

MIDWEST LAND GROUP PRESENTS

13 ACRES IN

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# SALINE COUNTY KANSAS



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# HOME AND SHOP ON ACREAGE NORTH OF SALINA

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Located 10 miles northwest of Salina, Kansas, sits a home and shop on 13 +/- acres. Access to the property is provided by Hohneck Road, which is only 1.25 miles off a blacktop road and 4.5 miles from I-70, ensuring quick and clean access to and from the property. The home, built in 1963, consists of 1,416 finished square feet and has 2 bedrooms and 1 bathroom with an additional bonus/office room. The main floor also features a living room, kitchen/dining combo with lots of cabinet storage space, and a laundry room, which also has a shower and an additional sink. The home has a full unfinished basement, which is a great space for storage or could be finished out for additional living space. There is a two-car attached garage and a large covered rear porch, a great space for sipping your morning coffee, grilling, or catching a good sunset. The view out the front door to the east is beautiful and worth leaving the city for!

Outside, there is a 40x60 steel-framed shop building with a concrete floor and overhead lighting. A great place to work or store your equipment. Additionally, there is

a 22x50 loafing shed and an old windmill well on the property. The home's water source is rural water from Saline County #4, electric is provided by DSO, propane is used for the furnace and hot water heater, and the waste system is a lagoon. A Generac standby generator is in place, ensuring peace of mind if the weather gets tough and the power is lost.

The home site area is roughly 2.5 acres with an additional 10.5 +/- acres to the north of a fenced pasture, which can be used for horses, cattle, or other hobby animals to roam and graze, or these acres could be hayed for feed. There is an additional 146 +/- adjoining acres that are also for sale. A boundary survey will need to be performed during the contract to close period, if only the 13 +/- acres was purchased. If you are looking for a place away from town to plant your roots and enjoy rural living, this place deserves your attention! Contact the listing agent Shaun Reid at (316) 210-6680 or [sreid@midwestlandgroup.com](mailto:sreid@midwestlandgroup.com) for questions, disclosures, or to schedule a time to view the property.

## PROPERTY FEATURES

COUNTY: **SALINE** | STATE: **KANSAS** | ACRES: **13**

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- 13 +/- acres
- 1963 home
- 1,416 finished square feet
- 2 bedrooms, 1 bathroom, bonus room
- Full unfinished basement
- 2-car attached garage
- 40x60 shop with concrete floor
- Fenced pasture
- 2025 taxes: \$3,276.76
- Ell-Saline School District
- 4 miles to Culver, Kansas
- 10 miles to Salina, Kansas

13 +/- ACRES

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## 2 BEDROOM AND 1 BATHROOM

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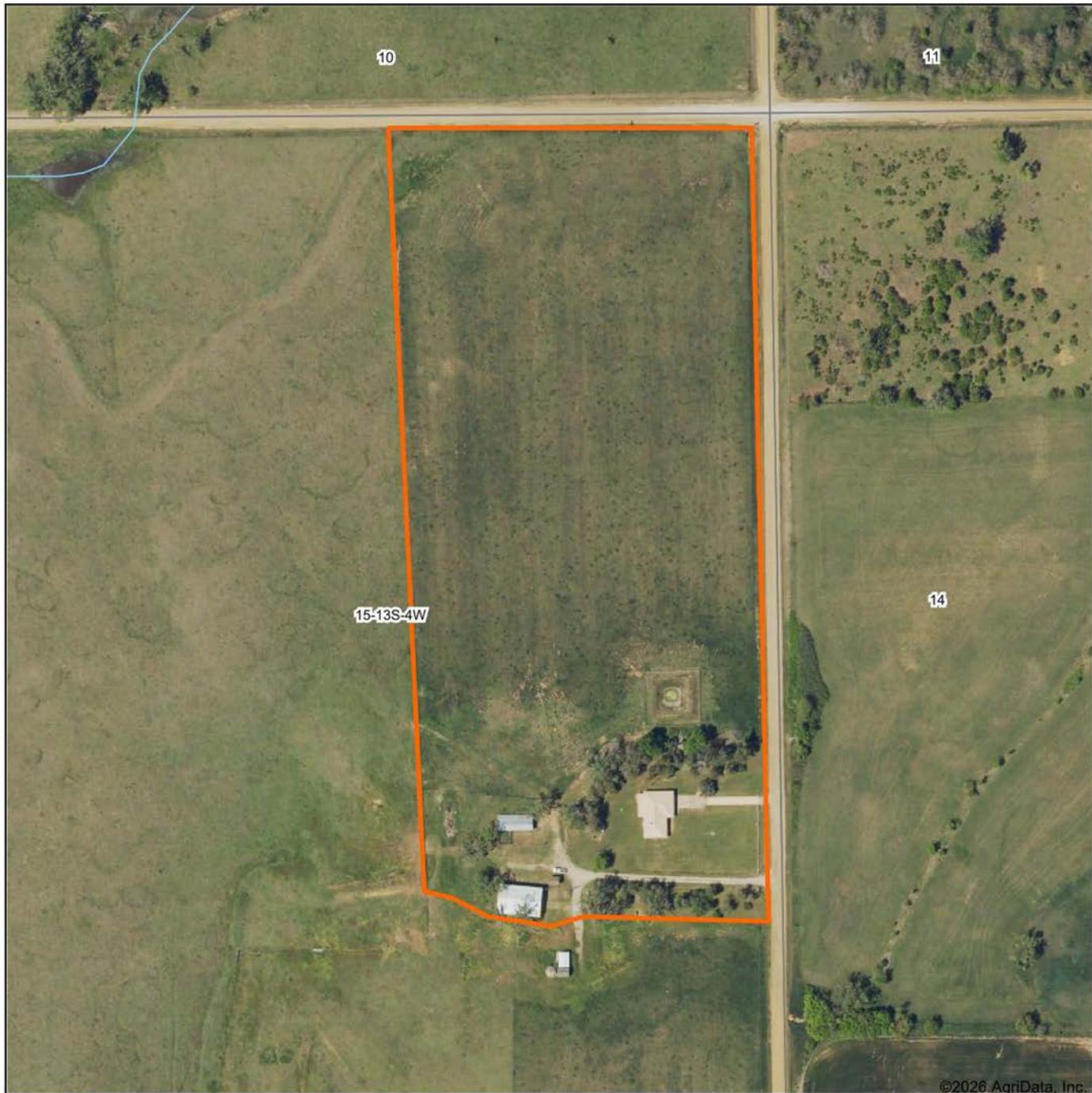


## ADDITIONAL OUTBUILDINGS

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# AERIAL MAP



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Boundary Center: 38° 55' 38.6, -97° 44' 37.43

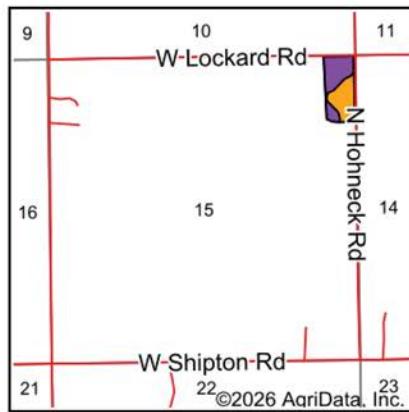
0ft 223ft 447ft

**15-13S-4W**  
**Saline County**  
**Kansas**



1/6/2026

# SOIL MAP



State: **Kansas**  
 County: **Saline**  
 Location: **15-13S-4W**  
 Township: **Pleasant Valley**  
 Acres: **13.07**  
 Date: **1/22/2026**



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Soils data provided by USDA and NRCS.

Area Symbol: KS169, Soil Area Version: 22

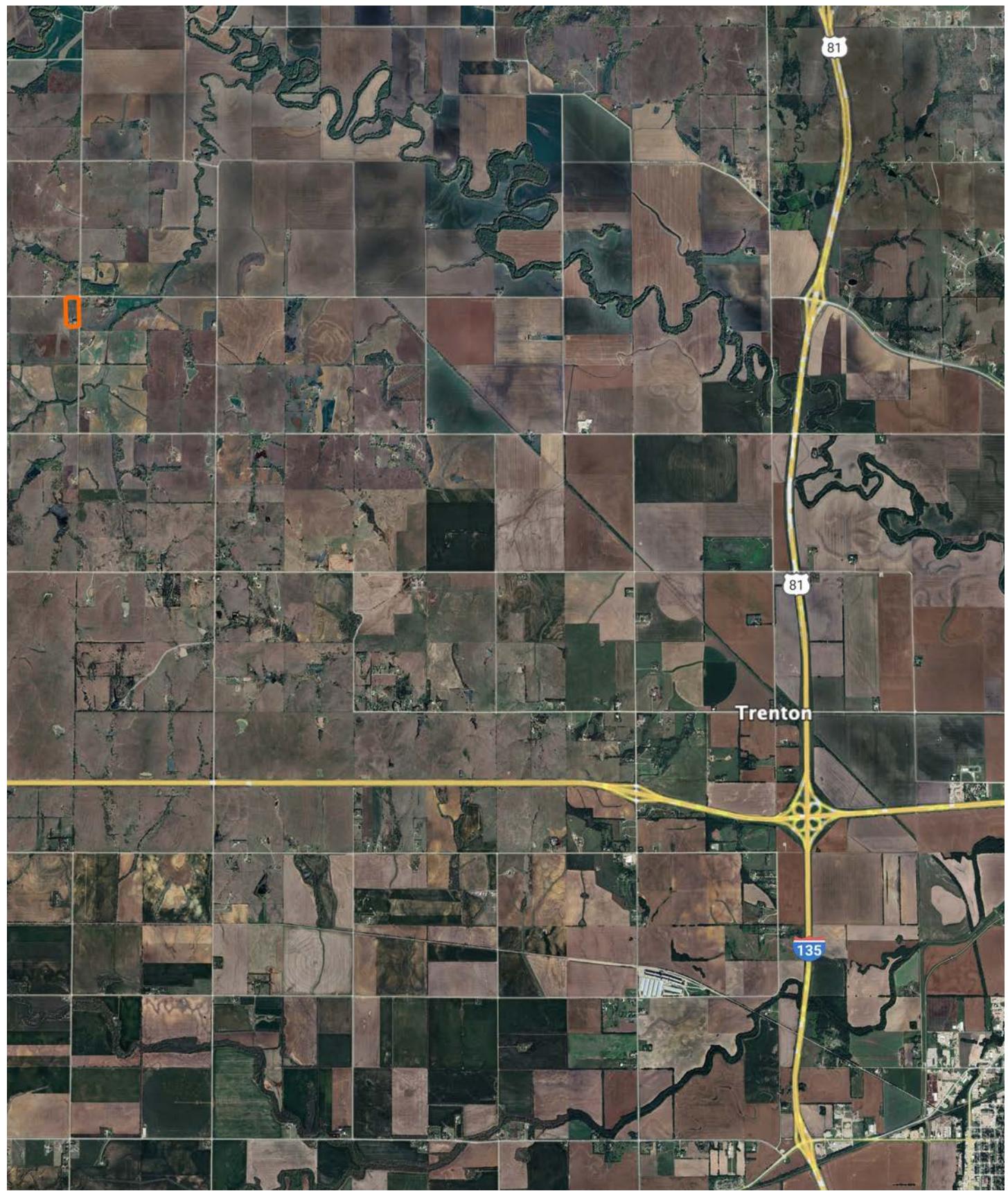
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
3396	Lancaster-Hedville complex, 3 to 20 percent slopes	7.06	54.0%		Vle		3375	43	39	41	39	15
3492	Wells loam, 3 to 7 percent slopes	6.01	46.0%		Ille	Ille	4005	65	58	58	64	31
<b>Weighted Average</b>				<b>4.62</b>	<b>*-</b>		<b>3664.7</b>	<b>*n 53.1</b>	<b>*n 47.7</b>	<b>*n 48.8</b>	<b>*n 50.5</b>	<b>*n 22.4</b>

\*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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