MIDWEST LAND GROUP PRESENTS

SALT LICK EXCLUSIVE RESIDENCE

36 ACRES IN RENO COUNTY, KANSAS



MIDWEST LAND GROUP

MidwestLandGroup.com







SALT LICK EXCLUSIVE RESIDENCE

COUNTY: RENO | **STATE:** KANSAS | **ACRES:** 36

Located just East of Hutchinson on Buhler Road is 36 +/- wooded acres with a 6,000-square-foot home, over 11,000 square feet of climate-controlled shop space, and 2 spring-fed ponds. This premier property has so much to offer to the growing family, the multi-generational family, the investor, the hunting buddies or outfitter, the small business owner, or the equipment collector. The possibilities are substantial. The house sits tucked back off the road, surrounded by mature landscape trees. Bright foliage and established landscape make for excellent "curb appeal," but there are no curbs in this neighborhood. The gated driveway off Buhler Road bisects the two ponds and leads you up to the decorative fence and irrigated lawn. These spring-fed beauties are loaded to the gills with fish. There is an island feature with a bridge that adds extra character.

The home is split into two sides; the newly constructed addition was finished in 1996. 5 Bed, 5 and half bath. The home is in beautiful condition inside and out. Well taken care of, the exterior siding was recently painted, septic laterals were replaced, and a new heating/air system was installed. Open concept floor plan with a vaulted ceiling in the living-room/dining room makes the space feel oversized. The built-in cabinetry is all oak. The kitchen has a nice-sized center island and a convenient planning desk. The Main Floor Master Bedroom is very spacious with a double vanity, jet tub, sun room, and walkout deck space. Downstairs, there is a large dining room, kitchenette, two bedrooms, and a bathroom. The split portion of the house, originally constructed in 1970, is in tip-top shape. The vintage panelling is clean and unique. The true gem of this area of the house is the downstairs lounge room with a fireplace, kitchenette, and picture windows to watch the wildlife. The house as a whole has been meticulously maintained and is in move-in-ready condition. The original house and numerous bathrooms make for excellent space to host visitors or a multi-generational family to have some dedicated space to call their own.

South of the house is the heated 3-car garage complete with a bathroom. This is where you keep the daily drivers. Further West is the 61'x40' space with concrete floors, insulation, and heat. This and the other 30'x20' make up the bones of the wedding venue/outdoor entertainment area. Developed for a private wedding and contracted several times, this is the perfect setup for an intimate country wedding. The bridal party stayed in the separate addition of the house. The venue has lots of upgrades, including awnings, decorations, mini-splits, and insulated men's and women's bathrooms. This would function great for your own short-term rental business, personal get-togethers, or as a host for hunters/golfers. Generate income or use these areas' facilities for your own personal festivities. This area of Reno County is known for excellent hunting opportunities and destination golf courses in the Sandhills. North of the house is the impressive 7,200 sq. ft. shop with 6-inch concrete floors and HVAC. This can fulfill almost anyone's storage needs; cars, trucks, or your small business' equipment would go great here. This area has its own dedicated driveway from Buhler Road, providing better access for larger equipment like your favorite boat or some separation from the house for limited disturbance to the family. Behind the shop and through the rest of the property are cleanly mowed trails and dense timber. This is a great little walking path or riding track for motorsports. You will see wildlife every day at this property. Catch a big bass in the pond, then call in a Tom Turkey on a spring morning. Trophy Whitetail deer have been pursued and harvested on the land.

This property has a lot going for it. Homes of this quality and with this level of premium accessory buildings are scarce. Add the criteria of being an all-wooded property of manageable size, and in this exact location, and you then have something truly special. To view property disclosures and schedule a private tour, contact the listing agent, Sean Thomas, at (620) 712-2775.

PROPERTY FEATURES

- Premium residence
- 5 bed, 5.5 bath, 6,068 square feet
- Well-maintained home & landscape
- 36 +/- wooded acres w/ trails
- 80’x90’ insulated utility building
- Wedding/event venue
- Heated detached garage
- 2 spring-fed fishing ponds
- Blacktop road frontage
- USD 313 Buhler
- 1/2 mile from new golf/hunt resort
- 4 miles from Prairie Dunes
- 6 miles from K61 Highway
- 3.5 miles to 50 Highway
- Trophy whitetail deer hunting
- Abundant turkey population



36 +/- WOODED ACRES





5 BED, 5.5 BATH





























ADDITIONAL INTERIOR PHOTOS

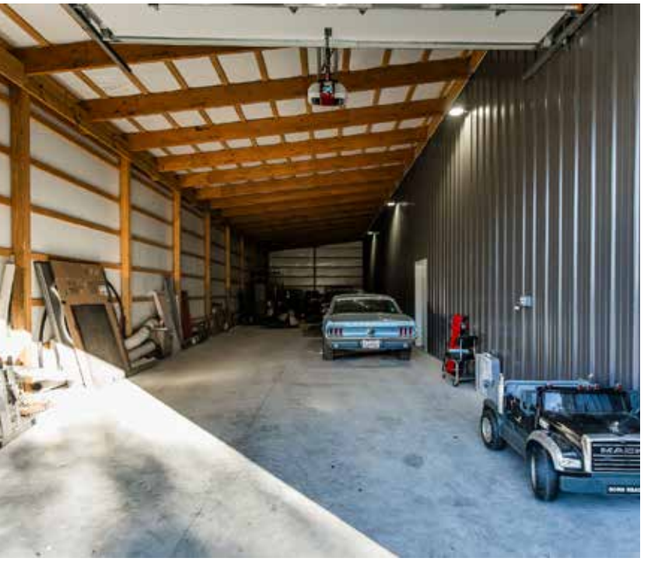






80’X90’ INSULATED UTILITY BUILDING

South of the house is the heated 3-car garage complete with a bathroom.











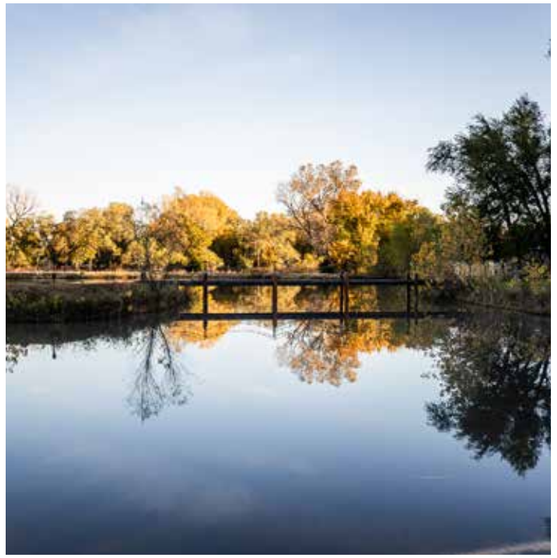
WEDDING/EVENT VENUE







2 SPRING-FED FISHING PONDS









TROPHY WHITETAIL & TURKEY







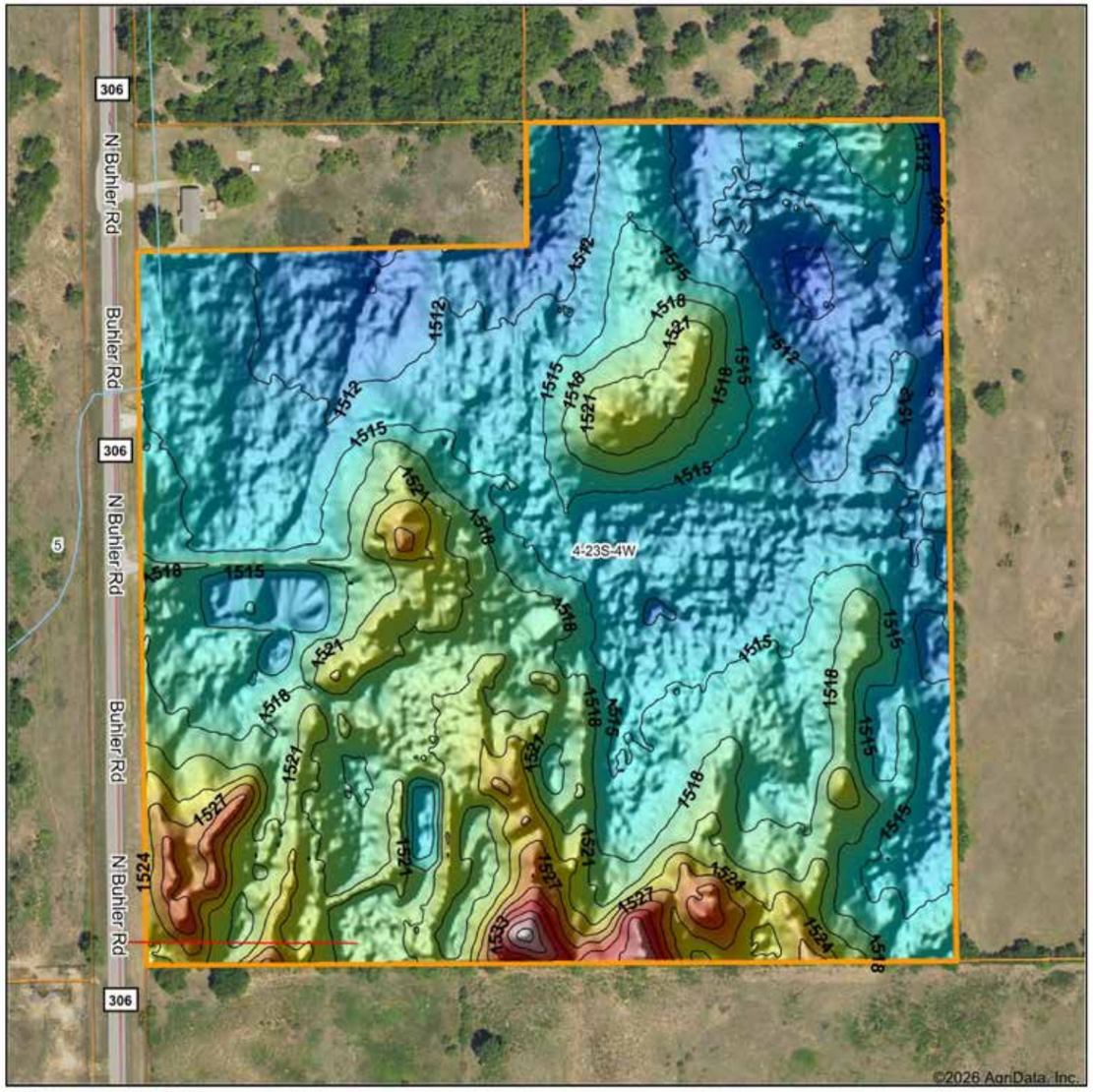




AERIAL MAP



HILLSHADE MAP



Low Elevation High

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

Source:	USGS 1 meter dem
Interval(ft):	3
Min:	1,505.4
Max:	1,543.3
Range:	37.9
Average:	1,516.7
Standard Deviation:	5.02 ft

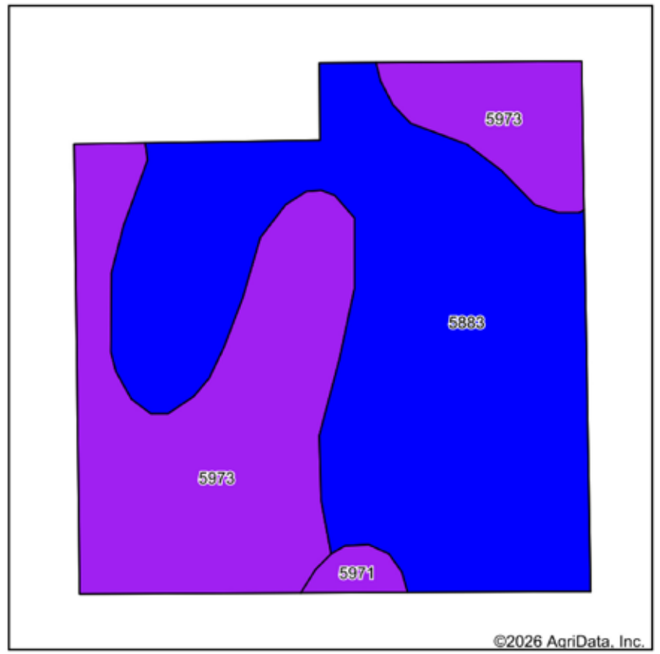
0ft 243ft 486ft

11/17/2026

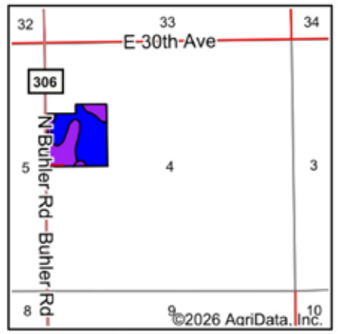
4-23S-4W
Reno County
Kansas

Boundary Center: 38° 4' 51.92, -97° 46' 22.92

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Reno**
Location: **4-23S-4W**
Township: **Little River**
Acres: **36.01**
Date: **11/17/2026**

Maps Provided By:
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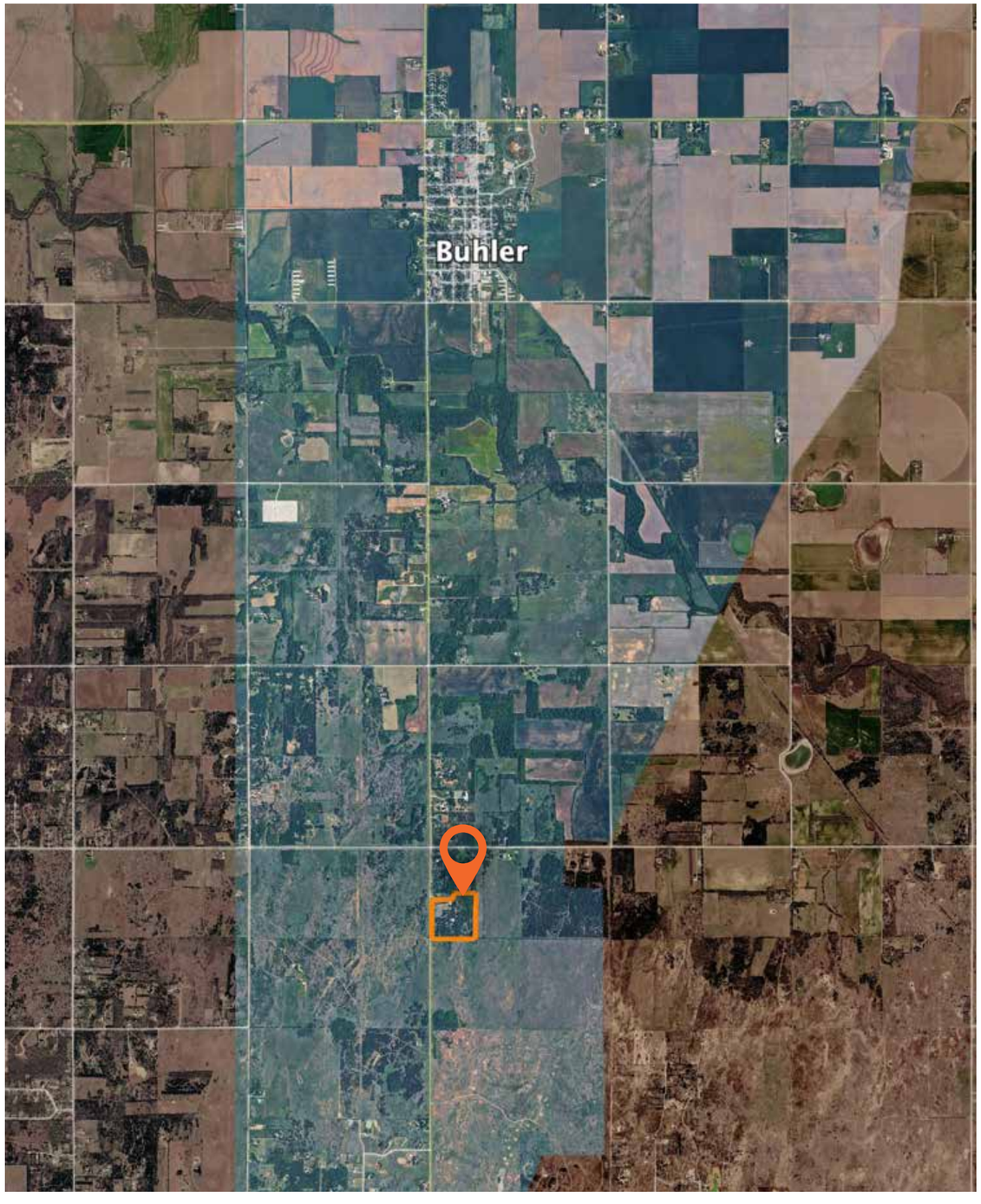
N W E S

Area Symbol: KS155, Soil Area Version: 23

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
5883	Dillhut-Solvay complex, 0 to 3 percent slopes	21.10	58.6%		> 6.5ft.	IIe	6100	42	42	37	39
5973	Tivin-Dillhut fine sands, 0 to 15 percent slopes	14.38	39.9%		> 6.5ft.	VIe	4455	31	30	30	27
5971	Tivin fine sand, 10 to 30 percent slopes	0.53	1.5%		> 6.5ft.	VIe	2545	19	17	19	16
					Weighted Average	**3.66**	**5390.8**	***n 37.3**	***n 36.8**	***n 33.9**	***n 33.9**

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



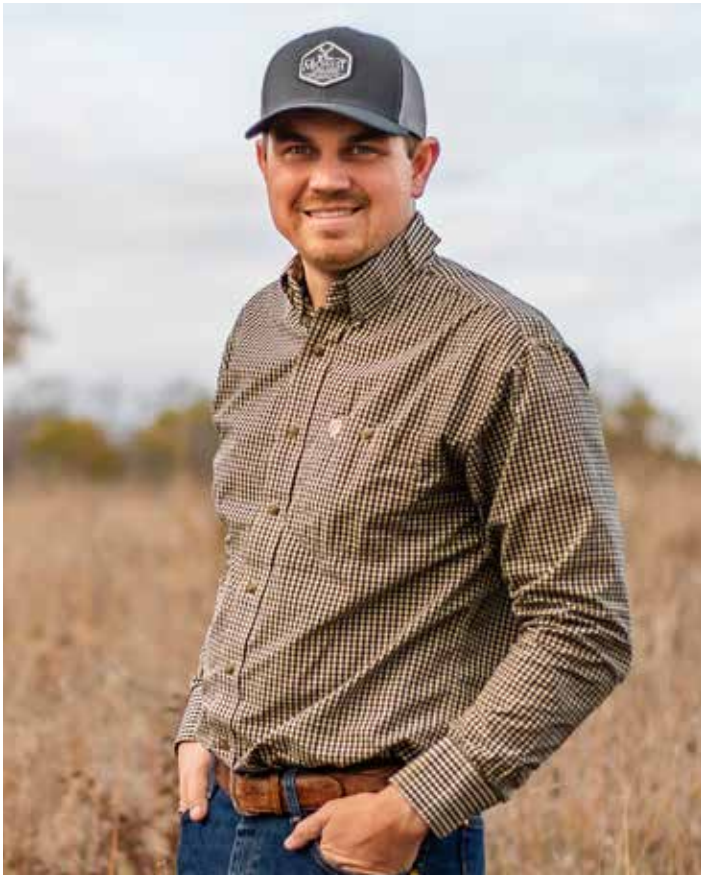
AGENT CONTACT

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 | Serving Kansas

620.833.0110

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MidwestLandGroup.com

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