

MIDWEST LAND GROUP PRESENTS

136 ACRES

# STAFFORD COUNTY, KS

NORTHWEST 90TH STREET, SAINT JOHN, KANSAS 67576



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

# BLACKTOP FARMLAND WITH HUNTING POTENTIAL

In Western Stafford County, on Radium Road, 136 +/- acres available to purchase. The land is characterized by fertile cropland and timbered shelter belts. This farm has a history of raising corn, milo, wheat, and soybeans, and a variety of feed crops. Its location, on paved 90th Street, is situated between multiple grain elevators. Getting to or from the property to check cattle and haul equipment is convenient. The three shelter belts provide good cover for wintering cattle on stalks and erosion control. The soils consist of Class II and Class III Loamy fine sands. The productivity score is 50 NCCPI, average for Stafford County and the Central Kansas Region. This area of Stafford County supplies nearby feed yards, which means a steady demand for silage. The tillable is about to be planted to a spring crop, 1/3rd to 2/3rd crop share. Possession subject to tenants' rights. This would

also make an excellent build site. Located on a paved road with access to electric and cable internet. There is also potential for mineral production; the mineral rights owned by the seller will transfer to the buyer.

Hunt deer, pheasants, and occasionally waterfowl. This area of Kansas is known for its pheasant and quail Population. This spot is an area of confluence for both game birds' primary range. Enroll 20 +/- acre strips to CRP along the shelter belts, leave another area native grass/weedy with planted sandhill plum thickets, plant milo, corn, or pearl millet feed in between. Watch this property come alive, with boiling pheasants and quail when you let the dogs run. Don't hesitate to schedule a tour, contact the Listing Agent Sean Thomas (620) 712-2775 or [SThomas@MidwestLandGroup.com](mailto:SThomas@MidwestLandGroup.com).



## PROPERTY FEATURES

COUNTY: **STAFFORD** | STATE: **KANSAS** | ACRES: **136**

- Tillable cropland
- Mature trees
- Paved road frontage
- Pheasant & quail hunting
- NCCP 50 Loamy Fine Sand
- Available electric
- 13 miles to Saint John
- 9.5 miles to US 50 Highway
- 6 miles to Radium
- 2025 property taxes \$573.60

# AVAILABLE ELECTRIC

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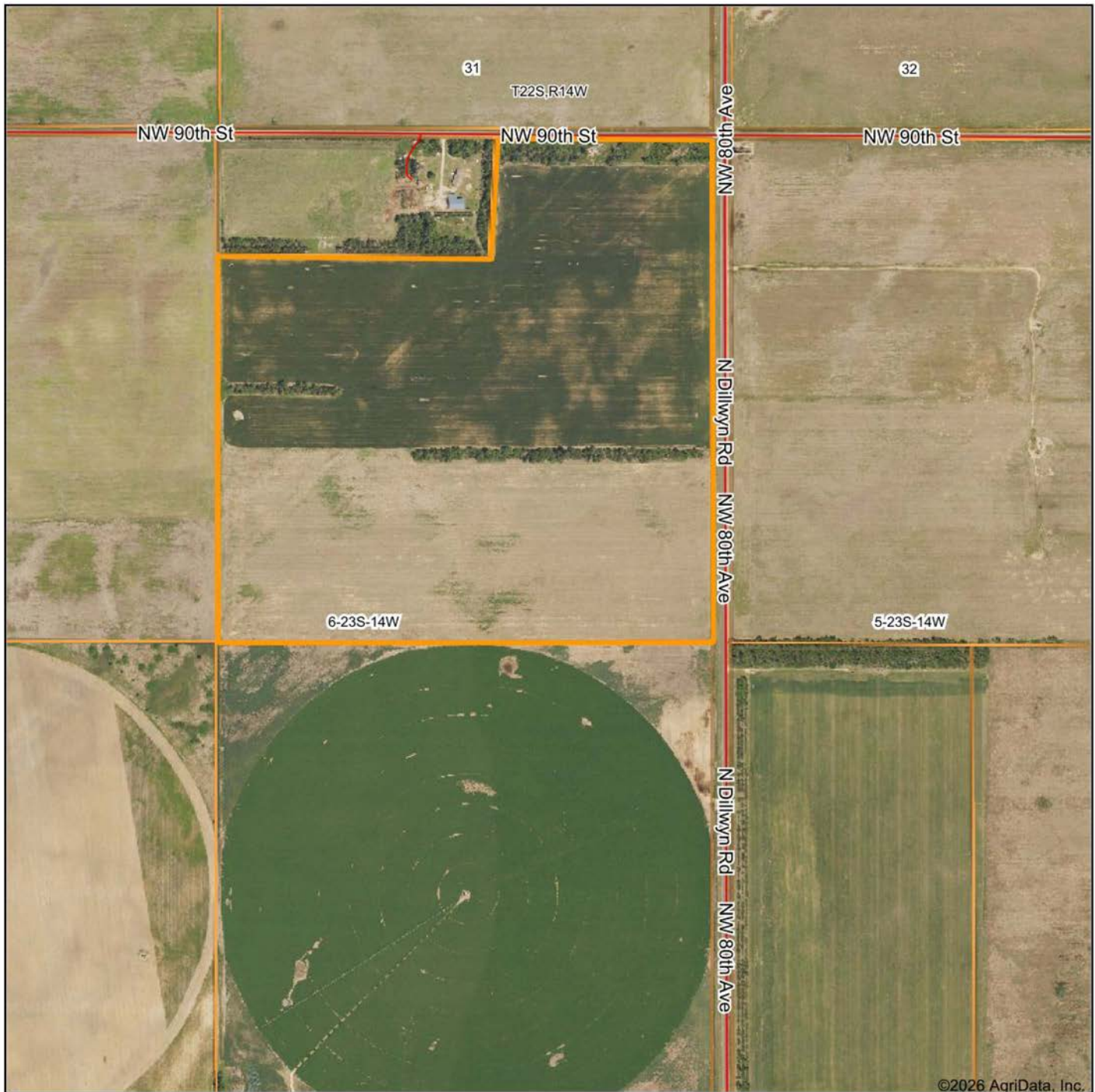


# NCCP 50 LOAMY FINE SAND

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# AERIAL MAP



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Boundary Center: 38° 5' 1.21, -98° 53' 58.26



Maps Provided By:



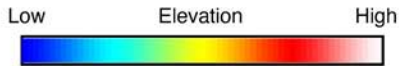
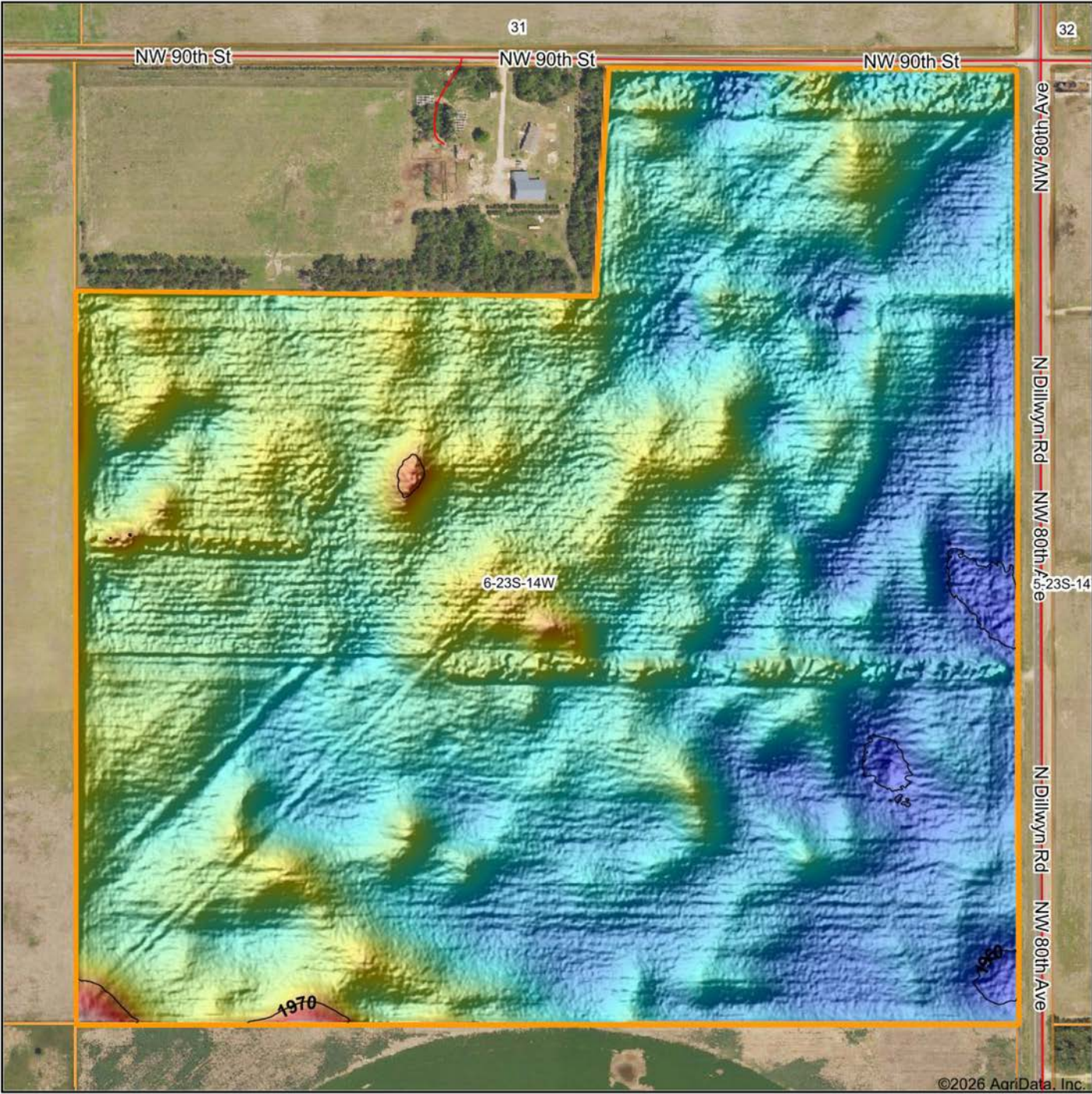
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**6-23S-14W**  
**Stafford County**  
**Kansas**



4/21/2026

# HILLSHADE MAP



Maps Provided By:  
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 CUSTOMIZED ONLINE MAPPING  
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Source: USGS 1 meter dem  
 Interval(ft): 10  
 Min: 1,959.1  
 Max: 1,976.7  
 Range: 17.6  
 Average: 1,964.3  
 Standard Deviation: 2.2 ft

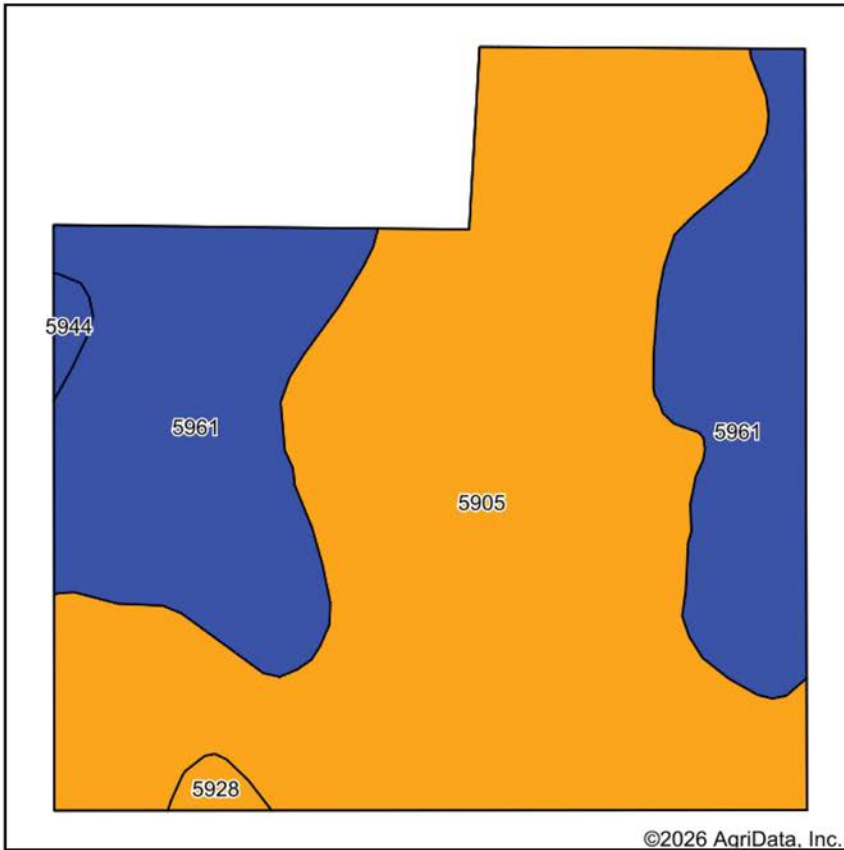


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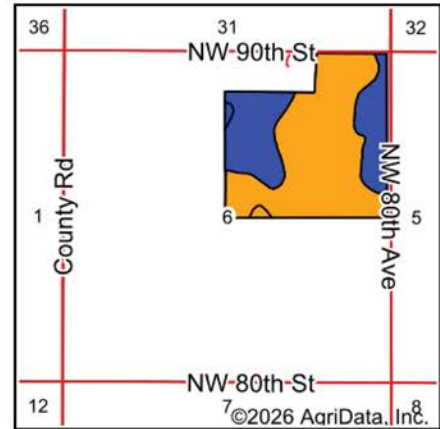
**6-23S-14W**  
**Stafford County**  
**Kansas**

Boundary Center: 38° 5' 1.21, -98° 53' 58.26

# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**  
 County: **Stafford**  
 Location: **6-23S-14W**  
 Township: **Cleveland**  
 Acres: **135.94**  
 Date: **4/21/2026**



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Area Symbol: KS185, 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
5905	Hayes-Solvay loamy fine sands, 0 to 5 percent slopes	87.20	64.1%		> 6.5ft.	IIIe	4276	50	46	50
5961	Solvay loamy fine sand, 0 to 2 percent slopes	46.85	34.5%		> 6.5ft.	Ile	5750	50	49	50
5928	Pratt loamy fine sand, 1 to 5 percent slopes	1.02	0.8%		> 6.5ft.	IIIe	3020	33	33	30
5944	Saltcreek and Naron fine sandy loams, 1 to 3 percent slopes	0.87	0.6%		> 6.5ft.	Ile	3055	57	46	57
<b>Weighted Average</b>							<b>2.65</b>	<b>*n 49.9</b>	<b>*n 46.9</b>	<b>*n 49.9</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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[SThomas@MidwestLandGroup.com](mailto:SThomas@MidwestLandGroup.com)



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