

MIDWEST LAND GROUP PRESENTS

147 ACRES

LINCOLN COUNTY, KS

165 NORTH 290TH ROAD, BEVERLY, KANSAS 67423



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

WELL-MAINTAINED BRICK RANCH ON QUARTER SECTION WITH COMMERCIAL POTENTIAL

Just off Interstate 70 is 147+/- acres of cropland and pasture adorned with a beautiful home. The ranch-style home was built in 1965. Quality construction and pride of ownership are very evident in person. The home is in good shape, is clean, and is ready for a new family legacy. 2 bedrooms and 1 full bathroom upstairs, with a nice-sized living room and open kitchen. The custom cabinetry and natural morning light draw you into the kitchen and lead you outside to the farmyard. The front living room has a stylish stone hearth and picture window that looks out over the long driveway. There is a convenient mud room with laundry and a second bath to kick off boots and clean up after caring for animals. There is a total of 1,466 square feet upstairs. In the full basement, there is some additional finished space, adding an additional 700 square feet. Half of the basement is unfinished, which makes for good storage to keep a house clutter-free. There is also an insulated single-car garage with an opener. The home recently had a septic inspection and is supplied with metered rural water and a drilled water well.

The outbuildings are a mix of construction types. The primary implement storage building was built in 1981 and measures 81'x54' with two sets of large doors. There is a 60'x40' tool shed built with cinder blocks and a metal roof. This can also store equipment with sliding doors and cabinets for tools/supplies. There are

multiple other functioning buildings, including a lean-to, garage, and horse stable. There is fencing, enclosures and corrals, water hydrants, and electricity run around the farmyard, making this home suitable for you to hit the ground running and start your farming operation. Personal belongings on the property are not included; possession is subject to removals and is negotiable.

The land is balanced and productive. In the center of the property and connected to the water in the farmyard is approximately 85 acres of pasture/hay ground. This could use some fence splicing, but is ready for immediate possession and a good place to winter your cattle. There are some brushy corners on the north and southeast corners of the pasture, whitetail deer and quail were observed. This is not a trophy buck property, but the opportunity to view wildlife out the back door and put some meat on the table is a sure thing.

The homestead consists of 8.72 FSA acres and has fenced enclosures, water sources, livestock shelter, and working facilities. Around the homestead and pasture is 49.42 FSA tillable acres broken down into 4 individual fields. Currently planted to milo, these productive acres would make a great addition to your farming operation. Possession of these planted acres is subject to tenant's rights. Grow corn, wheat, milo, and soybeans in rotation and graze cattle on stalks or green wheat. The tillable

acres consist primarily of Harney Silt Loam with a cumulative average NCCPI of 68. This means above-average grain yields for the region with proper practices and rainfall in place.

At the corner of Interstate 70 and 290th Road is a commercial build site. This is a reclaimed area that once was an active service station. The I-70 and Beverly Interchange store was a Stuckey's. The bright turquoise roof attracted travelers from the interstate for pecan candies and burger meals as they refueled. The service station closed down in 1978. This area has some pavement infrastructure, its own entrance, and high interstate visibility. The savvy buyer would have a commercial plan for these acres or advertise their

business. Stage construction or farming equipment for use/sale. Or, once again, invite travelers to exit and provide essential services like vehicle charging/repair, RV parking, or other related dining services.

This property is truly one of a kind. The home is in excellent condition for its age, the buildings are ready to go to work for your lifestyle, and the land is balanced and productive in the ways the ag economy demands. This would make an ideal home for a young family getting started in agriculture or entrepreneur-minded, with potential for other build sites. Don't hesitate - to view disclosures and schedule a tour, contact the Listing Agent, Sean Thomas at (620) 712-2775.

PROPERTY FEATURES

COUNTY: **LINCOLN** | STATE: **KANSAS** | ACRES: **147**

- Brick home built in 1965
- 2 bed, 2 bath, 2,166 sq. ft. home
- Mudroom
- Stone fireplace
- Full basement, partially finished
- 147 +/- acres
- NW4 LESS RD S35, T13, R06 Lincoln County
- 85 acres of pasture/hay
- 49.42 FSA cropland acres
- Tillable acres with an NCCPI 68
- Rural water meter
- Drilled water well, hydrants
- 81'x54' implement shed
- 60'x40' block building
- Interstate 70 exit ramp
- Commercial build site potential
- Whitetail deer hunting
- 20 miles to Salina, KS
- 30 miles to Wilson Lake



2 BED, 2 BATH, 2,166 SQ. FT. HOME



85 ACRES OF PASTURE/HAY



49.42 FSA CROPLAND ACRES



COMMERCIAL BUILD SITE POTENTIAL



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 38° 52' 55.53, -97° 57' 40.26

0ft 449ft 897ft



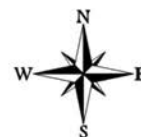
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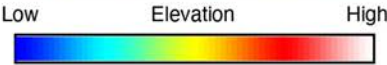
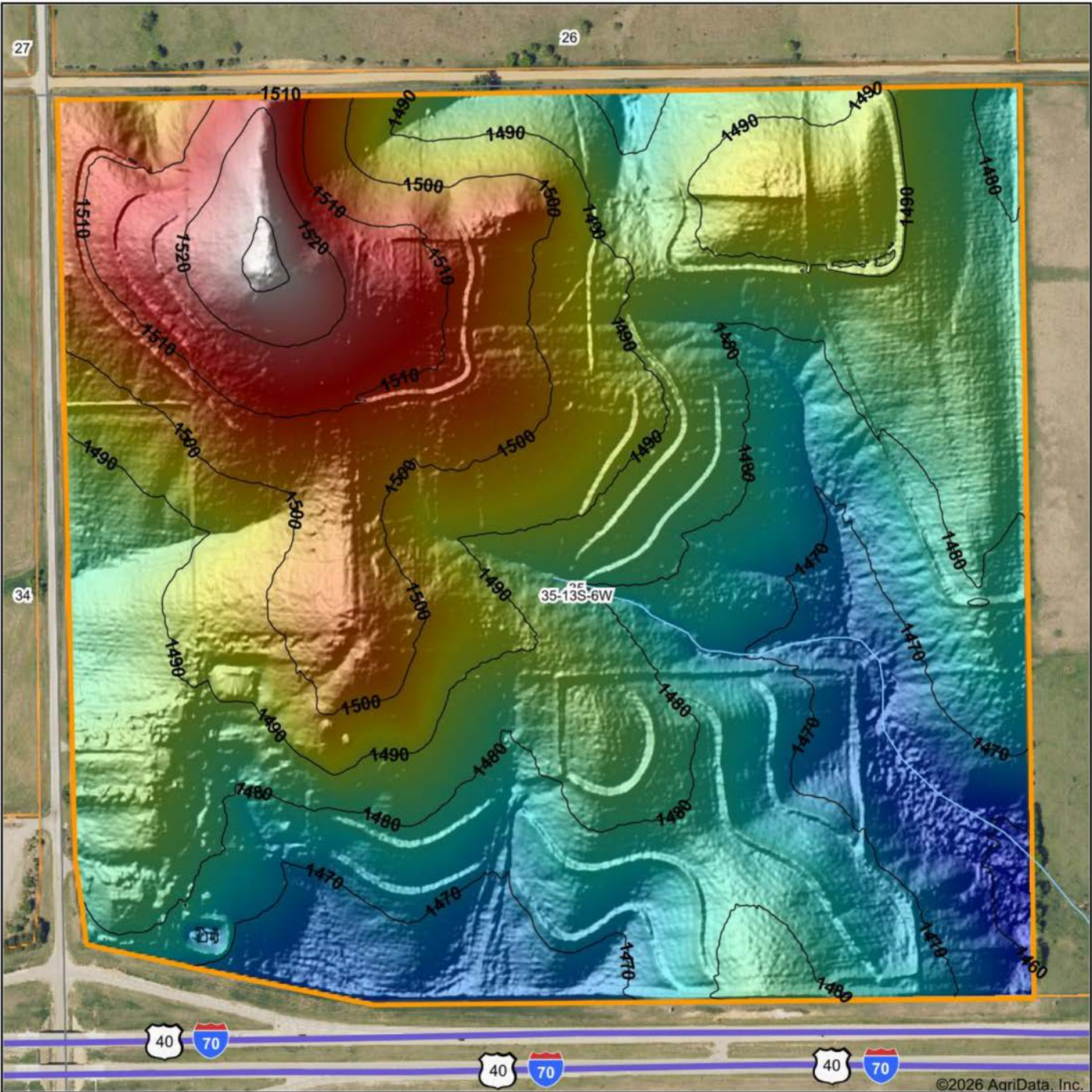
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35-13S-6W
Lincoln County
Kansas



8/17/2026

HILLSHADE MAP



Source: USGS 1 meter dem
Interval(ft): 10
Min: 1,457.0
Max: 1,531.8
Range: 74.8
Average: 1,487.3
Standard Deviation: 14.76 ft

0ft 423ft 845ft

8/17/2026

Boundary Center: 38° 52' 55.53, -97° 57' 40.26

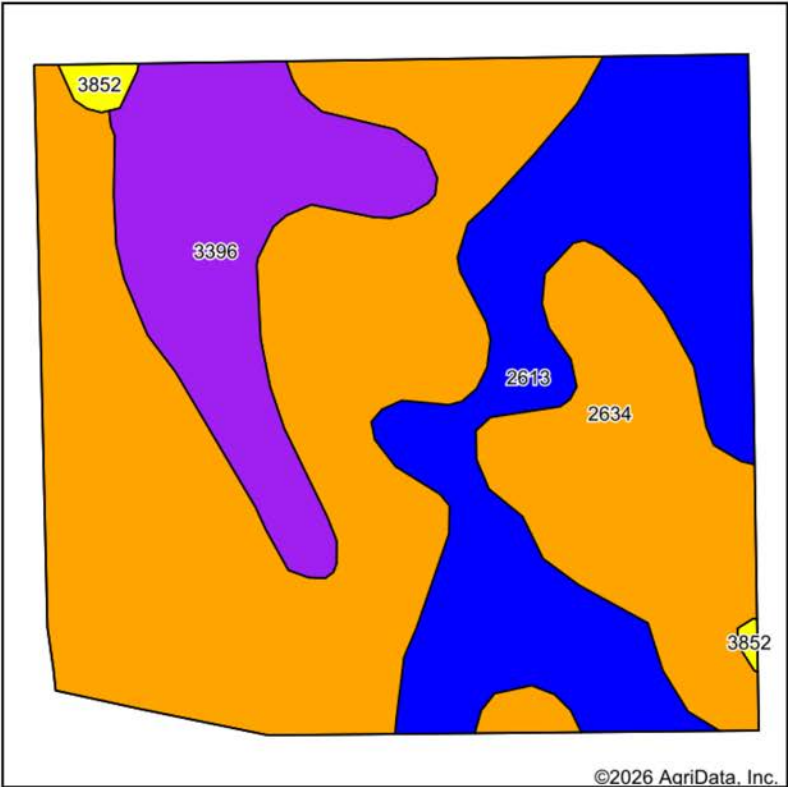
35-13S-6W
Lincoln County
Kansas

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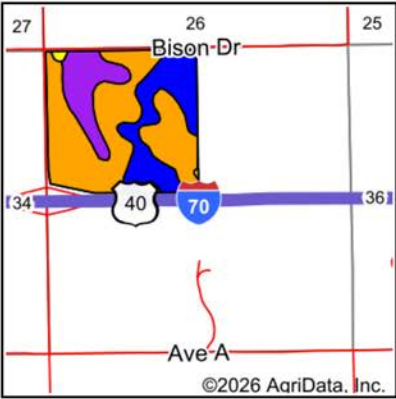
Low Elevation High

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SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Lincoln**
Location: **35-13S-6W**
Township: **Madison**
Acres: **146.65**
Date: **8/17/2026**



Maps Provided By:



Area Symbol: KS105, Soil Area Version: 24

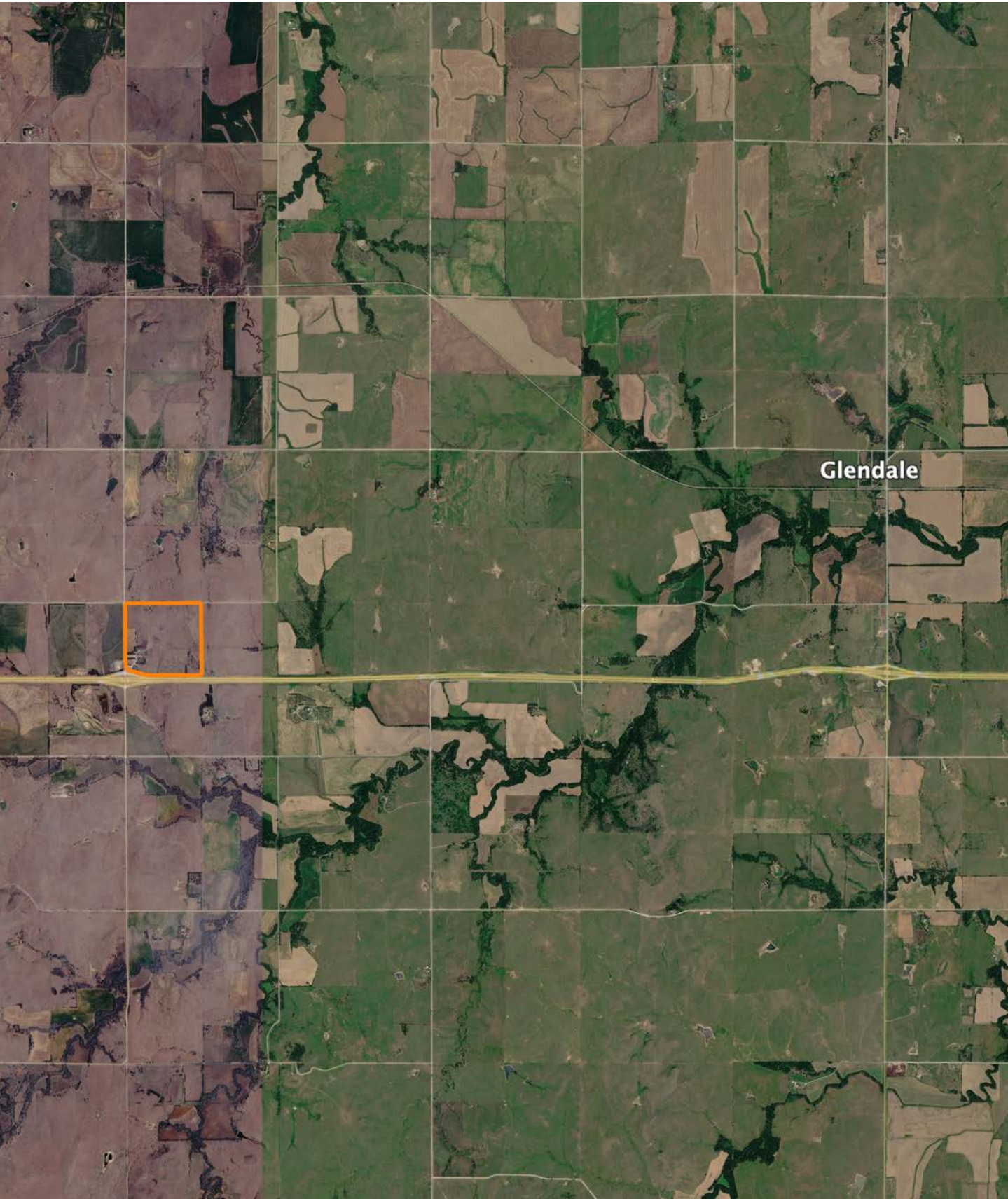
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
2634	Harney-Wells complex, 3 to 7 percent slopes	85.62	58.4%		IIIe	3345	68	56	67
2613	Harney silt loam, 1 to 3 percent slopes	37.21	25.4%		Ile	3002	68	51	68
3396	Lancaster-Hedville complex, 3 to 20 percent slopes	22.73	15.5%		VIe	3375	43	39	39
3852	Geary-Lancaster complex, 5 to 10 percent slopes	1.09	0.7%		IVe	3935	63	60	62
Weighted Average					3.22	3267	*n 64.1	*n 52.1	*n 62.9

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

OVERVIEW MAP



AGENT CONTACT

Sean Thomas has built his career around a passion for land, conservation, and helping others realize the full potential of their property. He earned a Bachelor's Degree in Agriculture from Kansas State University, specializing in forestry and conservation with a minor in Business Administration. His education, combined with years of hands-on experience managing public lands and wildlife, gives him a unique ability to evaluate recreational, agricultural, and investment properties through the eyes of both a land steward and an experienced land specialist.

Sean has established himself as one of the company's top-producing land agents, earning Top Producer recognition each year since 2022 along with multiple Awards of Excellence from the local Board of Realtors. Known for his work ethic, strong communication skills, and a proven ability to navigate complex transactions, Sean has developed a reputation for delivering exceptional service and successful outcomes for buyers and sellers throughout Central Kansas. He is also a graduate of Leadership Reno County and remains committed to continuing education and professional development. Before joining Midwest Land Group, Sean spent more than a decade managing public lands and wildlife for government agencies, where he gained extensive knowledge of habitat improvement, property management, and wildlife behavior; knowledge which he shares with clients so they can begin successful wildlife management on their property.

Outside of land sales, Sean is an avid deer, turkey, and duck hunter who enjoys sharing the outdoors with his family. He is actively involved in his church in Hutchinson and values faith, family, and stewardship. Sean and his wife, Betsy, live on a farm near Inman with their children, Margaret and Patrick, where they enjoy raising their family surrounded by pastures in the Sandhills.

Selling land requires more than placing a sign in the ground - it requires strategy, market knowledge, and relentless dedication. If you're looking for a land specialist who will advocate for your interests, solve problems before they become obstacles, and refuses to be outworked from list to close, Sean would welcome the opportunity to earn your business.



SEAN THOMAS,
LAND AGENT
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MidwestLandGroup.com

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