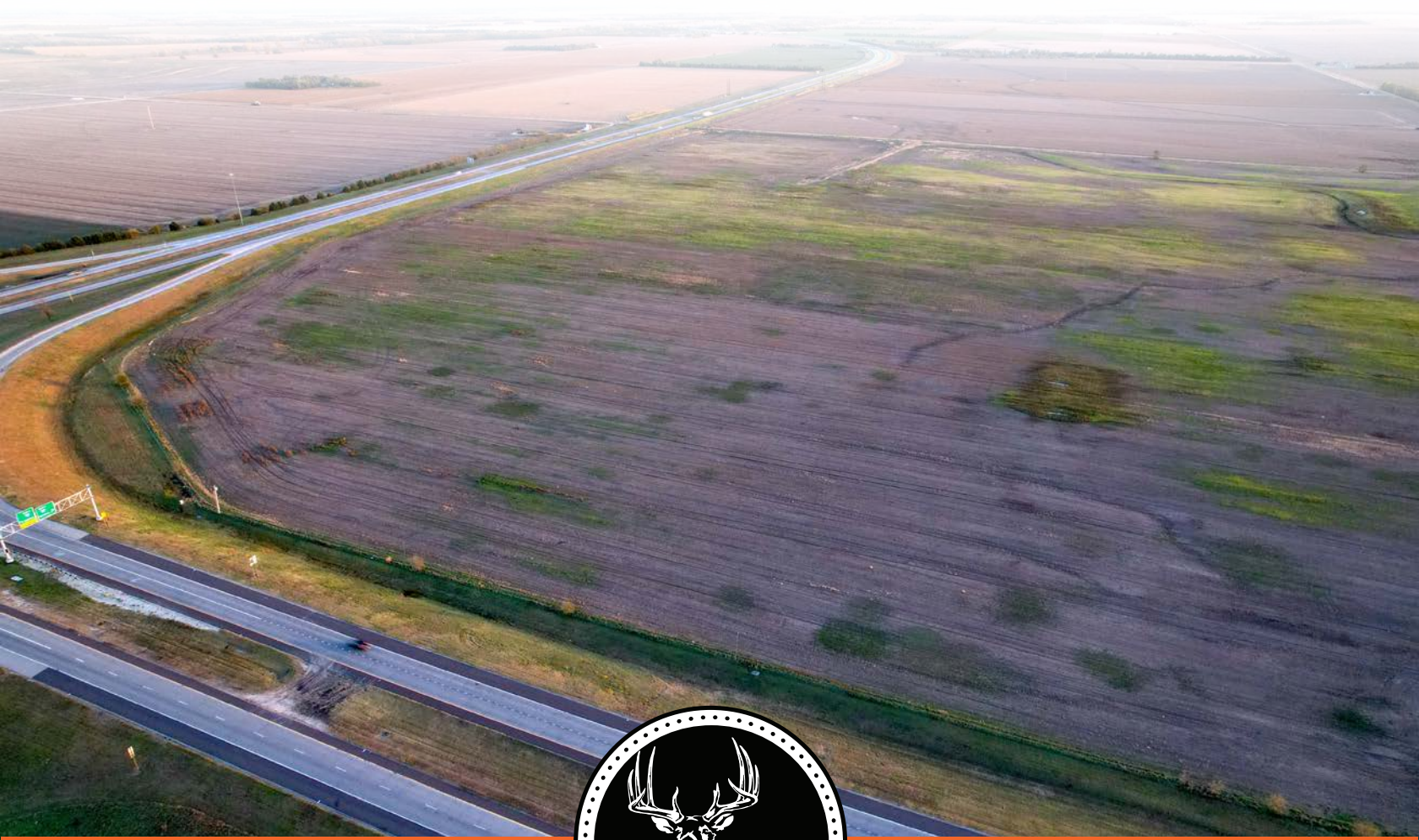


MIDWEST LAND GROUP PRESENTS

60 ACRES IN

McPHERSON COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PRODUCTIVE TILLABLE, BUILD SITE, & HUNTING

Located just outside of the City of McPherson is 60 +/- acres of productive cropland. This farm is entirely tillable, comprised of Class II Silty Clay Loam with a weighted average NCCPI of 55. The farm has a history of raising corn, soybeans, and winter wheat. This is a manageable-sized addition to your farm operation with likely accounting benefits from excess soil fertility. The field is currently fallow with possession available for spring planting. Located just outside of McPherson, the land is in a unique position for long-term investment. Adjacent to Interstate 135 and State Highway 61, there is lots of visibility to travelers. This would make a great location for an agricultural or contracting business with a large viewership to potential customers. The possibility of right-of-way ancillary uses and future growth puts this farm at an advantage for long-term returns. Less than three miles away is the CHS Refinery, with nearly 1,000 high-paying jobs. This employer, along with numerous others in the immediate area, provides for a thriving quality of life.

This available parcel would make an excellent build site for a short commute to a rewarding career. There are several suitable locations to build a custom home or barndominium. Electricity is available along the west boundary at 16th Avenue. This site is close to city amenities but situated at the end of two dead-end roads that are rarely traveled, so you get privacy and

convenience. There is a seasonal creek that runs through the west end of the property. This would make an ideal location for a pond. There is quality fencing maintained by KDOT on two sides, finish enclosing the land and bring your cattle or horses.

This farm is also a great hunting spot for ducks and geese feeding in the cut cropland stubble. Make this tillable investment another family hunting spot with the addition of a heated pit blind centered in the field. Waterfowl numbering in the tens of thousands winter in the city limits of McPherson on bodies of water off limits to hunting. They take flight each morning and evening and flock to this field to feed on waste grain. Exceptional decoying of Lesser Canada geese is a regular occurrence, or could provide passive income from leasing. In addition to the hunting, the historic Santa Fe Trail traversed this quarter north of Pioneer Road. The settler's spirit of manifest destiny and land ownership is still available for another generation.

Whether you are looking to add to your row crop operation, increase feed for cattle, make a good tillable investment with hunting and high long-term appreciation, or are looking for the perfect place to build your forever home, this farm checks all those boxes. For disclosures and to schedule a tour, contact the Listing Agent Sean Thomas at (620) 712-2775.

PROPERTY FEATURES

PRICE: **\$318,000** | COUNTY: **McPHERSON** | STATE: **KANSAS** | ACRES: **60**

- 100% productive cropland
- Class II soils
- Immediate possession available
- Excellent build site
- Available electricity
- USD 418 McPherson
- Nearby employers and city amenities
- Dead-end road
- Excellent waterfowl hunting
- Historic Santa Fe Trail
- Adjacent to Interstate 135 and K61 HWY
- 60 +/- acres S02, T20, R03



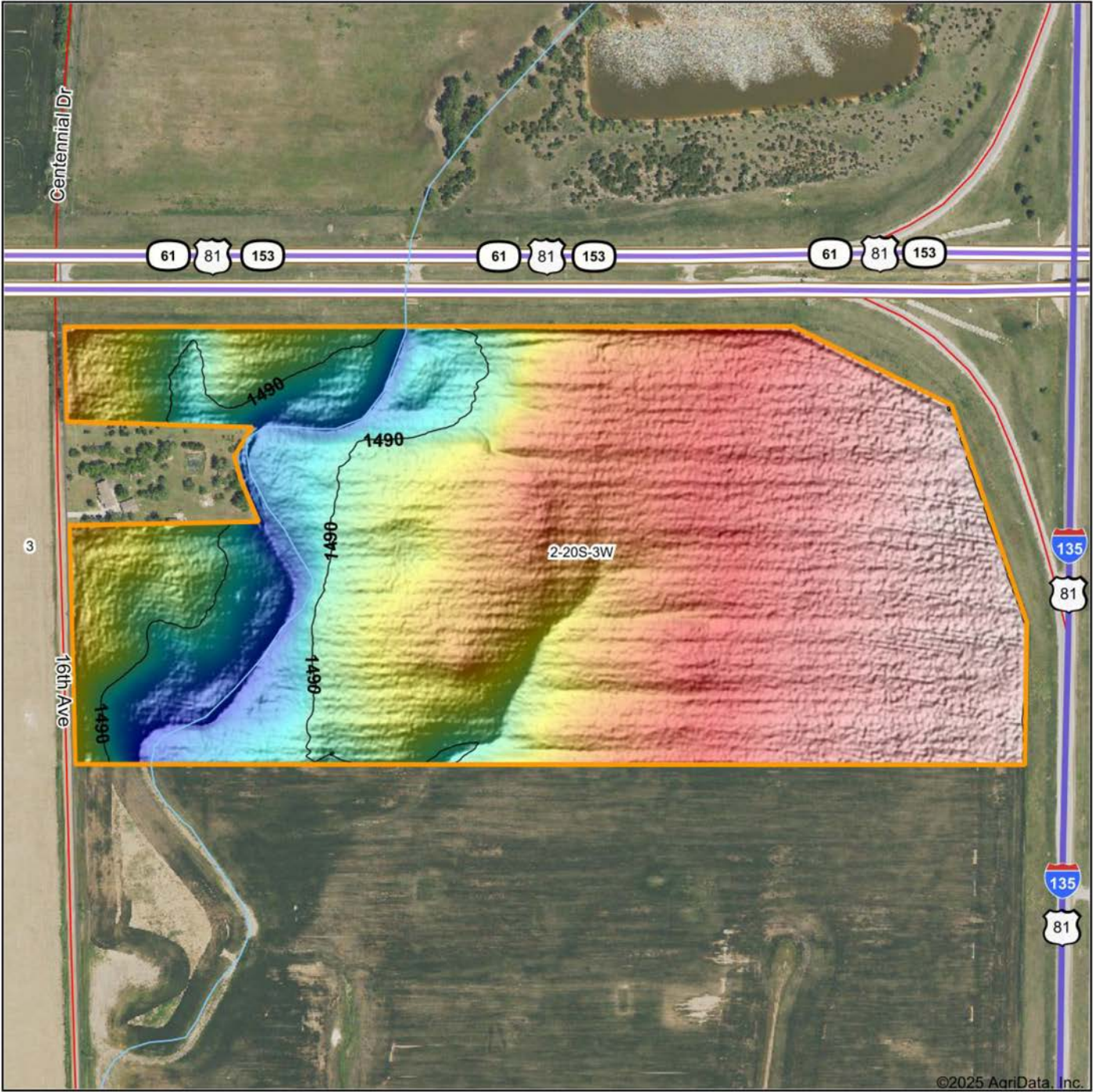
100% PRODUCTIVE CROPLAND



EXCELLENT BUILD SITE

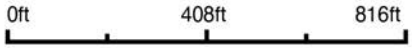


HILLSHADE MAP



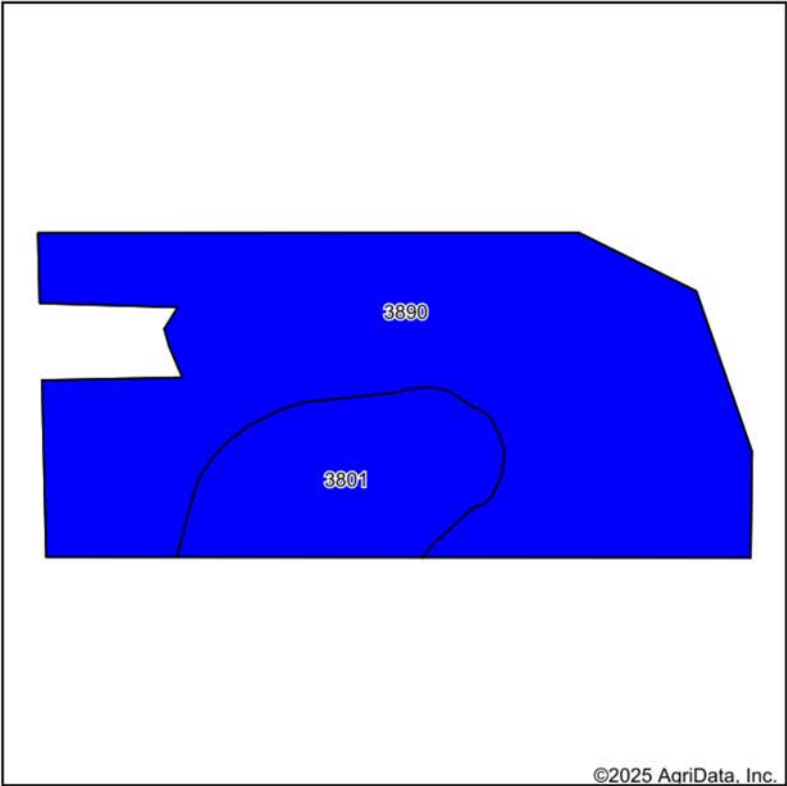
Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
Interval(ft): 10
Min: 1,485.2
Max: 1,500.4
Range: 15.2
Average: 1,493.9
Standard Deviation: 3.77 ft

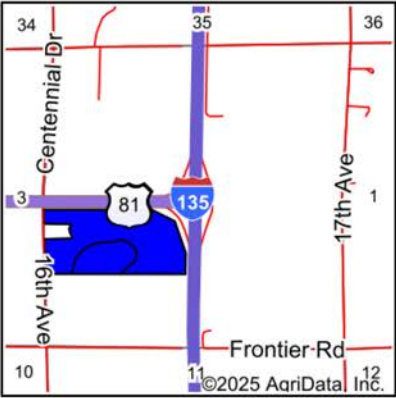


11/10/2025
2-20S-3W
McPherson County
Kansas
Boundary Center: 38° 20' 17.7, -97° 37' 34.93

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **McPherson**
Location: **2-20S-3W**
Township: **King City**
Acres: **60.33**
Date: **11/10/2025**



Maps Provided By:



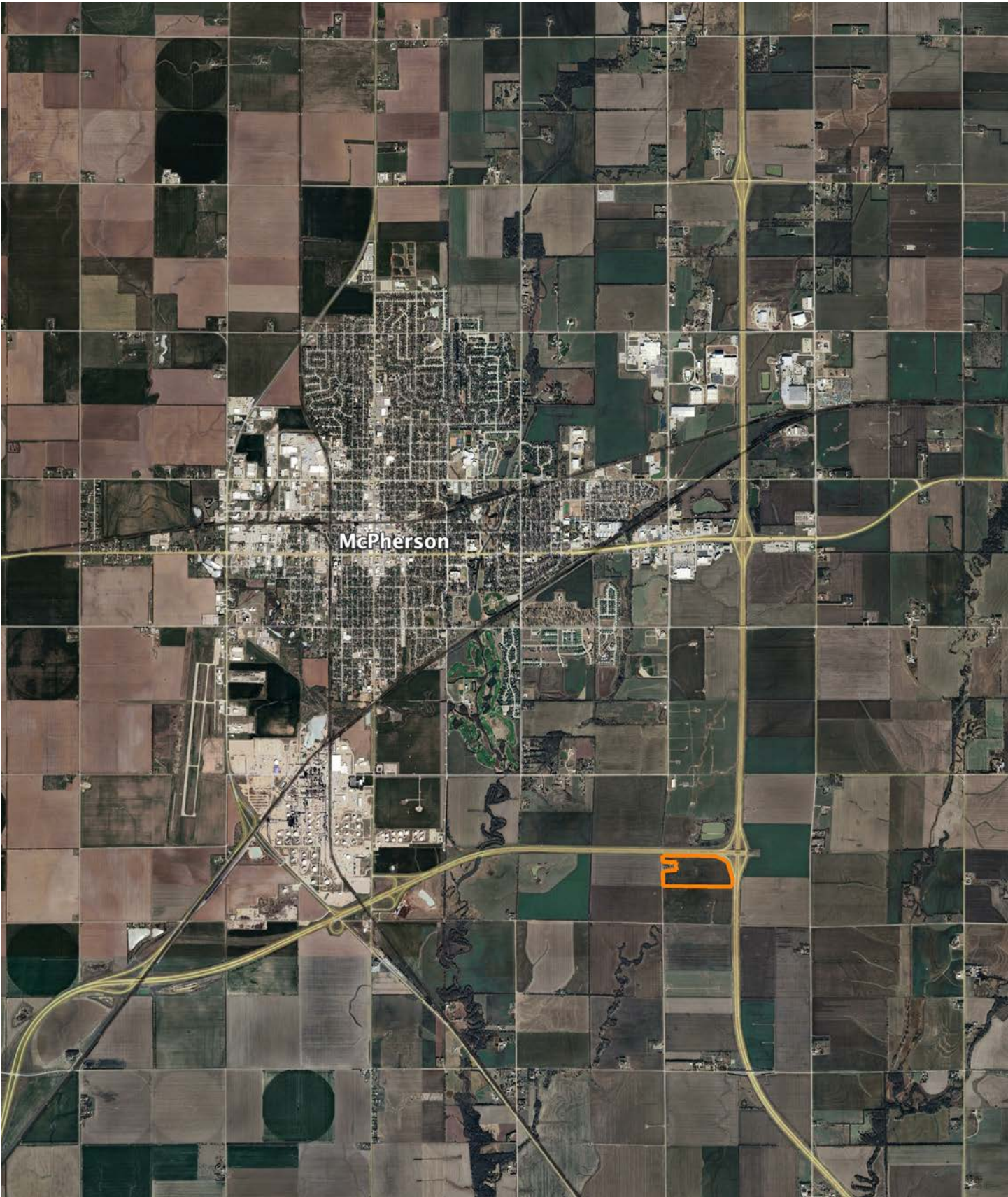
Area Symbol: KS113, Soil Area Version: 23												
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
3890	Ladysmith silty clay loam, 0 to 1 percent slopes	48.03	79.6%		> 6.5ft.	Ils	3525	53	39	52	52	28
3801	Crete silt loam, 1 to 3 percent slopes, loess plains and breaks	12.30	20.4%		> 6.5ft.	Ile	3650	64	55	60	64	37
Weighted Average						2.00	3550.5	*n 55.2	*n 42.3	*n 53.6	*n 54.4	*n 29.8

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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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