

MIDWEST LAND GROUP PRESENTS

159 ACRES IN

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# SEWARD COUNTY KANSAS

ROAD Y, KISMET, KS 67859



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

# IRRIGATED FERTILE CROPLAND

Situated just south of Kismet near Liberal, Kansas, is 159 +/- acres of fertile cropland. This tract has a strong irrigation Water Right. Perfected Water Right #33240 authorizes 160 acres to be irrigated with 240 acre feet pumped at over 1,000 gallons per minute. This Water Right has been active for a long time, with a priority date of 6/29/1979. The ability to water 240 acre feet over the center pivot area, roughly 116 +/- acres, means adding two feet of rainfall to the crop annually. Kansas State University estimated 2025 cash rental rates for Seward County irrigated cropland at \$160+ per acre. Put this income-producing farm to work for your operation or your family's real estate portfolio.

The farm consists mostly of Class III Saturated Fine Sandy Loam with a productivity index of 52.5. These fertile soils can generate tremendous Corn yields of over 200 bushels per acre. The corners have historically been in grass for haying or grazing. A few miles north is the

largest Dairy in Kansas, milking roughly 15,000 head per day. The growing dairy industry in southwest Kansas has a strong foothold here with future expansion already in progress. That many milk cows need lots of feed and water!

Corn is being planted through the cover crop. The seller's 1/3rd share of the 2026 crop will transfer to the buyer upon closing. All above-ground irrigation equipment, including the pivot system, panel box, engine, power shaft, cooling coil, and gas meter, belongs to the tenant. Irrigation well, pump, gear head, underground electric, water and gas lines, concrete pads, and water meter belong to the seller and will transfer. Possession will be subject to the tenant's rights. Opportunities to purchase private treaty irrigated ground are scarce. For more information, contact the Listing Agent Sean Thomas at (620) 712-2775 or [SThomas@MidwestLandGroup.com](mailto:SThomas@MidwestLandGroup.com).



# PROPERTY FEATURES

COUNTY: **SEWARD** | STATE: **KANSAS** | ACRES: **159**

- Irrigation water rights
- 240 acre feet, 1,000+ GPM
- Fertile soils NCCPI 52.5
- Available electricity, gas
- Drilled well, pump, gear head, meter
- 1/3rd 2/3rd crop share 2026
- 3.5 miles to high-production dairy
- 8 miles to 54 Highway
- 16 miles to Liberal
- 2025 property taxes \$1,877.20



# FERTILE SOILS

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The farm consists mostly of Class III Satanta Fine Sandy Loam with a productivity index of 52.5. These fertile soils can generate tremendous Corn yields of over 200 bushels per acre.



# 3.5 MILES TO HIGH-PRODUCTION DAIRY

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## DRILLED WELL, PUMP, GEAR HEAD, METER

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# 1/3RD 2/3RD CROP SHARE 2026

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Corn is being planted through the cover crop. The seller's 1/3rd share of the 2026 crop will transfer to the buyer upon closing.

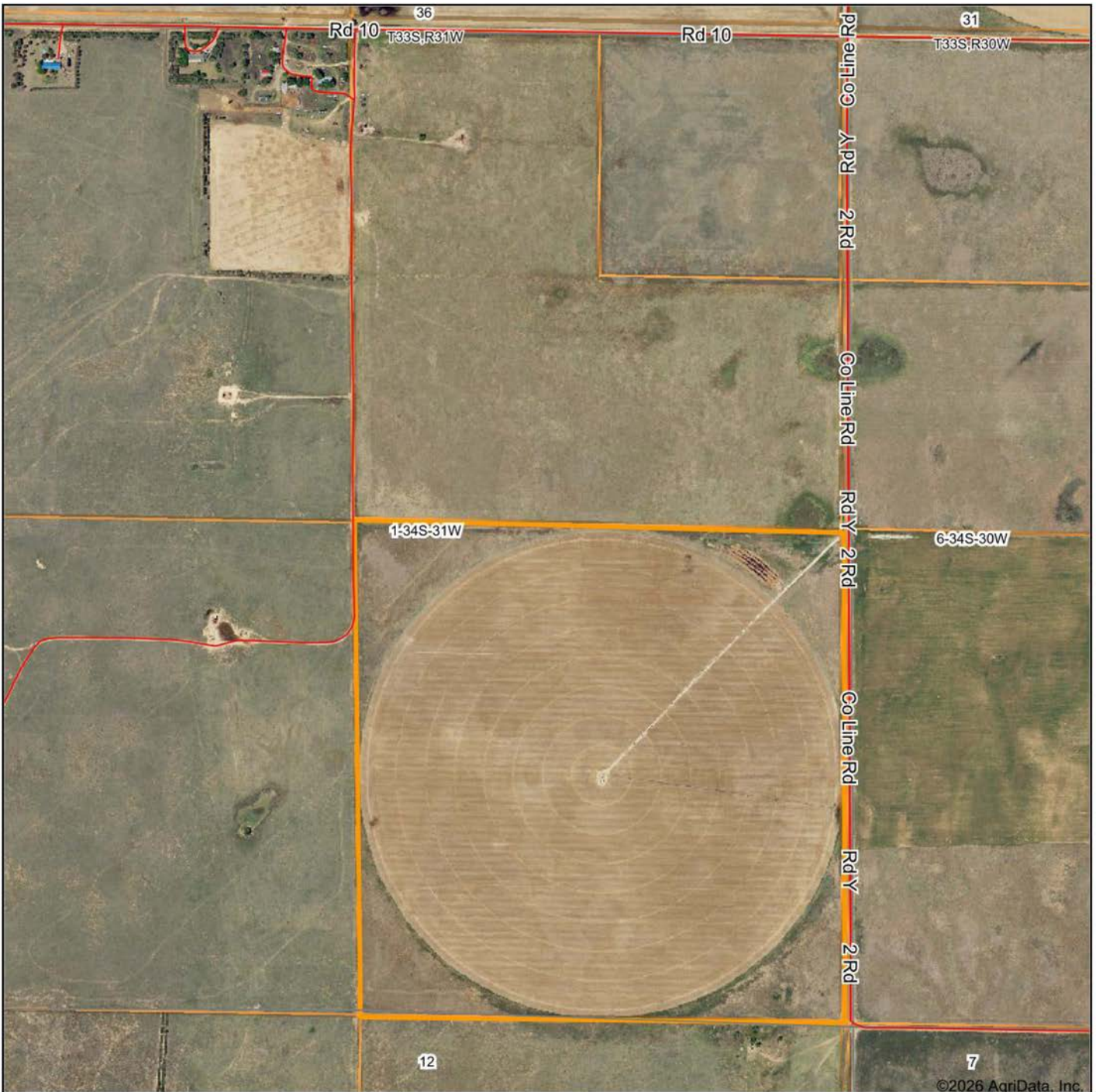


# ADDITIONAL PHOTOS

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# AERIAL MAP



Boundary Center: 37° 6' 56.33, -100° 38' 23.27



Maps Provided By:



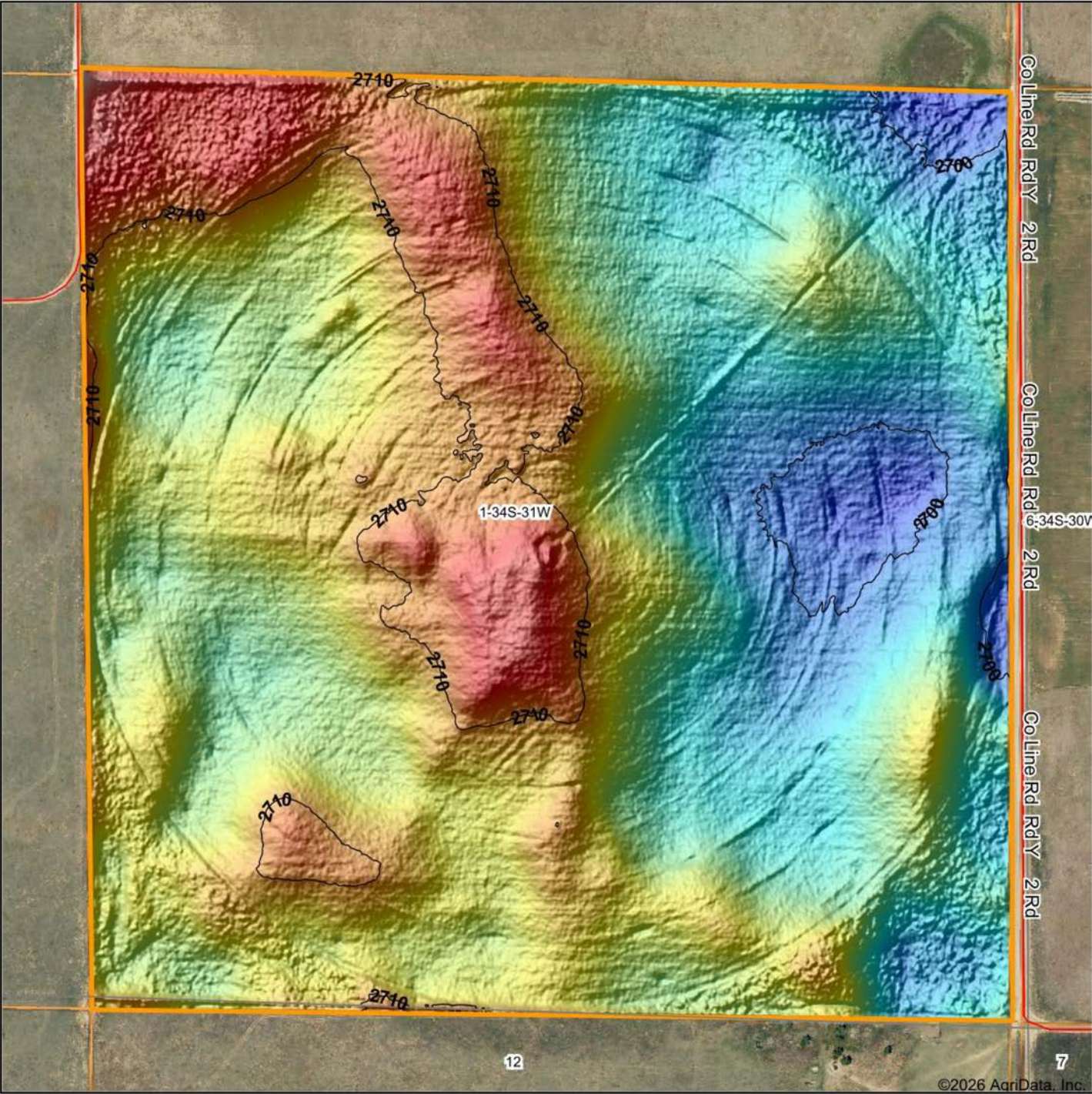
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**1-34S-31W**  
**Seward County**  
**Kansas**

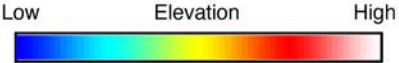


4/21/2026

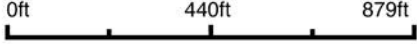
# HILLSHADE MAP



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Source: USGS 1 meter dem  
 Interval(ft): 10  
 Min: 2,697.9  
 Max: 2,717.7  
 Range: 19.8  
 Average: 2,706.2  
 Standard Deviation: 3.51 ft



4/21/2026

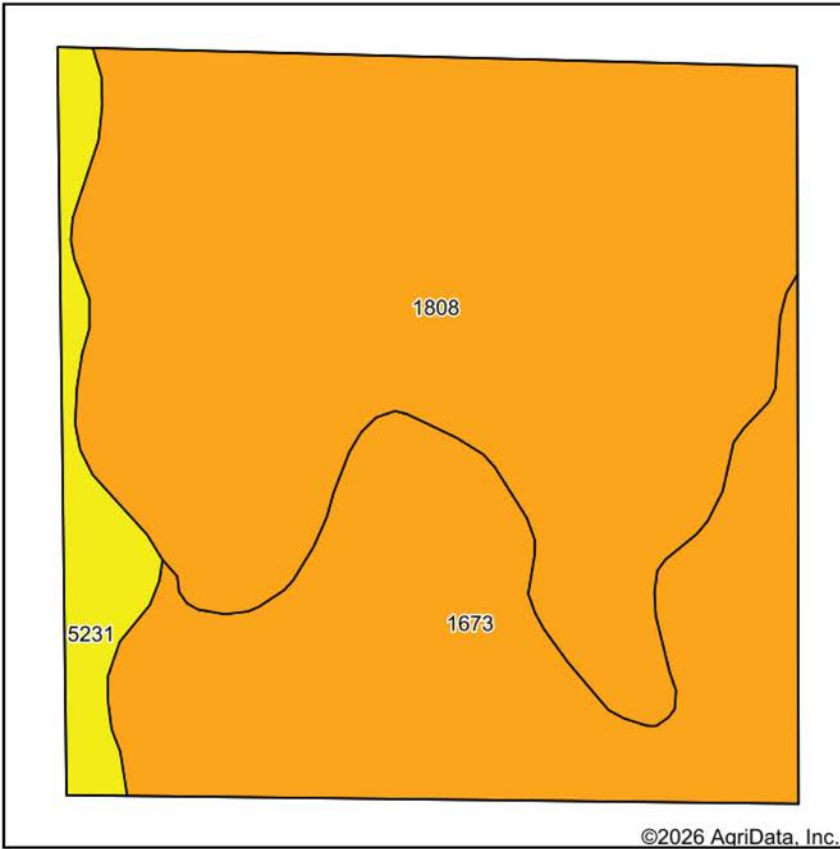
**1-34S-31W**  
**Seward County**  
**Kansas**

Boundary Center: 37° 6' 56.33, -100° 38' 23.27

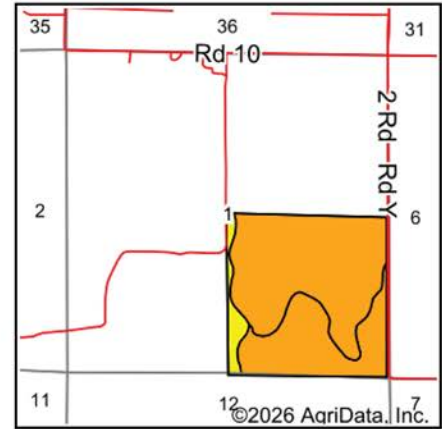


Maps Provided By:  
**surety**  
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# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**  
 County: **Seward**  
 Location: **1-34S-31W**  
 Township: **Fargo**  
 Acres: **158.03**  
 Date: **4/21/2026**



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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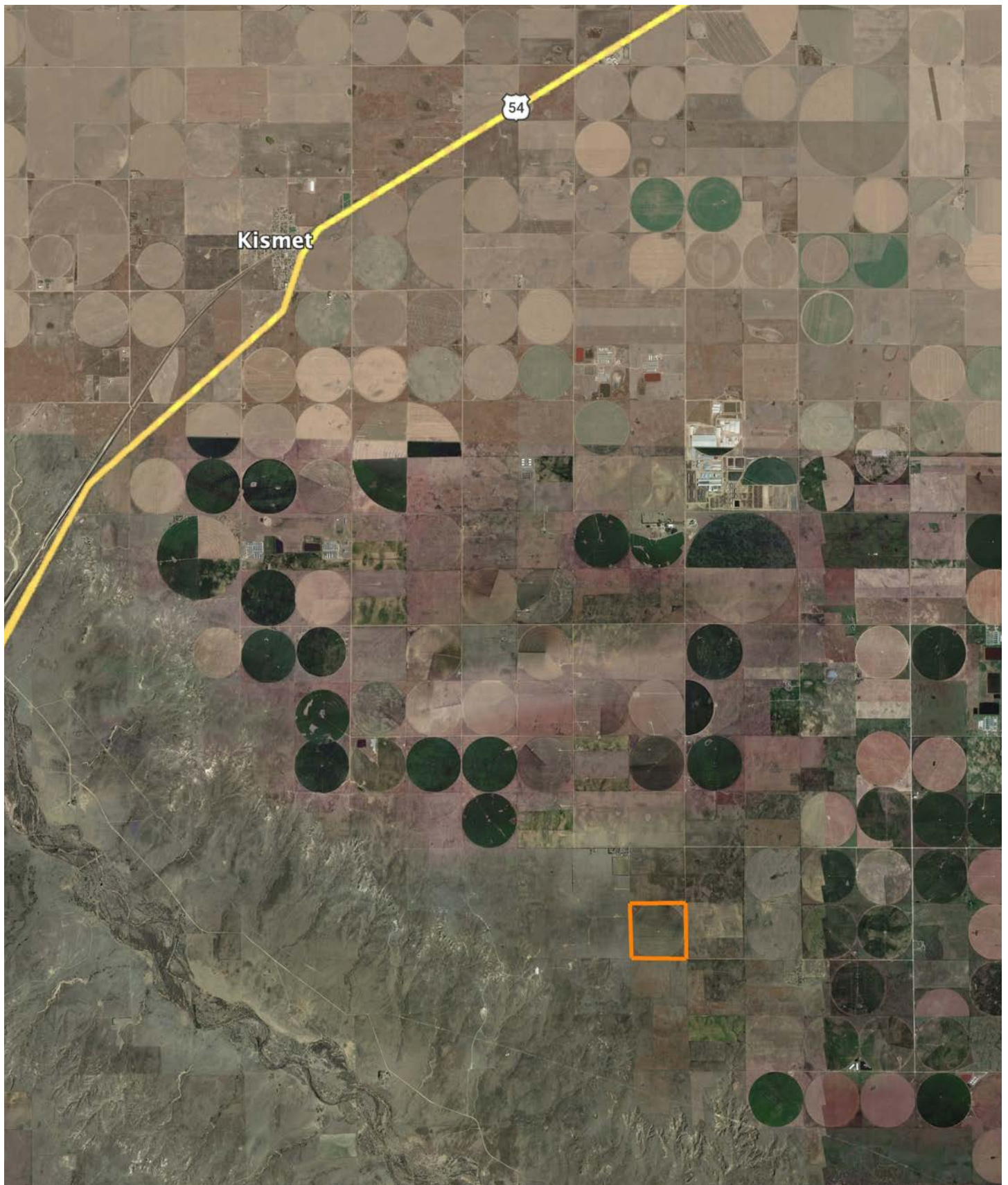
Area Symbol: KS175, Soil Area Version: 22

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
1808	Satanta fine sandy loam, 0 to 1 percent slopes	97.95	62.0%		> 6.5ft.	IIle	1793	56	28	56
1673	Manter-Satanta complex, 1 to 3 percent slopes	51.10	32.3%		> 6.5ft.	IIle	1863	49	30	49
5231	Eva-Optima-Dalhart complex, 0 to 5 percent slopes	8.98	5.7%		> 6.5ft.	IVe	1430	35	22	33
<b>Weighted Average</b>						<b>3.06</b>	<b>1795</b>	<b>*n 52.5</b>	<b>*n 28.3</b>	<b>*n 52.4</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  
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