

MIDWEST LAND GROUP PRESENTS

71 ACRES IN

MARION COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BUILDABLE COMBINATION FARM WITH HUNTING

Located in Marion County, near Hillsboro and Goessel, are 71 +/- multi-use acres. This parcel checks all the boxes. Situated on a blacktop road, this hilltop would make an excellent build site. There is electricity at the road and rural water nearby. This would make a great location to build your dream home and raise horses or livestock.

The farm has a little bit of everything: approximately 20 acres of hay ground, 9 acres of fertile bottomland tillable, and 42 acres of pastureland for grazing. This would make an excellent addition to your farm operation. Add this as a nice calving pasture, bale feed, or develop a confined feeding area for cattle or poultry. Opportunities to grow your farm and diversify are difficult to come by.

Stony Brook, a seasonal creek, runs along the west boundary; the creek is full of trees, deer, and other wildlife. Tucked into the back field is an excellent hunting spot. Deer and turkey travel this corridor and provide ample opportunities for the outdoor enthusiast. Quail and occasionally pheasants cling to brushy cover in the old fence rows. There is nearly 56 feet of elevation change. The rolling hills and draws make this parcel feel much larger than it is. The topography and interspersed tree cover obscure sightlines and make every corner feel different and new; this one is worth the walk. Enjoy this manageable-sized property for an escape from the city and create memories while it continues to appreciate with time. Tours will be scheduled by appointment only. Contact Sean Thomas at (620) 712-2775.

PROPERTY FEATURES

COUNTY: **MARION** | STATE: **KANSAS** | ACRES: **71**

- Premier hilltop build site
- Electricity available
- Marion Rural Water District
- Blacktop road frontage
- Trees and stream bed
- 20 +/- acre hay field
- Fertile tillable field with NCCPI 82
- Whitetail deer hunting
- Potential food plot location
- Brushy pasture with mature trees
- 5 miles to Goessel
- 9 miles to Hillsboro



PROPERTY FEATURES

PRICE: **\$255,500** | COUNTY: **MARION** | STATE: **KANSAS** | ACRES: **71**

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PREMIER HILLTOP BUILD SITE



BLACKTOP ROAD FRONTAGE



TREES AND STREAM BED



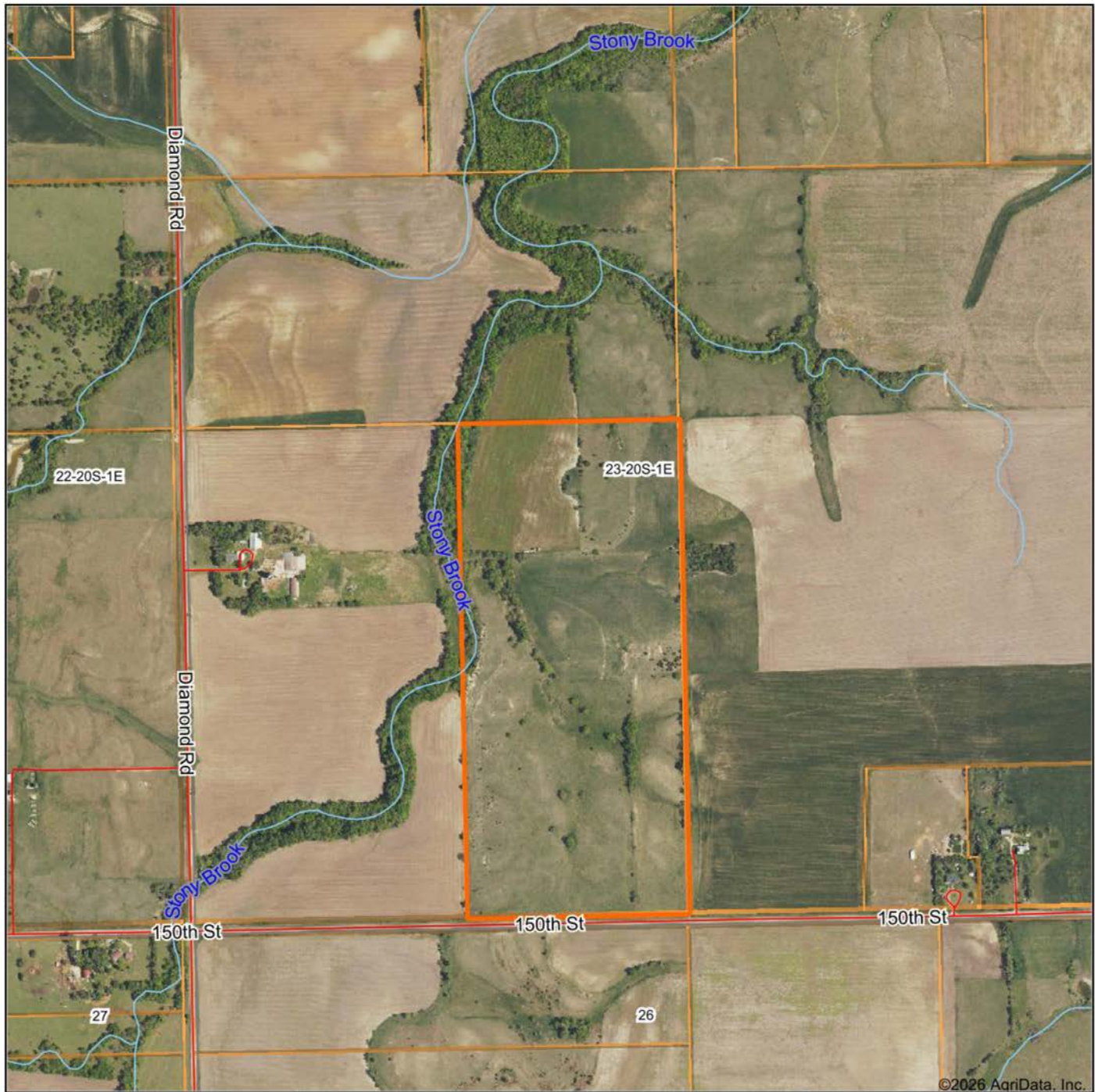
20 +/- ACRE HAY FIELD



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 38° 17' 36.62, -97° 17' 26.97

0ft 821ft 1642ft



Maps Provided By:



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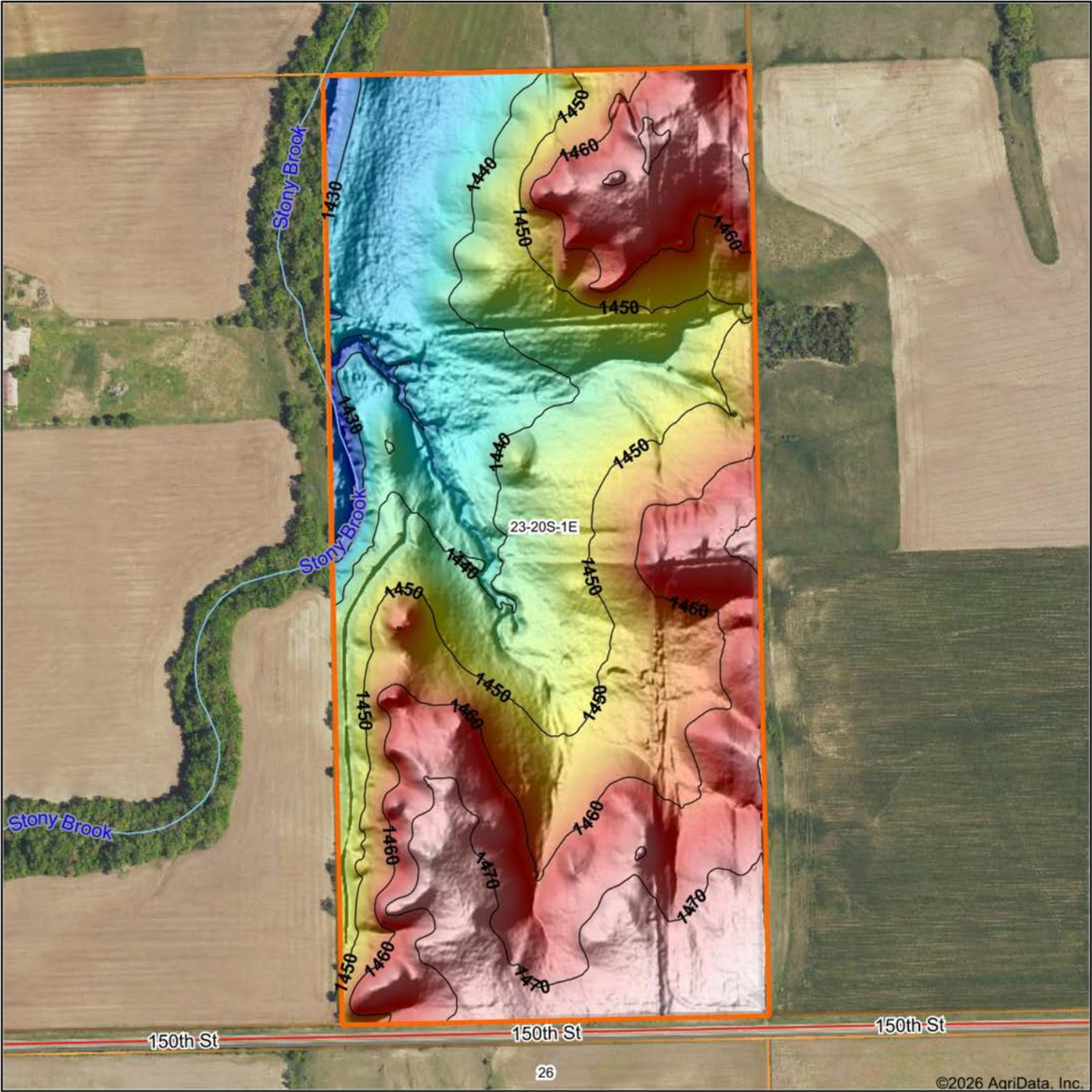
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23-20S-1E
Marion County
Kansas



10/29/2026

HILLSHADE MAP



Maps Provided By:



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Source: USGS 1 meter dem
Interval(ft): 10
Min: 1,421.2
Max: 1,477.0
Range: 55.8
Average: 1,453.2
Standard Deviation: 13.32 ft

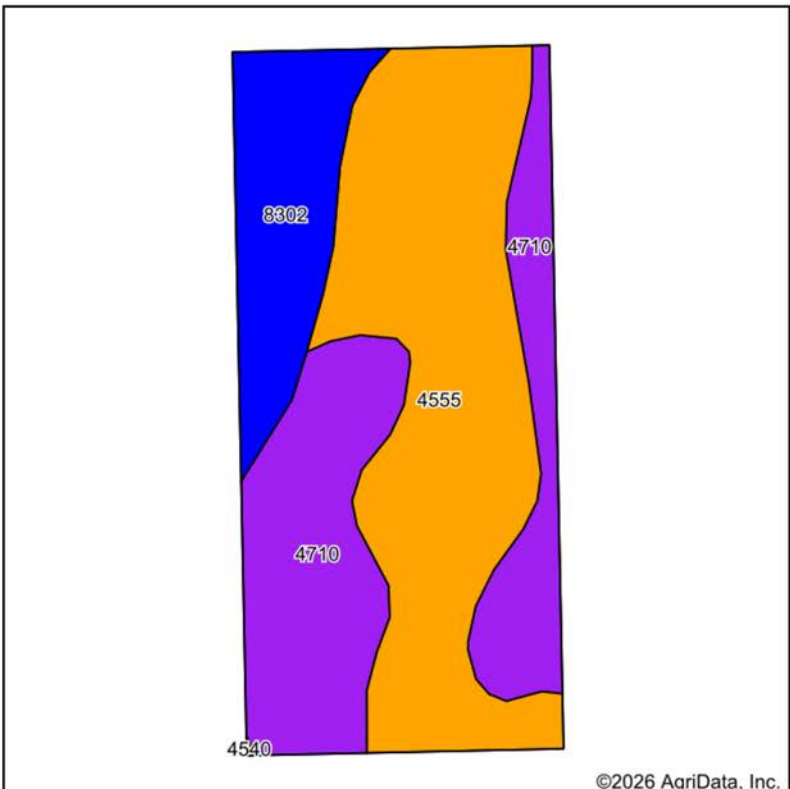
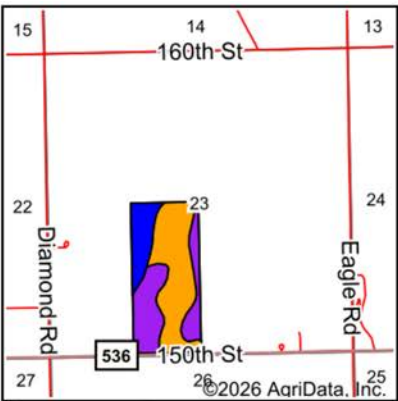


10/29/2026

23-20S-1E
Marion County
Kansas

Boundary Center: 38° 17' 36.62, -97° 17' 26.97

SOILS MAP



State: **Kansas**
County: **Marion**
Location: **23-20S-1E**
Township: **Menno**
Acres: **70.75**
Date: **10/29/2026**



Maps Provided By:



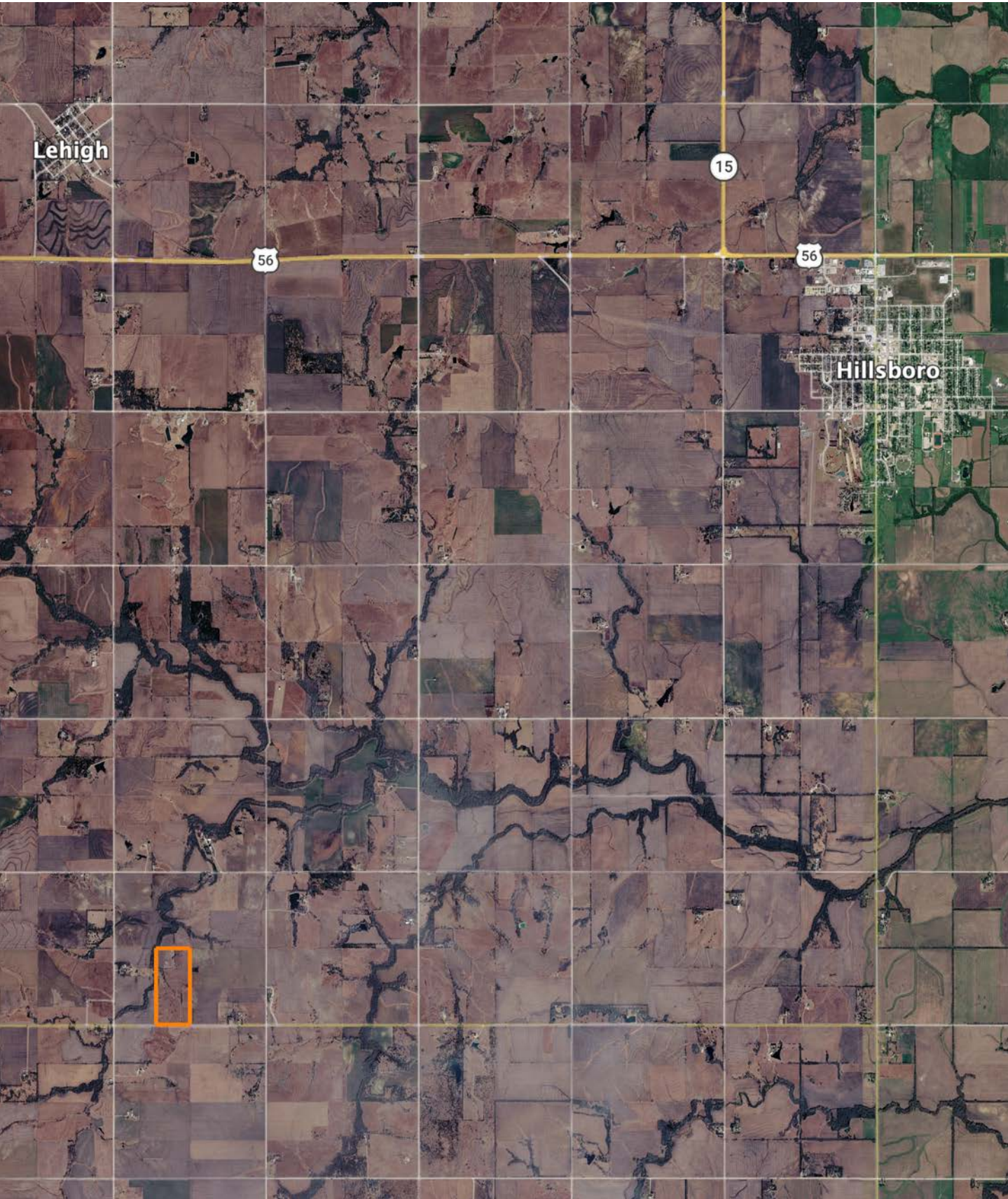
Area Symbol: KS115, Soil Area Version: 23

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 Small Grains	*n NCCPI Soybeans
4555	Clime silty clay loam, 3 to 7 percent slopes	34.42	48.7%		2.5ft. (Paralithic bedrock)	IIIe	3555	44	39	44	43
4710	Kipson silty clay loam, 5 to 30 percent slopes	24.86	35.1%		1.3ft. (Paralithic bedrock)	VIIs	2560	27	20	27	20
8302	Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded	11.47	16.2%		> 6.5ft.	IIw	7995	82	81	70	82
Weighted Average						3.89	3925.2	*n 44.2	*n 39.1	*n 42.2	*n 41.2

*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
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MidwestLandGroup.com

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