

MIDWEST LAND GROUP PRESENTS

160 ACRES IN

SUMNER COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

HIGHLY TILLABLE CLASS 1 & 2 SUMNER COUNTY FARM GROUND

Located in southwest Sumner County, between Caldwell and Wellington, this highly tillable farm offers an outstanding opportunity to acquire productive Sumner County, Kansas, farm ground with above-average soils and exceptional farming efficiency. The property consists of nearly 100% producing acreage, with the only non-cropped area being the tree row along the south boundary. Access is excellent, with a well-maintained gravel road along the north side (West 100th Street South) and a dirt road along the west side (South Sumner Road), and it is only two miles east of 49 Highway.

The topography of the farm is ideal; it lies very flat with only approximately 13 feet of total elevation change across the entire property. There are no waterways or terraces in place, maximizing farmable acreage and operational efficiency. Soils throughout the property are highly productive, consisting of approximately 71.5%

Class I soils and 19.6% Class II soils. The farm carries an impressive average NCCPI rating of 68.4, well above the county average of 57, highlighting the overall quality and productivity potential of the tract.

The farm is currently leased under a year-to-year crop share lease and will be sold subject to tenant rights. A wheat crop is currently in place, with double-crop soybeans to follow. Full possession of the property will be granted following the 2026 soybean harvest. Seller-owned mineral rights are believed to be intact and will transfer to the buyer.

Whether you are looking to expand an existing operation or diversify your investment portfolio with a high-quality income-producing asset, this property deserves serious consideration. Contact listing agent Shaun Reid at (316) 210-6680 for questions or to schedule a time to view the property.

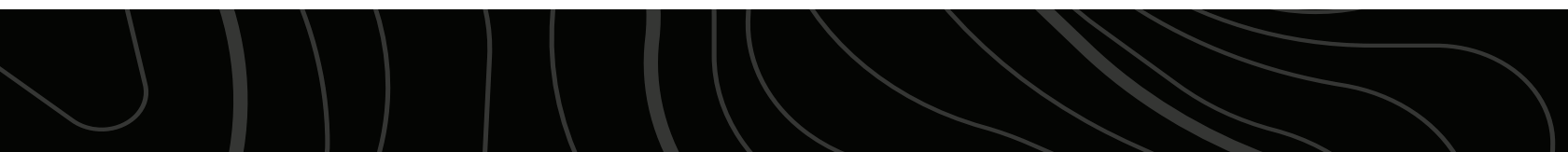
PROPERTY FEATURES

COUNTY: **SUMNER** | STATE: **KANSAS** | ACRES: **160**

- Nearly 100% producing acres
- Class 1 & 2 soils
- NCCPI 68.4
- Excellent topography
- Crop diversity history
- Mineral rights transfer
- 2025 taxes - \$1,557.26
- 9 miles to Caldwell, KS
- 9 miles to Mayfield, KS
- 16 miles to Wellington, KS

NEARLY 100% PRODUCING ACRES

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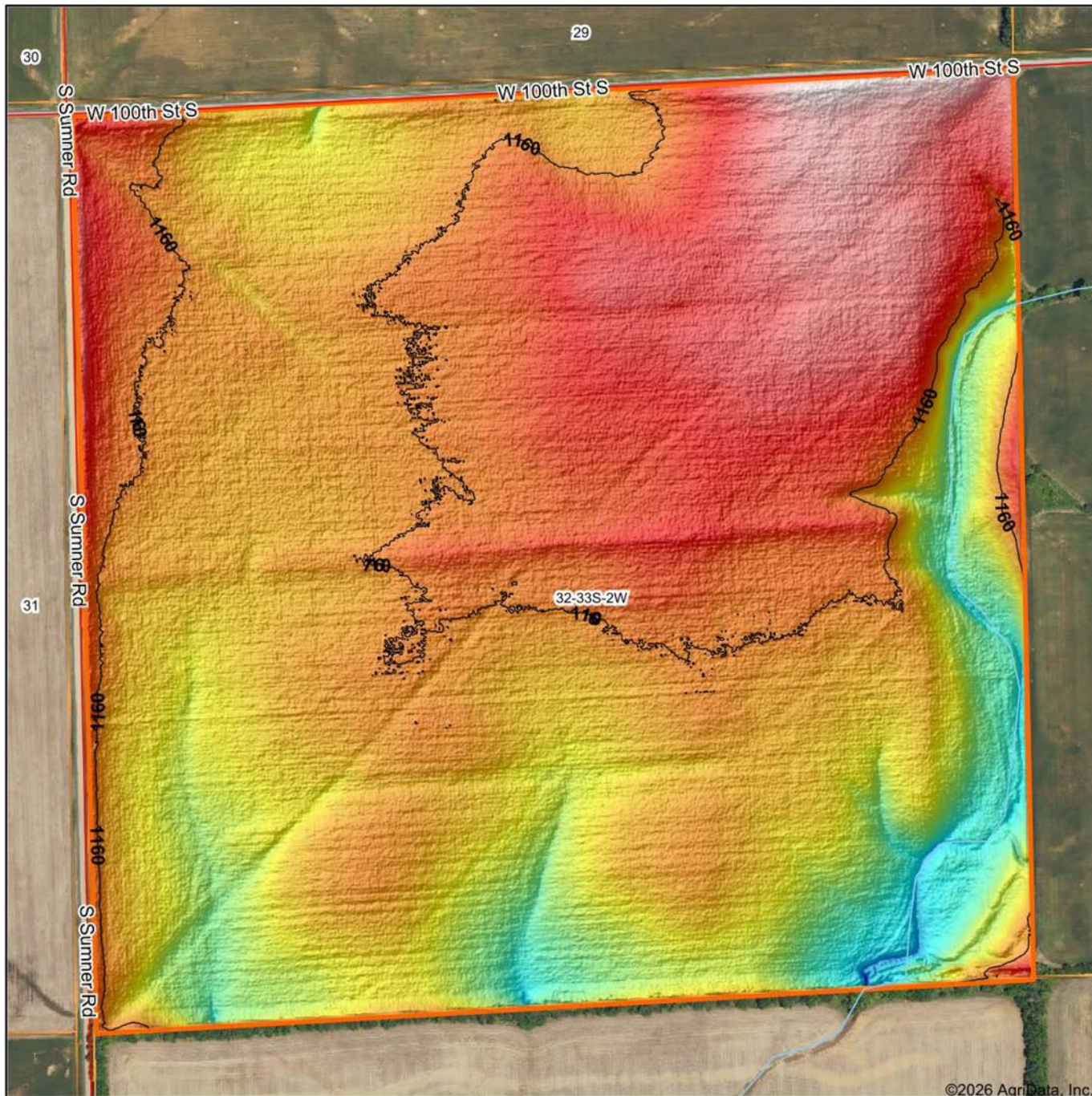
CLASS 1 & 2 SOILS



EXCELLENT TOPOGRAPHY & ACCESS



HILLSHADE MAP



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Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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Source: USGS 1 meter dem
Interval(ft): 10
Min: 1,151.9
Max: 1,164.7
Range: 12.8
Average: 1,159.6
Standard Deviation: 1.77 ft

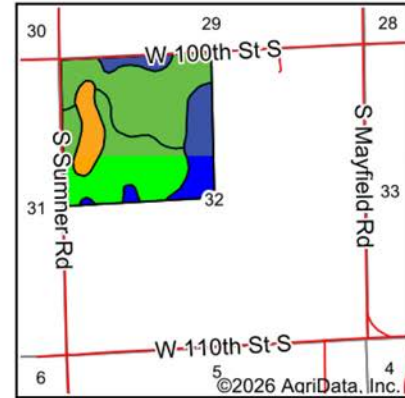
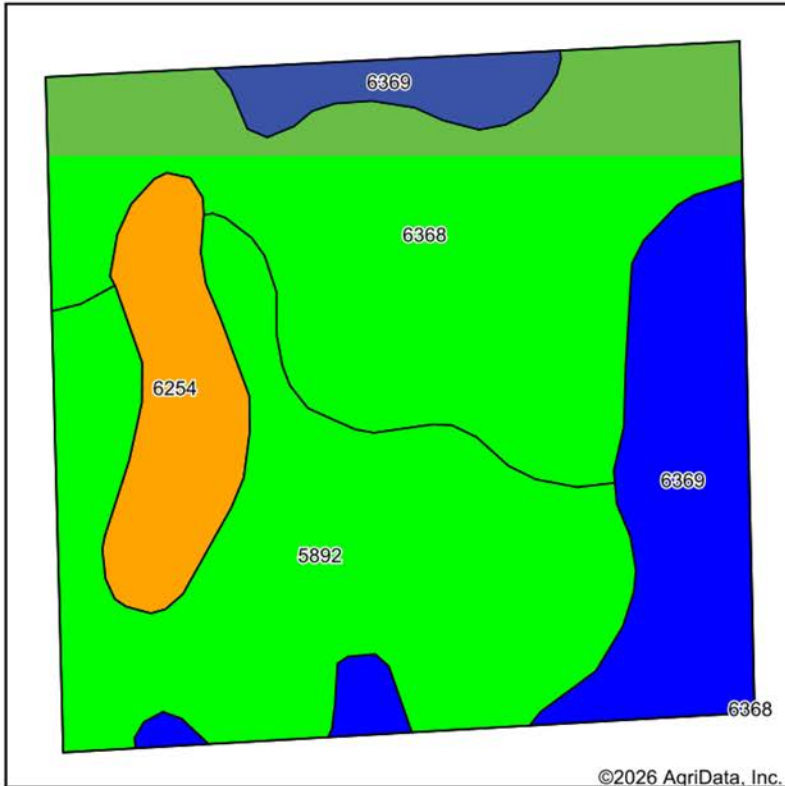


5/26/2026

32-33S-2W
Summer County
Kansas

Boundary Center: 37° 8' 16.33, -97° 33' 39.87

SOILS MAP



State: **Kansas**
 County: **Sumner**
 Location: **32-33S-2W**
 Township: **Downs**
 Acres: **160.3**
 Date: **5/26/2026**



Maps Provided By:

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Soils data provided by USDA and NRCS.

Area Symbol: KS191, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
6368	Milan loam, 0 to 1 percent slopes	59.58	37.1%		I	I	4000	71	62	64	71	
5892	Farnum loam, 0 to 1 percent slopes	55.09	34.4%		I	I	3960	71	58	66	71	
6369	Milan loam, 1 to 3 percent slopes	31.36	19.6%		Ile	Ile	3939	64	55	58	64	
6254	Waurika silt loam, 0 to 1 percent slopes, occasionally ponded	14.27	8.9%		Illw		3943	57	41	47	57	34
Weighted Average					1.37	*-	3969.2	*n 68.4	*n 57.4	*n 62	*n 68.4	*n 3

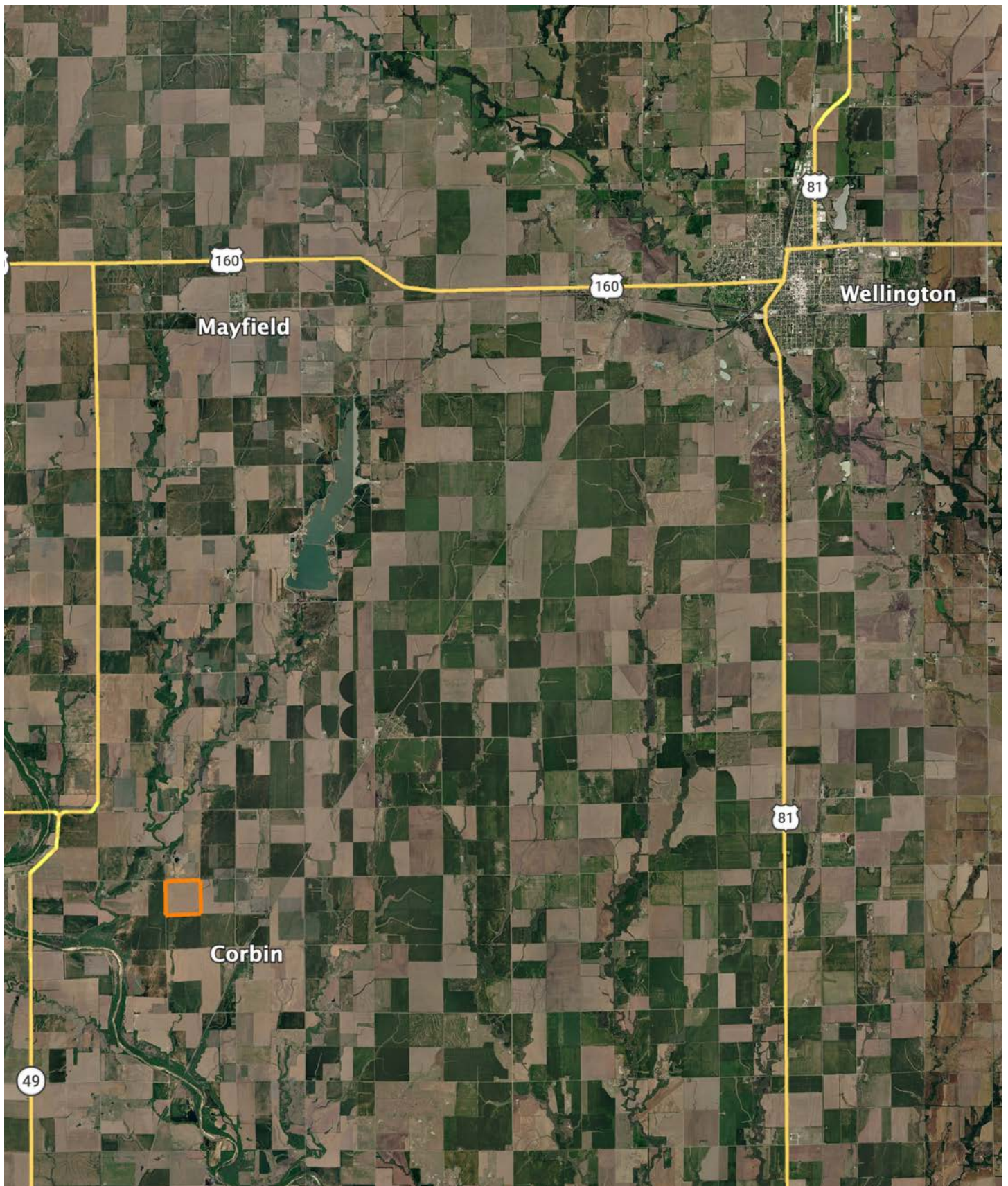
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

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

Soils data provided by USDA and NRCS.

OVERVIEW MAP



AGENT CONTACT

Growing up as an avid outdoorsman introduced agent Shaun Reid to a wide variety of habitats across multiple midwestern states, which has given him a wealth of knowledge to better serve his clients. Shaun's foundation of honesty, integrity, professionalism and a strong work ethic guide him in all his client interactions, helping ensure peace of mind throughout the buying and selling process.

Born in Wichita, KS, Shaun graduated from Maize High School, and went on to continue his studies and play baseball at Tabor College in Hillsboro, KS, where he earned a Bachelor's Degree in Business Administration, with a concentration in Marketing. For several years, he worked in operations and moved up to serve as plant manager in Oklahoma where he was able to develop business and relationship-building skills while maintaining a clear focus on customer satisfaction.

A member of Ducks Unlimited and NWTF, Shaun enjoys hunting, fishing, playing golf, and spending time with his family. Shaun currently lives in Wichita, KS, with his wife, Karissa, and daughter, Raegan. If you're in the market to buy or sell land and seek a hassle and stress-free experience, give Shaun a call.



SHAUN REID, LAND AGENT
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