

MIDWEST LAND GROUP PRESENTS



63 ACRES
BUTLER COUNTY, KS

12550 Southwest 60th Street, Andover, Kansas, 67002

MIDWEST LAND GROUP IS HONORED TO PRESENT

63 +/- ACRE BUILD SITE OR DEVELOPMENT TRACT NEAR ANDOVER

Located just 4 miles from the Andover city limits, this 63 +/- acre property offers an excellent combination of country living potential, productive farm ground, recreational opportunities, and privacy. With convenient access to Andover and Wichita, the property provides the space and seclusion of rural living while remaining just minutes from town. The property is located on a well-maintained gravel road and just one mile from a paved road, with quick access to I35, K-254, Kellogg, and is located within the highly sought-after Andover School District.

Approximately 50 acres consist of productive farm ground which is currently sitting fallow, offering agricultural income potential or the is a blank slate to make these acres fit your vision. Mature trees line and screen much of the property from the surrounding roads, creating excellent privacy and giving the acreage a secluded feel.

The property also offers hunting and recreational opportunities, with mature timber and natural travel corridors providing habitat for wildlife.

An old homesite adds additional character and potential to the property and includes a windmill well along with a couple of older outbuildings. There is power on both the south and west sides of the property, and a 4" rural water line runs south of 60th Street.

The property is zoned rural residential, which allows parcel sizes down to 3-5 acres, making it a good candidate for development of estate-style lots.

Mineral rights are intact and will transfer to the buyer. A boundary survey will be performed during the contract to close 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: **63**

- 63 +/- acres - to be surveyed
- Future country build site
- Electric and rural water nearby
- Well-maintained gravel road
- One mile from paved road
- Andover School District
- 50 +/- acres of farm ground
- Recreational opportunities
- Zoned Rural Residential
- 4 miles to Andover, KS
- 17 miles to downtown Wichita



FUTURE COUNTRY BUILD SITE

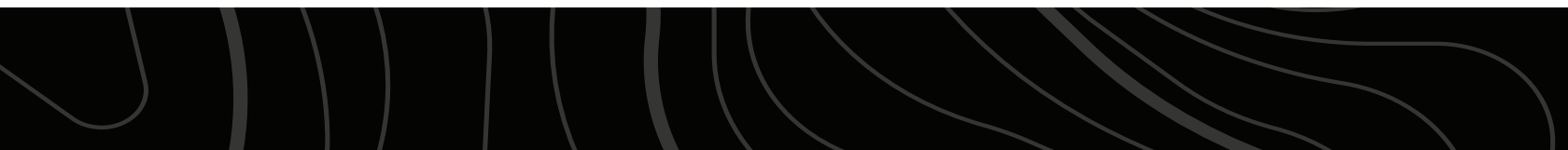


OLD HOMESITE & WINDMILL



50 +/- ACRES OF FARM GROUND

Approximately 50 acres consist of productive farm ground which is currently sitting fallow, offering agricultural income potential or the is a blank slate to make these acres fit your vision.



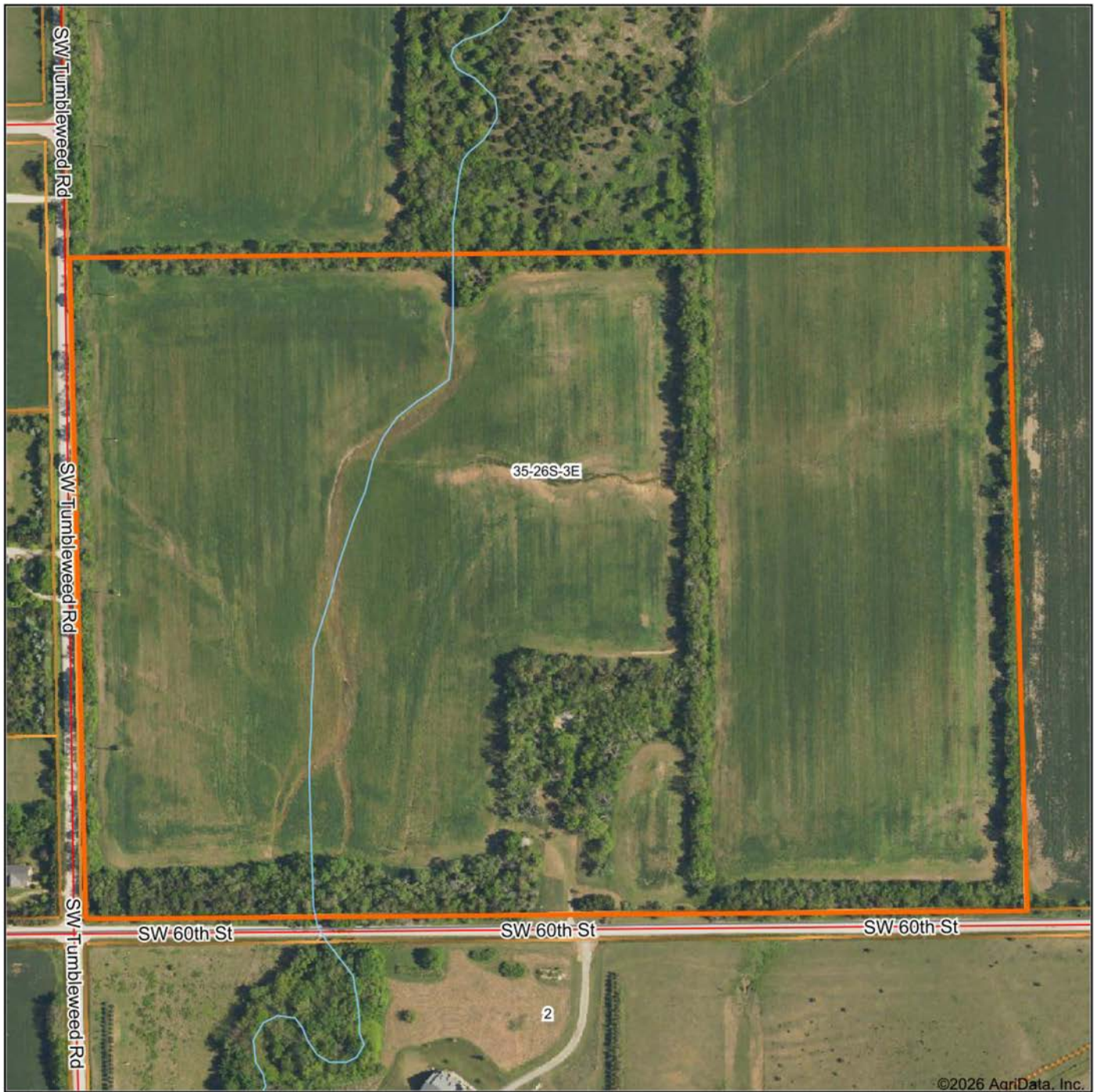
TRAIL CAM PICTURES



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 37° 44' 23.89, -97° 4' 20.29

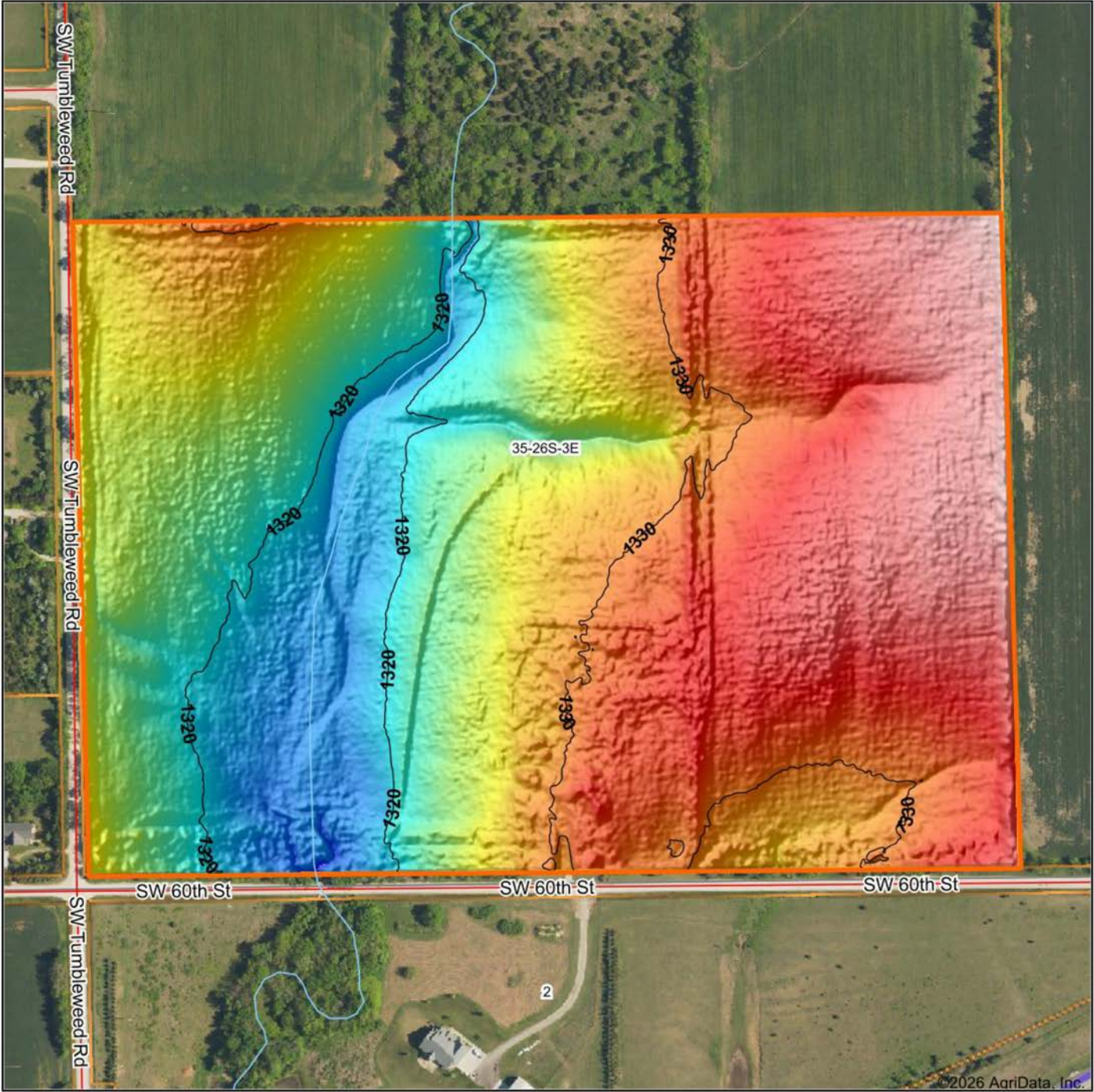
35-26S-3E
Butler County
Kansas

0ft 326ft 653ft



9/17/2026

HILLSHADE MAP

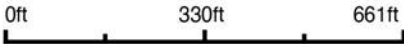


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Source: USGS 1 meter dem
Interval(ft): 10
Min: 1,314.2
Max: 1,338.9
Range: 24.7
Average: 1,327.4
Standard Deviation: 5.54 ft

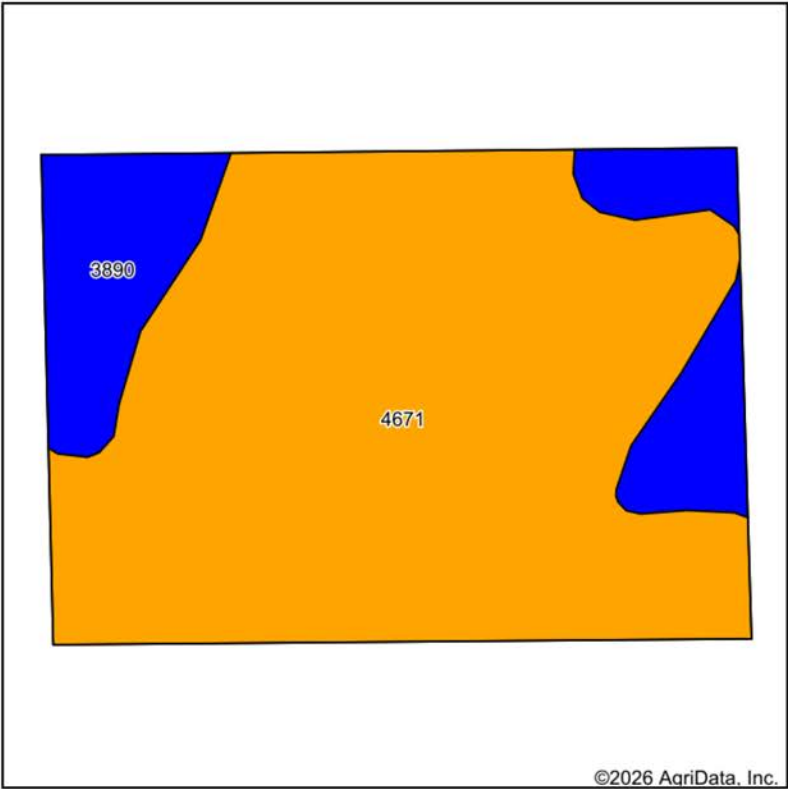


9/17/2026

35-26S-3E
Butler County
Kansas

Boundary Center: 37° 44' 23.89, -97° 4' 20.29

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Butler**
Location: **35-26S-3E**
Township: **Benton**
Acres: **63.17**
Date: **9/17/2026**



Maps Provided By:



surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: KS015, Soil Area Version: 23

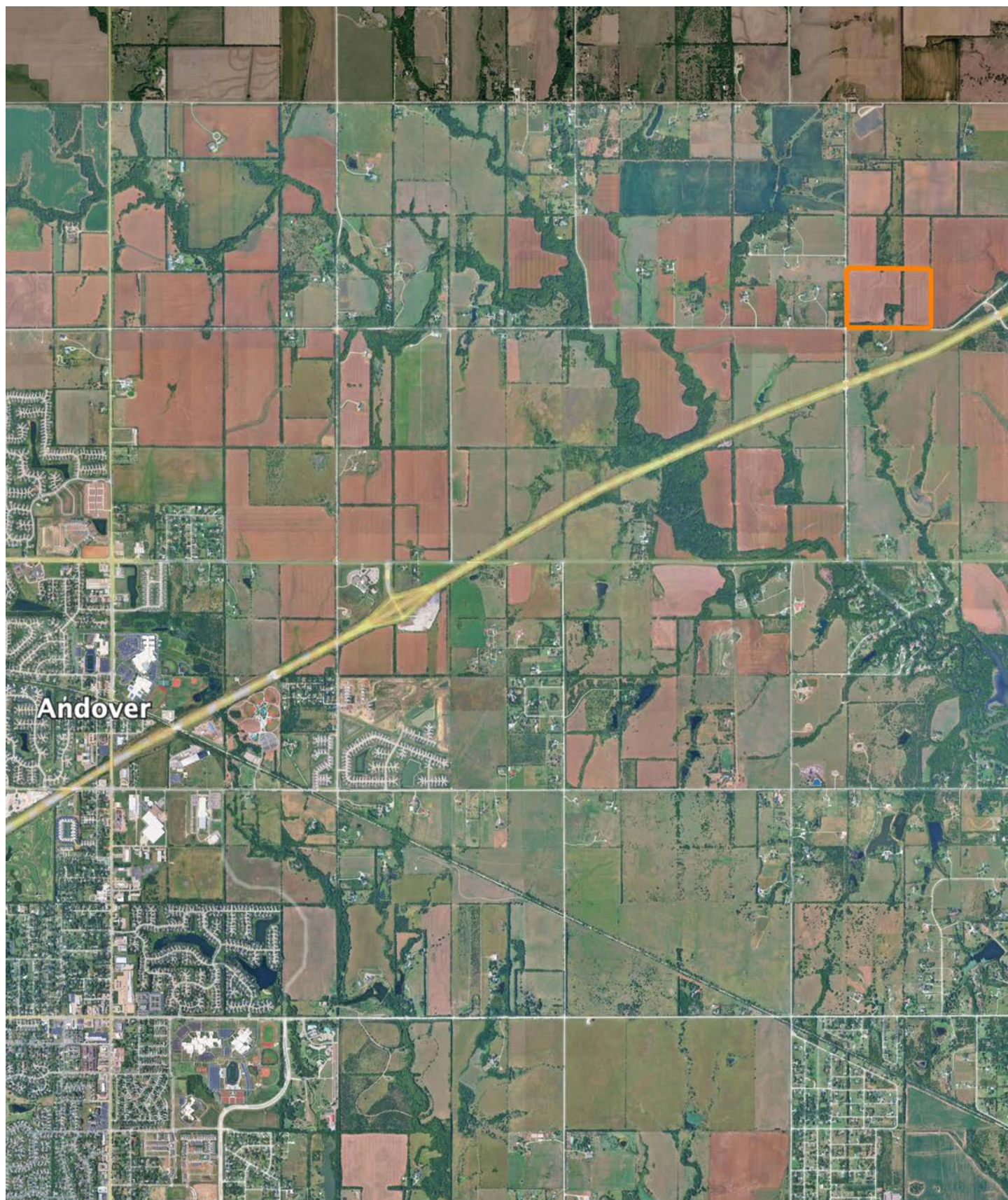
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
4671	Irwin silty clay loam, 1 to 3 percent slopes	51.29	81.2%		IIIIs	IIIIs	3585	56	45	55	55	40
3890	Ladysmith silty clay loam, 0 to 1 percent slopes	11.88	18.8%		IIIs	IIIs	3525	53	39	52	52	28
Weighted Average					2.81	2.81	3573.7	*n 55.4	*n 43.9	*n 54.4	*n 54.4	*n 37.7

*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

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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