

MIDWEST LAND GROUP PRESENTS

157 ACRES IN

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# RICE COUNTY KANSAS



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# FERTILE CROPLAND QUARTER

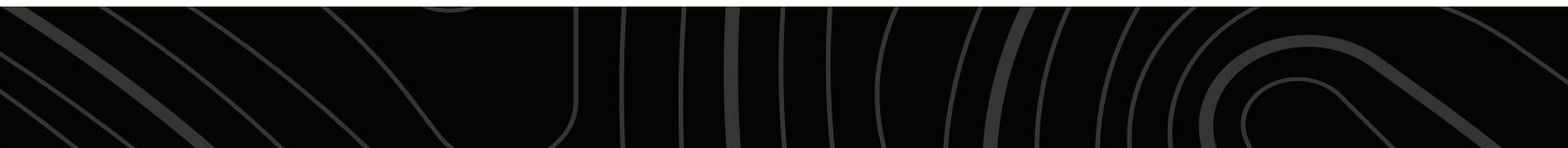
North of Little River in Rice County is 157 +/- acres of open farmland available to purchase. This farm lays nicely with 1-3% slopes, clean brome waterways, and well-maintained terraces. The fertile soils consist of primarily Class II Silt Loam. The soil productivity score is a weighted average of 60 NCCPI, well above average for the neighborhood. The farm has a history of growing excellent yields and is about to be planted to a spring crop. The arrangement is a 1/3rd and 2/3rd crop share with possession subject to tenants rights. Access is convenient off well-maintained 29th Road. There is

electric available, rural water line, and a nice little build site in the northeast corner along Avenue D. This area of Rice County raises excellent wheat and soybean crops and is close to nearby pastures for a balanced approach to agribusiness. This would make a great piece to add to your operation, buy-and-hold investment, or perfect location for a beginning farmer to settle down. To schedule a tour and get more information, contact the Listing Agent Sean Thomas at (620) 712-2775 or [SThomas@MidwestLandGroup.com](mailto:SThomas@MidwestLandGroup.com).

## PROPERTY FEATURES

COUNTY: **RICE** | STATE: **KANSAS** | ACRES: **157**

- Odessa Township S22 , T18 , R06
- Mostly tillable tract
- National Commodity Crop Productivity Index 60
- 8 +/- acres clean tame grass waterways
- USD 444 Little River
- Rice County RWD 1
- Potential buildsite
- Available electric & high-speed Internet
- 6.5 miles south to 56 Highway
- 10 miles to Kanopolis State Park



# MOSTLY TILLABLE TRACT

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# WELL-MAINTAINED TERRACES

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# POTENTIAL BUILD SITE

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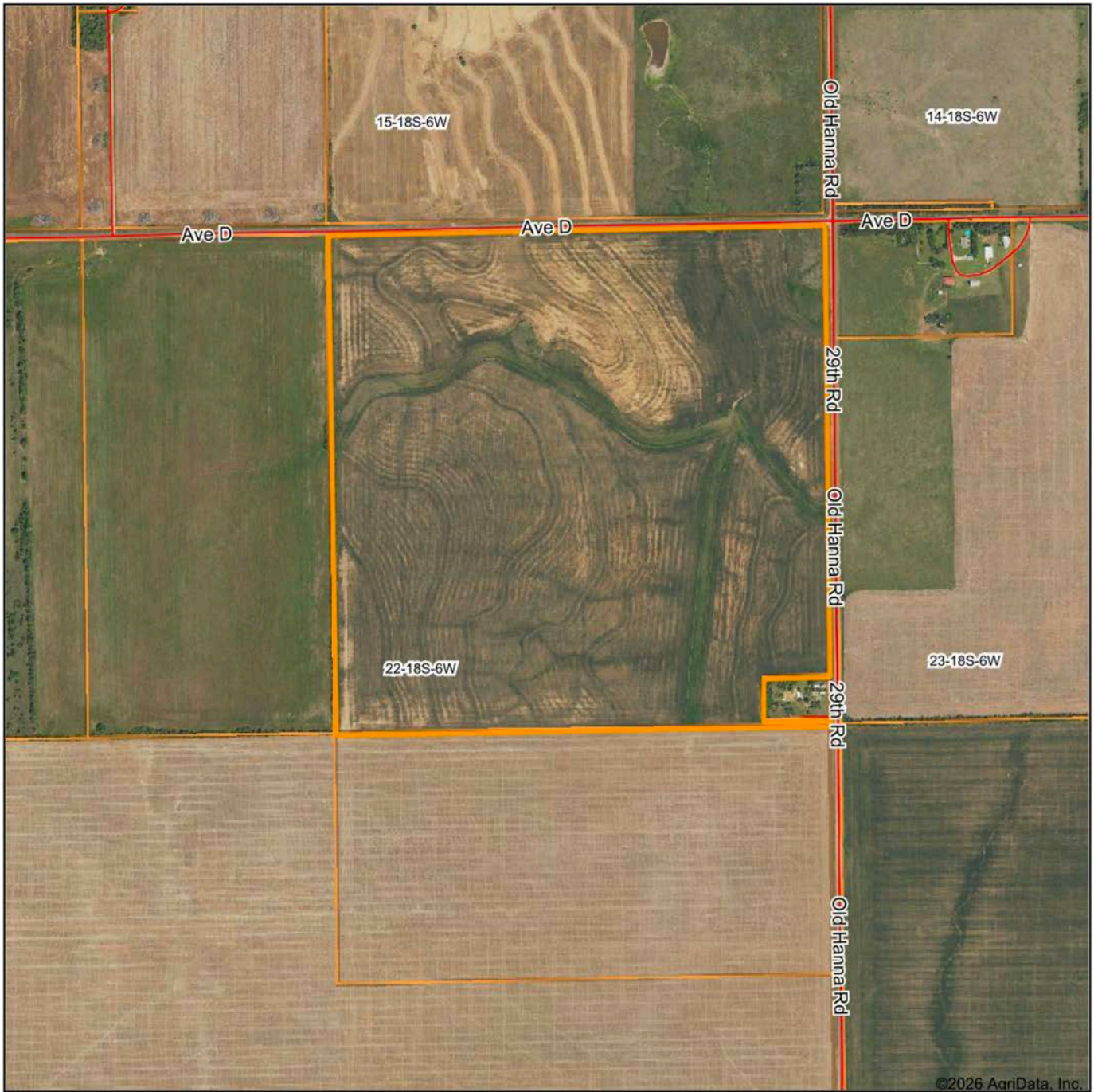


# ELECTRICITY AT THE ROAD

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# AERIAL MAP



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Boundary Center: 38° 28' 29.93, -97° 57' 57.98

0ft 820ft 1639ft

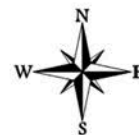


Maps Provided By:



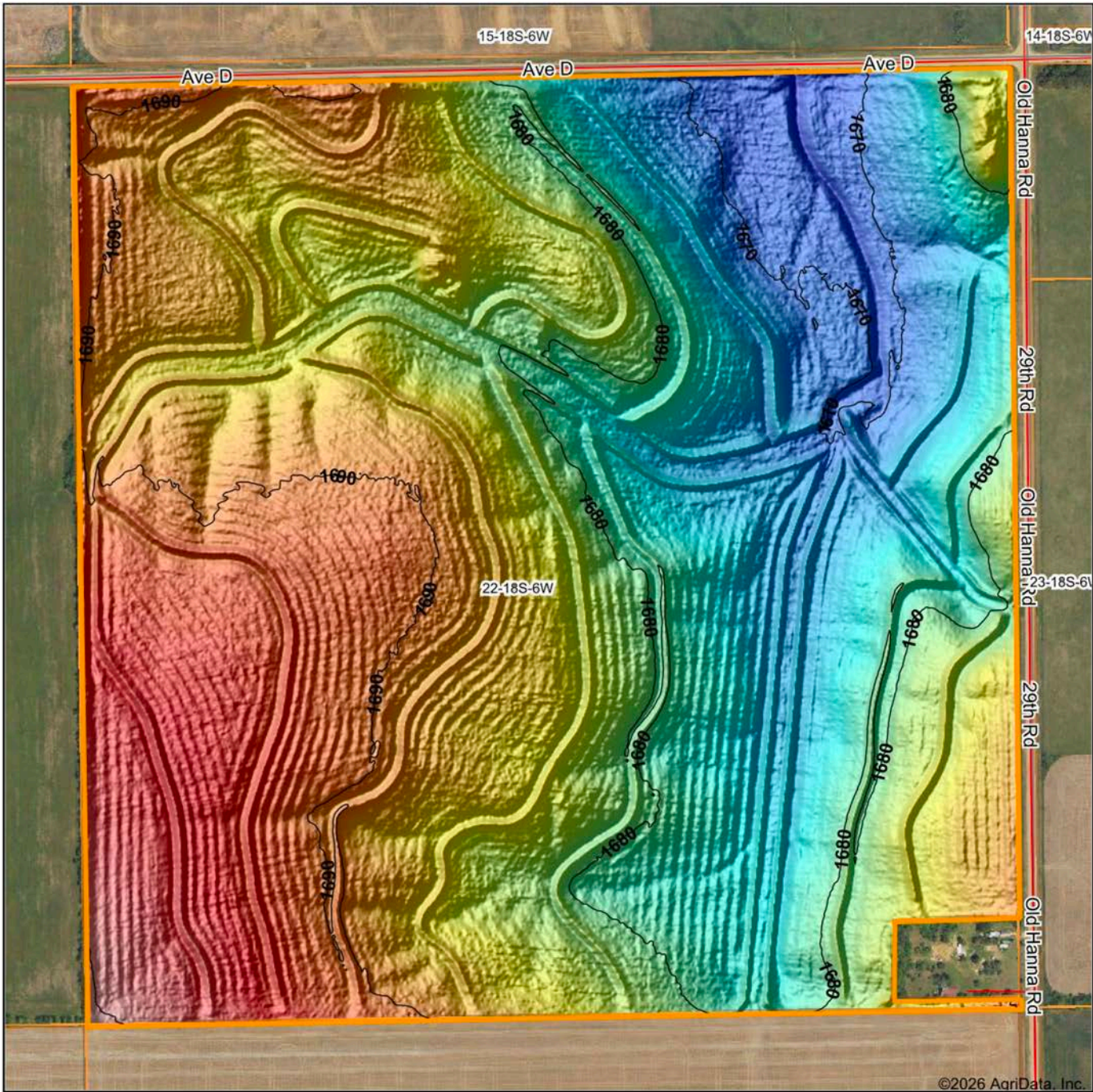
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**22-18S-6W**  
**Rice County**  
**Kansas**



4/21/2026

# HILLSHADE MAP



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Maps Provided By:  
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Source: USGS 1 meter dem  
 Interval(ft): 10  
 Min: 1,667.0  
 Max: 1,703.2  
 Range: 36.2  
 Average: 1,683.1  
 Standard Deviation: 7.35 ft

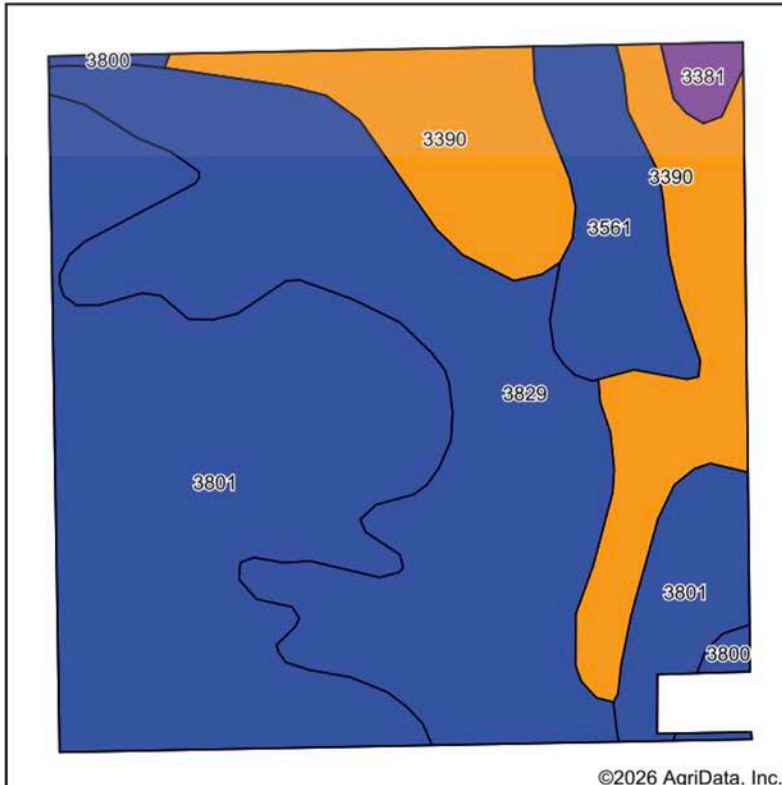


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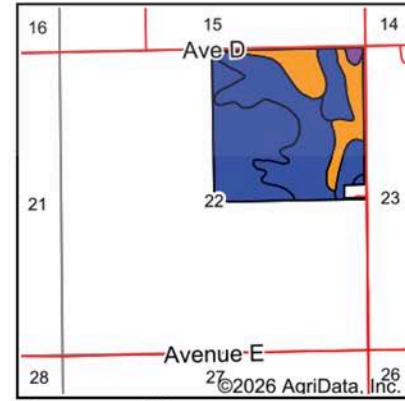
**22-18S-6W**  
**Rice County**  
**Kansas**

Boundary Center: 38° 28' 29.93, -97° 57' 57.98

# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**  
 County: **Rice**  
 Location: **22-18S-6W**  
 Township: **Odessa**  
 Acres: **157.25**  
 Date: **4/21/2026**



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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
3801	Crete silt loam, 1 to 3 percent slopes, loess plains and breaks	60.12	38.2%		> 6.5ft.	Ile	3650	64	55	64
3829	Crete silty clay loam, 1 to 3 percent slopes, eroded	53.19	33.8%		> 6.5ft.	Ile	3635	56	49	56
3390	Lancaster loam, 1 to 3 percent slopes	29.80	19.0%		2.9ft. (Paralithic bedrock)	Ille	3935	53	49	52
3561	Hobbs silt loam, occasionally flooded	11.33	7.2%		> 6.5ft.	Ilw	5845	79	68	79
3381	Hedville-Lancaster complex, 5 to 20 percent slopes	1.62	1.0%		1.2ft. (Lithic bedrock)	Vls	2835	32	27	25
3800	Crete silt loam, 0 to 1 percent slopes, loess plains and breaks	1.19	0.8%		> 6.5ft.	Ils	3580	65	57	65
<b>Weighted Average</b>						<b>2.23</b>	<b>3848.2</b>	<b>*n 60</b>	<b>*n 52.5</b>	<b>*n 59.7</b>

\*n: The aggregation method is "Weighted Average using all components"  
 \*c: Using Capabilities Class Dominant Condition Aggregation Method

# 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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SThomas@MidwestLandGroup.com



**MidwestLandGroup.com**

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