

MIDWEST LAND GROUP PRESENTS

83 ACRES IN

# McPHERSON COUNTY KANSAS



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# THE FREEMOUNT TREE FARM

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In McPherson County, between the Smoky Hill River and Sharps Creek, is an offering like no other with 83 +/- acres of mature trees, food plots, and native grasses. The perfect habitat for mature Whitetails. Be sure to see the 15 years of bow-hunting harvest history in the photo gallery.

The farm is a remnant of a past tree nursery, a tillable field that was set up to grow and transplant nursery stock. Quality tree varieties were planted in rows, spaced evenly, and watered with an irrigation system. These trees were cared for, fertilized, pruned, and set up for a great life. As tree stock was needed for commercial sale, spade trucks would travel lanes between rows and dig specimen trees. Over time, the trees' growth made them too large to relocate. This happened years ago, and it has been exclusively used for targeting trophy bucks ever since.

As you enter off paved County Road 1065, there is a gate that gives you access to a private road. This private two-track driveway has compacted white rock for all-weather access. The first row of trees on the east end of the farm is hundreds of autumn blaze and celebration maples. This wall of color is something to behold. Whether this is your hunting camp or forever home, this grand entrance is awe-inspiring during fall foliage. The next few rows are comprised of over 4,000 Shumardii oaks; these trees are gorgeous with an average diameter at breast height of 14". There are rows of hackberry, white oak, honeylocust, red bud, triumph elm, northern red oak,

pin oak, crabapple, birch, sycamore, walnut, southern red oak, Austrian pine, and more. Though most of these trees are too large to transplant to a new location, one day or even now, income could be generated from the selective cutting of hardwood species. Most of the oaks and walnuts grew very straight, making a nice understory but also potential board feet for milling.

Along the north end of the farm, there is a 16'x24' metal building constructed with a concrete floor in 1990. Hooked up to electricity and a water well, this is a great jumping-off point for the hunt or a storage area for your equipment. There is an irrigation system with riser hydrants strategically located around the farm. These can be used to water food plots and wildlife watering holes. There is an established clover food plot; this is a magnet for deer and something very few farms can claim in Central Kansas. Preparation has started for annual linear food plots in the center and western areas of the farm. Various green seed mixes will do excellently in this class two loam soil. You won't find this many mast-producing trees on one farm for hundreds of miles. The western edge of the farm is flanked by 5,000 walnut trees averaging a 10" diameter at breast height. There are 8 rows of white oaks, 800 yards long, adjacent to the walnuts. This isn't just cedars and scrub brush providing cover; these are quality trees that create a forest canopy. These specimen trees will continue to age to perfection and provide value to future generations. This farm checks all the boxes for the discerning hunter; it is wall-to-wall covered in food, timber, and water, and it cannot be



seen from the road. This hardwood timber yields high-energy acorns. Central Kansas is not known for oaks, so you can imagine the impact this many mast-producing white oak trees can have on well-known Kansas deer genetics. Mature bucks have been bow-hunted and harvested every year on this farm. There is also a thriving turkey and upland bird population.

This property would no doubt make someone very happy as a forever homesite. Bring your custom home builder

and family out here and make your dreams come true. This would make an incredible estate with privacy off the paved road, carved trails through the woods, and wildlife constantly out your kitchen window. The natural beauty would also make a good fit for business ventures such as a wedding venue or retreat center. Opportunities like this are rare, and though it gets said more than it should, this is truly a one-of-a-kind property. If you would like to schedule a tour, contact the Listing Agent Sean Thomas at (620) 712-2775, do not hesitate!



## PROPERTY FEATURES

PRICE: **\$493,850** | COUNTY: **McPHERSON** | STATE: **KANSAS** | ACRES: **83**

- Trophy whitetail hunting
- Timber, food plots, water sources
- 15,000+ mature oak trees
- Excellent turkey and quail hunting
- Incredible fall foliage
- Premier build site
- USD 400 Smoky Valley
- Metal building with concrete floor
- Private driveway from blacktop
- Electricity and water well
- Irrigation hydrants
- 83 +/- acres qualify for nonresident landowner tag
- 10 miles to Lindsborg
- 13 miles to McPherson



# HUNTING OPPORTUNITIES

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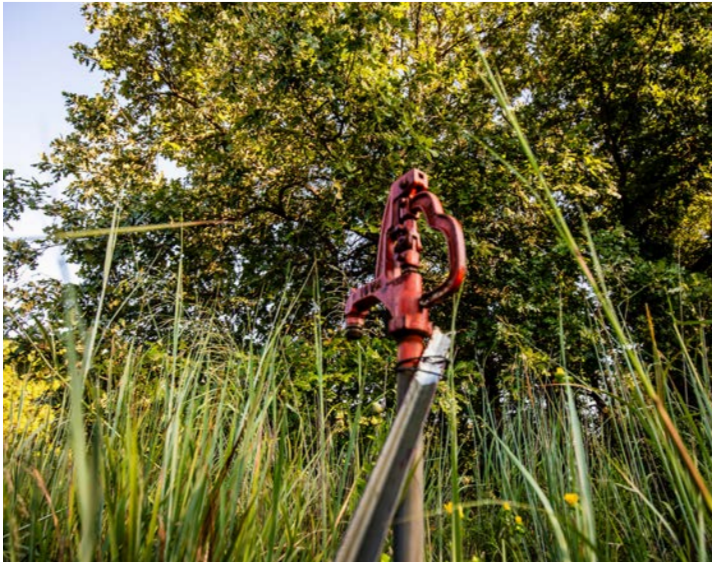
# HARVEST PHOTOS





# IRRIGATION HYDRANTS

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# METAL BUILDING

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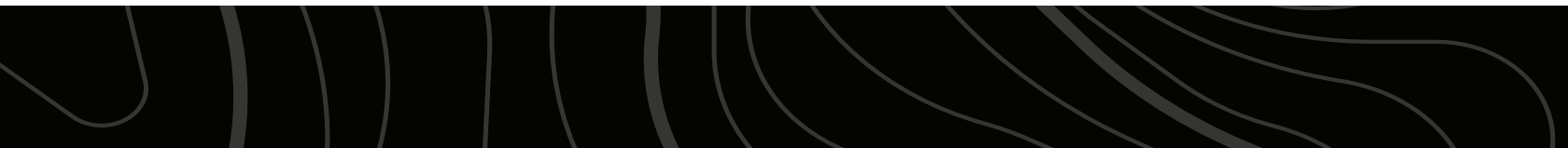
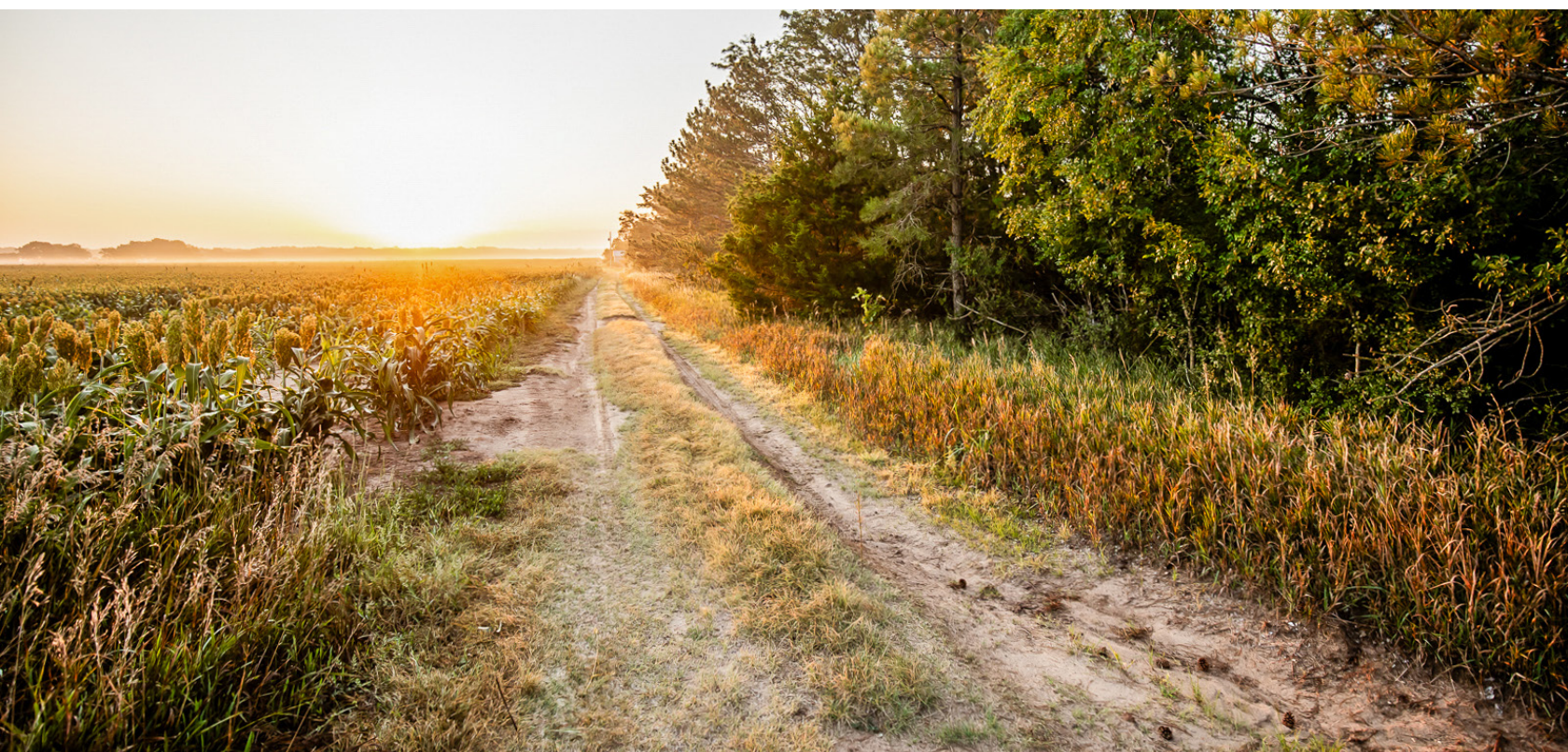




# PRIVATE DRIVEWAY FROM BLACKTOP

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As you enter off paved County Road 1065, there is a gate that gives you access to a private road. This private two-track driveway has compacted white rock for all-weather access.

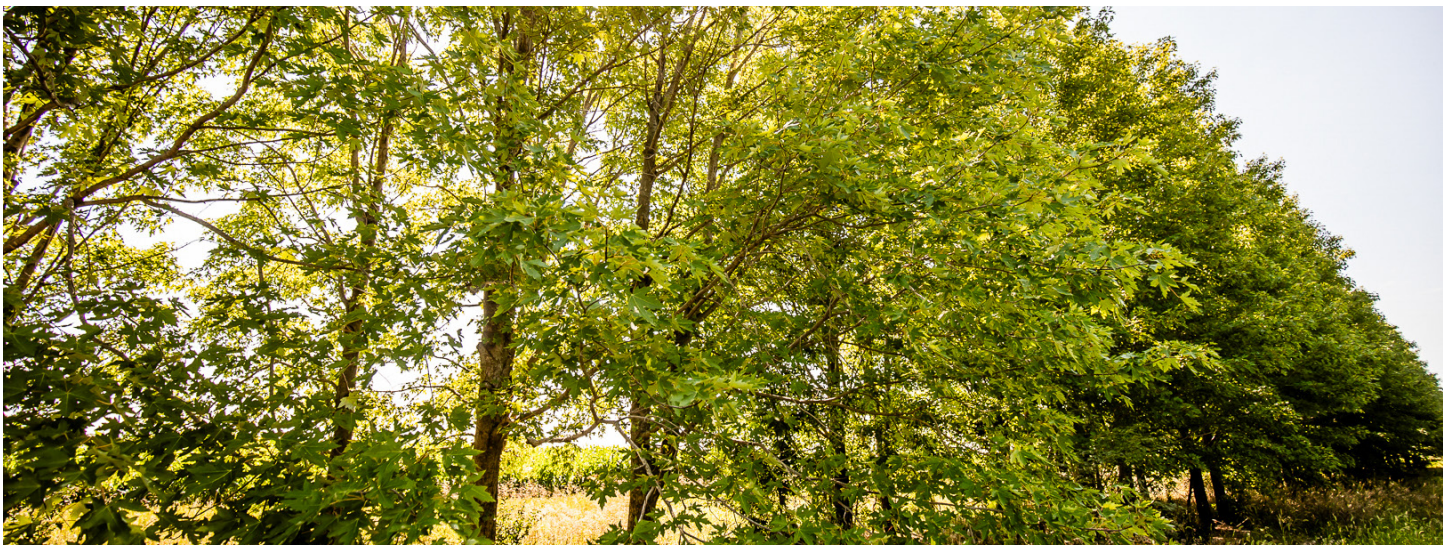
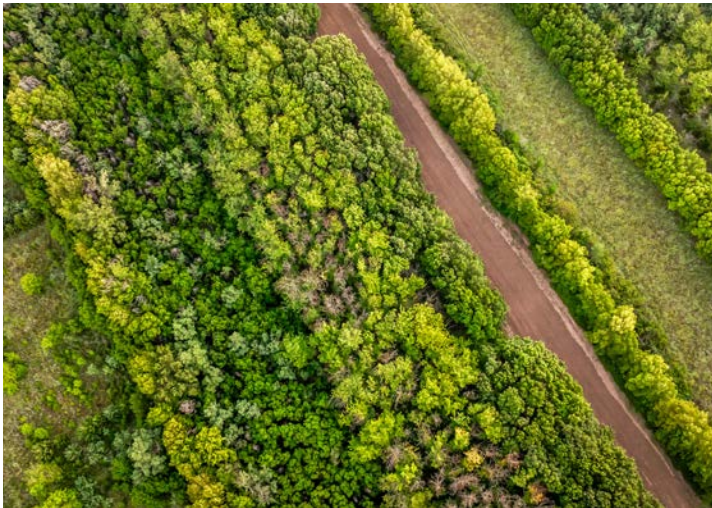




# PAST TREE NURSERY

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The farm is a remnant of a past tree nursery, a tillable field that was set up to grow and transplant nursery stock. Quality tree varieties were planted in rows, spaced evenly, and watered with an irrigation system. These trees were cared for, fertilized, pruned, and set up for a great life.





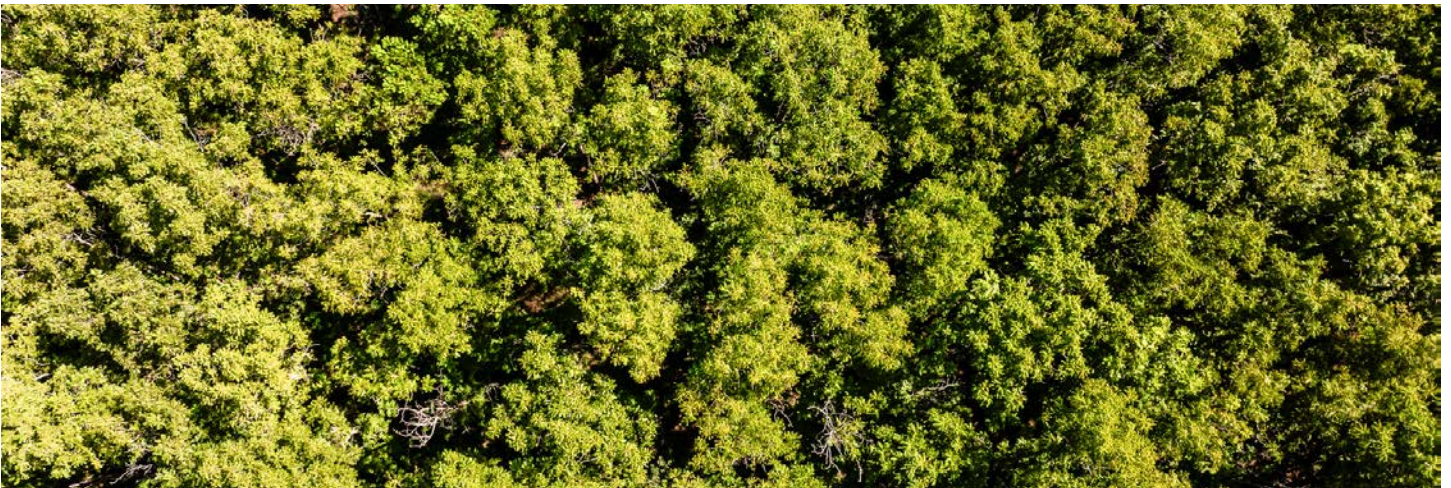
# WATER SOURCES

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15,000+ MATURE OAK TREES

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# 10 MILES TO LINDBURG

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# ADDITIONAL PHOTOS

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# AERIAL MAP



Boundary Center: 38° 30' 13.51, -97° 47' 0.16

0ft 905ft 1810ft



Maps Provided By:

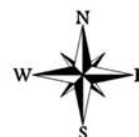


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**surety**  
CUSTOMIZED ONLINE MAPPING

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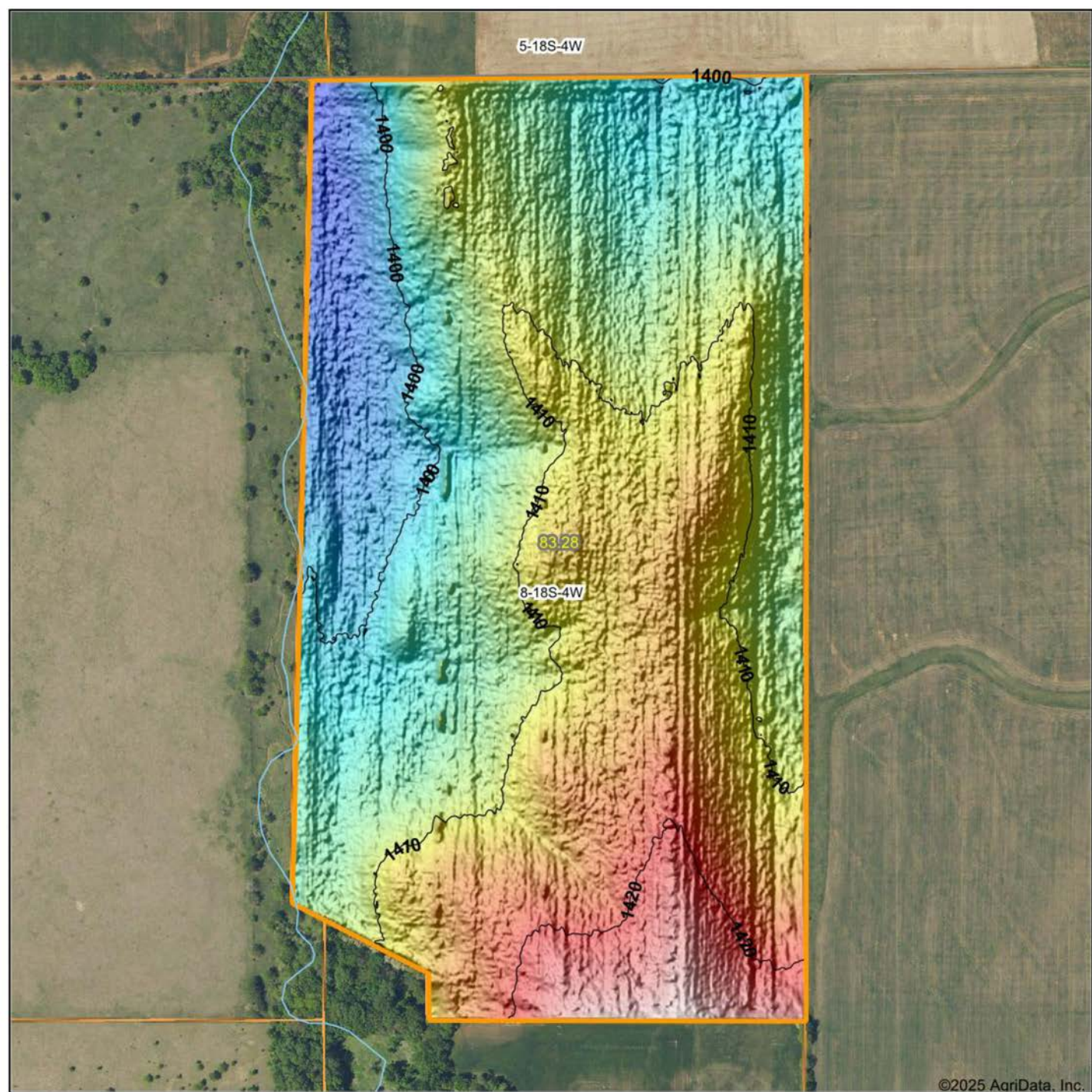
**8-18S-4W**  
**McPherson County**  
**Kansas**



8/27/2025



# HILLSHADE MAP



Low Elevation High



Maps Provided By:  
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Source: USGS 1 meter dem  
Interval(ft): 10  
Min: 1,392.2  
Max: 1,429.4  
Range: 37.2  
Average: 1,408.4  
Standard Deviation: 6.99 ft

0ft 432ft 863ft



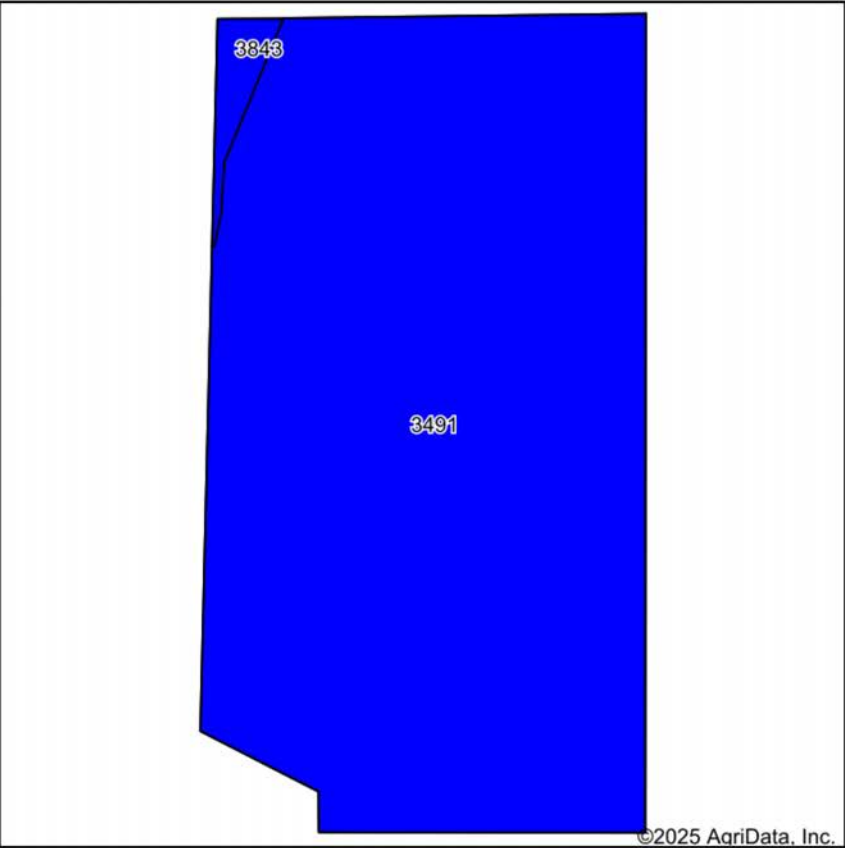
8/27/2025

**8-18S-4W**  
**McPherson County**  
**Kansas**

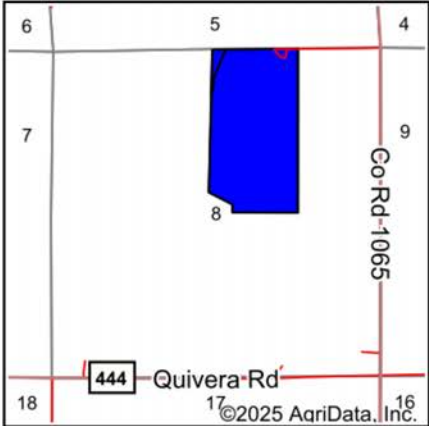
Boundary Center: 38° 30' 13.51, -97° 47' 0.16



# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**  
County: **McPherson**  
Location: **8-18S-4W**  
Township: **Harper**  
Acres: **83.32**  
Date: **8/27/2025**



Maps Provided By:



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Area Symbol: KS113, Soil Area Version: 22

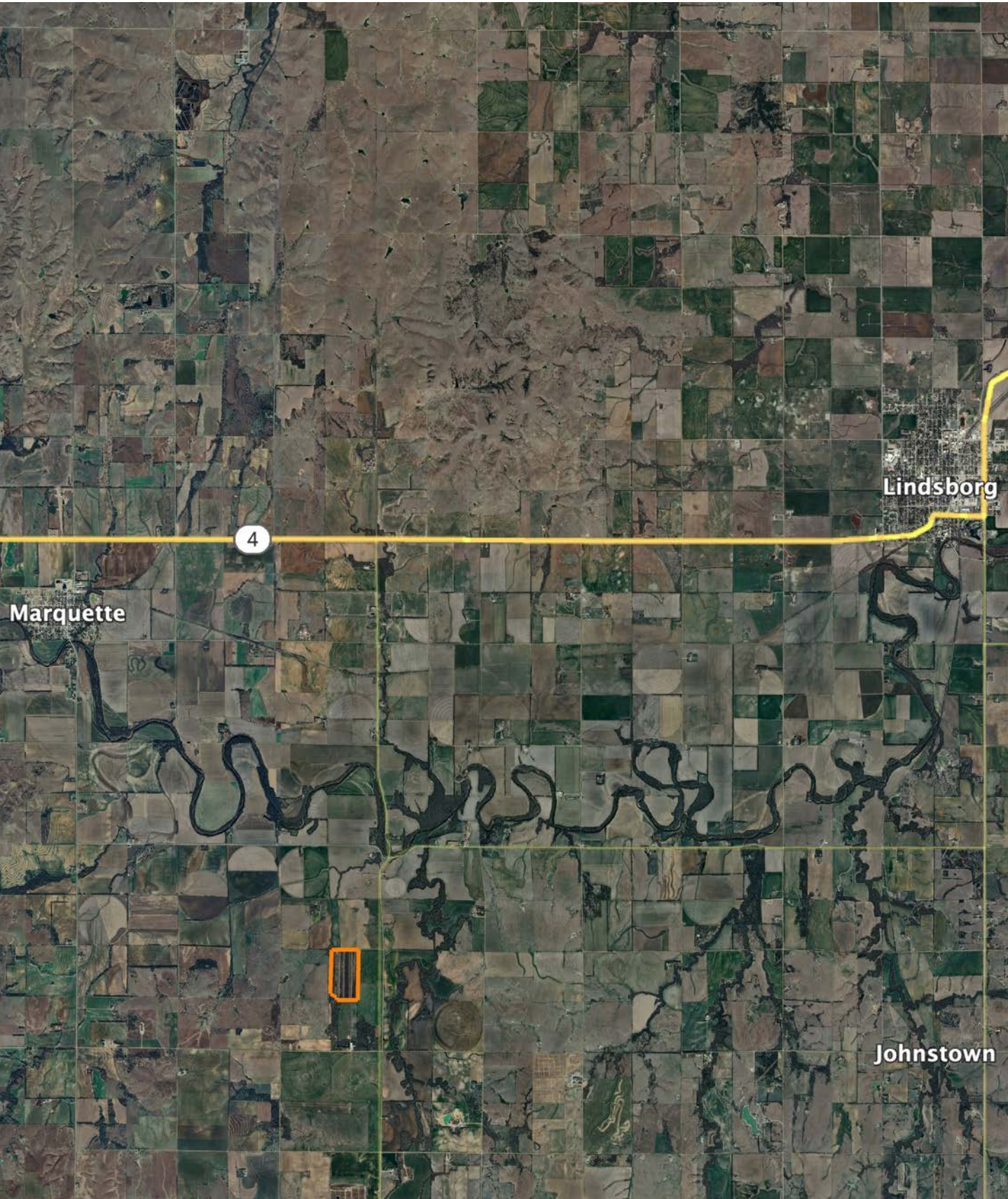
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
3491	Wells loam, 1 to 3 percent slopes	81.86	98.2%		> 6.5ft.	Ile	3995	66	60	60	66	33
3843	Geary silt loam, 1 to 3 percent slopes	1.46	1.8%		> 6.5ft.	Ile	4040	71	68	65	71	36
Weighted Average						2.00	3995.8	*n 66.1	*n 60.1	*n 60.1	*n 66.1	*n 33.1

\*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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