

MIDWEST LAND GROUP PRESENTS

151 ACRES IN

McPHERSON COUNTY KANSAS



PUEBLO ROAD, McPHERSON, KANSAS 67460

MIDWEST LAND GROUP IS HONORED TO PRESENT

TILLABLE INVESTMENT & BUILD SITE

Located northwest of McPherson is 151 +/- acres of productive cropland. This farm has a history of producing excellent yields of wheat, milo, soybeans, and sunflowers. Average wheat yield is 49 bushels per acre, and average soybean yield is 37 bushels. The farm comprises 145 acres of fertile cropland and 6.5 acres of clean grass waterways. Equal parts class II and Class III soils with well-maintained terraces. The soil productivity scale has an overall NCCPI of 65, which is above average for the area. It is a fertile, well-draining loamy soil that combines sand, silt, and clay in balanced proportions, making it ideal for plant growth and crop cultivation. Currently, the farm is planted to both wheat and full-season soybeans. The soon-to-be harvested sixty acres of wheat will be followed by Sunflowers. In 2024, the double-crop sunflowers yielded over 1,500 pounds per

acre. The remaining 86 acres are planted to soybeans. The farm is currently rented on a year-to-year crop share agreement, with income averaging \$17,000 per year to the landlord.

The farm sits in a region with rich farming and ranching legacies. This would make a great addition to any operation or a homesite for a member of the family farm. There is electricity available along Pueblo Road and also a Rural Water line. Build a Barndominium on this beautiful hilltop with excellent views in every direction. It is far enough out to be quiet but close enough to nearby communities for access to necessities and an easy commute to a town job. Contact the Listing Agent Sean Thomas at (620) 712-2775 to schedule a showing.



PROPERTY FEATURES

COUNTY: **McPHERSON** | STATE: **KANSAS** | ACRES: **151**

- Productive tillable
- NCCPI 65
- Electricity at the road
- Rural water line
- Clean brome waterways
- 107 base acres of wheat with PLC
- Potential build site
- Property taxes: \$1,689.90
- ROI investment
- 7 miles to Marquette
- 13 miles to Lindsborg
- 13 miles to McPherson

POTENTIAL BUILD SITE



PRODUCTIVE TILLABLE



AERIAL MAP



©2026 AgriData, Inc.

Boundary Center: 38° 28' 29.91, -97° 47' 59.64



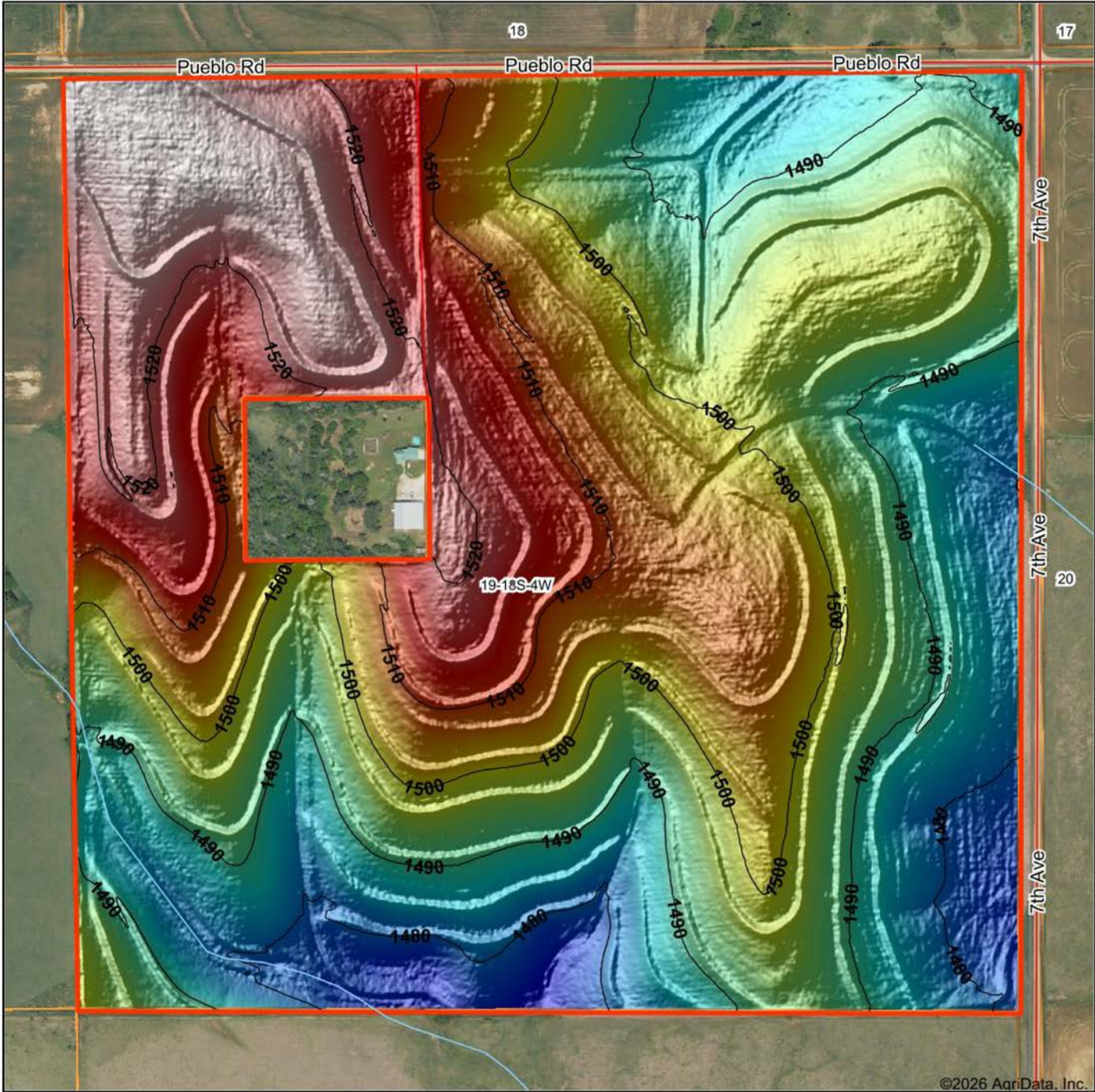
Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2025 www.AgriDataInc.com

19-18S-4W
McPherson County
Kansas



6/19/2026

HILLSHADE MAP



©2026 AgriData, Inc.



Source: USGS 1 meter dem
 Interval(ft): 10
 Min: 1,473.2
 Max: 1,528.0
 Range: 54.8
 Average: 1,499.8
 Standard Deviation: 13.45 ft

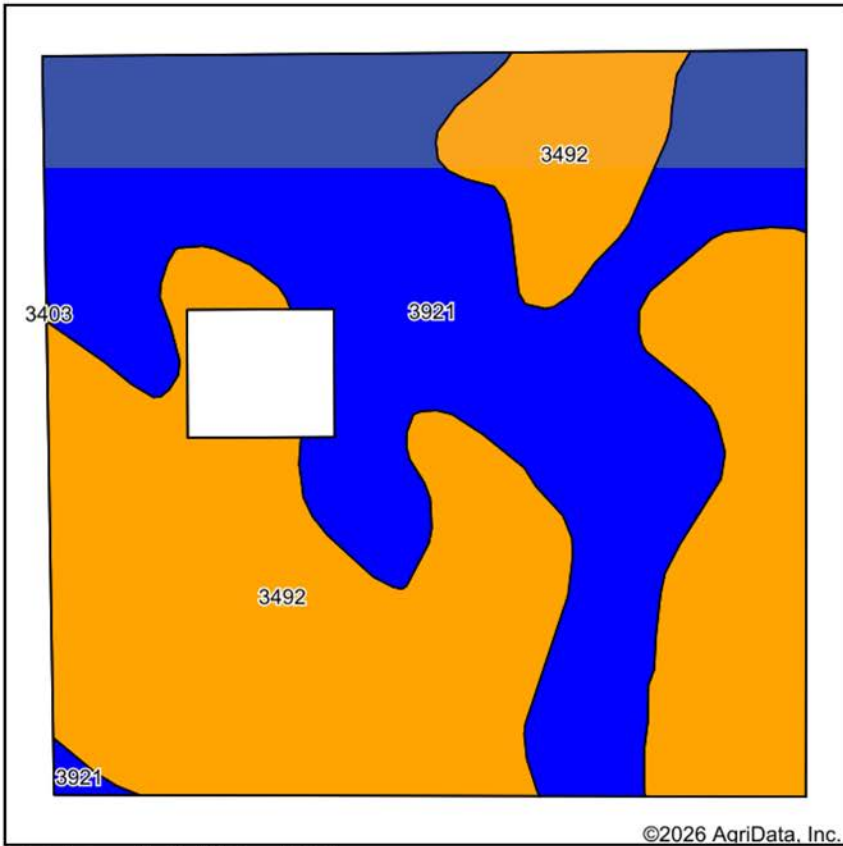


19-18S-4W
 McPherson County
 Kansas

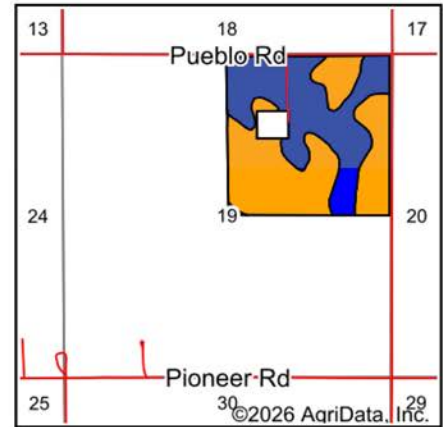
Boundary Center: 38° 28' 29.91, -97° 47' 59.64

Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2025 www.AgriDataInc.com

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **McPherson**
 Location: **19-18S-4W**
 Township: **Harper**
 Acres: **151.26**
 Date: **6/19/2026**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2025 www.AgriDataInc.com



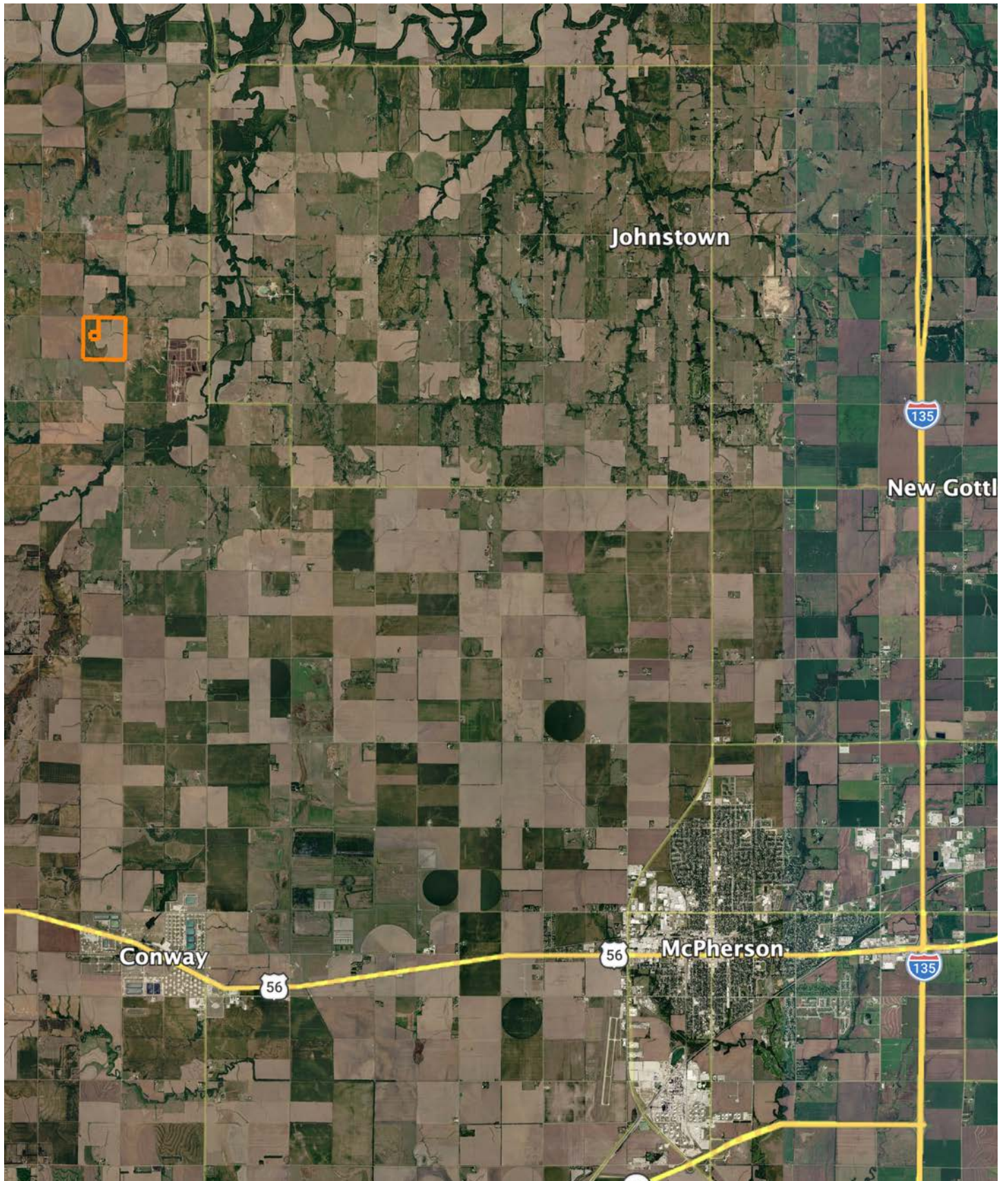
Area Symbol: KS113, Soil Area Version: 23

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
3492	Wells loam, 3 to 7 percent slopes	81.64	54.0%		> 6.5ft.	IIIe	4005	65	58	64
3921	Smolan silty clay loam, 1 to 3 percent slopes	69.62	46.0%		> 6.5ft.	Ile	4905	65	62	65
Weighted Average						2.54	4419.2	*n 65	*n 59.8	*n 64.5

*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

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Alabama, Arkansas, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Minnesota, Mississippi, Missouri, Montana, Nebraska, North Dakota, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.