

MIDWEST LAND GROUP PRESENTS



RENO COUNTY, KS

37 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

AFFORDABLE TILLABLE INVESTMENT & BUILD SITE

Just north of the Arkansas River and east of Buhler Haven Road is 37 acres available for immediate possession. Purchase your inputs and make a plan for this field for the 2026 crop year. Currently in corn stubble, the residue could be grazed or baled to provide forage for your cattle. This would make a great pasture seeded to a grass mix or as winter pasture grazing stalks or green wheat. The alluvial soil is loamy and productive. The farm lies almost level with less than 1% slope. There was an oil well that has since been plugged and cleaned up. Mineral rights will be conveyed to the buyer. Electricity is available adjacent to the property along Trails West Road and a quarter mile north on Victory Road. This tract would make an excellent build site, far enough

from the blacktop and highway for quiet privacy, but close enough to commute to wherever you need to go quickly. Trails West Road is a well-maintained gravel road with a few neighbors not too far away. There are some neighboring trees and habitat that connect all the way to the Arkansas River. Deer and wildlife are a common sighting at this location. Construct your new home and bring your animals to this wonderful location with everything you need to start your rural homestead. Quality tracts of tillable this size are unique and seldom become available. To view Disclosures and Schedule a tour, contact the Listing Agent Sean Thomas at (620) 712-2775 or at sthomas@midwestlandgroup.com.

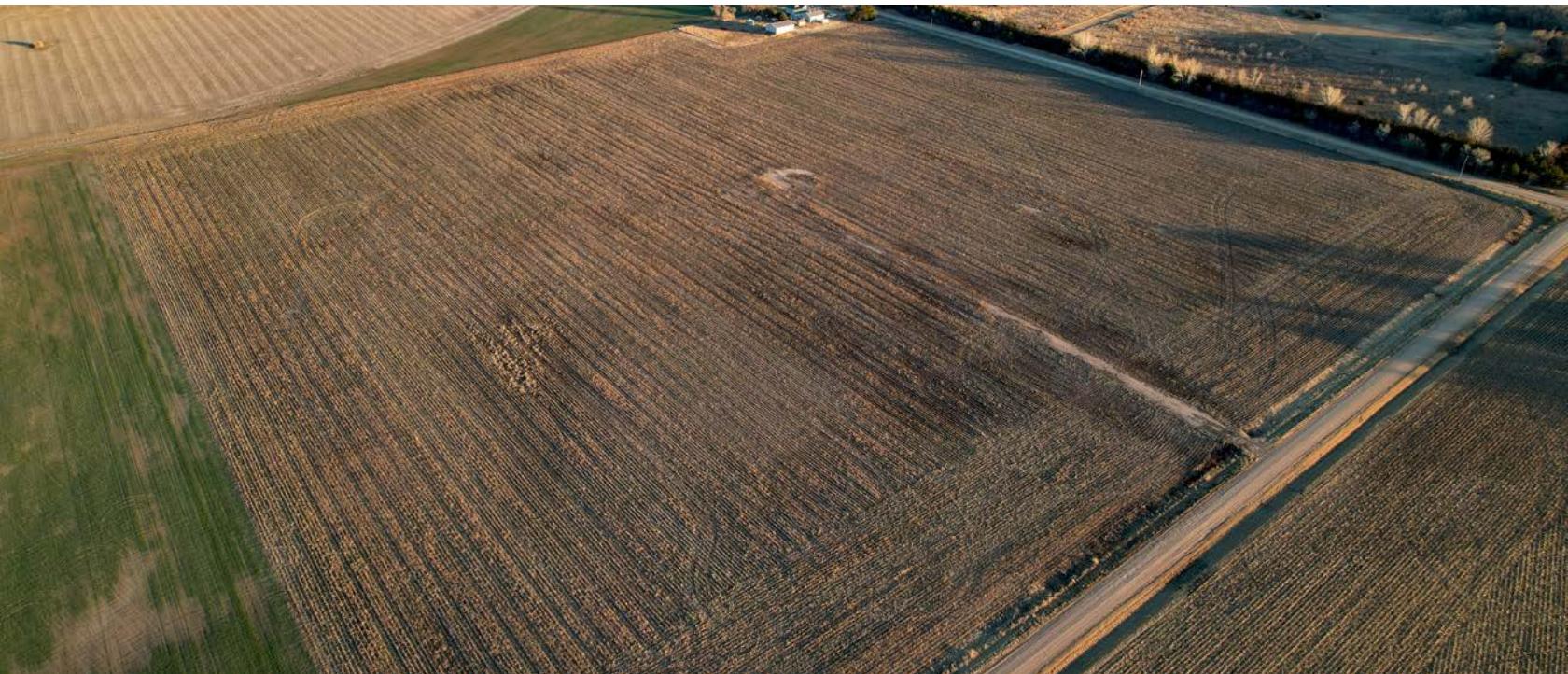
PROPERTY FEATURES

COUNTY: **RENO** | STATE: **KANSAS** | ACRES: **37**

- Immediate possession
- Productive cropland ready to plant
- Class II and Class III level soils
- Corn, soybean, wheat rotation
- Mineral rights convey, plugged well
- USD 312 Haven Schools
- Excellent build site
- Electricity available at road
- Short commute to Wichita Metro
- 6 miles to K96 Highway
- 1 mile Buhler/Haven Road
- 5 miles to US 50 Highway



PRODUCTIVE CROPLAND/BUILD SITE



AERIAL MAP



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Boundary Center: 37° 58' 21.32", -97° 45' 17"

0ft 284ft 569ft

10-24S-4W
Reno County
Kansas



1/18/2026

HILLSHADE MAP



Source: USGS 1 meter dem

Interval(ft): 10

Min: 1,464.3

Max: 1,469.2

Range: 4.9

Average: 1,466.8

0ft 238ft 477ft



10-24S-4W
Reno County
Kansas

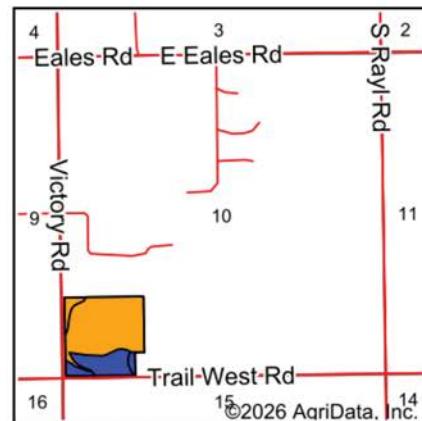
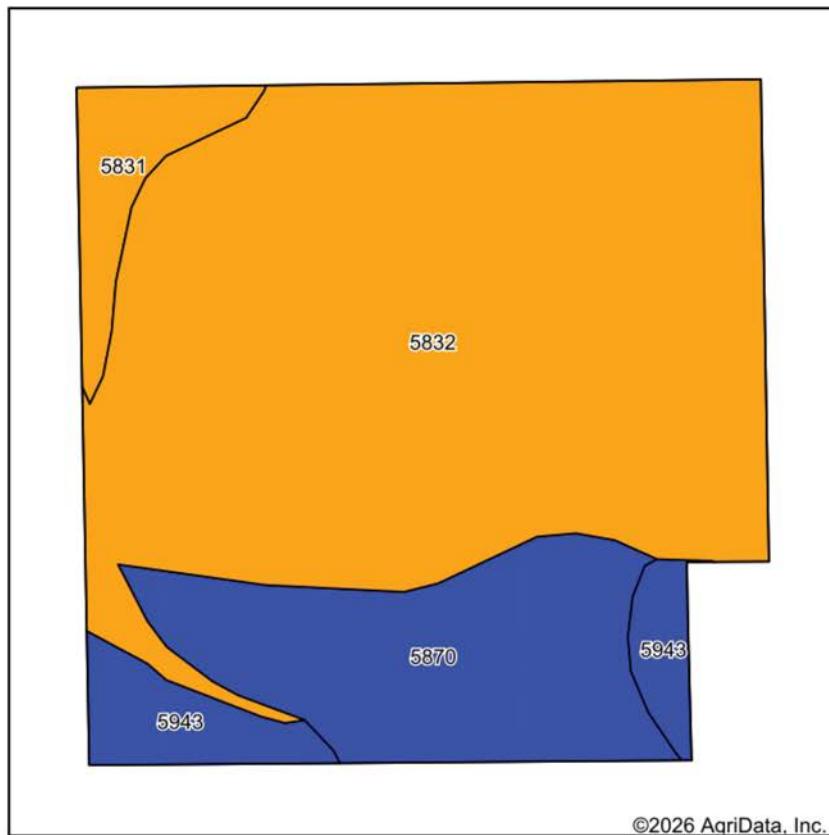
Boundary Center: 37° 58' 21.32, -97° 45' 17



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SOIL MAP



State: **Kansas**
 County: **Reno**
 Location: **10-24S-4W**
 Township: **Valley**
 Acres: **37.33**
 Date: **1/18/2026**



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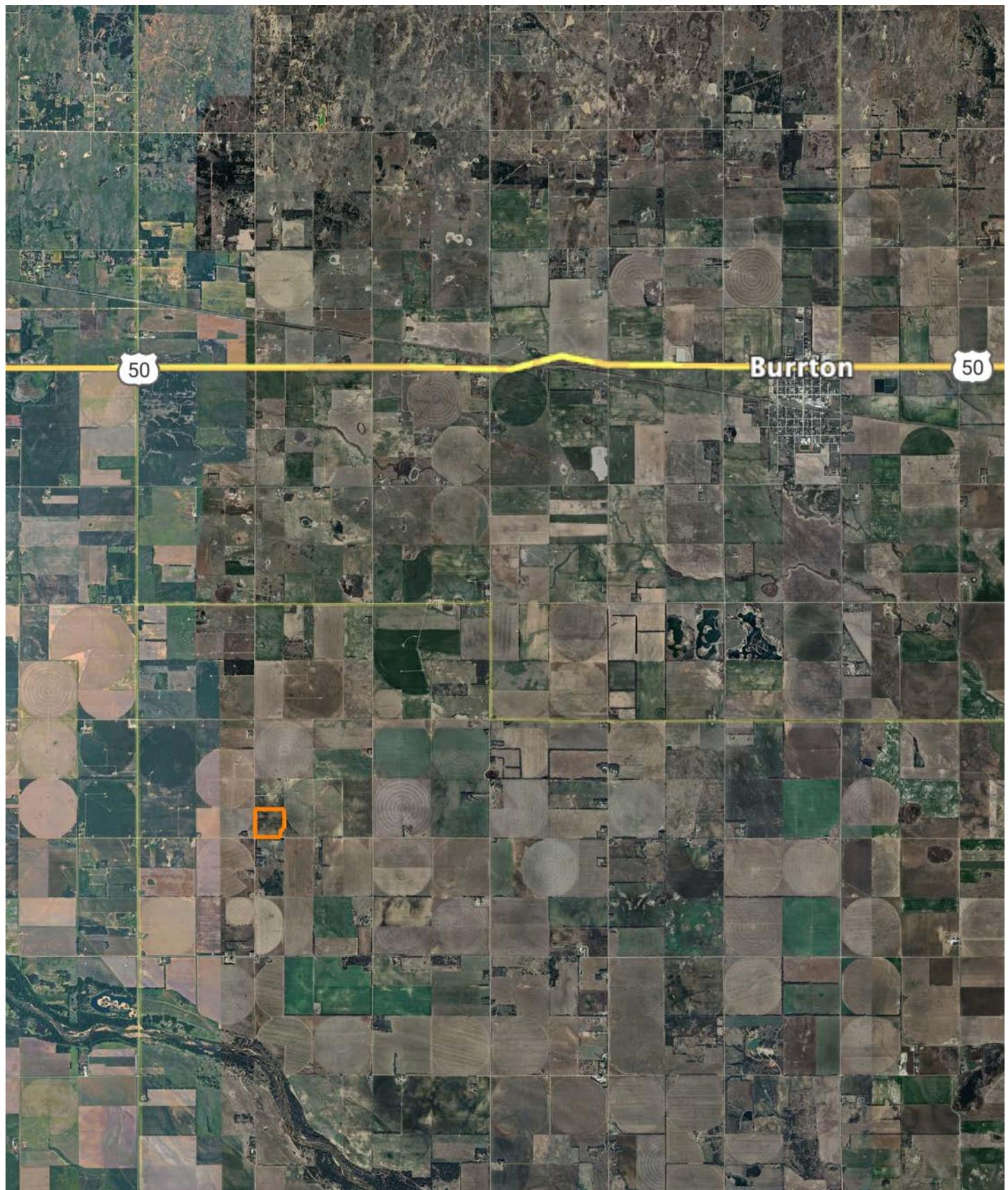


Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
5832	Punkin-Taver complex, 0 to 1 percent slopes	26.46	70.9%	Orange	> 6.5ft.	Ills	2683	42	19	41	29	18
5870	Carway and Carbika soils, 0 to 1 percent slopes	6.92	18.5%	Blue	> 6.5ft.	Ilw	6800	53	50	29	53	20
5943	Saltcreek and Naron fine sandy loams, 0 to 1 percent slopes	2.25	6.0%	Blue	> 6.5ft.	Ilc	3040	57	44	49	57	22
5831	Punkin silt loam, 0 to 1 percent slopes	1.70	4.6%	Orange	> 6.5ft.	Ills	2557	39	14	38	24	16
Weighted Average						2.75	3462	*n 44.8	*n 26	*n 39.1	*n 34.9	*n 18.5

*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.



SEAN THOMAS,
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