

MIDWEST LAND GROUP PRESENTS



HARVEY COUNTY, KS

39 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

LITTLE ARKANSAS RIVER HUNTING HIDEAWAY

Just a quarter mile off paved Burmac Road is 39 +/- acres of excellent hunting property. The land is characterized by dense tree cover and tall warm-season grasses. Mature cottonwood trees tower over the thick understory. These are excellent roosting trees for the abundant wild turkey population. This land has the privacy deer crave.

Adjacent to the Little Arkansas River, Blaze Fork Creek, and irrigated cropland circles, this sanctuary has everything the wildlife needs to thrive, and everything the discerning hunter needs to develop an improved setup. Cut trails, install elevated blinds, plant green food plots. Make this place your family's meet-up spot on weekends each fall. The rolling topography, mature forest ecosystem, and nearby flowing river make this a whitetail haven. This farm will undoubtedly produce encounters with quality deer. The Sandhills prairie meets the fertile cropland at this river corridor; you get the best of both worlds: waste grain tillable fields to hold deer in late winter, shrubby pasture for infinite summer browse

and bedding cover. These two land types converge, right here.

This farm hasn't been hunted in many years, but it is reasonable to believe that trophy whitetail bucks will be cruising this transition area come November. The land is located in the Little Arkansas River Floodplain, but with some effort and permitting, this could make the perfect site for your forever home or hunting cabin. Electricity is available at the road to power your cabin, or maybe a water well for your livestock.

Stay tuned for updated trail camera inventory showing deer on the property. The Seller's Mineral Rights will transfer to the new owner. Paved Burmac Road is just a few hundred yards West. City of Burrton is just six miles south; it has fuel and a nice restaurant. Highway 50 will take you quickly back to Wichita or other nearby communities. Don't miss the opportunity to make this place your own. Contact the Listing Agent, Sean Thomas, at (620) 712-2775 to schedule a tour.



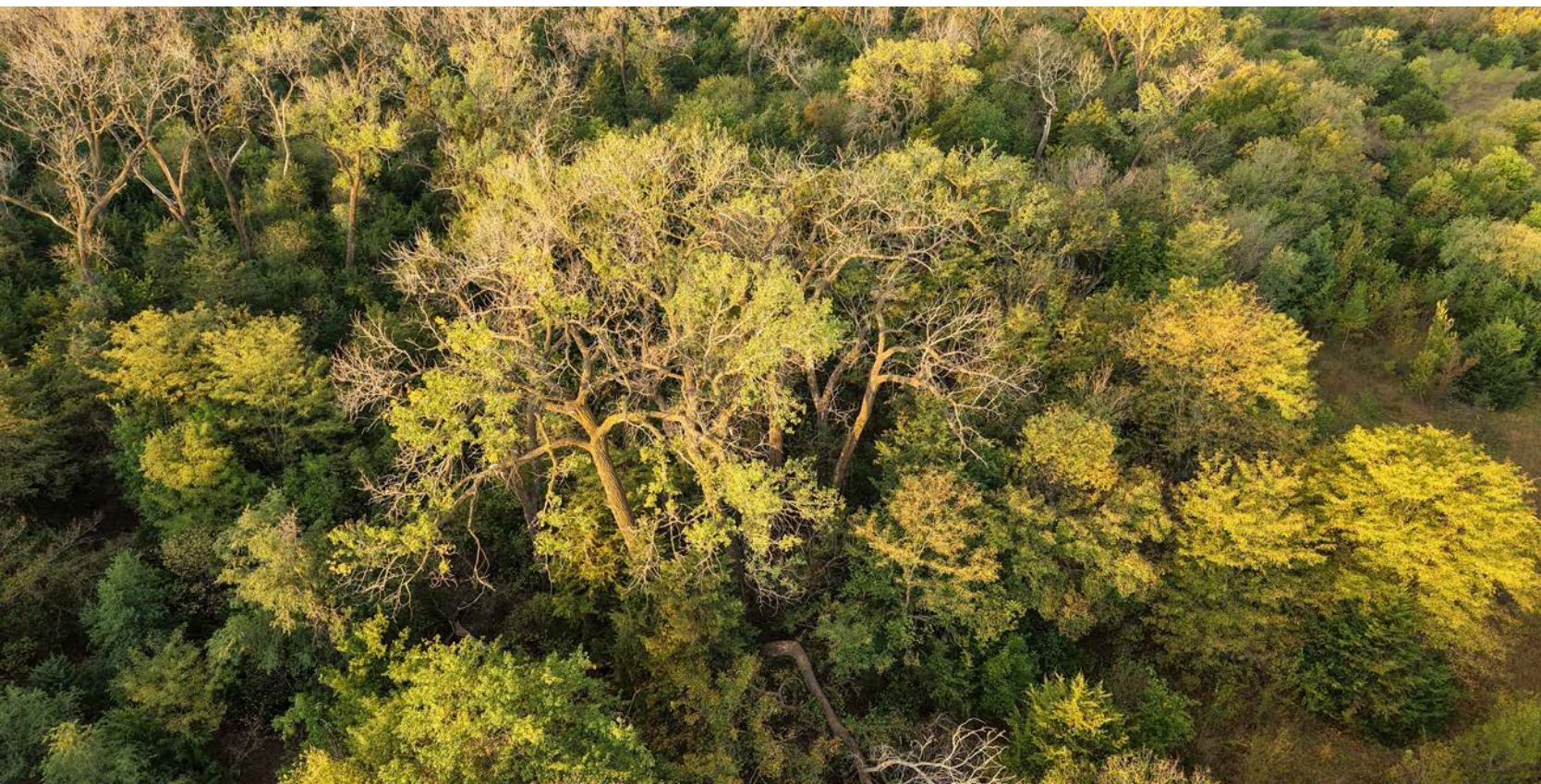
PROPERTY FEATURES

COUNTY: **HARVEY** | STATE: **KANSAS** | ACRES: **39**

- Trophy whitetail deer hunting
- Mature timber
- Tall native grasses
- Turkey hunting
- Abundant quail population
- Nearby Little Arkansas River
- Sandhills woodland ecosystem
- Quarter-mile to blacktop road
- 6 miles to Burrton/50 Highway
- 2 miles to Dutch Avenue
- Mineral rights convey to buyer
- No active grazing leases
- Perimeter fence surveyed
- Electric available at road



MATURE TIMBER



TALL NATIVE GRASSES



NEAR LITTLE ARKANSAS RIVER



QUARTER MILE TO BLACKTOP ROAD



ADDITIONAL PICTURES



AERIAL MAP



Maps Provided By:



© AgriData, Inc. 2025

www.AgriDataInc.com

Boundary Center: 38° 7' 3.69, -97° 39' 31.92

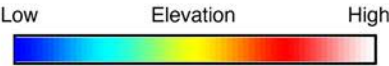
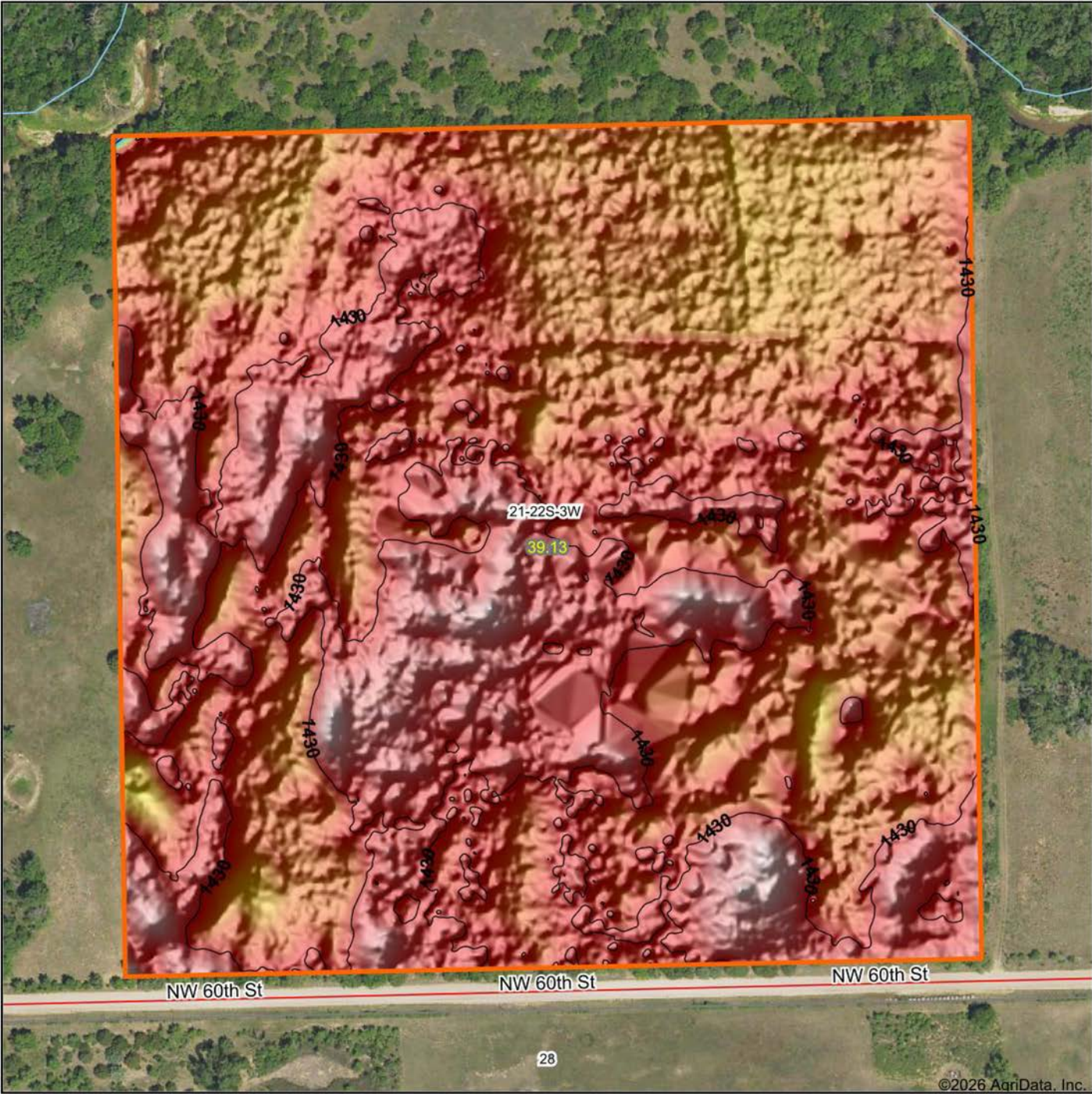
21-22S-3W
Harvey County
Kansas

0ft 497ft 994ft

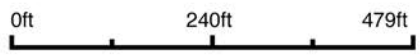


10/15/2026

HILLSHADE MAP



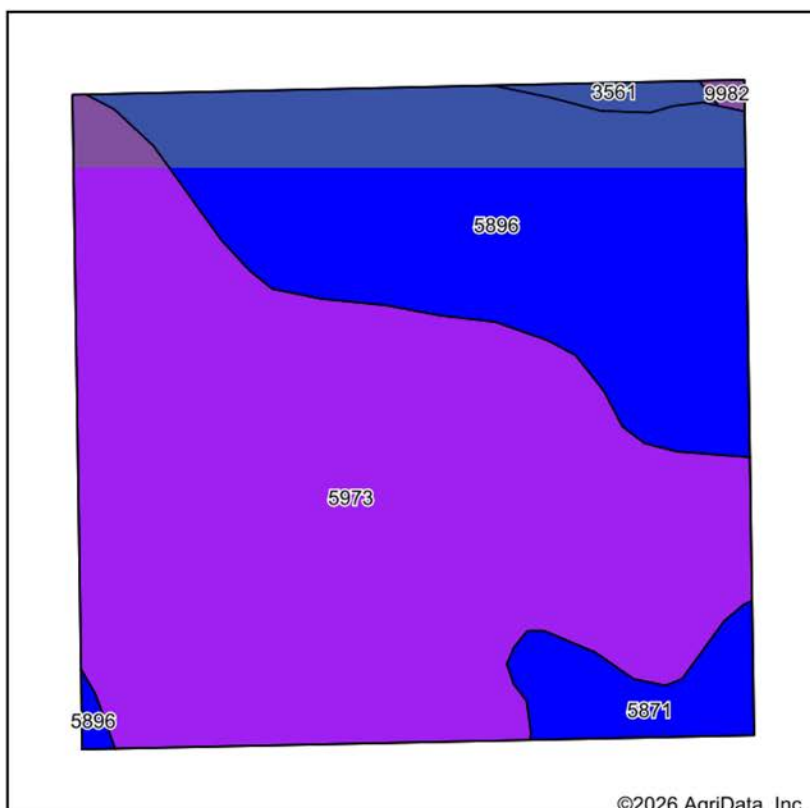
Source: USGS 1 meter dem
Interval(ft): 10
Min: 1,417.4
Max: 1,434.0
Range: 16.6
Average: 1,429.4
Standard Deviation: 1.25 ft



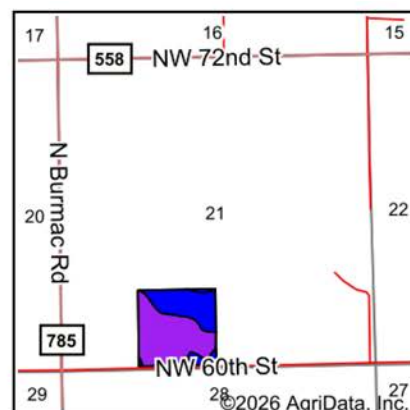
21-22S-3W
Harvey County
Kansas

Boundary Center: 38° 7' 3.69, -97° 39' 31.92

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Harvey**
 Location: **21-22S-3W**
 Township: **Alta**
 Acres: **39.13**
 Date: **10/15/2026**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2025 www.AgriDataInc.com



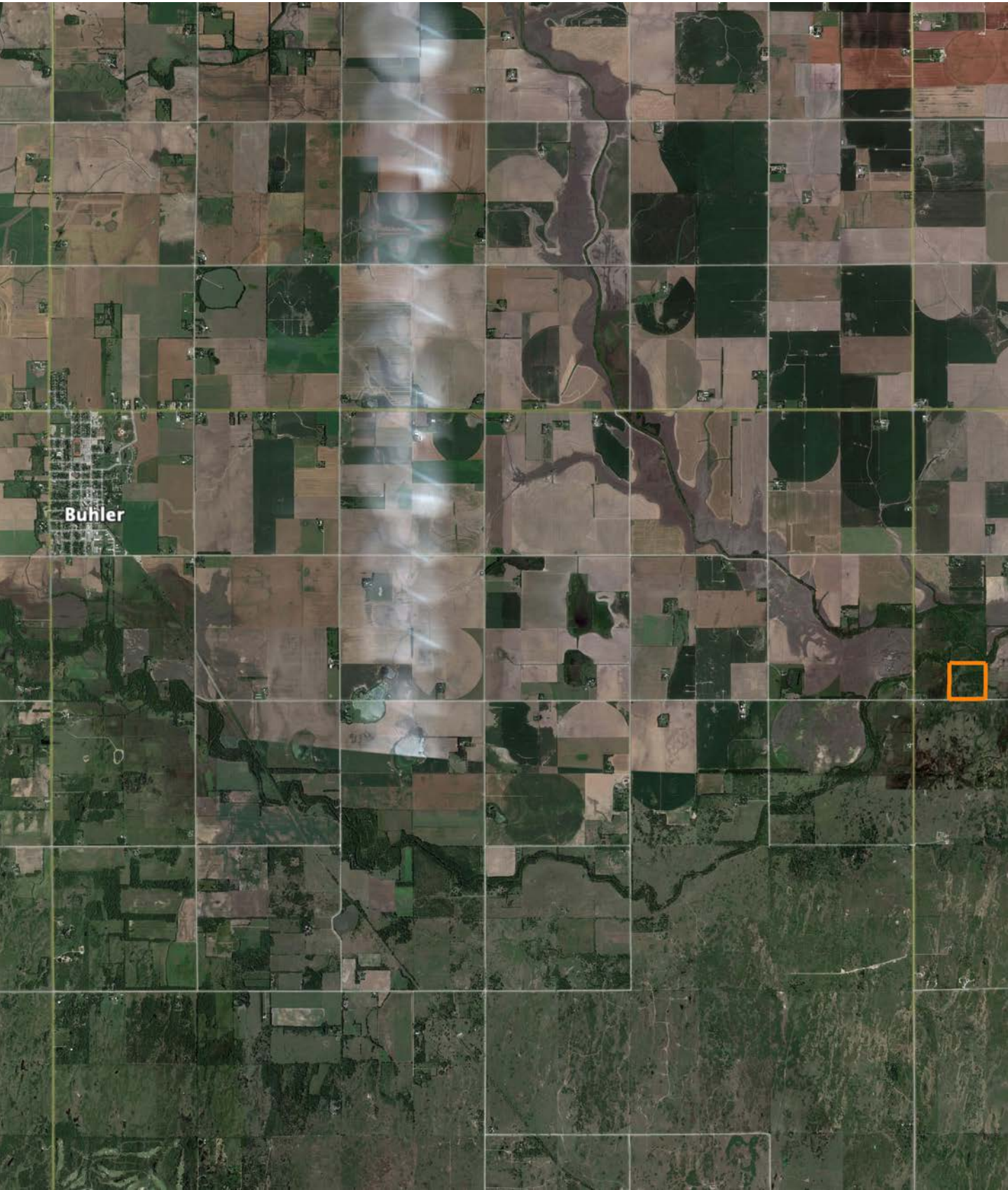
Area Symbol: KS079, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
5973	Tivin-Dillhut fine sands, 0 to 15 percent slopes	24.17	61.8%		> 6.5ft.	Vle	4455	31	30	30	27
5896	Nalim-Shellabarger sandy loams, 0 to 1 percent slopes	12.67	32.4%		> 6.5ft.	Ile	3260	59	48	51	59
5871	Carway-Dillhut-Solvay complex, 0 to 2 percent slopes	1.81	4.6%		> 6.5ft.	Ile	6410	48	46	34	46
3561	Hobbs silt loam, occasionally flooded	0.39	1.0%		> 6.5ft.	Ilw	5845	79	68	61	79
9982	Fluvents, frequently flooded	0.09	0.2%		> 6.5ft.	Vlw	7980	58	1	58	
Weighted Average						4.48	4180.5	*n 41.4	*n 36.9	*n 37.4	*n 38.7

*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

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in AL, AR, GA, IA, IL, IN, KS, KY, LA, MN, MO, MS, MT, ND, NE, OH, OK, SD, TN, TX, WI, and WY.