MIDWEST LAND GROUP PRESENTS

UPDATED STERLING FARMHOUSE WITH STATUS

14 ACRES IN RICE COUNTY, KANSAS



MIDWEST LAND GROUP

MidwestLandGroup.com







UPDATED STERLING FARMHOUSE WITH STATUS

COUNTY:RICE | STATE: KANSAS **| ACRES:** 14

East of Sterling, on 24th Road, is 14 +/- acres with a beautifully remodeled farmhouse. With this, you get the best of both worlds: old-world character from 1910 and newly renovated living spaces with a trendy aesthetic. You get room and facilities for your animals without too much land to take care of. You get mature trees, privacy, and hunting opportunities just a couple hundred yards away, but fertile loam soils you could farm or grow your own produce. You get a well-maintained gravel road with no neighbors, but just a 1/4 mile to blacktop and a short drive to Hutchinson. All the best things in the right amounts characterize this home that is ready for new ownership.

4-bed, 2-bath, 1,981 sq. ft., and Two Stories, this has classic architecture and lots of the original casework from those better days gone by. They don't build like they used to, whether that be structural true dimensional lumber or intricate moulding in every room. This place has character. Several of the spaces, including both bathrooms, have been remodeled with modern fixtures and style. The upstairs bedrooms are masterfully completed. The original oak floors were sanded, and they are as nice as they get.

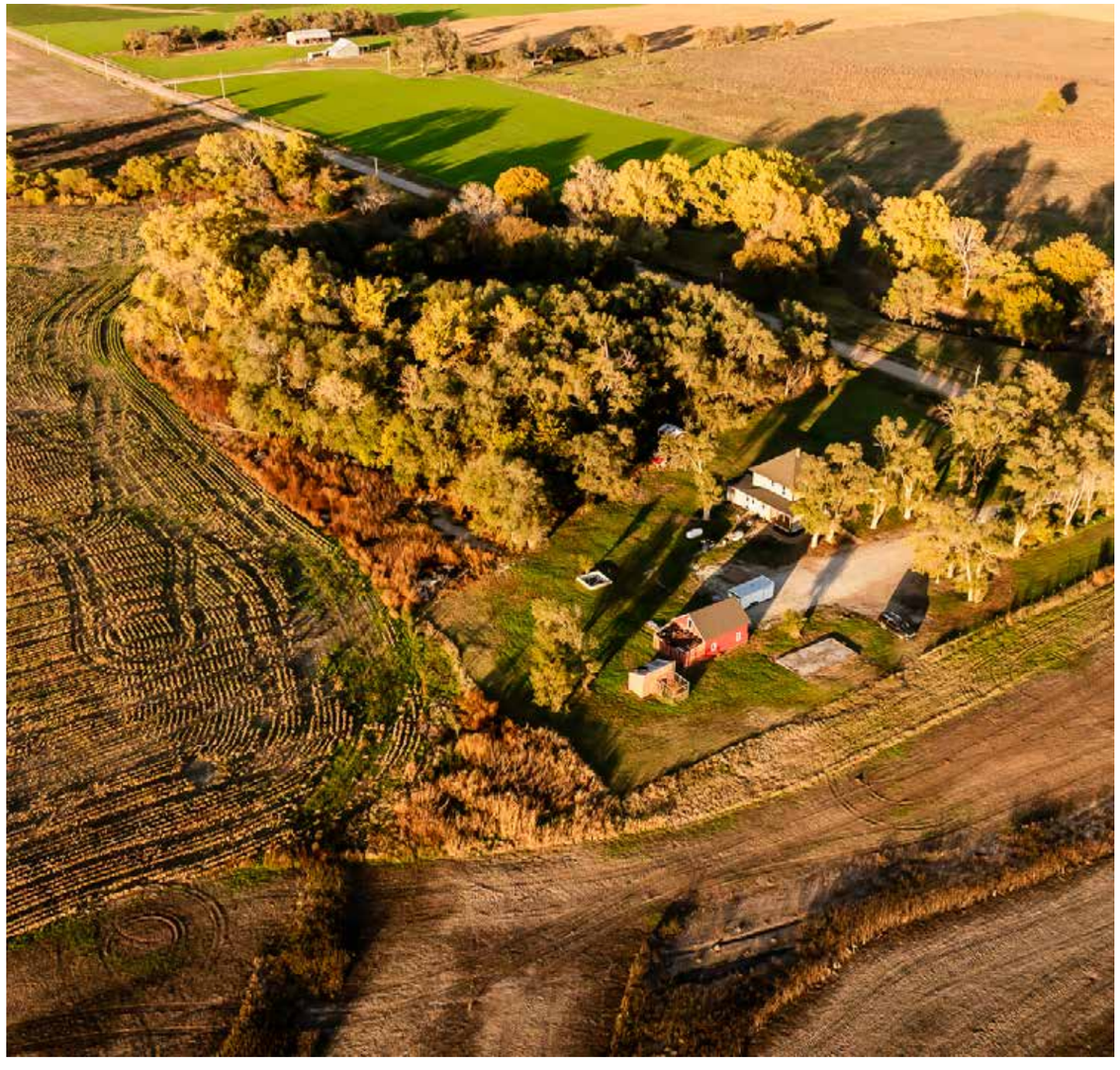
The house has received excellent care, with new windows throughout, new wiring and PEX plumbing throughout, a newer roof, new siding, new landscaping, new exterior accent lighting, and a newer septic system that has been working great. The Heating and air have also been replaced for the second floor. It has a partial basement that is dry and includes a water softener.

Outside, there are a couple of outbuildings, a chicken coop, and a residential garage. A substantial feature is the old steel cattle sorting facilities. These pens were used in a different life but are still in excellent condition. Swing gates, chutes, and water hydrants are connected to a small pasture. This would make the perfect area for your horses, feeder steers, or your children's 4-H projects. On the north end of the property are tall grasses and mature timber. This corridor is an excellent space for children to play and enjoy nature. Whitetail deer, turkey, and pheasants frequent this north 10 or so acres and provide good hunting opportunities.

Country Properties in good condition and this amount of extra features don't become available often in Sterling. To view Disclosures or schedule a private tour, contact the listing agent, Sean Thomas, at (620) 712-2775.

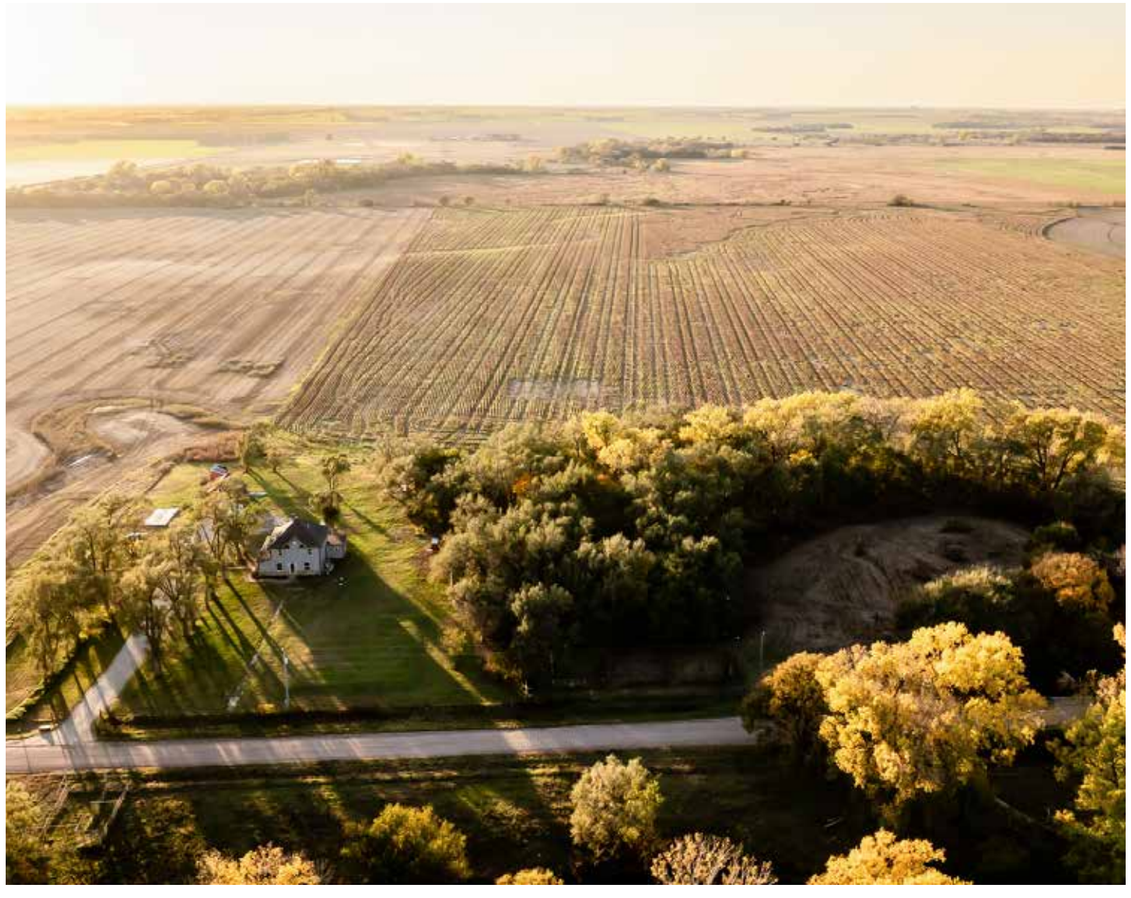
PROPERTY FEATURES

- 4-bed, 2-bath, two-story
- 1,981 sq. ft. remodeled
- Farmhouse architecture 1910
- New windows, siding, landscape
- New electrical, plumbing and upstairs AC
- Quiet country living
- Usable outbuildings and storage
- Deer hunting opportunities
- 1/4 mile from blacktop
- 9 miles to Sterling
- 5.5 miles to K14 Bypass
- S14 , T21 , R07 , 14 +/- acres
- Steel livestock corrals
- Fertile farmland, loam, tillable soil



14 +/- ACRES





4 BED, 2 BATH FARMHOUSE

Several of the spaces, including both bathrooms, have been remodeled with modern fixtures and style. The upstairs bedrooms are masterfully completed. The original oak floors were sanded, and they are as nice as they get.





















USABLE OUTBUILDINGS AND STORAGE

Outside, there are a couple of outbuildings, a chicken coop, and a residential garage. A substantial feature is the old steel cattle sorting facilities.











FARMLAND, LOAM, & TILLABLE SOIL





DEER HUNTING OPPORTUNITIES

Whitetail deer, turkey, and pheasants frequent this north 10 or so acres and provide good hunting opportunities.





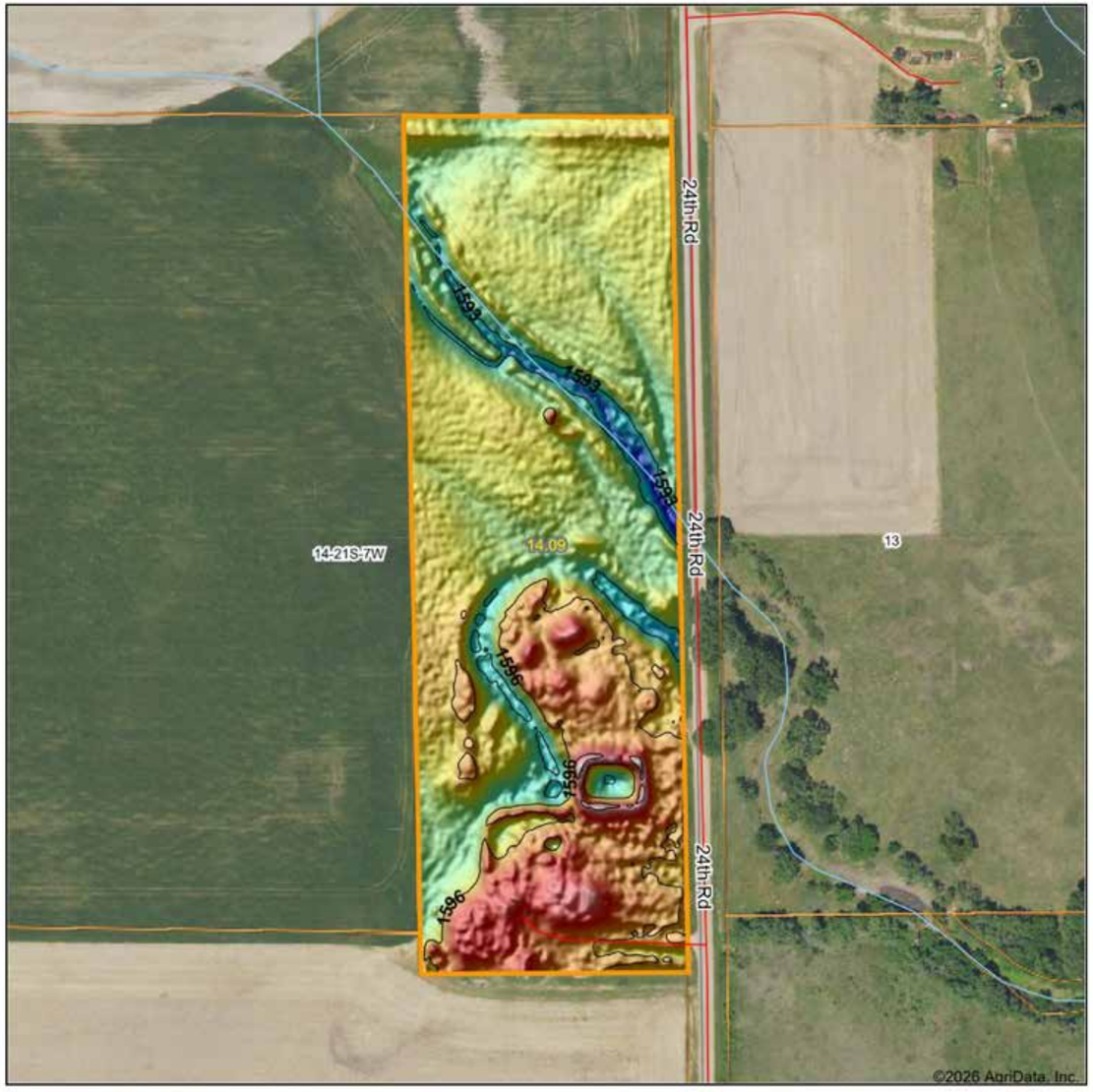




AERIAL MAPS



HILLSHADE MAP



Low Elevation High

Maps Provided By surety CUSTOMIZED ONLINE MAPPING
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Source:	USGS 1 meter dem
Interval(ft):	3
Min:	1,590.3
Max:	1,600.0
Range:	9.7
Average:	1,595.1
Standard Deviation:	1.28 ft

0ft 252ft 504ft

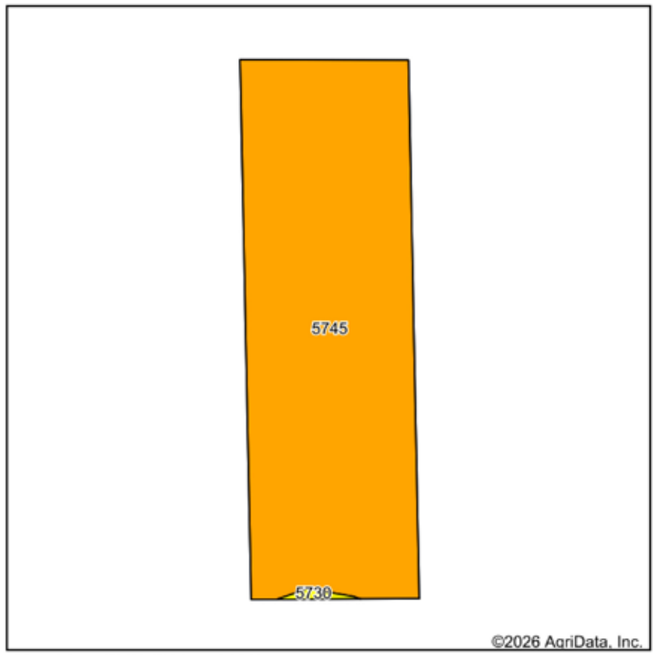
N W E S

11/18/2026

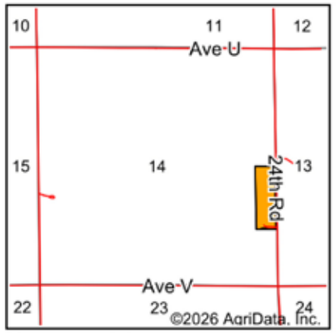
14-21S-7W
Rice County
Kansas

Boundary Center: 38° 13' 21.58, -98° 3' 5.5

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Rice**
Location: **14-21S-7W**
Township: **West Washington**
Acres: **14.09**
Date: **11/18/2026**

Maps Provided By:
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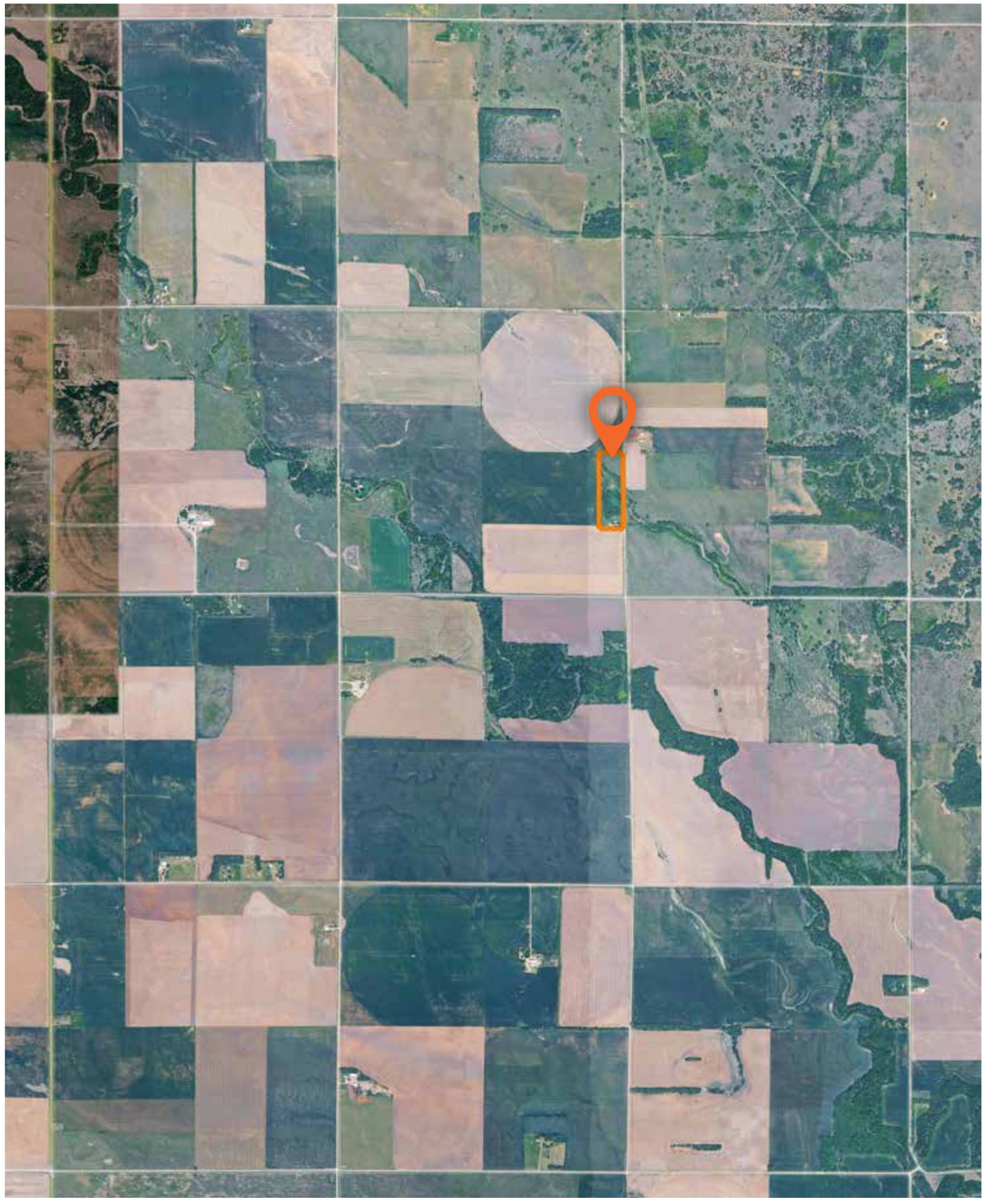
N W E S

Area Symbol: KS159, 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
5745	Elmer loam, 0 to 1 percent slopes	14.02	99.5%		> 6.5ft.	IIIs	2531	58	36	48	56
5730	Darlow-Elmer complex, 0 to 2 percent slopes	0.07	0.5%		> 6.5ft.	IVs	2531	50	30	47	43
					Weighted Average	**3.00**	**2531**	***n 58**	***n 36**	***n 48**	***n 55.9**

*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

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