

MIDWEST LAND GROUP PRESENTS

147 ACRES IN

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# MCPHERSON COUNTY KANSAS



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

# CAPTIVATING CROPLAND, TIMBER, AND PASTURE

Located in the highly sought-after and scenic region of central Kansas is 147 +/- acres of multi-use land for sale. This property is a true gem, teeming with wildlife and agricultural productivity in the Smoky Hills. The tract is a combination of tillable farmland, hay meadow, hardwood timber, and grazing pasture. These multiple land uses lend themselves to varied sources of agricultural income and excellent habitat for deer, turkey, quail, and waterfowl. At the heart of the farm is 33 +/- acres of mature timber lining "East Kentucky Creek". One trip to this area and you will find deer trails, buck rubs, and turkey roost trees. You might even spot a wood duck nesting in the installed birdhouses. This forested area is comprised of mostly walnut, cottonwood, hedge, and hackberry tree species. The creek is a natural corridor for mature deer during the fall hunting seasons and provides the sportsman with multiple stand locations along the live water or facing the bedding areas and food sources.

There are two tillable fields, the first is 28 +/- acres in size. It consists of Loam soils with well-maintained terraces for drainage. This hilltop location would also make a premier building site. Bordered by 18th Road and Svensk Road, both of which have electric utility. Also, along 18th Road

is a buried McPherson County RWD No. 6 rural water line, a tremendous bonus when building your dream home. Along the creek is a 15 +/- acre level field with amazing productivity. The field is flat with a Silt Loam soil classified as 83 NCCPI and is under a crop rotation of corn and wheat. Along Svensk Road is an 18 +/- acre hay meadow. This area, which is elevated above the creek bottom makes great prairie hay feed but would also make a top-notch build site with the potential for a walkout basement with a view to the west and north that is indescribable. On the north side of the creek are roughly 50 +/- acres of clean pastureland for grazing. This area of the Smoky Hills is known for producing excellent native grass forage and contributing to substantial gains on livestock. The pasture has interspersed trees that provide shade and additional bedding habitat for deer. The wildlife and livestock frequent the dependable pond that is almost 1 acre in size. This pond has never gone dry and is relatively deep creating fishing opportunities.

Whether you are looking for a productive investment, a dream recreational property, or your forever home site. This property checks all the boxes. Located just a short drive from Interstate 135 the location cannot be overstated.





# PROPERTY FEATURES

PRICE: **\$549,375** | COUNTY: **MCPHERSON** | STATE: **KANSAS** | ACRES: **147**

- Productive tillable farmland
- Fenced pasture with reliable water sources
- Hay meadow
- Trophy whitetail deer
- Premier build site
- Rural water & electricity
- Incredible turkey population
- East Kentucky Creek
- Hardwood timber
- 1 acre pond
- 4 miles to Lindsborg
- 2 miles to Interstate 135
- 14 miles to McPherson
- 17 miles to Salina





# PRODUCTIVE TILLABLE FARMLAND

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# EAST KENTUCKY CREEK

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## FENCED PASTURE W/ RELIABLE WATER

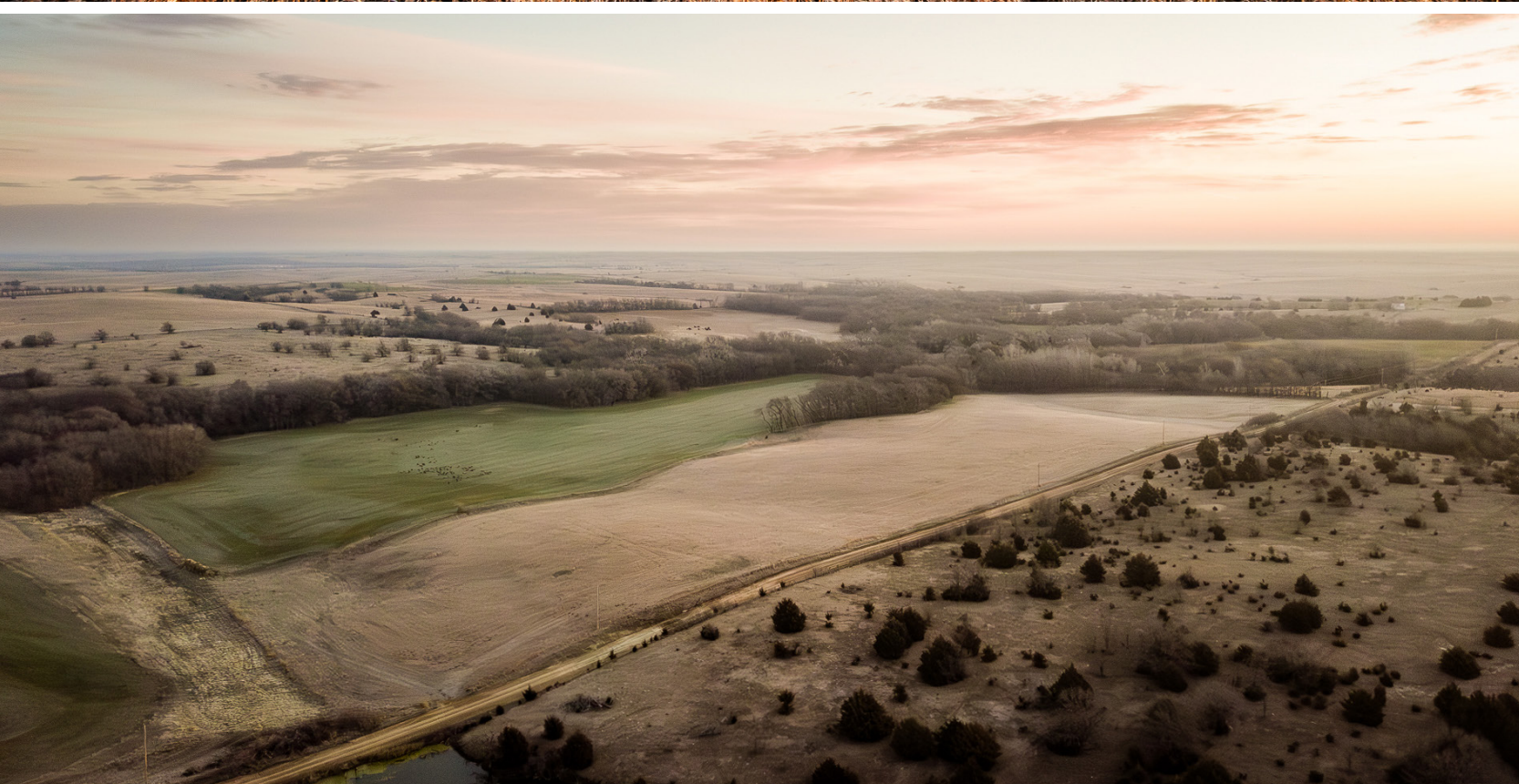
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# PREMIER BUILD SITE

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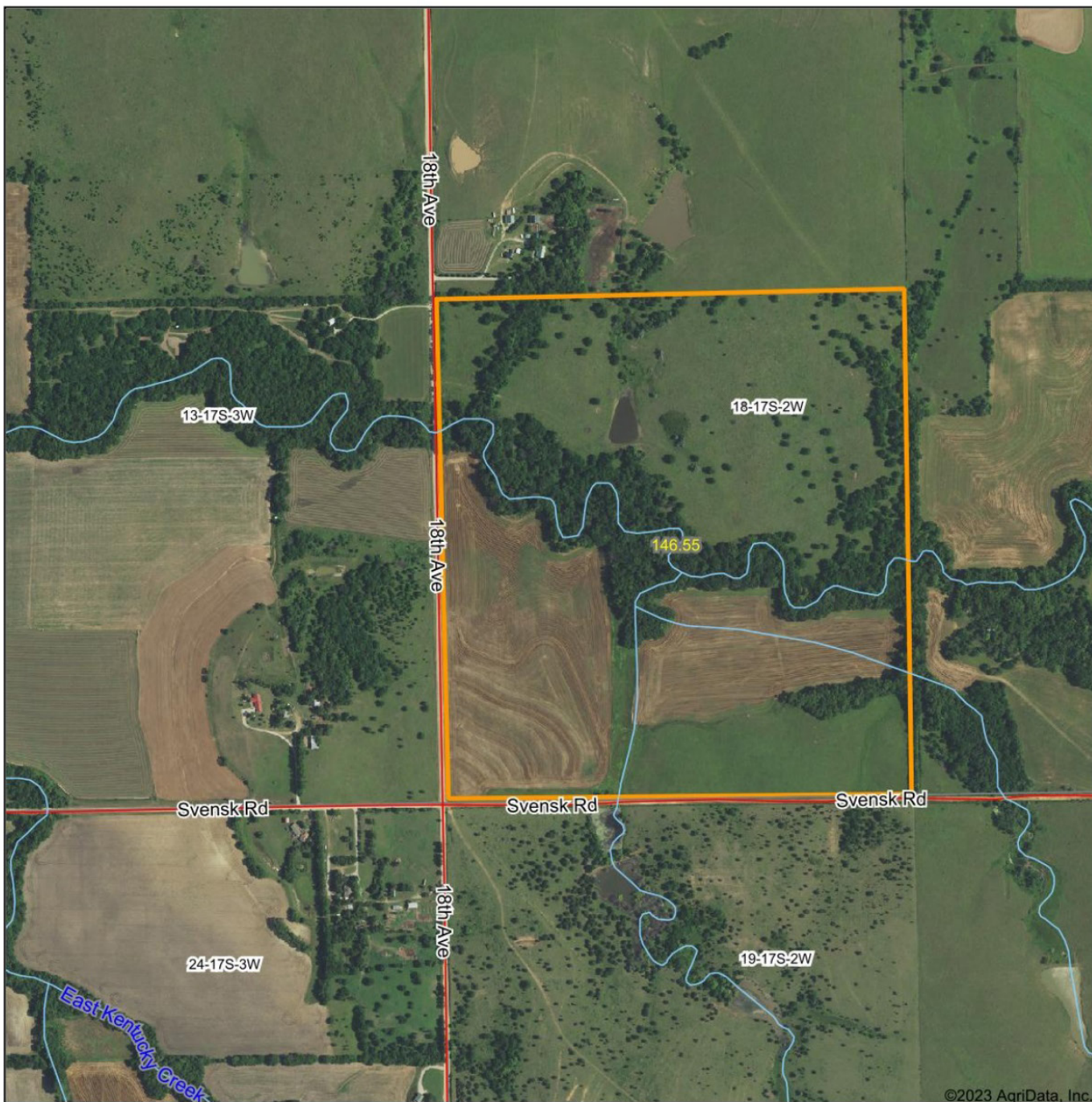
# TRAIL CAM PICTURES

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# AERIAL MAP



Boundary Center: 38° 34' 8.58, -97° 35' 18.79

0ft 817ft 1635ft



Maps Provided By:



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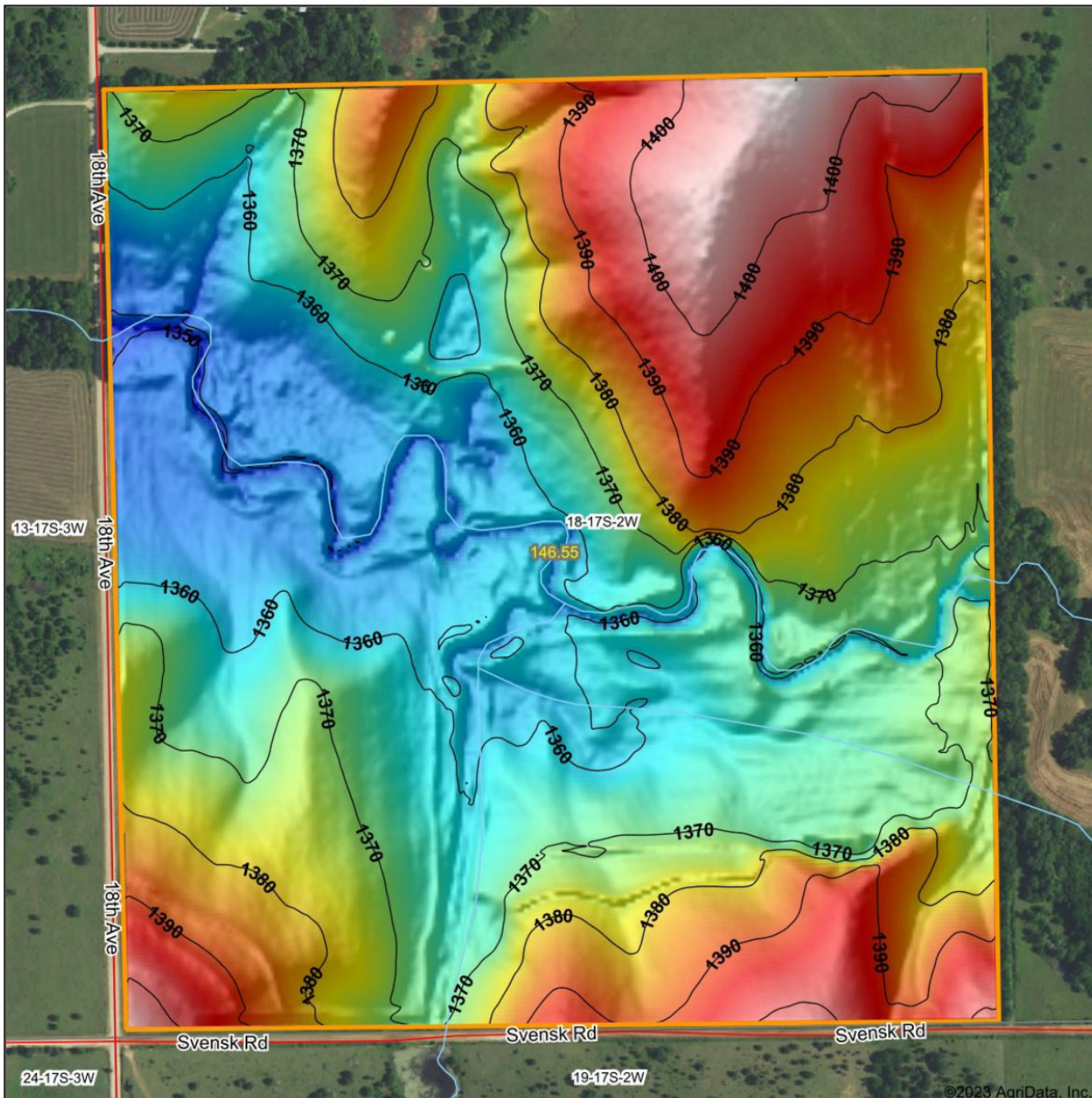
18-17S-2W  
McPherson County  
Kansas



10/9/2023



# HILLSHADE MAP



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Source: USGS 3 meter dem  
 Interval(ft): 10  
 Min: 1,345.3  
 Max: 1,409.2  
 Range: 63.9  
 Average: 1,373.6  
 Standard Deviation: 14.5 ft



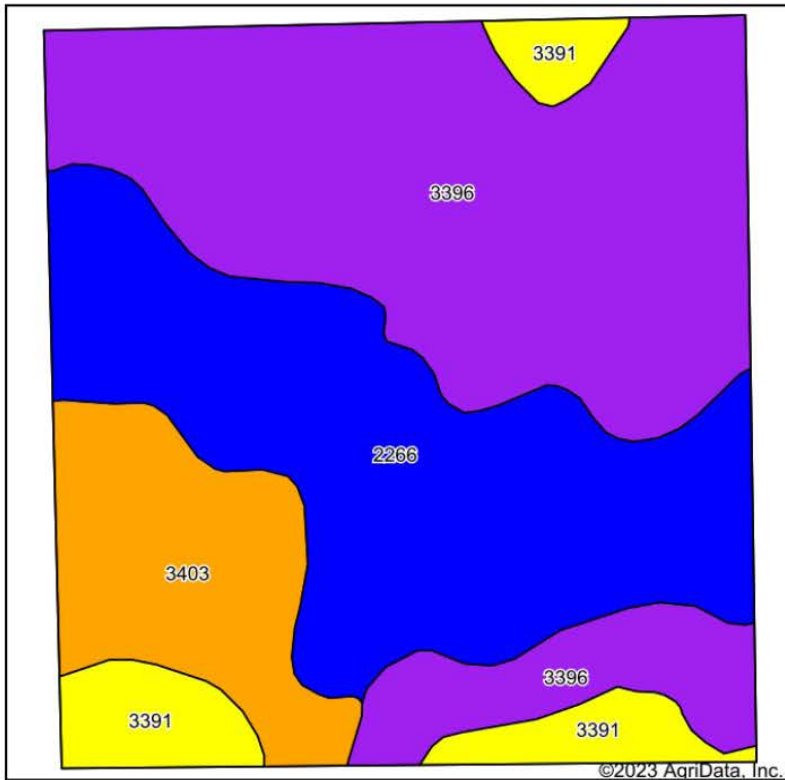
10/9/2023

**18-17S-2W**  
**McPherson County**  
**Kansas**

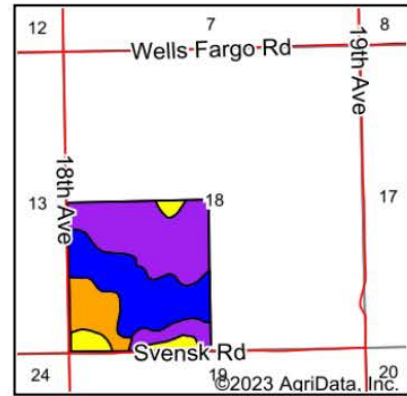
Boundary Center: 38° 34' 8.58, -97° 35' 18.79



# SOIL MAP



Soils data provided by USDA and NRCS.



State: **Kansas**  
 County: **McPherson**  
 Location: **18-17S-2W**  
 Township: **Bonaville**  
 Acres: **146.55**  
 Date: **10/9/2023**



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Area Symbol: KS113, Soil Area Version: 20

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	*n NCCPI Cotton	
3396	Lancaster-Hedville complex, 3 to 20 percent slopes	67.72	46.2%		2.9ft. (Paralithic bedrock)	Vle	3375	42	39	37	39	15	
2266	Tobin silt loam, occasionally flooded	48.48	33.1%		> 6.5ft.	Ilw	5875	83	64	52	83	39	
3403	Longford silty clay loam, 3 to 7 percent slopes	18.83	12.8%		> 6.5ft.	Ille	3400	63	59	53	63	35	
3391	Lancaster loam, 3 to 7 percent slopes	11.52	7.9%		2.9ft. (Paralithic bedrock)	IVe	3850	49	45	42	48	19	
<b>Weighted Average</b>							<b>4.13</b>	<b>4242.6</b>	<b>*n 58.8</b>	<b>*n 50.3</b>	<b>*n 44.4</b>	<b>*n 57.3</b>	<b>*n 25.8</b>

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

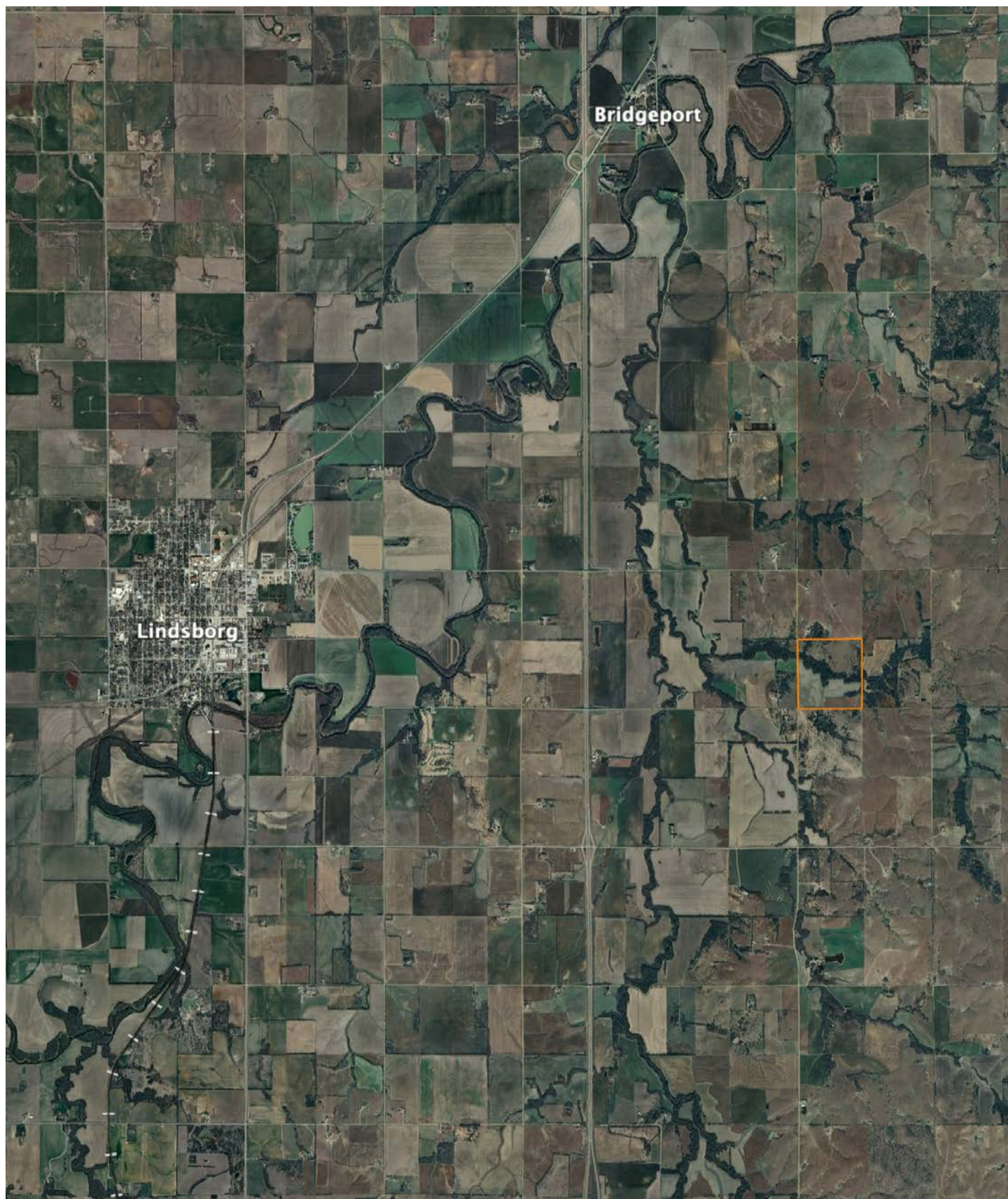
\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# OVERVIEW MAP

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# 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,**  
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**MidwestLandGroup.com**

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