

MIDWEST LAND GROUP PRESENTS

40 ACRES IN

McPHERSON COUNTY KANSAS

24TH AVENUE, GALVA, KS 67443



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SAND CREEK PASTURE AND BUILD SITE

At the intersection of Frontier Road and 24th Avenue is 40 +/- acres of thick native grass and cropland. The land is characterized by scattered timber and ponds surrounding seasonal Sand Creek. The property has a perimeter fence in serviceable condition and ample water for your livestock. This would make an excellent calving pasture in the spring or a starting-out farm for a beginning farmer.

There is a local herd of unpressured deer that call this tract home and could make for enjoyable hunting every fall season. Waterfowl and upland birds also frequent the property.

On the south side of the parcel is an approximately 11 +/- acre field of recently harvested wheat. This tillable portion of the farm is 100% Crete Silt Loam with a history of excellent production. This area of the farm is also well out of the floodplain and could make a great build site. Secluded from neighbors but easy to access on well-maintained 24th Avenue, a rural residence would fit nicely here. There is a Rural Water District line along Frontier Road, and electricity is available at each road frontage. Bring your custom home plans and future outdoor lifestyle to this farm for a lifetime of fulfillment. Contact the Listing Agent Sean Thomas at (620) 712-2775 to schedule a showing.



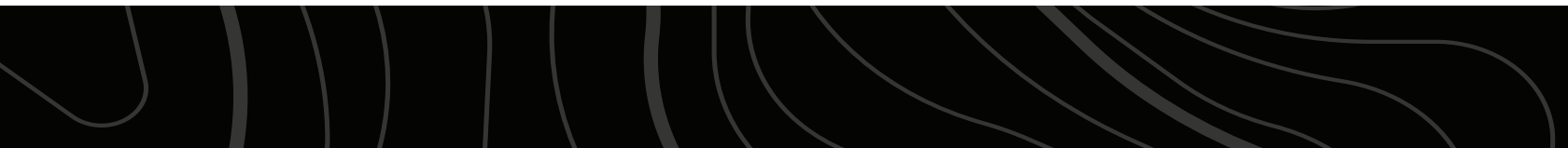
PROPERTY FEATURES

PRICE: **\$192,000** | COUNTY: **McPHERSON** | STATE: **KANSAS** | ACRES: **40**

- 40 +/- acres S12, T20, R02
- Fenced pasture
- Fertile cropland
- Deer, turkey, and quail
- Sand Creek water source
- Excellent build site
- Rural Water District
- Available electricity
- Well-maintained gravel roads
- Possession negotiable
- 2024 property taxes \$247.70
- USD 423 Moundridge

NATIVE GRASS AND CROPLAND

The land is characterized by scattered timber and ponds surrounding seasonal Sand Creek. The property has a perimeter fence in serviceable condition and ample water for your livestock.



WELL-MAINTAINED GRAVEL ROADS



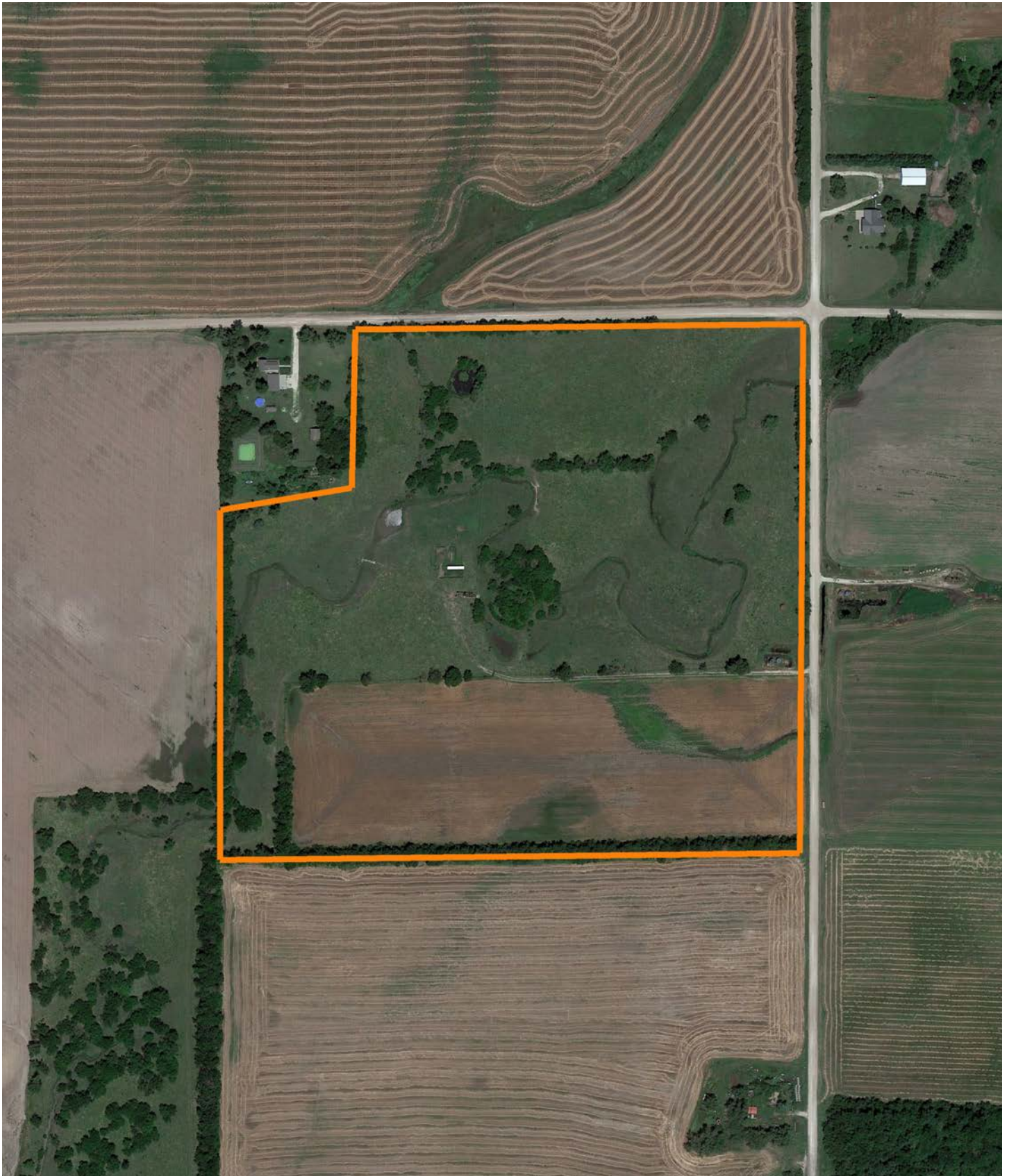
TILLABLE ACRES



HUNTING OPPORTUNITIES



AERIAL MAP



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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