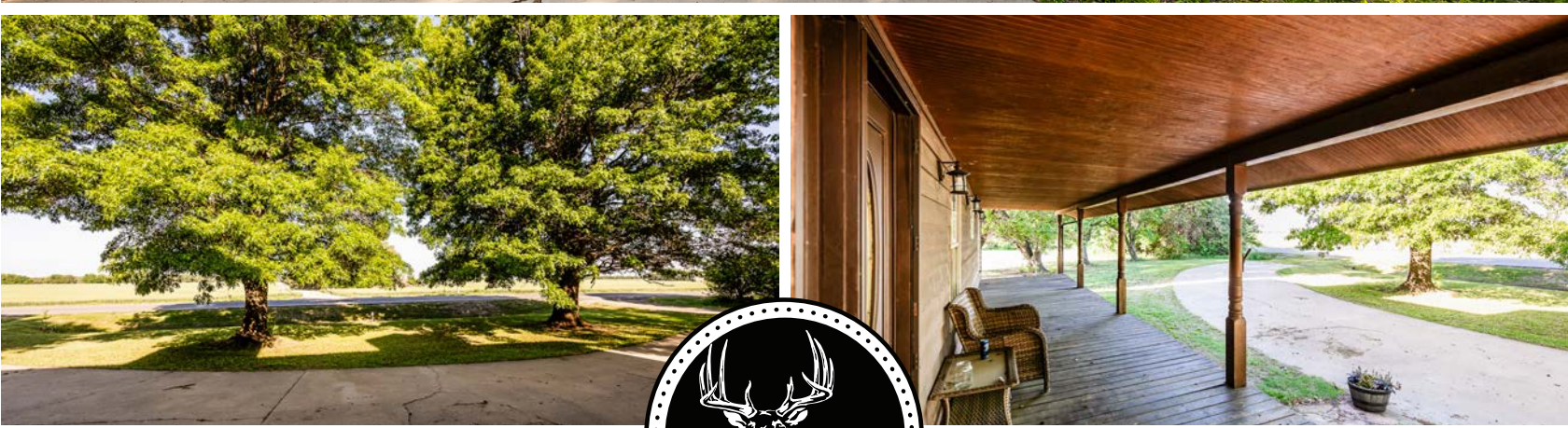


MIDWEST LAND GROUP PRESENTS

8 ACRES

McPHERSON COUNTY, KS

972 PLUM AVENUE, WINDOM, KANSAS 67491



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

GRANDIOSE AND RUSTIC HOME ON PAVED ROAD

Located on Plum Avenue is a beautiful custom home, ready for its next owners. Built in 1996, the home boasts spacious rooms, a wide floor plan, and incredible character. The 5,376 square foot house has 6 full bedrooms and 4 bathrooms, an attached garage, and a finished basement. This would make the perfect fit for having several children, visiting friends, or a multi-generational family. The rustic charm of the house is undeniable, with large exposed beams, vaulted timbered ceilings, and log accent walls in the Great Room that are one-of-a-kind. There is a built-in wet bar and brick hearth, made for entertaining. Custom masonry and hardwood molding are features throughout the home. A true main-floor master bedroom includes sliding barn doors, an oversized bath, and a walkout patio. On the back porch exterior, there is stone siding from the nearby Santa Fe Trail Corral, famously inhabited by Buffalo Bill and General Custer. The home has received numerous recent upgrades, including new or refurbished flooring, new lighting, fresh painting, a complete bathroom/shower renovation, and outdoor decking and stairs. The circle driveway brings you in off the blacktop and is adorned with magnificent shade trees. These planted oak trees and Pines provide excellent shade on the west-facing front door and make for comfortable nights watching the sunset on the covered front veranda.

The property consists of 8 +/- acres, is currently being surveyed. It has mature trees and open spaces for livestock. This would be the ideal hobby farm, with a rural water line and a good water well piped around the acreage. Multiple loafing sheds, outbuildings, large chicken coops with caged runs, and a huge metal shop with concrete floors, electric, and overhead doors. The shop measures 60'x40' and provides room for all the equipment needed around the farm or extra space for your projects or trade business. The farmyard is protected by a dense woodlot on the north border, providing a visual barrier and a wind block. There is lots of good fencing, corrals, clean water sources, and enclosures ready for livestock and pets. Enjoy the outdoor lifestyle, raise your garden vegetables, eggs, and meat animals at this forever homestead.

The location of the property couldn't be better. Paved Plum Avenue gets you to 56 Highway quickly and also south to Hutchinson in no time. This neighborhood is quiet with a wonderful quality of life. Access to nearby McPherson and Hutchinson provides good shopping, dining, and lots of skilled jobs. This is a great place to call home and enjoy the serene Kansas countryside. Showings will be by appointment only; financial verification/pre-approval is required.

PROPERTY FEATURES

PRICE: **\$399,000** | COUNTY: **McPHERSON** | STATE: **KANSAS** | ACRES: **8**

- 6 bedrooms, 4 bathrooms
- 5,376 square feet
- Rustic great room
- Main floor master bedroom
- Finished basement
- Refinished floors
- Multiple outbuildings
- 60'x40' shop with concrete floors
- Paved road frontage
- Circle drive, attached garage
- Mature oak trees



6 BEDROOM, 4 BATHROOM HOME

Built in 1996, the home boasts spacious rooms, a wide floor plan, and incredible character. The 5,376 square foot house has 6 full bedrooms and 4 bathrooms, an attached garage, and a finished basement.



INTERIOR PHOTOS



PAVED ROAD FRONTAGE AND CIRCLE DRIVE



60'X40' SHOP WITH CONCRETE FLOORS



MULTIPLE OUTBUILDINGS

Multiple loafing sheds, outbuildings, large chicken coops with caged runs, and a huge metal shop with concrete floors, electric, and overhead doors.



AERIAL MAP



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Maps Provided By:



CUSTOMIZED ONLINE MAPPING
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Boundary Center: 38° 18' 54.09, -97° 55' 24.29

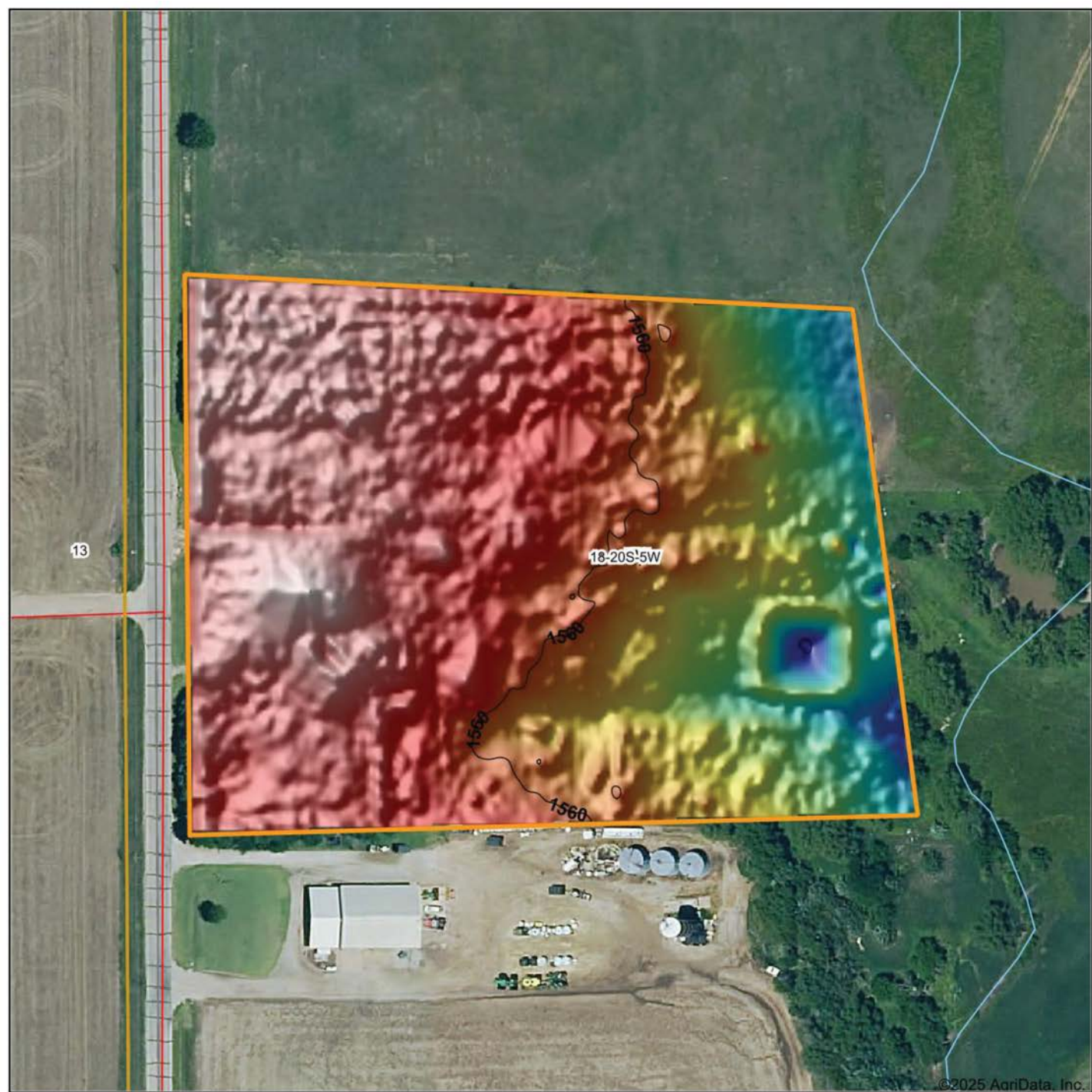
0ft 212ft 425ft

18-20S-5W
McPherson County
Kansas



5/20/2025

HILLSHADE MAP



©2025 AgriData, Inc.

Low Elevation High



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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Source: USGS 1 meter dem
Interval(ft): 10
Min: 1,549.8
Max: 1,565.0
Range: 15.2
Average: 1,559.9
Standard Deviation: 3.22 ft

0ft 151ft 303ft

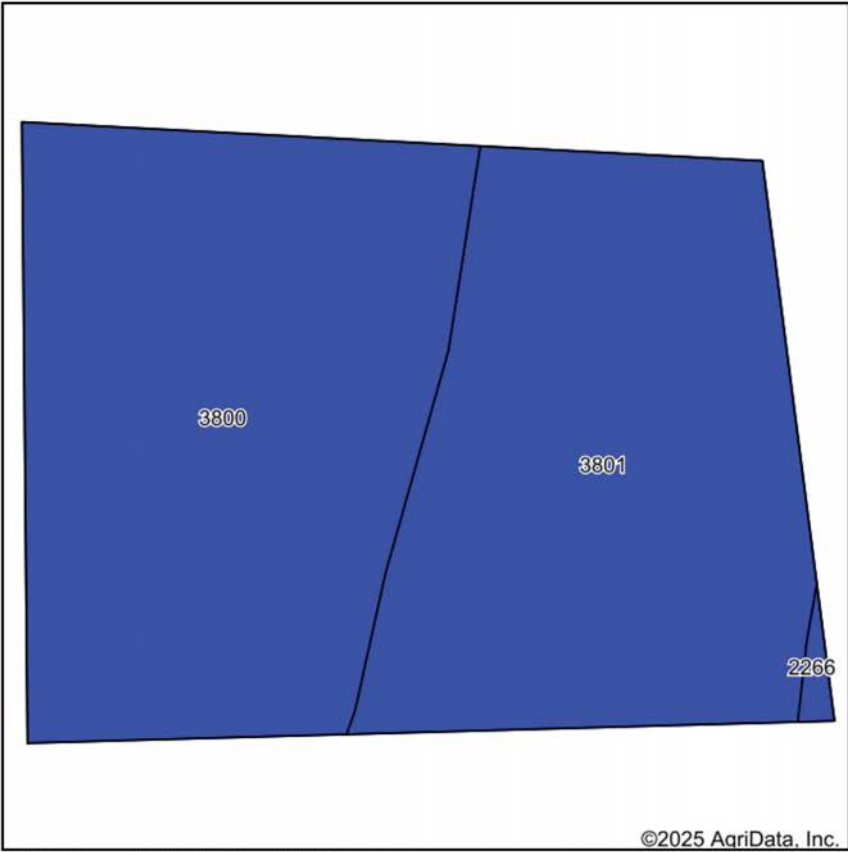


5/20/2025

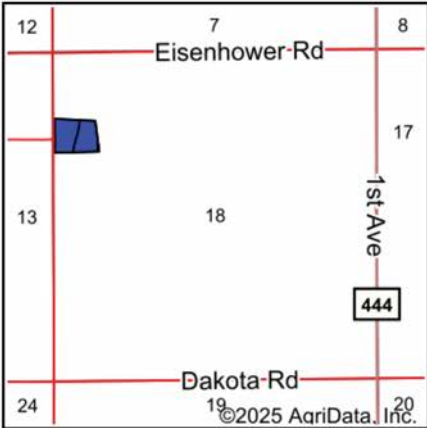
18-20S-5W
McPherson County
Kansas

Boundary Center: 38° 18' 54.09, -97° 55' 24.29

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **McPherson**
Location: **18-20S-5W**
Township: **Hayes**
Acres: **8.18**
Date: **5/20/2025**



Maps Provided By:



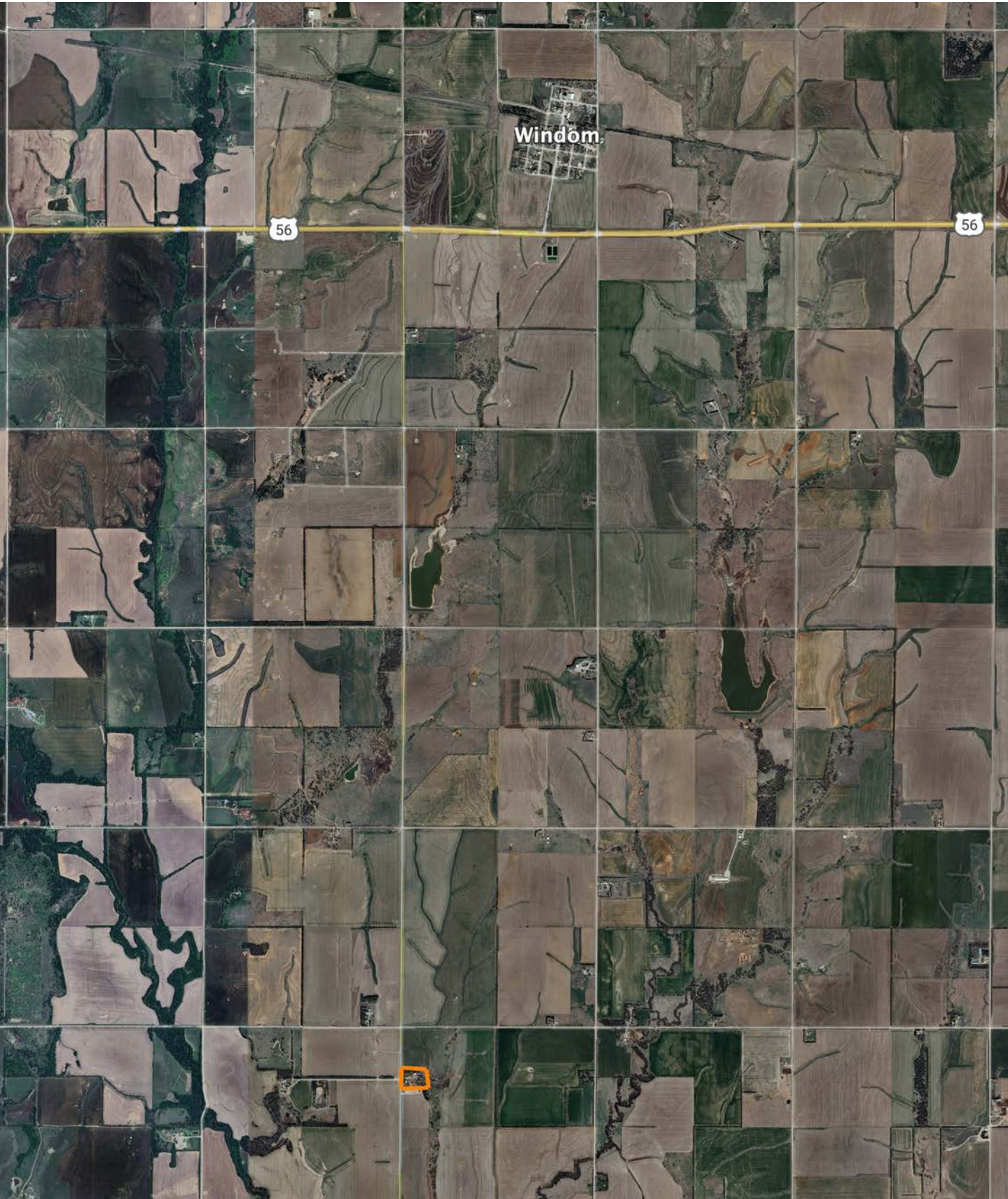
Area Symbol: KS113, Soil Area Version: 22

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
3800	Crete silt loam, 0 to 1 percent slopes, loess plains and breaks	4.34	53.1%		> 6.5ft.	Ils	3580	65	57	61	65	37
3801	Crete silt loam, 1 to 3 percent slopes, loess plains and breaks	3.84	46.9%		> 6.5ft.	Ile	3650	64	55	60	64	37
Weighted Average						2.00	3612.9	*n 64.5	*n 56.1	*n 60.5	*n 64.5	*n 37

*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.



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