

MIDWEST LAND GROUP PRESENTS

70 ACRES IN

McPHERSON COUNTY KANSAS



BUCKSKIN ROAD, INMAN, KANSAS 67546

MIDWEST LAND GROUP IS HONORED TO PRESENT

IMMEDIATE POSSESSION TILLABLE AND BUILD SITE

Just south of Inman is 70 +/- acres of fertile cropland available to plant this spring. There is access from Buckskin Road and paved 8th Avenue. 8th Avenue turns into Main Street in Inman and to the south, Buhler Haven Road. This location is easily accessible from K61 Highway, Inman, and Buhler. The farm is characterized by a gentle slope from northwest to Southeast. The terraces have been well kept, and clean waterways drain the 66.82 acres of FSA cropland. The soils are fertile and have dependably generated excellent yields. The NCCPI Productivity Index is 63, well above average for the area. Silty Clay Loam soils with a little elevation change make efficient use of crop inputs. 41.8 wheat base acres with a 54 PLC yield, and 20.20 acres of sorghum base with PLC yield 86bu. Currently in soybean stubble, the farm

is available for spring possession and planting of your full-season crop.

There is a beautiful hilltop build site along 8th Avenue and Buckskin Road. Bring your architectural drawings and build your forever home on the outskirts of this peaceful community. The paved road frontage makes getting to and from the land a breeze. There are excellent views in every direction, including the sinkhole wetlands and the City of Inman water tower and Ball Fields. Exceptional quality of life in the area and access to nearby communities via 61 Highway. Opportunities like this are scarce. Contact the Listing Agent Sean Thomas at 620) 712-2775 to schedule a tour or view the property disclosure.



PROPERTY FEATURES

COUNTY: **McPHERSON** | STATE: **KANSAS** | ACRES: **70**

- Fertile cropland
- Immediate possession to farm
- Blacktop Road frontage 8th Avenue
- Silty Clay Loam NCCPI 63
- Electricity is available at Buckskin Road
- Beautiful build site with views
- One mile to Inman
- One mile to K61 Highway
- Mineral rights convey
- Clean hay waterways



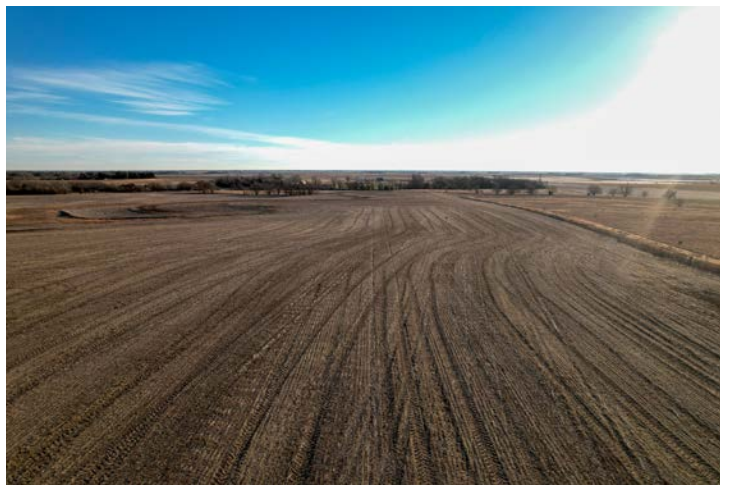
FERTILE CROPLAND



BLACKTOP ROAD FRONTAGE



SILTY CLAY LOAM NCCPI 63



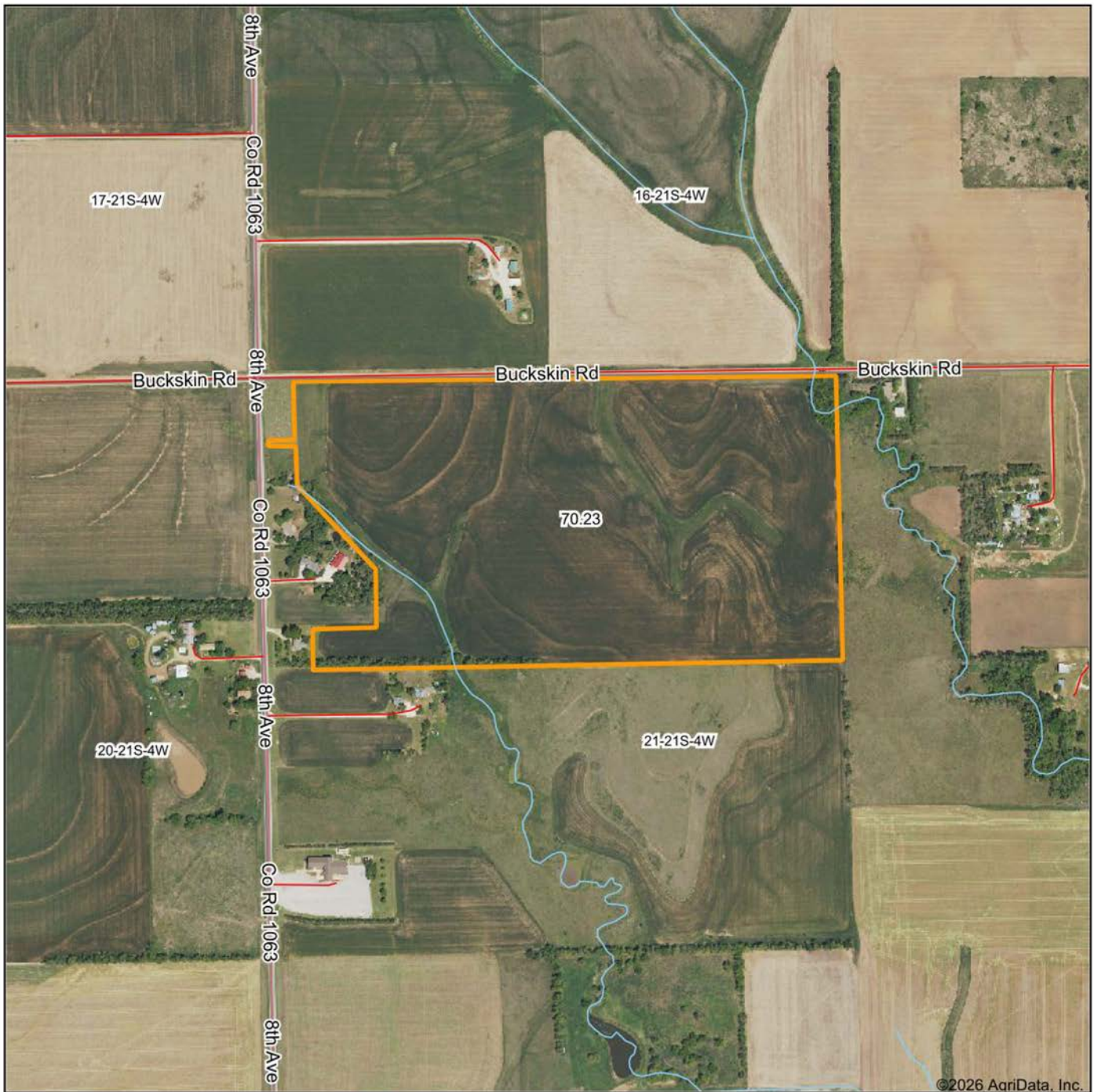
BEAUTIFUL BUILD SITE VIEWS



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 38° 12' 55.77, -97° 46' 15.88

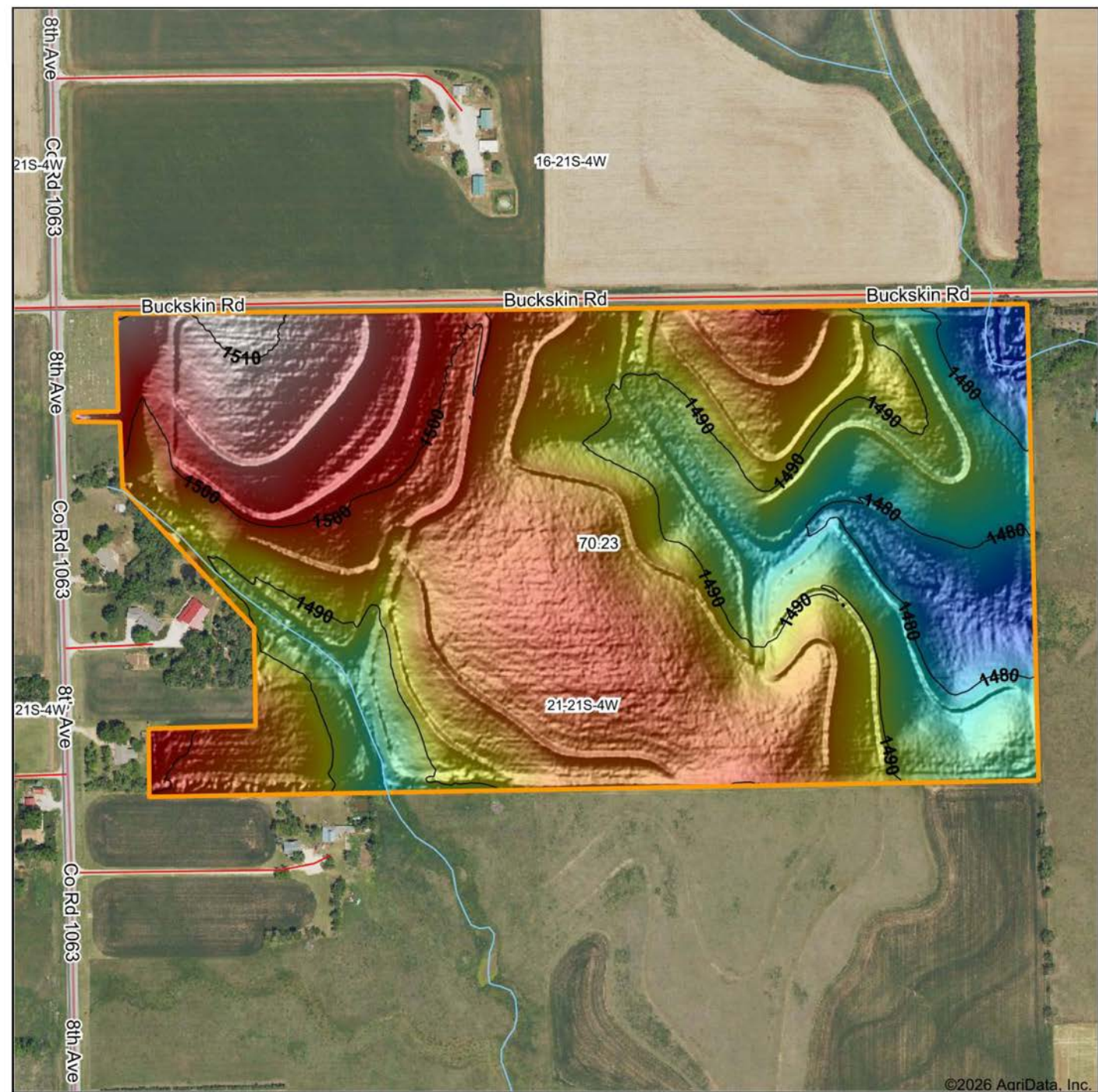
21-21S-4W
McPherson County
Kansas

0ft 707ft 1414ft



1/18/2026

HILLSHADE MAP

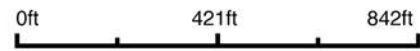


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Maps Provided By:
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CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
Interval(ft): 10
Min: 1,471.8
Max: 1,511.1
Range: 39.3
Average: 1,493.2
Standard Deviation: 8.01 ft

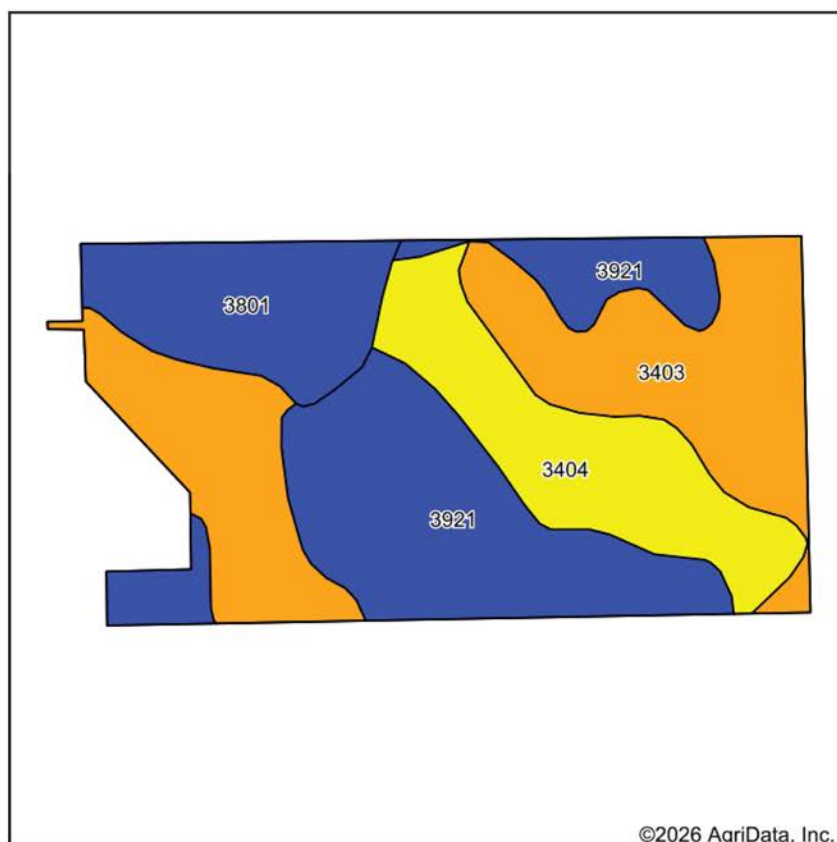


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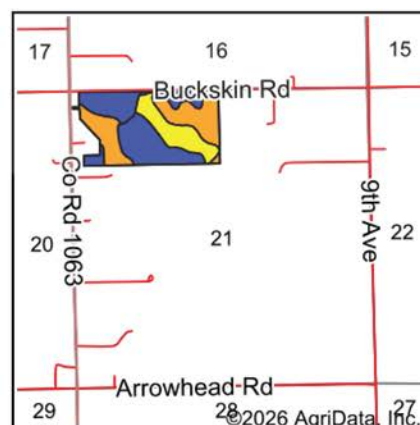
21-21S-4W
McPherson County
Kansas

Boundary Center: 38° 12' 55.77, -97° 46' 15.88

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **McPherson**
 Location: **21-21S-4W**
 Township: **Superior**
 Acres: **70.23**
 Date: **1/18/2026**



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
3403	Longford silty clay loam, 3 to 7 percent slopes	24.31	34.6%		> 6.5ft.	IIIe	4025	63	59	61	63	35
3921	Smolan silty clay loam, 1 to 3 percent slopes	21.04	30.0%		> 6.5ft.	Ile	4905	65	62	63	65	38
3404	Longford silty clay loam, 3 to 7 percent slopes, eroded	13.09	18.6%		> 6.5ft.	IVe	3995	56	54	56	54	34
3801	Crete silt loam, 1 to 3 percent slopes, loess plains and breaks	11.79	16.8%		> 6.5ft.	Ile	3650	64	55	60	64	37
Weighted Average						2.72	4220.1	*n 62.5	*n 58.3	*n 60.5	*n 62.1	*n 36

*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,
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