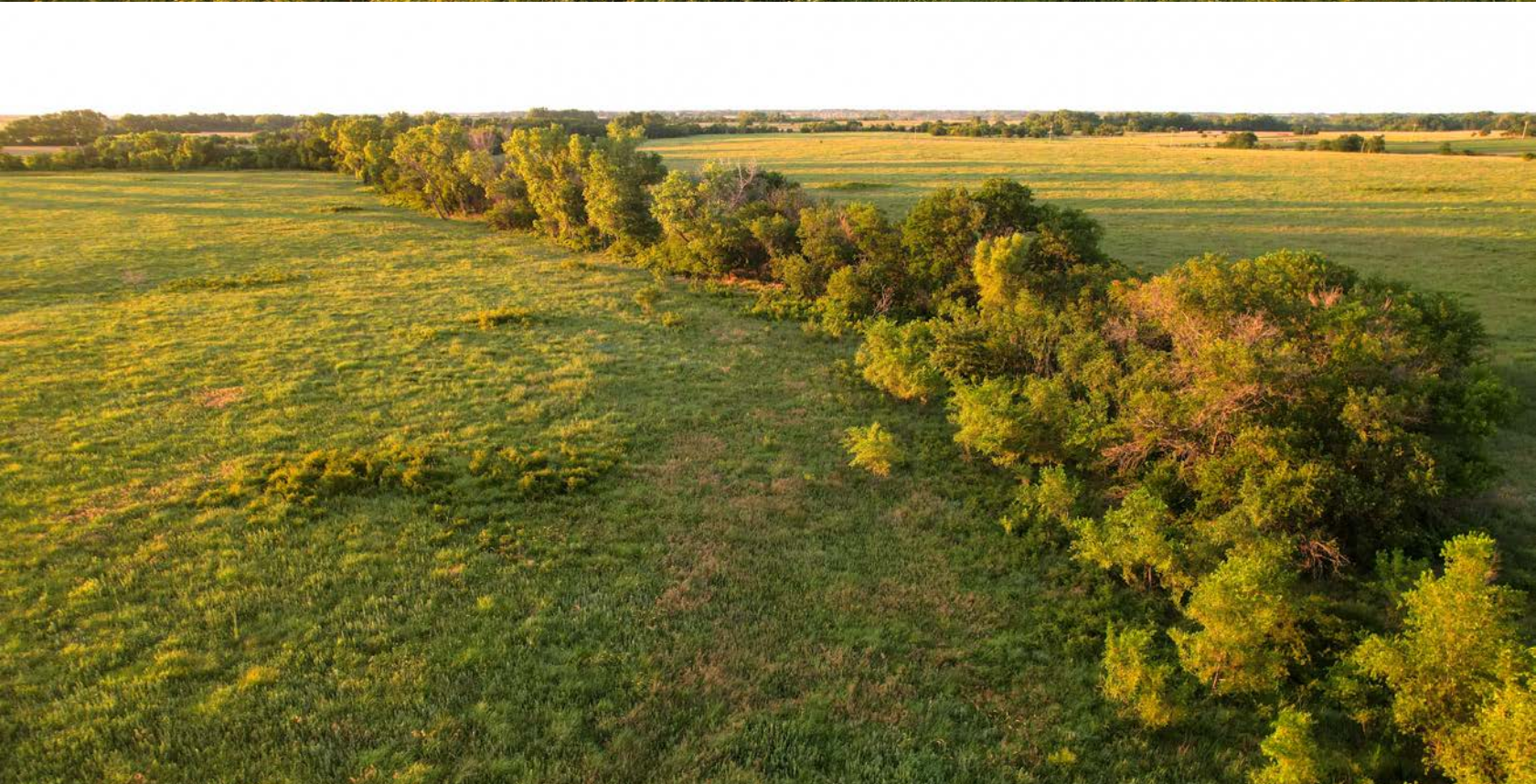
BLACKTOP BUILD-SITE



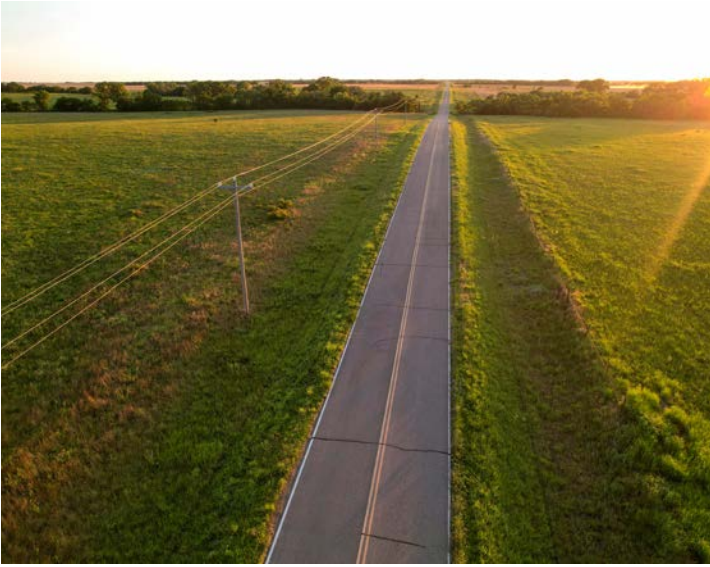
CRP CONTRACT THROUGH 2026



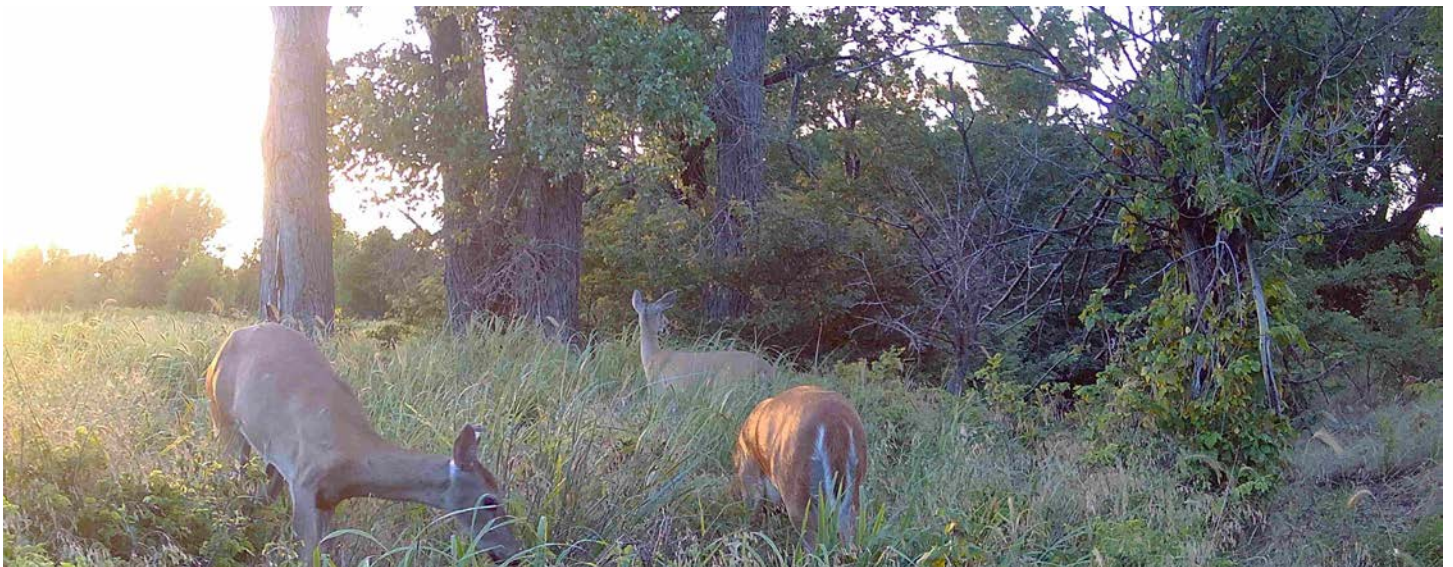
MATURE TIMBER



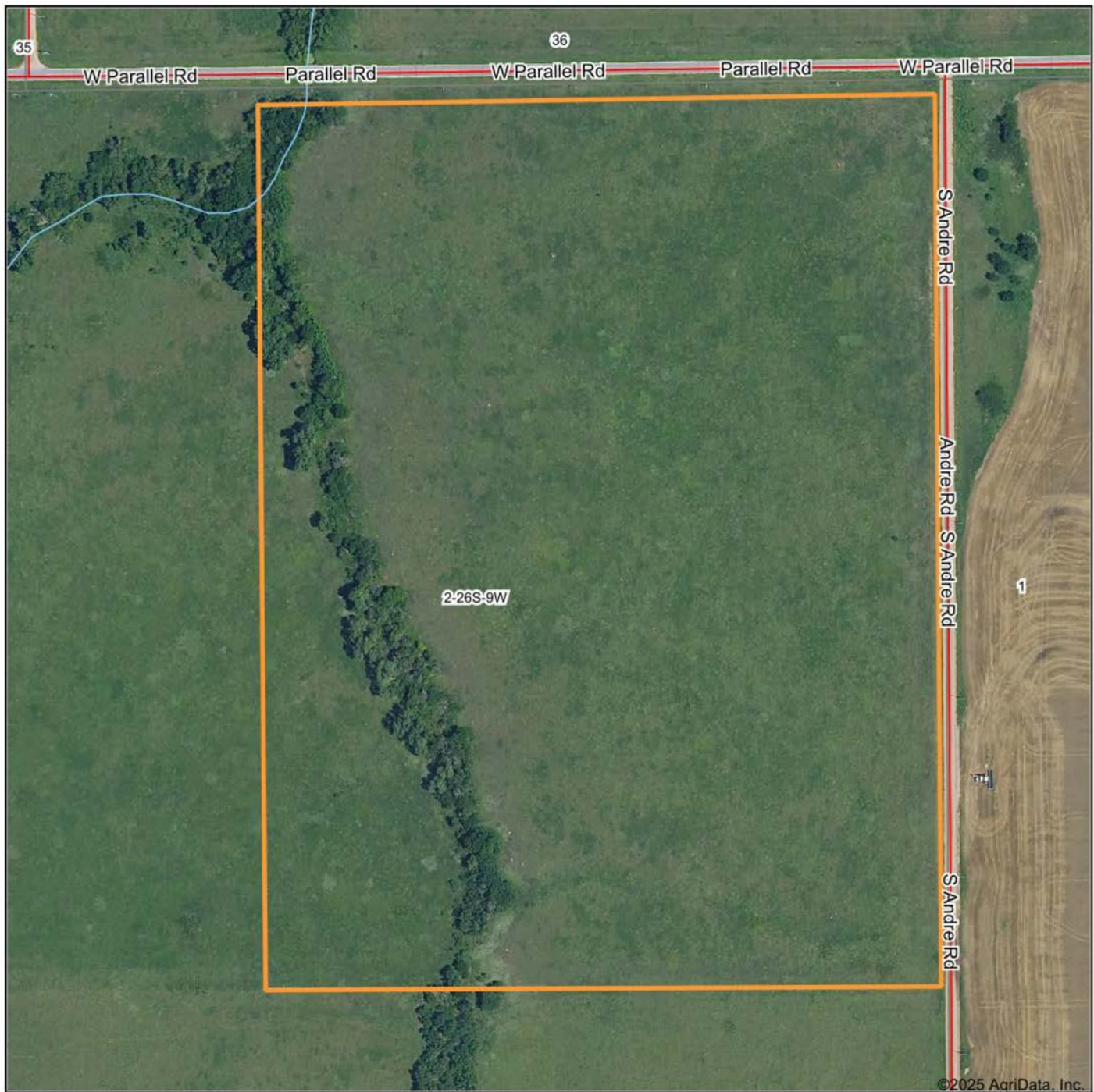
ADDITIONAL PHOTOS



TRAIL CAM PICTURES



AERIAL MAP



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Boundary Center: 37° 49' 20.28, -98° 15' 59

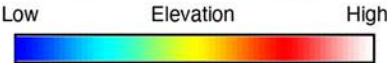
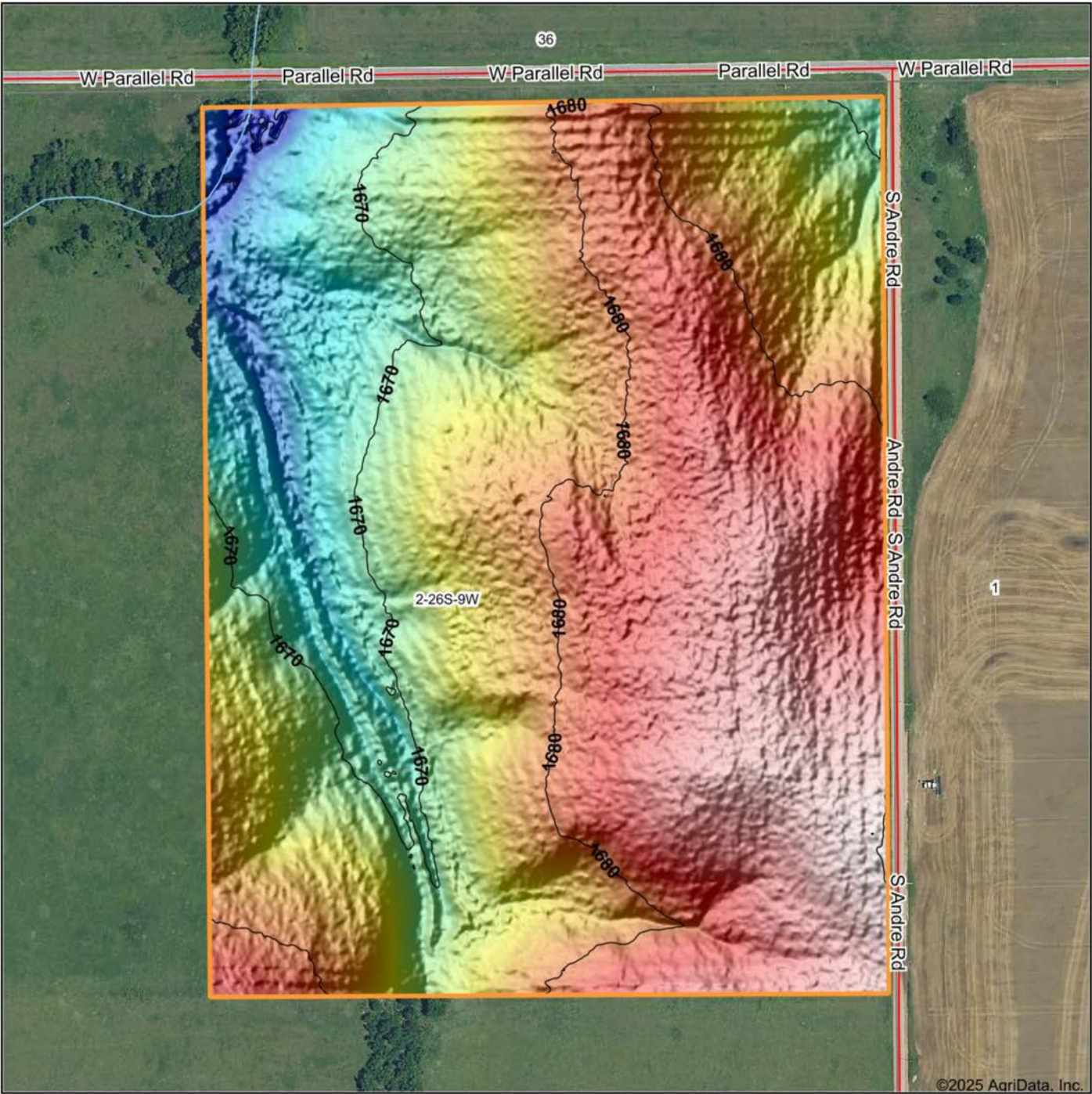
2-26S-9W
Reno County
Kansas

0ft 297ft 593ft



7/9/2025

HILLSHADE MAP



Maps Provided By:



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Source: USGS 1 meter dem
Interval(ft): 10
Min: 1,659.0
Max: 1,690.4
Range: 31.4
Average: 1,676.9
Standard Deviation: 6.73 ft

0ft 296ft 592ft

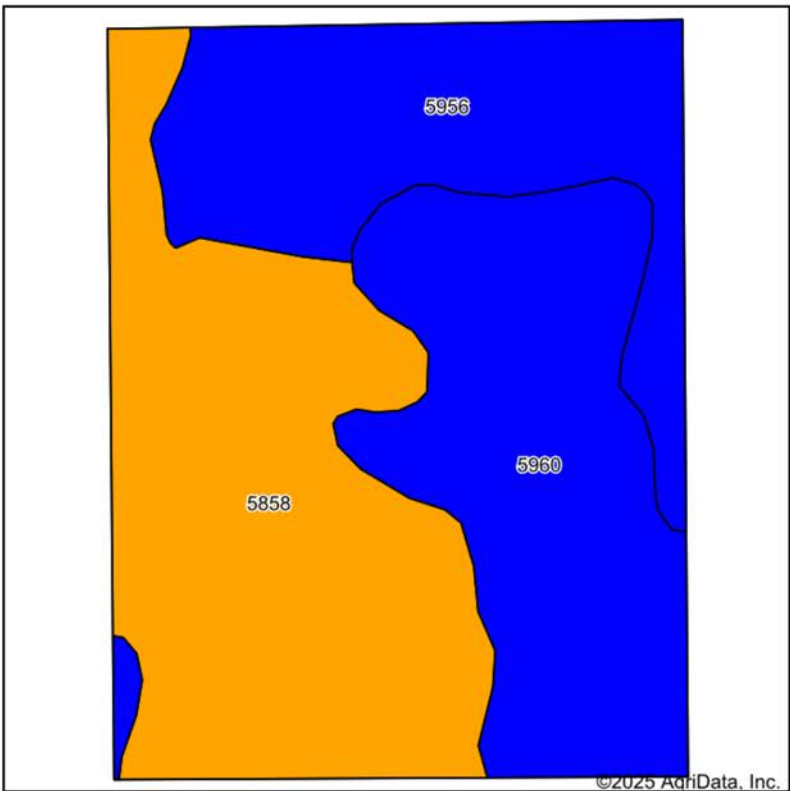


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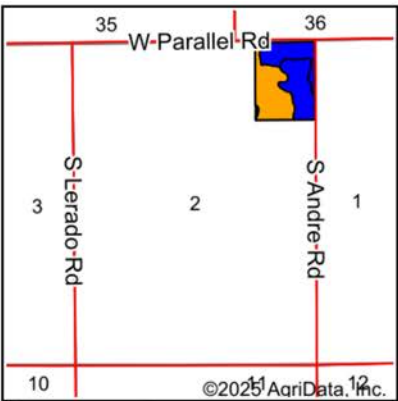
2-26S-9W
Reno County
Kansas

Boundary Center: 37° 49' 20.28, -98° 15' 59

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Reno**
Location: **2-26S-9W**
Township: **Bell**
Acres: **50.55**
Date: **7/9/2025**



Maps Provided By:

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CUSTOMIZED ONLINE MAPPING
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Area Symbol: KS155, Soil Area Version: 21

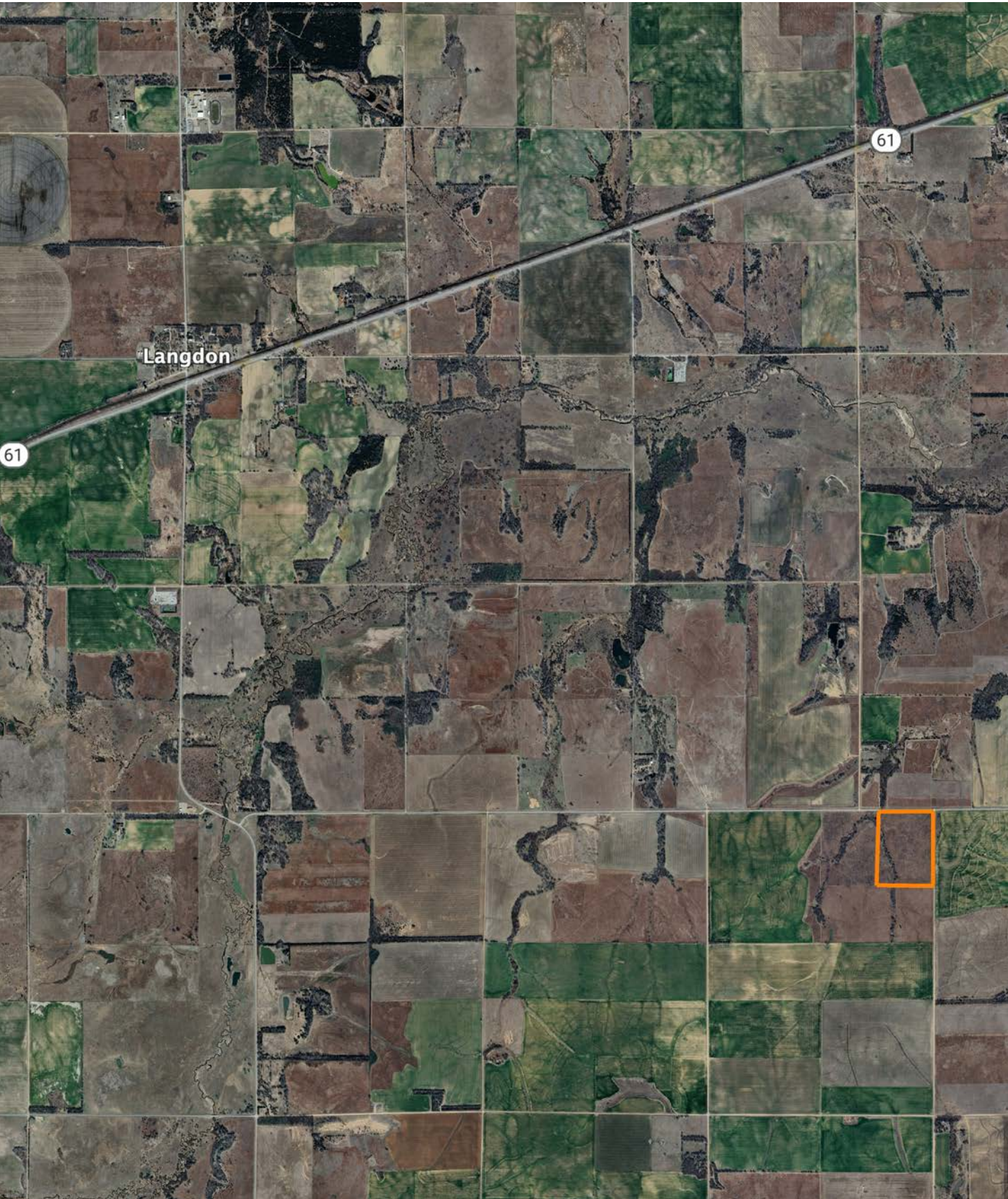
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
5858	Albion-Shellabarger sandy loams, 1 to 3 percent slopes	21.05	41.7%		> 6.5ft.	IIIe	3056	46	43	43	42	24
5960	Shellabarger-Nalim complex, 1 to 3 percent slopes	16.45	32.5%		> 6.5ft.	Ile	3216	57	47	50	57	33
5956	Shellabarger sandy loam, 1 to 3 percent slopes	13.05	25.8%		> 6.5ft.	Ile	3052	52	45	47	51	32
Weighted Average						2.42	3107	*n 51.1	*n 44.8	*n 46.3	*n 49.2	*n 29

*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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