

MIDWEST LAND GROUP PRESENTS

159 ACRES IN

WASHINGTON COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

HIDDEN HUNTING PASTURE AND CRP GRASS

Located just south of Highway 36 is 159 +/- acres of pasture and tillable land for sale. This farm has a currently enrolled field in CRP. The Conservation Reserve Program runs through September 2032. The annual contract amount is \$57.46 per acre over 44.76 acres for a yearly income of \$2,572. Stay enrolled for passive income or break out to farm or fence in more cattle. This farmland planted to native grass is perfect cover for whitetail deer, nesting turkeys, and of course, pheasants. There is big bluestem towering over 7 feet tall, and the wildlife love this thick cover. There is an old homestead, no real improvement value, but it has grown up with trees and brush. Old bucks like to take daytime beds in spots like this. This would also make a logical site to repurpose some infrastructure for your hunting cabin or future homesite.

The west side of the property is 101 +/- acres of enclosed pasture. The property is currently being grazed for the remainder of the 2026 season and is subject to tenants' rights. The land has grown up with cedar trees. These trees average 8 to 15 feet tall. They are at the age where mechanical removal would be required to maximize forage for cattle; this would be an undertaking, but the trees are still a manageable size and density. Clean pasture with a new fence isn't always an option in this cattle market, but this farm has that potential and would be an excellent addition to grow your herd.

Left alone, the cedar thicket will get better and better with time, with the starter years already behind you. Cattle trails are in place for traveling on foot to your stand or traversing with off-road vehicles to feeders. The perfect visual barrier and cover for the deer herd. Mature bucks are known to love this type of habitat in mid-November. This is the sort of farm you hear stories about a Boone and Crockett buck locking down a hot doe for several days. They have room to chase, fight, and rest in between bouts, undisturbed by surrounding properties or roadways. If that doe is returning to your camera every 6 hours, so is he. In the southwest corner of the farm is a nice pond almost an acre in size. This permanent water source is adequate for cattle grazing and a magnet for the deer. The farm has the topography to build two more ponds of equal or bigger size. There is a nearby creek system that meanders across the prairie, bringing wildlife into this sanctuary. The tract has been enrolled in WIHA (Walk-In Hunting Area), open to public use in the past, but for the 2026-2027 season the lease was not renewed. Purchase this farm and secure exclusive hunting rights this season and landowner deer tags.

This farm is the perfect fixer-upper for the determined cattlemen or a started hunting farm with lots of potential for development into a top-tier recreation getaway. Contact the listing agent, Sean Thomas, at (620) 712-2775 for more information or to schedule a tour.

PROPERTY FEATURES

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

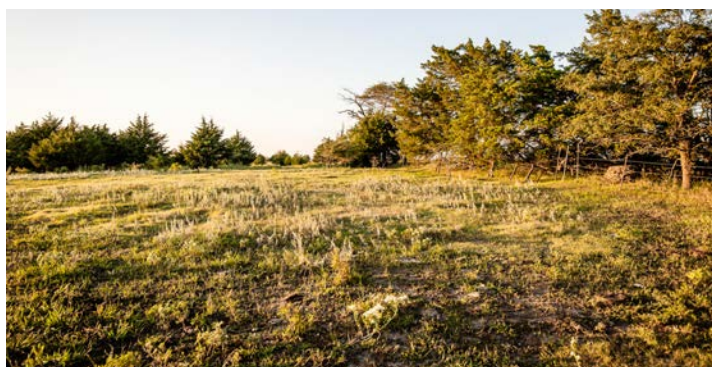
- Whitetail deer hunting
- Pheasant and quail
- Good-sized pond
- Big cedar thicket
- CRP contract on tillable acres
- Fenced-in pasture
- Abandoned homestead
- 6.5 miles to Washington
- 1/2 mile to Highway 36
- Passive income



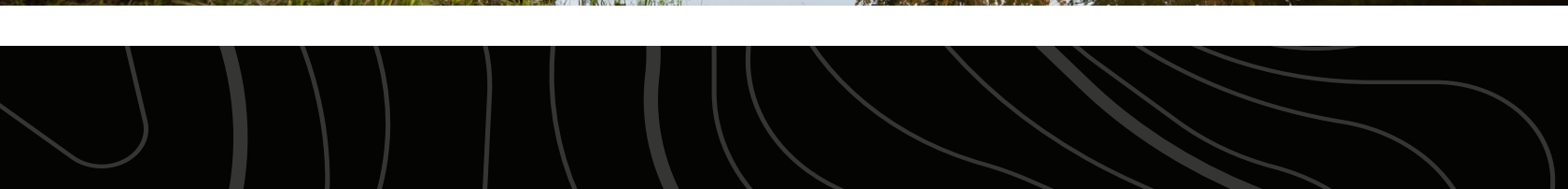
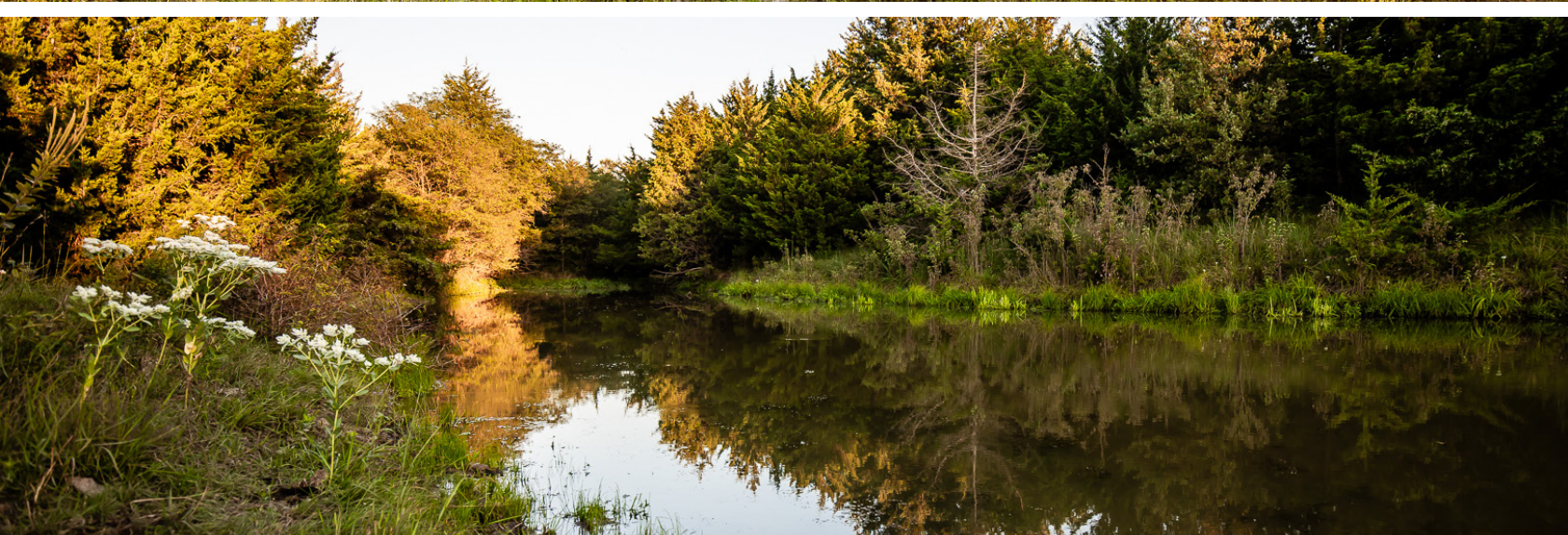
CRP CONTRACT ON TILLABLE ACRES



FENCED-IN PASTURE



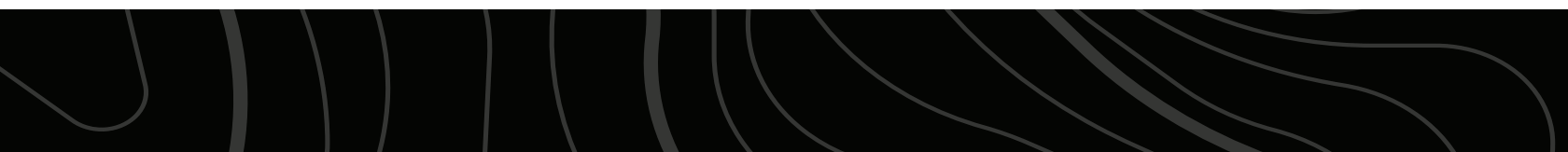
GOOD-SIZED POND



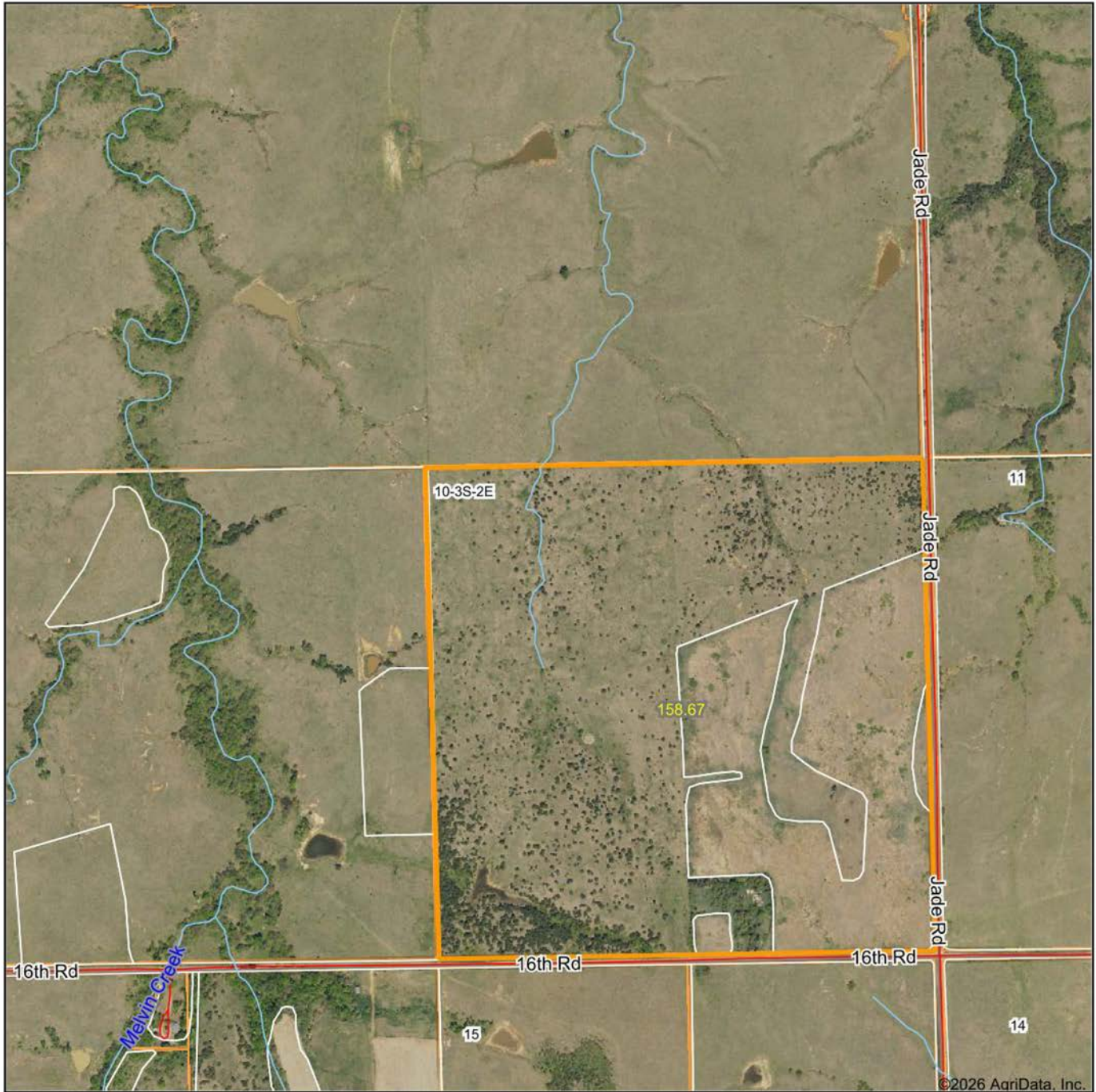
BIG CEDAR THICKET



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

Boundary Center: 39° 48' 10.42, -97° 11' 8.31

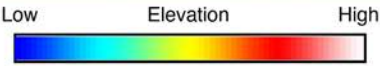
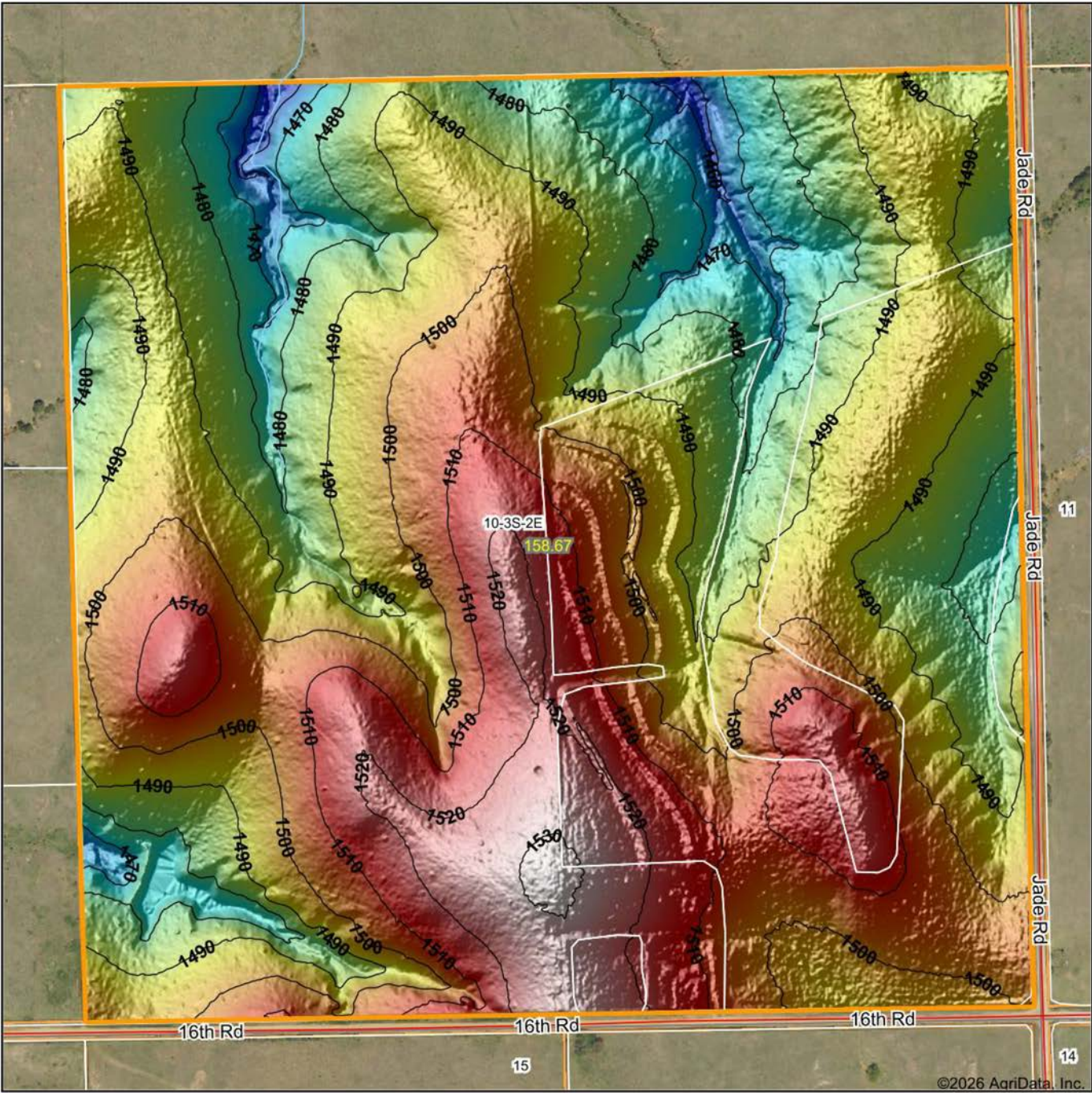
10-3S-2E
Washington County
Kansas

0ft 827ft 1653ft



8/19/2026

HILLSHADE MAP



Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 1 meter dem
Interval(ft): 10
Min: 1,453.0
Max: 1,532.0
Range: 79.0
Average: 1,495.6
Standard Deviation: 14.37 ft

0ft 433ft 866ft

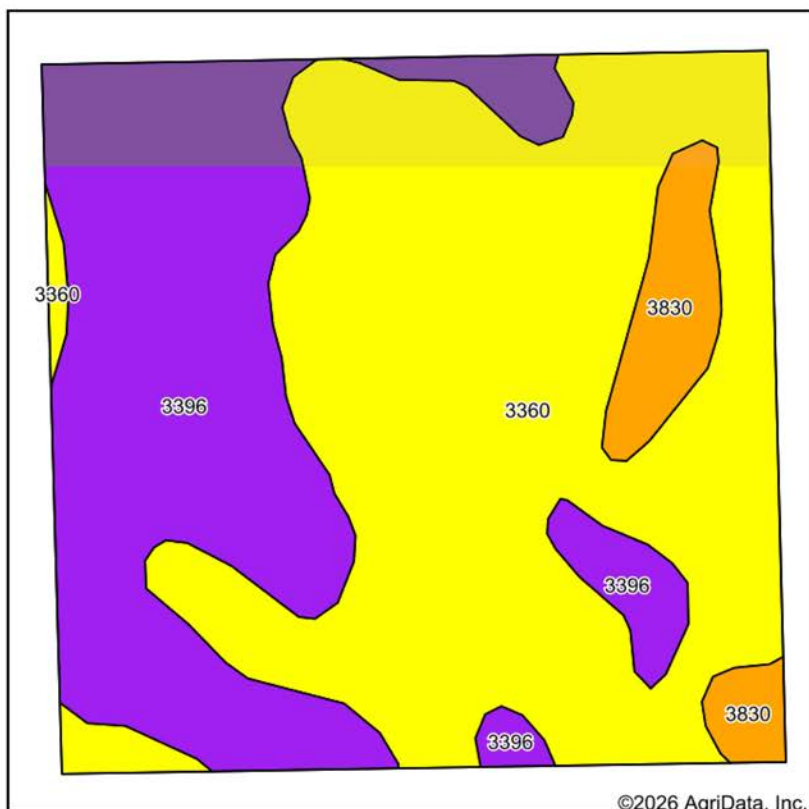


8/19/2026

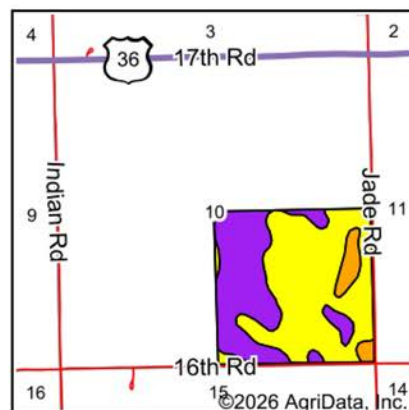
10-3S-2E
Washington County
Kansas

Boundary Center: 39° 48' 10.42, -97° 11' 8.31

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Washington**
 Location: **10-3S-2E**
 Township: **Coleman**
 Acres: **158.67**
 Date: **8/19/2026**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: KS201, Soil Area Version: 25

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
3360	Edalgo silty clay loam, 3 to 7 percent slopes	92.32	58.2%		IVe	3520	49	39	43
3396	Lancaster-Hedville complex, 3 to 20 percent slopes	57.64	36.3%		VIe	3375	43	39	39
3830	Crete silty clay loam, 3 to 7 percent slopes	8.71	5.5%		IIIe	3655	62	52	62
Weighted Average					4.67	3474.7	*n 47.5	*n 39.7	*n 42.6

*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 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
620.833.0110
SThomas@MidwestLandGroup.com



MidwestLandGroup.com

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