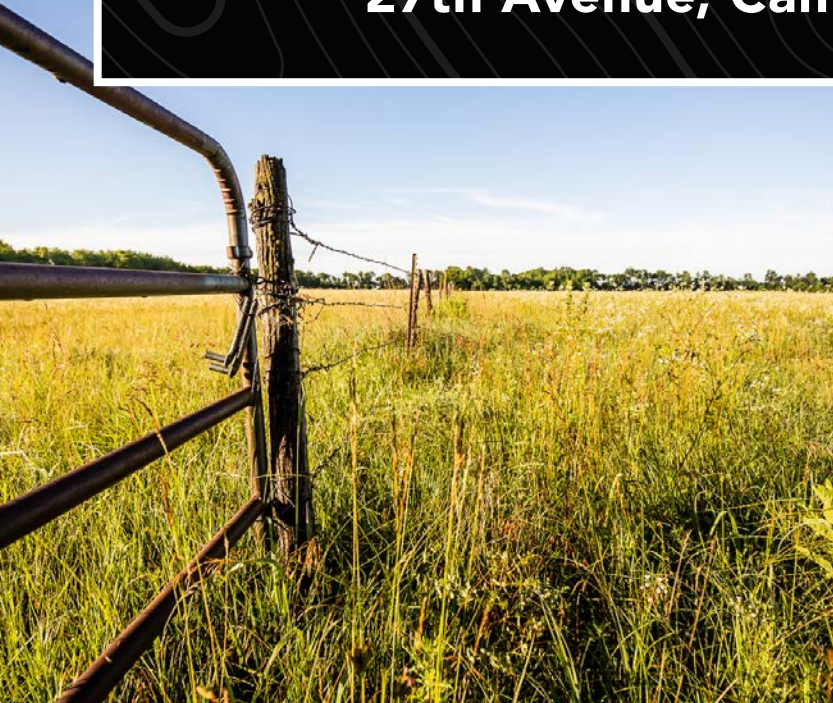


MIDWEST LAND GROUP PRESENTS



59 ACRES  
**McPHERSON COUNTY, KS**

27th Avenue, Canton, Kansas 67428





MIDWEST LAND GROUP IS HONORED TO PRESENT

# PASTURE, HAY, AND CROPLAND ON BLACKTOP

Located 3.5 miles south of Canton and 56 Highway is a perfectly sized combination farm. The 59 +/- acres sit on paved 27th Avenue and have a multitude of useful qualities. There are 39 +/- acres of native grass, about 8 of which are fenced out for prairie hay production. The balance of the grass is lush and tall, with a water pond for grazing livestock. On the south end of the farm, there are 20 +/- fertile tillable acres with a history of growing excellent cash crops. This tillable field also has frontage on well-maintained Eisenhower Road. This balanced farm is perfect for summer and winter grazing of a smaller set of cows or horses. The paved road access makes checking animals a quick chore in all weather conditions.

Blacktop road frontage and location also make this a quality building location. Access to nearby communities and schools makes for a comfortable commute. Scenic views in the pasture area are ideal for a custom home. Electricity is available at both road frontages, and the property is located within the Marion Rural Water District. Mature tree lines surround the property on most sides and create privacy, wind block, and wildlife habitat. The dug pond is well over half an acre in size and would make for a serene front porch view. Properties like this don't become available often. Contact the Listing Agent Sean Thomas (620) 712-2775 to schedule a private tour.



## PROPERTY FEATURES

PRICE: **\$299,000** | COUNTY: **McPHERSON** | STATE: **KANSAS** | ACRES: **59**

- 59 +/- acres S10, T20, R01
- Cropland, hay field, and fenced pasture
- Mature timber rows
- Blacktop road frontage
- Gravel County Road frontage
- Available electricity
- Rural Water District
- Rolling terrain
- Perimeter and internal fencing
- Premier Build site location
- USD 419 Canton Galva Schools
- Class II Silty Clay Loam NCCPI 53



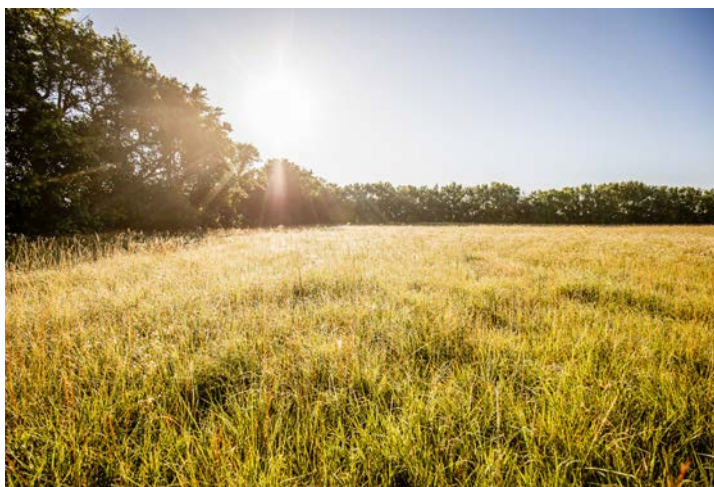
# GRAVEL COUNTY ROAD FRONTAGE

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## CROPLAND, HAYFIELD, FENCED PASTURE

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# AERIAL MAP



Maps Provided By:



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Boundary Center: 38° 19' 20.28, -97° 25' 28.02

0ft 638ft 1276ft

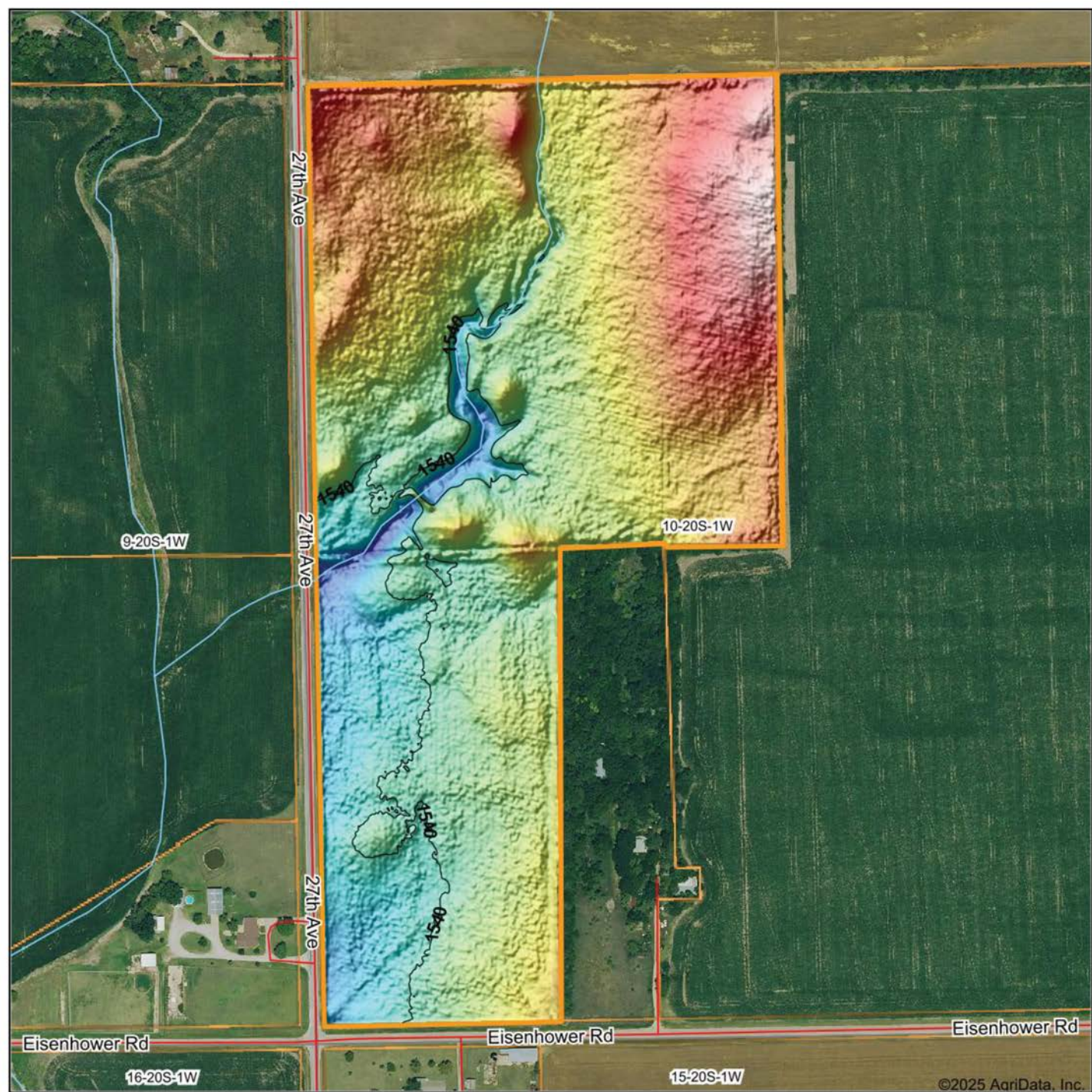
10-20S-1W  
McPherson County  
Kansas



5/30/2025



# HILLSHADE MAP



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2023 [www.AgriDataInc.com](http://www.AgriDataInc.com)

Source: USGS 1 meter dem  
Interval(ft): 10  
Min: 1,535.4  
Max: 1,550.2  
Range: 14.8  
Average: 1,542.4  
Standard Deviation: 2.62 ft

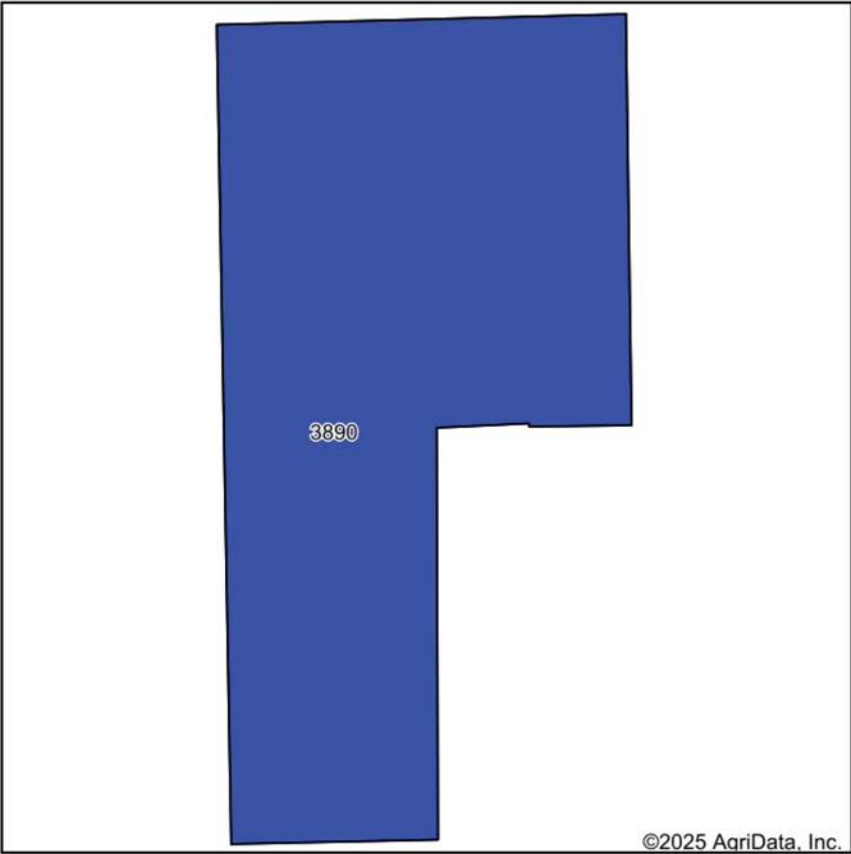


5/30/2025

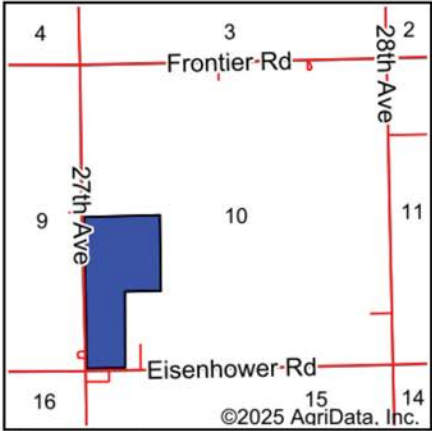
**10-20S-1W**  
**McPherson County**  
**Kansas**

Boundary Center: 38° 19' 20.28, -97° 25' 28.02

# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**  
County: **McPherson**  
Location: **10-20S-1W**  
Township: **Spring Valley**  
Acres: **58.72**  
Date: **5/30/2025**



Maps Provided By:



Area Symbol: KS113, Soil Area Version: 22

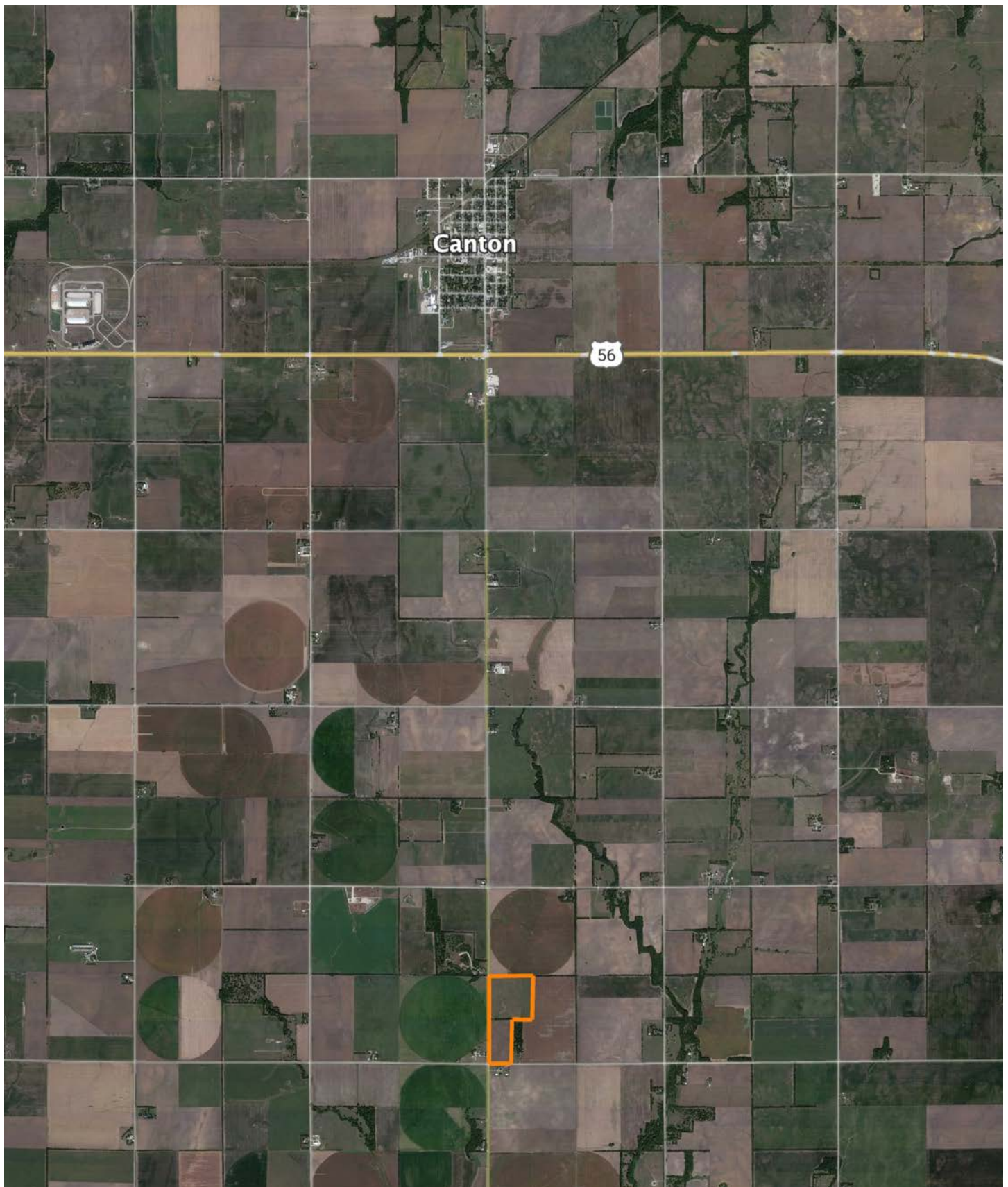
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
3890	Ladysmith silty clay loam, 0 to 1 percent slopes	58.72	100.0%		> 6.5ft.	IIs	3525	53	39	52	52	28
Weighted Average						2.00	3525	*n 53	*n 39	*n 52	*n 52	*n 28

\*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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