

MIDWEST LAND GROUP PRESENTS



142 ACRES  
**McPHERSON COUNTY, KS**

27th Avenue, Gypsum, Kansas 67448



MIDWEST LAND GROUP IS HONORED TO PRESENT

# CROPLAND AND TIMBER ON GYPSUM CREEK

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On Paved 27th Ave near the Town of Roxbury is 142 +/- acres of fertile cropland, fenced pasture, and mature trees. This farm would make an excellent addition to your farming operation, could be developed into an excellent deer hunting property, or is ideal to homestead. The farm consists of approximately 104 acres of productive tillable land. These fields have been on a rotation of milo, alfalfa, wheat, and soybeans. The loamy soils are gently sloped, Class I and Class II. The tillable acres average a NCCPI index score of 65, above average for the area. There is a fenced pasture totaling 18 +/- acres; this would be a great place to store bulls or a winter calving pen. The grass hasn't been grazed in a couple of years and produces excellent forage. Clean out some fence rows and farm straight through. The land is currently planted to soybeans and leased with a split cash rent payment due semi-annually.

There is a thriving deer population. Evidenced by a quick inventory of mature bucks, this farm has the habitat to grow and hold quality deer. There is old-growth timber along South Gypsum Creek. This back corner of the farm would be an excellent place to hang a stand. The tillable fields are broken into small chunks; these old fence rows make excellent edge habitat for all types of wildlife. This segmentation and variety of habitat help the deer, quail, and especially turkeys thrive. Cash rent income from these producing fields is high enough to balance a hunting investment. There are so many turkeys in this area that the Game & Fish Department monitors them

for research. These fuzzy field edges make for perfect rub lines and convenient routes to approach the hunt stand undetected. The farm feels a lot bigger than it is; the tree lines and rolling topography obscure sight lines and make deer feel safe. Soybeans will be beefing up these deer going into autumn, and opportunities at a mature buck during early bow/muzzleloader season will undoubtedly become a reality for the new owner. This area of Central Kansas is a hidden Gem. The expansive pastures, steep canyons, sprawling arms of Gypsum Creek, and the Maxwell Wildlife Refuge keep wild game populations abundant. All the components are here at this farm to grow record book deer. The farm is easy to get to in all conditions and would be a great location to spot in a cabin or park a camper for hunting season.

If the rural lifestyle is what you are after, this would make an excellent build site! Located on a blacktop road with additional access on the north side. Bring your construction drawings and build a custom home on the hilltop back in the pasture. There is a rural water line and electric adjacent to the road. Bring these utilities back to your forever homestead. Enjoy space to rotational graze horses and beef cattle, grow hay and feed crops in manageable-sized fields. Enjoy wildlife out the back window all day long and share the passion for hunting with the next generation. Opportunities like this are rare in the Roxbury area; contact the Listing Agent Sean Thomas at (620) 712-2775 to schedule a private tour.

# PROPERTY FEATURES

COUNTY: **McPHERSON** | STATE: **KANSAS** | ACRES: **142**

- 104 +/- acres cropland
- Blacktop road frontage
- Trophy whitetail deer hunting
- Excellent turkey hunting
- Strong upland bird population
- Small pond, partial fencing
- Hilltop build site
- Live water Gypsum Creek
- 20 +/- acres mature timber
- 18 +/- rallgrass pasture
- To be surveyed 142 +/- acres
- S33, T17, R01 NE4 Less Residence
- 11 miles to Interstate 135
- 11 miles to State Highway 56



# 104 +/- CROPLAND ACRES

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The farm consists of approximately 104 acres of productive tillable land. These fields have been on a rotation of milo, alfalfa, wheat, and soybeans. The loamy soils are gently sloped, Class I and Class II. The tillable acres average a NCCPI index score of 65, above average for the area.



# SMALL POND

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# 18 +/- ACRE TALL GRASS PASTURE

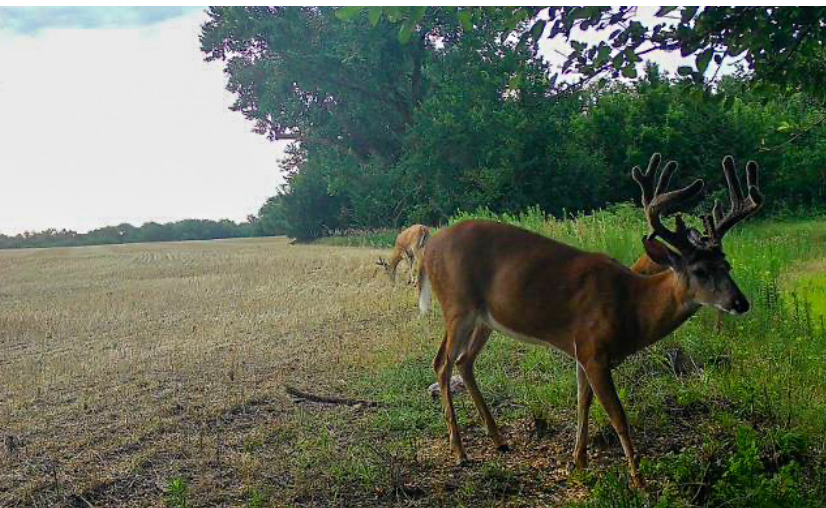
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# TROPHY WHITETAIL DEER HUNTING

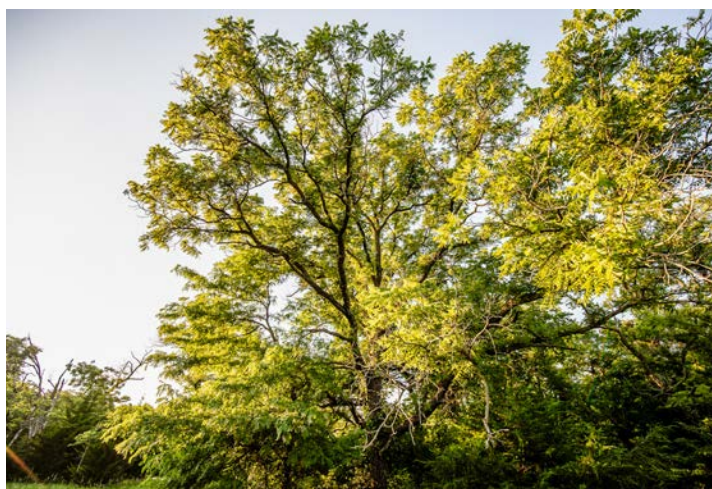
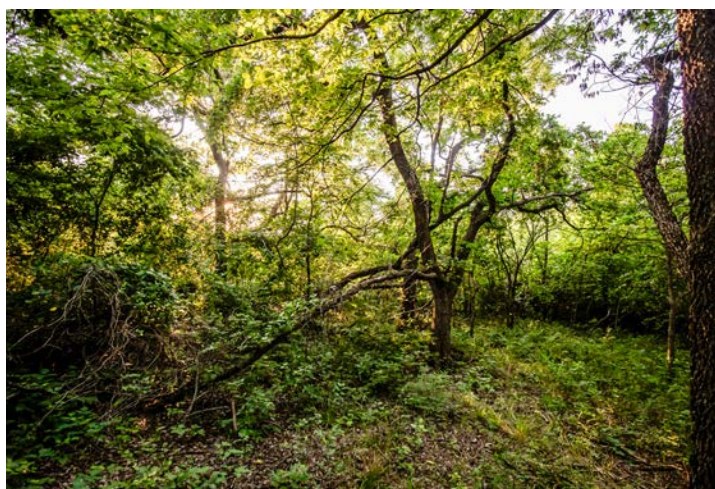
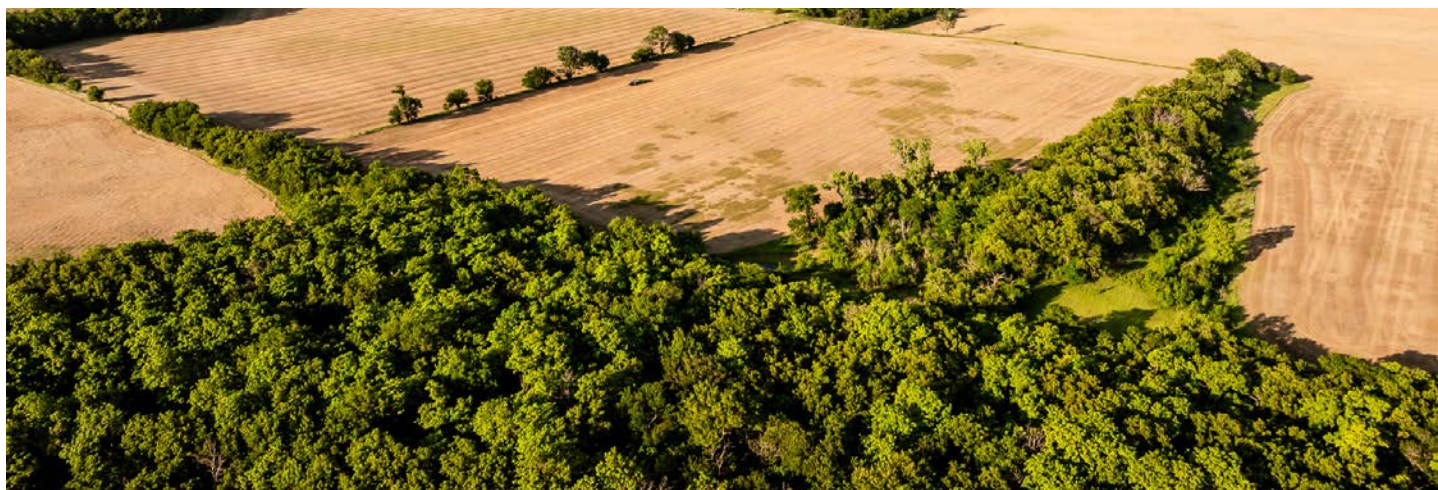
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Evidenced by a quick inventory of mature bucks, this farm has the habitat to grow and hold quality deer. The tillable fields are broken into small chunks; these old fence rows make excellent edge habitat for all types of wildlife. This segmentation and variety of habitat help the deer, quail, and especially turkeys thrive.



# 20 +/- ACRES MATURE TIMBER

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## GYPSUM CREEK

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# AERIAL MAP



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Boundary Center: 38° 31' 58.13, -97° 25' 55.28



Maps Provided By:



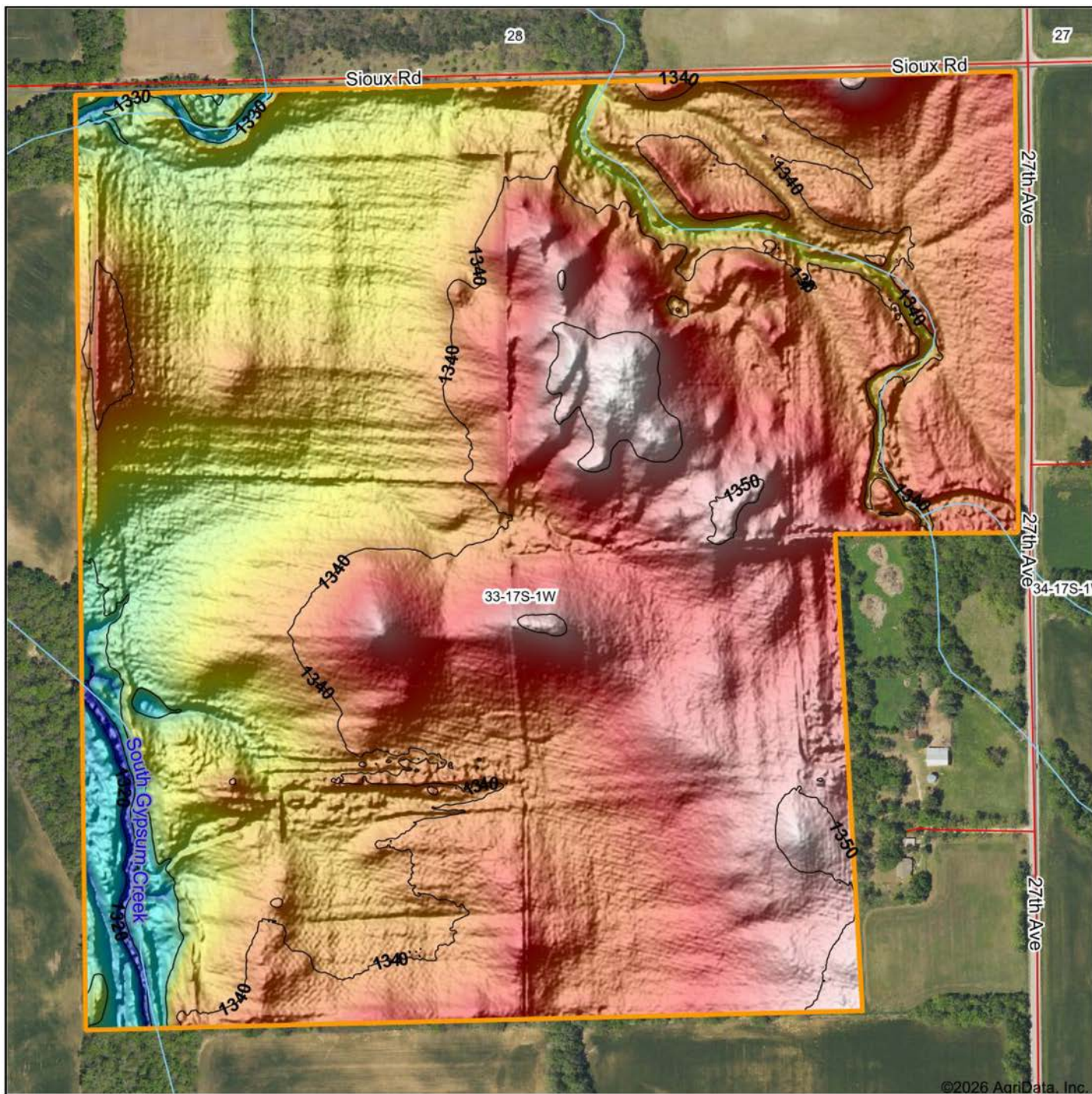
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**33-17S-1W**  
**McPherson County**  
**Kansas**

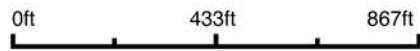


6/13/2026

# HILLSHADE MAP



Source: USGS 1 meter dem  
 Interval(ft): 10  
 Min: 1,317.5  
 Max: 1,352.9  
 Range: 35.4  
 Average: 1,340.2  
 Standard Deviation: 5.58 ft



6/13/2026

**33-17S-1W**  
**McPherson County**  
**Kansas**

Boundary Center: 38° 31' 58.13, -97° 25' 55.28

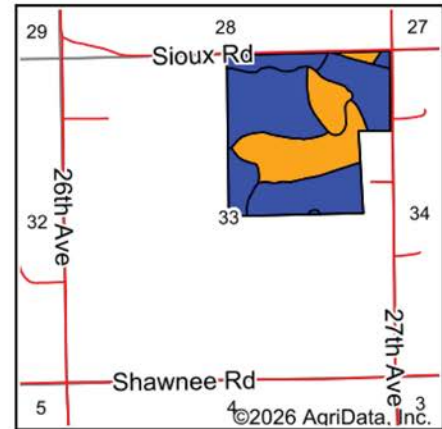
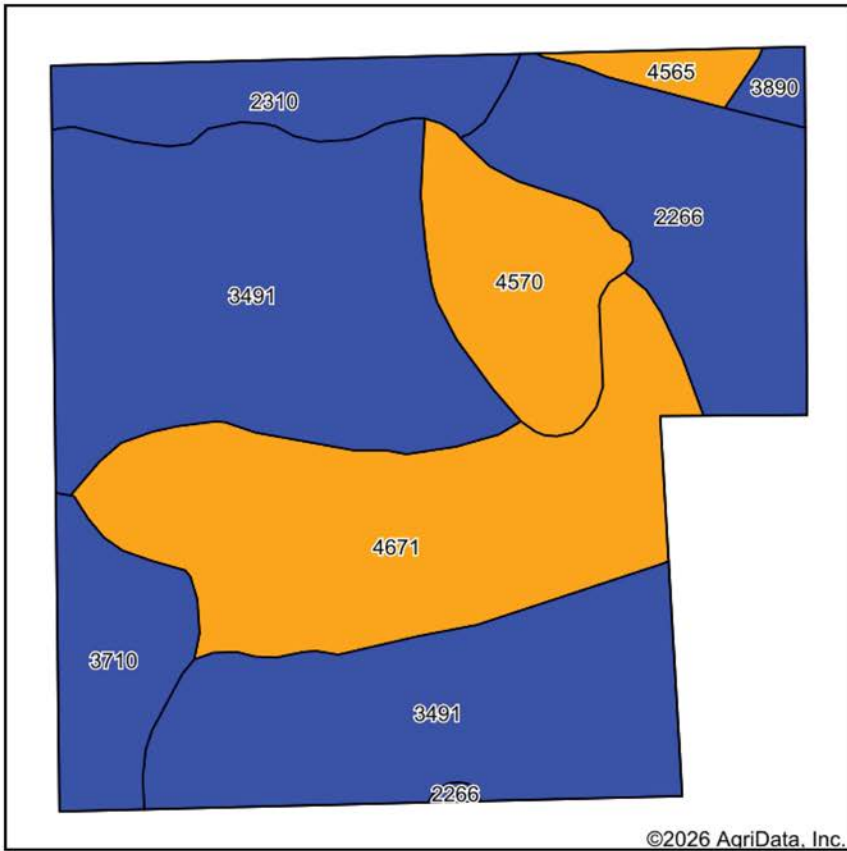


Maps Provided By:

**surety**  
 CUSTOMIZED ONLINE MAPPING

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# SOILS MAP



State: **Kansas**  
 County: **McPherson**  
 Location: **33-17S-1W**  
 Township: **Gypsum Creek**  
 Acres: **142.03**  
 Date: **6/13/2026**



Maps Provided By:  
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 CUSTOMIZED ONLINE MAPPING  
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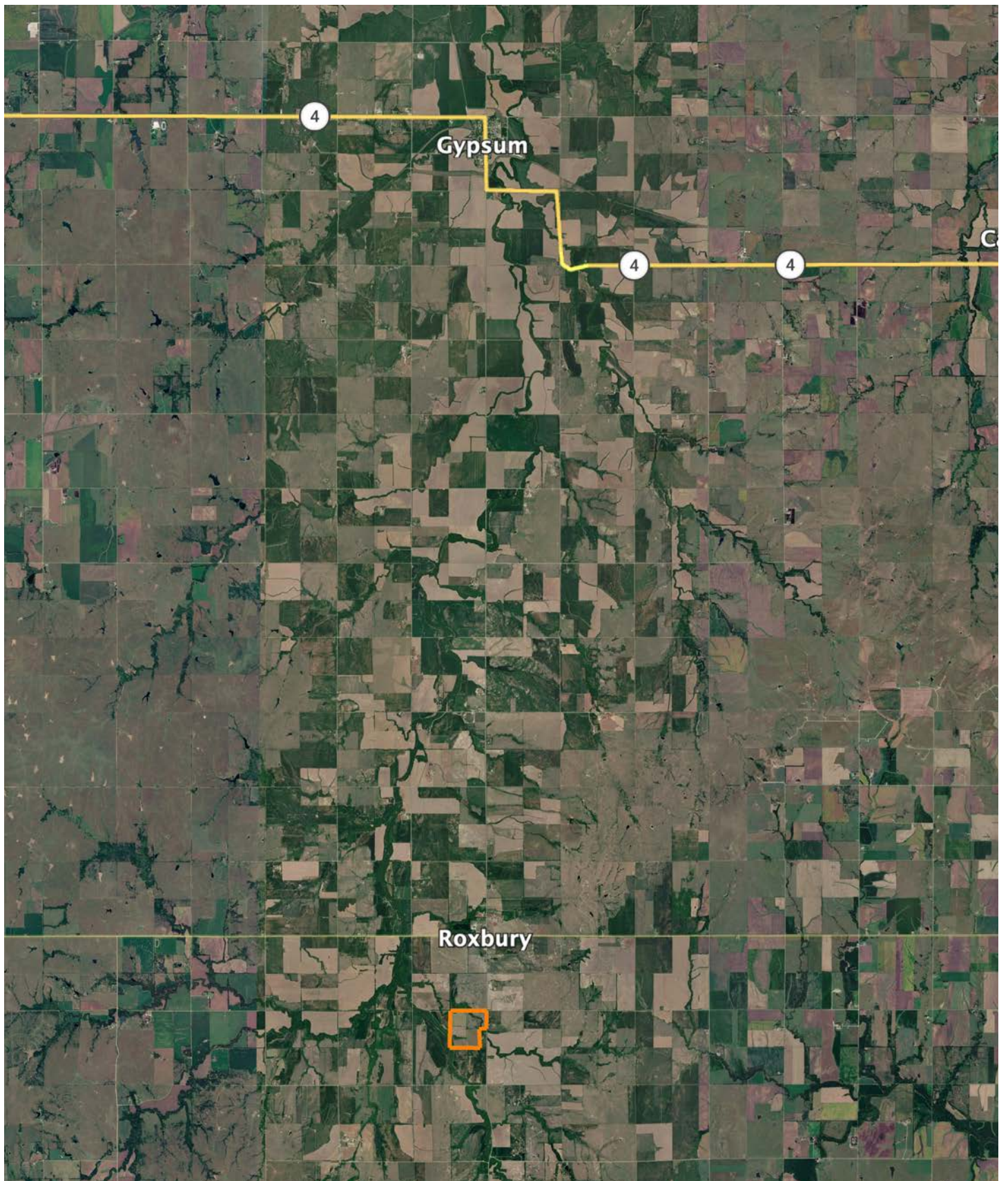
Area Symbol: KS113, Soil Area Version: 23

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
3491	Wells loam, 1 to 3 percent slopes	59.64	41.9%		> 6.5ft.	Ile	3995	66	60	66
4671	Irwin silty clay loam, 1 to 3 percent slopes	31.33	22.1%		> 6.5ft.	IIIs	3585	56	45	55
2266	Tobin silt loam, occasionally flooded	18.85	13.3%		> 6.5ft.	IIw	5875	83	64	83
4570	Clime silty clay, 3 to 7 percent slopes	11.22	7.9%		2.5ft. (Paralithic bedrock)	IIIe	3570	43	35	42
2310	Bridgeport silt loam, rarely flooded	9.07	6.4%		> 6.5ft.	IIc	3500	76	49	76
3710	Cass fine sandy loam, rarely flooded	8.72	6.1%		> 6.5ft.	Ile	5540	42	42	42
4565	Clime silty clay, 1 to 3 percent slopes	1.96	1.4%		2.5ft. (Paralithic bedrock)	IIIe	3550	42	33	41
3890	Ladysmith silty clay loam, 0 to 1 percent slopes	1.24	0.9%		> 6.5ft.	IIIs	3525	53	39	52
<b>Weighted Average</b>						<b>2.31</b>	<b>4173.5</b>	<b>*n 63</b>	<b>*n 52.9</b>	<b>*n 62.6</b>

\*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**

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