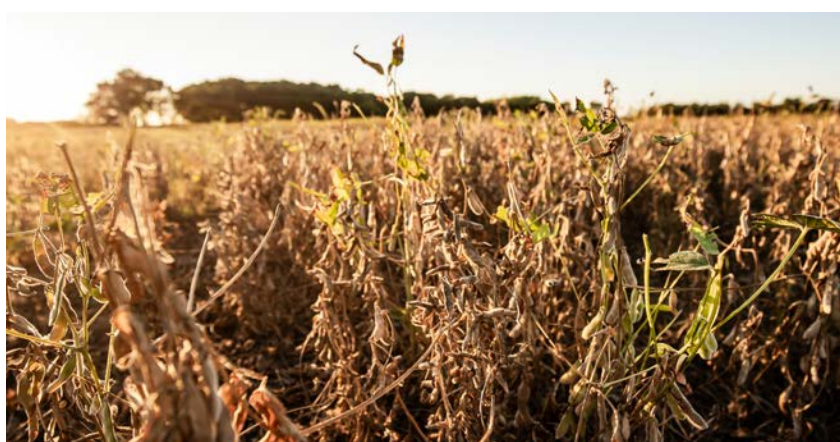
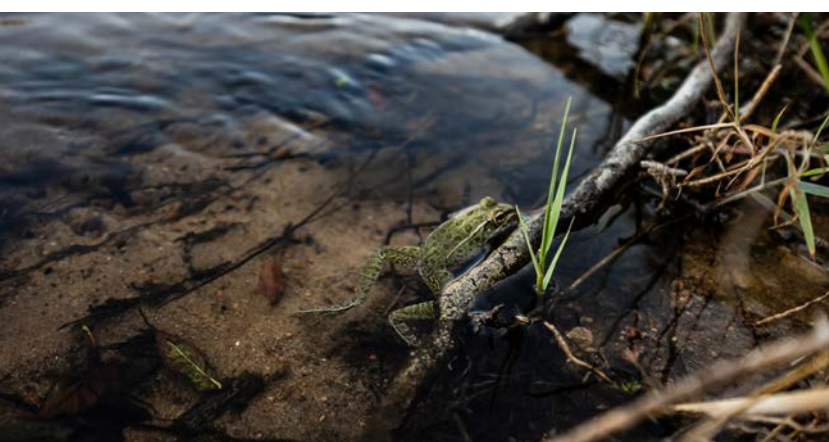


MIDWEST LAND GROUP PRESENTS



RENO COUNTY, KS

474 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SILVER CREEK

Located in southern Reno County on paved Parallel Road is 474 +/- acres. This expansive offering is one of only a few properties this size south of 50 Highway. Silver Creek is a year-round stream; it runs the entire length of the farm. The creek flows west to east through the property, the curves and shape make it a total length of 1.7 miles, or 3,000 yards of stream bed. Land in this composition is scarce. Live water is considered by some to be the new oil, because freshwater is a finite, highly strategic resource with no substitute. This property benefits from the flowing water in multiple ways, wildlife attraction and the cattle grazing efficiency. Trophy whitetail deer rest in the mature timber along the creek and utilize the fresh water source. Cattle stocked in the pasture also benefit from fresh drinking water. The shallow stream provides abundant clean water that keeps cows cool and gaining weight. Healthy water sources mean healthy calves.

This area of Reno County is specifically known for a rich wild game population. Deer, turkey, pheasants, quail, and waterfowl will all congregate on this property. During the rut, there is no better place to sit in a stand than along this creek. The travel corridor is very active on a November day. Goose Creek converges with Silver Creek just before entering the property on the west boundary, this natural funnel bottlenecks down two deer herds chasing across the property. Visitors from the east, where the creek meets the Ninnescah, are another flow of traffic. This is the type of farm that has the potential to pick up new bucks every day of the year. The tall grasses and thick plum thickets provide excellent bedding cover. Pockets of mature timber are

scattered throughout the property, setting up multiple stand locations for the right wind is very possible. Setting up multiple stands so that the entire family group can hunt the same day is also workable. The farm can be accessed from three different roads depending on the situation. The wild turkey population is healthy, and the farm has the potential to be developed into a formidable duck hunting property. Pockets of Silver Creek can remain ice-free during cold snaps and be attractive loafing areas for Mallards.

Pastures in this size range are hard to find. The fencing is in serviceable condition, and the grass is excellent in lots of areas. The FSA considers 127.28 acres to be cropland on the north quarter. This acreage was planted to soybeans in 2026. Most of the soils on this quarter of tillable farmland are the same as the 346 +/- acres of native grass. Class II, Yaggy Saxman Complex, with a Range Production of 5,310 lbs of grass per acre per year. This pasture pushes some serious forage. The tillable has been on a wheat, beans, milo rotation. Cut grain field is a good source of food for wildlife populations. This tillable field could continue in a grain rotation or be wrapped into the pasture for even more grazing. Possession of both the farmland and grassland will be subject to tenant's rights.

Opportunities to string together a tract of land this size in Reno County could take a lifetime. The demand for quality recreation property large enough to grow and protect your own deer is also significant. Technological improvement can change economies, but investment in flowing water is a sure bet.

PROPERTY FEATURES

COUNTY: **RENO** | STATE: **KANSAS** | ACRES: **474**

- Live creek with mature timber
- Trophy whitetail deer hunting
- Abundant turkey population
- 346 +/- acres of native pasture
- 127 +/- acres Class II tillable
- 1.7 miles of stream frontage
- 1 mile of blacktop road frontage
- Available electric on three sides
- Drilled water well and infrastructure
- Perimeter fencing and internal fence
- Multiple build site locations
- 4 miles to Arlington food/fuel
- 17 miles to Hutchinson conveniences
- 50 miles to Wichita National Airport
- Mineral rights convey to buyer
- Possession subject to tenants rights



LIVE CREEK WITH MATURE TIMBER

Silver Creek is a year-round stream; it runs the entire length of the farm. The creek flows west to east through the property, the curves and shape make it a total length of 1.7 miles, or 3,000 yards of stream bed.



127 +/- ACRES CLASS II TILLABLE



346 +/- ACRES OF NATIVE PASTURE



MULTIPLE BUILD SITE LOCATIONS



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 37° 49' 57.08, -98° 10' 9.65

0ft 921ft 1841ft



Maps Provided By:



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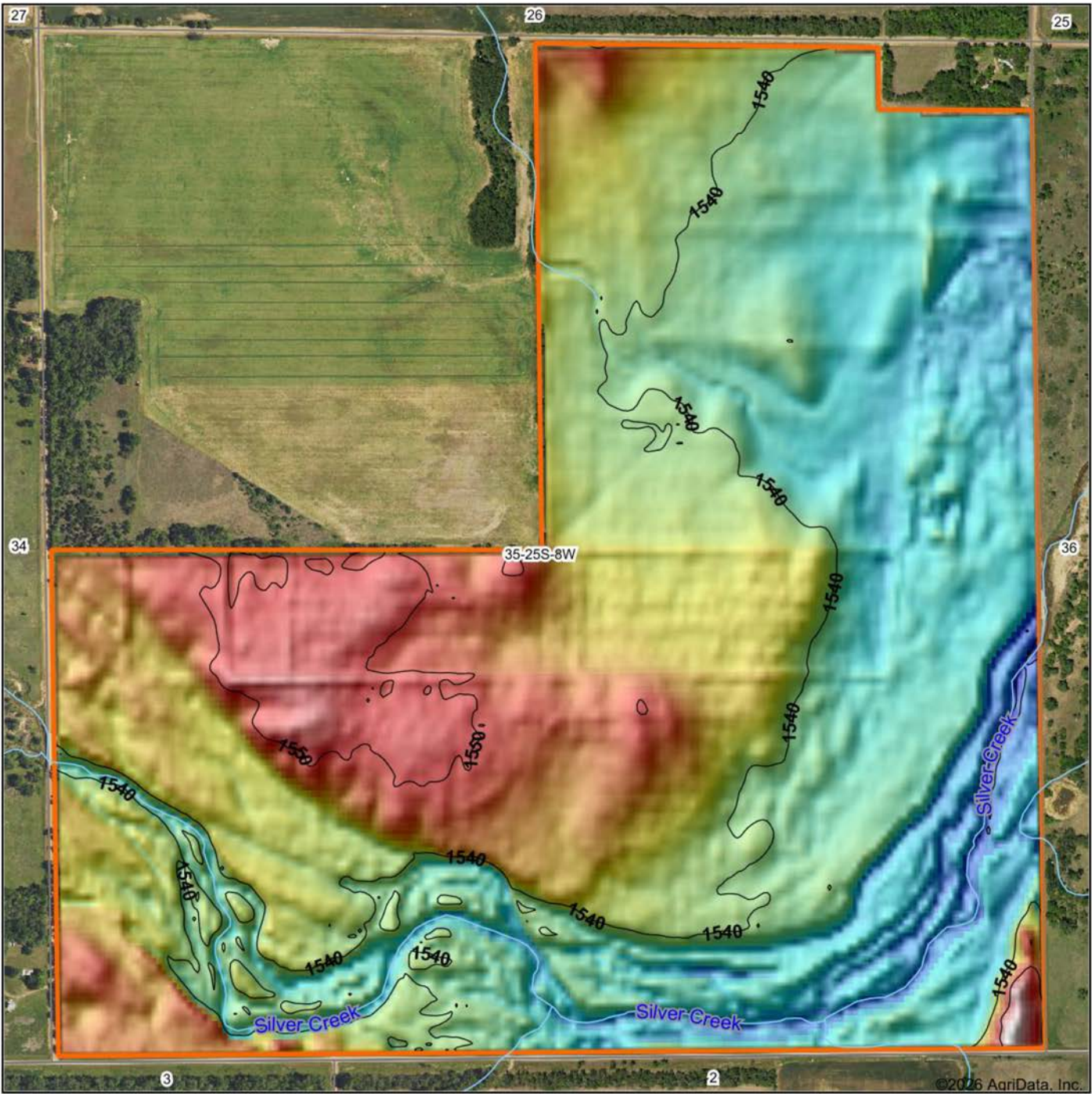
www.AgriDataInc.com

35-25S-8W
Reno County
Kansas



9/30/2026

HILLSHADE MAP

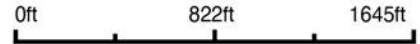


Maps Provided By:



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Source: USGS 10 meter dem
Interval(ft): 10
Min: 1,528.8
Max: 1,557.5
Range: 28.7
Average: 1,540.9
Standard Deviation: 5.15 ft

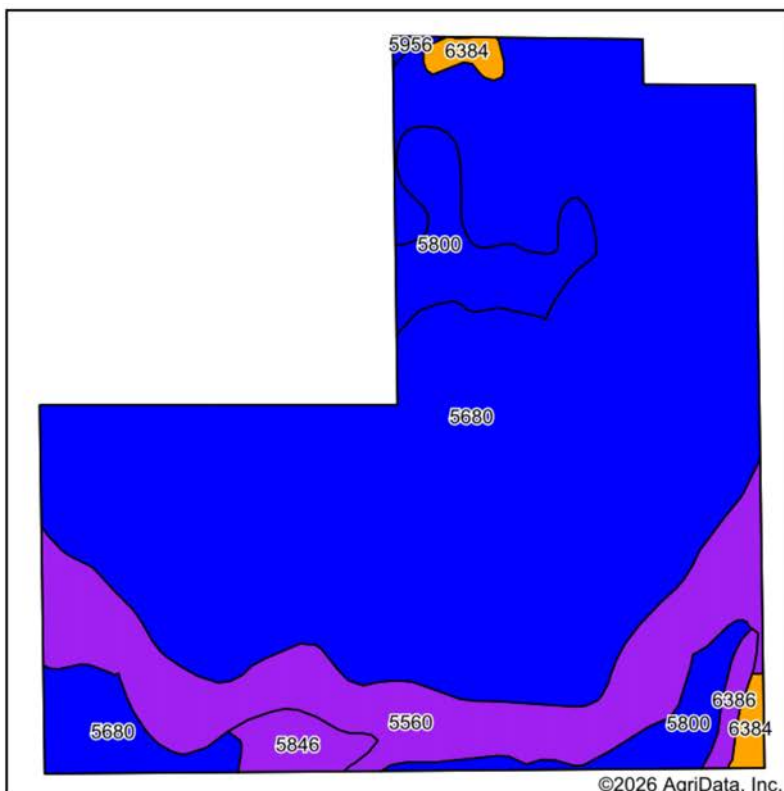


9/30/2026

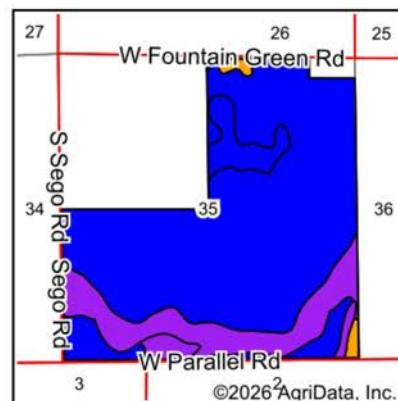
35-25S-8W
Reno County
Kansas

Boundary Center: 37° 49' 57.08, -98° 10' 9.65

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Reno**
 Location: **35-25S-8W**
 Township: **Arlington**
 Acres: **473.99**
 Date: **9/30/2026**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: KS155, Soil Area Version: 22

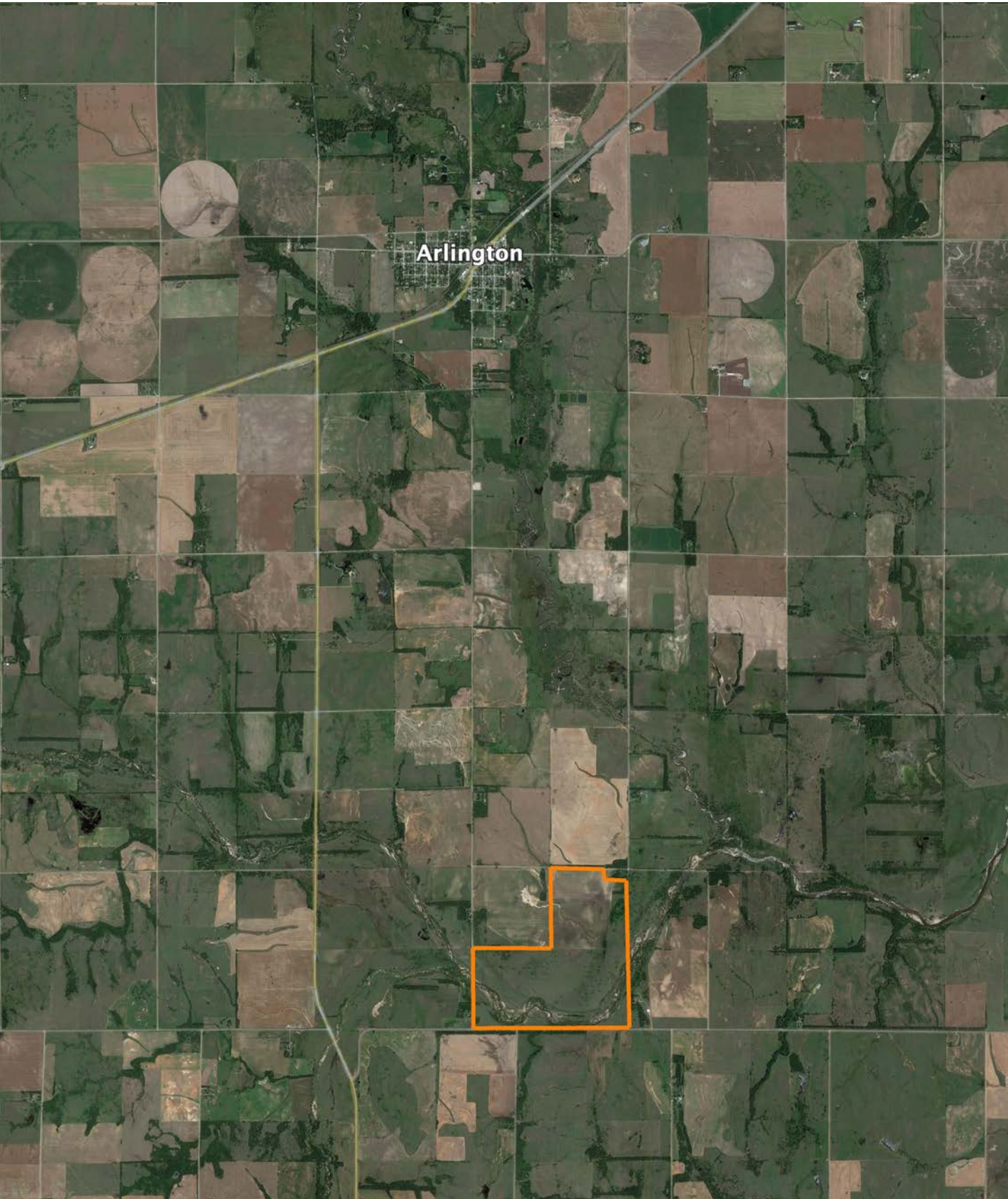
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
5680	Yaggy-Saxman complex, occasionally flooded	349.40	73.6%		IIw	5310	27	27	26	26
5560	Kanza-Ninnescah sandy loams, frequently flooded	71.45	15.1%		Vw	7000	31	26	26	28
5800	Mahone loamy fine sand, rarely flooded	34.99	7.4%		IIw	4823	44	39	43	44
5846	Ninnescah fine sandy loam, occasionally flooded, saline	7.98	1.7%		Vs	5010	31	17	29	31
6384	Nash silt loam, 1 to 3 percent slopes	5.93	1.3%		IIle	3336	45	37	45	42
6386	Nash-Lucien silt loams, 7 to 15 percent slopes, moderately eroded	3.48	0.7%		Vle	3190	36	30	34	31
5956	Shellabarger sandy loam, 1 to 3 percent slopes	0.76	0.2%		Ile	3052	52	45	47	51
Weighted Average					2.54	5479.9	*n 29.3	*n 27.7	*n 27.6	*n 28

*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

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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