

MIDWEST LAND GROUP PRESENTS

156 ACRES IN

RENO COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

100% PRIME CROPLAND WEST OF PRETTY PRAIRIE

Just west of Pretty Prairie, in Reno County, is 156 +/- acres of cropland ready for new ownership. The mostly level farm is 100% tillable, zero waste. No waterways, no terraces, no low spots to farm around. The farm has a history of growing corn, soybeans, and wheat. Combination of Class II and Class III soils. This dirt is dark and rich in organic matter. The NCCPI index rating is 67, well above average for the surrounding area. The primary soil type is Ost-Clark Loam. This means increased yields and return on investment. There are gentle slopes that drain water slowly for maximum infiltration; low spots are easily worked out of the field, preventing ponding and bushel losses. The farm is currently planted to soybeans.

Located at the intersection of Silver Lake Road and High Point Road. This is in a productive area, surrounded by other quality farms. It's a short drive to Kingman or Pretty Prairie Grain COOP. High Point Road turns into

Berry Road and takes you right into Kingman. This would be a good area to establish a headquarters. This would also make an excellent addition to your real estate investment portfolio or addition to your current farming operation. Cropland in Reno County is in high demand, and metropolitan influence will continue to drive scarcity and values of farms that lay like this.

The full quarter of cropland is worth traveling to for a farmer and is a meaningful size to the investor for consistent returns or a store of value to hedge against inflation. Take advantage of excess fertility in the soil and make this purchase a tax-saving strategy. The seller's mineral rights are intact and will transfer to the buyer at closing. For more information, contact the Listing Agent, Sean Thomas, at (620) 712-2775.

PROPERTY FEATURES

COUNTY: **RENO** | STATE: **KANSAS** | ACRES: **156**

- 100% tillable
- Fertile cropland
- Mineral rights convey to buyer
- Possession subject to tenants' right
- NCCPI 67 soils
- Ost-Clark loam
- 1 mile to blacktop
- 6 miles to Pretty Prairie
- 9 miles to city of Kingman
- USD 311 Pretty Prairie
- S08, T26, R07W SW4
- Productive agricultural investment

100% TILLABLE



FERTILE CROPLAND

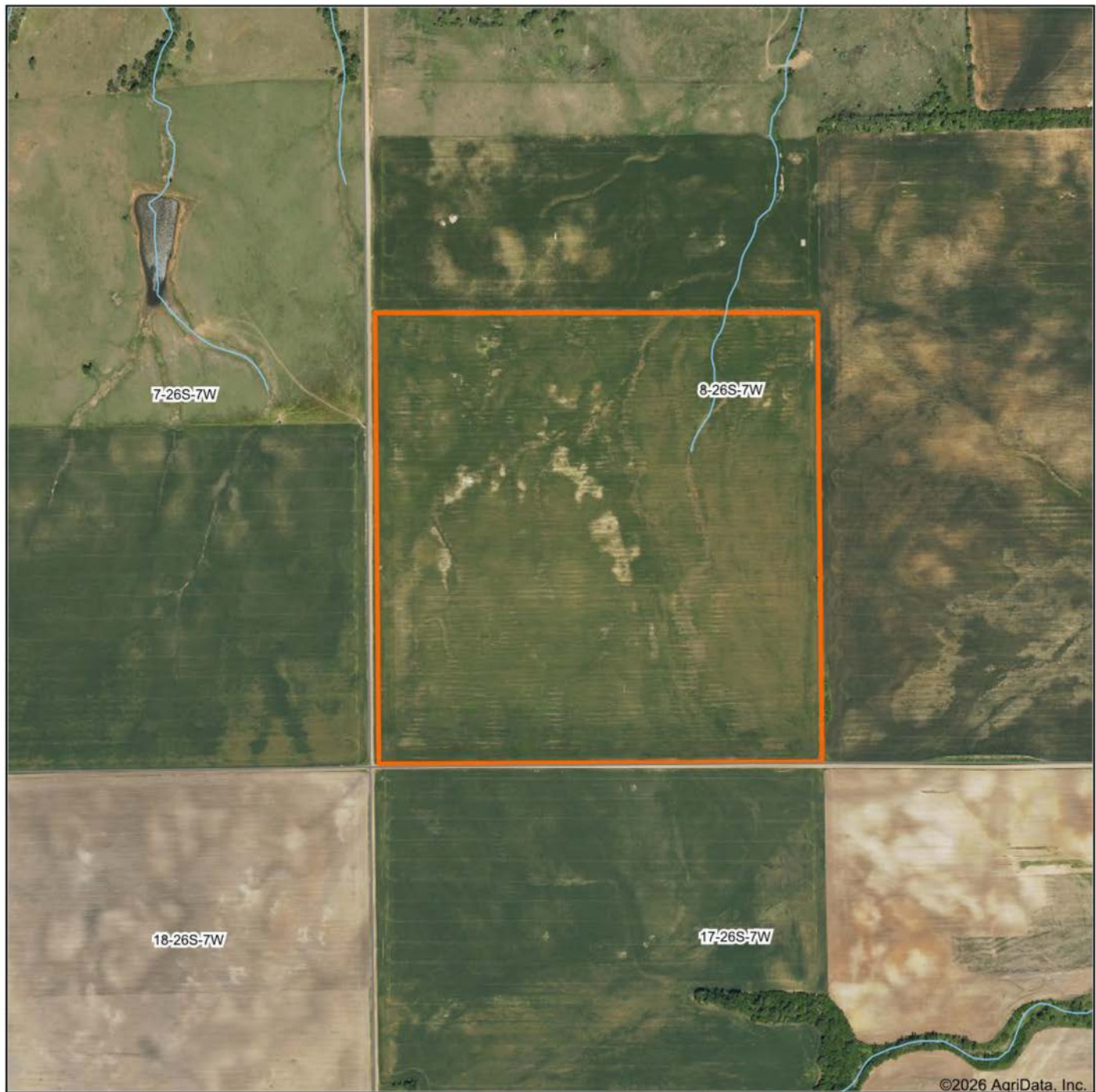


PRODUCTIVE AGRICULTURAL INVESTMENT

The full quarter of cropland is worth traveling to for a farmer and is a meaningful size to the investor for consistent returns or a store of value to hedge against inflation. Take advantage of excess fertility in the soil and make this purchase a tax-saving strategy.



AERIAL MAP



Boundary Center: 37° 47' 41.83, -98° 6' 51.15

0ft 906ft 1811ft



Maps Provided By:



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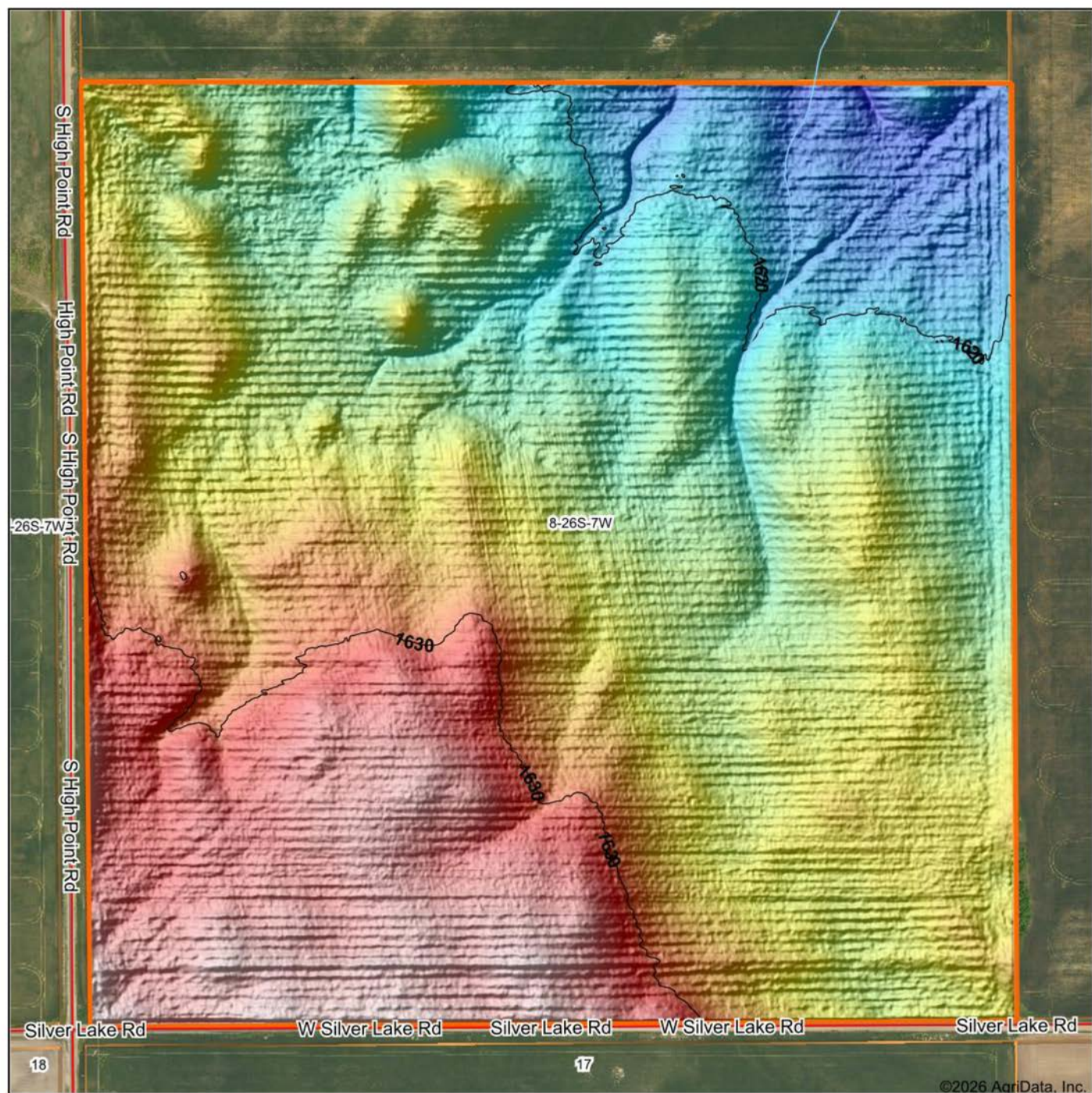
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8-26S-7W
Reno County
Kansas



9/30/2026

HILLSHADE MAP



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 10

Min: 1,615.7

Max: 1,636.1

Range: 20.4

Average: 1,625.9

Standard Deviation: 4.53 ft

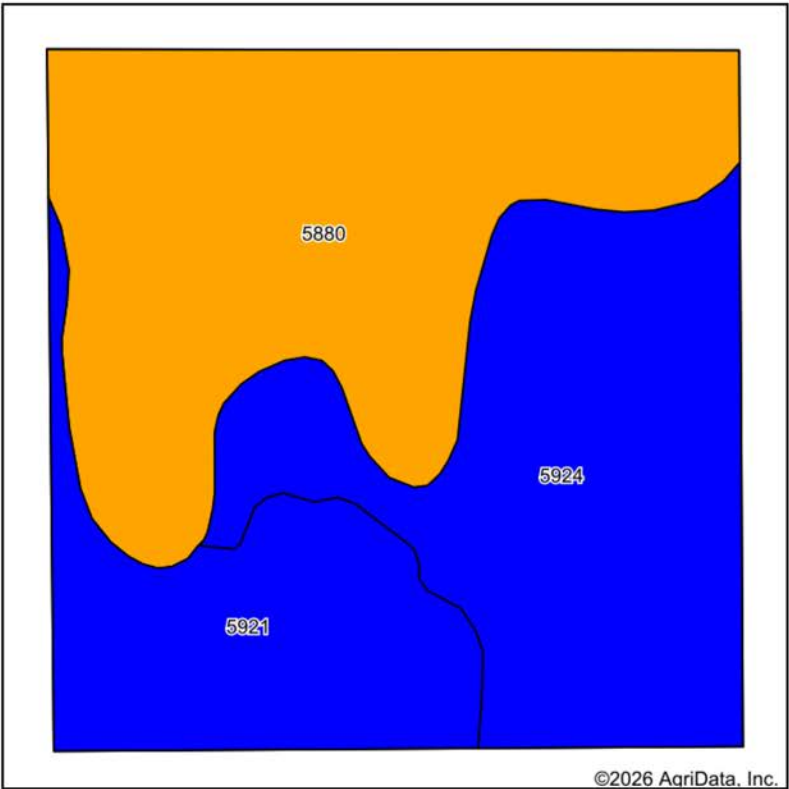


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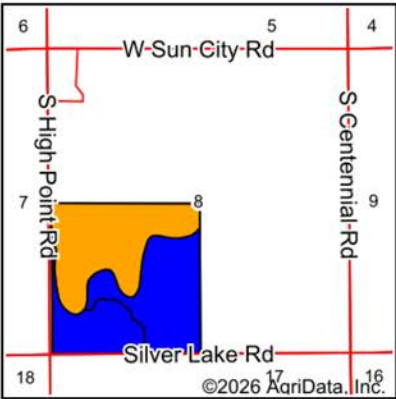
8-26S-7W
Reno County
Kansas

Boundary Center: 37° 47' 41.83, -98° 6' 51.04

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Reno**
Location: **8-26S-7W**
Township: **Roscoe**
Acres: **156.49**
Date: **9/30/2026**



Maps Provided By:

surety
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Area Symbol: KS155, 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
5880	Clark-Ost loams, 3 to 7 percent slopes	68.57	43.8%		IIIe	3146	65	43	52	65
5924	Ost-Clark loams, 1 to 3 percent slopes	56.91	36.4%		Ile	3300	68	46	55	68
5921	Ost loam, 0 to 1 percent slopes	31.01	19.8%		IIc	3440	70	48	57	70
Weighted Average					2.44	3260.3	*n 67.1	*n 45.1	*n 54.1	*n 67.1

*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.

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
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MidwestLandGroup.com

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