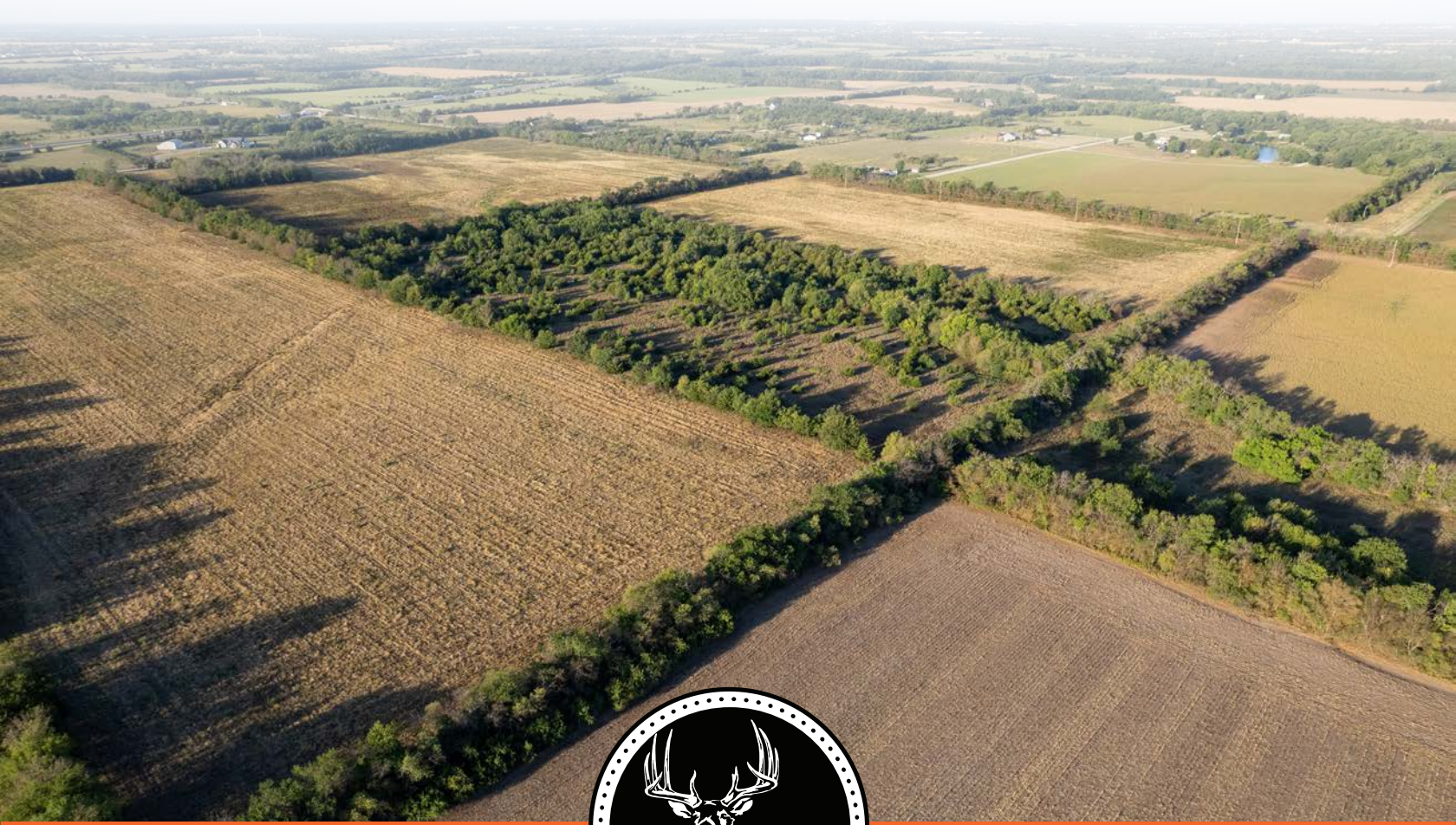


MIDWEST LAND GROUP PRESENTS

55 ACRES IN

BUTLER COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

55 +/- ACRE BUILD SITE NEAR ANDOVER

Located just 4.5 miles northeast of the Andover city limits, this property offers an excellent opportunity to build your country home while enjoying the space, privacy, and recreational benefits of rural living. Situated along well-maintained gravel Southwest Tumbleweed Road and just over a mile from pavement, the property provides convenient access to Andover, Wichita, I-35, K-254, and Kellogg while remaining comfortably outside the city.

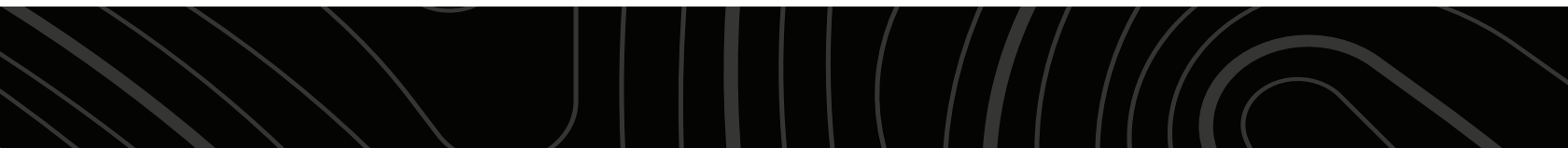
The property is located within the highly sought-after Andover School District, with electric available in the road right-of-way and a 4-inch rural water line running along Tumbleweed Road.

Approximately 35 acres are farmable and currently sitting fallow, providing flexibility for future agricultural use, hay production, food plots, or additional native cover. Another approximately 18 acres consist of grown-

up pasture with thick cover and a wet-weather drainage creek winding through the property. This portion provides excellent habitat and creates opportunities for hunting, wildlife viewing, exploring, and other outdoor recreation right out your back door.

With a combination of open acreage and established cover, the property offers several possibilities for someone looking to establish a rural homesite without giving up recreational land. Whether your vision includes a country home, shop, livestock, hunting ground, or simply room to enjoy the outdoors, this property provides the versatility to make it your own.

Mineral rights are believed to be intact and will transfer with the property. A boundary survey will be completed during the contract to closing period. For questions or to schedule a time to view the property, contact the listing agent, Shaun Reid, at (316) 210-6680.



PROPERTY FEATURES

COUNTY: **BUTLER** | STATE: **KANSAS** | ACRES: **55**

- 55 +/- acres - to be surveyed
- Future build site
- 35 +/- farmable acres
- Well-maintained gravel road
- Close to blacktop
- Quick highway access
- Electric and rural water nearby
- Andover School District
- Recreational opportunities
- 4.5 miles to Andover
- 17 miles to Downtown Wichita



FUTURE BUILD SITE

Located just 4.5 miles northeast of the Andover city limits, this property offers an excellent opportunity to build your country home while enjoying the space, privacy, and recreational benefits of rural living.



WELL-MAINTAINED GRAVEL ROAD



35 +/- FARMABLE ACRES



QUICK HIGHWAY ACCESS



TRAIL CAM PICTURES



AERIAL MAP



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Boundary Center: 37° 44' 36.82, -97° 4' 20.39

0ft 326ft 651ft



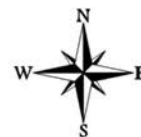
Maps Provided By:



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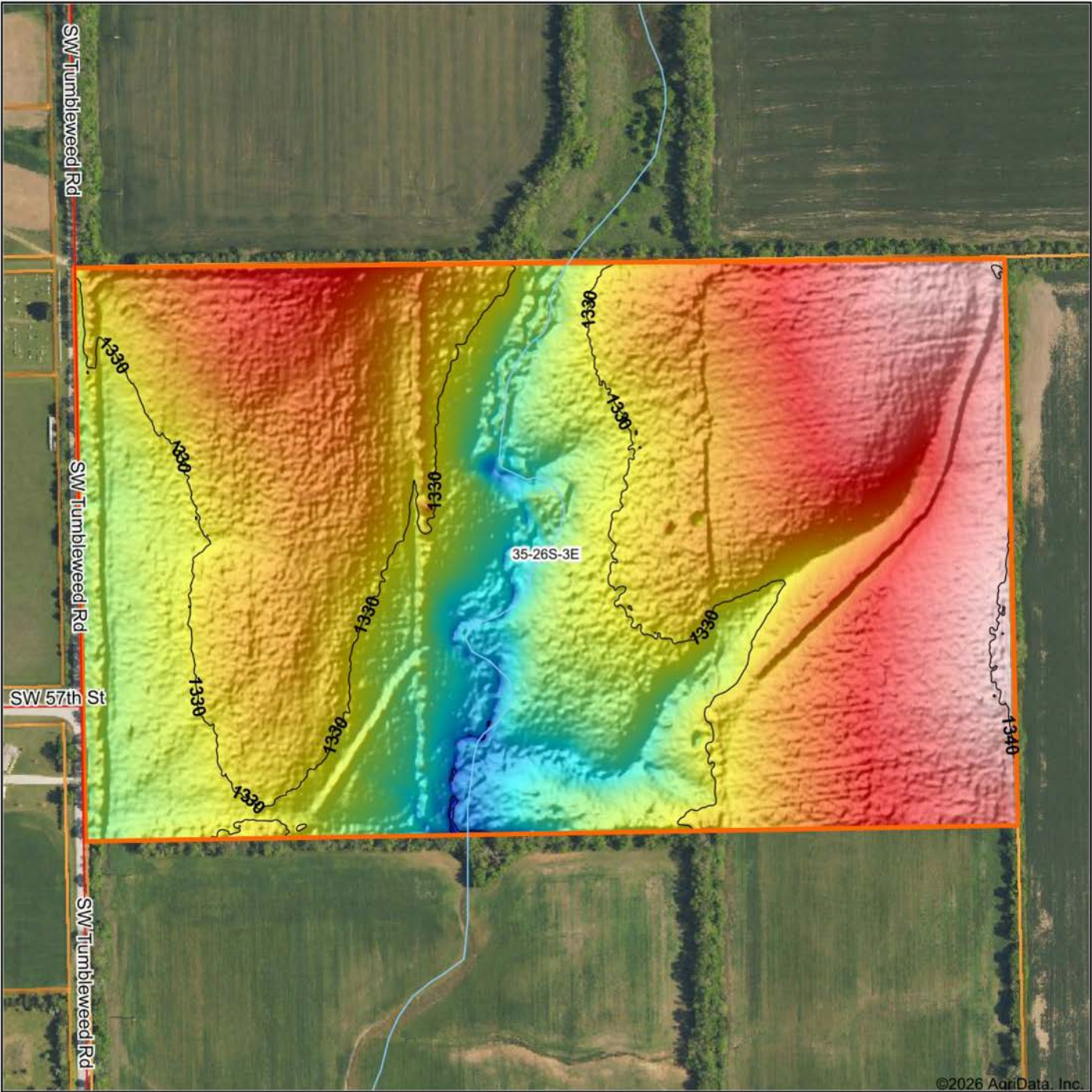
www.AgriDataInc.com

35-26S-3E
Butler County
Kansas



9/17/2026

HILLSHADE MAP

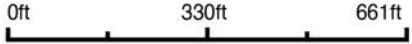


Low Elevation High



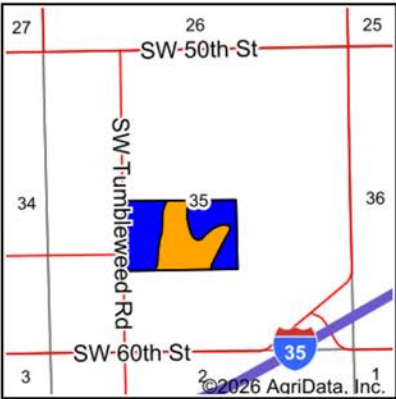
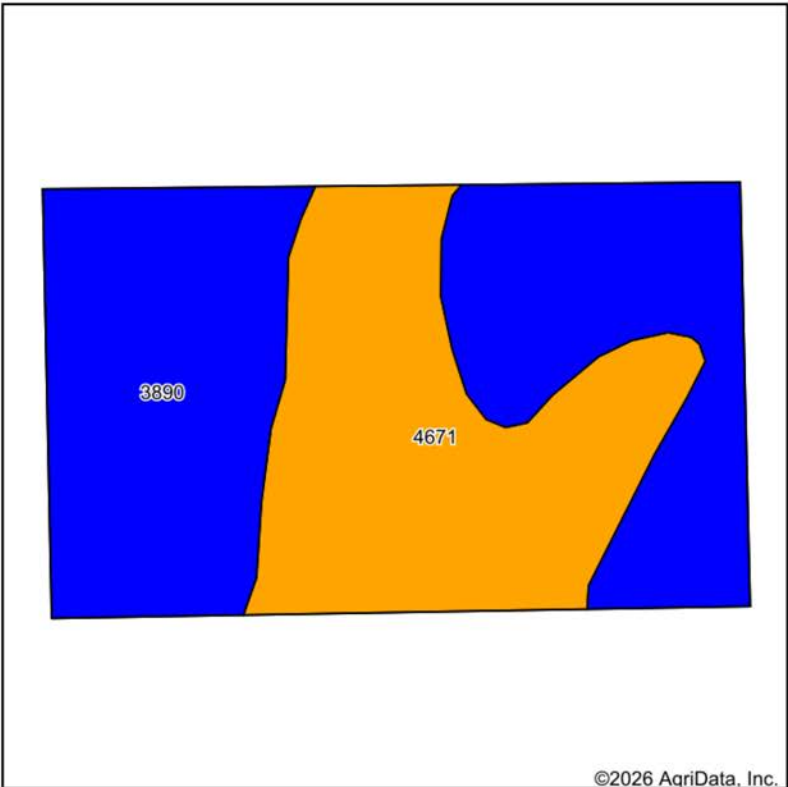
Maps Provided By:
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CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
Interval(ft): 10
Min: 1,318.6
Max: 1,341.2
Range: 22.6
Average: 1,331.4
Standard Deviation: 4 ft



9/17/2026
35-26S-3E
Butler County
Kansas
Boundary Center: 37° 44' 36.82, -97° 4' 20.39

SOILS MAP



State: **Kansas**
County: **Butler**
Location: **35-26S-3E**
Township: **Benton**
Acres: **55.04**
Date: **9/17/2026**



Maps Provided By:

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CUSTOMIZED ONLINE MAPPING
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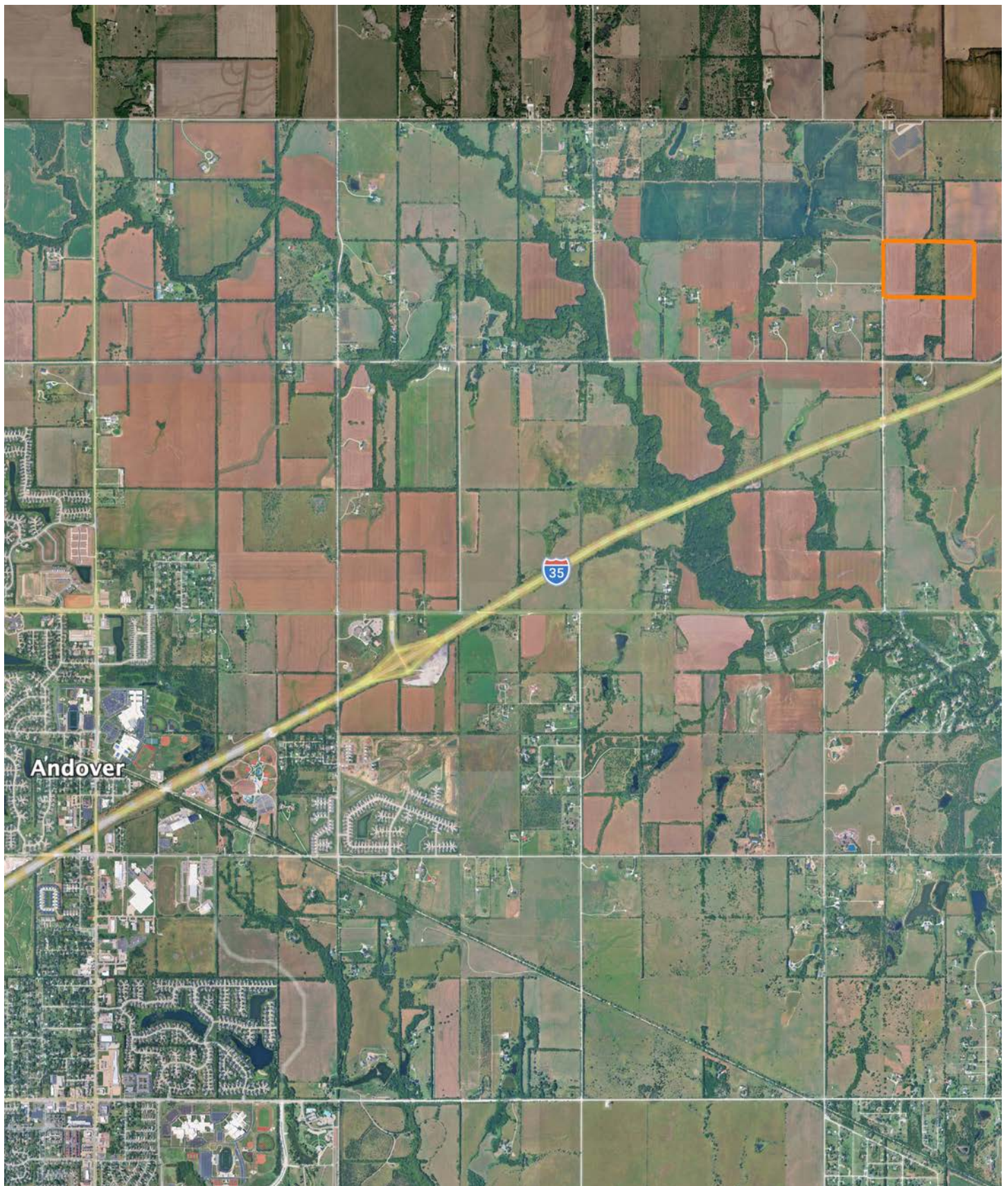


Area Symbol: KS015, Soil Area Version: 23

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
3890	Ladysmith silty clay loam, 0 to 1 percent slopes	33.34	60.6%		IIIs	IIIs	3525	53	39	52	52	28
4671	Irwin silty clay loam, 1 to 3 percent slopes	21.70	39.4%		IIIs	IIIs	3585	56	45	55	55	40
Weighted Average					2.39	2.39	3548.7	*n 54.2	*n 41.4	*n 53.2	*n 53.2	*n 32.7

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

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
316.210.6680
SReid@MidwestLandGroup.com



MidwestLandGroup.com

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