

MIDWEST LAND GROUP PRESENTS



# RENO COUNTY, KS

260 ACRES



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# BLACKTOP PRODUCTION FARM SURROUNDED BY HABITAT

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Located in Reno County, north of Plevna, is 260 +/- acres of productive cropland. The farm has paved road frontage on North Langdon Road and county road frontage on two other sides. This farm is easy to access, easy to get to and from, and is large enough to make it worth the trip. The tillable acres lay nicely with just a few high spots and minimal elevation change. The Farm Service Agency DCP Cropland Acres is 251.79 with a wheat base of 103.63 acres with a PLC yield of 28. There is also 108.62 base acres of grain sorghum with a PLC yield of 48. Almost 96% of the tract is tillable with a woodlot on the south and Brushy pasture on the north. There is a drilled well with a windmill that is used to water cattle, winter grazing on the wheat or milo stubble.

Surrounded by CRP grass and other habitat, this farm has quality hunting opportunities. This area has a good population of pheasants, quail and whitetail deer. Evidence of deer activity can be found on both sides of the property. Deer and pheasants step out and feed in

the wheat every evening. This would be a great property for a tillable investor who might also want to enjoy the wildlife or earn extra income from hunting leases/CRP.

The soils carry an overall productivity index NCCPI of 50, characterized by loamy fine sand, an excellent medium for planting and double crop rotation. This tillable soil produces excellent yields and winter pasture. Blacktop road frontage and electricity mean this could be an excellent location to start a new homestead. Build your forever home, equipment storage, and livestock shelter next to Langdon Road. The commute to Hutchinson is short, and nearby 50 Highway can take you places quickly. The property is currently planted to wheat, full possession to new owner following harvest. It seldom occurs that a mostly tillable tract of this size becomes available, especially on a paved road. To view disclosures and schedule a viewing, contact the Listing Agent Sean Thomas at (620) 712-2775.

## PROPERTY FEATURES

COUNTY: **RENO** | STATE: **KANSAS** | ACRES: **260**

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- 251.79 FSA tillable acres
- Blacktop road frontage
- Electricity on W Blanchard Ave
- Windmill water well
- 9 acres mature cottonwood trees and brush
- 20 miles to Hutchinson
- 2.5 miles to State Highway 50
- Possession after wheat harvest
- Mostly tillable farm
- Neighbors with CRP habitat

# 251.79 FSA TILLABLE ACRES

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The Farm Service Agency DCP Cropland Acres is 251.79 with a wheat base of 103.63 acres with a PLC yield of 28. There is also 108.62 base acres of grain sorghum with a PLC yield of 48.



## BLACKTOP ROAD FRONTRAGE

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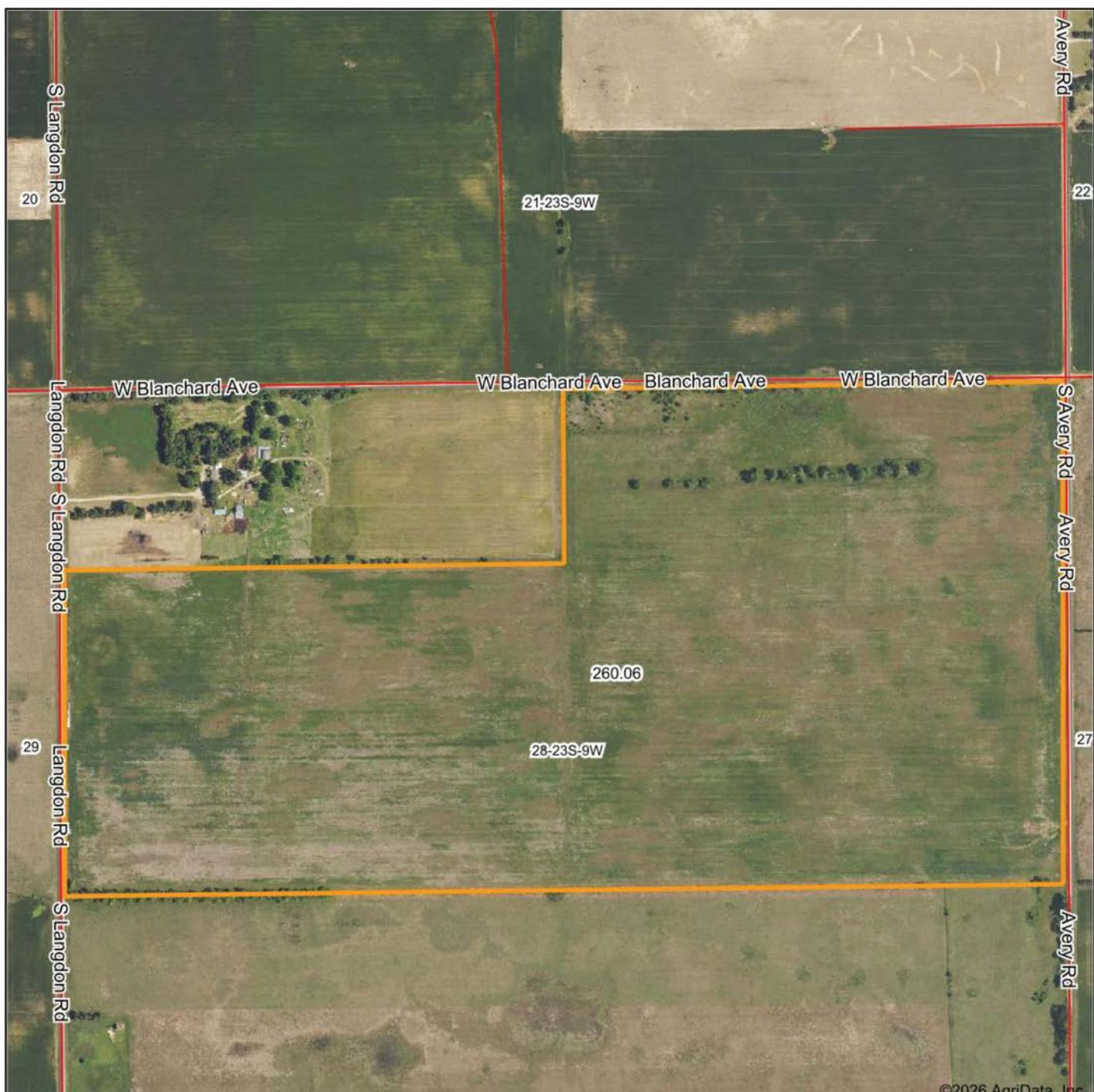


9 ACRES MATURE COTTONWOODS & BRUSH

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# AERIAL MAP



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Boundary Center: 38° 1' 28.21, -98° 19' 0.2

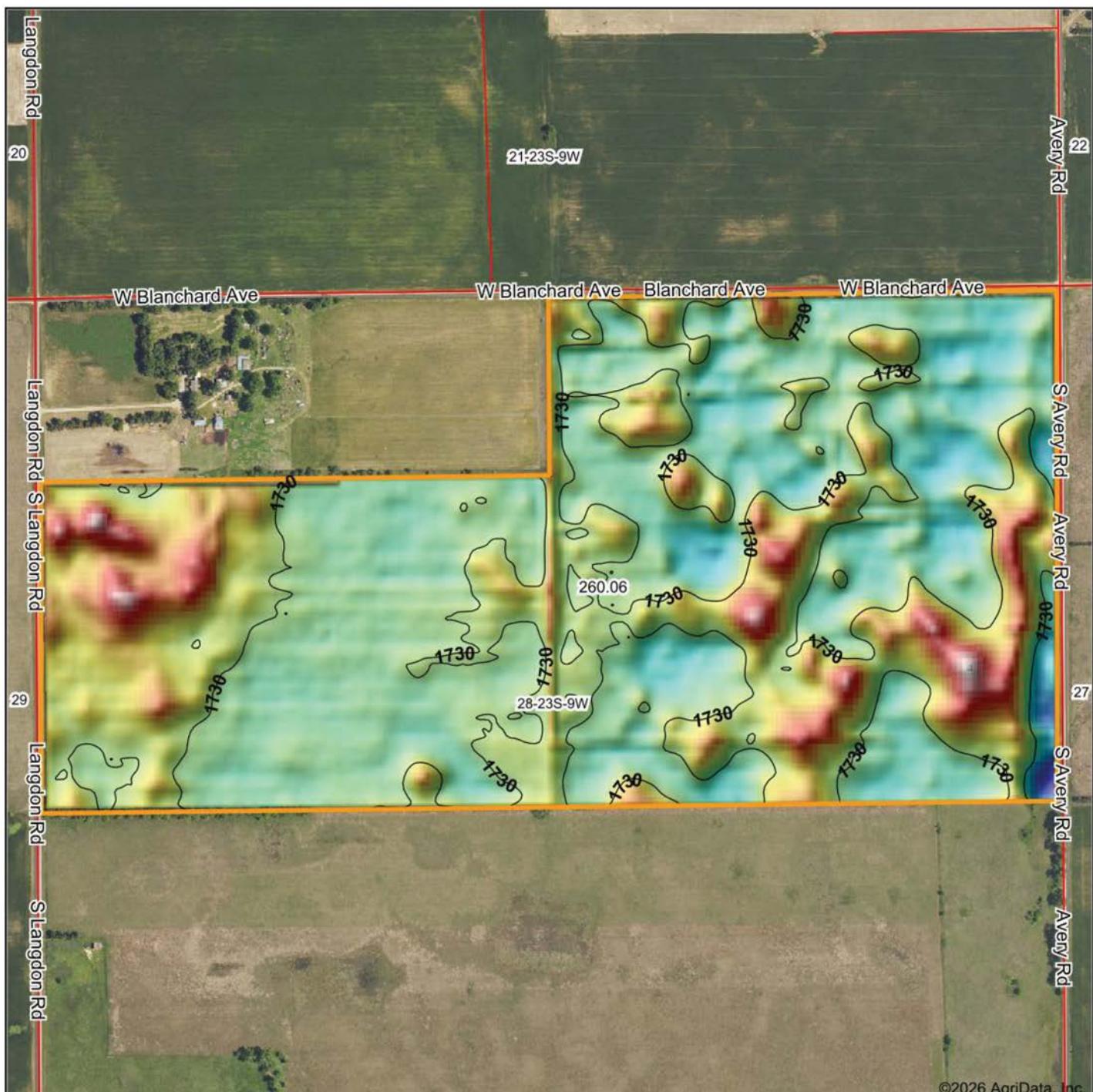
0ft 814ft 1628ft

**28-23S-9W**  
**Reno County**  
**Kansas**



1/18/2026

# HILLSHADE MAP



Source: USGS 10 meter dem

Interval(ft): 10

0ft 799ft 1598ft

Min: 1,723.4



28-23S-9W

Reno County

Kansas

Max: 1,739.5

Range: 16.1

1/18/2026

Average: 1,730.1

Boundary Center: 38° 1' 28.21, -98° 19' 0.2

Standard Deviation: 1.9 ft

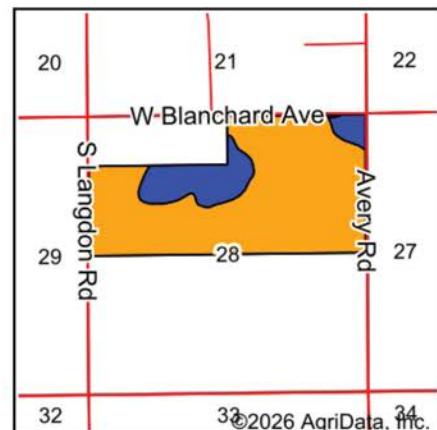
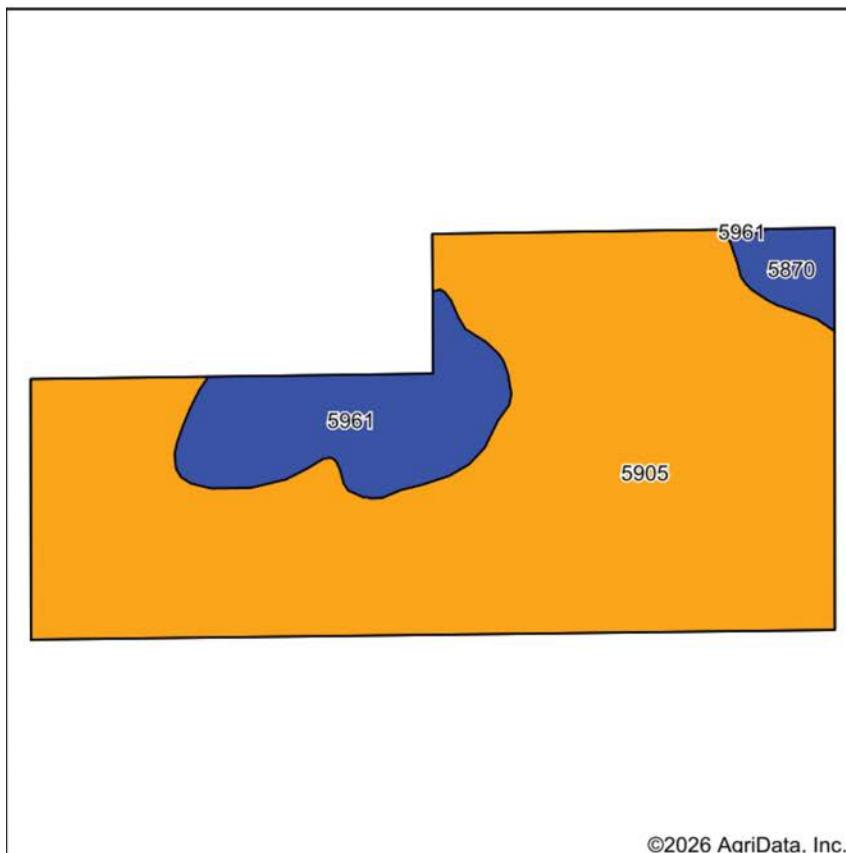


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# SOIL MAP



State: **Kansas**  
 County: **Reno**  
 Location: **28-23S-9W**  
 Township: **Huntsville**  
 Acres: **260.06**  
 Date: **1/18/2026**



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Soils data provided by USDA and NRCS.

Area Symbol: KS155, Soil Area Version: 22

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
5905	Hayes-Solvay loamy fine sands, 0 to 5 percent slopes	216.80	83.4%		> 6.5ft.	IIe	4276	50	46	44	50	26
5961	Solvay loamy fine sand, 0 to 2 percent slopes	35.94	13.8%		> 6.5ft.	IIe	5750	50	49	45	50	32
5870	Carway and Carbika soils, 0 to 1 percent slopes	7.32	2.8%		> 6.5ft.	IIw	6800	53	50	29	53	20
<b>Weighted Average</b>				<b>2.83</b>			<b>4550.7</b>	<b>*n 50.1</b>	<b>*n 46.5</b>	<b>*n 43.7</b>	<b>*n 50.1</b>	<b>*n 26.7</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

# 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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## MidwestLandGroup.com

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