

MIDWEST LAND GROUP PRESENTS

80 ACRES IN

RENO COUNTY KANSAS

WEST FOUNTAIN GREEN ROAD, ARLINGTON, KS 67514



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

INTERSECTION OF NINNESCAH RIVER AND SILVER CREEK

Located in Deer Management Unit 15 near Arlington is 80 +/- surveyed acres with incredible live water. The intersection of the north fork of the Ninnescah River and Silver Creek traverses this property on either end, bringing wildlife from miles around. This area of Reno County is known for its abundant deer and turkey populations and excellent trophy genetics. The land is characterized by brushy pasture on the river banks and a mature tree row separating the north and south sides of the farm. This row of mature cottonwoods and cedars makes a third funnel, directing deer traffic between the live streams. Planting the 5-acre field south of this tree row to a cereal rye food plot would be a magnet for deer during the late November green refueling stage. Trees and plum thickets scattered around the landscape make endless bedding for the wild game that call this area home. This farm packs a lot of potential hunt setups for its size, comfortably hunting multiple stands at once. These 80 acres can hunt like 160 or bigger, because of the regional geography and sheer volume of traffic that will come through. This property will pick up new bucks all season long, so you never know what might come chasing a doe down the river. With no section road to the North and no section roads for several miles East

along the river, this area is secluded and known to draw mature bucks from all the neighboring townships.

The river and creek corridors are fenced off and have gone un-grazed for many years. This barrier creates a divide between the hunting sanctuary and the income-generating remainder of the property. Newly installed cross fencing and gates, and a few dug ponds make suitable conditions for a rotational grazing lease. Mineral Rights are intact and transfer to the new owner. Immediate Possession for hunting or grazing will be passed to the buyer.

The parcel is entirely in the floodplain, but recent county road maintenance on Fountain Green Rd has made access great with a quality constructed low water bridge on Silver Creek. This is an excellent fishing location, and the water will stay open ice-free even in the harshest of cold snaps, attracting waterfowl and wildlife to zero in on this farm. Opportunities to purchase quality recreation land, in this area with a River and Creek, are rare to say the least. This won't last long! Contact the Listing Agent at (620) 712-2775 to schedule a showing.



PROPERTY FEATURES

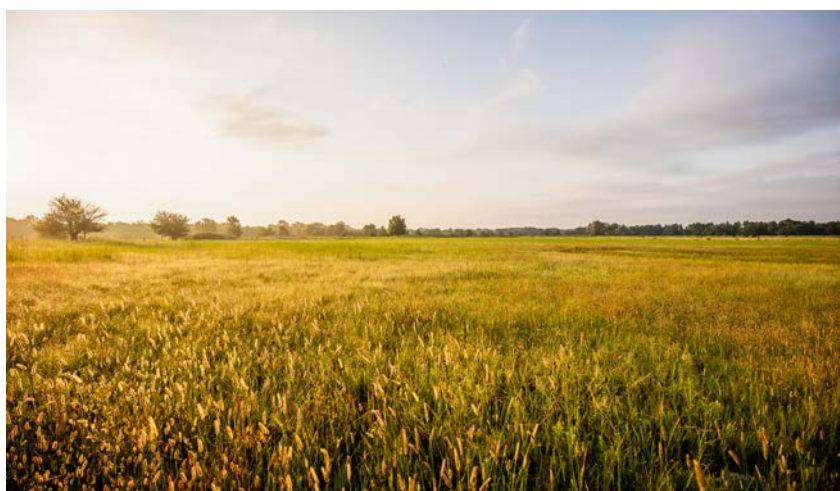
PRICE: **\$336,000** | COUNTY: **RENO** | STATE: **KANSAS** | ACRES: **80**

- Famous Ninnescah River
- All-year Silver Creek
- Trophy whitetail opportunity
- Eligible for a landowner deer tag
- Turkey, quail, waterfowl, and fishing
- Mature timber row
- Thick brushy cover
- Income-producing grazing
- 2 miles of new perimeter and crossfencing
- 2 dug watering holes
- Immediate possession
- Recent boundary survey 80+
- Mineral rights transfer
- 5.5 miles to Arlington and 61 Highway
- 1 mile to Paved Parallel Road
- 3 miles to State Highway 11



INCOME-PRODUCING GRAZING

The river and creek corridors are fenced off and have gone un-grazed for many years. This barrier creates a divide between the hunting sanctuary and the income-generating remainder of the property.



2 MILES OF FENCING



HUNTING OPPORTUNITIES



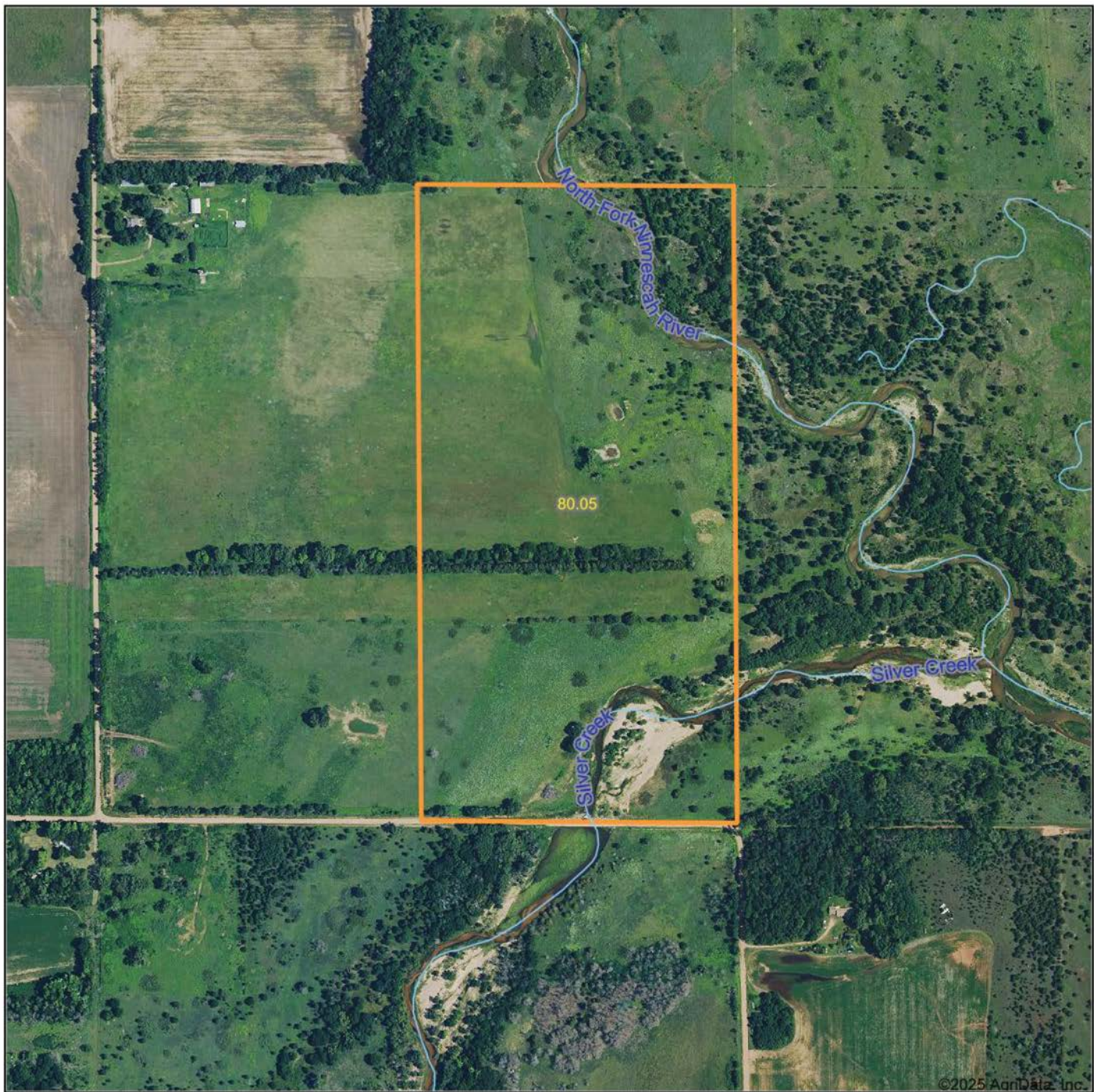
2 DUG WATERING HOLES



NINNESCAH RIVER AND SILVER CREEK



AERIAL MAP



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Boundary Center: 37° 50' 36.16, -98° 9' 12.15

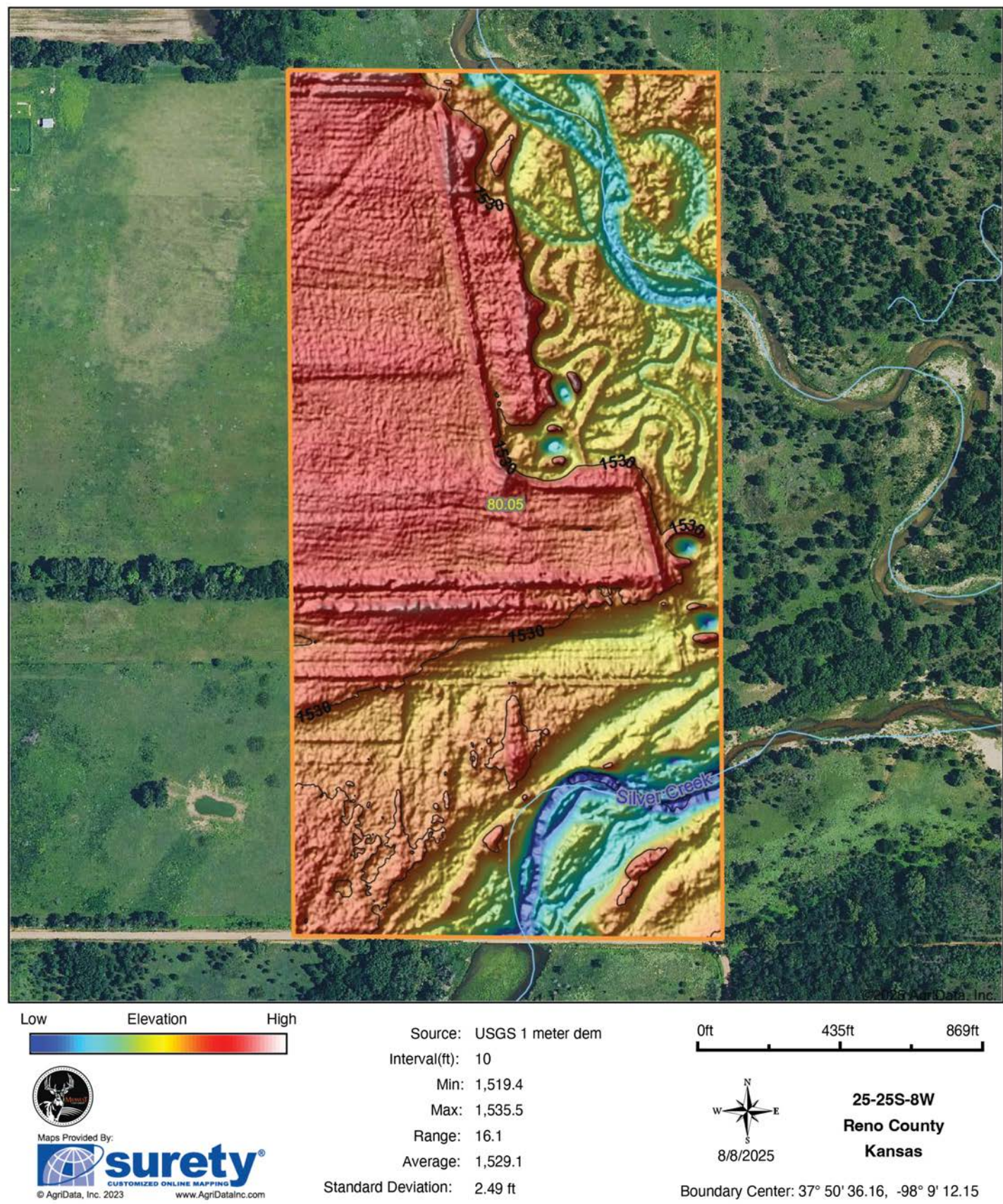
25-25S-8W
Reno County
Kansas

0ft 646ft 1292ft

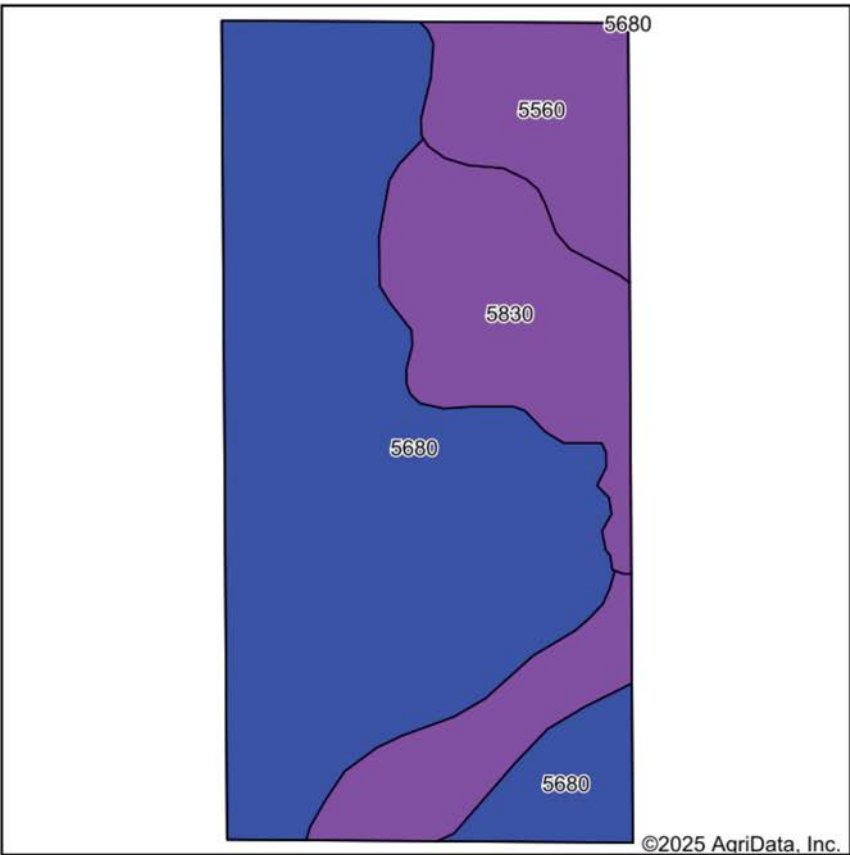


8/8/2025

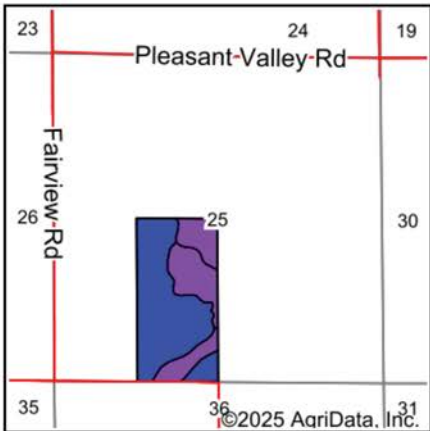
HILLSHADE MAP



SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Reno**
Location: **25-25S-8W**
Township: **Arlington**
Acres: **80.05**
Date: **8/8/2025**



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
5680	Yaggy-Saxman complex, occasionally flooded	50.73	63.4%		> 6.5ft.	llw	5310	27	27	26	26	13
5560	Kanza-Ninnescah sandy loams, frequently flooded	15.88	19.8%		> 6.5ft.	Vw	7000	31	26	26	28	13
5830	Ninnescah fine sandy loam, occasionally flooded	13.44	16.8%		> 6.5ft.	Vw	7000	38	29	29	37	22
Weighted Average						3.10	5929	*n 29.6	*n 27.1	*n 26.5	*n 28.2	*n 14.5

*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.



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