MIDWEST LAND GROUP PRESENTS

ELLSWORTH COUNTY, KS

102 ACRES

MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SMOKY HILLS LAKEVIEW LODGE

In Ellsworth County, on the south side of Kanopolis Lake, is a beautiful home with incredible views! This isn't your average lake lot. This unobscured view of the reservoir is one-of-a-kind. The view in all the other directions is just as magnificent; the large contiguous pastures of the Smoky Hills surround the land with no neighbors in view for miles. This is the definition of Kansas scenery.

The home was built in 2005. It boasts 3 bedrooms and 3 bathrooms. There is a bonus loft used as a fourth sleeping room. The kitchen is nicely sized with granite countertops and a raised breakfast bar for serving guests. Granite countertops in the kitchen match the bathrooms throughout the house. This dining room and kitchen lead into the great room. It is, in fact, "great". The rock-faced wood-burning fireplace soars to the top of the vaulted ceiling; huge windows bring the natural light into the heart of the sitting area. This room is enchanting, to say the least; there are few better places to enjoy a cup of coffee than a recliner in this spot, with the sun rising over the lake and deer chasing in the valleys below. The main floor has a full bathroom and a primary bath.

Built with oversized 2"x6" framing, heavy timbers, and solid steel beams. This fortress on the hill will stand the test of time. The walkout basement or "poker room" downstairs has another fireplace and is an excellent place to watch a football game. The basement boasts a very large bedroom with space for several guests to stay. There is a big mudroom, laundry, and a bathroom. During a timeout in the game, step outside for some fresh air. Sitting out here on a summer night, the stargazing is miraculous, and the sunsets are something written about in country-western music.

There is abundant outdoor living space. Just off the master suite is a hot tub, which is included, along with most other furniture pieces and appliances. Multiple areas on the deck are large enough for outdoor dining sets. This is the entertainer's dream. Family holidays, summer lake weekends, opening day of hunting season, private events, or just your everyday family life. This two-level system makes the possibilities endless. For storage, the finished 24'x36' shop is wired and insulated; there is also a 20-foot lean-to and a smaller garden shed to keep equipment. All the outbuildings and home have attractive, low-maintenance metal roofing.

The property could be used to generate passive income from short-term rentals. This has Airbnb written all over it. The views, the seclusion, the nearby recreation amenities. This will rent for family vacations, company retreats, weddings, and individual hunters, anglers, and outfitters.

The land is 102 +/- acres. This makes it eligible for a non-resident landowner deer tag. This would make the ultimate hunting camp for you and your friends. Own this tract and know that you have a guaranteed buck tag and a good spot to hunt. Several mature whitetail bucks have been harvested on the property over the years. There is excellent elevation change that funnels deer just to the west and east of the house. Multiple blind locations have been hunted, but the best blind might just be the house. The deer herd has excellent habitat on the nearby managed Corps of Engineers Land; this is open to hunting and can provide you and your hunting party additional acres to hunt. The deer congregate heavily on this 102 +/- parcel during hunting season. Some of the acres have been hayed each year and produce excellent prairie hay. This hayfield could be enclosed to store your horses. The soils are capable of growing small grains and food plots, making this area behind the cedar tree grove a hidden destination food plot. The rest of the property hasn't been grazed in many years and has grown thick with brush and tall grass, providing excellent seclusion and bedding cover for deer. Central Kansas is known for its trophy whitetail genetics and age structure. The large ranches to the south also provide an excellent place for bucks to grow old, escape, and spend time undisturbed. Make this your home base of operations, get a landowner tag every year, then work on stringing together other properties to purchase or lease.

The recreation opportunities are just endless. Kanopolis State Park and Marina are just 4 miles away. Keep a ski boat at the dock, fire up the fishing boat, and enjoy a day catching walleye and wipers. The crappie bite in the spring is great. Horseback riding trails and challenging prairie hikes. The lake is 3,500 acres, and the wildlife area open to hunting is 12,500 acres. There is a nearby convenience store and bait shop, and dining and groceries in several nearby towns. There is a sizable airport in Salina that has United non-stop flights to Denver, Houston, and Chicago. This is also an easy drive to both Interstate 70 and I-135.

The history and geological formations in the area are compelling. This parcel was once part of the historic Sherman Ranch, a 40,000-acre operation in the early 20th century. Before that, the land was part of the Idavale Ranch, established after the Civil War. This site was a social epicenter for the early settlers. The ranch headquarters hosted horse racing and a Fourth of July celebration each year, drawing hundreds of neighbors. On the south side of the property along Avenue T, there are fascinating sandstone rock formations. This eye-catching spot is great for family photo sessions and wedding party photos. This combination of pioneer history and melodramatic scenery was written about in dime novels.

The opportunity to buy land in this area is not just rare. It is non-existent. The scarcity of this tract, in this size and location, is difficult to describe. The home is beautifully constructed and will make someone very happy. To view disclosures and schedule a tour, contact the Listing Agent, Sean Thomas, at (620) 712-2775.

PROPERTY FEATURES

COUNTY: **ELLSWORTH** | STATE: **KANSAS** | ACRES: **102**

- 3 bedrooms, 3 bathrooms
- 3,231 square feet
- Great room with a view of the lake
- 102 +/- acres of native grassland
- Landowner buck tag
- Trophy whitetail deer hunting
- Turkey, pheasants, and quail
- Nearby state park recreation
- ATV trails, fishing, boating
- 4 miles to marina boat ramp
- 12,500 acres public hunting
- Interesting pioneer history
- Sandstone rock formations
- 126 feet of elevation change
- Long driveway on a quiet road
- Expansive Smoky Hills vistas
- Large deck with walkout basement
- Drilled water well, electric, & satellite internet
- USD 327 Ellsworth
- 33 miles to Salina Airport

102 +/- ACRES OF NATIVE GRASSLAND

3 BEDROOMS, 3 BATHROOMS

GREAT ROOM WITH A VIEW OF THE LAKE

TROPHY WHITETAIL DEER HUNTING

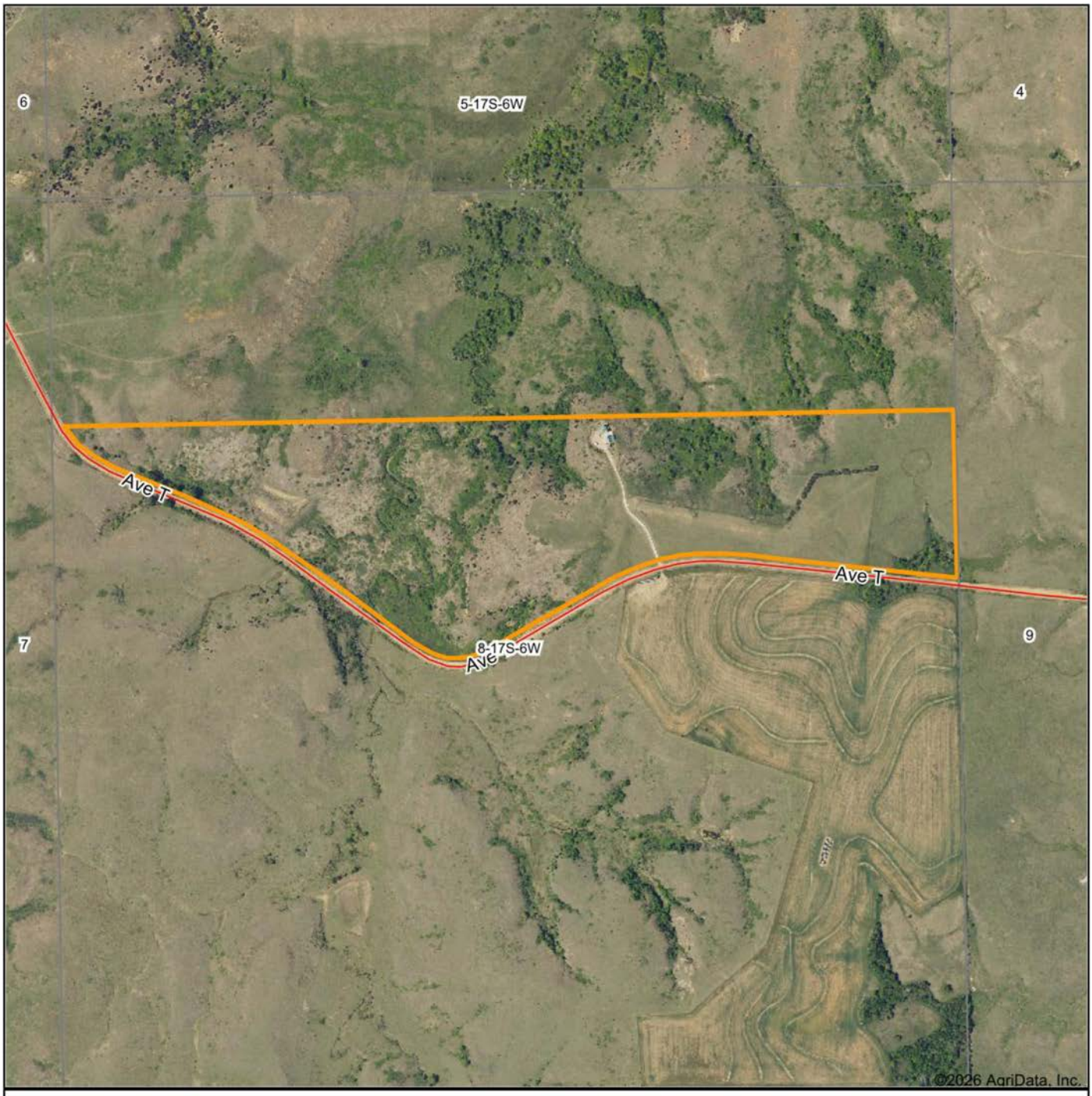
LARGE DECK WITH WALKOUT BASEMENT

NEARBY STATE PARK RECREATION

SANDSTONE ROCK FORMATIONS

ADDITIONAL PHOTOS

AERIAL MAP



Boundary Center: 38° 35' 21.91, -98° 0' 28.62

0ft 903ft 1806ft

8-17S-6W
Ellsworth County
Kansas

N W E S

Maps Provided By:
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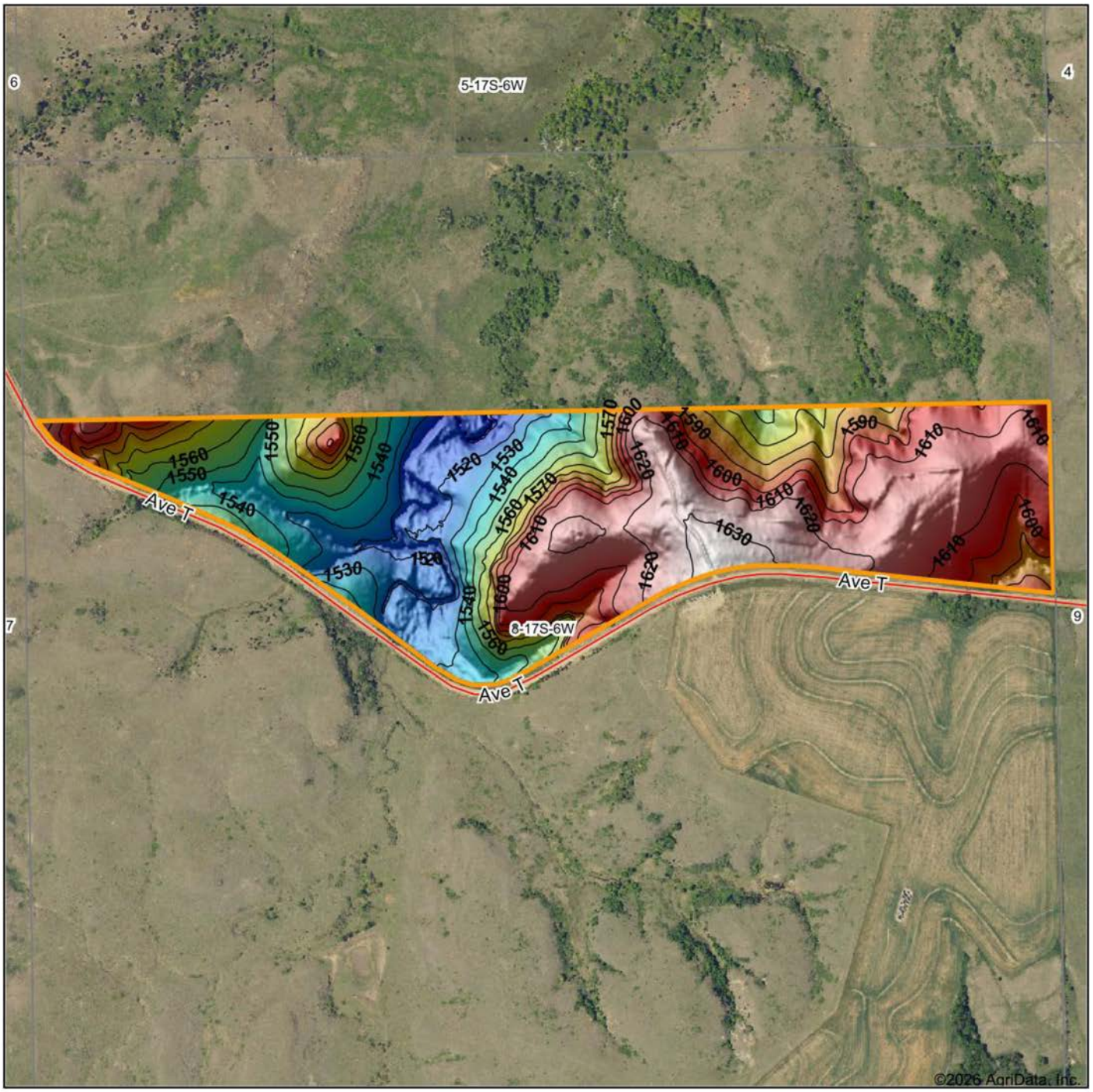
9/28/2026

HILLSHADE MAP



Low Elevation High

Source: USGS 3 meter dem
Interval(ft): 10
Min: 1,507.7
Max: 1,633.9
Range: 126.2
Average: 1,578.7
Standard Deviation: 37.04 ft

0ft 793ft 1585ft

N W E S

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8-17S-6W
Ellsworth County
Kansas

Boundary Center: 38° 35' 21.91, -98° 0' 28.62

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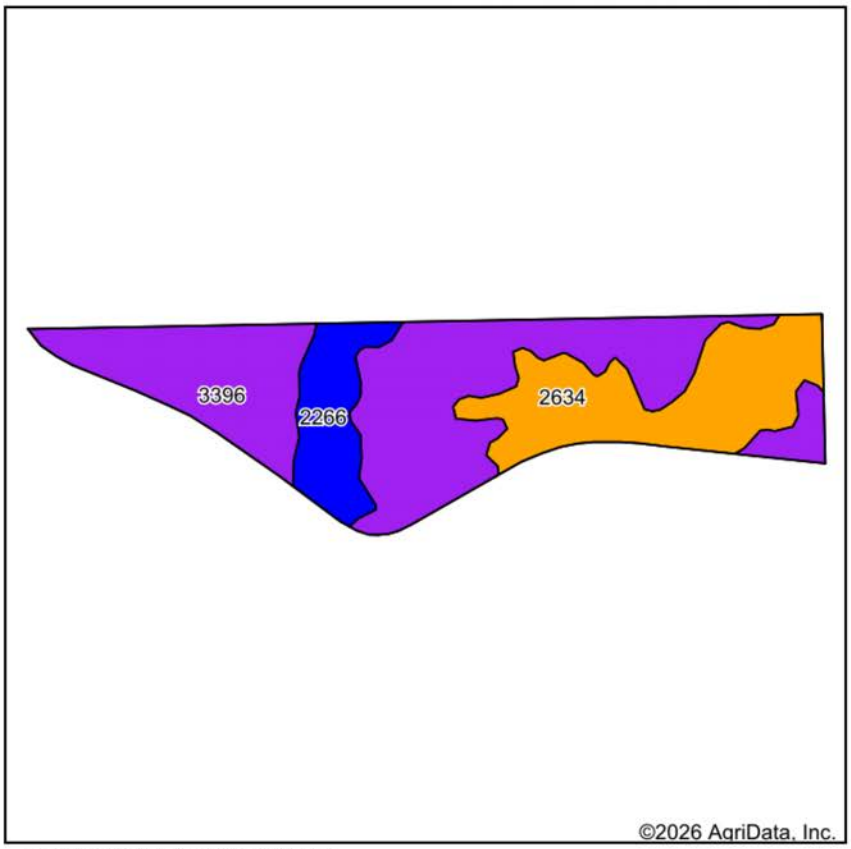
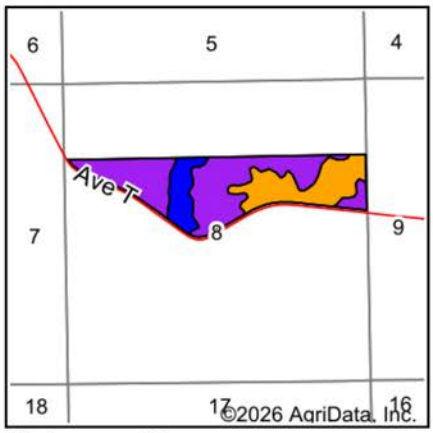
SOILS MAP





State: **Kansas**
County: **Ellsworth**
Location: **8-17S-6W**
Township: **Langley**
Acres: **102.49**
Date: **9/28/2026**

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N W E S

Soils data provided by USDA and NRCS.

Area Symbol: KS053, Soil Area Version: 23										
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 Small Grains	*n NCCPI Soybeans
3396	Lancaster-Hedville complex, 3 to 20 percent slopes	61.82	60.4%		VIe	3375	43	39	41	39
2634	Harney-Wells complex, 3 to 7 percent slopes	28.64	27.9%		IIIe	3345	68	56	59	67
2266	Tobin silt loam, occasionally flooded	12.03	11.7%		IIw	5875	83	64	64	83
				Weighted Average	**4.69**	**3660.1**	***n 54.7**	***n 46.7**	***n 48.7**	***n 52**

*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
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MIDWEST LAND GROUP

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