

MIDWEST LAND GROUP PRESENTS

154 ACRES IN

McPHERSON COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BIG WOODS & BIG INCOME AT SHARPS CREEK

In McPherson County, along Sharps Creek, is 154 +/- acres of premium bottomland. This area is known for a vibrant archery culture and record-book deer. You could not design a better farm if you tried. The makeup is about 25% Hardwoods and 75% fertile fields of corn and soybeans. About 37 acres of mature trees with a strong variety and quality species, including burr oak, black walnut, hackberry, green ash, and cottonwood. This forest ecosystem draws deer and wildlife from miles around the rolling prairie. During both fall and springtime, this is the hotspot for traveling bucks and lonesome toms. The creek meanders right through the center of the property, not through a corner or near a neighboring property boundary. This isolation in the middle of the quarter section means that deer feel safe feeding in the open, and mature bucks make this their home range. Ambush sites for a tree stand or box blind are endless. There is no better spot to be on a November day than sitting on a scrape on one of these hidden field edges.

Wanting to get out there for a sit after a heavy rain or a cold blizzard during December rifle season? This farm is situated on paved 8th Avenue! This blacktop runs along the west boundary. There is a nice view and hilltop that was an old homestead and could become a build site again for your custom home or hunting cabin. Imagine watching your buck with a spotting scope feed in the soybeans along the creek, knowing he'll be right under you the next morning. The blacktop provides great access year-round. On the north boundary, there is a minimum maintenance road with a low water crossing. Most of the time this is passable, except during high-water events. In the back corner of the farm is a grassy knoll. This warm-

season tall grass habitat is interspersed with trees and provides great bedding habitat. This hill would also be a prime location to construct a box blind that looks over the valley below. There are so many possibilities and ways to hunt this farm it is truly remarkable.

The farm is currently planted to corn and soybeans. It has been on a corn-beans rotation for many years, but has also grown some 85 bushel wheat. This is not just a top-tier hunting property but an excellent income-producing asset. Currently on a crop share agreement that returns over \$17,000 per year to the owner. This would also make an excellent addition to your farming operation. This is a farm worth traveling to. Comprised of primarily Class II Silt Loam with a NCCPI weighted score of 78. Some of the most fertile soil in the region.

The farm is close to the City of McPherson. Nearby amenities and places to stay make this property enjoyable to utilize. Good restaurants and entertainment are just a short drive away. After some summer deer chores, cool off at nearby Kanopolis Lake or mix things up with an early fall duck hunt at nearby McPherson Wildlife Area. Opportunities at properties like this are few and far between. Your only regret will be not buying more of it. Put this farm into your asset category and watch it meaningfully appreciate, generate passive income, and produce unforgettable memories.

To schedule a private tour, contact the listing agent Sean Thomas at (620) 712-2775 or stthomas@midwestlandgroup.com.

PROPERTY FEATURES

COUNTY: **McPHERSON** | STATE: **KANSAS** | ACRES: **154**

- Trophy whitetail deer hunting
- Healthy turkey population
- Prime bottomland habitat
- Blacktop road frontage
- Potential buildsite
- Silt loam NCCPI 78
- 119 acres of production cropland
- Mature timber
- Hidden fields
- Live water, Sharps Creek
- Available electric
- 8.5 miles to 56 Highway
- 13 miles to McPherson
- 5 miles to K4 Highway



119 ACRES OF PRODUCTION CROPLAND

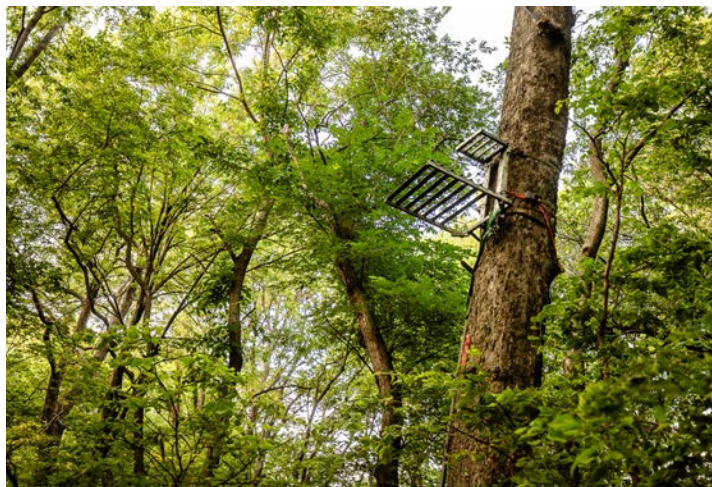
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HEALTHY TURKEY POPULATION



TROPHY WHITETAIL DEER HUNTING



BLACKTOP ROAD FRONTAGE

This farm is situated on paved 8th Avenue! This blacktop runs along the west boundary. The blacktop provides great access year-round. On the north boundary, there is a minimum maintenance road with a low water crossing.



MATURE TIMBER

About 37 acres of mature trees with a strong variety and quality species, including burr oak, black walnut, hackberry, green ash and cottonwood. This forest ecosystem draws deer and wildlife from miles around the rolling prairie. During both fall and springtime, this is the hotspot for traveling bucks and lonesome toms.



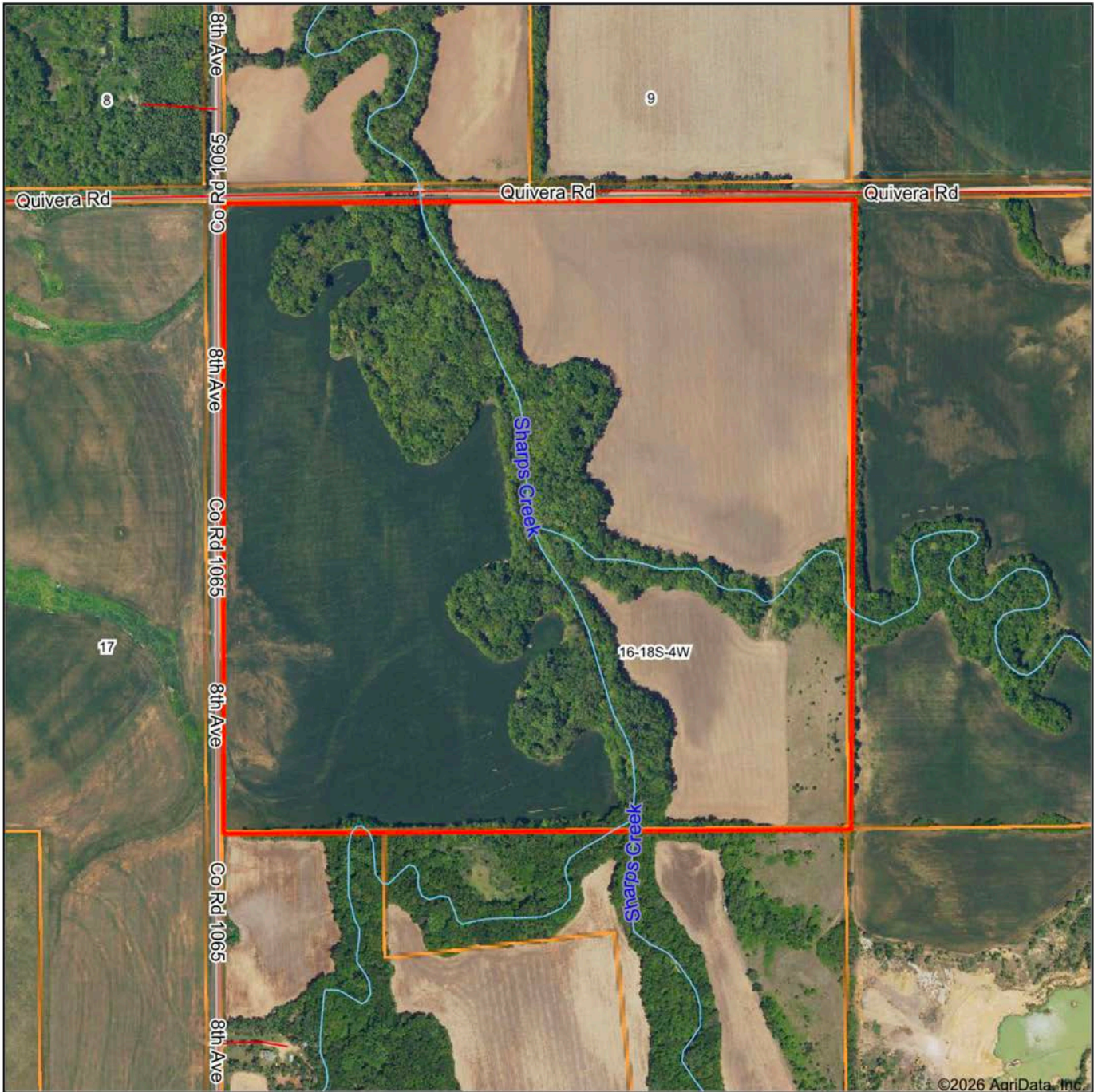
LIVE WATER SHARPS CREEK



POTENTIAL BUILDSITE



AERIAL MAP



Boundary Center: 38° 29' 21.17, -97° 46' 18.62



Maps Provided By:



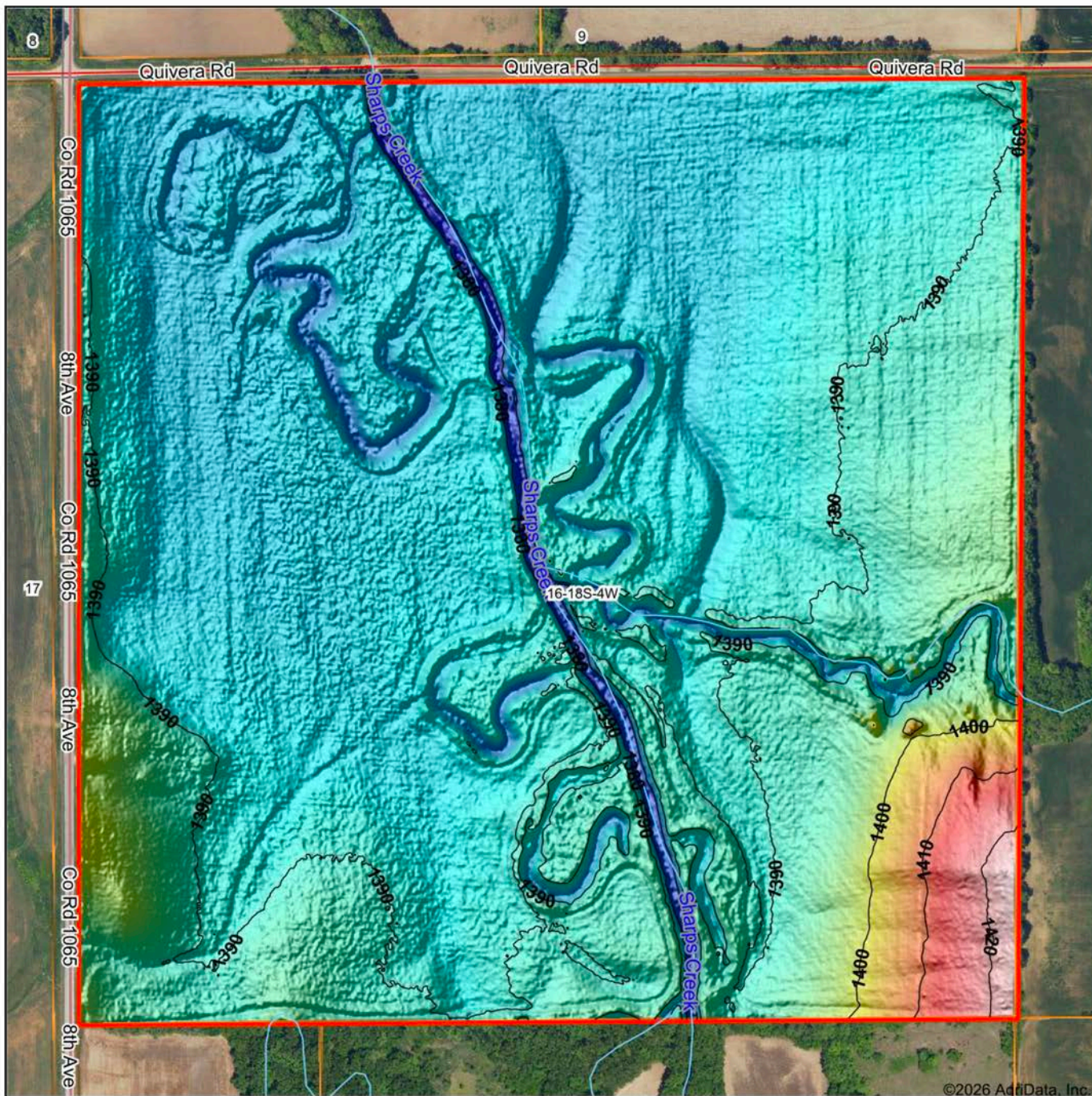
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16-18S-4W
McPherson County
Kansas



6/19/2026

HILLSHADE MAP



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Low Elevation High



Maps Provided By:

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CUSTOMIZED ONLINE MAPPING

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Source: USGS 1 meter dem
Interval(ft): 10
Min: 1,375.7
Max: 1,425.0
Range: 49.3
Average: 1,389.4
Standard Deviation: 5.81 ft

0ft 429ft 858ft

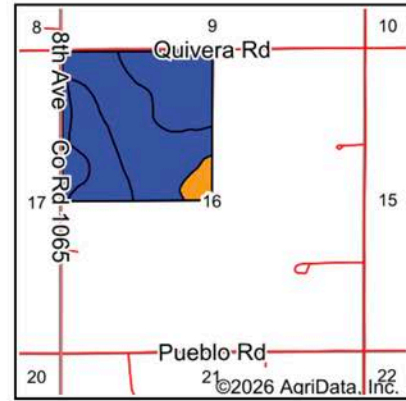
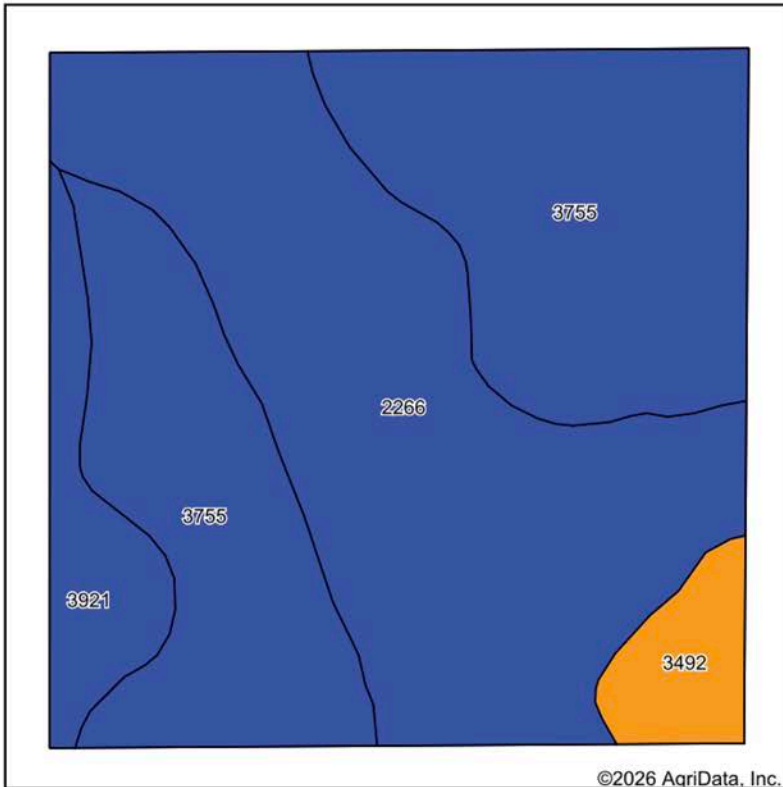


6/19/2026

16-18S-4W
McPherson County
Kansas

Boundary Center: 38° 29' 21.17, -97° 46' 18.62

SOILS MAP



State: **Kansas**
 County: **McPherson**
 Location: **16-18S-4W**
 Township: **Harper**
 Acres: **154.22**
 Date: **6/19/2026**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

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
3755	Hord silt loam, rarely flooded	68.97	44.8%		> 6.5ft.	Ilc	3500	77	54	77
2266	Tobin silt loam, occasionally flooded	67.93	44.0%		> 6.5ft.	Ilw	5875	83	64	83
3921	Smolan silty clay loam, 1 to 3 percent slopes	10.49	6.8%		> 6.5ft.	Ile	4905	65	62	65
3492	Wells loam, 3 to 7 percent slopes	6.83	4.4%		> 6.5ft.	Ille	4005	65	58	64
Weighted Average						2.04	4664.1	*n 78.3	*n 59.1	*n 78.3

*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method

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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