

MIDWEST LAND GROUP PRESENTS

152 ACRES

SALINE COUNTY, KS

000 NORTH SIMPSON ROAD, NEW CAMBRIA, KANSAS 67470



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

RECREATIONAL GREATNESS

Just North of Salina is 152 +/- acres of premium recreational property. This property has the perfect balance of brushy bedding cover, tillable food sources, and mature timber. The farm has been known to produce world-class whitetail. The intersection of major travel corridors at the low-lying center of the farm makes for every deer hunter's dream. In early November, there are few better locations in the state to spend the day in a tree stand.

This tract would also make a spectacular build site. There is already electric service run to the center of the farm where a 1971 Quonset building sits. This area is up out of the floodplain and would make a spectacular place to build a custom home. A short drive to Salina, a micropolitan city with good jobs and a thriving quality of life. There is also a 6" rural water mainline along Humbargar Road on the south road. Imagine looking out the kitchen window at fields full of deer and turkey.

The farm has quality tillable fields broken into 4 separate FSA fields. There are 110 acres of broke ground with a

weighted average soil score of 62 NCCPI. Primarily Wells loam, but also some extremely productive Tobin silt loam. The fields have been left fallow this summer and are ready for immediate possession. Enter into a new farming agreement to make this an income-producing property or plant to a new perennial crop such as hay for your horses, or alfalfa and food plots for deer.

The farm has an abundant turkey and quail population to accompany the healthy deer herd. There are roughly 42 acres of mature timber and an overgrown pasture. This is prime habitat. There is a small pond in the pasture area that stays wet and is an excellent water source for the wildlife. The layout of the farm is what makes this such a productive hunting property. Sanctuary area, heavily traveled corridors, built-in food plot nooks. Elevation changes that obscure sightlines and make it feel bigger than it is. The recipe for growing and harvesting big deer, ready to go. This property is ready for new ownership and has a bright future ahead. Contact the Listing Agent Sean Thomas at (620) 712-2775 or stthomas@midwestlandgroup.com to schedule a tour.



PROPERTY FEATURES

COUNTY: **SALINE** | STATE: **KANSAS** | ACRES: **152**

- Premium recreational farm
- 65 feet of elevation change
- Electricity on site
- Rural water available at road
- Mature timber
- Rut travel corridor
- 42 acres of bisected habitat
- Dug pond water source
- 39'x40' 1971 Quonset building
- 110 acres of loamy tillable



110 ACRES OF LOAMY TILLABLE

The farm has quality tillable fields broken into 4 separate FSA fields. There are 110 acres of broke ground with a weighted average soil score of 62 NCCPI. Primarily Wells loam, plus some extremely productive Tobin silt loam.



DUG POND WATER SOURCE



MATURE TIMBER

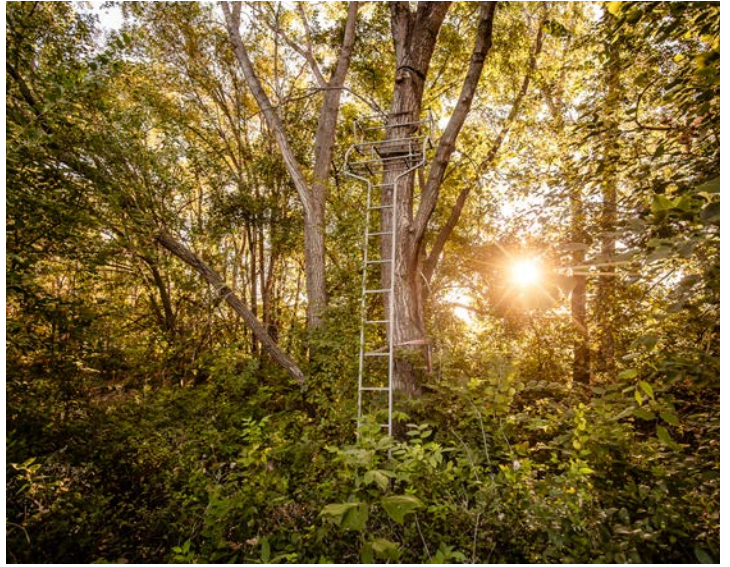


BUILD SITE WITH ELECTRIC

This tract would also make a spectacular build site. There is already electric service run to the center of the farm where a 1971 Quonset building sits. This area is up out of the floodplain and would make a spectacular place to build a custom home.



EXCELLENT DEER & TURKEY HUNTING



AERIAL MAP



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Maps Provided By:



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Boundary Center: 38° 56' 48.41, -97° 32' 34.46

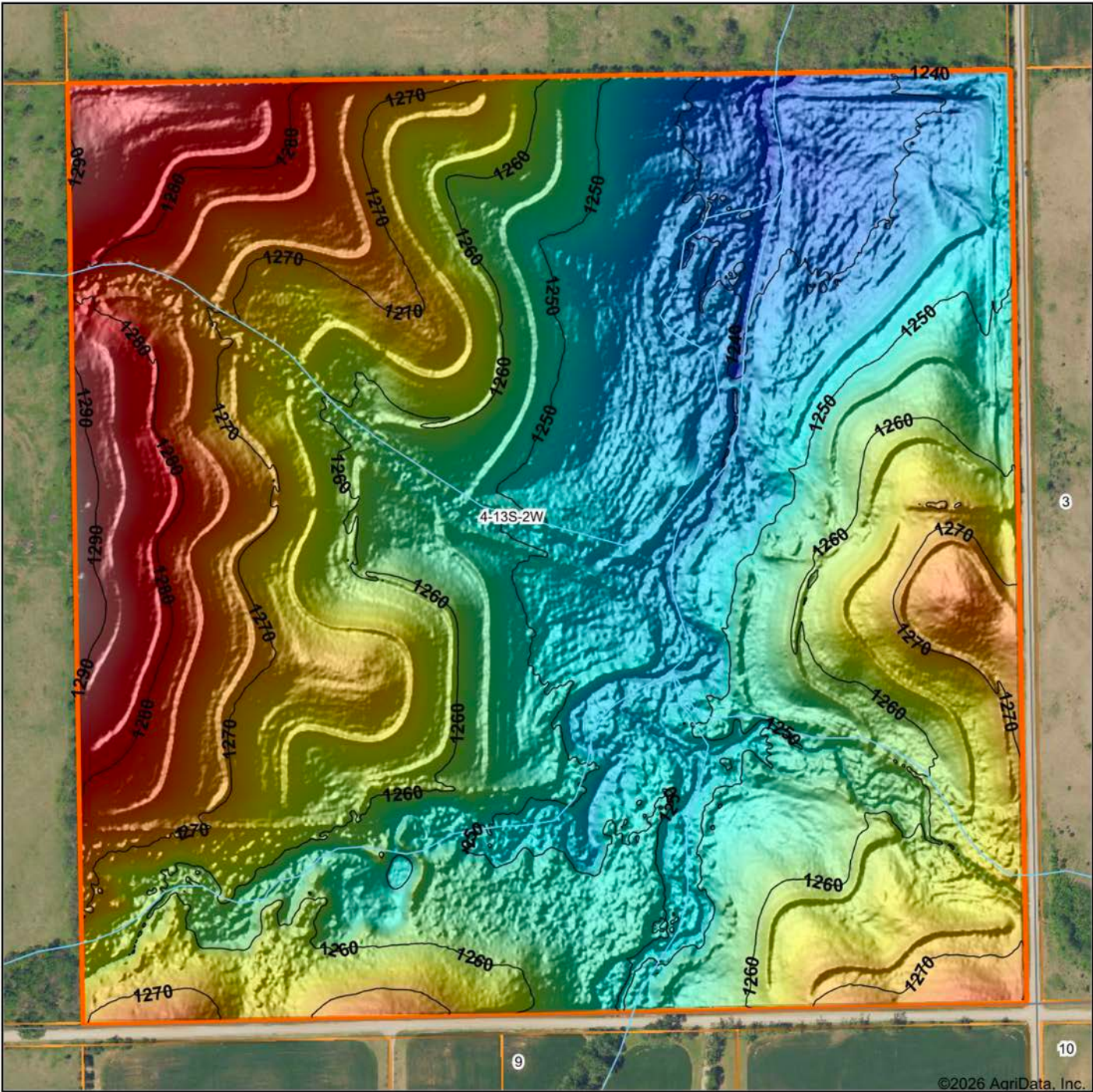
4-13S-2W
Saline County
Kansas

0ft 506ft 1011ft



9/15/2026

HILLSHADE MAP



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Low Elevation High



Maps Provided By:



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Source: USGS 1 meter dem
Interval(ft): 10
Min: 1,232.4
Max: 1,297.4
Range: 65.0
Average: 1,259.6
Standard Deviation: 12.73 ft

0ft 426ft 852ft

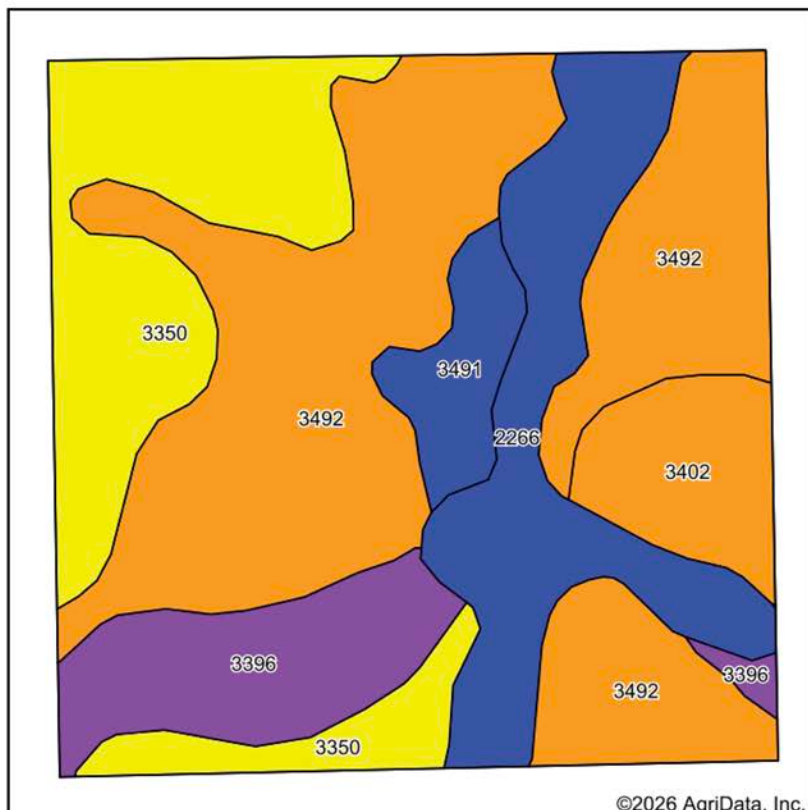


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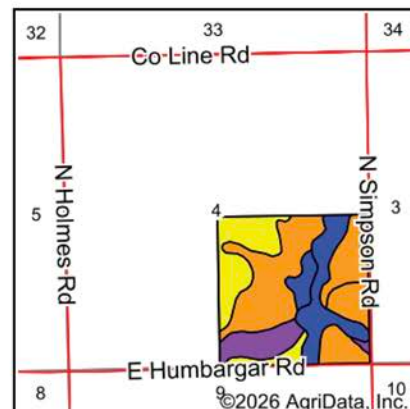
4-13S-2W
Saline County
Kansas

Boundary Center: 38° 56' 48.41, -97° 32' 34.46

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Saline**
 Location: **4-13S-2W**
 Township: **Cambria**
 Acres: **152.48**
 Date: **9/15/2026**



Maps Provided By:



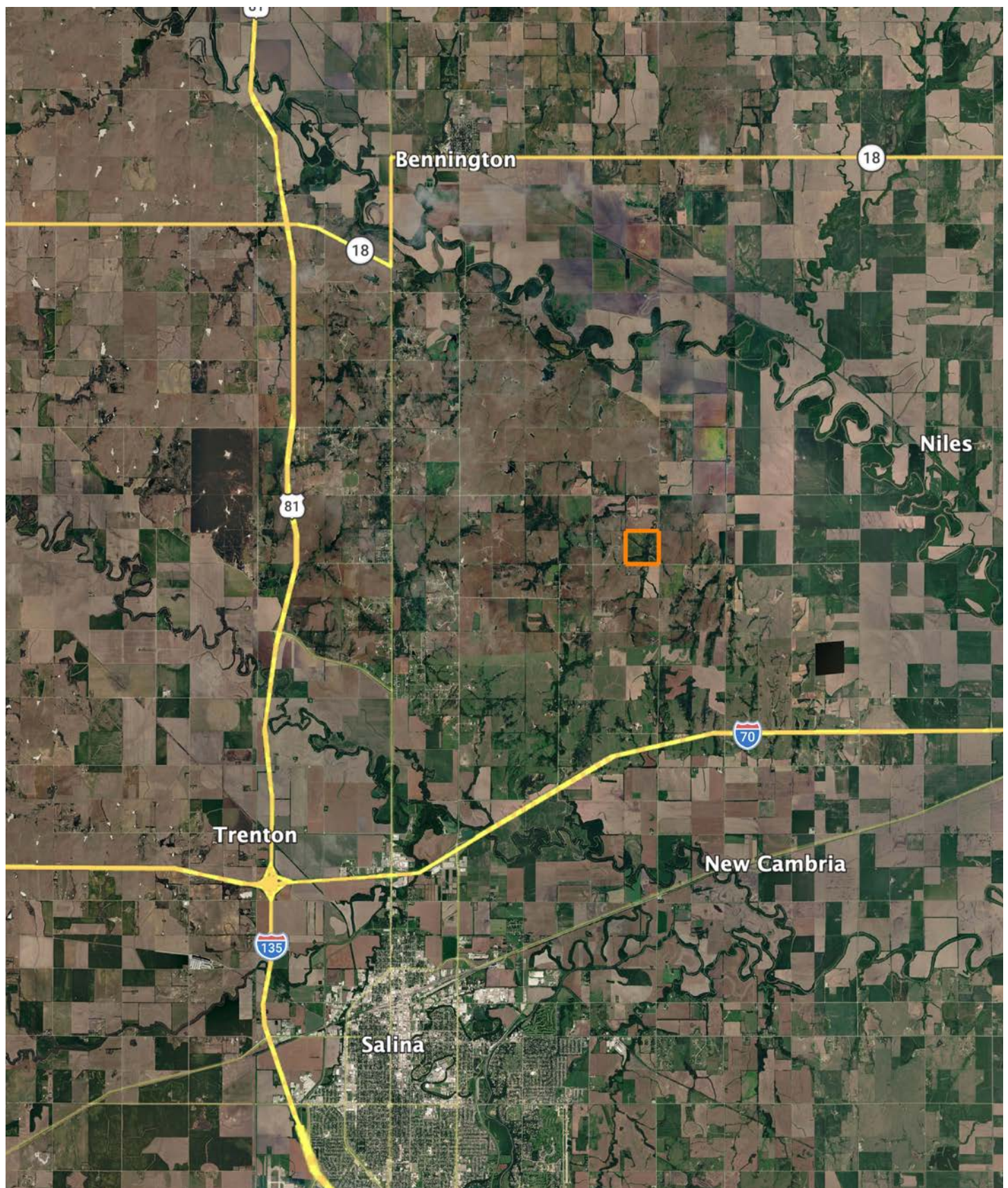
Area Symbol: KS169, Soil Area Version: 22

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
3492	Wells loam, 3 to 7 percent slopes	65.15	42.7%		IIIe	4005	65	58	58	64
3350	Edalgo clay loam, 3 to 7 percent slopes	31.79	20.8%		IVe	3595	47	39	46	42
2266	Tobin silt loam, occasionally flooded	24.04	15.8%		IIw	5875	83	64	64	83
3396	Lancaster-Hedville complex, 3 to 20 percent slopes	15.48	10.2%		Vle	3375	43	39	41	39
3402	Longford silt loam, 3 to 7 percent slopes	9.65	6.3%		IIIe	4065	65	61	62	65
3491	Wells loam, 1 to 3 percent slopes	6.37	4.2%		Ile	3995	66	60	60	66
Weighted Average					3.31	4153.8	*n 61.9	*n 53.3	*n 55.1	*n 60

*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,
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