

MIDWEST LAND GROUP PRESENTS



65 ACRES
McPHERSON COUNTY, KS

000 13th Avenue, Lindsborg, Kansas 67456



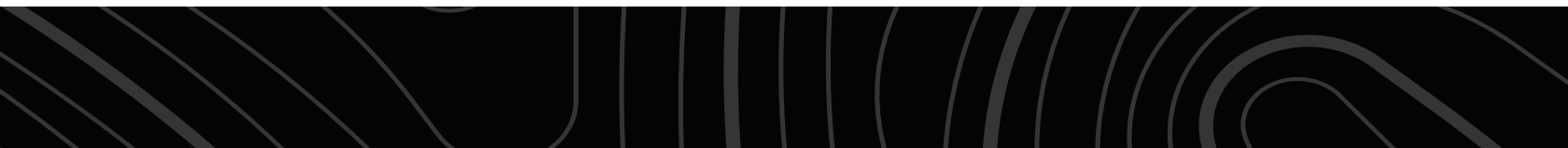
MIDWEST LAND GROUP IS HONORED TO PRESENT

THE LINDSBORG AESTHETIC

65 +/- acres of pure wildlife habitat and building potential, located in one of the most sought-after regions in the state. This tract sits atop an outcropping bluff looking down into the serene Smoky Hill River Valley. There are additional acres to the west that could be included in a sale.

This would make the perfect site to build your forever home. Take a walk on this property, and you are going to hear a matriarch doe stomp and alarm her fawns, there will be quail whistling in the fence line and wood ducks squealing overhead. During the springtime, thunderous tom turkeys could set off a car alarm. This property is all the best wildlife Central Kansas has to offer in thriving populations, packaged into a manageable size offering and in an unbeatable location. This is the quintessential Lindsborg property, embodying all the great things about the area.

The area along "Old 81" between Lindsborg & McPherson has seen explosive growth in land values and development. The reason? It is a nice place to live, hunt, and play. Lindsborg has art, music, culture, and small-town chic. McPherson has industry, a growing economy, and a business-friendly environment. Marry these two factors together, and you get a neighborhood where the future is bright. Custom home construction is on the rise, and people are staking their claims to a remaining piece of puzzle. The property has an electric line running over the center of the south hayfield, so getting a meter drop to start your construction would be a breeze. Rural water is run all the way up 13th Avenue for connection to your dream residence. Adjacent to the farm is the Meadowlark Trail. This recreational crushed limestone trail connects Lindsborg to McPherson. Take the family on a bike ride for ice cream to downtown Lindsborg, less than 4 miles away. There are hay/pasture acres that have



been mowed and kept clean, ready for your horses and livestock. Live the country lifestyle with kids 4H projects, or fatten steers for your immediate family. Getting to the land is easy, paved Shawnee Road is well maintained and connects you to 13th Avenue which dead ends at the property. If wildlife, quiet privacy, and buildability are your priorities, then this checks all the boxes.

The whitetail deer hunting on this farm is spectacular. The shape allows for multiple hunting setups. There is a mixture of habitat, from open tallgrass prairie, bottomland tillable, and burr oak flats. The specimen trees on this farm are incredible. Lots of advertising out there claims "timber", but on this tract there are actually stands of mature timber. 100-year-old cottonwoods

and oaks can't be bought or grown in your lifetime. You cannot buy time, but you can buy a farm that has been aged to perfection.

There are currently 14.5 acres planted to soybeans. These tillable acres are comprised of fertile bottom ground Class II type soils. Primarily level silt loam fields with an average soil productivity score significantly above county averages. These productive acres provide passive income and excellent wildlife habitat. Open to discussion about more or less than 65 acres. Showings will be by appointment only, don't miss this opportunity. Contact the listing agent, Sean Thomas, at (620) 712-2775 for more information and to schedule a tour.

PROPERTY FEATURES

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

- Top-tier build site
- Prime development area
- Trophy whitetail deer hunting
- Wild turkey population
- Rural water line nearby
- Electricity available overhead
- 65 or more acres to be surveyed
- 14.5 acres of Class II tillable farmland
- Beautiful views of river valley
- Mature timber
- Specimen oak trees
- Recreational bike trail
- 57 feet of elevation change
- 4.25 miles to Lindsborg



14.5 ACRES OF CLASS II TILLABLE

There are currently 14.5 acres planted to soybeans. These tillable acres are comprised of fertile bottom ground Class II type soils. Primarily level silt loam fields with an average soil productivity score significantly above county averages. These productive acres provide passive income and excellent wildlife habitat.



WELL-KEPT HAY/PASTURE



RECREATIONAL BIKE TRAIL



MATURE TIMBER

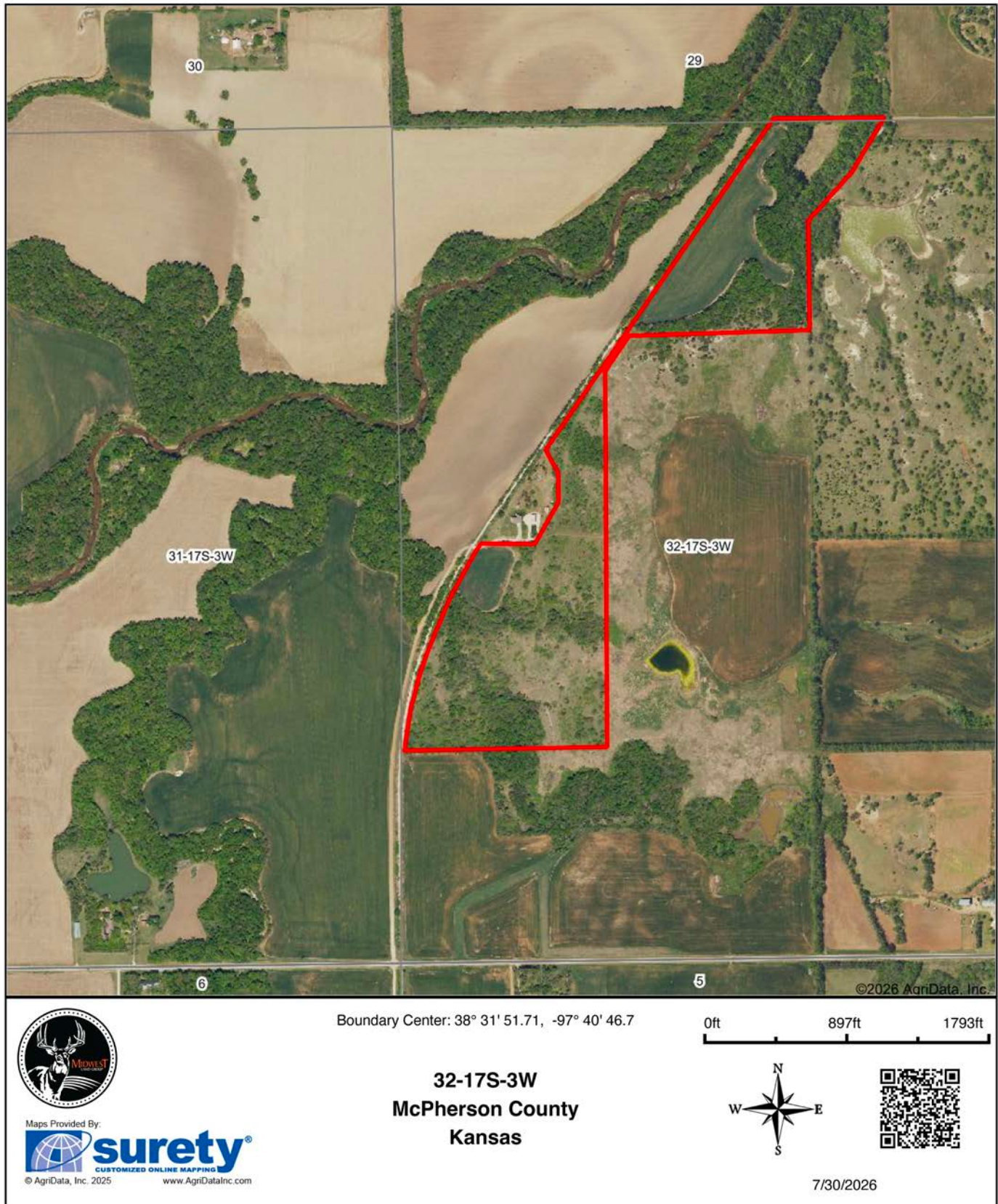
The specimen trees on this farm are incredible. Lots of advertising out there claims “timber”, but on this tract there are actually stands of mature timber. 100-year-old cottonwoods and oaks can’t be bought or grown in your lifetime. You cannot buy time, but you can buy a farm that has been aged to perfection.



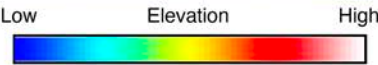
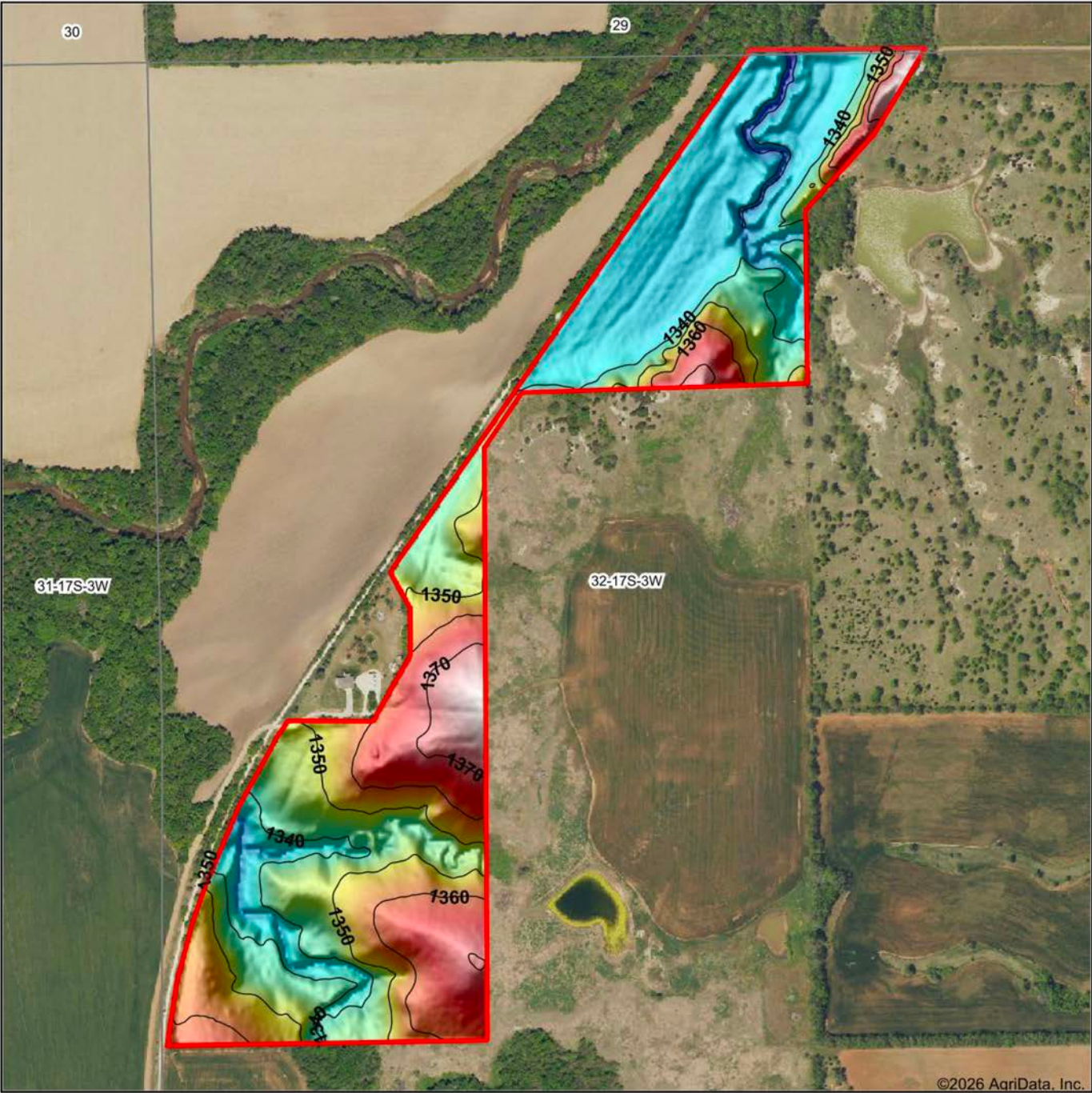
TRAIL CAM PHOTOS



AERIAL MAP



HILLSHADE MAP



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2025 www.AgriDataInc.com

Source: USGS 3 meter dem
Interval(ft): 10
Min: 1,321.7
Max: 1,378.2
Range: 56.5
Average: 1,347.7
Standard Deviation: 12.27 ft

0ft 625ft 1249ft

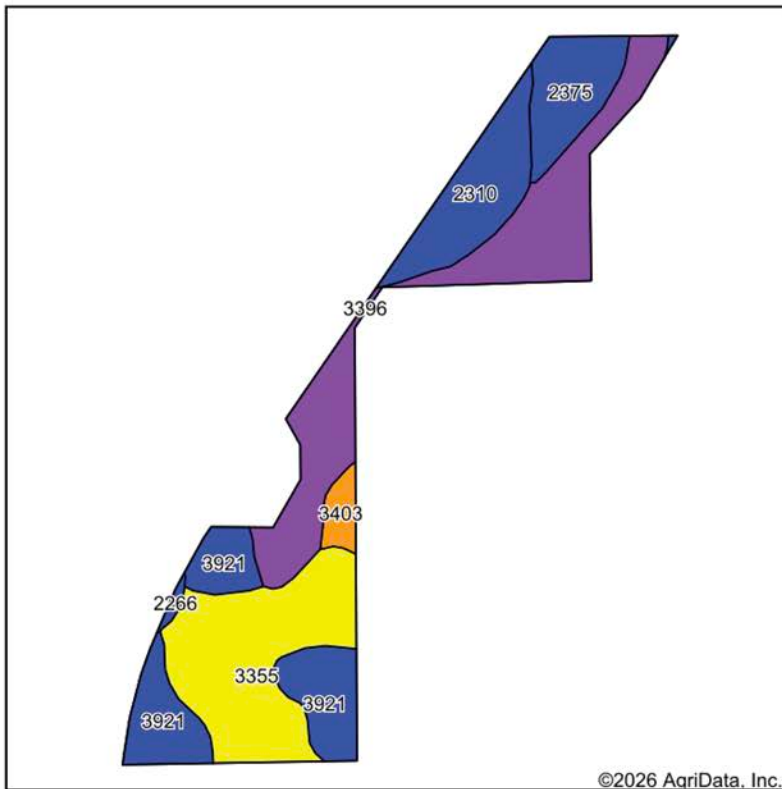


7/30/2026

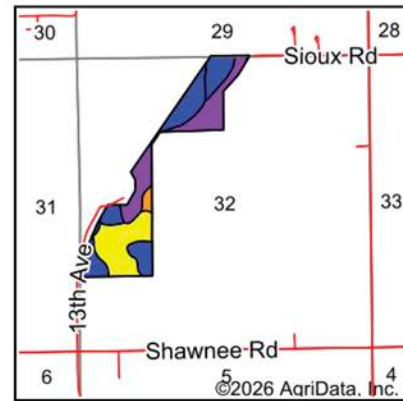
32-17S-3W
McPherson County
Kansas

Boundary Center: 38° 31' 51.71, -97° 40' 46.7

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **McPherson**
 Location: **32-17S-3W**
 Township: **Smoky Hill**
 Acres: **65.27**
 Date: **7/30/2026**



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
3396	Lancaster-Hedville complex, 3 to 20 percent slopes	19.16	29.4%		2.9ft. (Paralithic bedrock)	Vle	3375	43	39	39
3355	Edalgo silt loam, 7 to 12 percent slopes	17.43	26.7%		2.7ft. (Paralithic bedrock)	IVe	3570	48	39	41
3921	Smolan silty clay loam, 1 to 3 percent slopes	12.07	18.5%		> 6.5ft.	Ile	4905	65	62	65
2310	Bridgeport silt loam, rarely flooded	8.42	12.9%		> 6.5ft.	IIc	3500	76	49	76
2375	Roxbury silt loam, rarely flooded	6.23	9.5%		> 6.5ft.	Ile	3513	76	50	76
3403	Longford silty clay loam, 3 to 7 percent slopes	1.62	2.5%		> 6.5ft.	IIle	4025	63	59	63
2266	Tobin silt loam, occasionally flooded	0.34	0.5%		> 6.5ft.	IIw	5875	83	64	83
Weighted Average						3.73	3768.5	*n 56.5	*n 46.2	*n 53.5

*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 built his career around a passion for land, conservation, and helping others realize the full potential of their property. He earned a Bachelor's Degree in Agriculture from Kansas State University, specializing in forestry and conservation with a minor in Business Administration. His education, combined with years of hands-on experience managing public lands and wildlife, gives him a unique ability to evaluate recreational, agricultural, and investment properties through the eyes of both a land steward and an experienced land specialist.

Sean has established himself as one of the company's top-producing land agents, earning Top Producer recognition each year since 2022 along with multiple Awards of Excellence from the local Board of Realtors. Known for his work ethic, strong communication skills, and a proven ability to navigate complex transactions, Sean has developed a reputation for delivering exceptional service and successful outcomes for buyers and sellers throughout Central Kansas. He is also a graduate of Leadership Reno County and remains committed to continuing education and professional development. Before joining Midwest Land Group, Sean spent more than a decade managing public lands and wildlife for government agencies, where he gained extensive knowledge of habitat improvement, property management, and wildlife behavior; knowledge which he shares with clients so they can begin successful wildlife management on their property.

Outside of land sales, Sean is an avid deer, turkey, and duck hunter who enjoys sharing the outdoors with his family. He is actively involved in his church in Hutchinson and values faith, family, and stewardship. Sean and his wife, Betsy, live on a farm near Inman with their children, Margaret and Patrick, where they enjoy raising their family surrounded by pastures in the Sandhills.

Selling land requires more than placing a sign in the ground - it requires strategy, market knowledge, and relentless dedication. If you're looking for a land specialist who will advocate for your interests, solve problems before they become obstacles, and refuses to be outworked from list to close, Sean would welcome the opportunity to earn your business.



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.