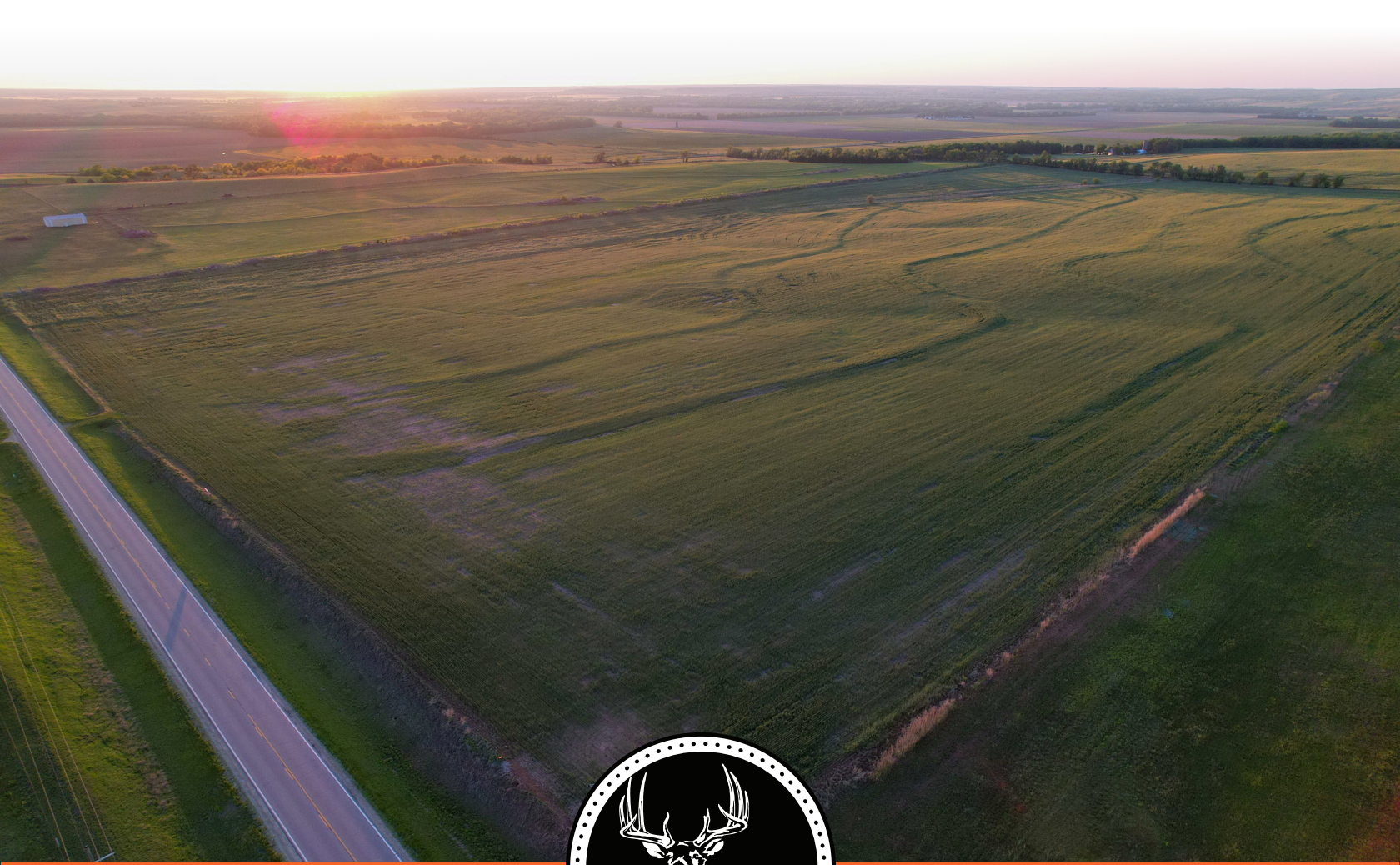


MIDWEST LAND GROUP PRESENTS

77.2 ACRES IN

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# MCPHERSON COUNTY KANSAS



[MidwestLandGroup.com](http://MidwestLandGroup.com)



MIDWEST LAND GROUP IS HONORED TO PRESENT

# SMOKY HILLS PRODUCING FARM

Located along K-4 Highway in northern McPherson County is 77.2 acres of fertile farm ground for sale. The ideal addition to your row crop operation, this farm produces excellent yields in an attractive location. Gently sloping and beautiful surrounding views of the river valley and nearby Marquette. Composed of 89% Class II, Wells Loam 1-3% Slope with an overall 66 NCCPI rating, this farm is a producer. The yearly average rainfall is 30 inches. Currently planted to winter wheat with possession following the 2023 harvest. Situated 1 mile from the city of Marquette and the Mid-Kansas Coop means easy transportation of grain to market and available amenities like fuel, food, and more. The city of Marquette sits in the

Smoky Hill River Valley and is full of culture, museums, a distillery, and an excellent school district. The 77.2 acres would make a great build site and homestead. Soil profile and layout provide opportunities to grow a variety of forage or cash crops, grazing livestock, or subsistence farming. The property is just a short 10-minute drive to Kanopolis State Park and Reservoir with beautiful vistas and endless outdoor recreation. Lindsborg and Interstate 135 are a short 10-minute drive to the east. Suitable to farm producers, land investors, or homesteaders. Tillable farmland of this quality doesn't become available often. For more information contact the Listing Agent Sean Thomas at (620) 712-2775.





# PROPERTY FEATURES

PRICE: **\$250,000** | COUNTY: **MCPHERSON** | STATE: **KANSAS** | ACRES: **77.2**

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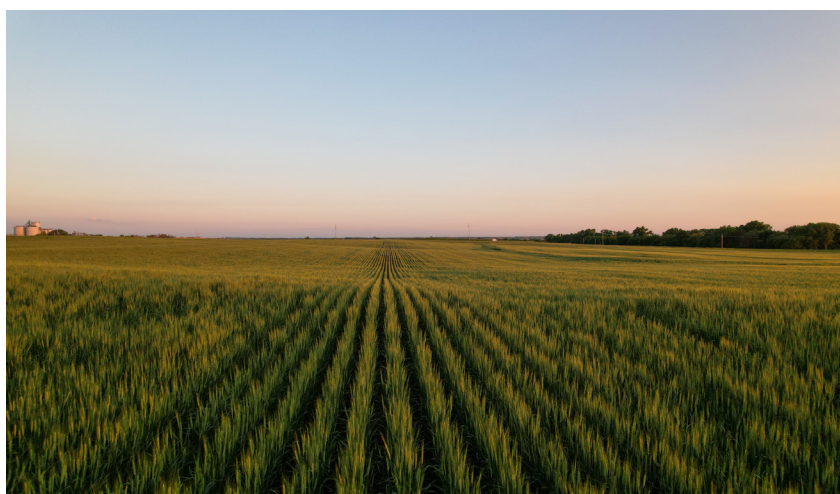
- Productive tillable
- Investment property
- Hilltop build site
- Class II Wells Loam soils
- Possession after 2023 wheat harvest
- Convenient location on K-4 Highway
- 1 mile to Marquette
- 8 miles to Lindsborg
- 20 miles to Mcpherson
- 22 miles to Salina





77.2 ACRES

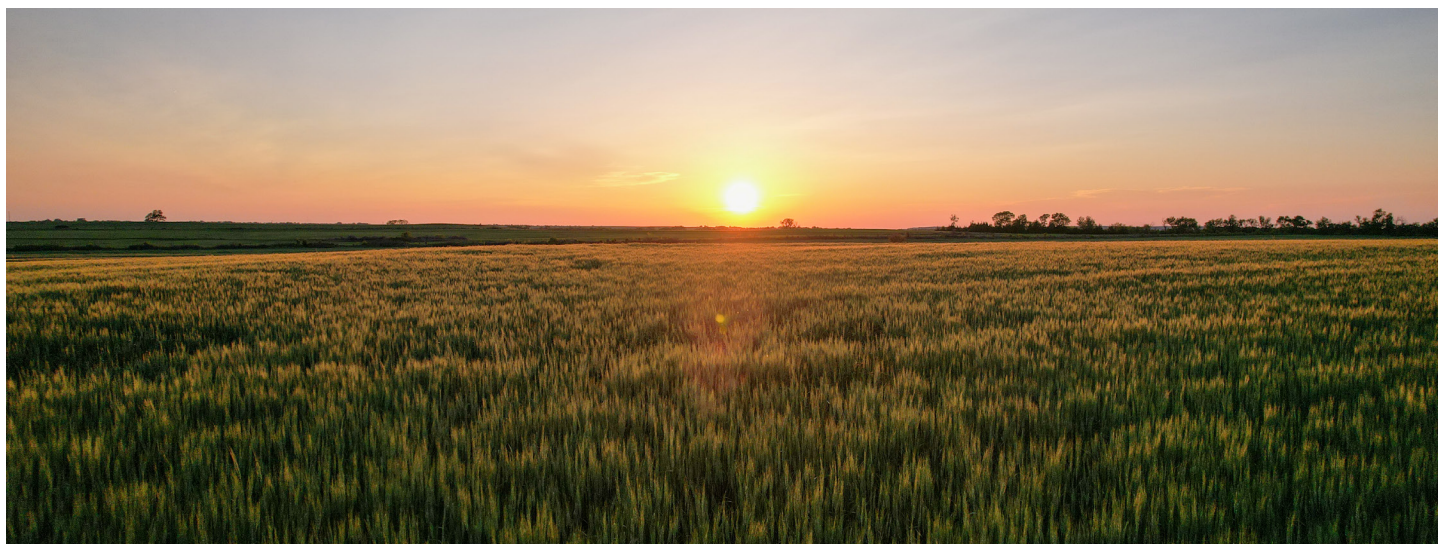
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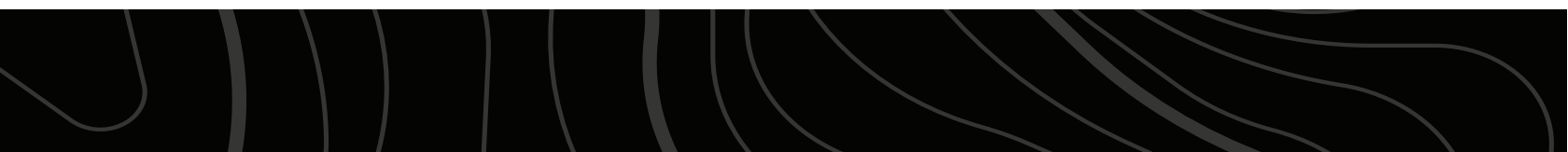
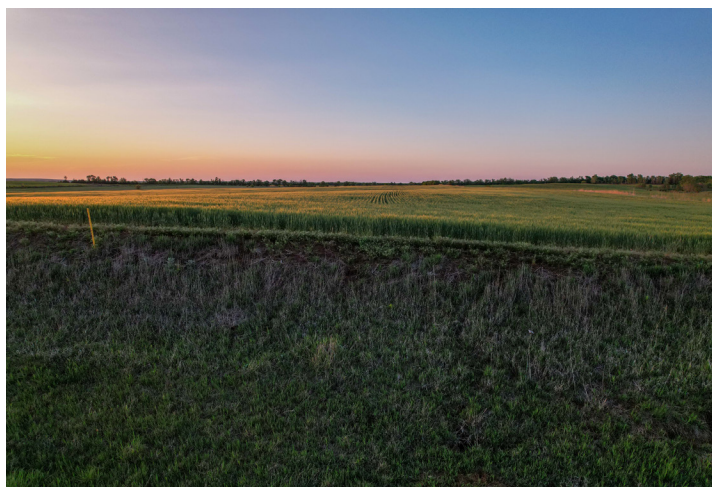
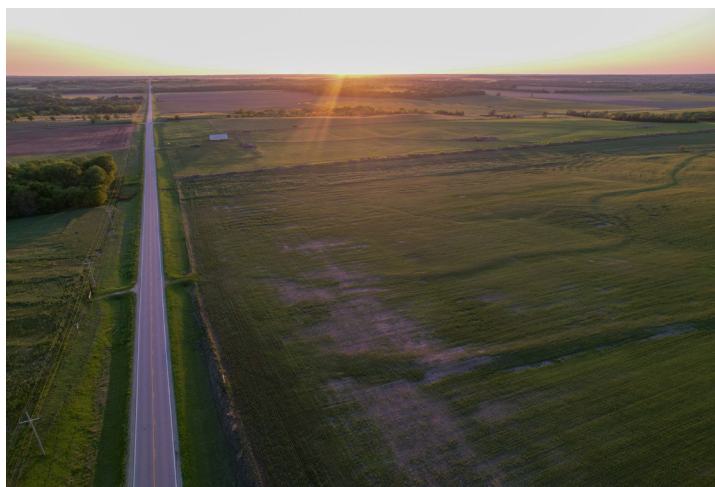
# PRODUCTIVE TILLABLE

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# CLASS II WELLS LOAM SOILS

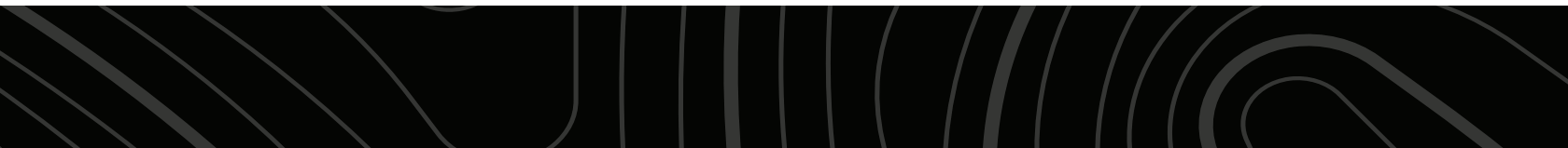
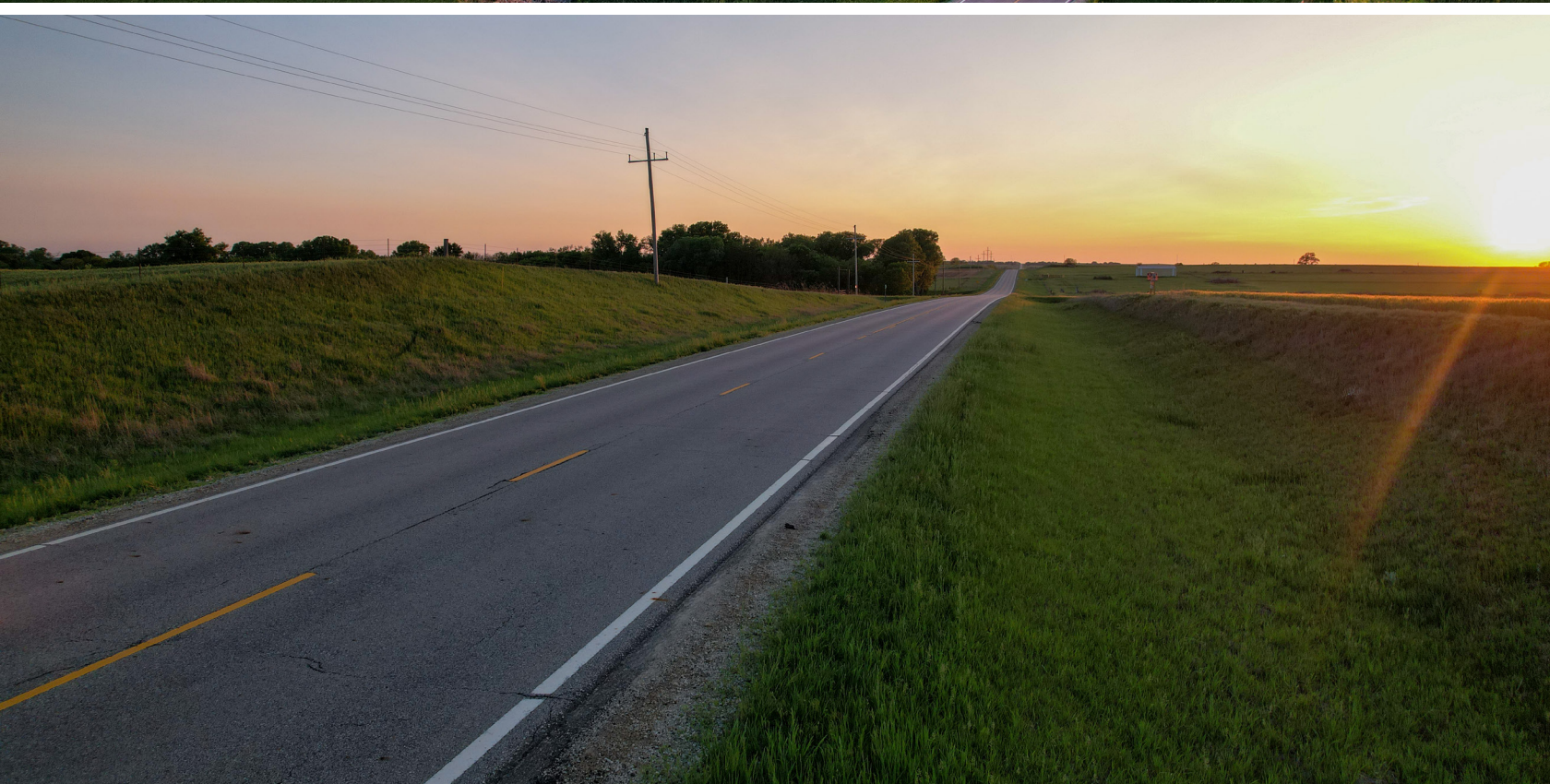
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# CONVENIENT LOCATION ON K-4 HIGHWAY

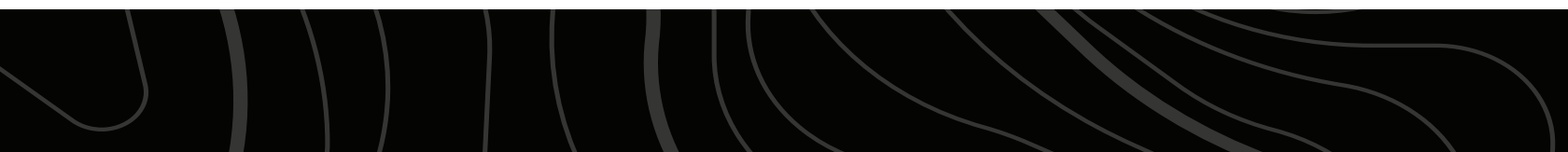
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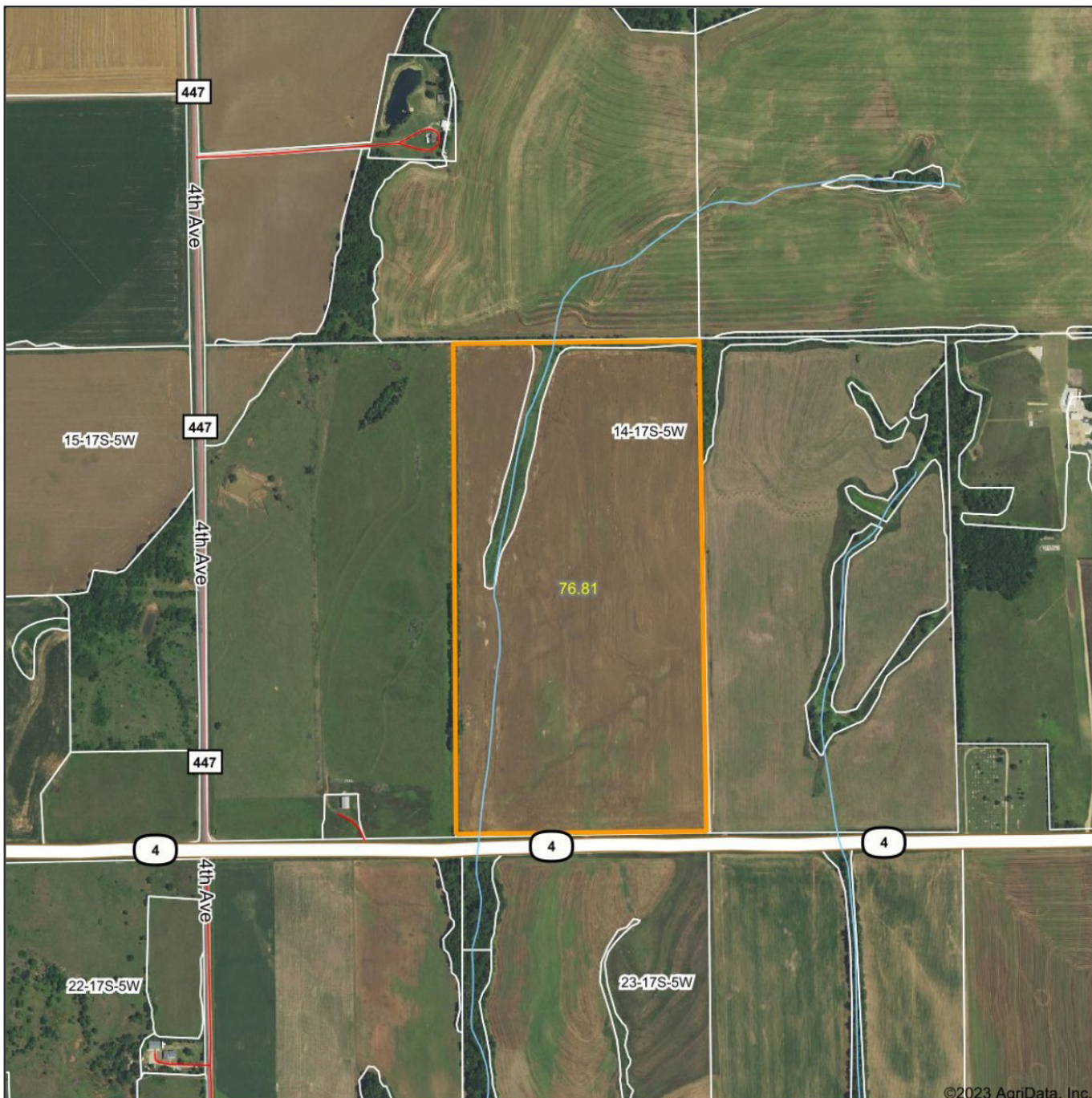
# ADDITIONAL PHOTOS

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# AERIAL MAP



©2023 AgriData, Inc.

Map Center: 38° 34' 12.26, -97° 50' 40.99

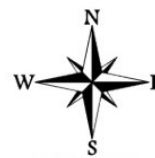


Maps Provided By



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**14-17S-5W**  
**McPherson County**  
**Kansas**

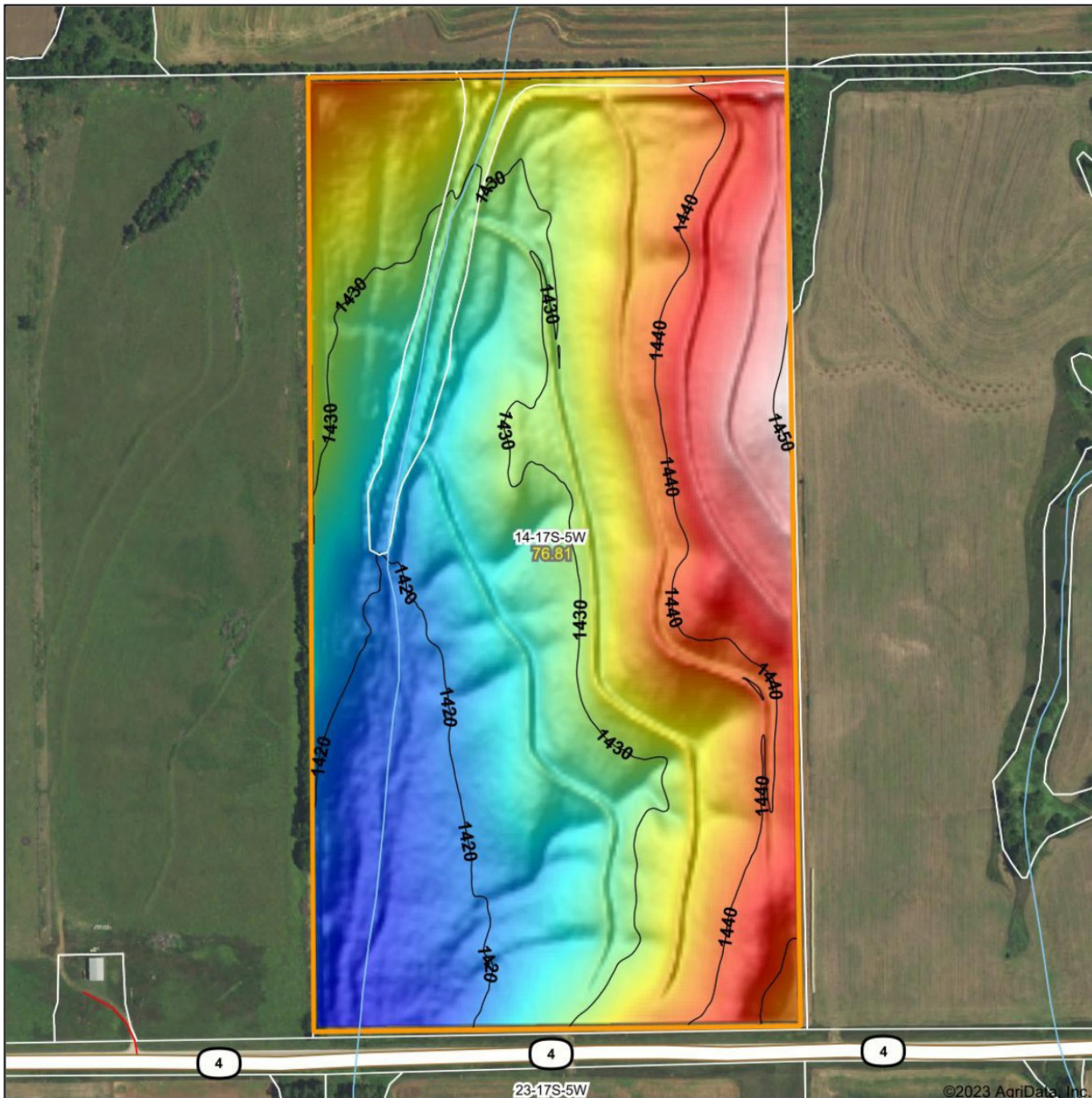


2/10/2023

Field borders provided by Farm Service Agency as of 5/21/2008.



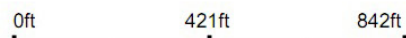
# HILLSHADE MAP



©2023 AgriData, Inc.



Source: USGS 3 meter dem  
 Interval(ft): 10  
 Min: 1,415.5  
 Max: 1,451.3  
 Range: 35.8  
 Average: 1,431.0  
 Standard Deviation: 8.46 ft



**14-17S-5W**  
**McPherson County**  
**Kansas**

2/10/2023

map center: 38° 34' 12.26, -97° 50' 40.99



Maps Provided By:

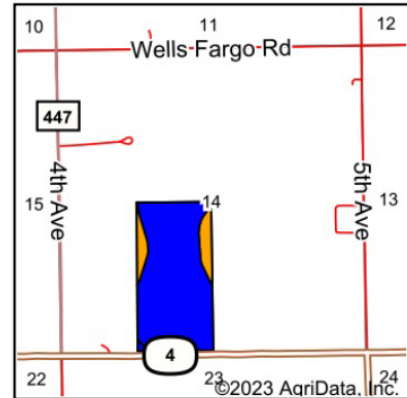
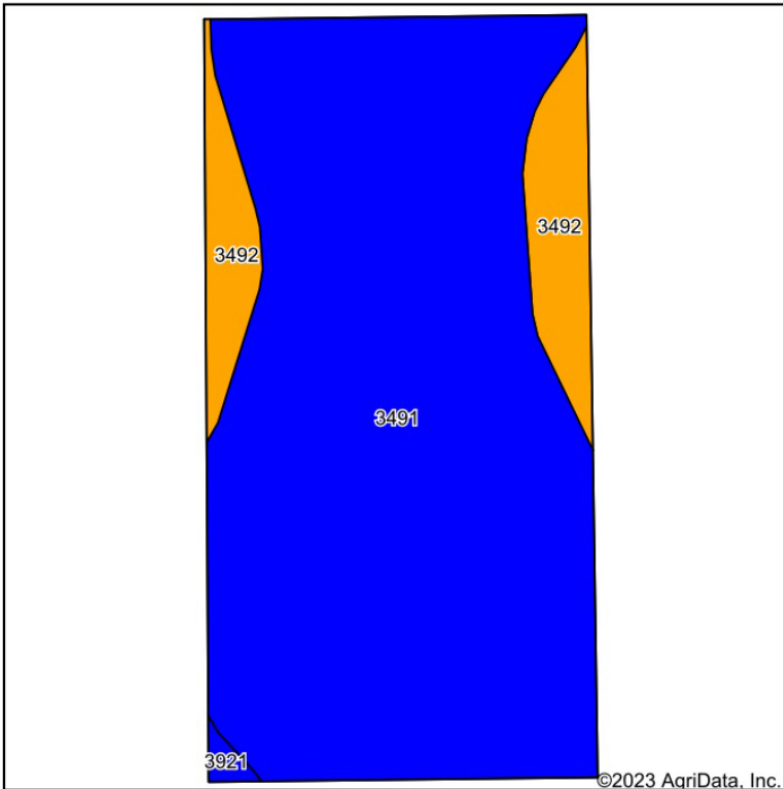
**surety**  
 CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2021 www.AgriDataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008.



# SOIL MAP



State: **Kansas**  
 County: **McPherson**  
 Location: **14-17S-5W**  
 Township: **Marquette**  
 Acres: **76.81**  
 Date: **2/10/2023**



Maps Provided By



Area Symbol: KS113, Soil Area Version: 20

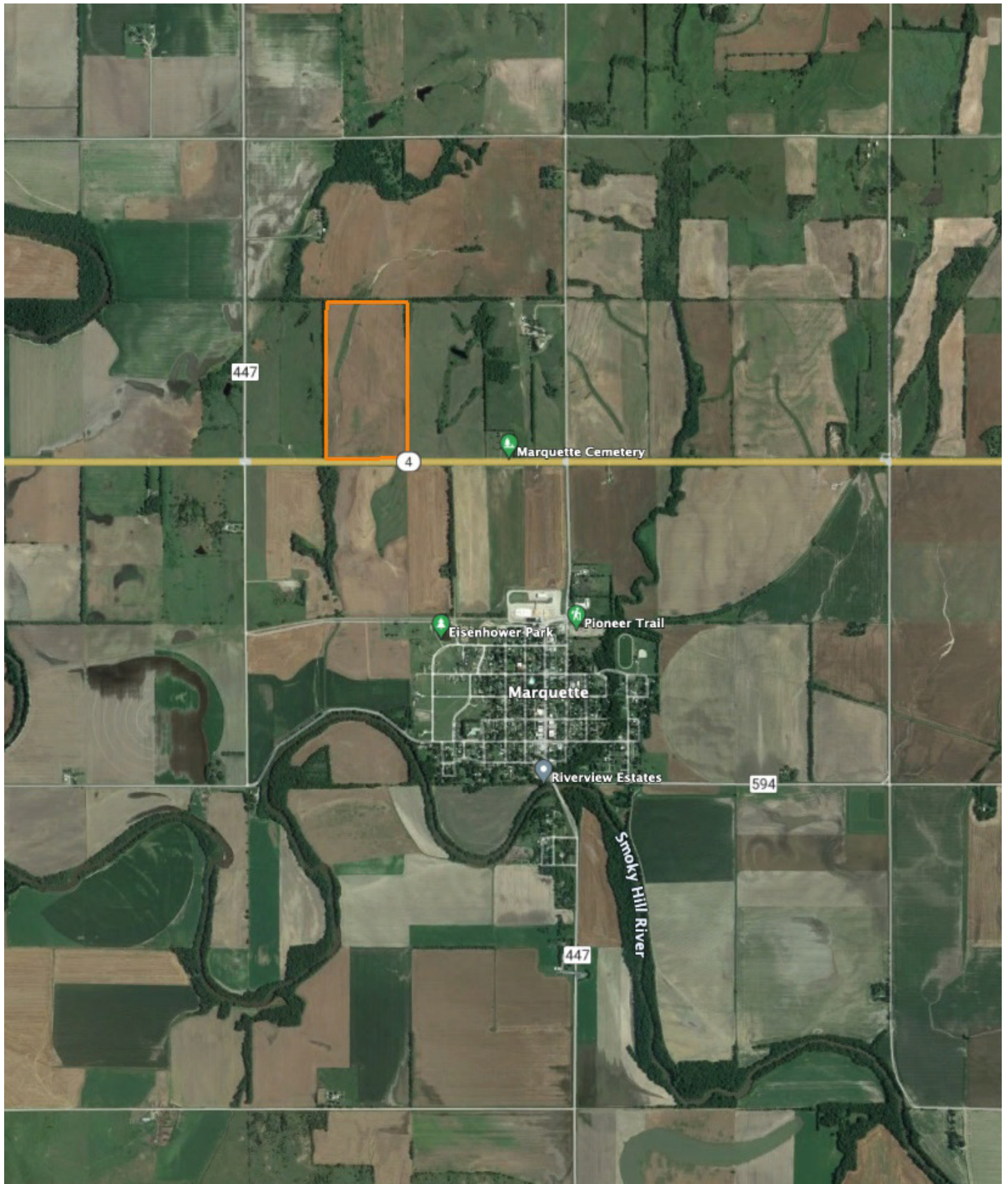
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton			
3491	Wells loam, 1 to 3 percent slopes	67.88	88.4%		> 6.5ft.	Well drained	Ile	Ile	3750	66	60	54	66	33			
3492	Wells loam, 3 to 7 percent slopes	8.49	11.1%		> 6.5ft.	Well drained	IIle	IIle	4005	64	58	53	64	31			
3921	Smolan silty clay loam, 1 to 3 percent slopes	0.44	0.6%		> 6.5ft.	Moderately well drained	Ile	Ile	4905	65	62	56	65	38			
<b>Weighted Average</b>										<b>2.11</b>	<b>2.11</b>	<b>3784.8</b>	<b>*n 65.8</b>	<b>*n 59.8</b>	<b>*n 53.9</b>	<b>*n 65.8</b>	<b>*n 32.8</b>

\*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 a love and appreciation for the land. Born and raised in Overland Park, KS, Sean graduated from St. Thomas Aquinas High School and earned a B.S. in Park Management and Conservation, with a Minor in Business Administration from Kansas State University. This education refined Sean's natural ability to observe and identify the unique qualities each piece of property holds and communicate that potential to clients so that they can achieve their goals, from vision to completion.

Prior to coming to Midwest Land Group, he spent 10 years in parks and recreation administration, specializing in property management, maintenance, and construction. This hands-on experience provided a unique opportunity to study wildlife behavior, especially waterfowl in different environments. Sean shares that knowledge with clients so they can begin successful wildlife management on their property.

A volunteer with Big Brothers Big Sisters, he enjoys mentoring his little brother and introducing him to the outdoors, whether it be fishing or playing sports. Sean is an avid duck and deer hunter and actively serves in ministries at his local church. Sean and his wife Betsy, live on a farm near Inman, KS with their two dogs, Branch and Briar, surrounded by pastures in the Sandhills.



**SEAN THOMAS,**  
LAND AGENT  
**620.712.2775**  
SThomas@MidwestLandGroup.com



**MidwestLandGroup.com**

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