

MIDWEST LAND GROUP PRESENTS

65 ACRES

McPHERSON COUNTY, KS

TBD MOCCASIN ROAD, CANTON, KANAS, 67428



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

CROPLAND WITH QUALITY HUNTING & SEPARATE BUILD SITES

Located just outside of Canton, is 65 +/- acres ready for new ownership. This property consists of two separate parcels, one measuring about 61 +/- acres and another 4 +/- acre tract. These have different parcel identification numbers but will be sold together. Currently planted to wheat, the land also has a history of producing high-yielding soybeans. There are 63 +/- acres in active production. This mostly tillable farm would be an excellent addition to your operation. The silt loam soils on the tillable acres carry a NCCPI rating of 53.3, above average for the region. Possession will transfer to the new owner following the 2026 wheat harvest. This multi-use property can be what you want it to be. Add fence and water for a top-end forage-producing pasture or seed brome to establish a quality hay field. Build a containment area for beef animals and conveniently feed and manage the herd close to highway trucking.

The property is in a transition zone, where a creek system meets open cropland. Whitetail deer love this habitat because there is an overabundance of food resources coupled with lighter hunting pressure. Big bucks seem to show up in spots like this every year. Evidenced by a short inventory with a trail camera, this farm has a healthy population of deer and wild turkey. Take a walk around the farm, and you will find huge rubs and deer sign. It is also very common to see quail

in the hedgerow and little Canada geese in the sky overhead. The back field is where the wildlife feel safe and live in peace. A wooded draw with mature timber separates the front from the back of the property. Place a treestand back here and watch the field come alive on a brisk fall morning.

Out front, there is not one but two suitable build sites! The 4 +/- acre standalone tract adds a great deal of value. Created before the McPherson County Zoning regulation requiring 40 acres and big enough for the required wastewater setbacks, it checks all the boxes. Keep this for a family member/friend or sell to recoup on your entire property purchase. A rural water line, electric line, and fiber optic cable run along Moccasin Road in front of these two sites. This property is just over a mile away from Canton and 56 Highway. There is local dining, a convenience store, and a quality school system. The location is great, under 15 miles from an industrial/manufacturing hub, high-paying careers and supporting employment are just a short commute. Bring your construction drawings and hobby animals and make this your forever home. Opportunities at multifunctional properties like this and this size are rare in eastern McPherson County. To view disclosures and schedule a tour, contact the Listing Agent Sean Thomas at (620) 712-2775 or at sthomas@midwestlandgroup.com.

PROPERTY FEATURES

COUNTY: **McPHERSON** | STATE: **KANSAS** | ACRES: **65**

- Two buildable tracts
- USD 419 Canton-Galva
- 63 +/- acres of tillable cropland
- Possession following wheat harvest
- Mature timber & hidden field
- Trophy whitetail deer
- Wild turkeys
- Rural water & electric at the road
- 1.25 miles to 56 Highway
- 13 miles to McPherson

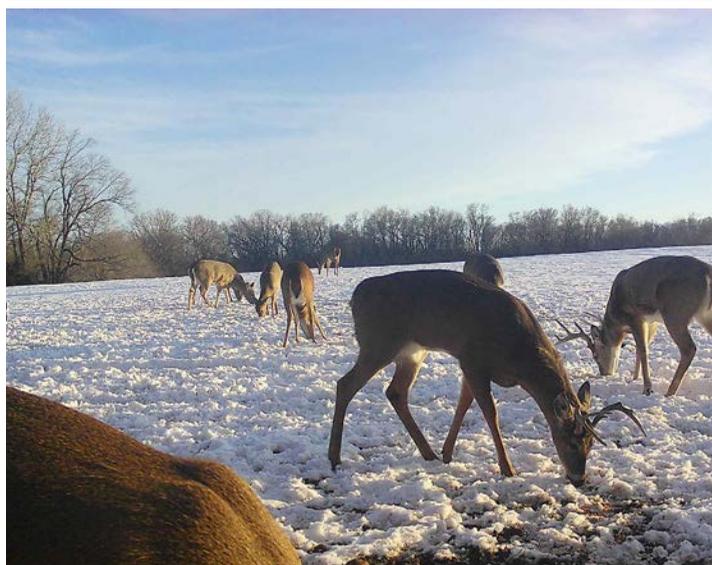


63 +/- ACRES OF TILLABLE CROPLAND

The silt loam soils on the tillable acres carry a NCCPI rating of 53.3, above average for the region. Possession will transfer to the new owner following the 2026 wheat harvest.



WILD TURKEYS & TROPHY WHITETAIL DEER



CREEK SYSTEM



4 +/- ACRE TRACT



HIDDEN FIELD



AERIAL MAP



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Boundary Center: 38° 23' 42.82, -97° 24' 7.1



Maps Provided By:



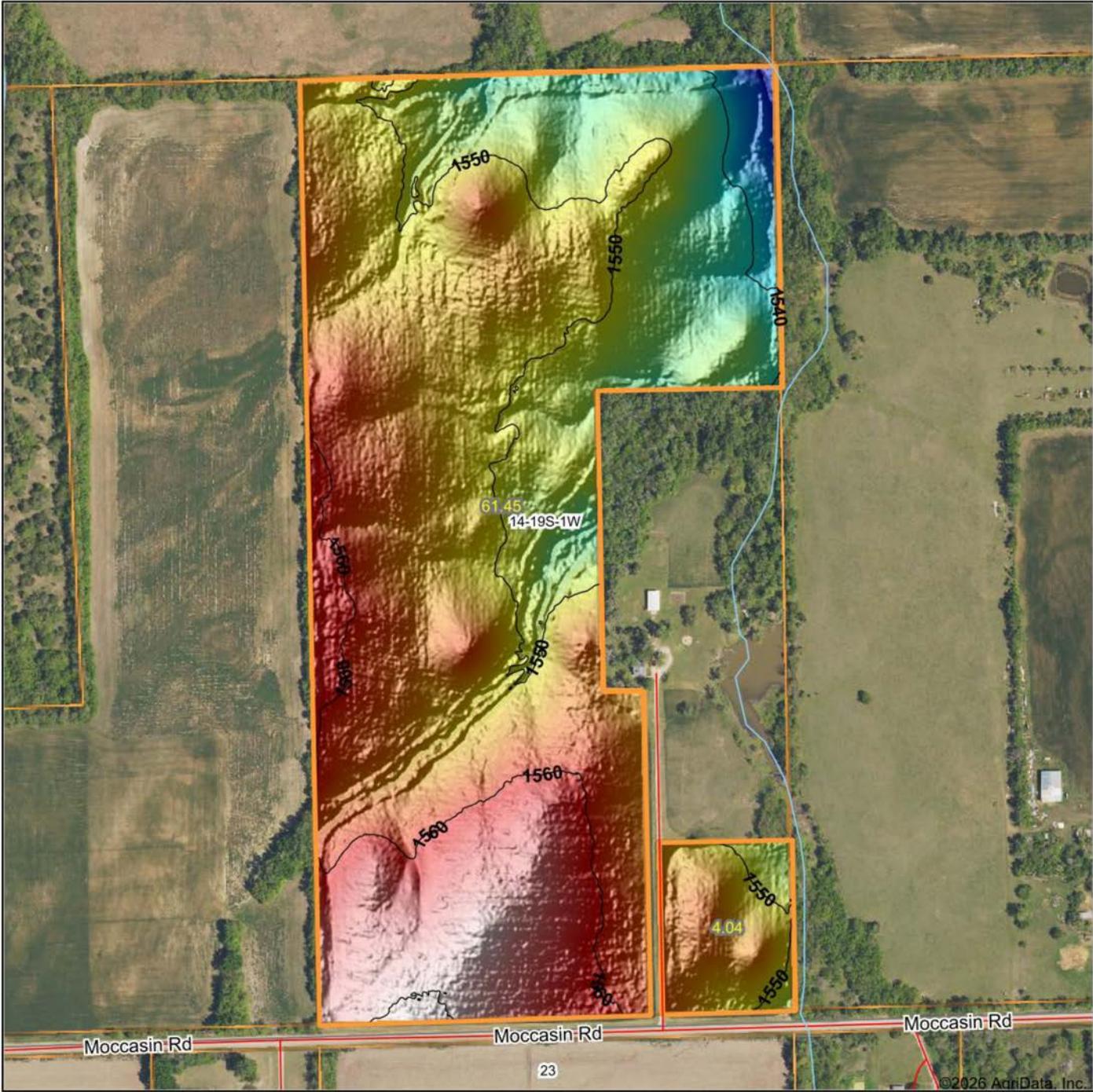
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14-19S-1W
McPherson County
Kansas



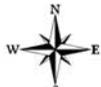
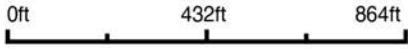
2/27/2026

HILLSHADE MAP



Maps Provided By:
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 CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
 Interval(ft): 10
 Min: 1,529.9
 Max: 1,570.9
 Range: 41.0
 Average: 1,553.7
 Standard Deviation: 7.05 ft

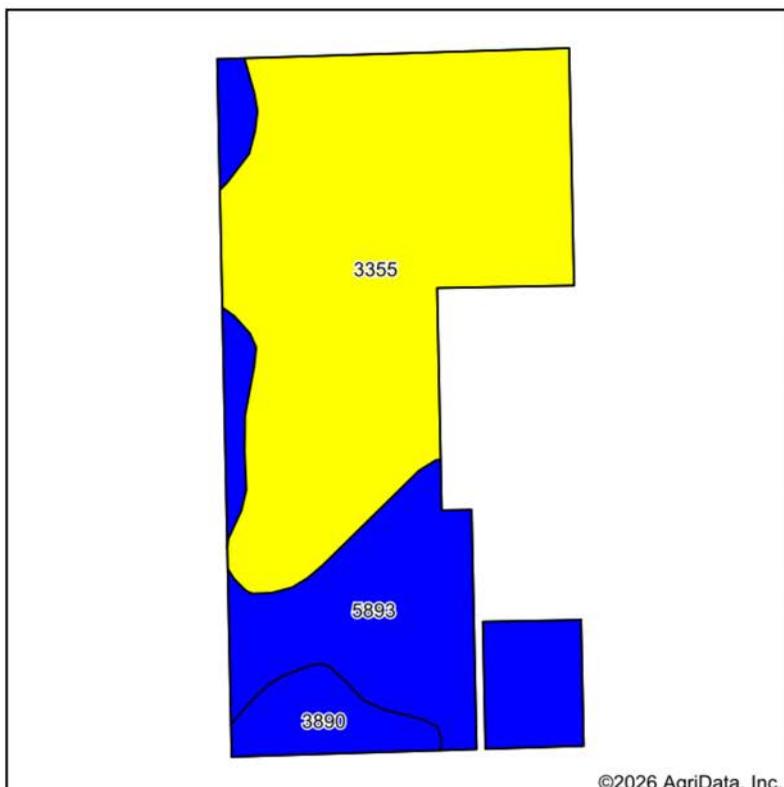


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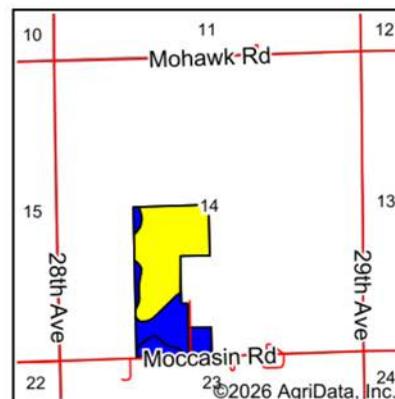
14-19S-1W
McPherson County
Kansas

Boundary Center: 38° 23' 42.82, -97° 24' 7.1

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **McPherson**
 Location: **14-19S-1W**
 Township: **Canton**
 Acres: **65.49**
 Date: **2/27/2026**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: KS113, Soil Area Version: 23

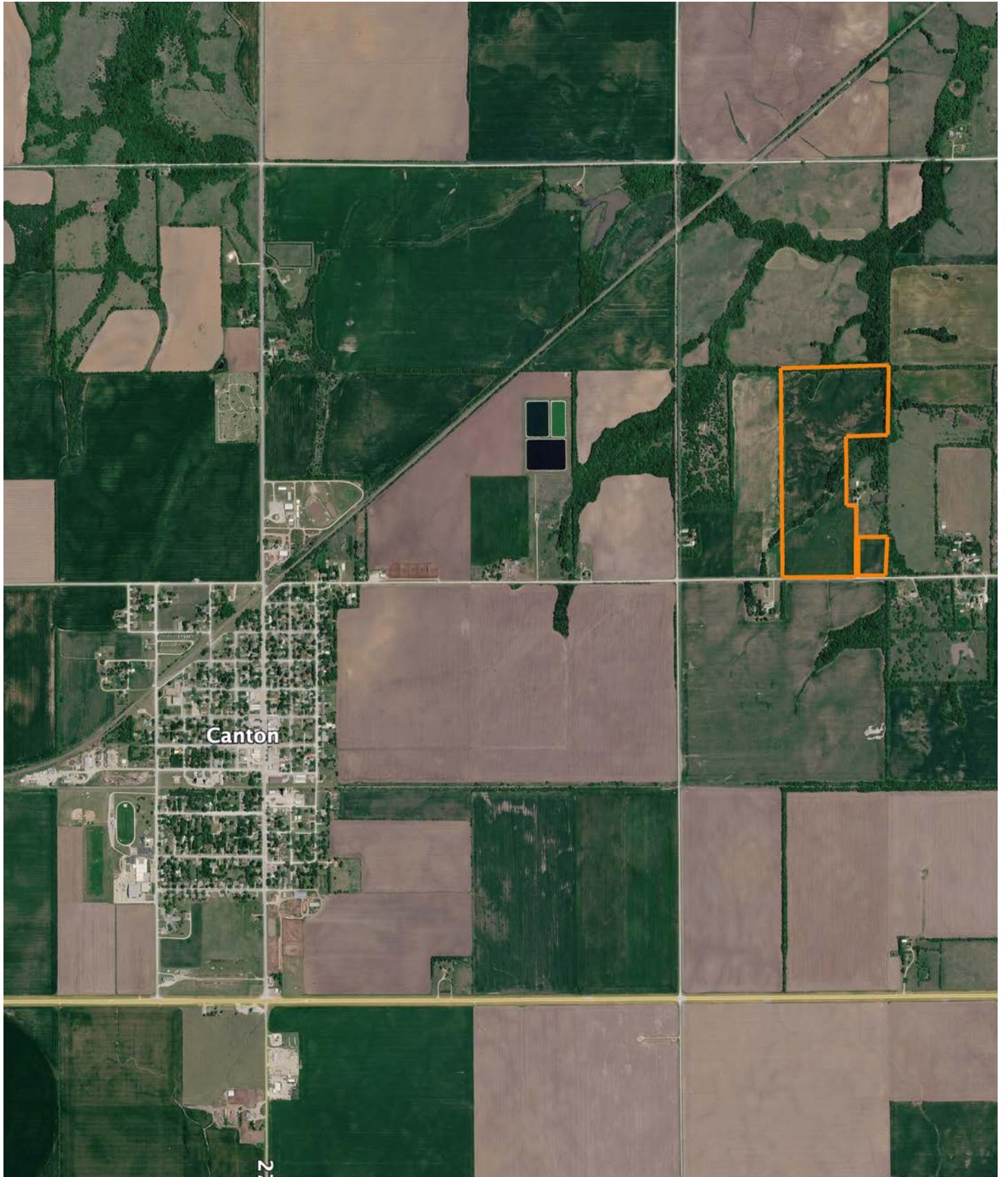
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
3355	Edalgo silt loam, 7 to 12 percent slopes	41.57	63.5%		2.7ft. (Paralithic bedrock)	IVe	3570	48	39	41
5893	Farnum loam, 1 to 3 percent slopes	19.93	30.4%		> 6.5ft.	IIc	3458	63	52	63
3890	Ladysmith silty clay loam, 0 to 1 percent slopes	3.99	6.1%		> 6.5ft.	IIIs	3525	53	39	52
Weighted Average						3.27	3533.2	*n 52.9	*n 43	*n 48.4

*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.



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