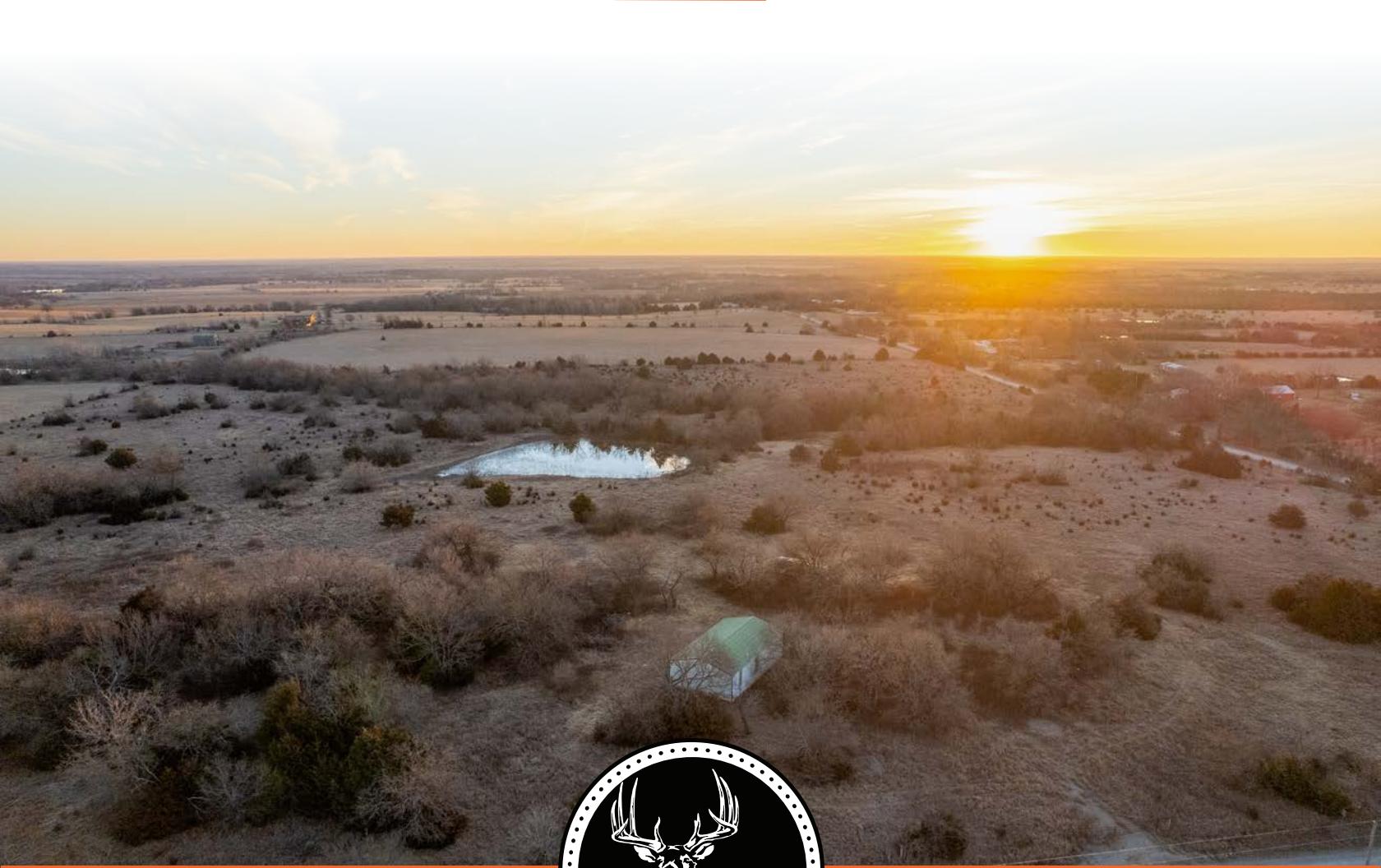


MIDWEST LAND GROUP PRESENTS

39 ACRES IN

BUTLER COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

39 +/- ACRE BUILD SITE NEAR ROSE HILL

Located 3.5 miles east of Rose Hill, Kansas, sits this 39 +/- acres that would be a fantastic build site! The land sits at the corner of Southwest Tawakoni Road and Southwest 180th Street, both of which are well-maintained gravel roads. The entire perimeter is fenced with 4-5 strand barb wire and has a gated entrance along Tawakoni Road. There is a 30'x50' barn with a dirt floor that offers a great start to a future homestead. The property is made up of native grasses with cedar and hedge trees, and a wet-weather creek lined with timber. The centerpiece of the property is a .75 acre pond, which offers countless

opportunities! The land is littered with deer sign from trails to rubs to bedding areas, and offers many stand locations and hunting setups.

If you are looking for a place to plant your roots down away from town and enjoy the privacy and peacefulness of rural living, this property deserves your attention! For questions or to schedule a time to view the property, contact the listing agent Shaun Reid at (316) 210-6680 or sreid@midwestlandgroup.com.



PROPERTY FEATURES

COUNTY: **BUTLER** | STATE: **KANSAS** | ACRES: **39**

- Corner lot
- Well-maintained gravel roads
- 30'x50' barn
- .75-acre pond
- Perimeter fenced
- Electricity at the road
- Douglass schools
- 3.5 miles to Rose Hill
- 6 miles to Douglass
- 26 miles to Wichita

30'X50' BARN



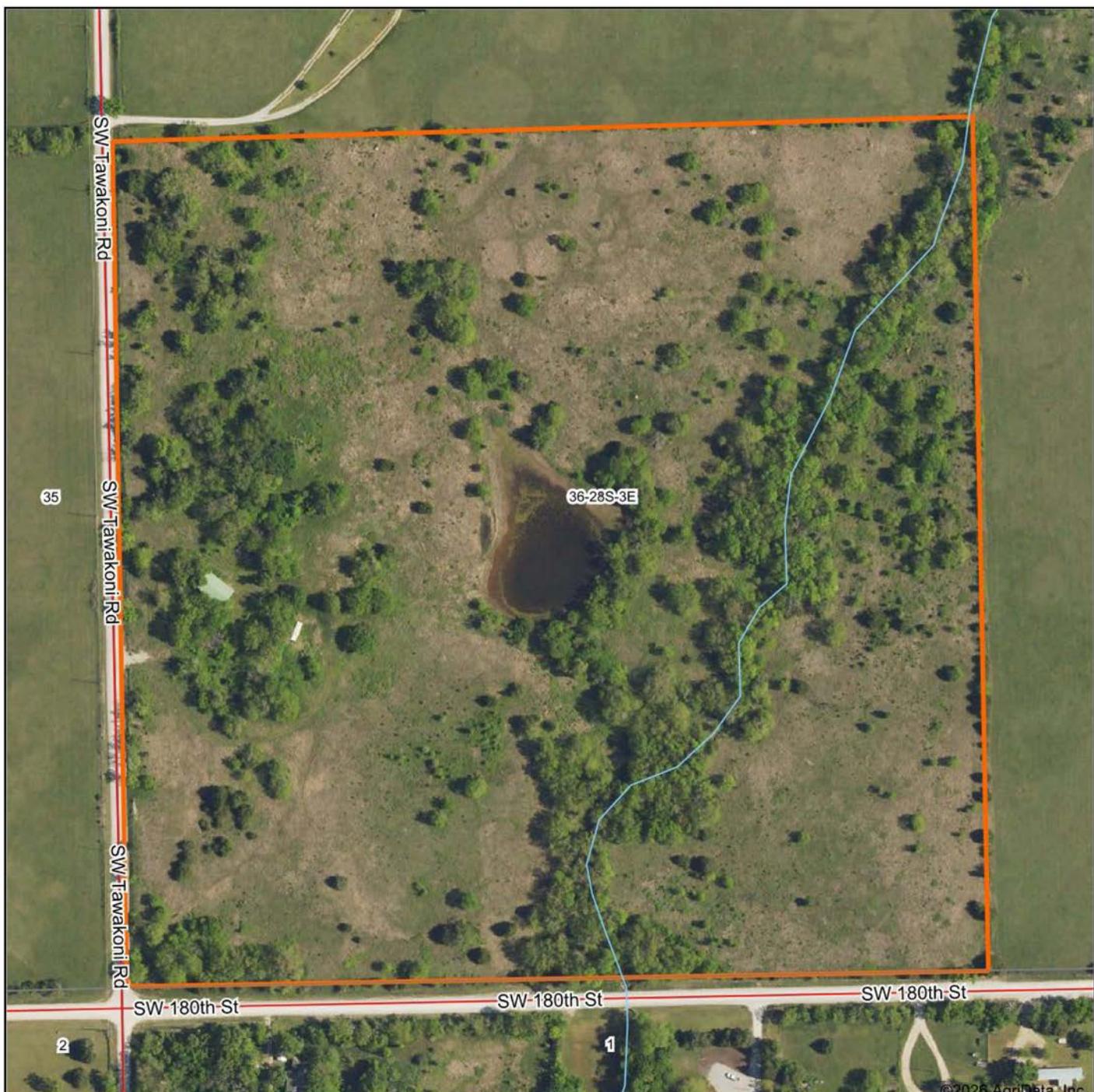
.75 ACRE POND



WELL-MAINTAINED GRAVEL ROADS



AERIAL MAP



Maps Provided By:



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Map Center: 37° 33' 53.96, -97° 3' 34.92

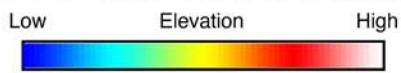
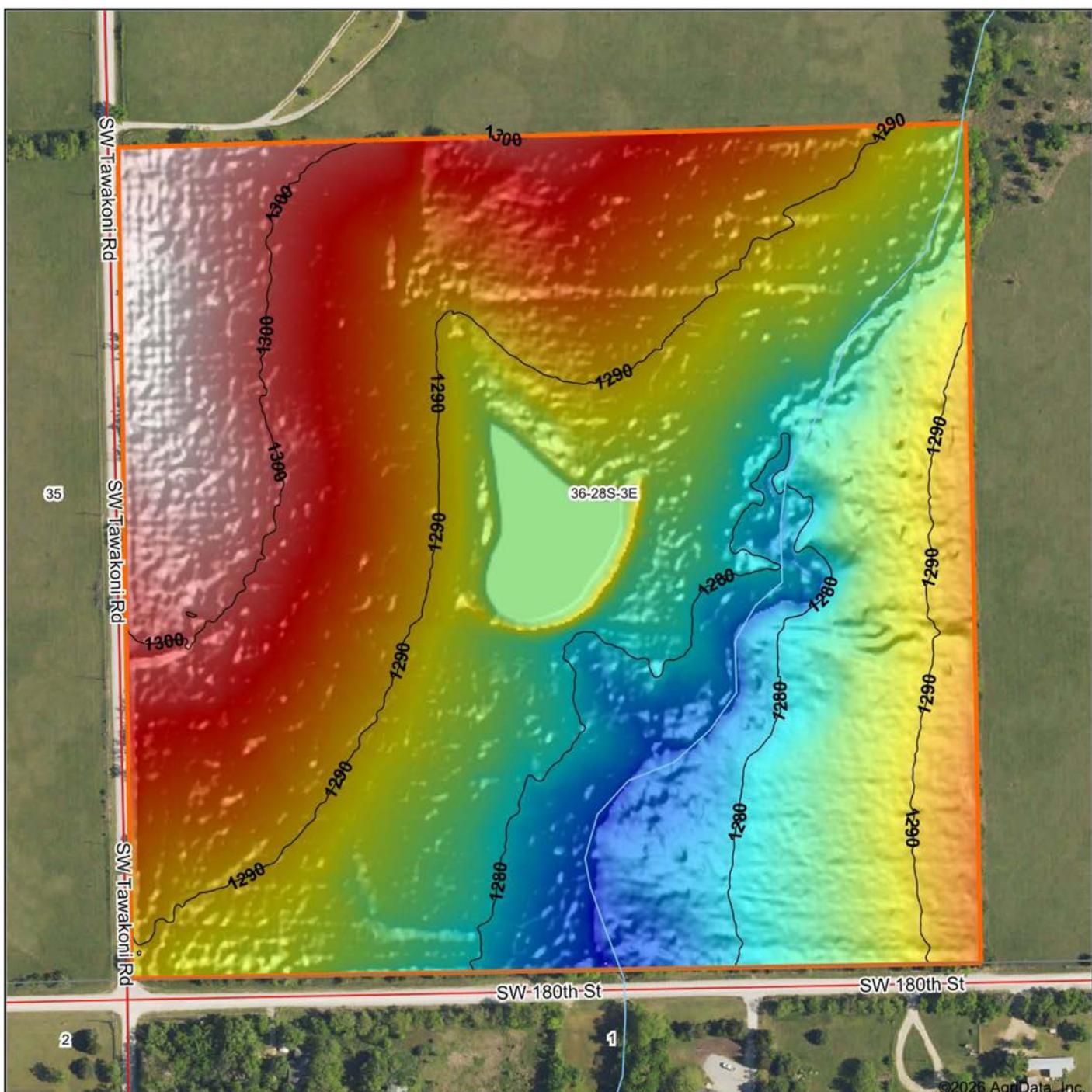
0ft 238ft 476ft

36-28S-3E
Butler County
Kansas



1/10/2026

HILLSHADE MAP



Source: USGS 1 meter dem

Interval(ft): 10

Min: 1,272.4

Max: 1,305.2

Range: 32.8

Average: 1,289.4

0ft 241ft 482ft



36-28S-3E
Butler County
Kansas

Boundary Center: 37° 33' 53.96", -97° 3' 34.92"

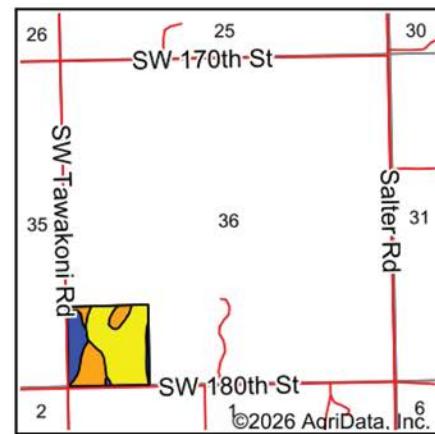
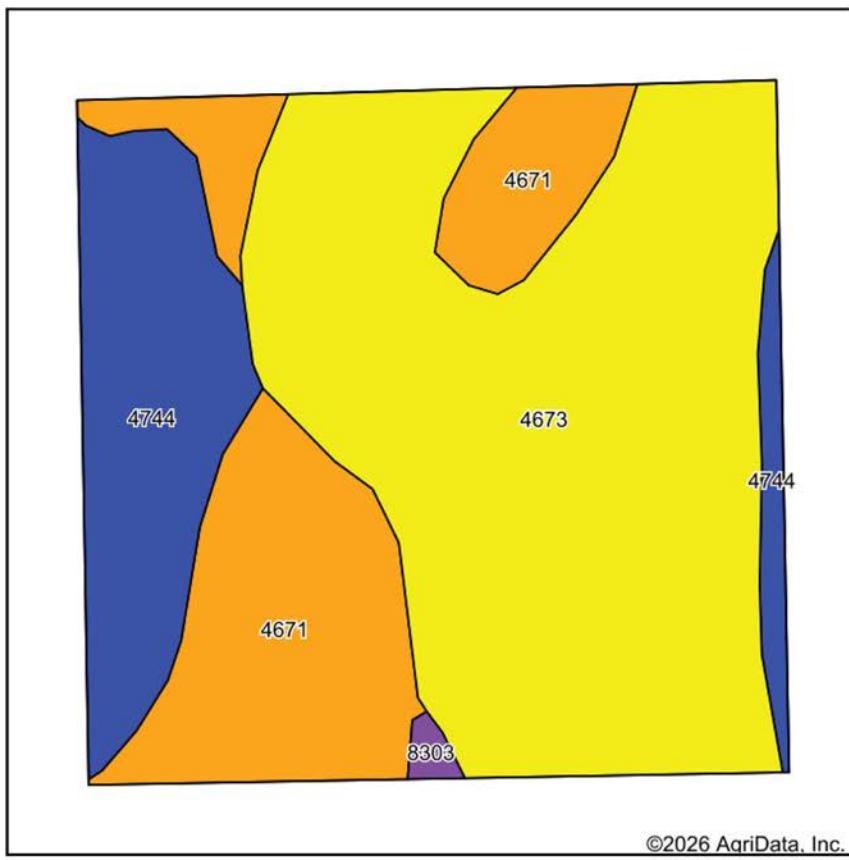


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SOILS MAP



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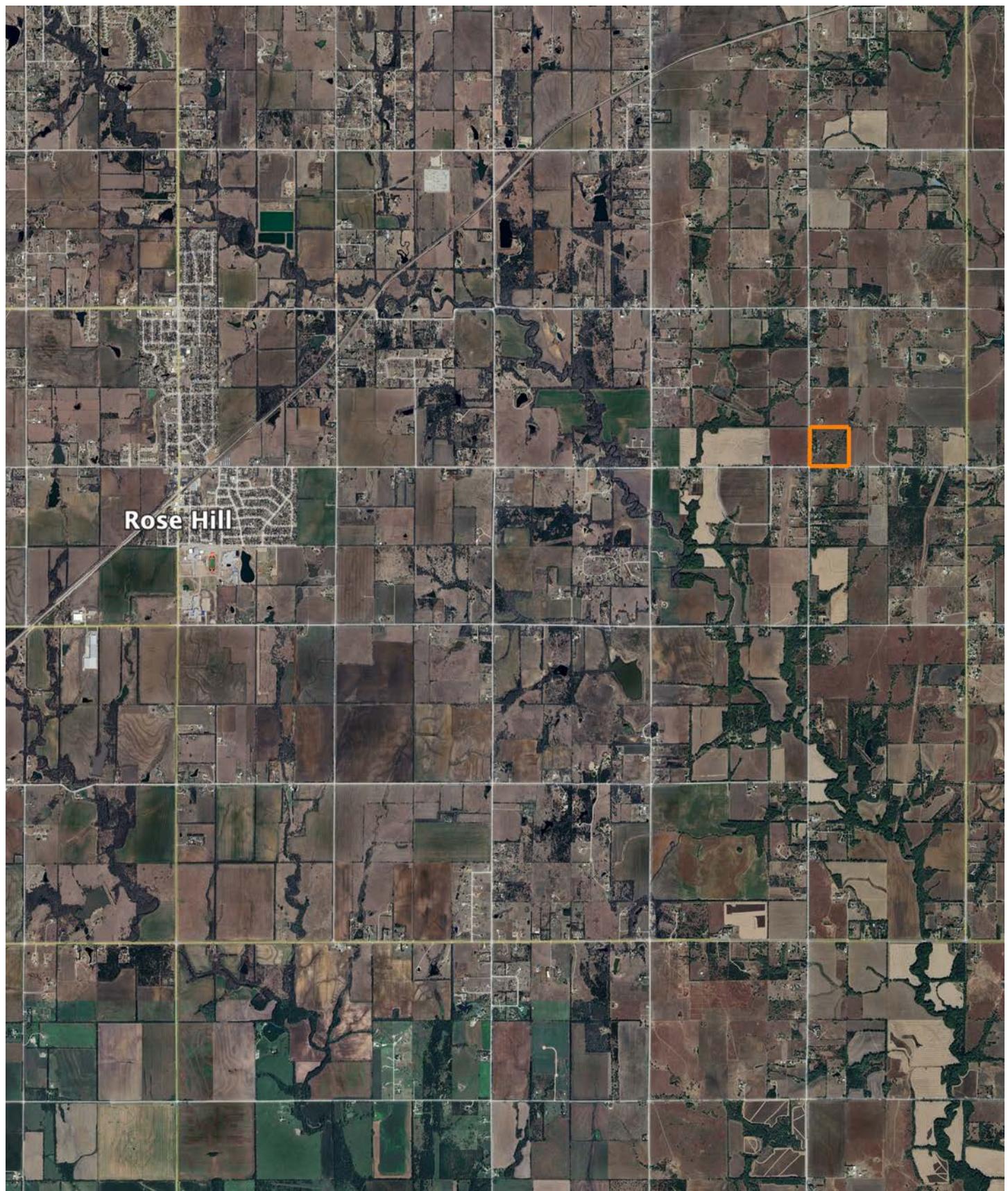
Area Symbol: KS015, Soil Area Version: 23												
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
4673	Irwin silty clay loam, 3 to 7 percent slopes	22.42	57.1%		IVe	IVe	3550	58	48	58	57	40
4671	Irwin silty clay loam, 1 to 3 percent slopes	9.48	24.1%		IIIs	IIIs	3585	56	45	55	55	40
4744	Labette-Dwight complex, 0 to 3 percent slopes	7.18	18.3%		IIe	IIe	4135	50	36	50	43	30
8303	Verdigris soils, frequently flooded	0.20	0.5%		Vw		7725	61	61	51	56	14
Weighted Average				3.40	*		3686.6	*n 56.1	*n 45.1	*n 55.8	*n 54	*n 38

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

OVERVIEW MAP



AGENT CONTACT

Growing up as an avid outdoorsman introduced agent Shaun Reid to a wide variety of habitats across multiple midwestern states, which has given him a wealth of knowledge to better serve his clients. Shaun's foundation of honesty, integrity, professionalism and a strong work ethic guide him in all his client interactions, helping ensure peace of mind throughout the buying and selling process.

Born in Wichita, KS, Shaun graduated from Maize High School, and went on to continue his studies and play baseball at Tabor College in Hillsboro, KS, where he earned a Bachelor's Degree in Business Administration, with a concentration in Marketing. For several years, he worked in operations and moved up to serve as plant manager in Oklahoma where he was able to develop business and relationship-building skills while maintaining a clear focus on customer satisfaction.

A member of Ducks Unlimited and NWTF, Shaun enjoys hunting, fishing, playing golf, and spending time with his family. Shaun currently lives in Wichita, KS, with his wife, Karissa, and daughter, Raegan. If you're in the market to buy or sell land and seek a hassle and stress-free experience, give Shaun a call.



SHAUN REID, LAND AGENT
316.210.6680
SReid@MidwestLandGroup.com



MidwestLandGroup.com

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