

MIDWEST LAND GROUP PRESENTS

64 ACRES
MCPHERSON COUNTY, KS

000 FRONTIER ROAD, MCPHERSON, KS 67460



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

MCPHERSON CROPLAND AND HOMESITE

Located just outside of McPherson is 64 +/- acres of income-producing farmland that would also make a perfect build site. The farm is almost entirely planted, with just a little space comprised of hedge row borders. The fertile soils raise excellent yields of corn, soybeans, and wheat. Crete Silt Loam Soils with an overall NCCPI rating of 64. This farm would make the perfect addition to any operation or land investment portfolio. Close to highways and paved routes to grain markets. The land is currently planted to corn, and possession will be subject to tenants' rights.

This farm would also make an ideal build site, situated in a high-demand area for rural residential development. The farm is surrounded by tree rows on all sides for added privacy, with ample open space within for your construction project. The possibilities are endless and create a blank canvas for your vision. The tract is located within the highly desirable USD

418 McPherson. A great place to build a lasting legacy and a lifestyle you love. There is electric service on both 19th Road and Frontier Road, so no matter which site you choose, utilities are not far away. The tract is located in the Marion County Rural Water District #4, there is a rural water line running along Frontier Road adjacent to the south property line. There are lots of tree rows and blocks of timber intersecting in this particular area, providing wildlife viewing and deer hunting opportunities.

Paved 18th Avenue is just one mile west and will lead right up to Love's convenience store and 56 Highway. You are also a quick drive to McPherson. Excellent jobs, schools, shopping, dining, and public quality of life are just a 5-minute drive away. Land in this vicinity doesn't become available often. Contact the listing agent Sean Thomas at (620) 712-2775 to view disclosures and schedule a showing.



PROPERTY FEATURES

PRICE: **\$425,000** | COUNTY: **MCPHERSON** | STATE: **KANSAS** | ACRES: **64**

- Tillable cropland
- Corn, soybeans, wheat
- NCCPI 64 Crete silt loam
- Build site potential
- Rural Water District MN-4
- Available electric
- 64 +/- Acres
- S05, T20, R02, S2SW4
- 19th/Frontier Road
- Possession subject to tenants' rights
- 2024 property taxes \$744.92



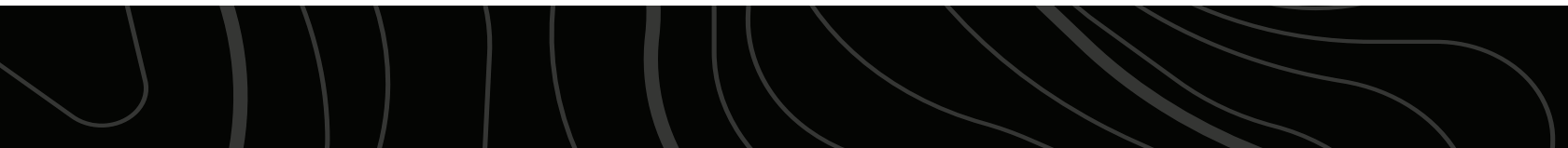
64 +/- ACRES

Located just outside of McPherson is 64 +/- acres of income-producing farmland that would also make a perfect build site.



TILLABLE CROPLAND

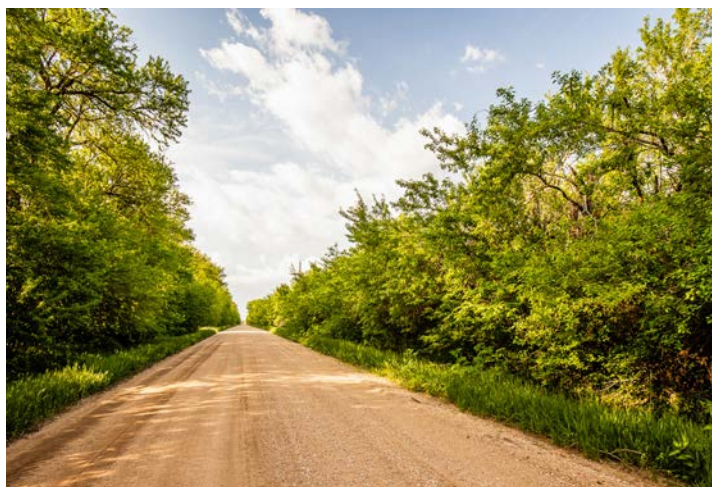
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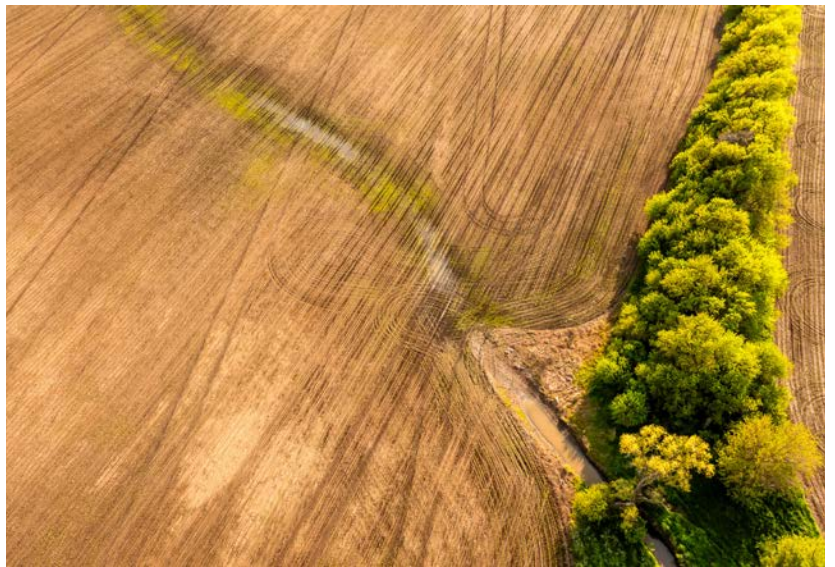
19TH AND FRONTIER ROAD



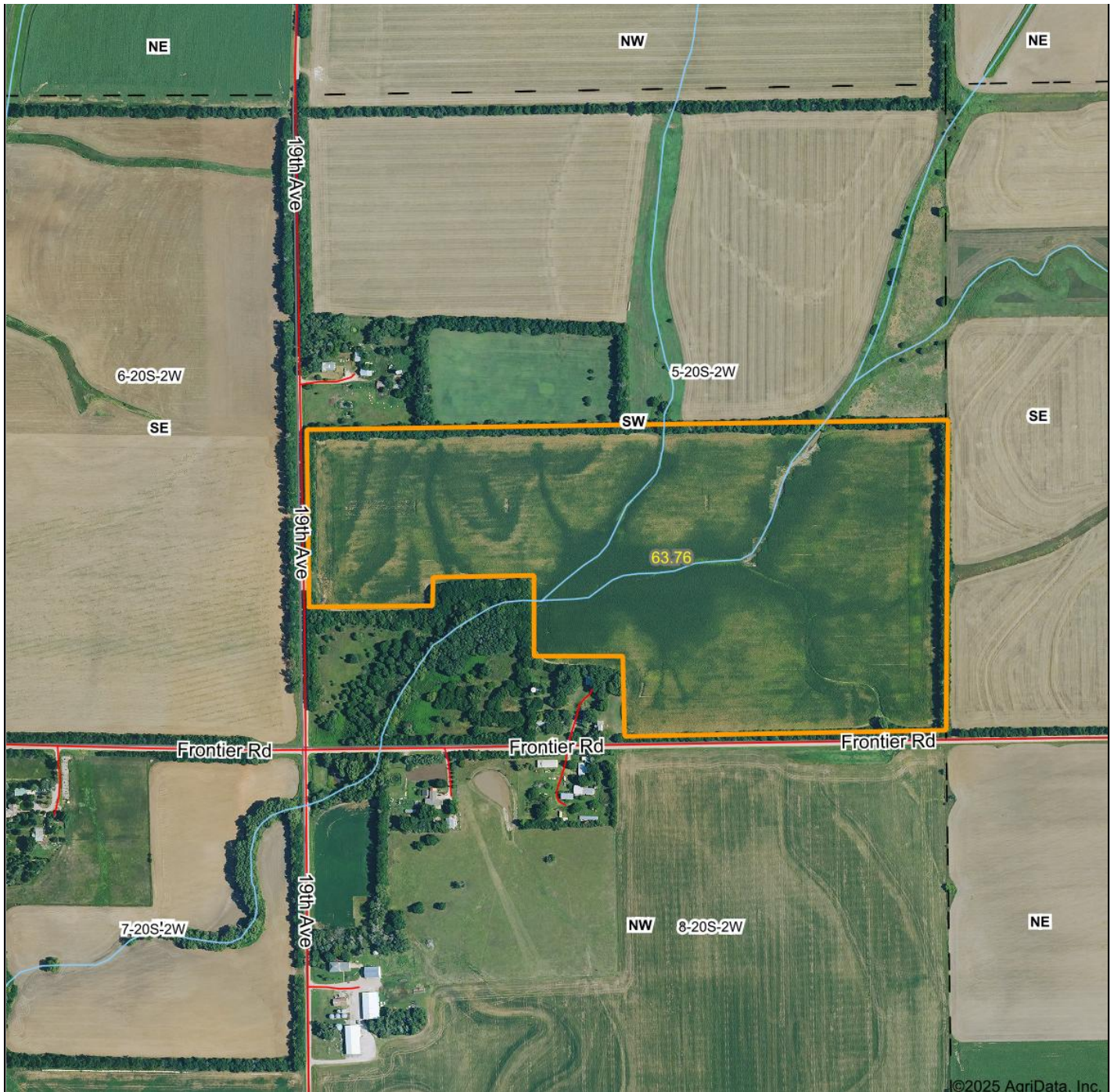
BUILD SITE POTENTIAL



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 38° 20' 4.78, -97° 34' 11.28

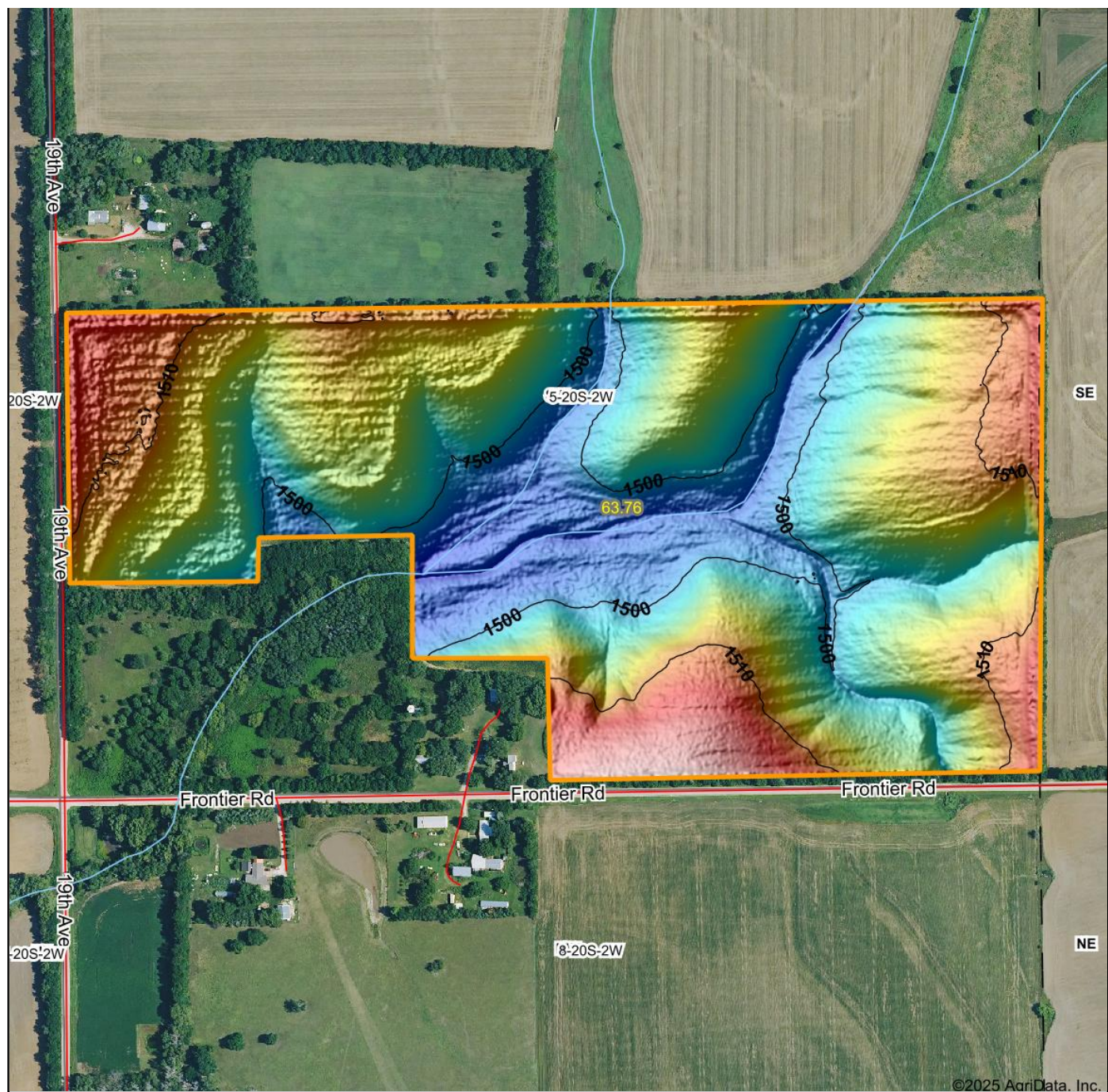
5-20S-2W
McPherson County
Kansas

0ft 660ft 1319ft



5/17/2025

HILLSHADE MAP



Maps Provided By:




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CUSTOMIZED ONLINE MAPPING

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Source: USGS 1 meter dem
Interval(ft): 10
Min: 1,496.2
Max: 1,517.9
Range: 21.7
Average: 1,504.9
Standard Deviation: 4.63 ft

0ft 432ft 864ft

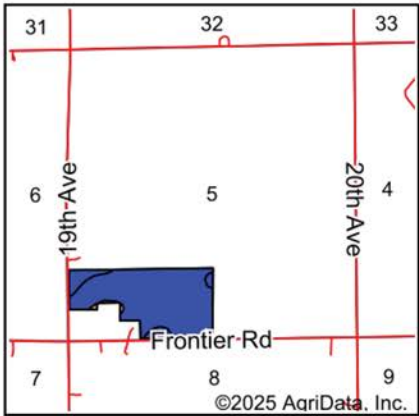
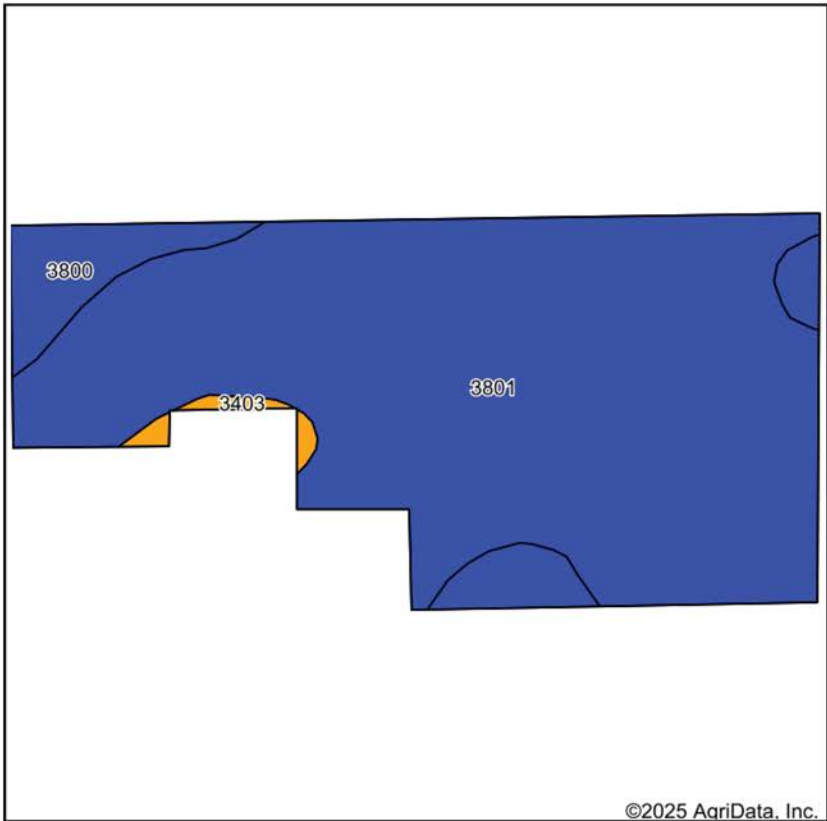


5/17/2025

5-20S-2W
McPherson County
Kansas

Boundary Center: 38° 20' 4.78, -97° 34' 11.28

SOIL MAP



State: **Kansas**
County: **McPherson**
Location: **5-20S-2W**
Township: **Lone Tree**
Acres: **63.76**
Date: **5/17/2025**



Maps Provided By:



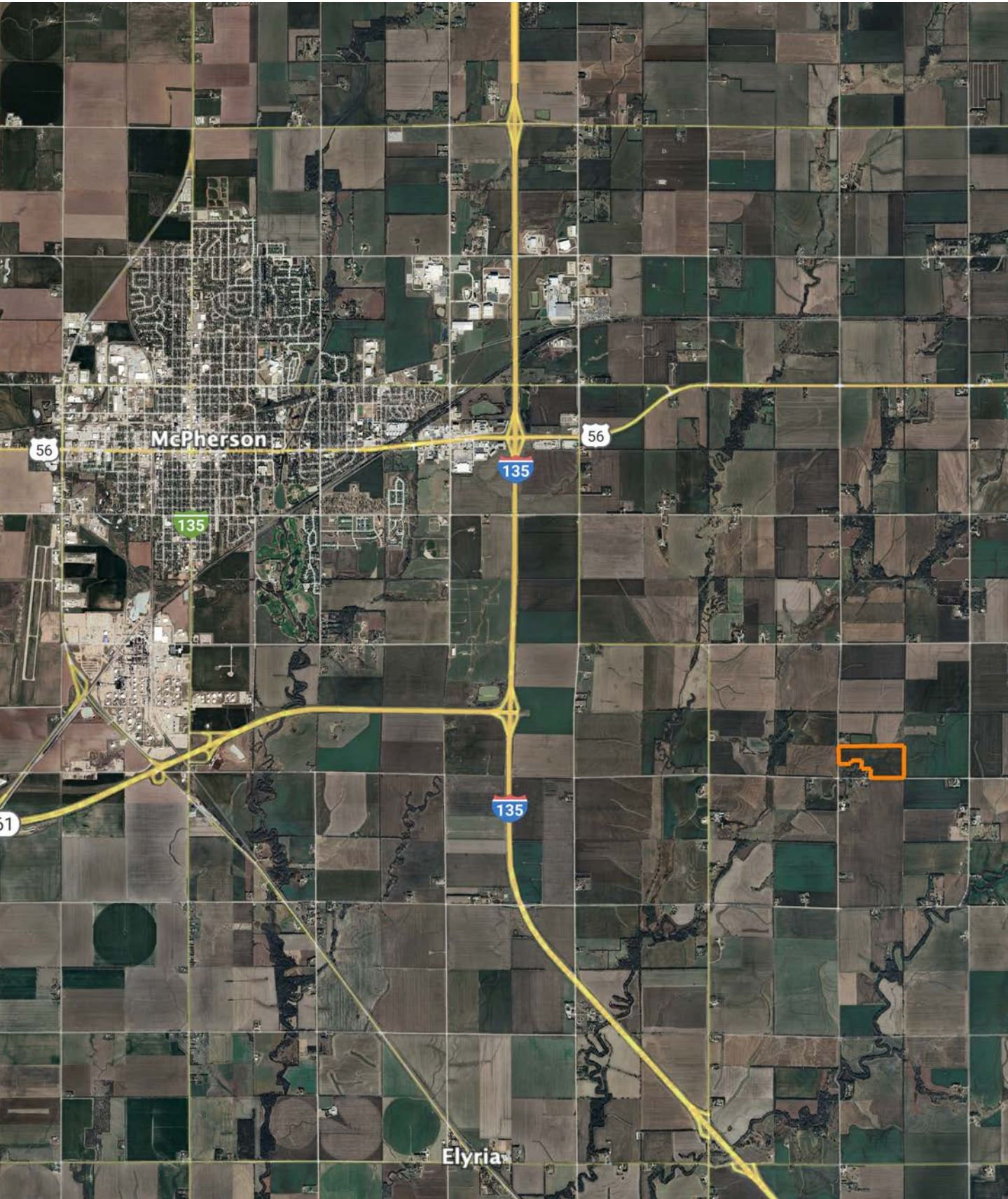
Soils data provided by USDA and NRCS.

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
3801	Crete silt loam, 1 to 3 percent slopes, loess plains and breaks	56.45	88.5%		> 6.5ft.	Ile	3650	64	55	60	64	37
3800	Crete silt loam, 0 to 1 percent slopes, loess plains and breaks	6.55	10.3%		> 6.5ft.	Ils	3580	65	57	61	65	37
3403	Longford silty clay loam, 3 to 7 percent slopes	0.76	1.2%		> 6.5ft.	IIle	4025	63	59	61	63	35
Weighted Average						2.01	3647.3	*n 64.1	*n 55.3	*n 60.1	*n 64.1	*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.



SEAN THOMAS,
LAND AGENT
620.833.0110
SThomas@MidwestLandGroup.com



MidwestLandGroup.com

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