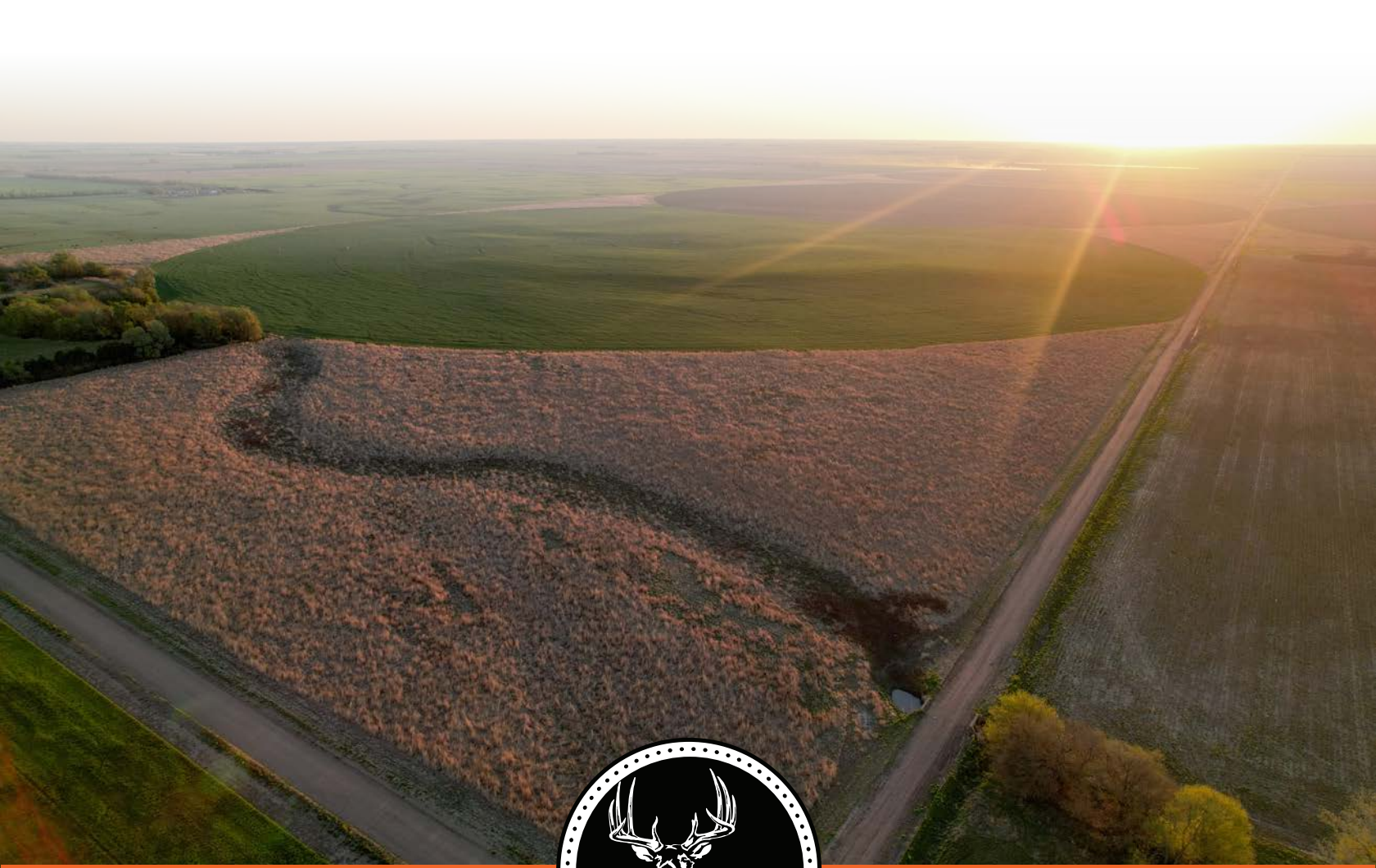


MIDWEST LAND GROUP PRESENTS

302 ACRES IN

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# PAWNEE COUNTY KANSAS



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# PICKLE CREEK IRRIGATED CROPLAND

Located southeast of Larned is 302 +/- acres ready for new ownership. The farm is one-of-a-kind. A substantial water right, #17085, is used to pivot-irrigate 235 acres of fertile cropland. With a priority date in 1970, this perfected appropriation is proven for long-term productivity. 245 acre-feet is authorized at a flow rate of 850 gallons per minute. The drilled well hits water at 42 feet, drawing from the Arkansas River Sub-basin. There are 54.53 acres enrolled in the Conservation Reserve Program; these grass corners pay an annual contract amount of \$2,664.88 or \$48.87 per acre. The CRP contract expires in 2038. There are roughly 4.5 acres planted to dryland wheat in the northwest corner and 7.5 acres in native grass/trees along the creek.

The soils are rich and fertile on this farm. The entire farm is prime Class II soils consisting of Farnum and Funmar loams, with 0 to 1% slopes. This farm lays nice and carries a weighted 60 NCCPI rating. This weighted average is above average for the area, coupled with ample water, which means significant yields year after year.

Currently, 110 +/- irrigated acres are planted to wheat, and 125 +/- irrigated acres will be planted to a spring crop. Possession is subject to tenants' rights; there is a written lease for a 1/3rd to 2/3rd crop share. All above-ground irrigation equipment is owned by the tenant; the sellers own and have maintained the irrigation well, the well pump, underground electric lines, water lines, and concrete pads.

This tract is in close proximity to multiple feed yards. There is a constant demand for quality water rights and feed silage to support the roughly 80,000 head of cattle that are fed daily. It goes without saying, this farm is right in the heart of pheasant county. The grass corners generate income but could also generate a hunting lease or great family memories. Don't miss the opportunity to add this highly productive asset to your operation or family investment portfolio. To place a bid, contact the Listing Agent Sean Thomas (620) 712-2775 or [SThomas@MidwestLandGroup.com](mailto:SThomas@MidwestLandGroup.com).



# PROPERTY FEATURES

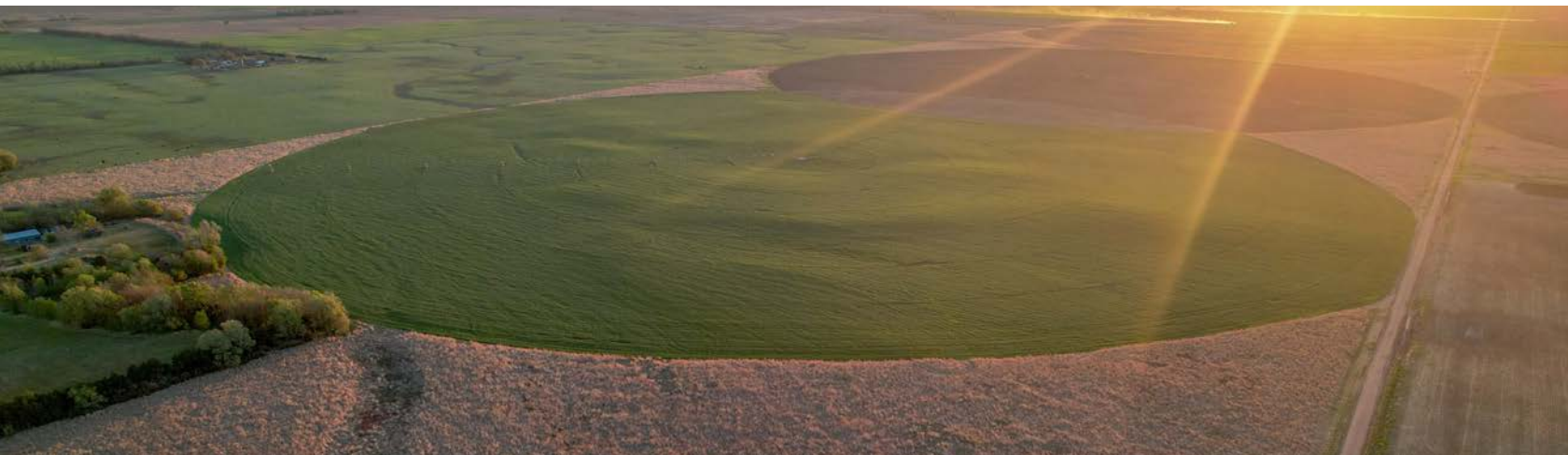
COUNTY: **PAWNEE** | STATE: **KANSAS** | ACRES: **302**

- Irrigation water right #17085
- 245 acre feet pumped at 850 GPM
- 235 +/- acres of irrigated cropland
- Income-producing CRP contract
- Excellent pheasant hunting
- Underground electric service to pivot pads
- 3.5 miles to 19 Highway East
- 3 miles to 19 Highway South
- 7 miles to the city of Larned
- Possession subject to the tenant's rights
- Fertile cropland NCCP 60
- S25, T22, R16, ACRES 302.34, S2 EX TRACT



# 235 +/- ACRES OF IRRIGATED CROPLAND

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# IRRIGATION WATER RIGHT #17085

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# INCOME-PRODUCING CRP CONTRACT

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# 3.5 MILES TO 19 HIGHWAY EAST

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# ADDITIONAL PHOTOS

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# AERIAL MAP



Boundary Center: 38° 6' 20.34, -99° 1' 52.29



Maps Provided By:



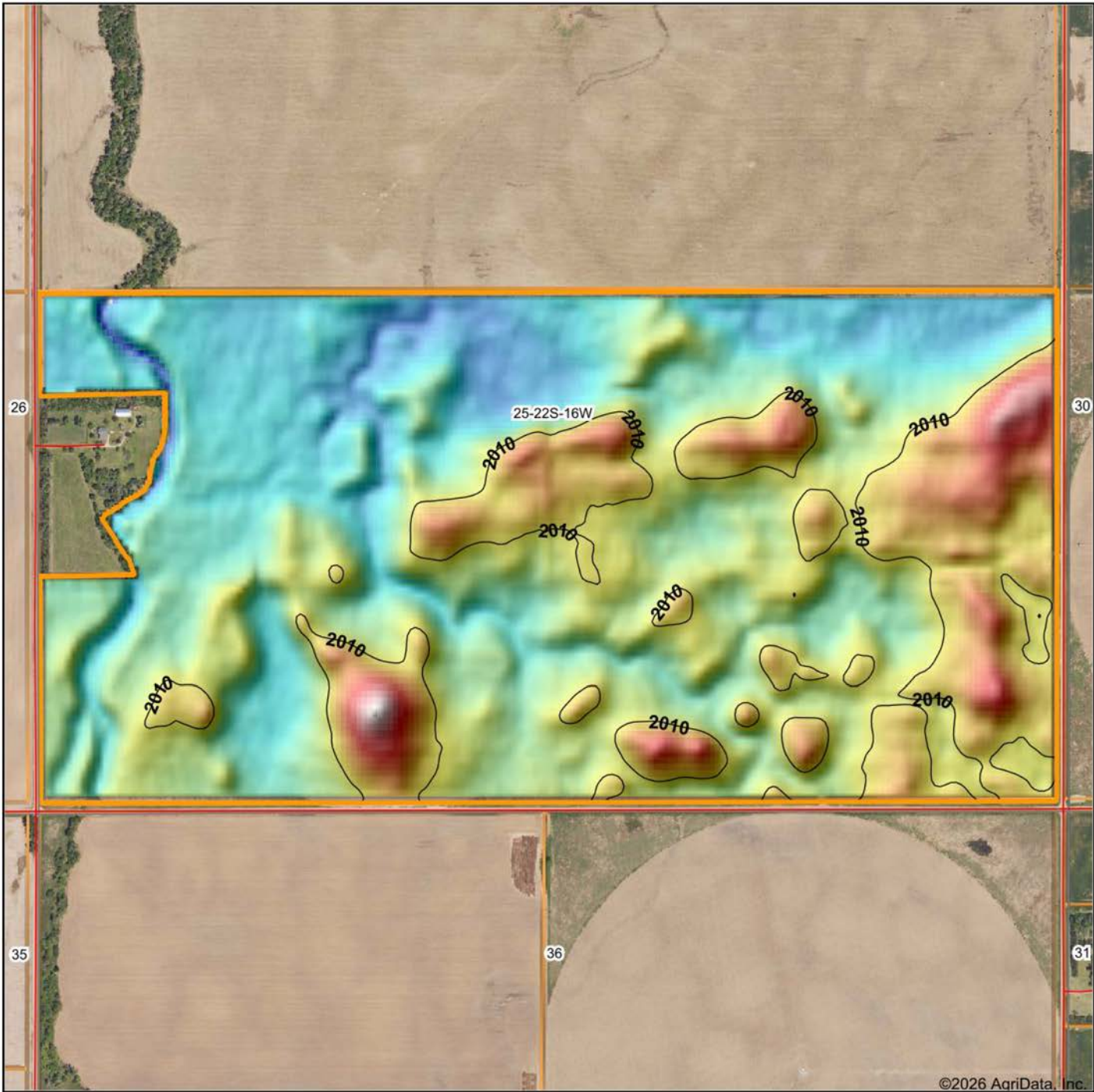
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**25-22S-16W**  
**Pawnee County**  
**Kansas**



4/21/2026

# HILLSHADE MAP



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Source: USGS 10 meter dem  
 Interval(ft): 10  
 Min: 2,000.7  
 Max: 2,017.9  
 Range: 17.2  
 Average: 2,008.4  
 Standard Deviation: 2.66 ft



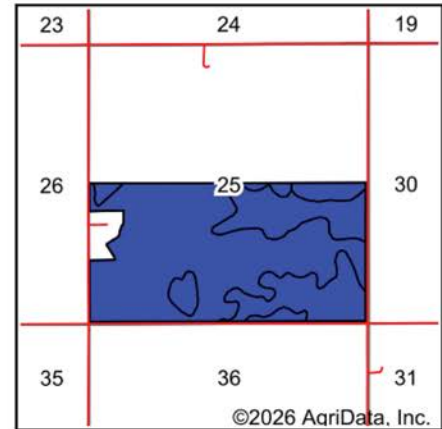
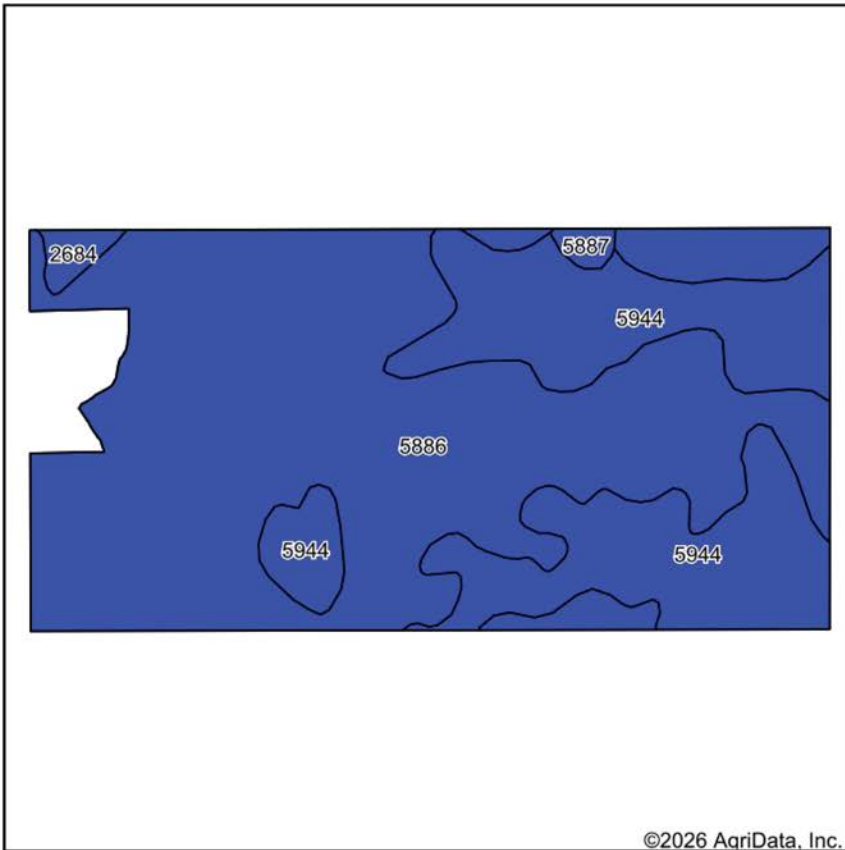
**25-22S-16W**  
**Pawnee County**  
**Kansas**

Boundary Center: 38° 6' 20.34, -99° 1' 52.29



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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# SOILS MAP



State: **Kansas**  
 County: **Pawnee**  
 Location: **25-22S-16W**  
 Township: **Pleasant Grove**  
 Acres: **302.34**  
 Date: **4/21/2026**



Maps Provided By:  
  
 © AgriData, Inc. 2025 [www.AgriDataInc.com](http://www.AgriDataInc.com)



Soils data provided by USDA and NRCS.

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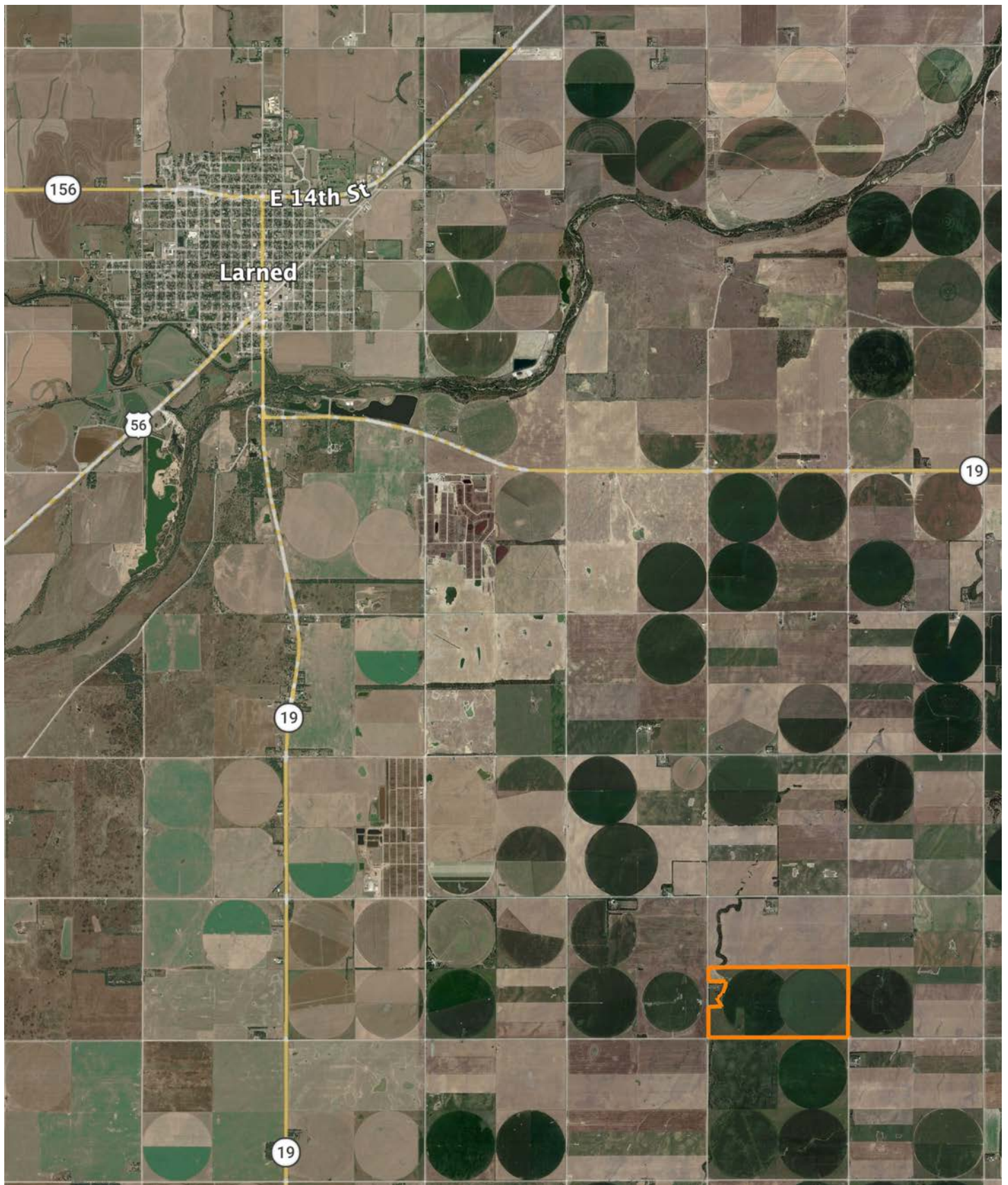
Area Symbol: KS145, Soil Area Version: 24

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
5886	Farnum and Funmar loams, 0 to 1 percent slopes	205.28	67.9%		> 6.5ft.	IIc	3392	62	53	62
5944	Saltcreek and Naron fine sandy loams, 1 to 3 percent slopes	92.04	30.4%		> 6.5ft.	IIe	3055	57	46	57
2684	Lubbock silt loam, 0 to 1 percent slopes	3.05	1.0%		> 6.5ft.	IIc	3418	63	50	63
5887	Farnum and Funmar loams, 1 to 3 percent slopes	1.97	0.7%		> 6.5ft.	IIc	3360	62	53	62
<b>Weighted Average</b>						<b>2.00</b>	<b>3289.5</b>	<b>*n 60.5</b>	<b>*n 50.8</b>	<b>*n 60.5</b>

\*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



**MidwestLandGroup.com**

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