

MIDWEST LAND GROUP PRESENTS

43 ACRES IN

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# MCPHERSON COUNTY KANSAS



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# LINDSBORG DEVELOPMENT SITE WITH PICTURESQUE VIEWS

Midwest Land Group is proud to present 43 +/- acres of prime development land in Lindsborg, Kansas. This Mcpherson County property holds numerous potential uses! Beautiful views of the Smoky Hills and Coronado Heights are right out the back door. The productive farmland produces excellent crop yields for a steady source of income until development occurs. On Normal Street, east of the property is an adjoining lot, providing entrance and egress into a new subdivision. This provides deeded access from all directions. A conceptual drawing pictures 78 build lots ranging in size from 1/8th to 1/2 acre. Quality-constructed homes adjoin the property

in multiple directions. Neighboring to the south on Coronado Avenue is Smoky Valley High School. This location provides easy accessibility to schools, parks, and more. Lindsborg, also known as Little Sweden USA, prides itself on its rich culture, arts, higher education, and quality of life. The sense of community and belonging here are even richer. The possibilities for the future of this site are endless. Build your dream farmstead, or develop custom homes, at the listing price the estimated margin for a real estate developer is 30%. For more information and disclosures please contact the Listing Agent Sean Thomas at (620) 712-2775.





# PROPERTY FEATURES

PRICE: **\$425,300** | COUNTY: **MCPHERSON** | STATE: **KANSAS** | ACRES: **43**

- Development site
- Productive cropland
- Paved access
- Conceptual drawings/engineered plans
- Pedestrian friendly
- Scenic views of Smoky Hills
- Quick commute to Interstate 135
- Culture and quality of life
- 2022 taxes \$335.80





43 +/- ACRES

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## PAVED ACCESS

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## PRODUCTIVE CROPLAND

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0ft                      639ft                      1278ft



[www.AgriDataInc.com](http://www.AgriDataInc.com)

5/5/2023



Low Elevation High

Source: USGS 3 meter dem  
Interval(ft): 10  
Min: 1,325.6  
Max: 1,332.5  
Range: 6.9  
Average: 1,329.3  
Standard Deviation: 0.92 ft

0ft 316ft 633ft

5/5/2023

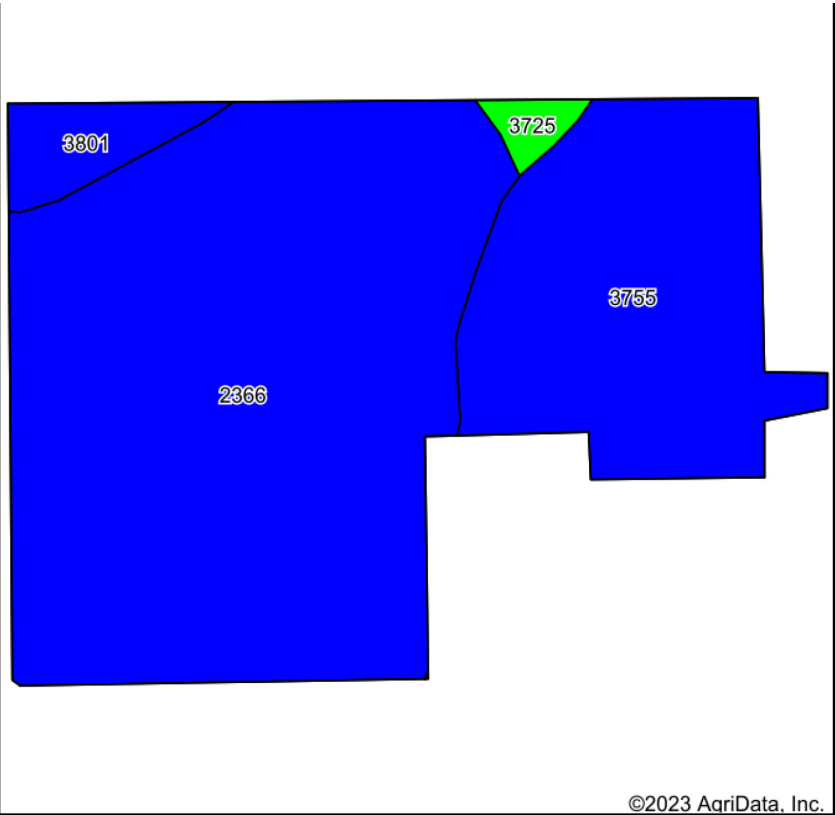
map center: 38° 34' 53.8, -97° 40' 53.15

8-17S-3W  
McPherson County  
Kansas

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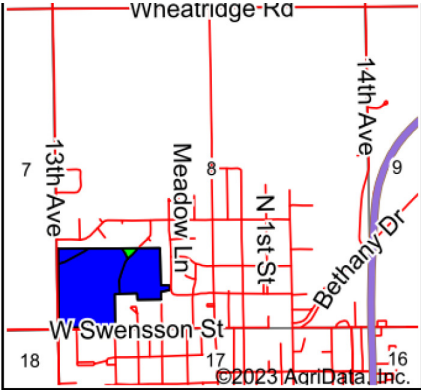


# SOIL MAP



Soils data provided by USDA and NRCS.

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State: **Kansas**  
County: **McPherson**  
Location: **8-17S-3W**  
Township: **Lindsborg**  
Acres: **42.92**  
Date: **5/5/2023**



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
2366	New Cambria silty clay, rarely flooded	28.89	67.3%		> 6.5ft.	Moderately well drained	Ils	Ils	3500	57	36	34	57
3755	Hord silt loam, rarely flooded	11.83	27.6%		> 6.5ft.	Well drained	Ilc	I	3500	77	54	45	77
3801	Crete silt loam, 1 to 3 percent slopes, loess plains and breaks	1.66	3.9%		> 6.5ft.	Moderately well drained	Ile	Ile	3650	65	56	51	65
3725	Detroit silty clay loam, rarely flooded	0.54	1.3%		> 6.5ft.	Moderately well drained	Iw	Iw	4620	64	54	51	64
Weighted Average							1.99	1.71	3519.9	*n 62.9	*n 42	*n 37.9	*n 62.9

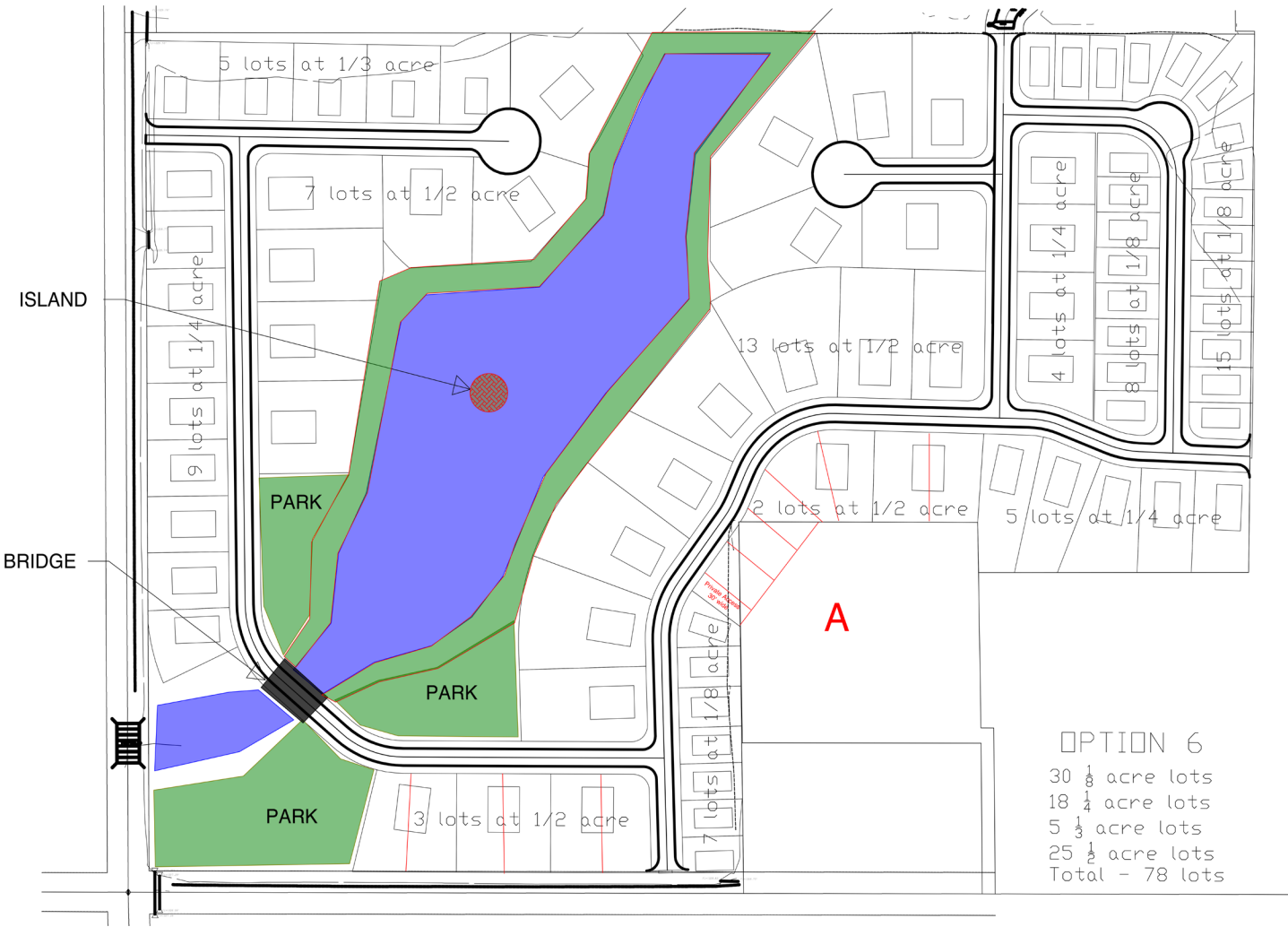
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# LINDSBORG CONCEPTUAL MAP





# OVERVIEW MAP





# AGENT CONTACT

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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  
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## MidwestLandGroup.com

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