

MIDWEST LAND GROUP PRESENTS



DICKINSON COUNTY, KS

156 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

GREENER PASTURE READY FOR YOUR GRAZING & HUNTING

Located on the Dickinson and Saline County Line is 156 +/- acres of lush pasture ready for immediate possession. The tract has secure perimeter fencing, a cross-fence, and reliable water sources. With the cattle business maintaining balance with record pricing, there has never been a better time to grow your operation.

This combination of warm-season and cool-season grasses means there is significant forage available 7 months a year. This grass farm has a high soil productivity index; the western half of the farm was once hayed, which is why there is a cross-fence. This grass farm has better soil than much of the tillable land that surrounds it. The fertile soils and 33 inches of average rainfall generate approximately 3,800lbs of forage per acre, per season. There are two ponds that hold good water, even during drier periods. Opportunities to purchase quality grazing land are exceedingly rare. This tract is also ready for immediate possession, so right away, upon closing, you can utilize the grass this summer.

On the east side of the farm is a nice wooded draw. This timber provides adequate shade for beef animals on those scorching afternoons, and it also provides good cover for the whitetail deer herd that calls this place home. This area, fenced off from the rest of the pasture, can be your family getaway come November, generating lifelong memories chasing big Kansas whitetails. This corridor is also productive enough for hunting that it could generate hunting lease income for a passive return.

There is currently a Reconstruction project of the K-4 Highway that will make getting to this farm from Salina even better. The land is also not far south of I-70 at Solomon. Whichever way you are coming from to check cows or to sit in a tree stand, it is convenient from several directions. To schedule a private tour, contact the Listing Agent Sean Thomas at (620) 712-2775 or SThomas@MidwestLandGroup.com.

PROPERTY FEATURES

COUNTY: **DICKINSON** | STATE: **KANSAS** | ACRES: **156**

- Available for immediate possession
- Summer 2026 grazing option
- S19, T15, R01, NW4
- Perimeter fencing and a cross-fence
- 1 +/- acre ponds
- Whitetail deer hunting, upland birds
- 4 miles to Kipp Road
- 3.5 miles to K4 Highway
- 12 miles to Interstate 70, Solomon
- 15 miles to Salina

1 +/- ACRE PONDS



GRAZING OPTION WITH PERIMETER FENCE



AERIAL MAP



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Boundary Center: 38° 44' 10.44, -97° 22' 2.33

0ft 818ft 1636ft



Maps Provided By:



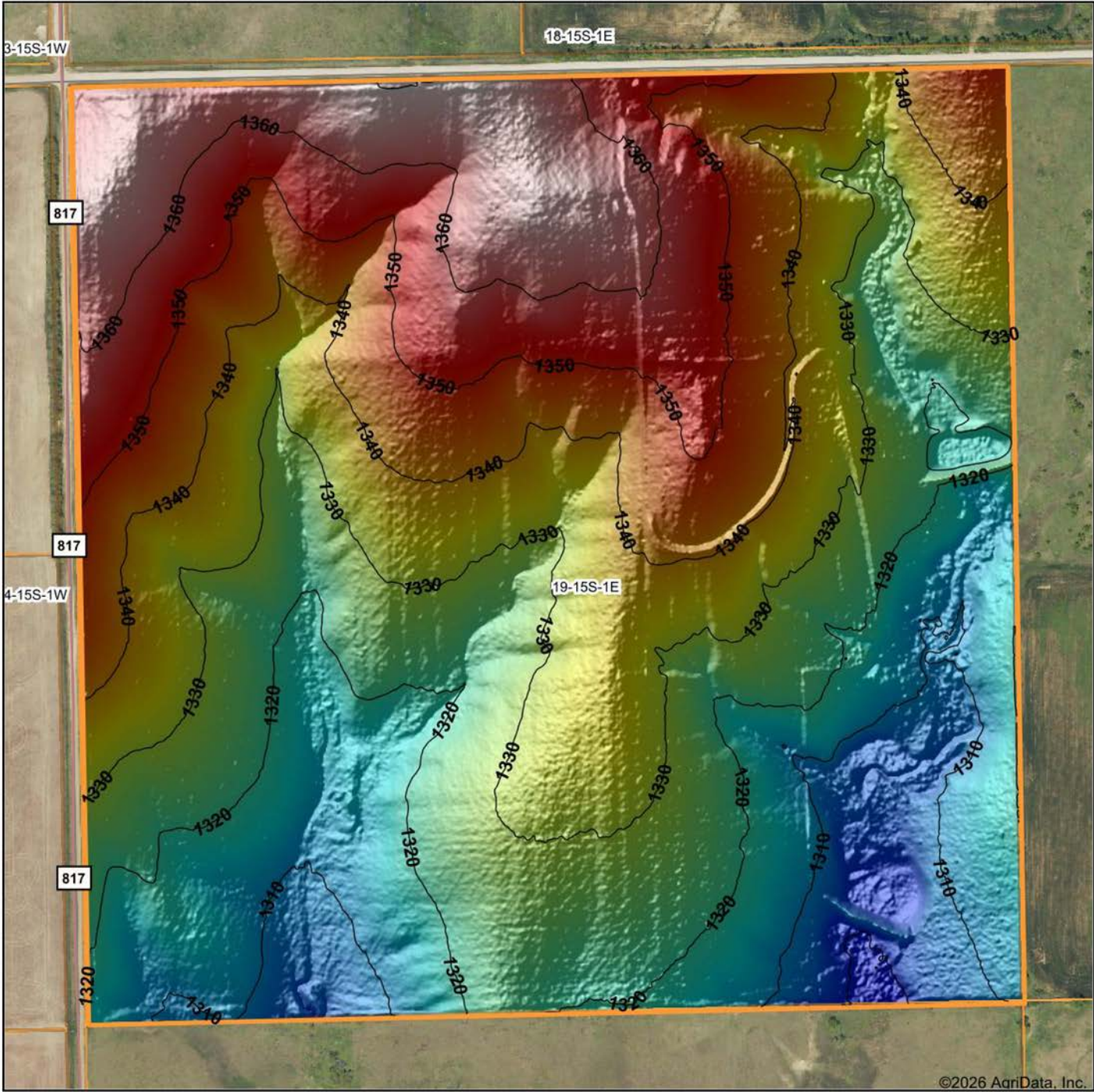
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19-15S-1E
Dickinson County
Kansas

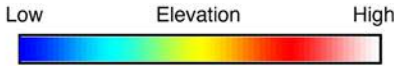


5/4/2026

HILLSHADE MAP



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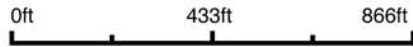


Maps Provided By:



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Source: USGS 1 meter dem
 Interval(ft): 10
 Min: 1,297.8
 Max: 1,370.9
 Range: 73.1
 Average: 1,333.1
 Standard Deviation: 16.96 ft

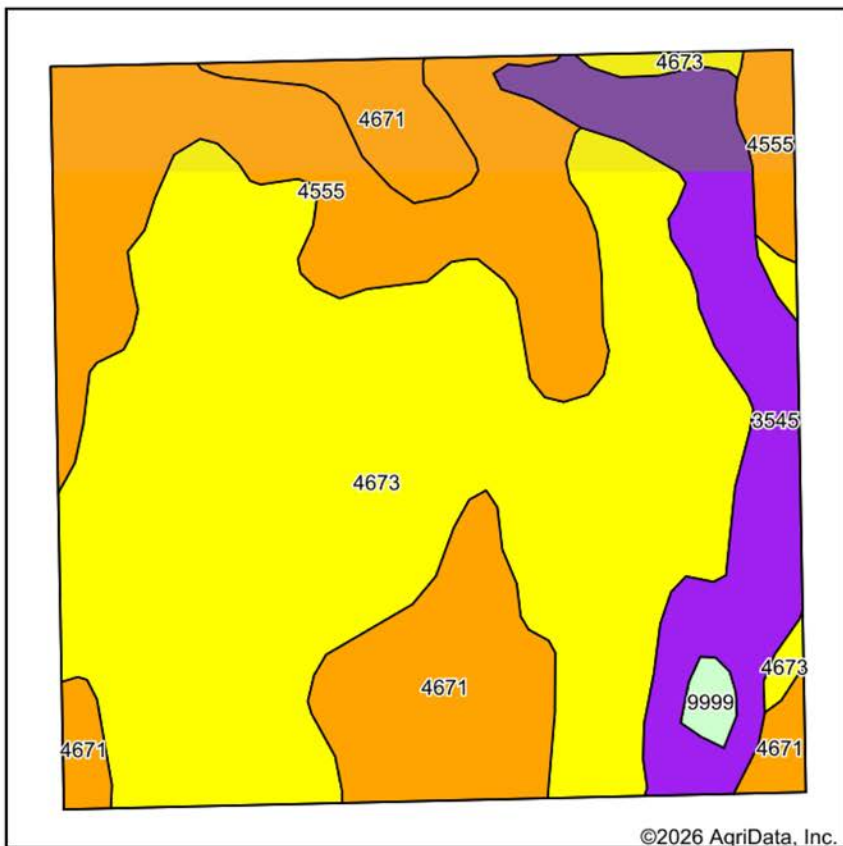


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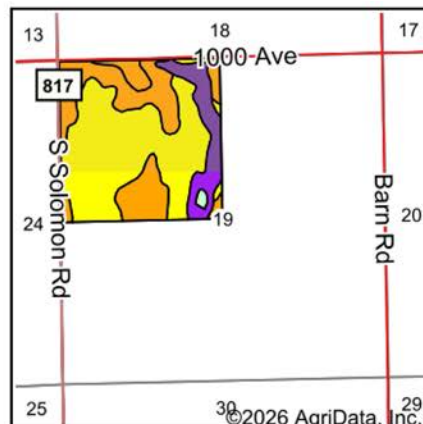
19-15S-1E
Dickinson County
Kansas

Boundary Center: 38° 44' 10.44, -97° 22' 2.33

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Dickinson**
 Location: **19-15S-1E**
 Township: **Wheatland**
 Acres: **156.15**
 Date: **5/4/2026**



Maps Provided By:
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Area Symbol: KS041, Soil Area Version: 24

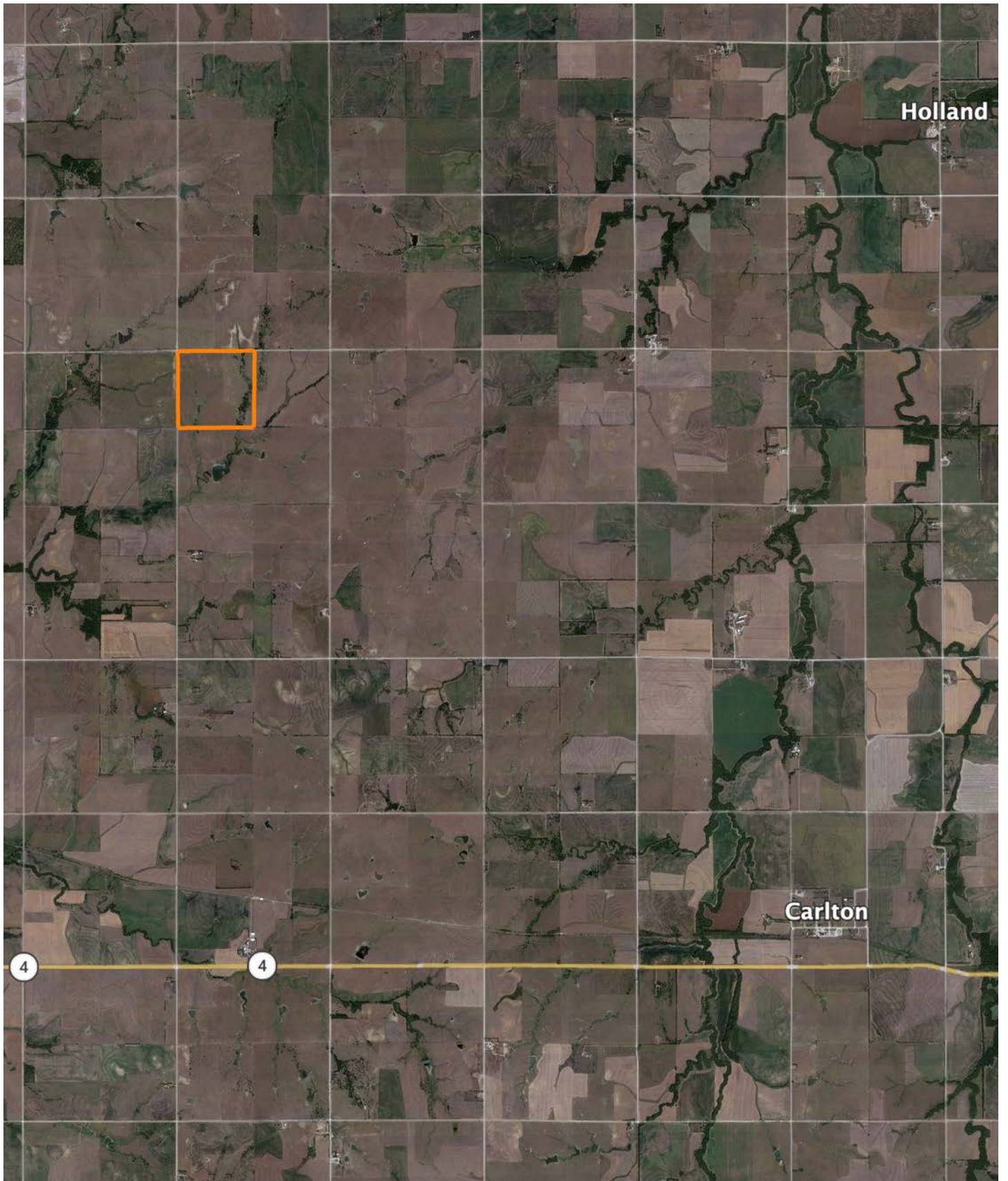
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans	
4673	Irwin silty clay loam, 3 to 7 percent slopes	84.75	54.2%		> 6.5ft.	IVe	3550	58	48	57	
4555	Clime silty clay loam, 3 to 7 percent slopes	29.97	19.2%		2.5ft. (Paralythic bedrock)	IIIe	3555	44	39	43	
4671	Irwin silty clay loam, 1 to 3 percent slopes	21.21	13.6%		> 6.5ft.	IIIs	3585	56	45	55	
3545	Hobbs silt loam, channeled, frequently flooded	19.20	12.3%		> 6.5ft.	Vw	5710	44	40	44	
9999	Water	1.02	0.7%		> 6.5ft.		0				
Weighted Average							*-	3798.1	*n 52.9	*n 44.6	*n 52.1

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

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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