

MIDWEST LAND GROUP PRESENTS

80 ACRES
RICE COUNTY, KS

000 AVENUE U, INMAN, KANSAS 67546



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SWEET SANDHILLS 80

This border-to-border hunting habitat has 80 +/- acres for the discerning sportsman. This tract is located just north of Hutchinson in a region known for growing trophy whitetail. The land is characterized by mature timber and lush native grasses. It is about 80% covered in trees with some openings for hunt setups and food plots. There is a small pond in the center of the tract that supplies clean groundwater to the thriving wildlife populations. The Rio Grande Turkey population is off-the-charts at this farm; large groves of tall cottonwoods roost spring gobblers every year. There are coveys of bobwhites in every corner of the farm and a nice deer herd that calls this place home. The farm has convenient access from Avenue U, and gated entrances through new fencing lead you into a manicured trail system. These maintained trails make getting around easy, and deer run them like highways during the rut. This area is surrounded by large full-section pastures that harbor mature bucks, and they chase does in this property every fall. The land is set up with 3 ladder stands and two feeders. Make some alterations, plant food sources, or hunt this turnkey property with minimal effort.

Located a little over a mile from a blacktop road and a micropolitan city. This farm is convenient to get to, and there are multiple nearby towns with good schools in every direction. This could make an excellent build site for your custom home. Electricity is nearby but not adjacent to the road. Bring your construction drawings, livestock, and enjoy this recreation property as your own backyard.

Mature timber like this takes decades to form, especially in this ecoregion. The wildlife-drawing power of these trees cannot be understated. The canopy is a mixture of cottonwood, elm, cedar, walnut, catalpa, and locust. Eighty-acre tracts that are almost entirely forested are hard to come by; entirely forested tracts with new fence, new survey, and a developed trail system are just not a thing. Don't miss the opportunity to own such a well put together property with wildlife coming out of its ears. Contact the Listing Agent Sean Thomas at 620-712-2775 or stthomas@midwestlandgroup.com to view disclosures and schedule a tour.



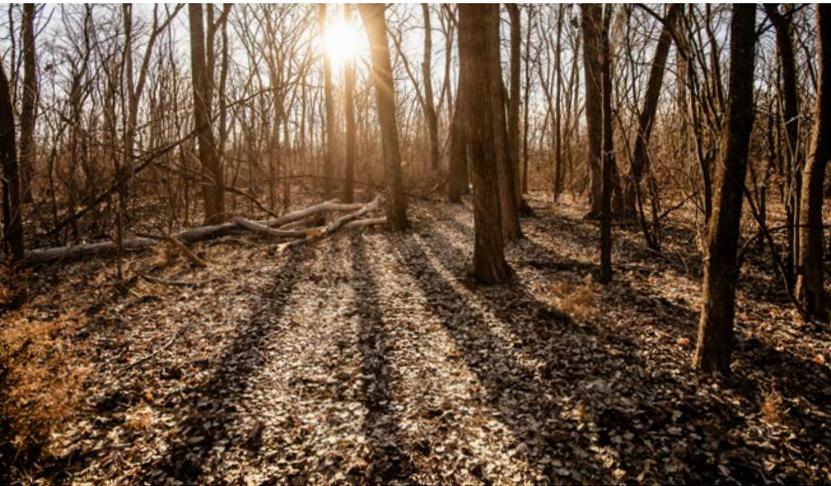
PROPERTY FEATURES

COUNTY: **RICE** | STATE: **KANSAS** | ACRES: **80**

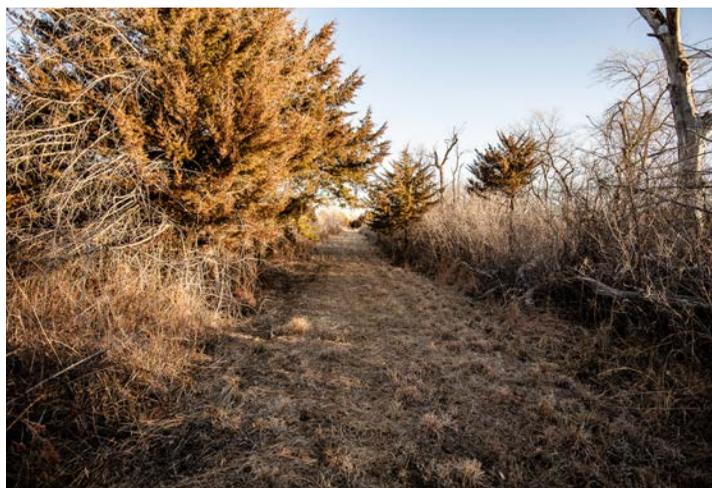
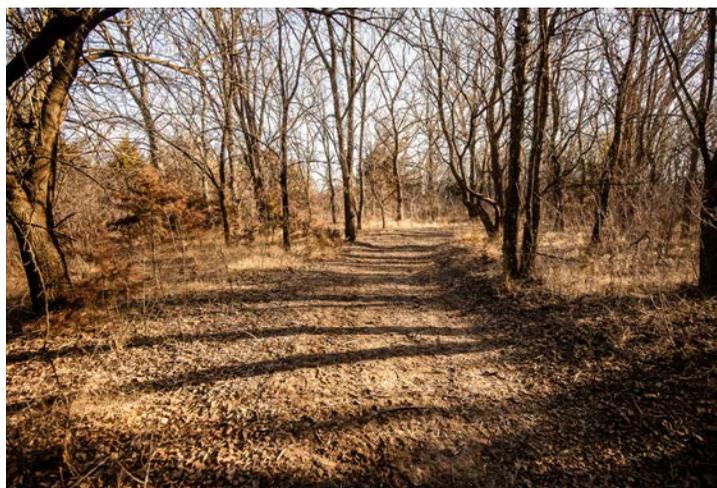
- Nonresident landowner tag eligible
- Mature timber
- Groomed trails
- Foodplots
- New survey and legal description
- New 6-strand barbed wire fence
- Dug pond water source
- Mature whitetail bucks
- Excellent turkey population
- 15 minutes to Hutchinson Regional Airport
- Potential build site



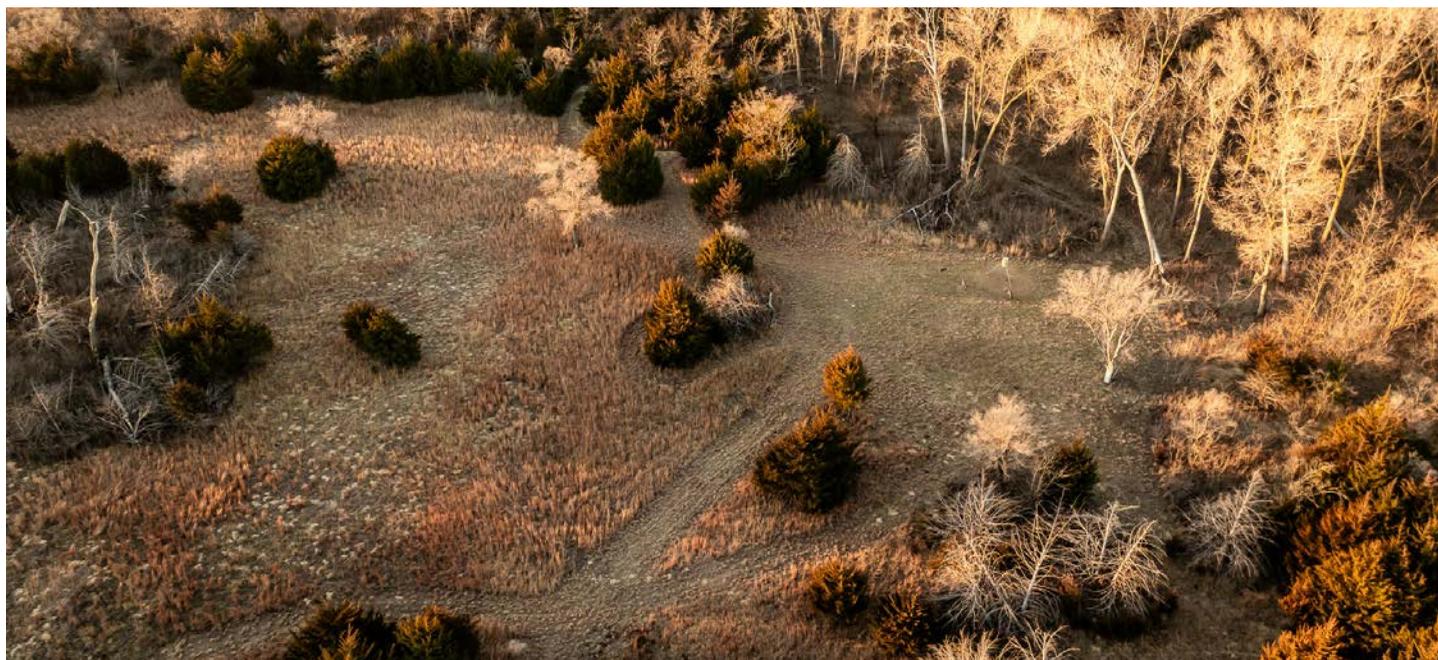
MATURE TIMBER



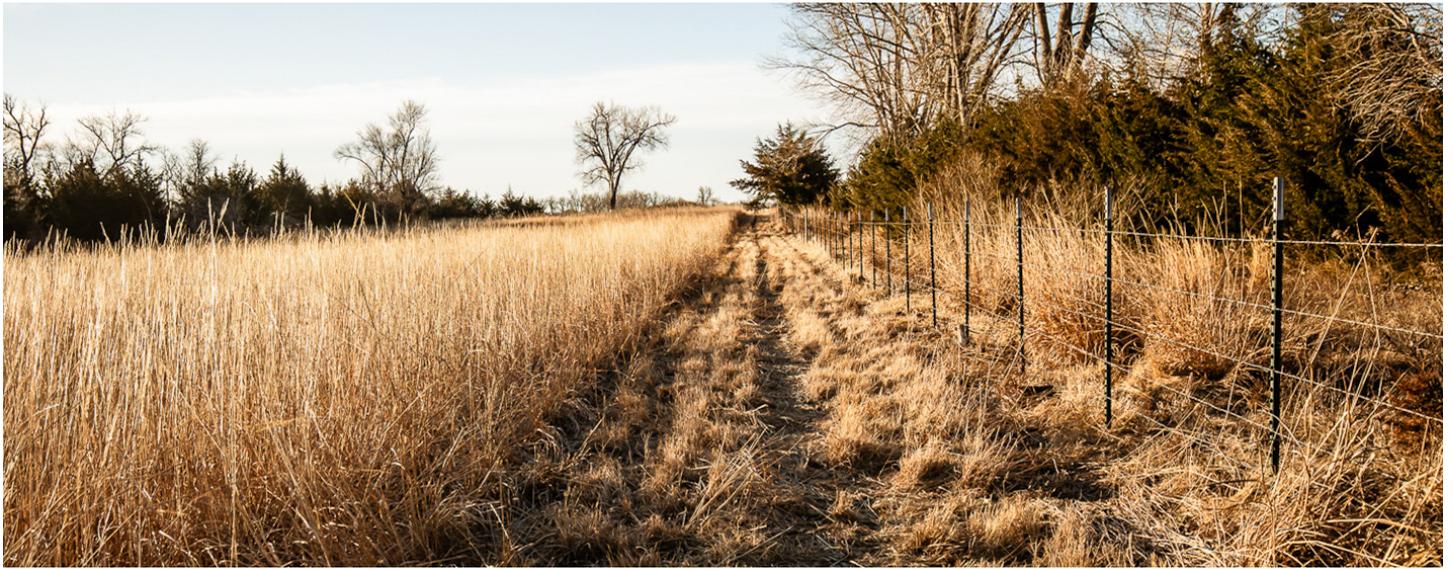
GROOMED TRAILS



FOODPLOTS



NEW 6-STRAND BARBED WIRE FENCE



POND WATER SOURCE



MATURE WHITETAIL BUCKS



EXCELLENT TURKEY POPULATION



AERIAL MAP



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Boundary Center: 38° 14' 5.51, -97° 57' 2.4



Maps Provided By:



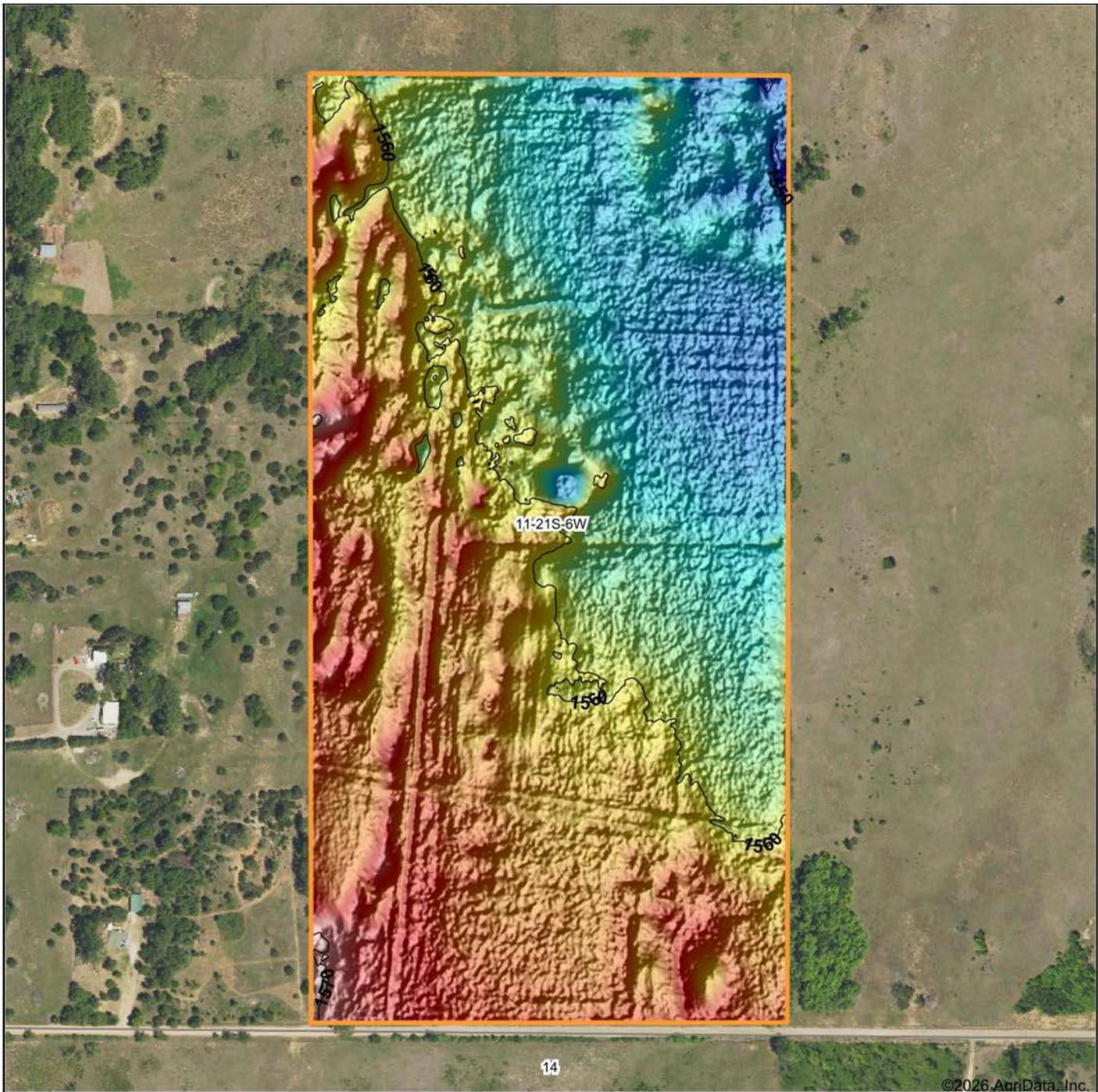
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11-21S-6W
Rice County
Kansas



2/19/2026

HILLSHADE MAP



Low Elevation High



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 10

Min: 1,548.3

Max: 1,572.2

Range: 23.9

Average: 1,559.6

Standard Deviation: 4.59 ft

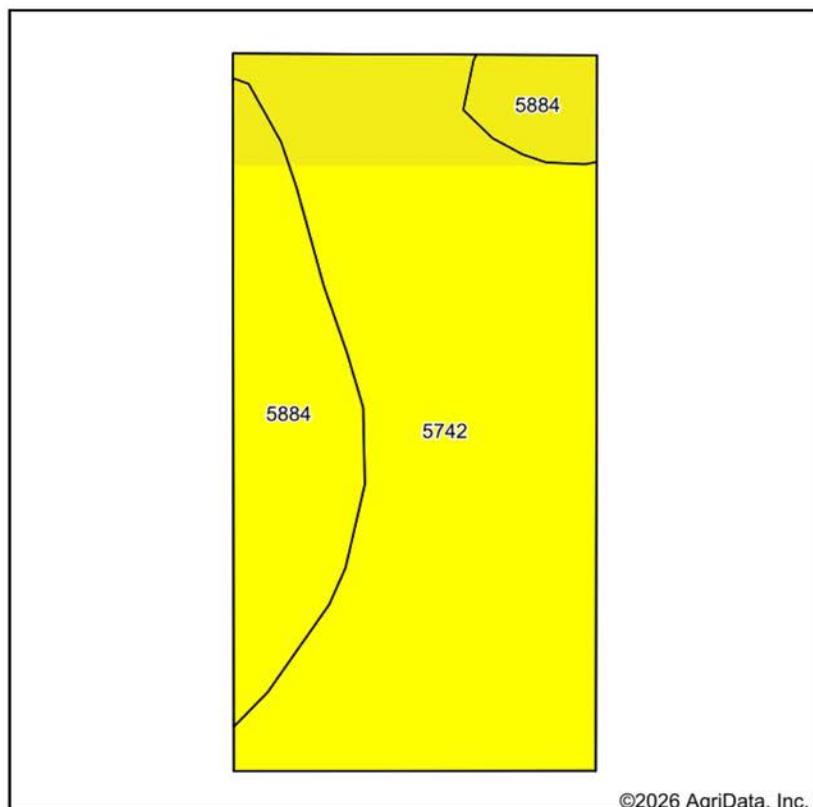


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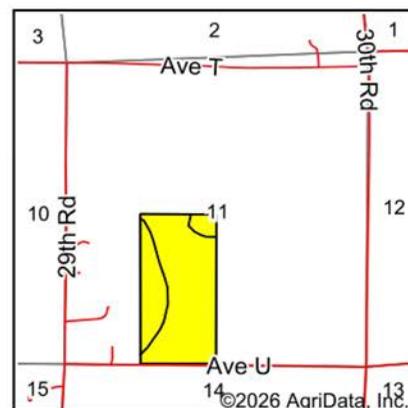
11-21S-6W
Rice County
Kansas

Boundary Center: 38° 14' 5.51, -97° 57' 2.4

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Rice**
 Location: **11-21S-6W**
 Township: **East Washington**
 Acres: **80.12**
 Date: **2/19/2026**



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 CUSTOMIZED ONLINE MAPPING
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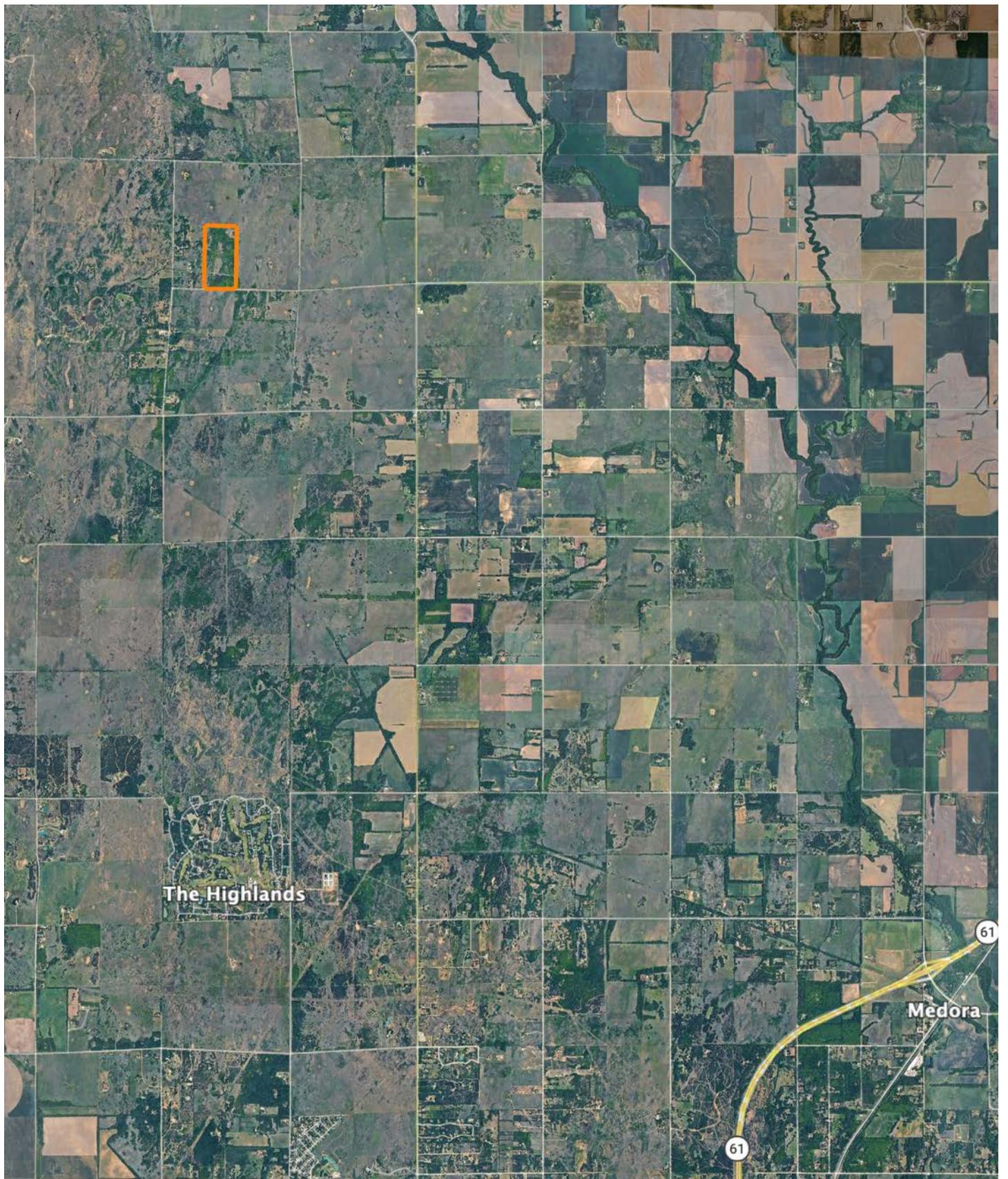
Area Symbol: KS159, Soil Area Version: 21

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
5742	Dillwyn-Plevna loamy fine sands, 0 to 1 percent slopes	59.13	73.8%		> 6.5ft.	IVw	6220	24	23	23
5884	Dillwyn-Tivin complex, 0 to 20 percent slopes	20.99	26.2%		> 6.5ft.	IVw	4990	23	22	21
Weighted Average						4.00	5897.8	*n 23.7	*n 22.7	*n 22.5

*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,
LAND AGENT
620.833.0110
SThomas@MidwestLandGroup.com



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