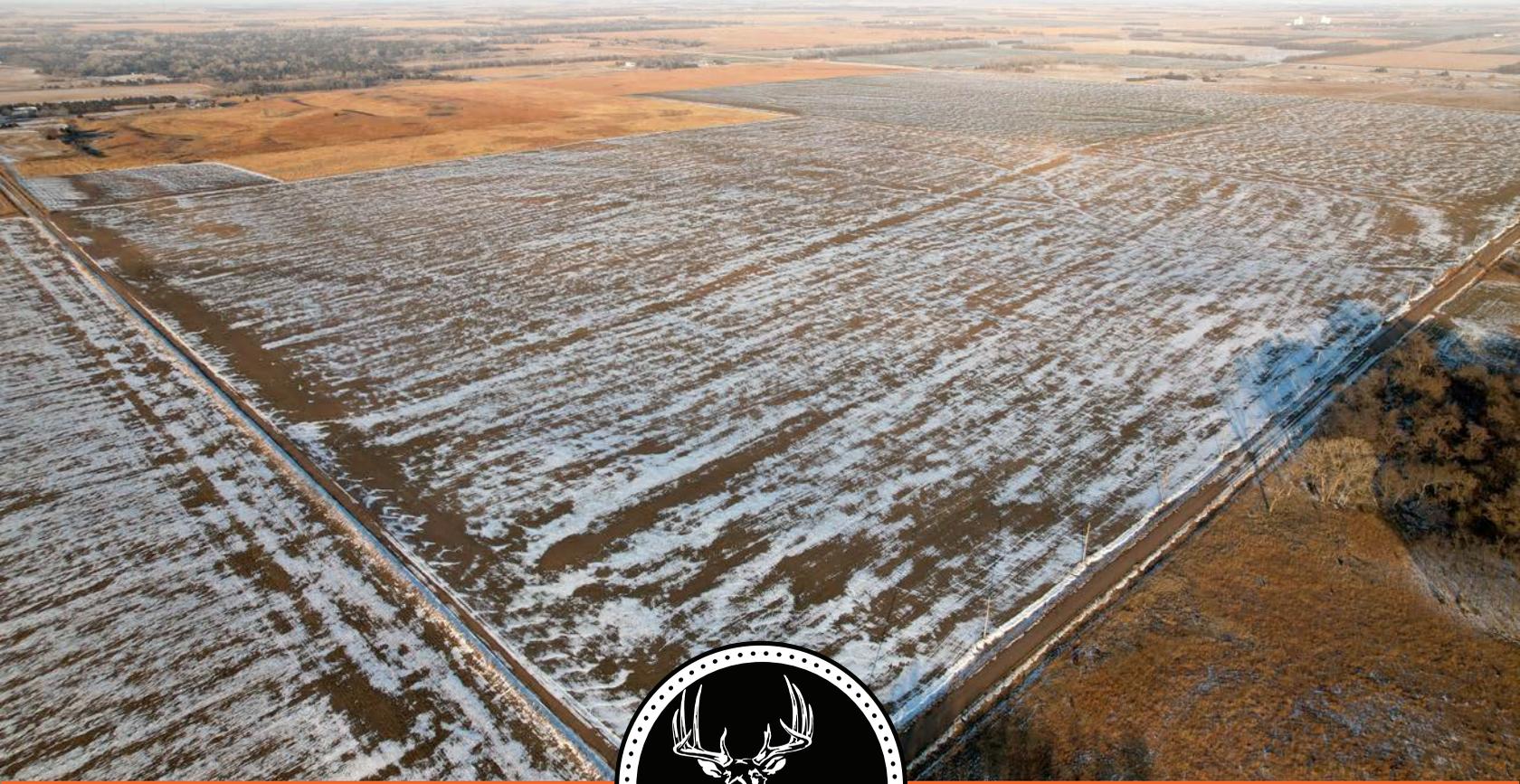


MIDWEST LAND GROUP PRESENTS

156 ACRES IN

RENO COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

100% TILLABLE FARMLAND INVESTMENT

Just south of 50 Highway between Plevna and Abbyville is 156 +/- acres of fertile cropland. Finding a tract like this that lays nicely and has zero waste acres is hard to come by. The farm has a history of growing excellent yields of corn, wheat, and milo in rotation. Currently planted to wheat, the new owner will take full possession following the harvest of the 2026 wheat crop in early summer. Characterized by sandy loams with 0-3% slopes, this field is easy to work. The soil's productivity is rated as above average for the region. Straight runs for larger equipment decrease the waste of expensive inputs. This farm enables the operator to plant with precision, make quick work of cultivation, and be efficient with precious time during harvest. Just a half mile in two directions from blacktop roads means getting to and from this farm quicker. Making the trip over to plant or to check a herd grazing a winter pasture more convenient.

Electricity is available along Longview Road, you could have a meter dropped to run an electric fence, run a water well, or supply energy to a new homestead/farm headquarters. There is no flood plain on the property or zoning restrictions in this area of Reno County. Situated between heavily timbered areas to the north and Ninnescah River pastures to the south, this tract can be a stopping point for feeding wildlife such as turkeys, deer and pheasants. The farm is 10 miles from Fairfield Elementary, Middle, and High School. Being very close to Highway 50, it is a short commute into Hutchinson, a micropolitan city with all the modern conveniences.

Opportunities like this to add dollar-productive acres to your land portfolio are rare. To schedule a tour and view disclosure contact the Listing Agent Sean Thomas at (620) 712-2775 or at sthas@midwestlandgroup.com.

PROPERTY FEATURES

COUNTY: **RENO** | STATE: **KANSAS** | ACRES: **156**

- Half mile north to paved road, Trails West
- Half mile east to paved road, Sterling Road
- 100% tillable farmland
- Class II and Class III soils
- Commodity Crop Index Rating 56.4
- Electricity available at the road
- Potential build site
- USD 310 Fairfield
- Nearby wildlife
- 1.5 miles south of US 50 Highway



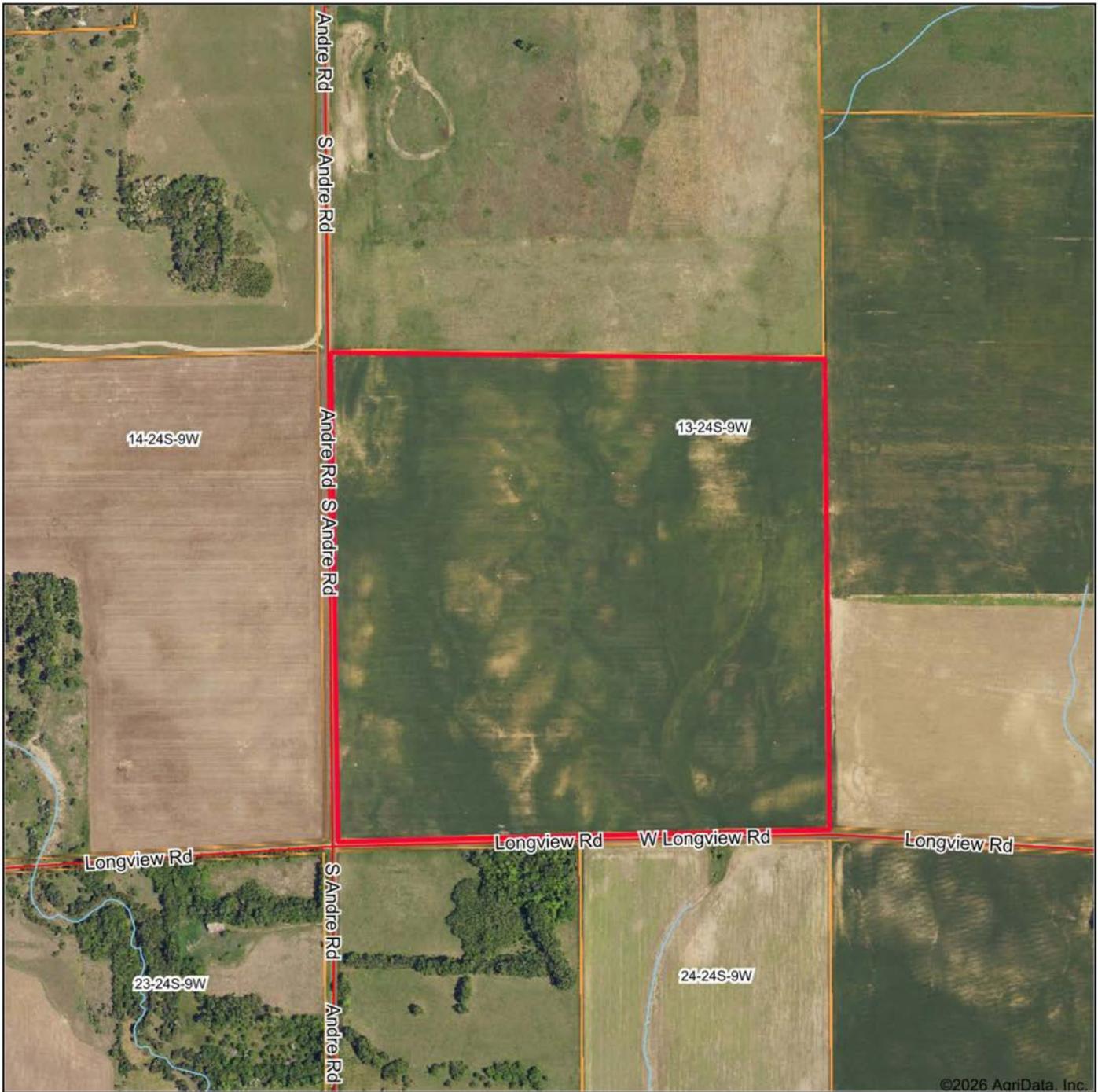
100% TILLABLE FARMLAND



POTENTIAL BUILD SITE

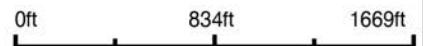


AERIAL MAP



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Boundary Center: 37° 57' 34.59, -98° 15' 57.01



Maps Provided By:



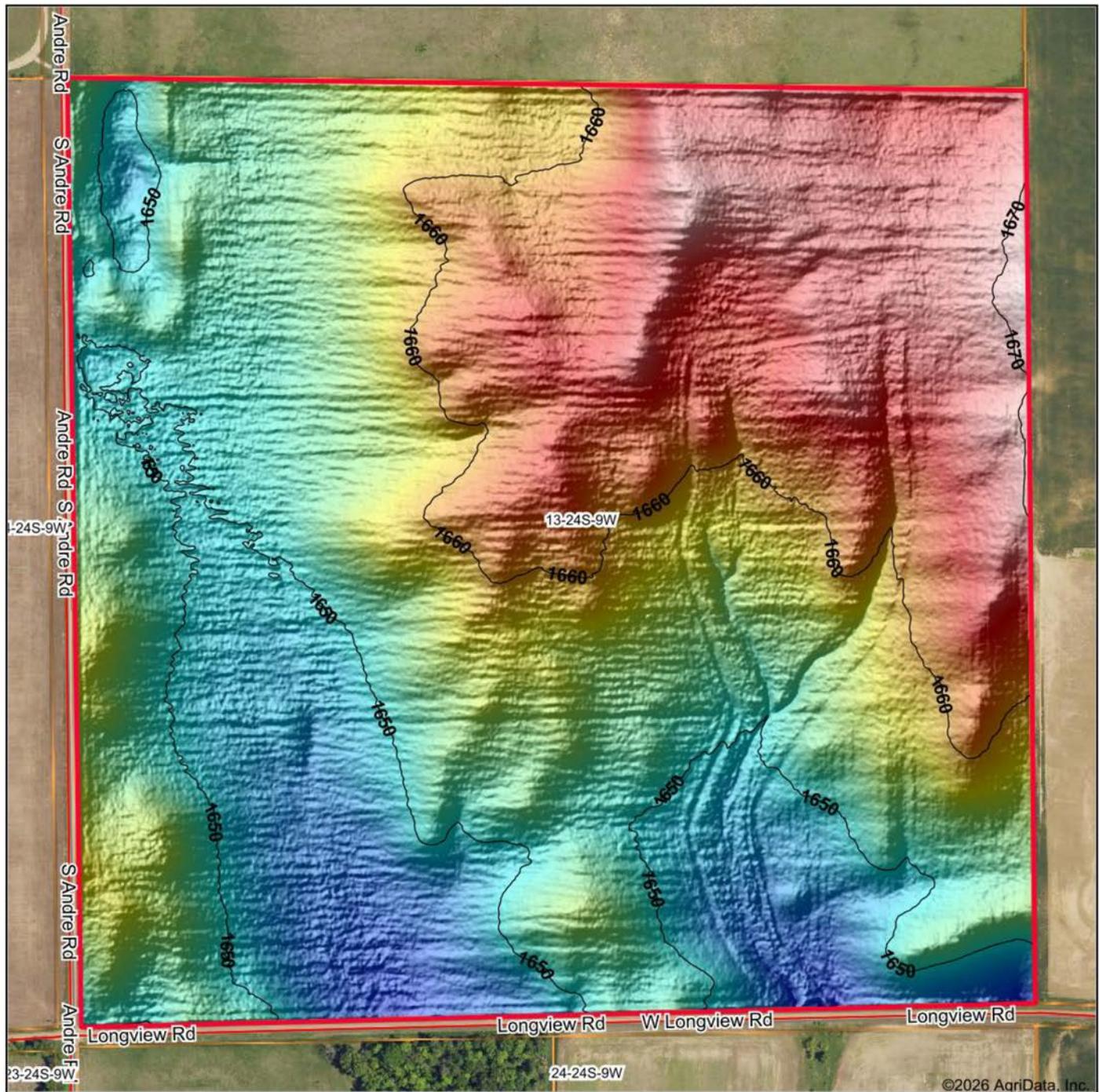
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13-24S-9W
Reno County
Kansas



2/4/2026

HILLSHADE MAP



©2026 AgriData, Inc.

Low Elevation High



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 10

Min: 1,642.5

Max: 1,672.4

Range: 29.9

Average: 1,656.1

Standard Deviation: 6.86 ft

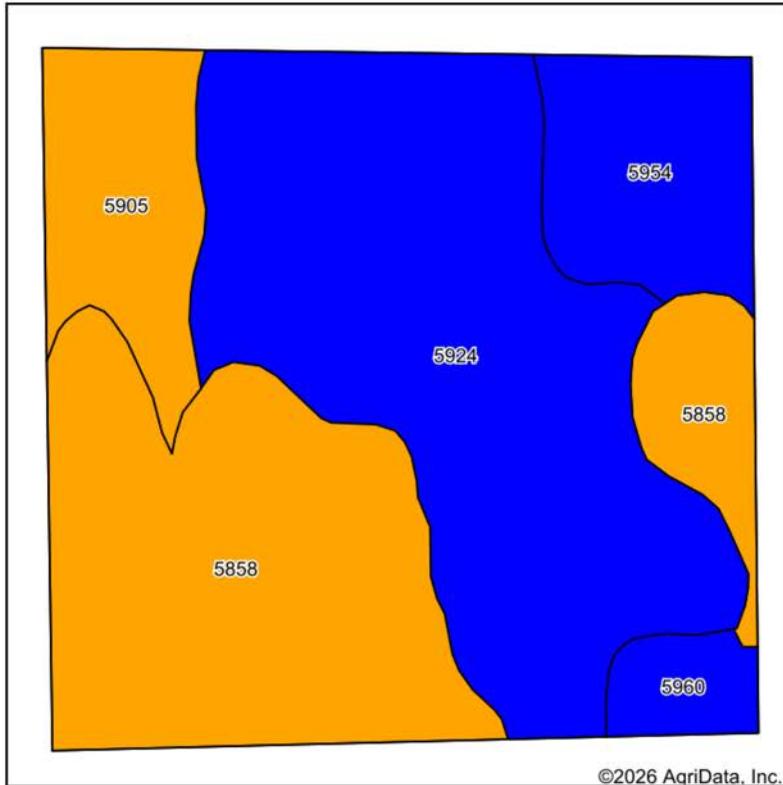


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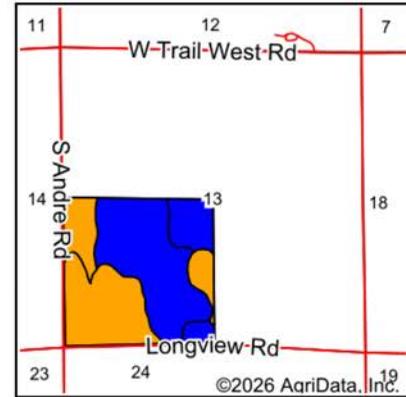
13-24S-9W
Reno County
Kansas

Boundary Center: 37° 57' 34.59, -98° 15' 57.01

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Reno**
 Location: **13-24S-9W**
 Township: **Plevna**
 Acres: **156.15**
 Date: **2/4/2026**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: KS155, Soil Area Version: 22

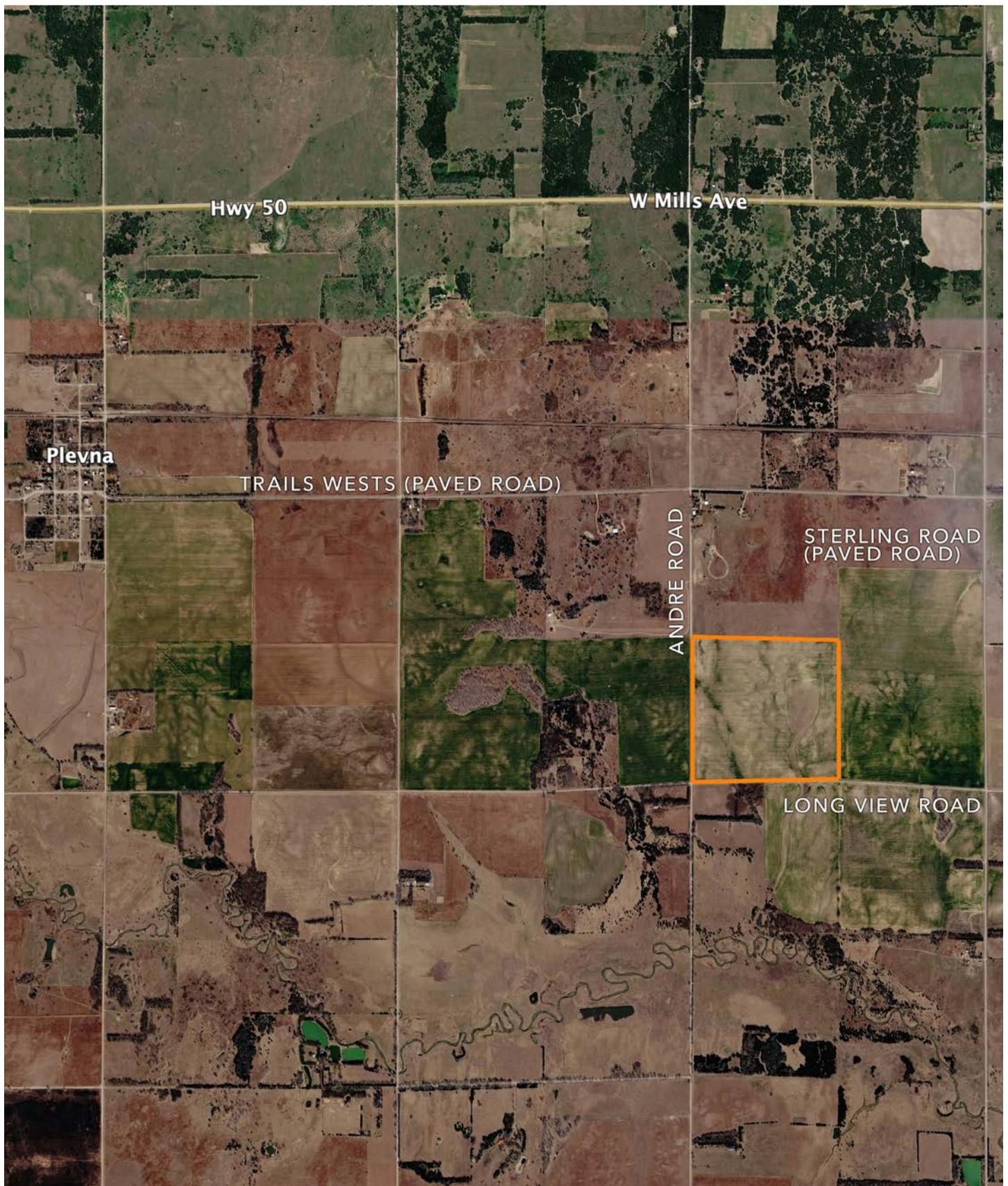
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
5924	Ost-Clark loams, 1 to 3 percent slopes	67.42	43.2%	Blue	> 6.5ft.	Ile	3300	68	46	68
5858	Albion-Shellabarger sandy loams, 1 to 3 percent slopes	53.21	34.1%	Orange	> 6.5ft.	IIle	3056	46	43	42
5954	Shellabarger loamy sand, 0 to 3 percent slopes	15.65	10.0%	Blue	> 6.5ft.	Ile	3026	48	43	47
5905	Hayes-Solvay loamy fine sands, 0 to 5 percent slopes	15.20	9.7%	Orange	> 6.5ft.	IIle	4276	50	46	50
5960	Shellabarger-Nalim complex, 1 to 3 percent slopes	4.67	3.0%	Blue	> 6.5ft.	Ile	3216	57	47	57
Weighted Average						2.44	3281.9	*n 56.4	*n 44.7	*n 55

*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.



SEAN THOMAS,
LAND AGENT
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MidwestLandGroup.com

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