

MIDWEST LAND GROUP PRESENTS

60 ACRES IN

---

# McPHERSON COUNTY KANSAS

16TH AVENUE, McPHERSON, KS 67460



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

# HUNTING AND FISHING LAKE OUTSIDE McPHERSON

---

It is not every day you get the chance to purchase this much surface water in such a premier location. Just outside of the City of McPherson are 60 +/- acres of recreational and development land with a 14 +/- acre lake! The land is bordered by Interstate 135 on the east and 61 Highway on the south. This would be an excellent place to start a business with incredible daily traffic counts and exposure. Outside the city limits but within the agricultural transition zone, opportunities for numerous businesses or institution types exist. It could also become the perfect home site with utilities and water in the surrounding areas. Imagine your dream home, overlooking the water with room for all your hobby animals, while still being less than 5 minutes away from excellent jobs, shopping, and restaurants.

The recreational value of this property is undeniable. A 14 +/- acre lake fed by Dry Turkey Creek. This deep lake was built in 1985 and has been full of fish and waterfowl ever since. This lake is especially known for roosting thousands and thousands of migrating ducks and geese. With other sanctuary bodies of water nearby in the city limits that can't be hunted, this lake sits just on the periphery of town and is the birds' first stop on their way out to feed in nearby wheat fields. Opportunities and Mallards, Lesser Canadas, Speckle Belly, and Snow Geese can be world-class. This waterfowl hunting pursuit

attracts hundreds of people from across the country to hunt near McPherson each winter. The 28 +/- acre tillable field would benefit from a pit blind to hunt the birds in the dry field, cut corn or green wheat with full body decoys. The lake would benefit from the installation of pits or box blinds on stilts, put these on the sand bar in the middle of the lake, and have birds circle in from any direction. Put up a cabin to stay overnight in, and a tool shed to store all your hunting/fishing equipment. This farm will always have birds in the sky, day after day, making memories for a lifetime. Stocked with catfish, a summertime visit for swimming, paddling, and fishing makes this farm easy to enjoy year-round.

The farm consists of 28 +/- acres of Class II Silty Clay Loam, it has 0-1% slope with an average NCCPI of 55. This makes for a good return on your investment. These tillable acres might even be able to be irrigated with a surface irrigation water right. The balance of the farm, besides the lake, is made up of woolly pasture grasses. There are lots of mature cedar trees and giant cottonwoods. There are a few deer using the property that provide additional hunting opportunities. Don't miss the chance for a once-in-a-generation property with one-of-a-kind hunting opportunities. Contact the Listing Agent Sean Thomas at (620) 712-2775 to see disclosures and schedule a showing.



# PROPERTY FEATURES

PRICE: **\$480,000** | COUNTY: **McPHERSON** | STATE: **KANSAS** | ACRES: **60**

- 14 +/- acre lake
- Development opportunity
- Potential build site
- Highway frontage, great exposure
- S02, T20, R03, S2NW4
- 2.5 miles to Walmart and restaurants
- Great fishing
- World-class waterfowl hunting
- Deer hunting
- 28 +/- acres fertile cropland
- 14 +/- acre lake
- 18 +/- timber and tall grasses
- 2024 property taxes \$337.17

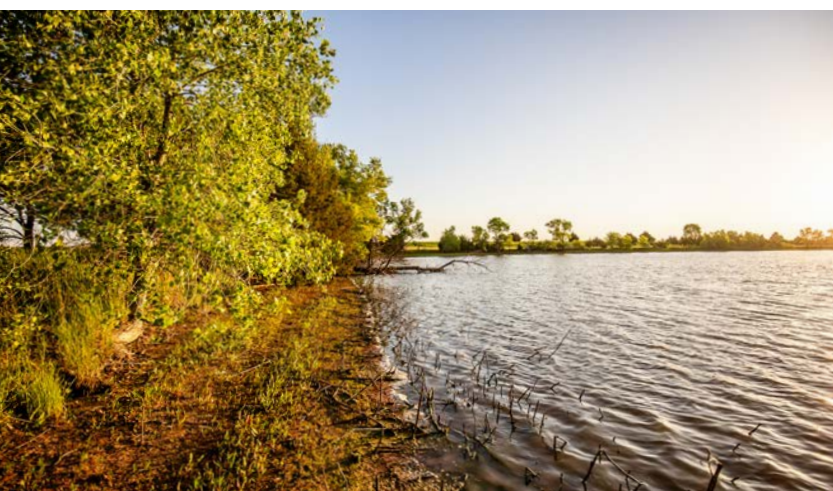




# 14 +/- ACRE LAKE

---

A 14 +/- acre lake fed by Dry Turkey Creek. This deep lake was built in 1985 and has been full of fish and waterfowl ever since. Stocked with catfish, a summertime visit for swimming, paddling, and fishing makes this farm easy to enjoy year-round.





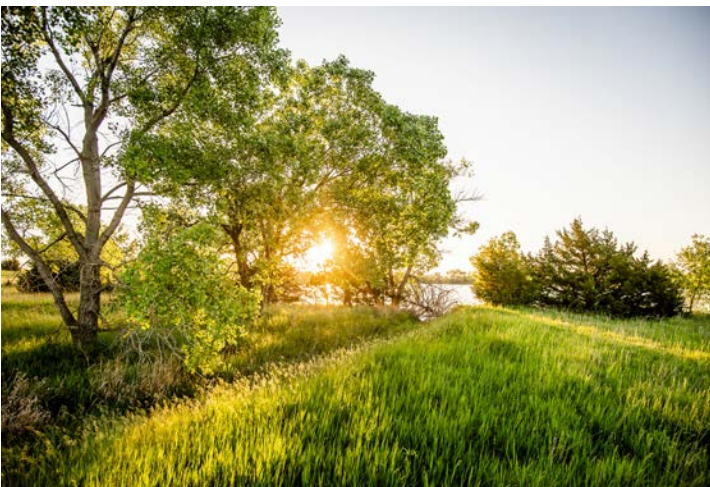
# HIGHWAY FRONTAGE

---



18 +/- ACRES OF TIMBER AND TALL GRASSES

---





# 28 +/- ACRES OF FERTILE CROPLAND

---

The farm consists of 28 +/- acres of Class II Silty Clay Loam, it has 0-1% slope with an average NCCPI of 55. These tillable acres might even be able to be irrigated with a surface irrigation water right.

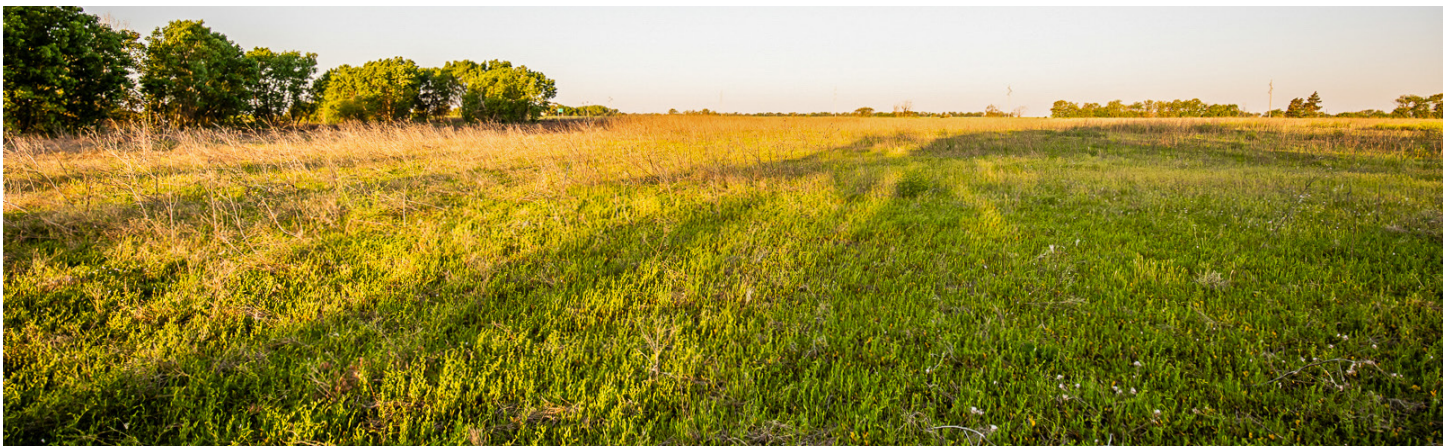




# POTENTIAL BUILD SITE

---

It could also become the perfect home site with utilities and water in the surrounding areas. Imagine your dream home, overlooking the water with room for all your hobby animals, while still being less than 5 minutes away from excellent jobs, shopping, and restaurants.





# AERIAL MAP



Boundary Center: 38° 20' 31.93, -97° 37' 34.58

0ft 725ft 1450ft



Maps Provided By:



© AgriData, Inc. 2023

www.AgriDataInc.com

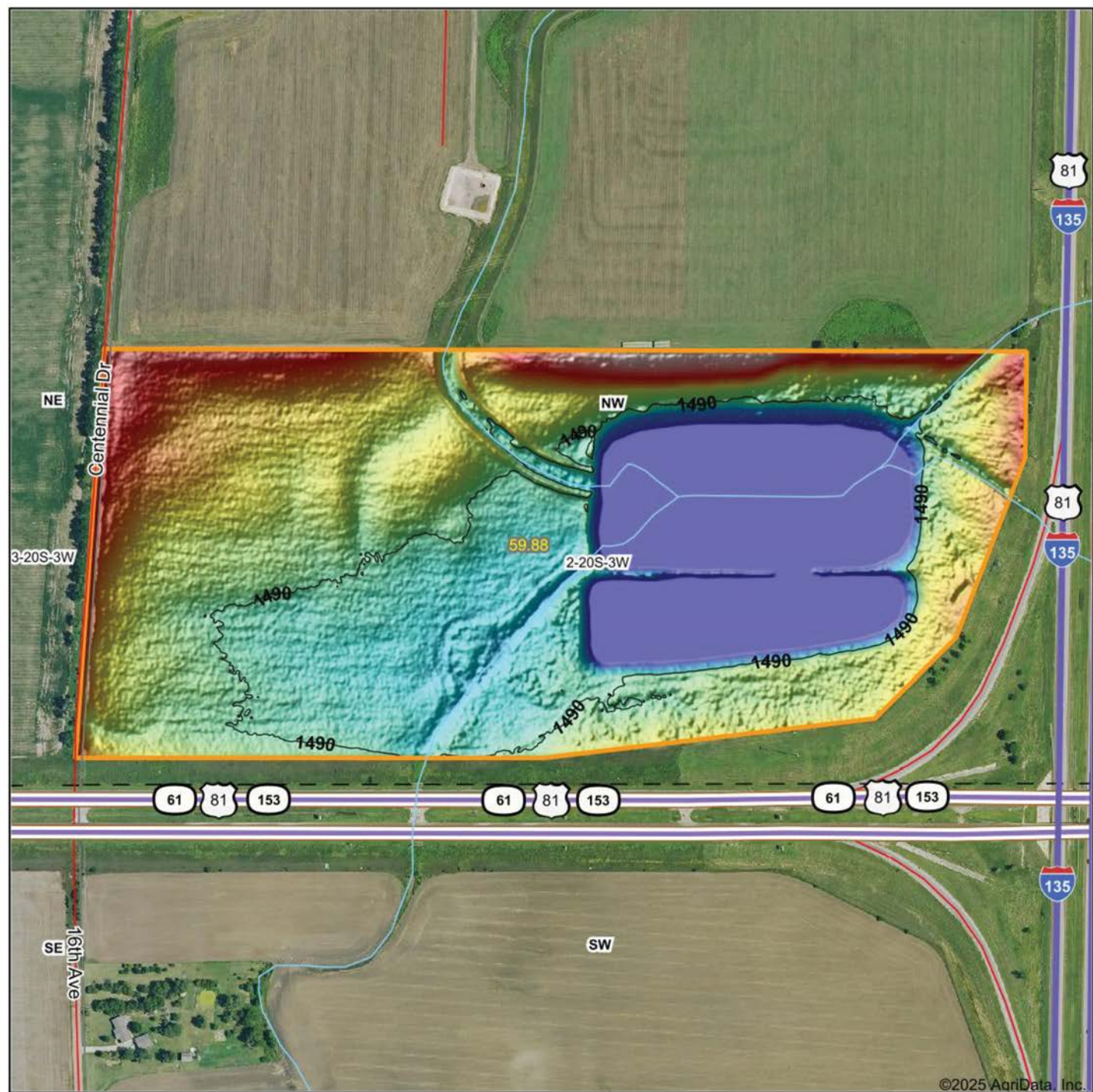
**2-20S-3W**  
**McPherson County**  
**Kansas**



5/17/2025



# HILLSHADE MAP



©2025 AgriData, Inc.



Maps Provided By:



© AgriData, Inc. 2023

www.AgriDataInc.com

Source: USGS 1 meter dem

Interval(ft): 10

Min: 1,485.5

Max: 1,499.0

Range: 13.5

Average: 1,490.1

Standard Deviation: 3.05 ft

0ft 420ft 840ft



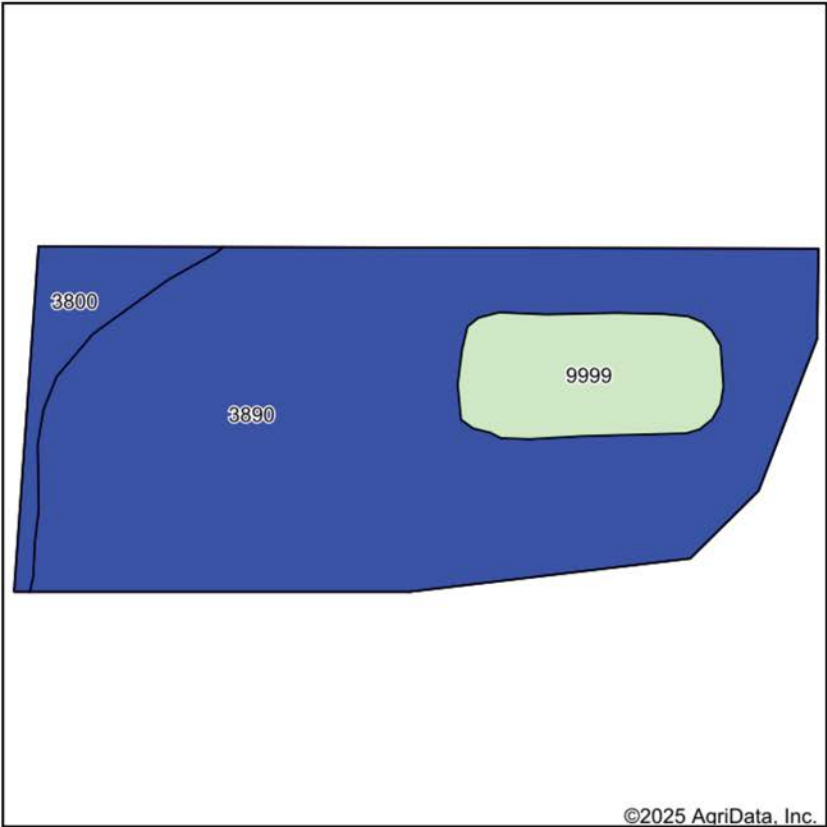
5/17/2025

2-20S-3W  
McPherson County  
Kansas

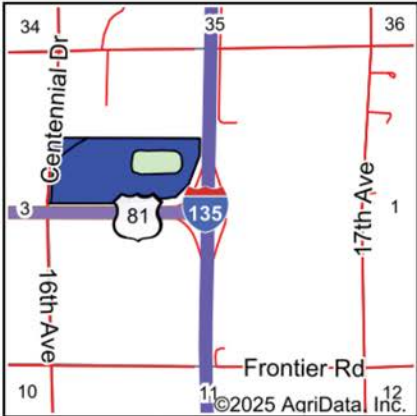
Boundary Center: 38° 20' 31.93, -97° 37' 34.58



# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**  
County: **McPherson**  
Location: **2-20S-3W**  
Township: **King City**  
Acres: **59.88**  
Date: **5/17/2025**



Maps Provided By:



Area Symbol: KS113, 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	*n NCCPI Cotton
3890	Ladysmith silty clay loam, 0 to 1 percent slopes	48.84	81.5%		> 6.5ft.	II s	3525	53	39	52	52	28
9999	Water	7.23	12.1%		> 6.5ft.		0					
3800	Crete silt loam, 0 to 1 percent slopes, loess plains and breaks	3.81	6.4%		> 6.5ft.	II s	3580	65	57	61	65	37
Weighted Average						*-	3102.9	*n 47.4	*n 35.4	*n 46.3	*n 46.5	*n 25.2

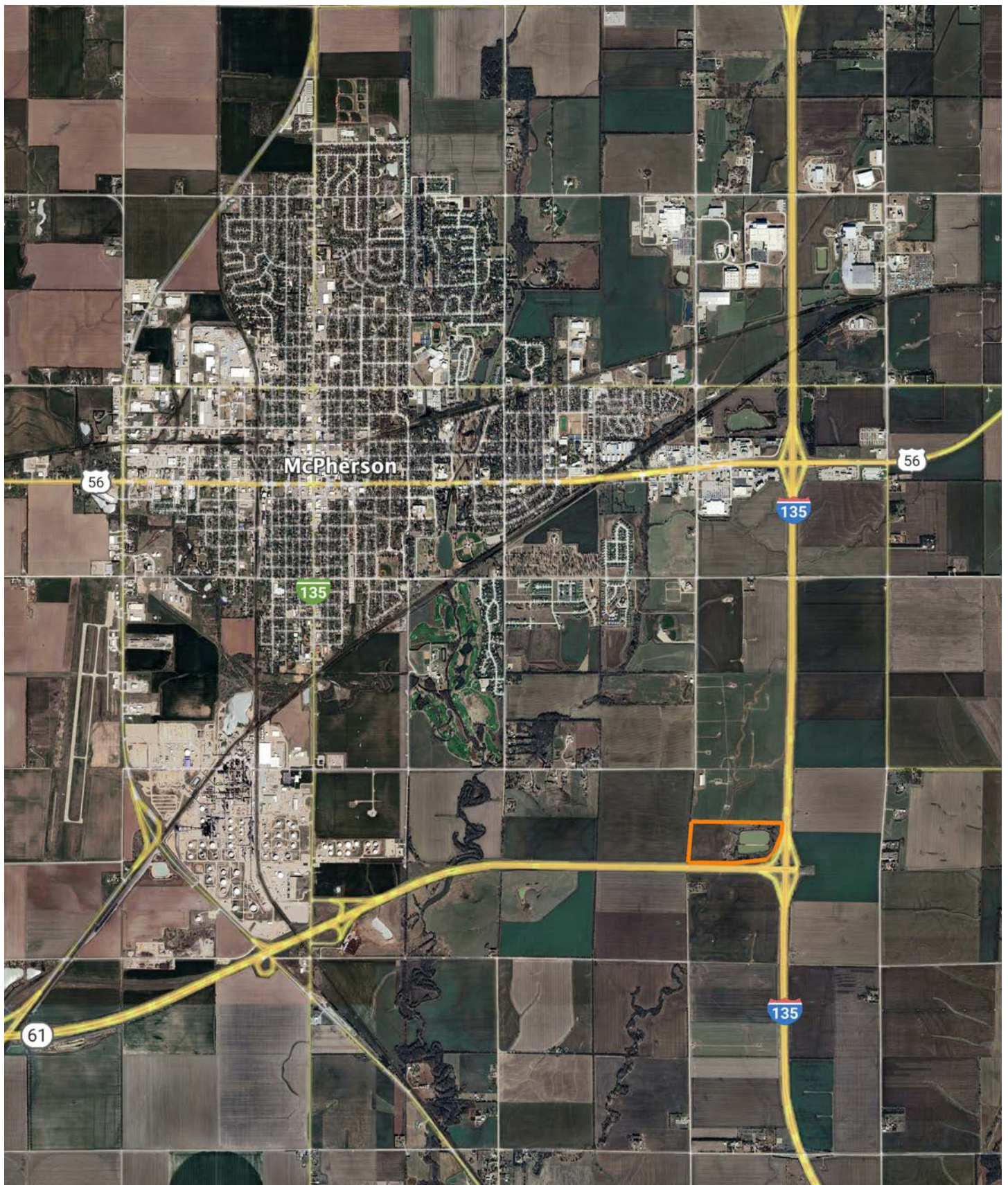
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

\*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.



# 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  
**620.833.0110**  
[SThomas@MidwestLandGroup.com](mailto:SThomas@MidwestLandGroup.com)



## MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Alabama, Arkansas, Illinois, Iowa, Kansas, Kentucky, Louisiana, Minnesota, Mississippi, Missouri, Montana, Nebraska, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.