



MIDWEST LAND GROUP
PRESENTS

RENO COUNTY KANSAS

63 ACRES



MIDWEST LAND GROUP IS HONORED TO PRESENT

PRETTY PRAIRIE WILDLIFE SANCTUARY & BUILD SITE

If you have been searching for the perfect-sized hunting retreat or build site with wildlife out the back door, here it is. Just south of the charming town of Pretty Prairie is 63 +/- acres available for the first time in over a hundred years. A seasonal tributary of Smoots Creek meanders through the property north to south. The creek slices through the irrigated circles landscape and is a magnet for surrounding wildlife. Flanked on both sides by mature timber, this tree grove is home to roosting turkeys and a herd of whitetail deer.

The farm is comprised of about 32 acres of dryland tillable and about 32 acres of woods, native grass, and thickets. This is the perfectly balanced farm you have been looking for. There are 19.56 acres in active production. This field, currently in milo stubble, is available for immediate possession, meaning you can switch up the crop rotation to what suits you, enroll in CRP, or start construction of your dream home/cabin. This field is always full of deer feeding in the evenings. These income-producing acres are a nice addition, it makes the property a little bit of revenue to pay property taxes and ice cream money for projects. There are 23 FSA base acres with a wheat PLC yield of 38 bushels per acre. The remaining tillable acres, which amount to 12.44 acres on the east side of the creek, secluded from sight in every direction. This field, once in CRP grass, expired many years ago, but is now full of thick bedding area for whitetail deer.

Plum thickets, cedar trees, and successional native brush. This area holds deer, turkeys, pheasants, and quail.

The remaining 32 +/- acres south and west of the creek is categorized as pasture, thick grass, interspersed tree cover, and a drilled water well for cattle grazing. There is fencing on two sides of the property and partial fencing on another side. Not much effort and this could also be used for homesteading or a small herd of livestock. There are elevation changes that drain to the creek, pools of water remain even through the driest of season but are too small for fish. A new owner could construct a large pond, building an impoundment across the creek that would fill with seasonal rainfall, creating additional water for livestock and wildlife. The entire eastern boundary of the property is an abandoned railroad bed, a subdivision line of the Santa Fe Railroad that went from Hutchinson to Blackwell, Oklahoma, stopping at the Depot in Pretty Prairie until 1961. There is a unique bridge that is still sturdy as can be, and this path has been maintained for clearance and access for equipment through the property. There are also local stories of Native American camp sites along Boundary Road and settlements in this forested area.

Meticulous care has been taken over the years to groom the trail system. This feature really sets this

property apart. Every direction on the land is a new scenic view, enjoy sunrise or sunset from different areas in every corner of the farm. Manicured access to your favorite tree stand is invaluable while enjoying the property. Take family walks to see wildlife without getting itchy and uncomfortable, or stay active and use it as a personal fitness trail. This truly would make an excellent build site for your forever home, blacktop road access to Dean Road, takes you right into Pretty Prairie. 6 miles from 54 Highway, it is also a short

commute to Wichita. Pretty Prairie and the Kingman area is known for an excellent quality of life and famous for its summer rodeo. Don't miss the opportunity to plant roots in a small town anyone could love, or secure your hunting future within just 30 minutes of expanding West Wichita. To view disclosures and schedule a tour of the property, contact the Listing Agent Sean Thomas (620) 712-2775 or at sthomas@midwestlandgroup.com.

PROPERTY FEATURES

COUNTY: **RENO** | STATE: **KANSAS** | ACRES: **63**

- Mature timber
- Excellent deer hunting
- Turkey & quail
- Paved road frontage
- Maintained trail system
- Income-producing cropland
- Premier build site
- Available electricity
- Tall grass, bedding cover
- Creek crossings
- 6 miles to US 54 Highway
- 30 minutes to Wichita
- 1 mile to Pretty Prairie
- USD 311 Schools

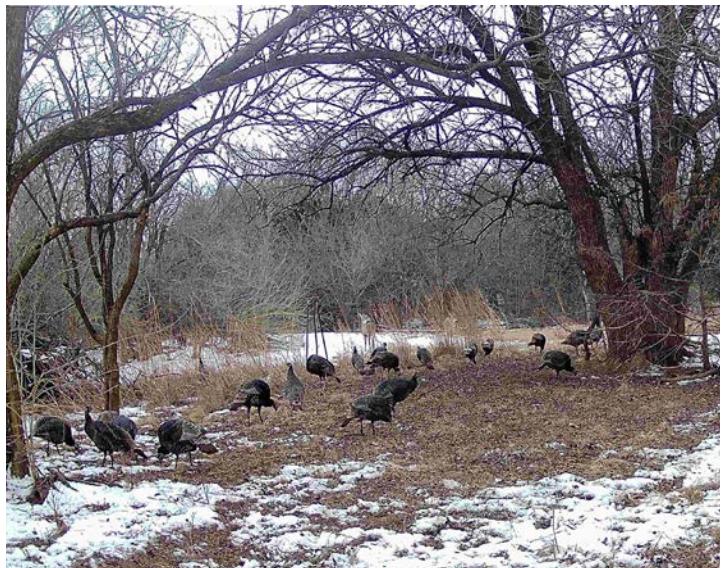


PREMIER BUILD SITE

Don't miss the opportunity to plant roots in a small town anyone could love, or secure your hunting future within just 30 minutes of expanding West Wichita.



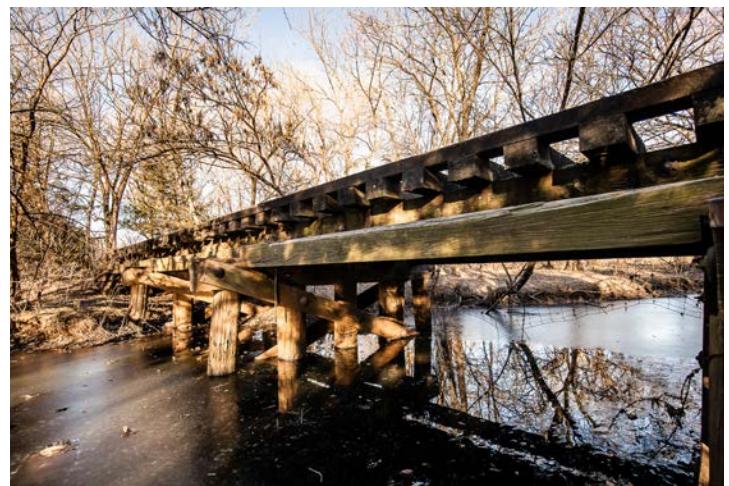
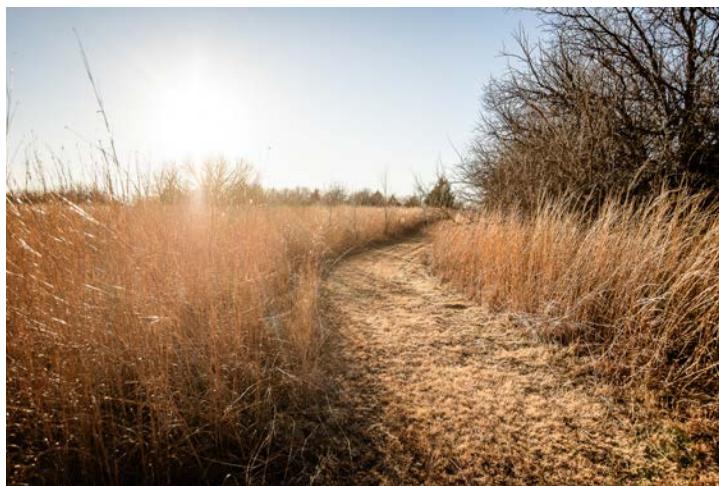
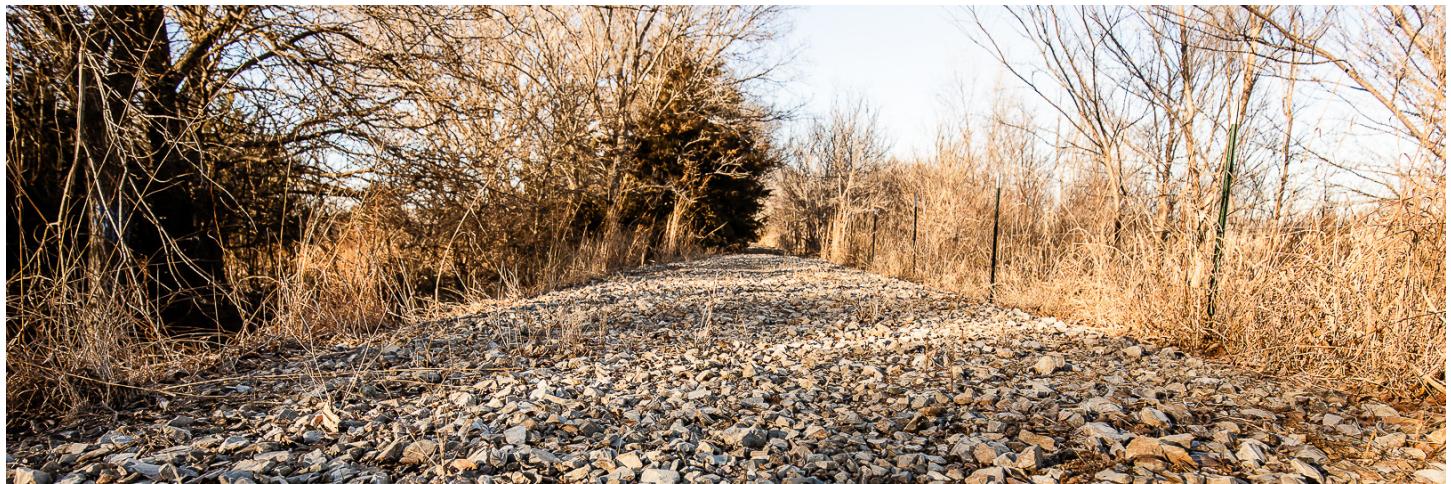
EXCELLENT HUNTING



MATURE TIMBER



MAINTAINED TRAIL SYSTEM & BRIDGES

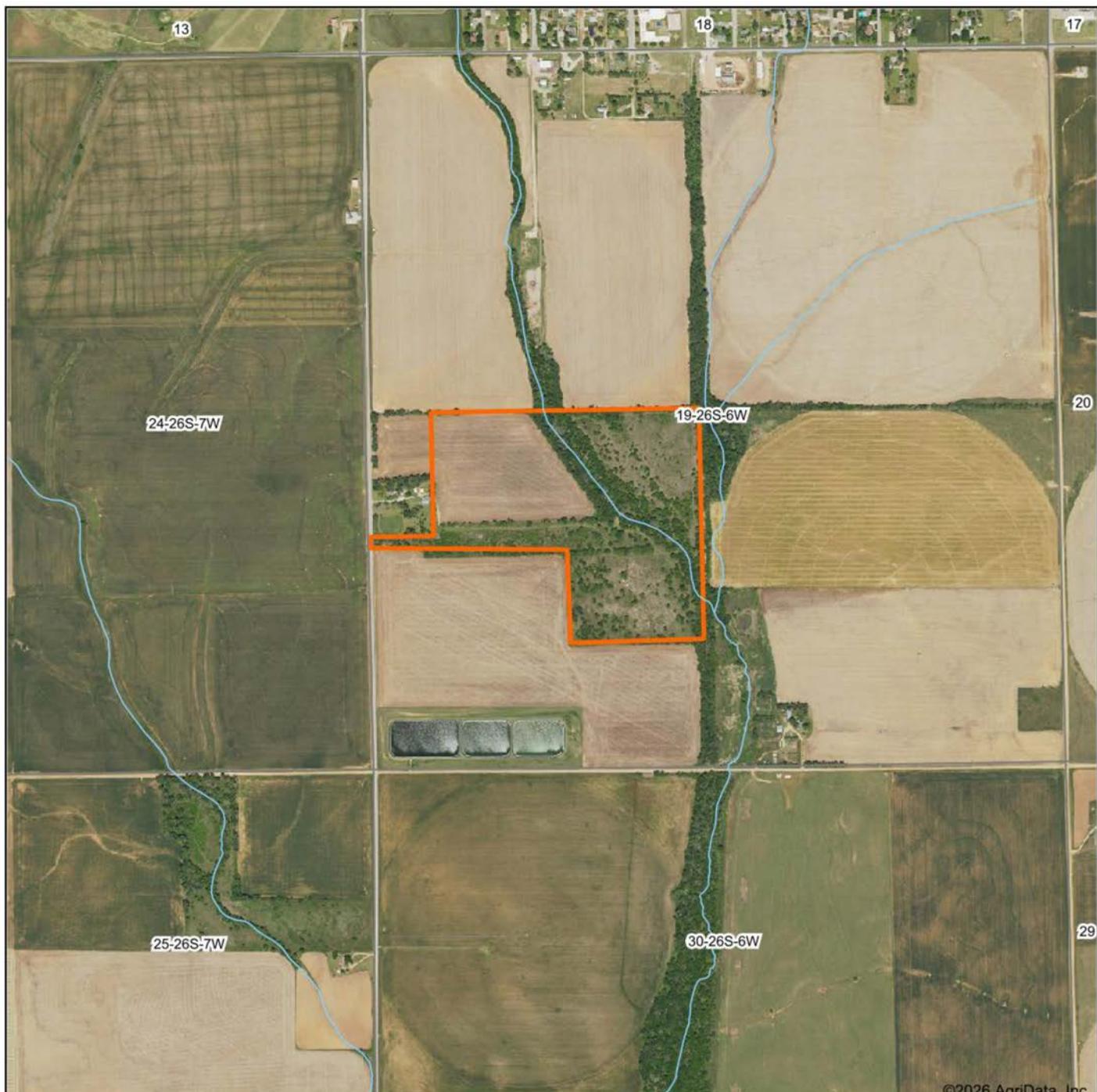


INCOME-PRODUCING CROPLAND

There are 19.56 acres in active production. Currently in milo stubble, is available for immediate possession, meaning you can switch up the crop rotation to what suits you, enroll in CRP, or start construction of your dream home/cabin.



AERIAL MAP



Maps Provided By:



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Boundary Center: 37° 46' 3.19", -98° 1' 23.5"

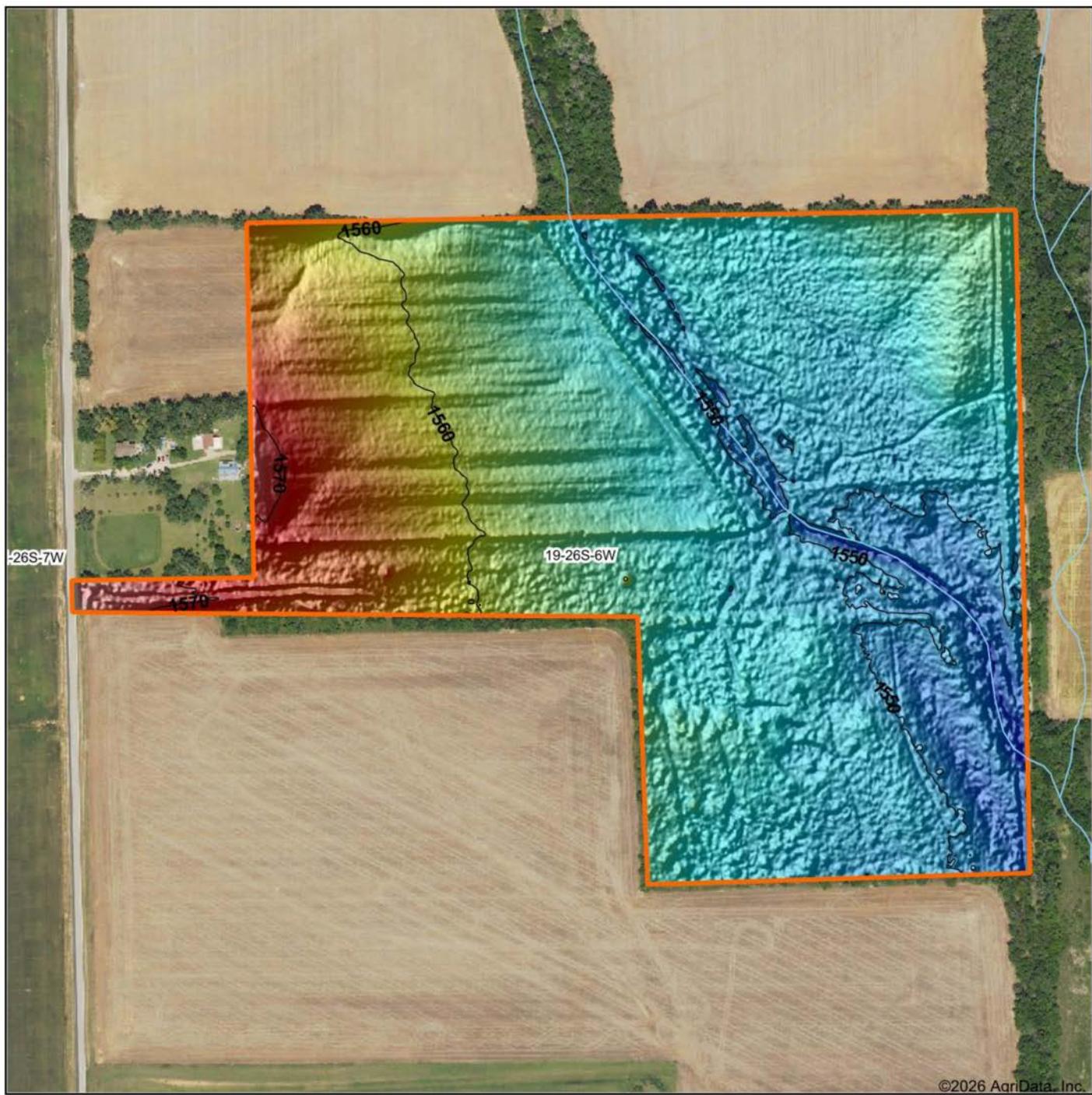
0ft 1157ft 2314ft

19-26S-6W
Reno County
Kansas



1/30/2026

HILLSHADE MAP



Source: USGS 1 meter dem

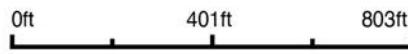
Interval(ft): 10

Min: 1,544.5

Max: 1,577.3

Range: 32.8

Average: 1,555.0



19-26S-6W
Reno County
Kansas
1/30/2026

Boundary Center: 37° 46' 3.19, -98° 1' 23.5

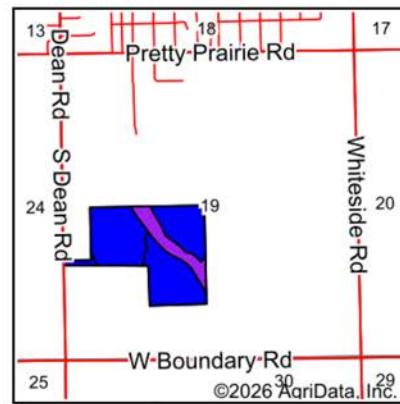
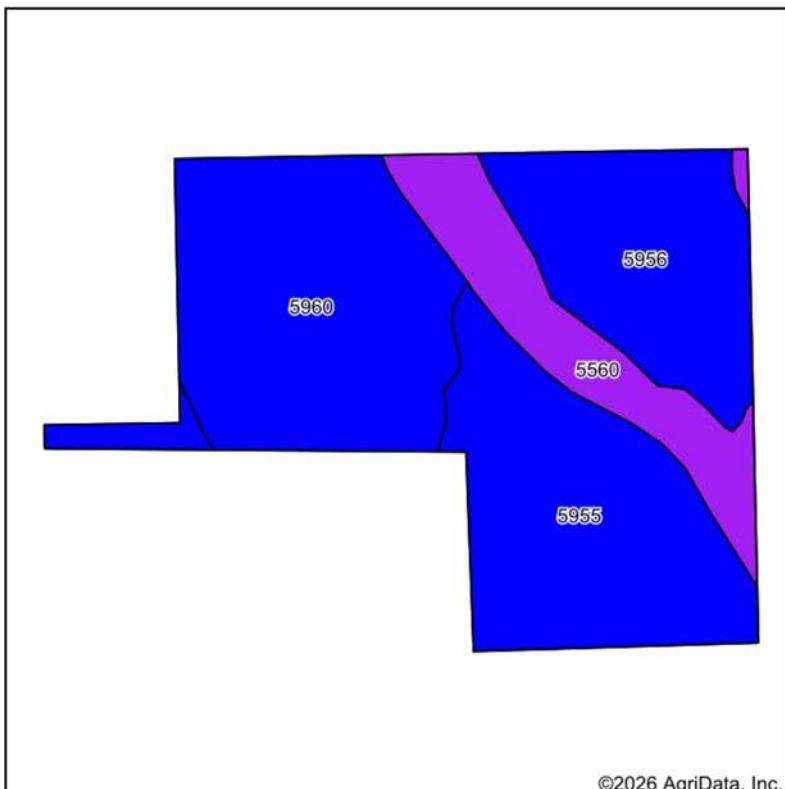


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SOILS MAP



State: **Kansas**
 County: **Reno**
 Location: **19-26S-6W**
 Township: **Albion**
 Acres: **63.67**
 Date: **1/30/2026**



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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 Soybeans	
5960	Shellabarger-Nalim complex, 1 to 3 percent slopes	20.94	32.9%		> 6.5ft.	llc	3216	57	47	57	
5955	Shellabarger sandy loam, 0 to 1 percent slopes	18.73	29.4%		> 6.5ft.	llc	3096	55	47	55	
5956	Shellabarger sandy loam, 1 to 3 percent slopes	14.59	22.9%		> 6.5ft.	llc	3052	52	45	51	
5560	Kanza-Ninnescah sandy loams, frequently flooded	9.41	14.8%		> 6.5ft.	Vw	7000	31	26	28	
Weighted Average							2.44	3702.4	*n 51.4	*n 43.4	*n 50.8

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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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