

MIDWEST LAND GROUP PRESENTS

54 ACRES IN

RENO COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

FARM GROUND RIGHT OUTSIDE HUTCHINSON CITY LIMITS

Situated on Paved Monroe Street, just north of Hutchinson, is 54 +/- acres. Prime locations like this don't become available often. Blacktop road gets you wherever you need to go quickly. This farm has a history of growing wheat, soybeans, and milo. This fertile sandy loam produces excellent yields and would make a great tillable investment. The proximity to Hutchinson also makes this an ideal build site. Just a half mile north of city limits, taxes are lower, and building requirements are more relaxed. Get all the benefits of being close to town but with privacy and beautiful views. The property has a flood plain, but with protection from levees there

is ample acreage to build your dream home. Located in the desirable Buhler School District, this tract is just a short drive to a highly rated Elementary School. Retail Shopping, Dining, Parks, Churches, and entertainment are under 5 miles away. Electricity is available at the road, and ample groundwater is available for drilling domestic or livestock wells. This space would be the perfect hobby farm, with enough room to graze your horses, raise your own beef, or nurture 4H animals. This opportunity won't last long. To view disclosures and schedule a showing, contact the Listing Agent Sean Thomas at (620) 712-2775.



PROPERTY FEATURES

PRICE: **\$226,800** | COUNTY: **RENO** | STATE: **KANSAS** | ACRES: **54**

- Tillable investment
- Fertile soil NCCPI 44
- Blacktop road frontage
- Potential build site
- Available electric
- Half mile to Hutchinson
- 2024 property taxes \$175.80
- USD 313 Buhler
- S26, T22, R06W
- Rural development



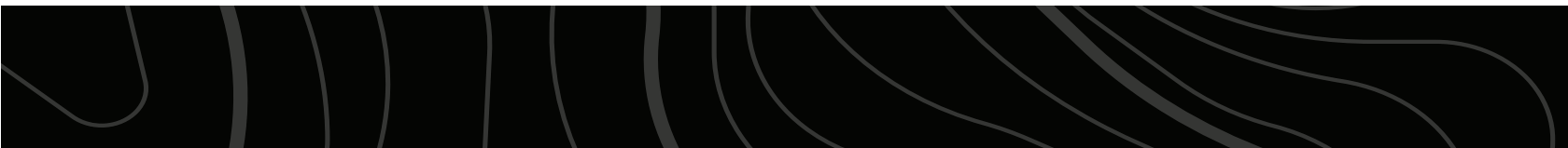
TILLABLE INVESTMENT

This farm has a history of growing wheat, soybeans, and milo. This fertile sandy loam produces excellent yields and would make a great tillable investment.



POTENTIAL BUILD SITE

The property has a flood plain, but with protection from levees there is ample acreage to build your dream home. Located in the desirable Buhler School District, this tract is just a short drive to a highly rated Elementary School.



AVAILABLE ELECTRIC



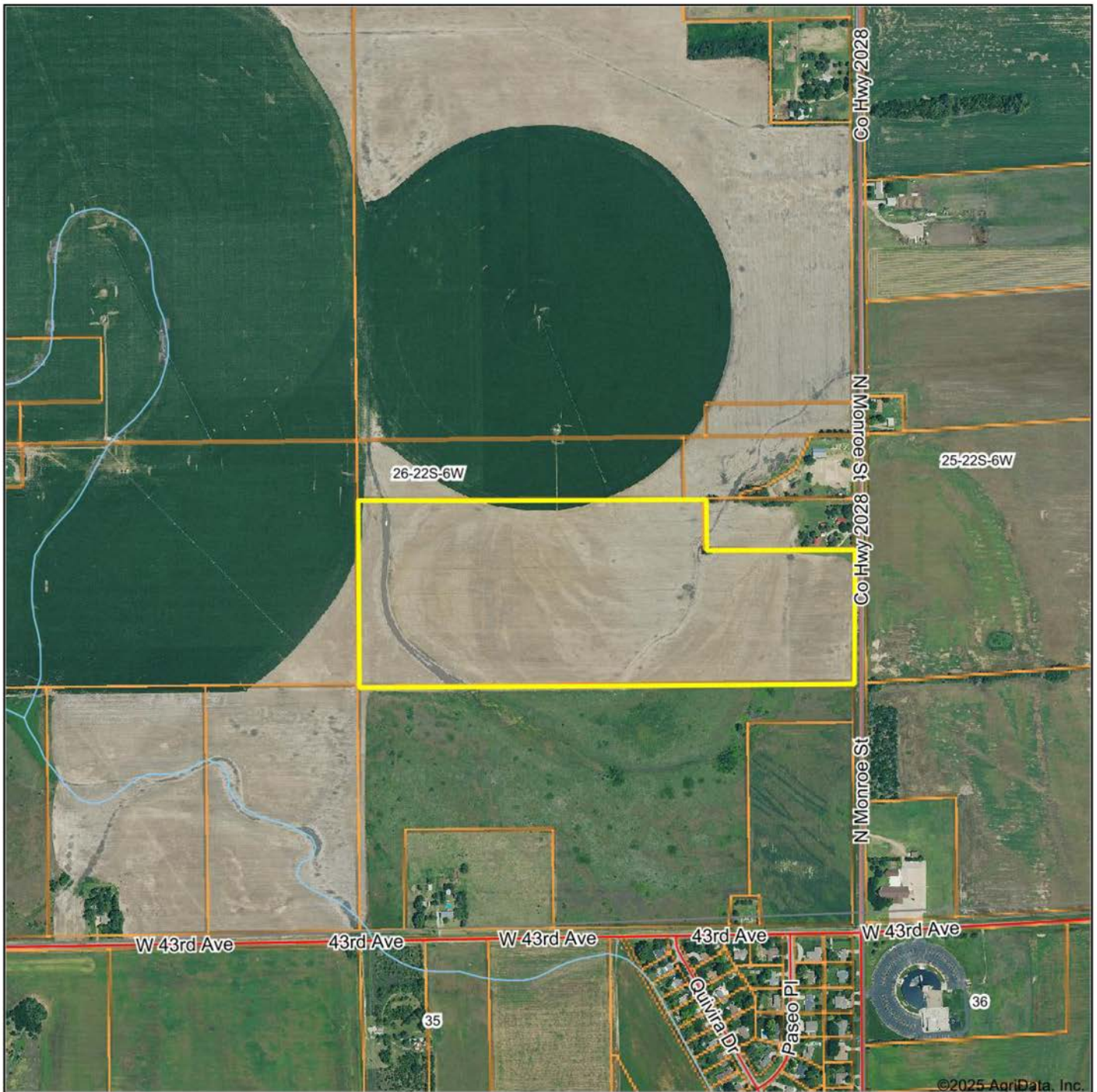
BLACKTOP ROAD FRONTAGE



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



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Boundary Center: 38° 6' 18.88, -97° 56' 43.92

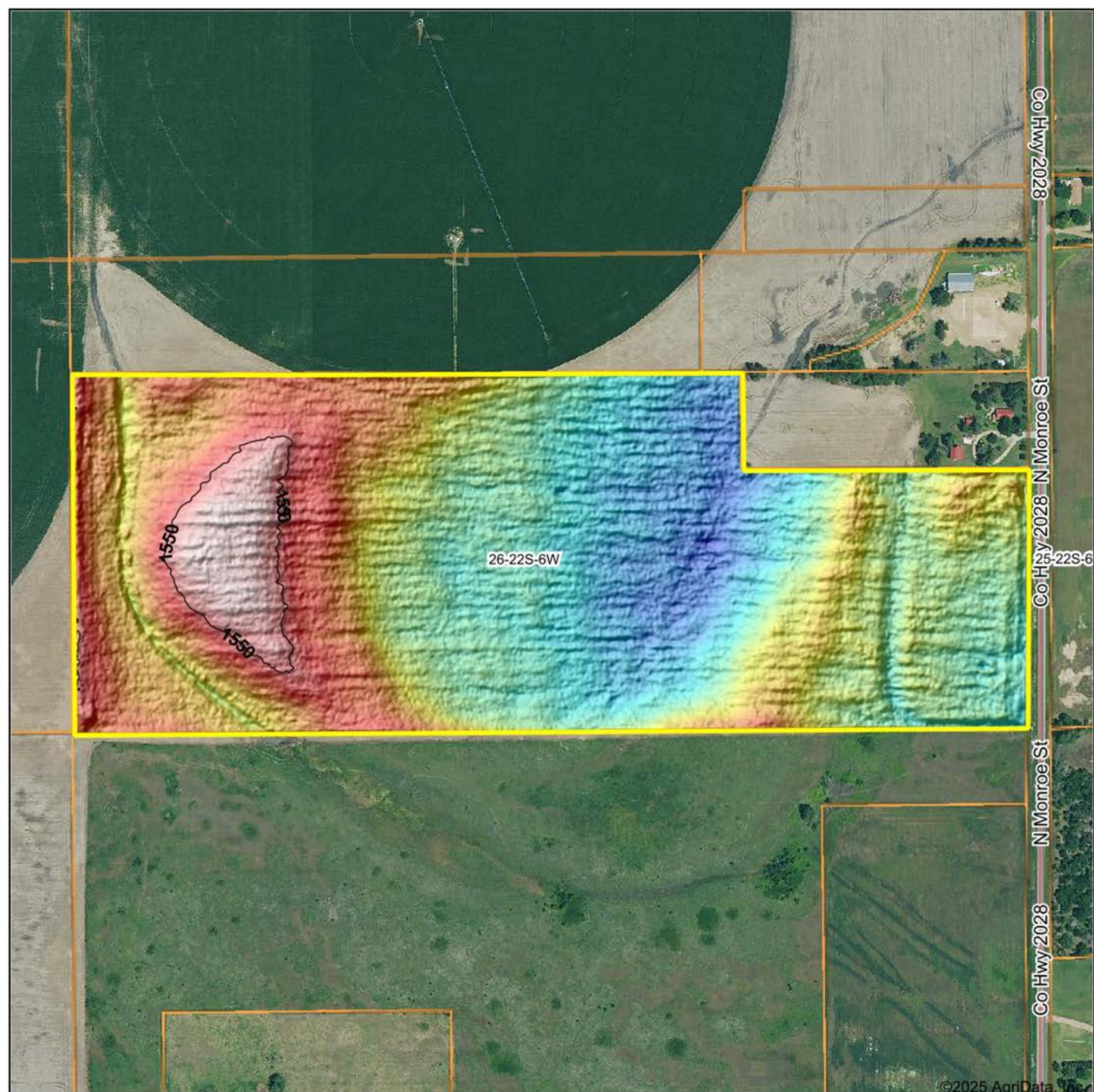
26-22S-6W
Reno County
Kansas

0ft 821ft 1642ft



6/18/2025

HILLSHADE MAP



Maps Provided By:



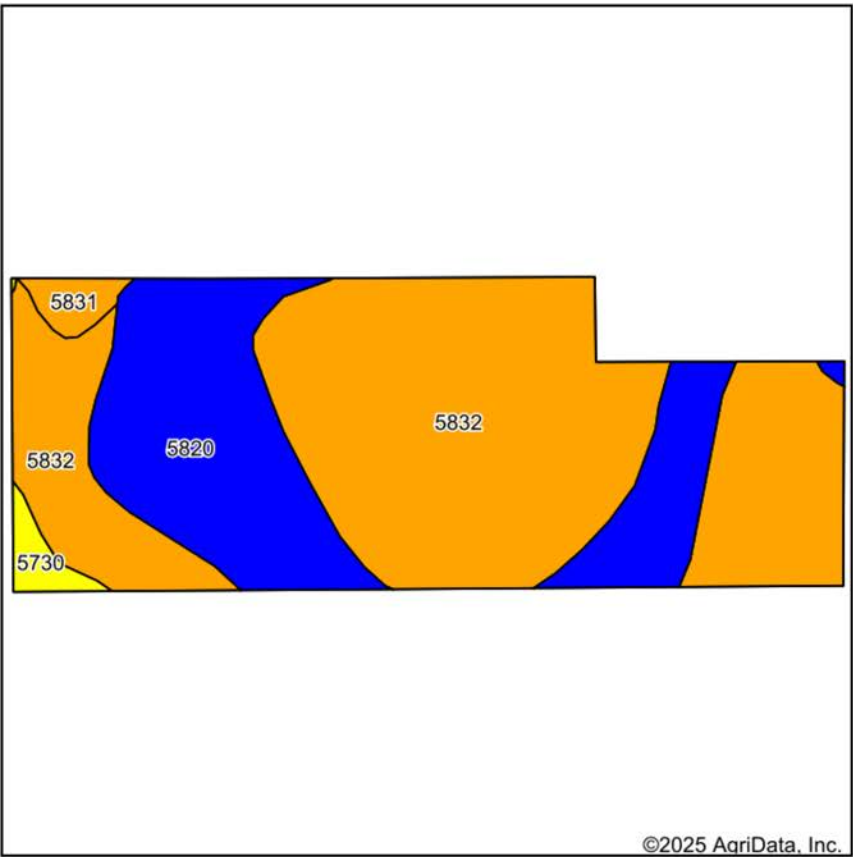
Source: USGS 1 meter dem
Interval(ft): 10
Min: 1,545.0
Max: 1,551.1
Range: 6.1
Average: 1,547.8
Standard Deviation: 1.35 ft



26-22S-6W
Reno County
Kansas

Boundary Center: 38° 6' 18.88, -97° 56' 43.92

SOIL MAP



Soils data provided by USDA and NRCS.

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State: **Kansas**
County: **Reno**
Location: **26-22S-6W**
Township: **Reno**
Acres: **54.33**
Date: **6/18/2025**



Maps Provided By:



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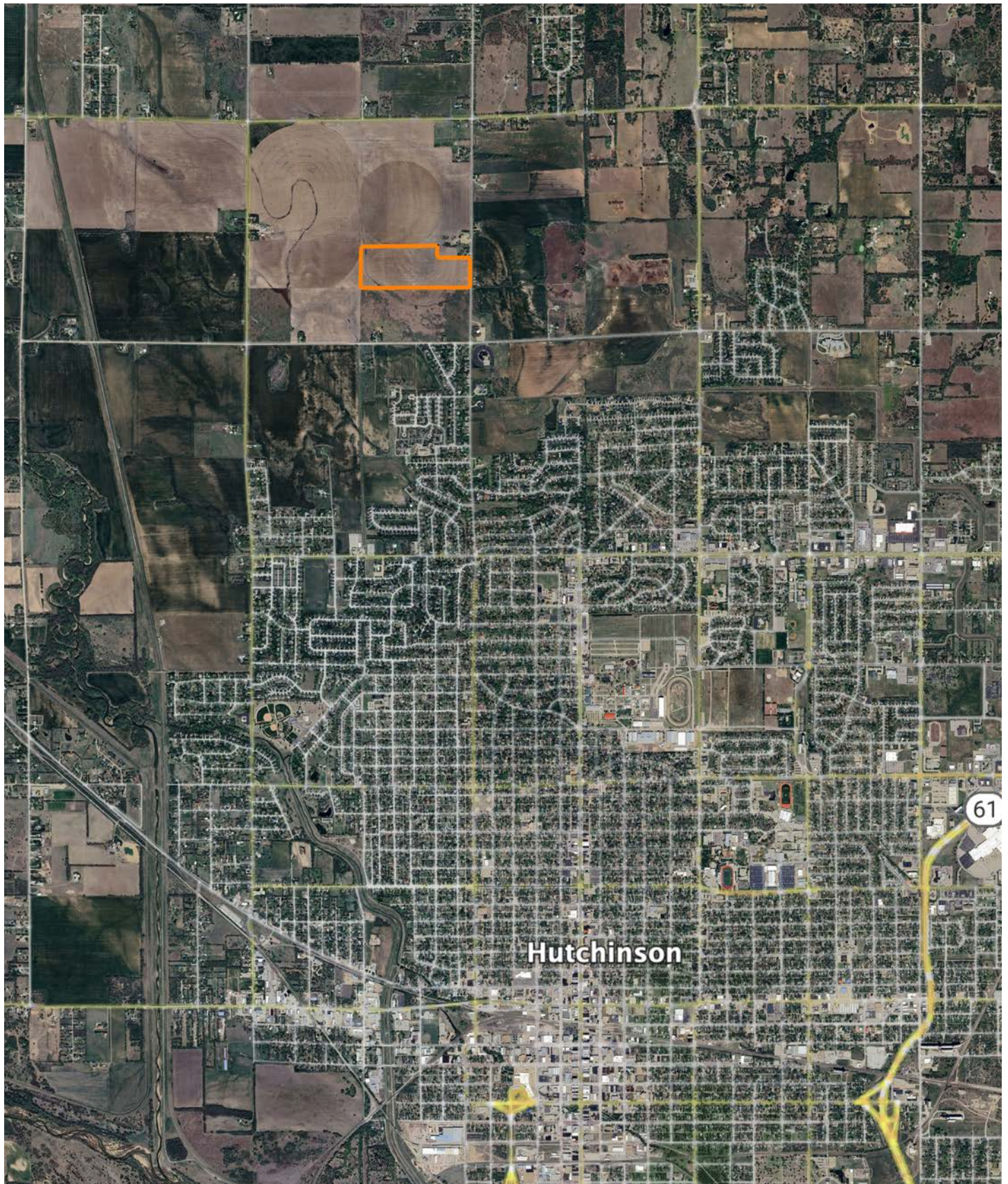
Area Symbol: KS155, Soil Area Version: 21

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
5832	Punkin-Taver complex, 0 to 1 percent slopes	35.74	65.8%		> 6.5ft.	III s	2683	42	19	41	29	18
5820	Nickerson fine sandy loam, 0 to 2 percent slopes	16.68	30.7%		> 6.5ft.	Ile	6000	49	41	46	49	44
5831	Punkin silt loam, 0 to 1 percent slopes	0.97	1.8%		> 6.5ft.	III s	2557	39	14	38	24	16
5730	Darlow-Elmer complex, 0 to 2 percent slopes	0.94	1.7%		> 6.5ft.	IV s	2531	50	30	47	43	14
Weighted Average						2.71	3696.5	*n 44.2	*n 25.9	*n 42.6	*n 35.3	*n 25.9

*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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