

MIDWEST LAND GROUP PRESENTS

69 ACRES IN

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# McPHERSON COUNTY KANSAS



[MidwestLandGroup.com](http://MidwestLandGroup.com)



MIDWEST LAND GROUP IS HONORED TO PRESENT

# MOSTLY TILLABLE FARM WITH CHARACTER TO BUILD

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Located south of Galva and north of Moundridge is 69 +/- acres for sale on Frontier Road. The farm is comprised of about 55 +/- acres of productive tillable and approximately 14 +/- acres of fenced-in pasture. The pasture has lots of mature trees, and Sand Creek twists and turns through the timber. There is a dug pond, a little under one acre in size, that is perfect for watering livestock and is a magnet for neighborhood wildlife. The tillable acres carry a productivity index of 64, well above average for the area. The Crete Silt Loam soil lies nicely with a 0-1% slope across the farm. This would make

an excellent addition to your farm operation or tillable investment.

The property is in a highly sought-after area with good jobs, schools, and quality of life offerings just a short drive away. This would make an ideal building site for new home construction. There is access to electricity and a Rural Water mainline on Frontier Road. Bring your architectural drawings, horses, and outdoor-loving children to this build site for development. Contact the Listing Agent Sean Thomas at (620)-712-2775 to schedule a showing and view property disclosures.

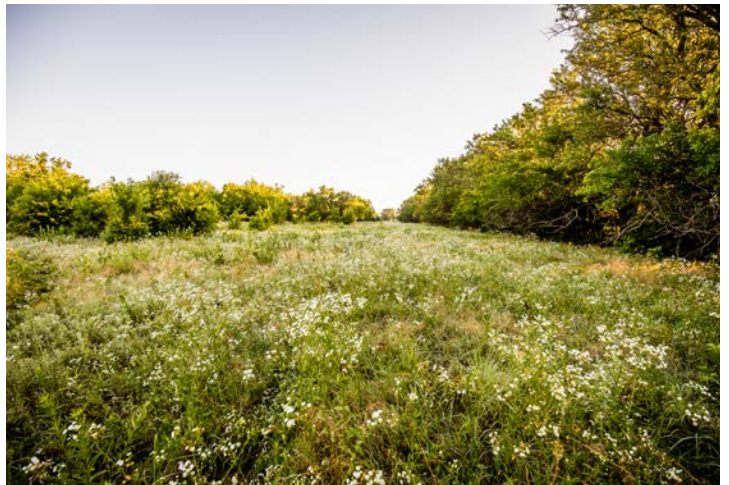




# PROPERTY FEATURES

PRICE: **\$361,000** | COUNTY: **McPHERSON** | STATE: **KANSAS** | ACRES: **69**

- 69 +/- acres S12, T20, R02
- Productive farmland
- Enclosed pasture with a pond
- Deer hunting and wildlife viewing
- Potential build site
- Marion Rural Water District No. 4
- Available electricity
- 2024 property taxes \$768.37
- USD 423 Moundridge Schools
- 10 miles to Moundridge
- 5 miles to Galva
- 8 miles to Interstate 135
- Possession negotiable

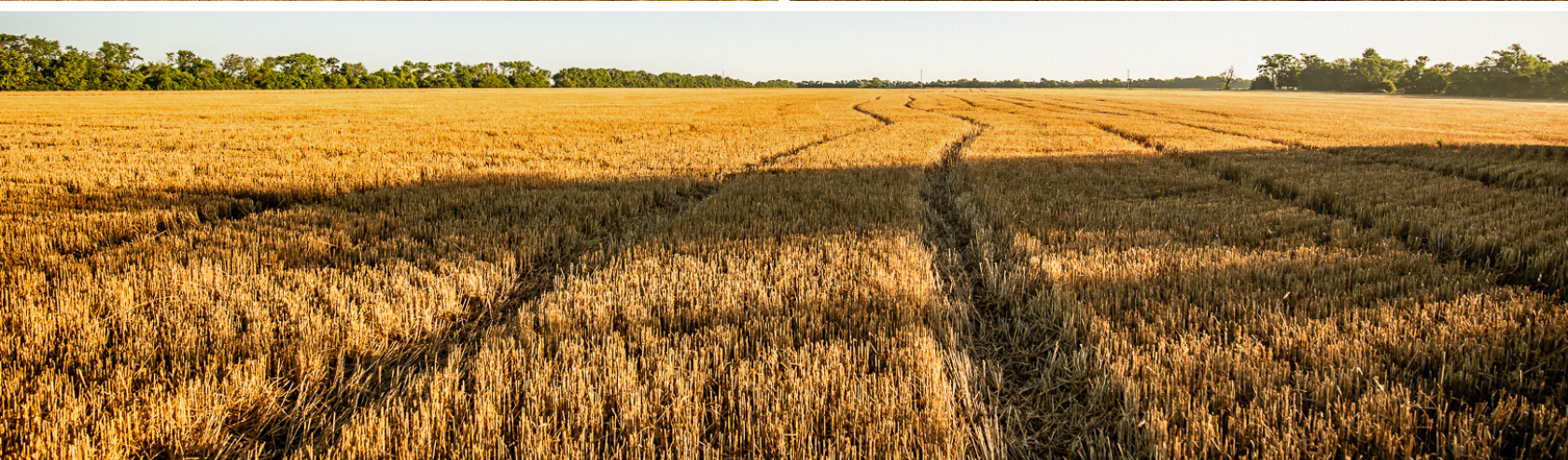
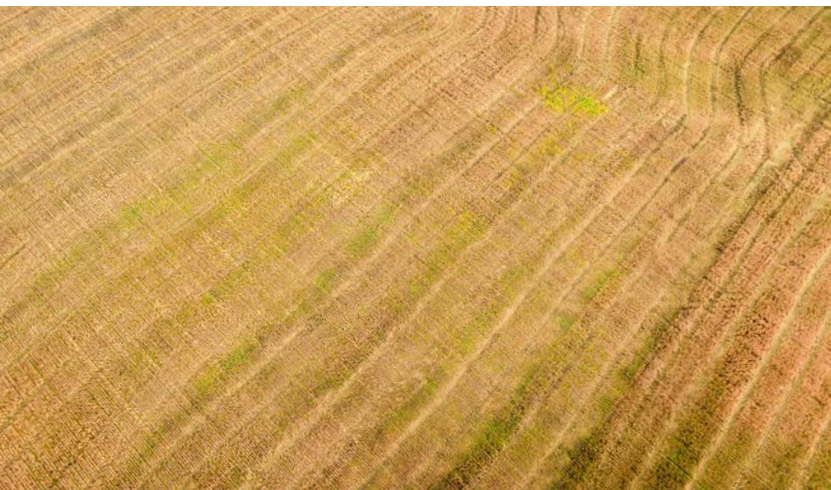




# PRODUCTIVE FARMLAND

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The tillable acres carry a productivity index of 64, well above average for the area. The Crete Silt Loam soil lies nicely with a 0-1% slope across the farm.





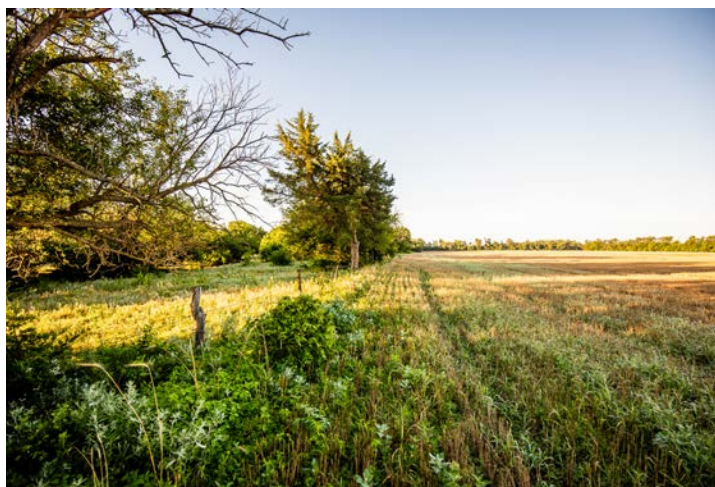
## DUG OUT POND

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## ENCLOSED 14 +/- ACRE PASTURE

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# POTENTIAL BUILD SITE

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The property is in a highly sought-after area with good jobs, schools, and quality of life offerings just a short drive away. There is access to electricity and a Rural Water mainline on Frontier Road.





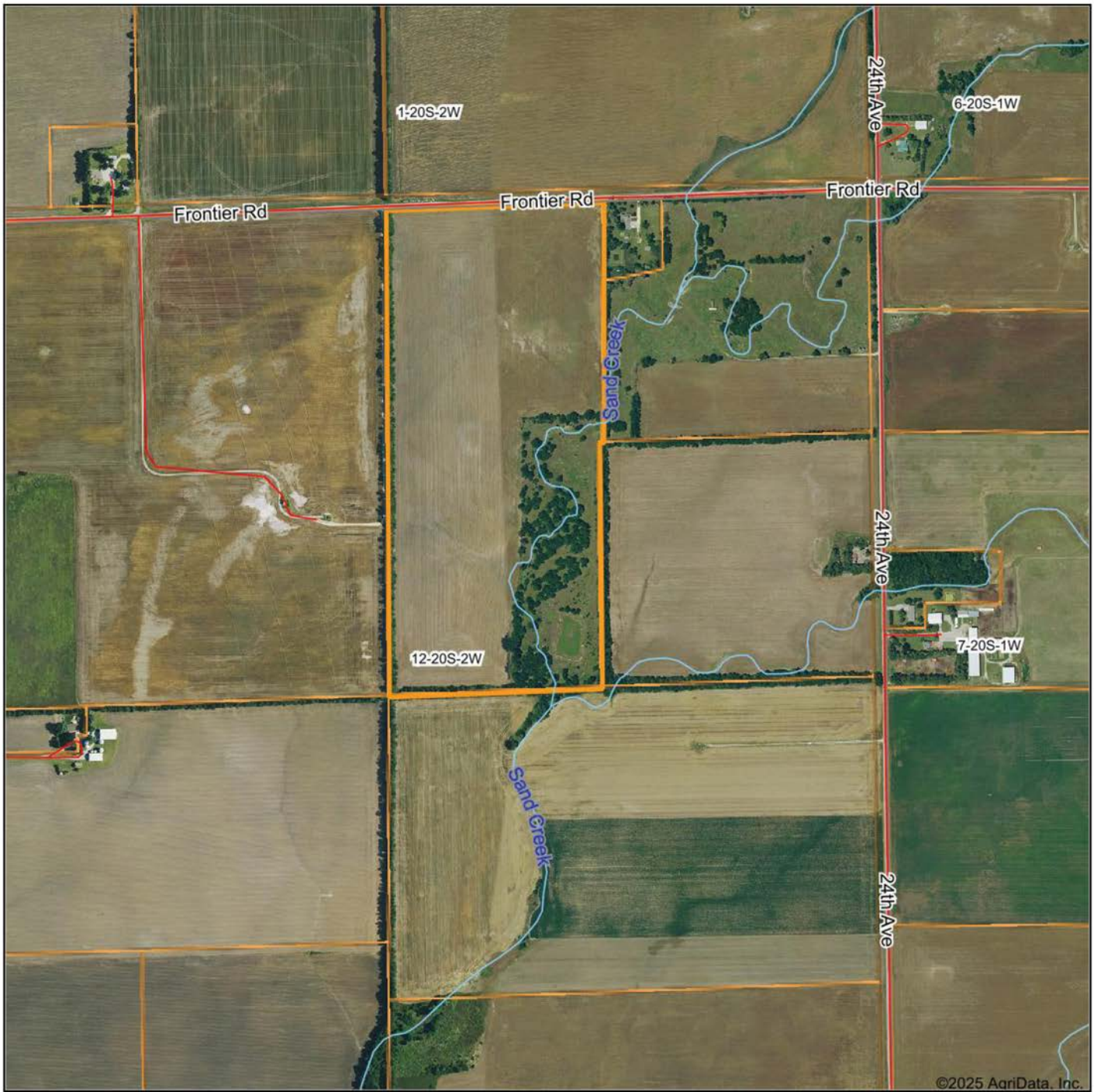
# ADDITIONAL PHOTOS

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# AERIAL MAP



Maps Provided By:



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Boundary Center: 38° 19' 47.17, -97° 29' 21.67

0ft 834ft 1668ft

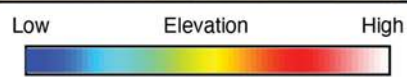
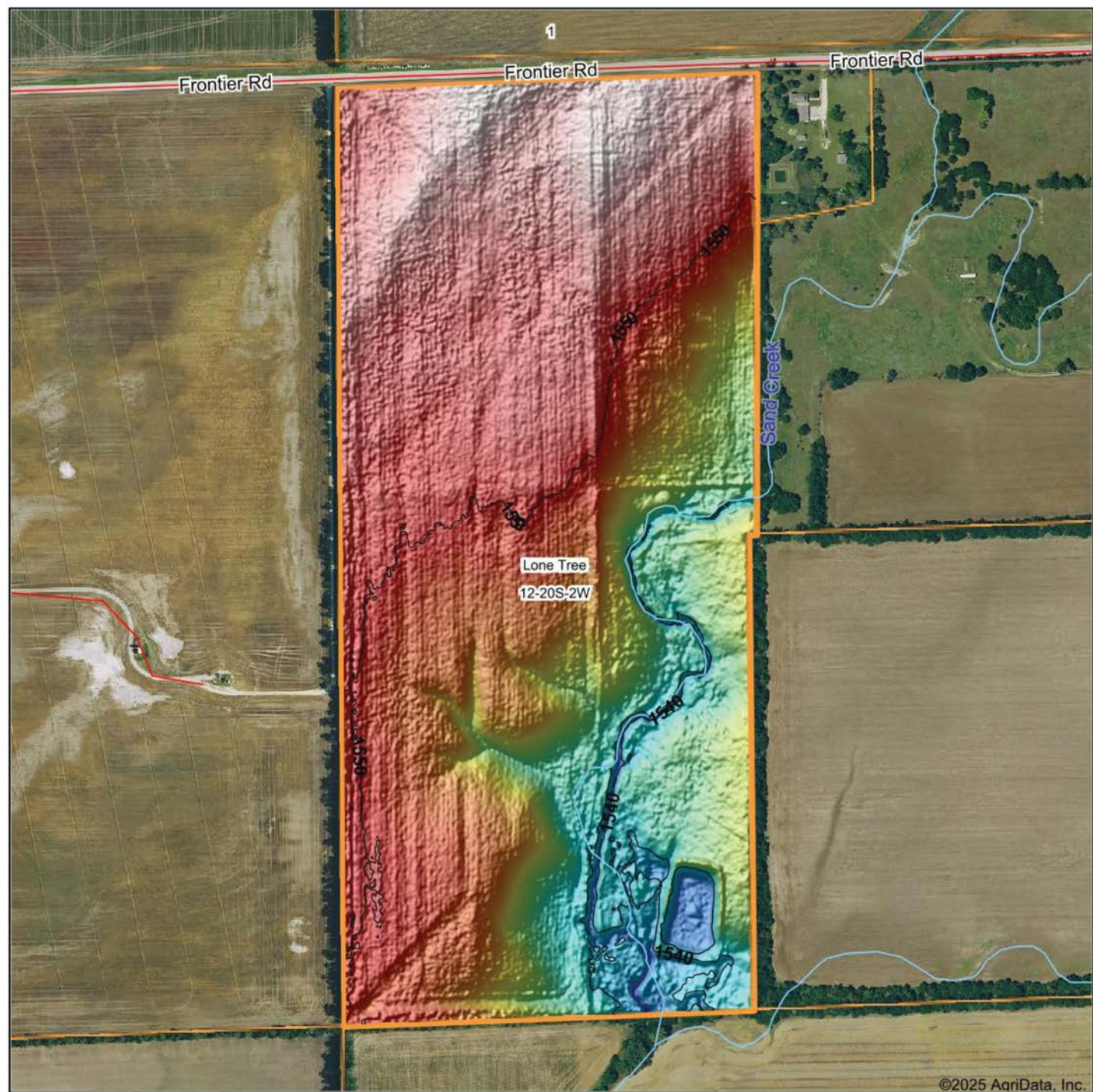
**12-20S-2W**  
**McPherson County**  
**Kansas**



5/30/2025



# HILLSHADE MAP



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Source: USGS 1 meter dem  
Interval(ft): 10  
Min: 1,536.0  
Max: 1,554.6  
Range: 18.6  
Average: 1,547.8  
Standard Deviation: 4.27 ft

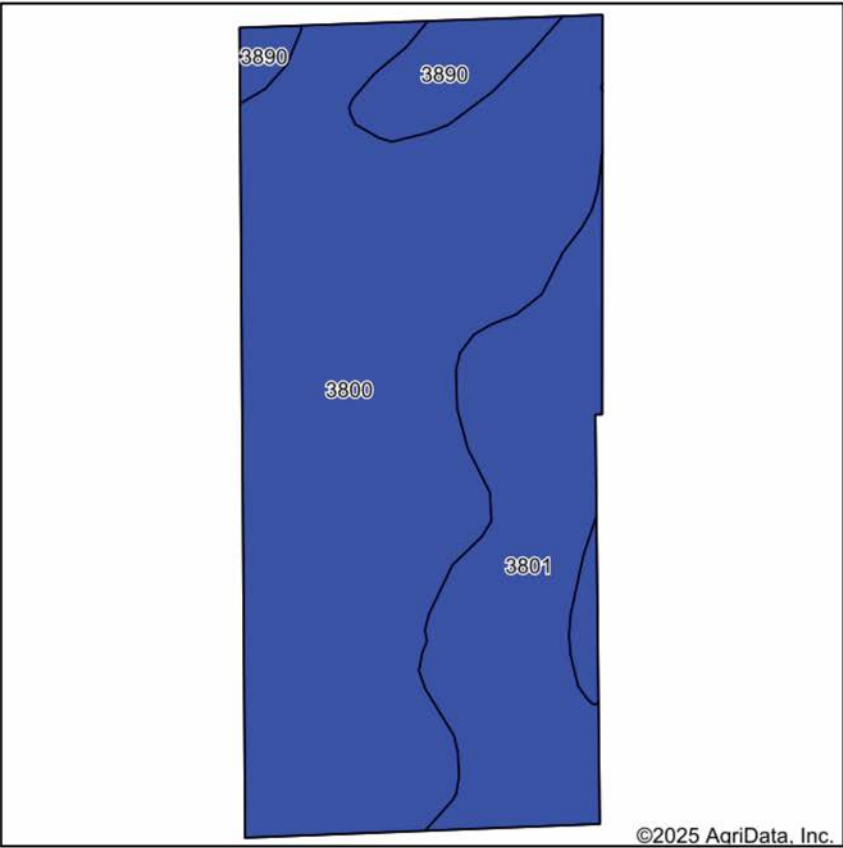


**12-20S-2W**  
**McPherson County**  
**Kansas**

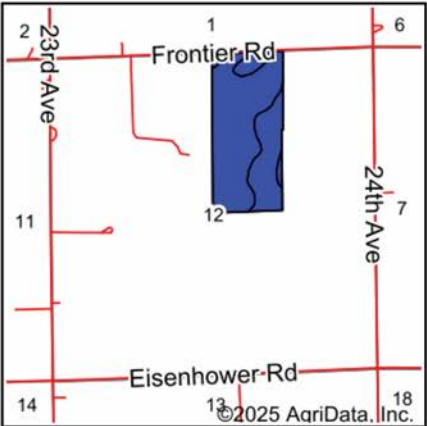
Boundary Center: 38° 19' 47.17, -97° 29' 21.67



# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**  
County: **McPherson**  
Location: **12-20S-2W**  
Township: **Lone Tree**  
Acres: **69.42**  
Date: **7/8/2025**



Maps Provided By:  
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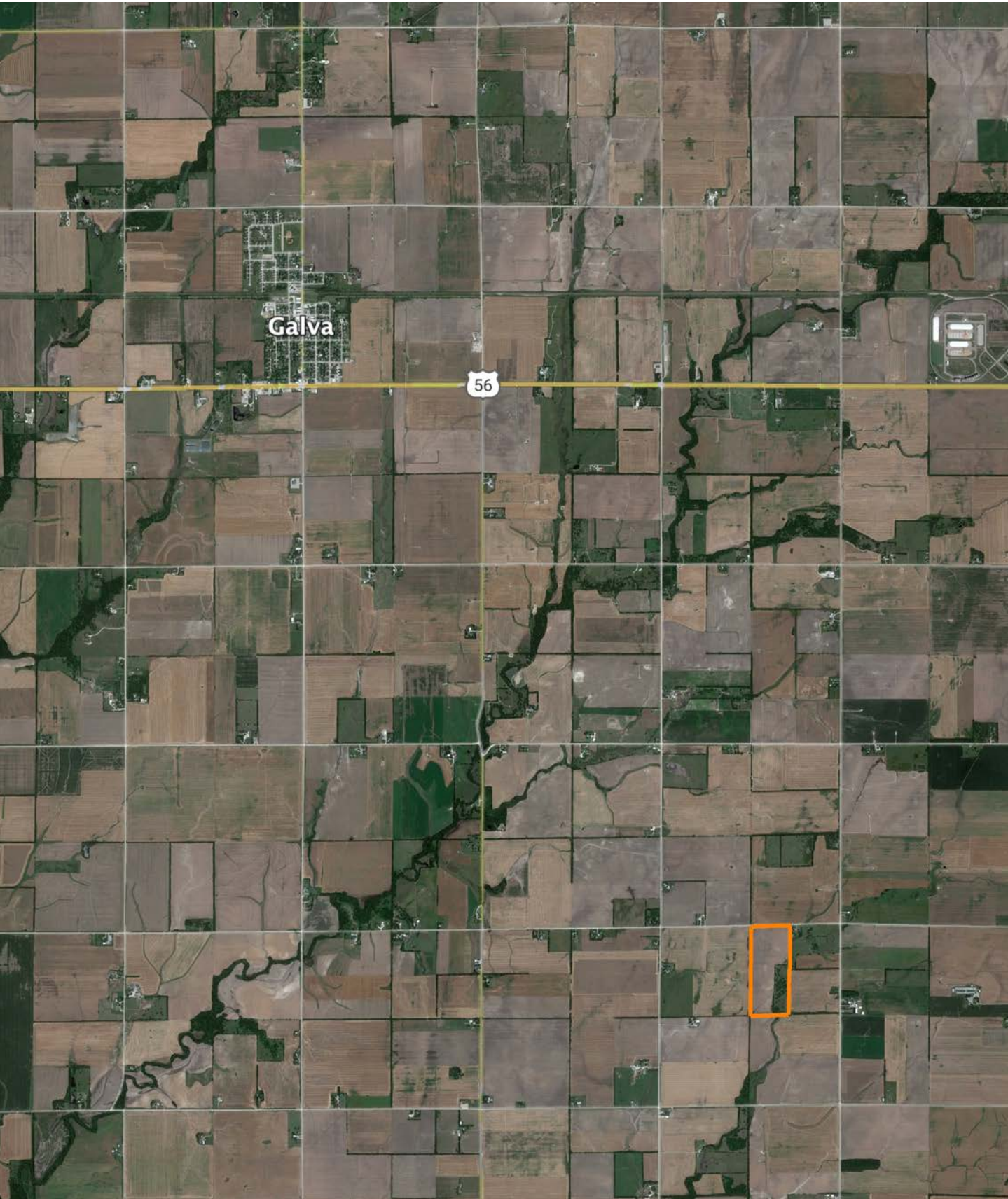


Area Symbol: KS113, Soil Area Version: 22												
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
3800	Crete silt loam, 0 to 1 percent slopes, loess plains and breaks	47.30	68.1%		> 6.5ft.	Ils	3580	65	57	61	65	37
3801	Crete silt loam, 1 to 3 percent slopes, loess plains and breaks	17.91	25.8%		> 6.5ft.	Ile	3650	64	55	60	64	37
3890	Ladysmith silty clay loam, 0 to 1 percent slopes	4.21	6.1%		> 6.5ft.	Ils	3525	53	39	52	52	28
Weighted Average						2.00	3594.7	*n 64	*n 55.4	*n 60.2	*n 64	*n 36.5

\*n: The aggregation method is "Weighted Average using all components"  
\*c: Using Capabilities Class Dominant Condition Aggregation Method



# OVERVIEW MAP





# AGENT CONTACT

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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](mailto:SThomas@MidwestLandGroup.com)



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## MidwestLandGroup.com

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