

MIDWEST LAND GROUP PRESENTS

40 ACRES IN

McPHERSON COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BLACKTOP CROPLAND AND BUILD SITE

Located at the intersection of Plum Avenue and Eisenhower Road is 40 +/- acres of productive cropland. This fertile soil is comprised entirely of Class II Silt Loam, carrying an overall productivity score of 71. This means that this acreage is capable of producing significantly above average yields for the county. The land has been most recently used as pasture for a couple of horses and a bull, and for quality hay production. The mixture of tame and native grasses has been a big producer for years. There is well-built barbed wire fencing enclosing the tract, so it is ready for your herd. In the southern portion of the farm is a grove of trees and a good-sized dug pond. This provides ample water for livestock and wildlife in the area. Being situated on a blacktop, this land is easy to get to from any direction. Whether getting to-and-from to check cows, get seed in the ground, or haul hay, the convenience of this location is attractive.

This parcel is also a conforming build site in McPherson County. Currently being surveyed, this acreage has

been split off from an existing residence to the south. Along Plum Avenue and Eisenhower Road, electricity is available for use, and on Plum Avenue, there is a rural water line with capacity.

When you combine this great location, paved access, and utilities, you have the perfect spot to build your forever home. There are excellent hilltop views in every direction and good neighbors. McPherson and Hutchinson are just a short commute away and provide excellent dining, shopping, and rewarding careers. Bring your drawings for a barndominium, bring your horses, and bring your love for the outdoor lifestyle, and settle down in McPherson County.

Opportunities like this to purchase a turn-key, affordable-sized farm, ranch, or homesite are rare in this township, so don't hesitate. To schedule a showing and view disclosures, contact the Listing Agent Sean Thomas at (620) 712-2775.



PROPERTY FEATURES

PRICE: **\$149,000** | COUNTY: **McPHERSON** | STATE: **KANSAS** | ACRES: **40**

- Blacktop build site
- Rural water available
- Electric available
- Fertile soils NCCPI 71
- Perimeter fence
- Dug pond
- Hay quality grass
- 4 miles to 56 Hwy
- 17 miles to McPherson, KS
- 16 miles to Hutchinson, KS



BLACKTOP BUILD SITE

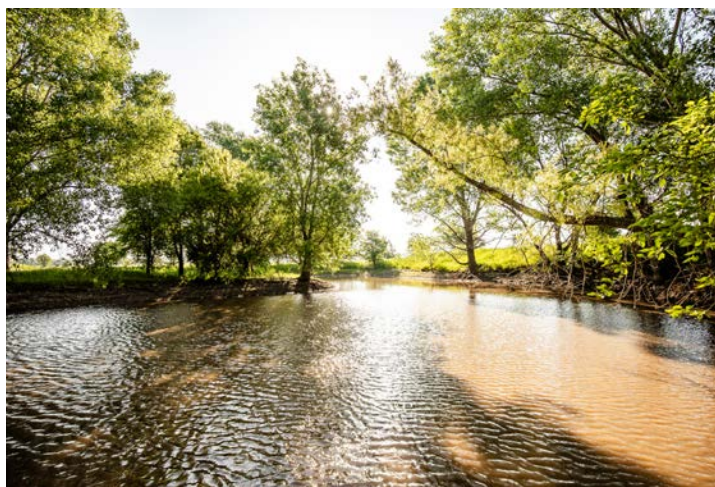
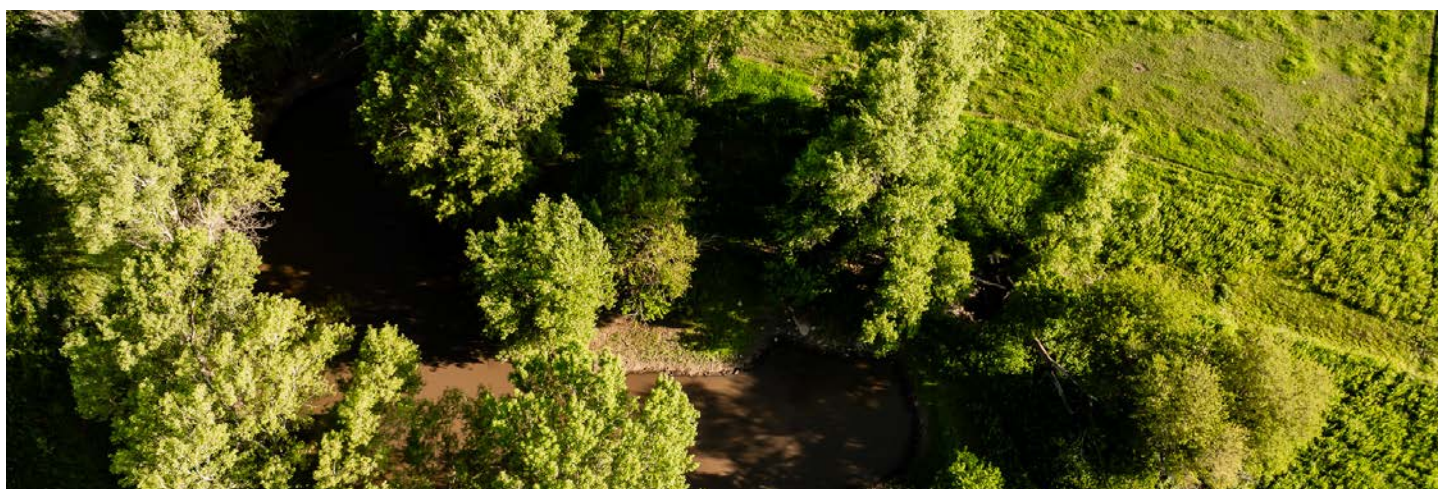
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PERIMETER FENCE



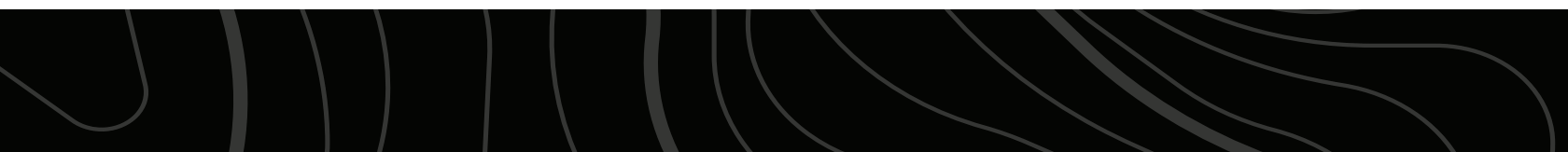
DUG POND



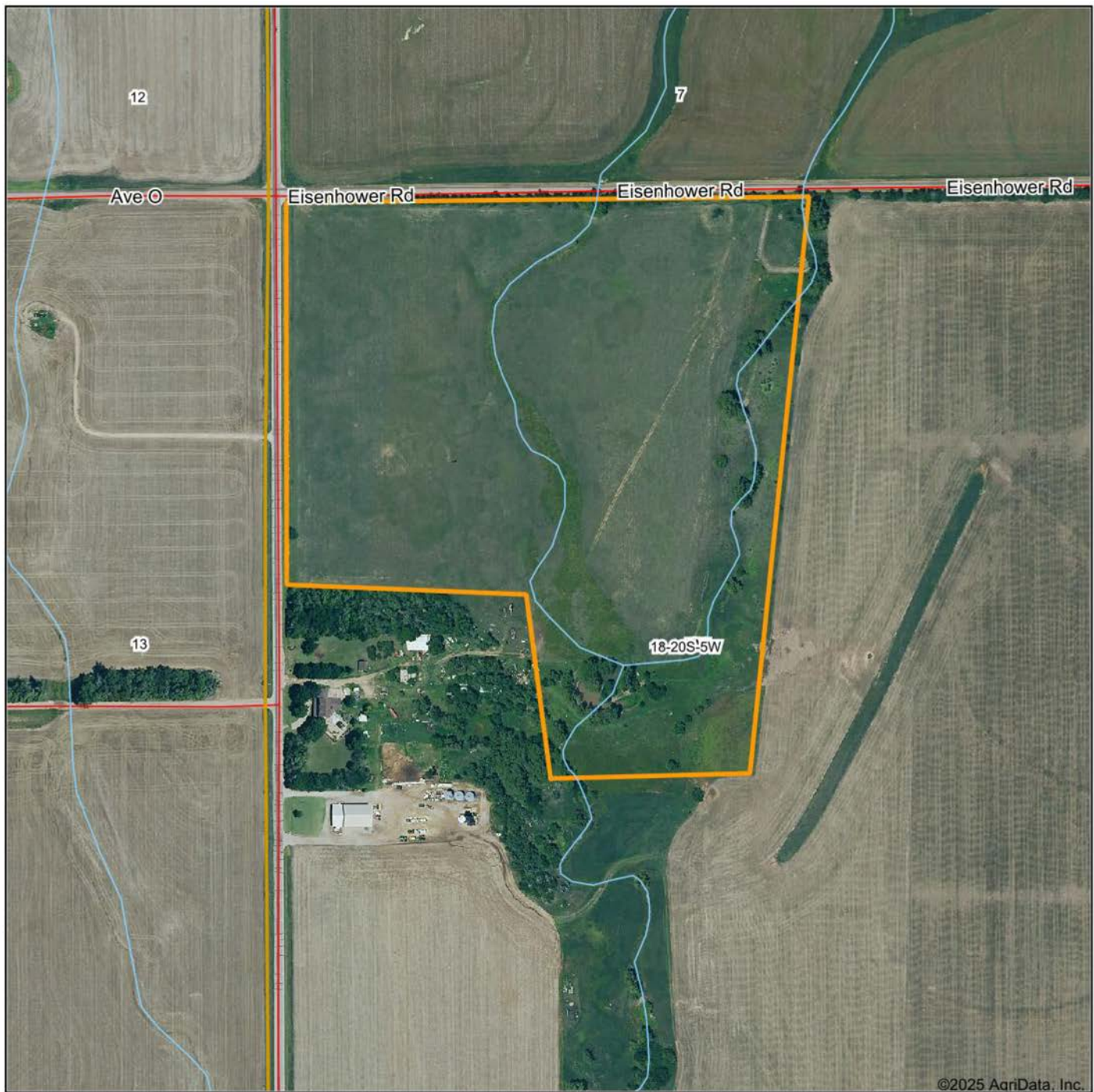
HAY QUALITY GRASS



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 38° 18' 59.27, -97° 55' 19.73

0ft 423ft 846ft



Maps Provided By:



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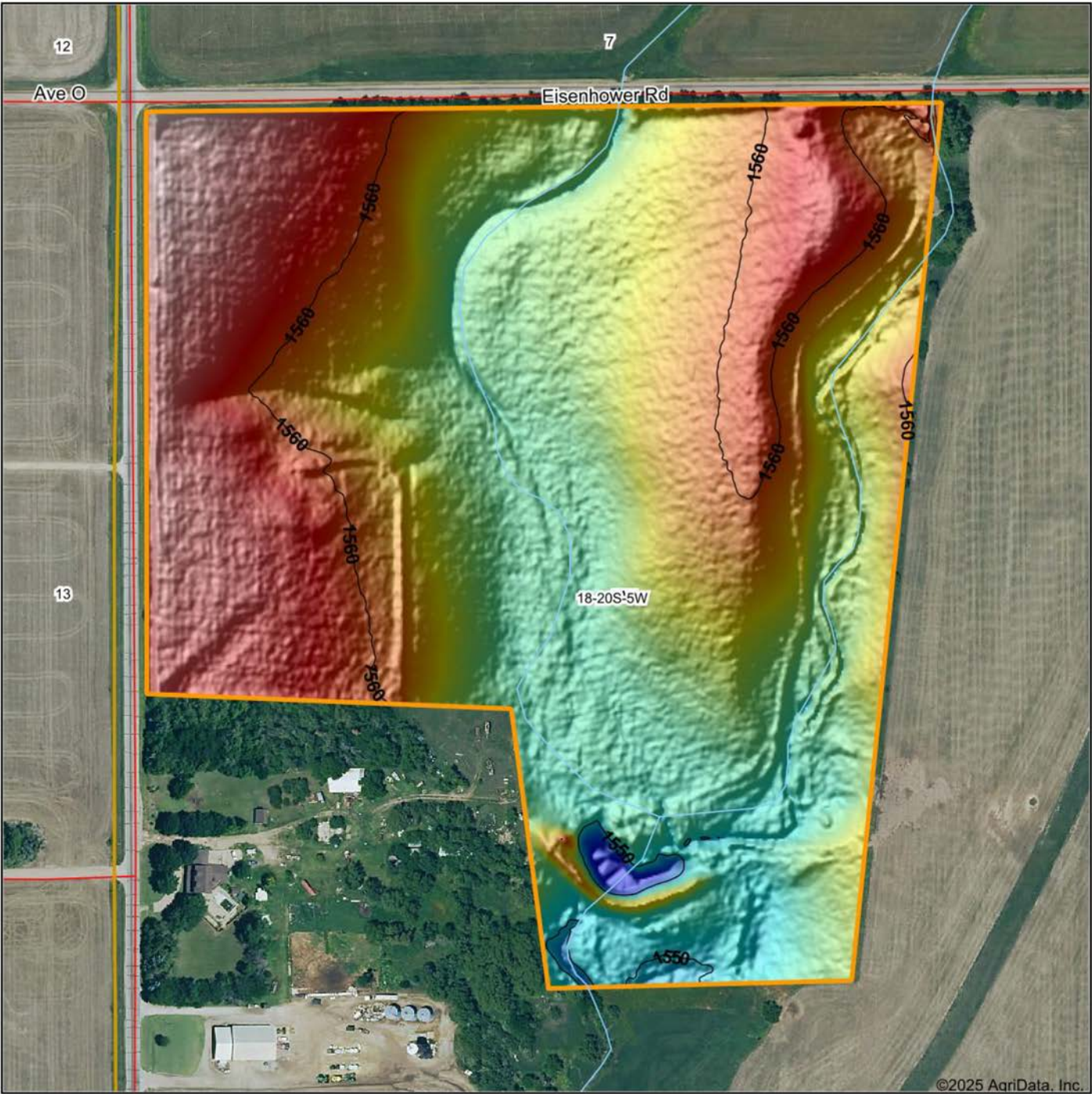
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18-20S-5W
McPherson County
Kansas



5/20/2025

HILLSHADE MAP



Low Elevation High



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 10

Min: 1,545.3

Max: 1,567.2

Range: 21.9

Average: 1,557.0

Standard Deviation: 4.23 ft

0ft 279ft 557ft

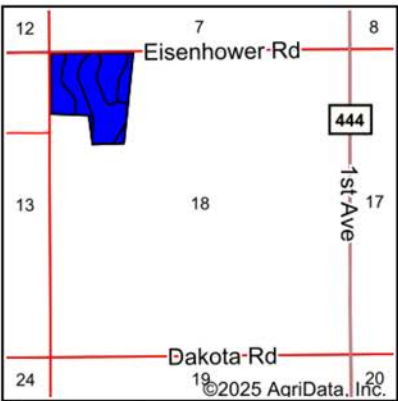
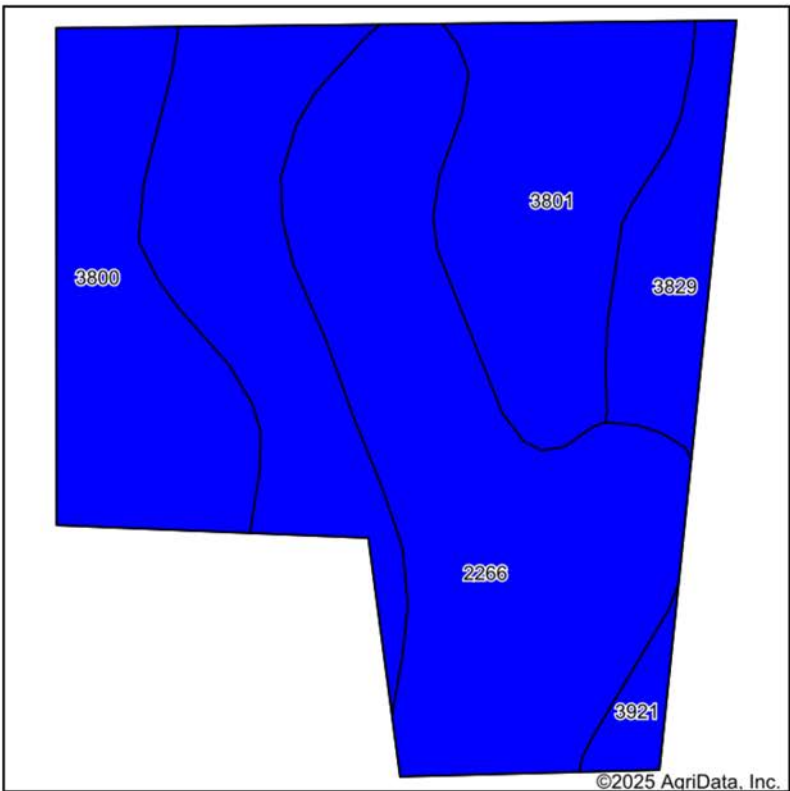


5/20/2025

18-20S-5W
McPherson County
Kansas

Boundary Center: 38° 18' 59.27, -97° 55' 19.73

SOILS MAP



State: **Kansas**
County: **McPherson**
Location: **18-20S-5W**
Township: **Hayes**
Acres: **40.52**
Date: **5/20/2025**



Maps Provided By:



Soils data provided by USDA and NRCS.

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
2266	Tobin silt loam, occasionally flooded	14.87	36.7%		> 6.5ft.	IIw	5875	83	64	64	83	39
3801	Crete silt loam, 1 to 3 percent slopes, loess plains and breaks	14.78	36.5%		> 6.5ft.	IIe	3650	64	55	60	64	37
3800	Crete silt loam, 0 to 1 percent slopes, loess plains and breaks	6.96	17.2%		> 6.5ft.	IIs	3580	65	57	61	65	37
3829	Crete silty clay loam, 1 to 3 percent slopes, eroded	3.14	7.7%		> 6.5ft.	IIe	3635	56	49	54	56	34
3921	Smolan silty clay loam, 1 to 3 percent slopes	0.77	1.9%		> 6.5ft.	IIe	4905	65	62	63	65	38
Weighted Average						2.00	4477.2	*n 70.5	*n 58.3	*n 61.2	*n 70.5	*n 37.5

*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



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
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