MIDWEST LAND GROUP PRESENTS

SCENIC BUILD SITE WITH AVAILABLE UTILITIES



40 ACRES
McPHERSON COUNTY
KANSAS





SCENIC BUILD SITE WITH AVAILABLE UTILITIES

COUNTY: McPHERSON | **STATE:** KANSAS | **ACRES:** 40

Just north of McPherson is 40 +/- acres of premier farmland and development acreage. This land, currently planted to milo, will soon be available for immediate possession. This would be an excellent addition to any farming operation or an investment for a future custom home build.

The silt loam soils raise excellent yields of wheat, milo, and soybeans. But would also make tremendous hay or pastureland for your cattle herd. The parcel is sheltered on two sides by mature tree rows providing protection from the weather and screening for privacy. Put this property to work as a source of feed or a winter calving lot. If you are an equine enthusiast, this would make the perfect size facility for your training or breeding program. Develop a full equine arena or just secure some open space for your hobby animals.

There is a rural water line along the road, and electricity also available in the right-of-way. This site is highly suited to construction of your custom home or barndominium. Not too far from nearby communities on a well-maintained road means steady appreciation and value for any real estate endeavor. The tree lines screen the property for ultimate privacy, and a long driveway back to the center of the property would create a very scenic and quiet spot to plant your roots. Nearby quality school districts and businesses mean jobs and prosperity for future generations. Lindsborg is just a few miles north, McPherson just a few miles south, and Salina with regional attractions just a short drive up the interstate.

The topography starts to slope on the back half of the property, well-maintained terraces keep the farm acres stable and would make for an excellent walk-out basement or private fishing pond. At just 40 acres more or less, this is a manageable-sized offering to acquire and maintain into the future. The tract is to be surveyed from a larger parcel.

For more information or to schedule a private showing, contact the Listing Agent Sean Thomas at (620) 712-2775.

PROPERTY FEATURES

- Premium build site
- Rural water line at R/W
- Electricity available
- Well-maintained gravel road
- Fertile cropland - NCCPI 58
- Mature tree row screening
- Excellent location
- 8 miles to McPherson
- 7 miles to Lindsborg
- 47 feet of elevation change
- Horse property/hay production
- Whitetail deer and upland bird hunting

PREMIUM BUILD SITE

This site is highly suited to construction of your custom home or barndominium. Not too far from nearby communities on a well-maintained road means steady appreciation and value for any real estate endeavor.















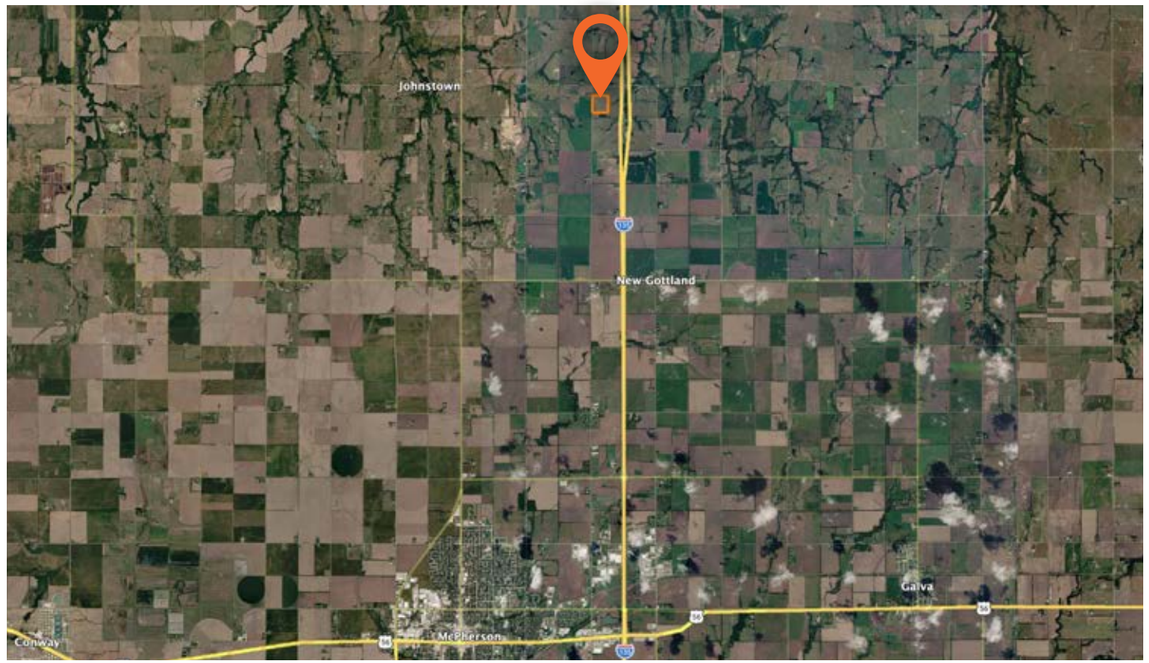


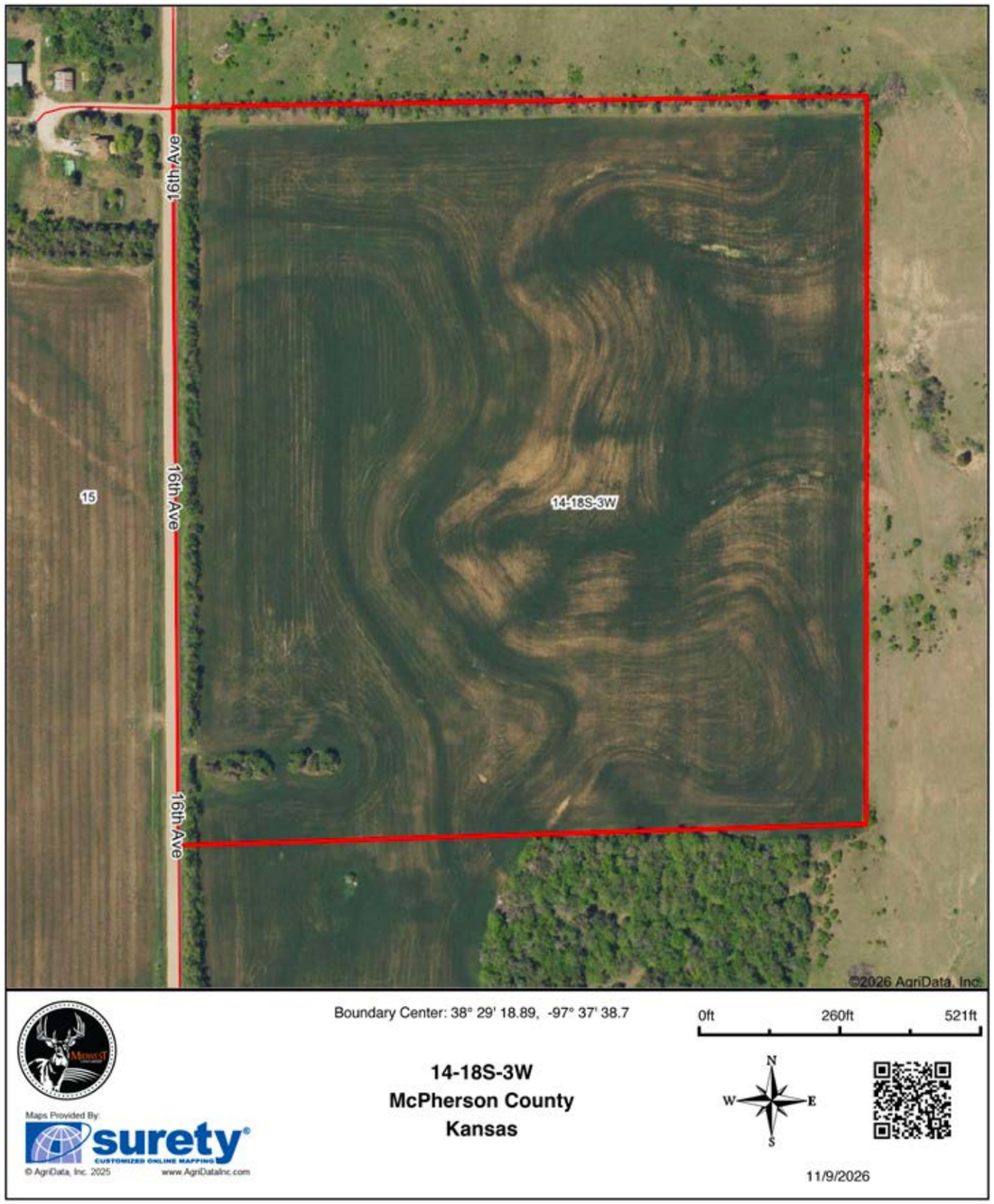




AERIAL MAPS







Boundary Center: 38° 29' 18.89, -97° 37' 38.7

0ft 260ft 521ft

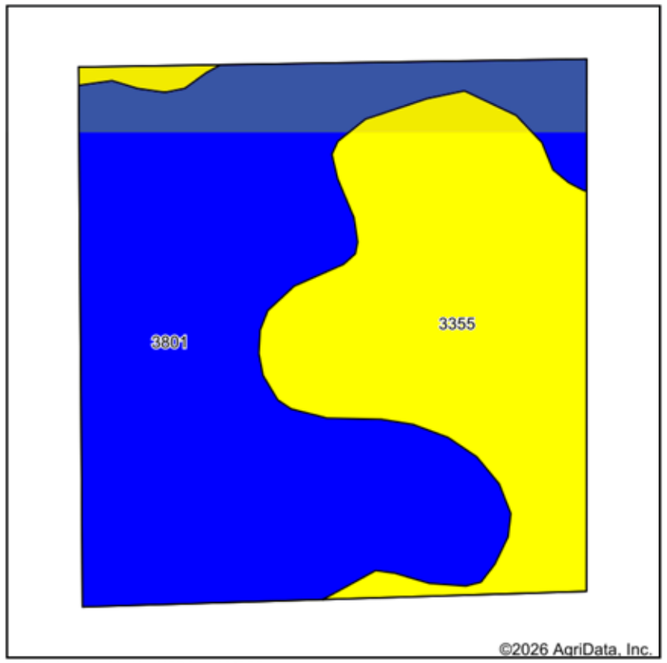
14-18S-3W
McPherson County
Kansas

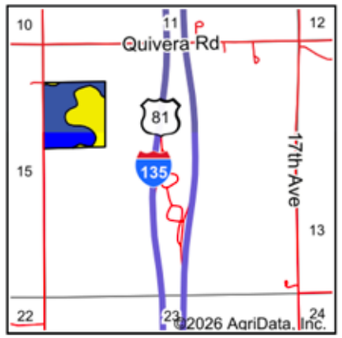
N W E S

11/9/2026

Maps Provided By:
surety CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2025 www.AgriDataInc.com

SOILS MAP





State: **Kansas**
County: **McPherson**
Location: **14-18S-3W**
Township: **New Gottland**
Acres: **40.04**
Date: **11/9/2026**

Maps Provided By: surety CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2025 www.AgriDataInc.com

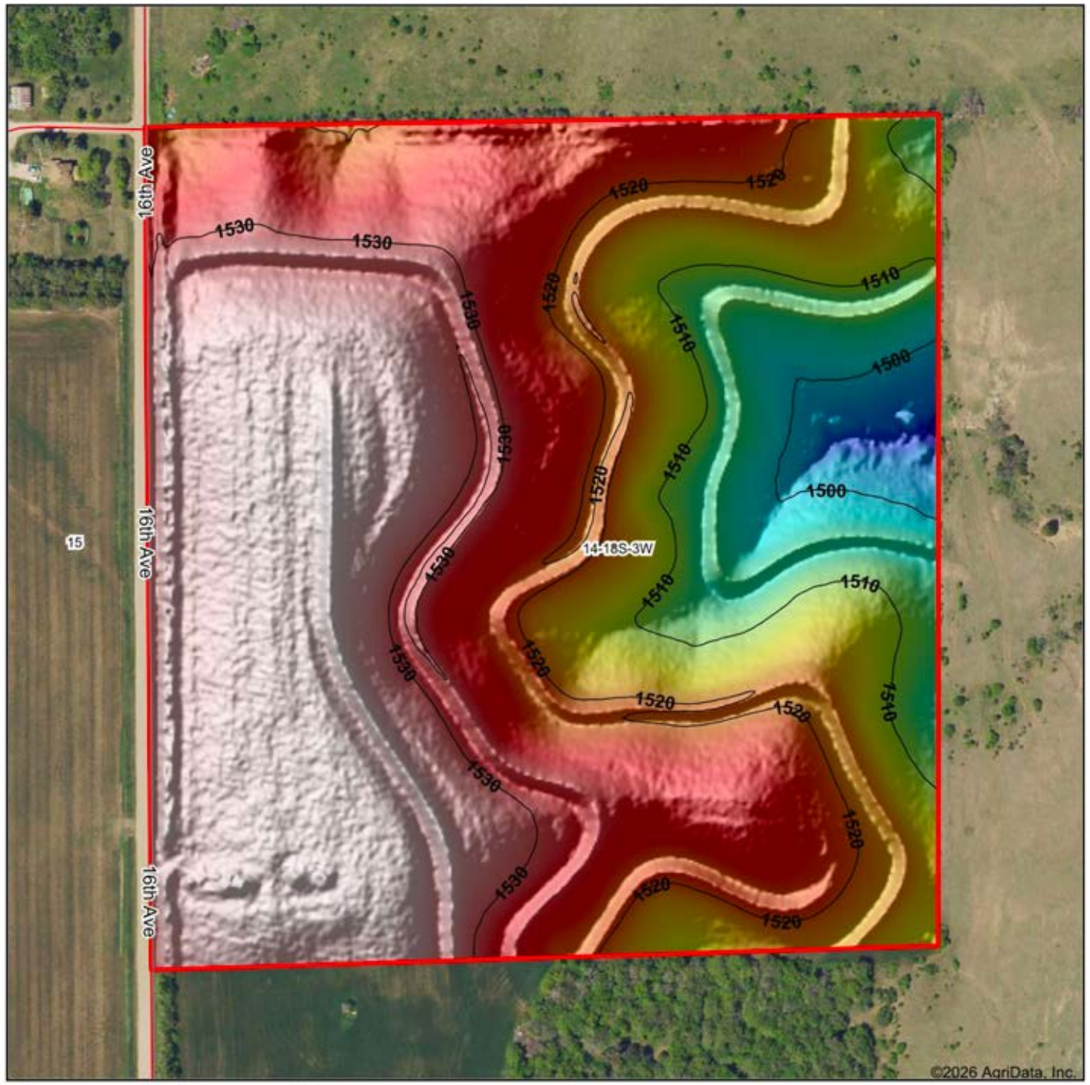
Soils data provided by USDA and NRCS.

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 Small Grains	*n NCCPI Soybeans
3801	Crete silt loam, 1 to 3 percent slopes, loess plains and breaks	24.61	61.5%		> 6.5ft.	IIe	3650	64	55	60	64
3355	Edalgo silt loam, 7 to 12 percent slopes	15.43	38.5%		2.7ft. (Paralithic bedrock)	IVe	3570	48	39	48	41
					Weighted Average	**2.77**	**3619.2**	***n 57.8**	***n 48.8**	***n 55.4**	***n 55.1**

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

HILLSHADE MAP



Low Elevation High

Maps Provided By: surety CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2025 www.AgriDataInc.com

Source:	USGS 1 meter dem
Interval(ft):	10
Min:	1,489.7
Max:	1,537.3
Range:	47.6
Average:	1,523.2
Standard Deviation:	10.96 ft

0ft 249ft 499ft

11/9/2026

14-18S-3W
McPherson County
Kansas

Boundary Center: 38° 29' 18.89, -97° 37' 38.7

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

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 AL, AR, GA, IA, IL, IN, KS, KY, LA, MN, MO, MS, MT, ND, NE, OH, OK, SD, TN, TX, WI, and WY.