MIDWEST LAND GROUP PRESENTS

EXCEPTIONAL MOUNDRIDGE TILLABLE FARM



232 ACRES
McPHERSON COUNTY
KANSAS

EXCEPTIONAL MOUNDRIDGE TILLABLE FARM

COUNTY: McPHERSON | **STATE:** KANSAS | **ACRES:** 232

Located just outside of Moundridge is 232 +/- acres of premium cropland ready for new ownership. Supply and demand determine value. Supply and availability of tillable acres of this quality and in this configuration are extraordinarily rare. Farms that are larger than a quarter section are something worth traveling to and something big enough to make a meaningful investment for future generations. This highly productive farm is scarce; there are very few properties this size and of this quality in the region and none for sale. This particular farm has been in the same family for nearly a century. Substantial farmland returns of this caliber are attractive to local producers, regional farm operators, and national investors.

The farm has one soil type across the entire acreage, which is uncommon. Class II, Ladysmith Silty Clay Loam. This consistent planting medium means, less waste, less within-field yield variance, and drives efficiencies with input applications. The Ladysmith series soils tend to develop a seasonal perched water table between 24 to 36 inches after the spring rains. This favorable condition is excellent for summer row crops. Corn and Soybeans, after being well established, have a reserve of moisture to tap into the subsurface. If a couple of summer rains get missed, the crop can endure a longer stretch than surrounding farms.

The land lies flat. As flat as it gets in Central Kansas. 0 to 1 percent slopes across the entire farm. The central drain is slow from North to South. There are zero terraces, mud holes, or waste corners. This tract is 100% tillable and well suited for modern production equipment. The farm is available for immediate possession with open tenancy. This farm is not far from the grain elevator and its cooperative services. Just 4 miles to MKC in Moundridge or 10 miles north to the Canton Terminal.

This could make an excellent build site(s) or home farm. There is electricity along 24th Avenue and Cherokee Road. There is Rural Water nearby from the Marion #4 Water District. Build your farm headquarters here and make this the epicenter of your future production. This area has a high demand for rural development and restrictions that drive competition among those interested in custom home construction. Moundridge has an excellent quality of life, an award-winning school district, and a vibrant downtown with popular restaurants. There are occasional hunting opportunities on the property; being the largest field in the area, it is a safe pick for migrating geese to feed coming off the nearby sanctuary lake.

This would make an excellent addition to your farm operation, a tremendous passive investment to hedge against inflation or a strategic deduction for excess fertility. To get more information about FSA base acreage or yield history, contact the listing agent, Sean Thomas at (620) 712-2775

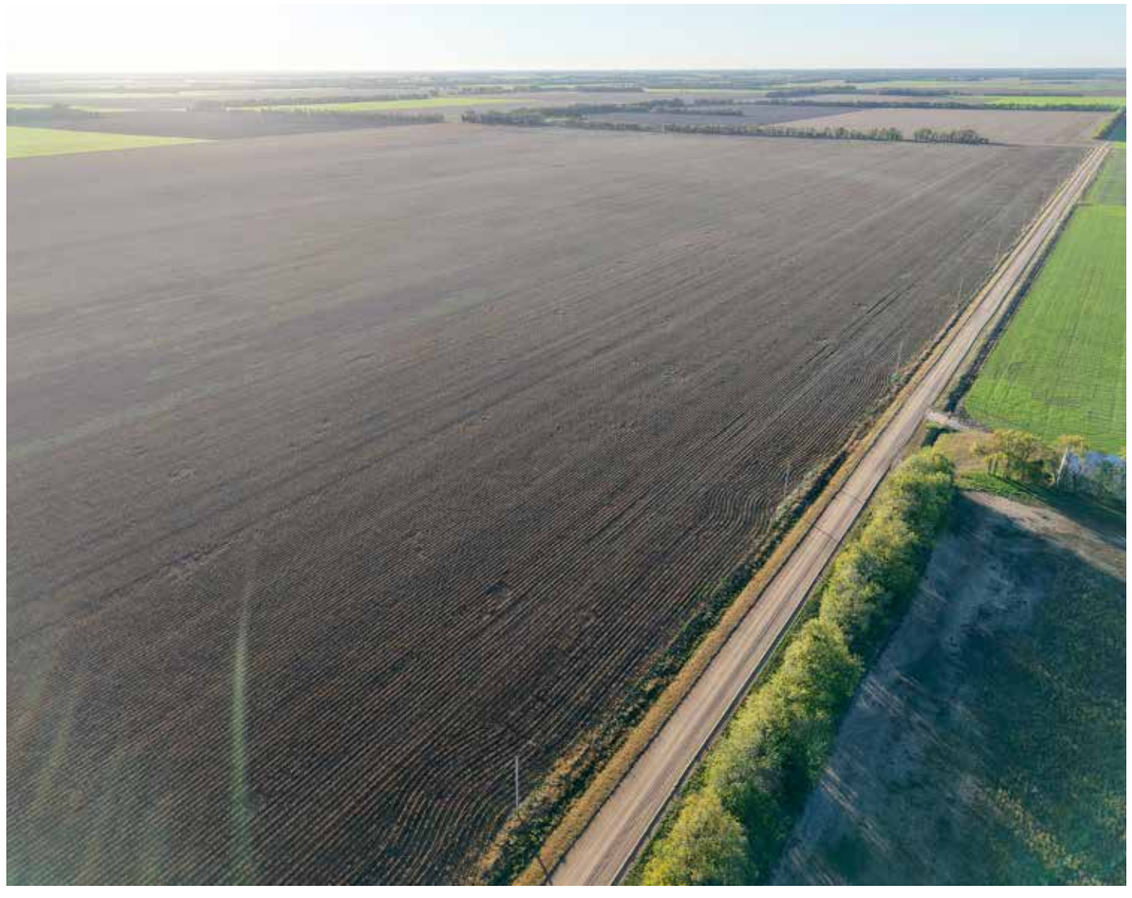
PROPERTY FEATURES

- Premium cropland investment
- 2025 property taxes: $2,465.40
- 232 +/- taxable acres S07, T21, R1
- Class II Soils 53.1 NCCPI
- Immediate possession
- Zero waste, 100% tillable
- 0-1% slopes north to south
- Ladysmith silty clay loam
- Immediate possession for spring planting
- Well-Maintained gravel road access
- Rural water district & electricity available
- 2 miles to Interstate 135 exit/on ramp
- 4 miles to downtown Moundridge
- USD 423 Moundridge



232 +/- ACRES





WELL-MAINTAINED GRAVEL ROAD





PREMIUM CROPLAND

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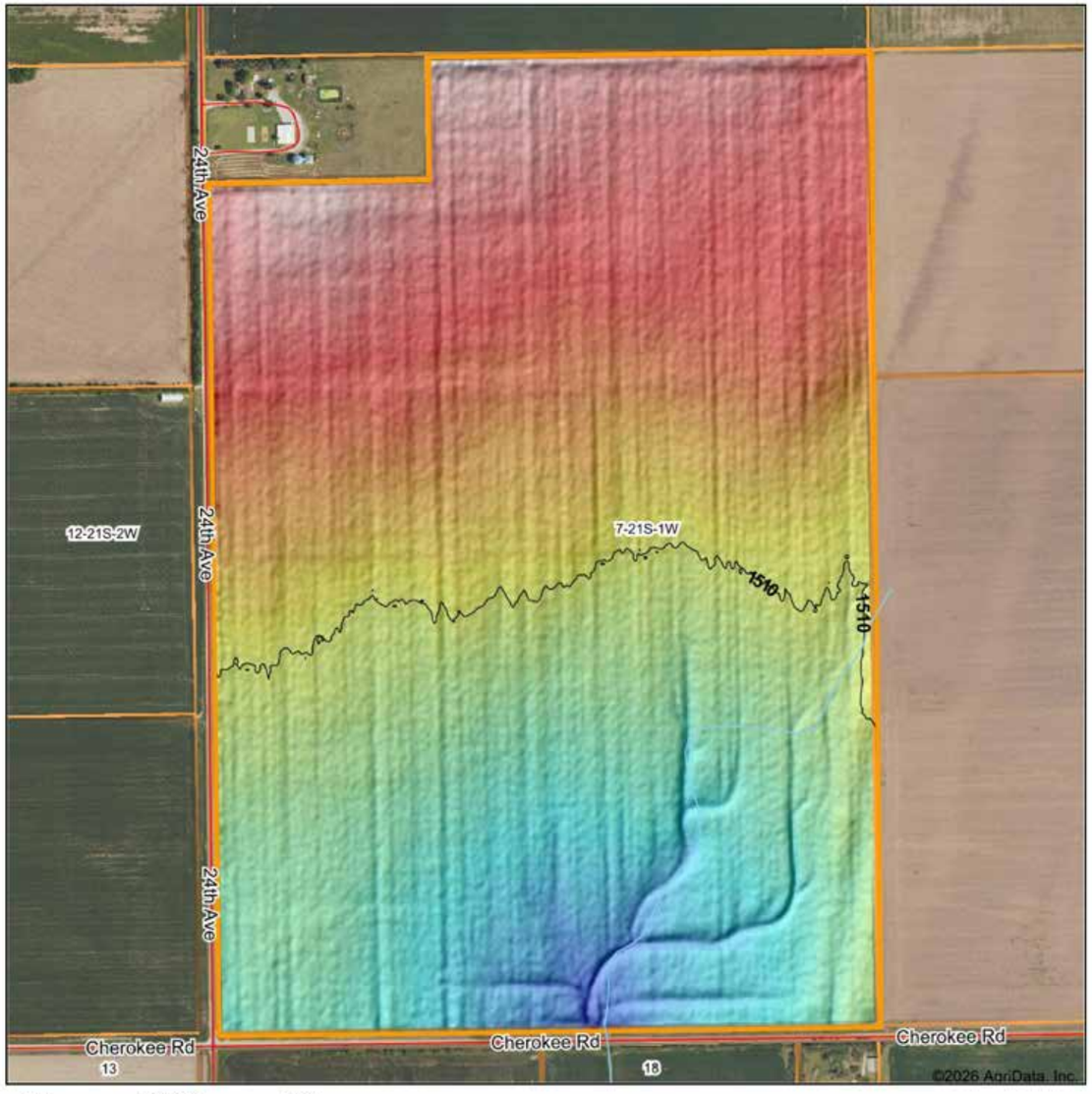




AERIAL MAP



HILLSHADE MAP



Low Elevation High

Maps Provided By surety CUSTOMIZED ONLINE MAPPING
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Source:	USGS 3 meter dem
Interval(ft):	10
Min:	1,502.8
Max:	1,517.7
Range:	14.9
Average:	1,510.8
Standard Deviation:	3.15 ft

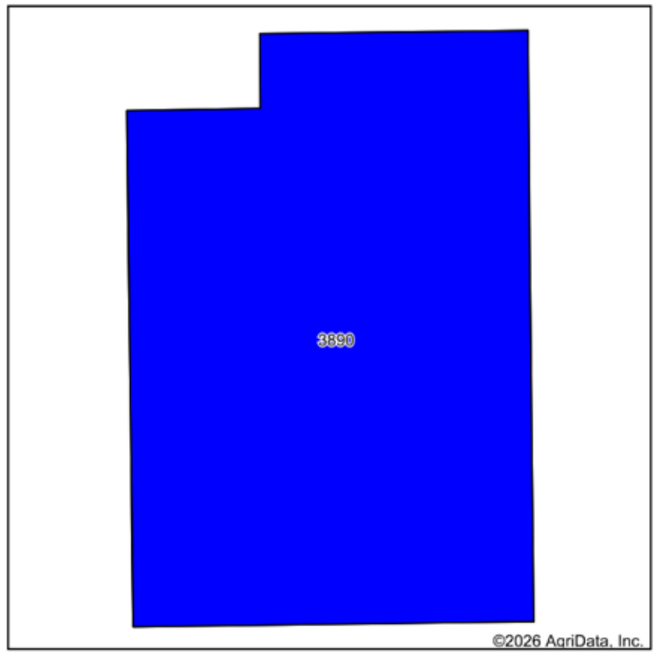
0ft 622ft 1244ft

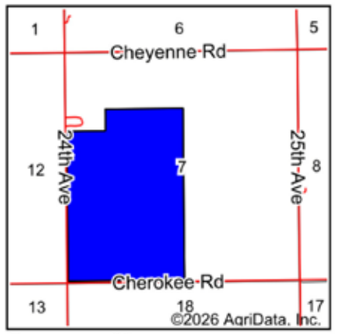
11/13/2026

7-21S-1W
McPherson County
Kansas

Boundary Center: 38° 14' 15, -97° 28' 37.59

SOILS MAP





State: **Kansas**
County: **McPherson**
Location: **7-21S-1W**
Township: **Meridian**
Acres: **232**
Date: **11/13/2026**

Maps Provided By: surety CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: KS113, Soil Area Version: 24

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
3890	Ladysmith silty clay loam, 0 to 1 percent slopes	232.00	100.0%		> 6.5ft.	IIs	3525	53	39	52	52
					Weighted Average	**2.00**	**3525**	***n 53**	***n 39**	***n 52**	***n 52**

*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 | Serving Kansas

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