

MIDWEST LAND GROUP PRESENTS

68.3 ACRES IN

McPHERSON COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PREMIER DEVELOPMENT SITE

Opportunities to purchase land this close to a thriving economic community are rare! Located just outside of McPherson is 68.3 +/- acres of productive investment land. This site is second to none, and no other real estate offering in the region has included such prime access to transportation infrastructure. This property has frontage on the paved Limestone Road and cornering adjacent to 56 Highway. US Route 56 connects Kansas City, Missouri to Santa Fe, New Mexico. Just 1.5 miles from Interstate 135 means heavy commercial traffic connecting Wichita to I-70. Frontage counts for the amount of people and products, fuel, and grain that pass by this farm are off the charts.

Bordering the farm on the north is the Union Pacific Railroad. This frontage, as it pertains to future development value cannot be understated. Commerce follows the rail, since there is a close relationship between railroad expansion and general development and the prosperity of the communities surrounding it. This land would be perfectly suited to access that infrastructure via rail spur manufacturing, construction materials, grain trade, oil, and gas field supply. Whatever the industry, all industries rely on the availability of rail transportation to scale their business. This property is also close to local agency-owned land. This site could be part of an expansion of public services to include, but not limited to, water supply, sewer treatment, electric utility, solid waste disposal, or parkland.

The farmland is also suited for rural residential

development. McPherson County, more so than almost any other county in the state, has a high demand for rural development. This is because of a thriving economy with high-paying careers. It's cultural to the local population, everyone wants to live on a few acres or more! This creates scarcity which then creates demand. This open land is zoned A-2 agricultural transition. This flexible zoning accommodates selected nonagricultural uses and an increasing number of lower-density nonfarm residences. This could also become the new development site for a regional church, a school, or another nonfarm community need.

The farmland is very productive, rich dark soils generate excellent yields and a great return on investment until development begins. Silt loam soils carry a NCCPI rating of 65. This farm lays flat with zero to one percent slopes and drains perfectly. In addition to the tillable income, mineral rights and oil production royalties owned by the seller will transfer to the buyer. This income-generating investment makes for short-term ROI and exponential long-term appreciation.

McPherson has developed into one of the most industrialized small communities in the nation, centered in one of the largest wheat-producing areas of the United States. The quality of life and job creation keep McPherson a thriving place to invest. This real estate offering and its proximity to McPherson make it one-of-a-kind. Contact Listing Agent Sean Thomas (620) 712-2775 for further information and to schedule a showing.

PROPERTY FEATURES

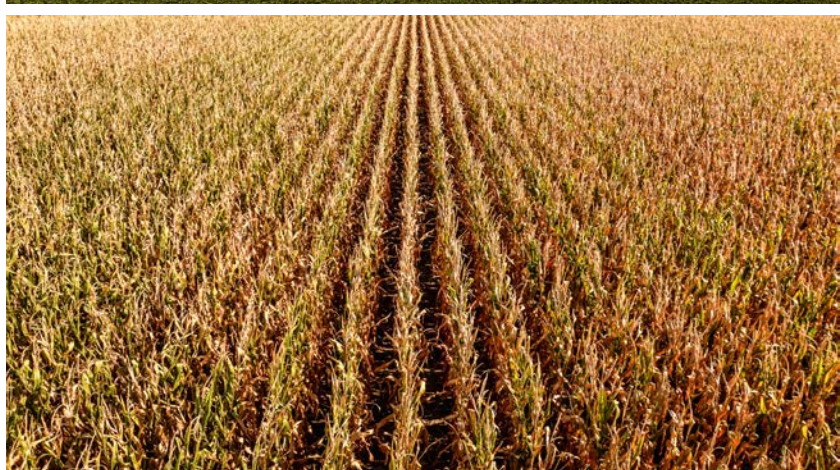
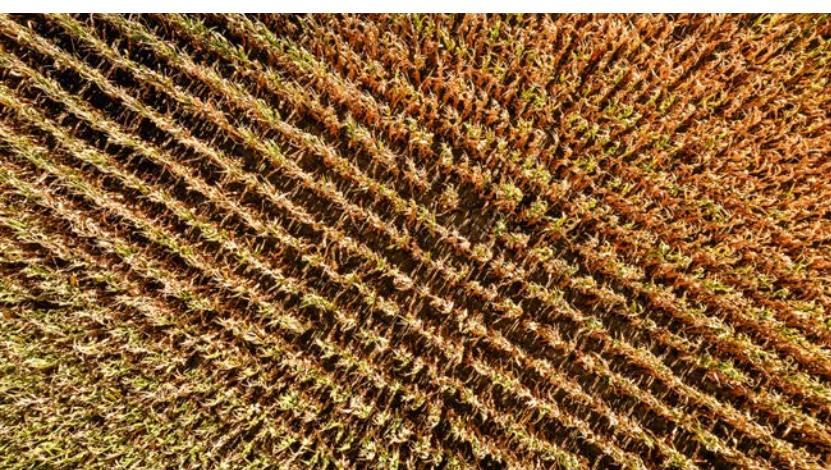
PRICE: **\$599,000** | COUNTY: **McPHERSON** | STATE: **KANSAS** | ACRES: **68.3**

- Development land
- Rural residential
- Commercial business land
- Railroad access
- State highway access
- Rich tillable farmland income
- Oil production income
- 1 mile from McPherson
- 42 miles to Wichita
- S24, T19, R03, Acres 68.3 +/-



TILLABLE INCOME

The farmland is very productive, rich dark soils generate excellent yields and a great return on investment until development begins. In addition to the tillable income, mineral rights and oil production royalties owned by the seller will transfer to the buyer. This income-generating investment makes for short-term ROI and exponential long-term appreciation.



STATE HIGHWAY ACCESS



ROAD FRONTAGE



RURAL RESIDENTIAL

McPherson has a thriving economy with high-paying careers. It's cultural to the local population, everyone wants to live on a few acres or more! This creates scarcity which then creates demand. This flexible zoning accommodates selected nonagricultural uses and an increasing number of lower-density nonfarm residences.



ADDITIONAL PHOTOS



AERIAL MAP



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Maps Provided By:



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Boundary Center: 38° 22' 49.45, -97° 36' 0.39

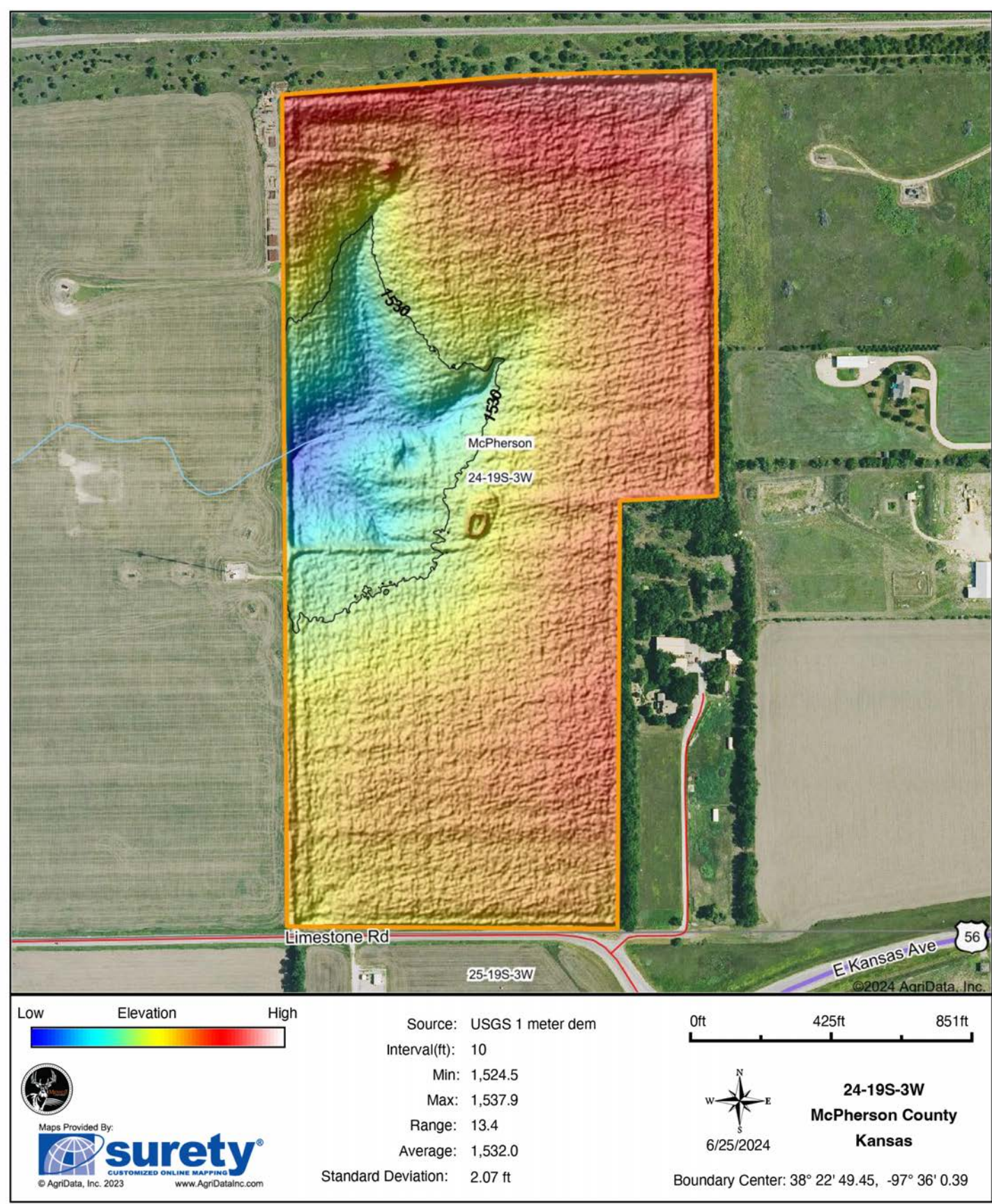
24-19S-3W
McPherson County
Kansas

0ft 822ft 1645ft

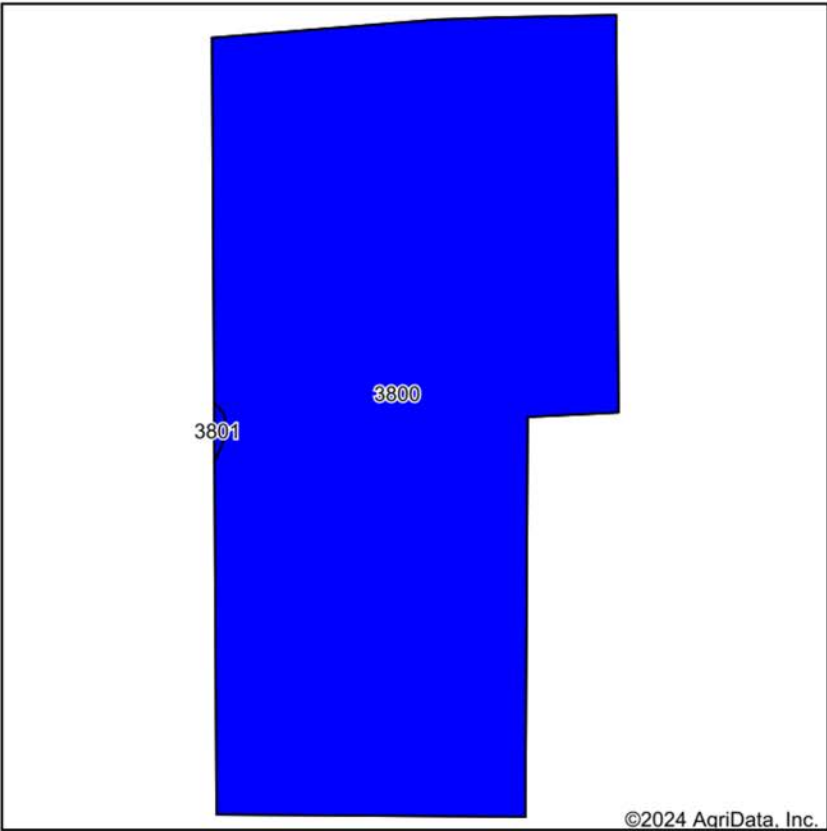


6/25/2024

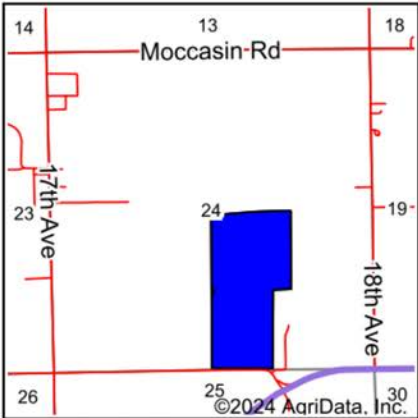
HILLSHADE MAP



SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **McPherson**
Location: **24-19S-3W**
Township: **McPherson**
Acres: **68.56**
Date: **6/25/2024**



Maps Provided By:

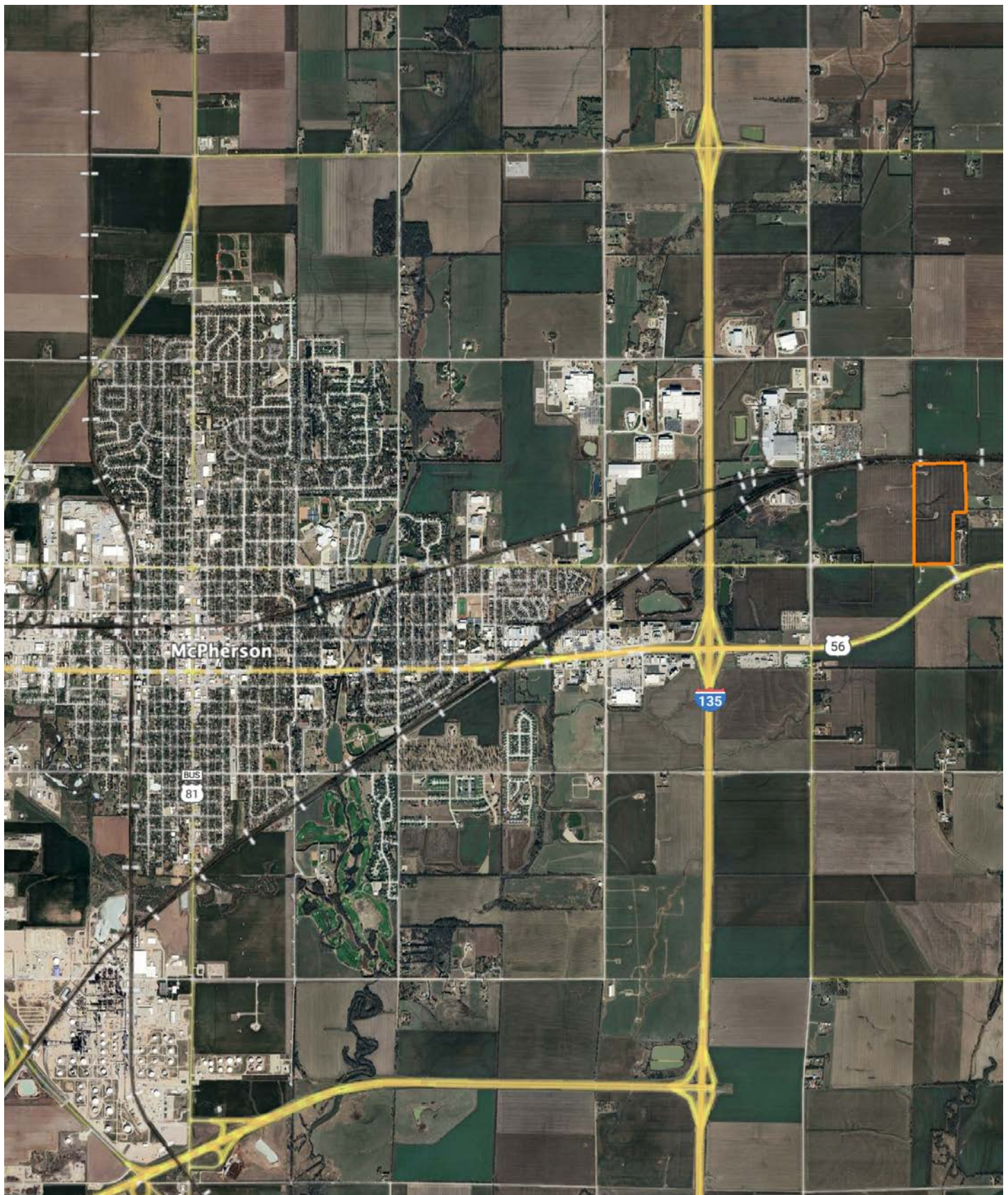


Area Symbol: KS113, Soil Area Version: 21											
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
3800	Crete silt loam, 0 to 1 percent slopes, loess plains and breaks	68.45	99.8%		> 6.5ft.	IIIs	3580	65	57	61	65
3801	Crete silt loam, 1 to 3 percent slopes, loess plains and breaks	0.11	0.2%		> 6.5ft.	IIe	3650	64	55	60	64
Weighted Average						2.00	3580.1	*n 65	*n 57	*n 61	*n 65

*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,
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