MIDWEST LAND GROUP PRESENTS

75 ACRES

McPHERSON COUNTY, KS









MIDWEST LAND GROUP

MidwestLandGroup.com







CONFLUENCE OF SMOKY HILL RIVER & WOLF CREEK

COUNTY: McPHERSON | **STATE:** KANSAS | **ACRES:** 75

Located at the doorstep of the expansive Smoky Hills is 75 +/- acres of fertile bottomland habitat. Wolf Creek is an 11-mile-long sizable system that comes out of the Smoky Hills. The Creek meets the Smoky Hill River at this farm. The Smoky Hill River begins in Colorado and runs East across the State. This natural funnel acts as a superhighway for whitetail deer. The forest is made up of desirable Oak and other hardwoods. The timber is mature and aesthetically pleasing.

The River flows from the Kanopolis reservoir about 12 miles away. There are 12, 000 acres of public hunting and fishing space to also enjoy. The Corps of Engineers Dam so close by most often prevents substantial flooding. You get the benefits of the wildlife, the clean water source, and the fertile soil without the land going underwater regularly.

There is a healthy whitetail buck and turkey population on the farm. If you visit the property, you will see deer sign around every corner. The number of scrapes along Wolf Creek was especially impressive. There is a natural hidey-hole field where the creek and river intersect. This would make an excellent food plot or feed site. The opportunities that will walk under you in that nook will be amazing. There is also a good chance at viewing or hunting waterfowl. Hundreds of Wood Ducks were observed, and this area of the river is known to hold northern mallards in late January after the split season.

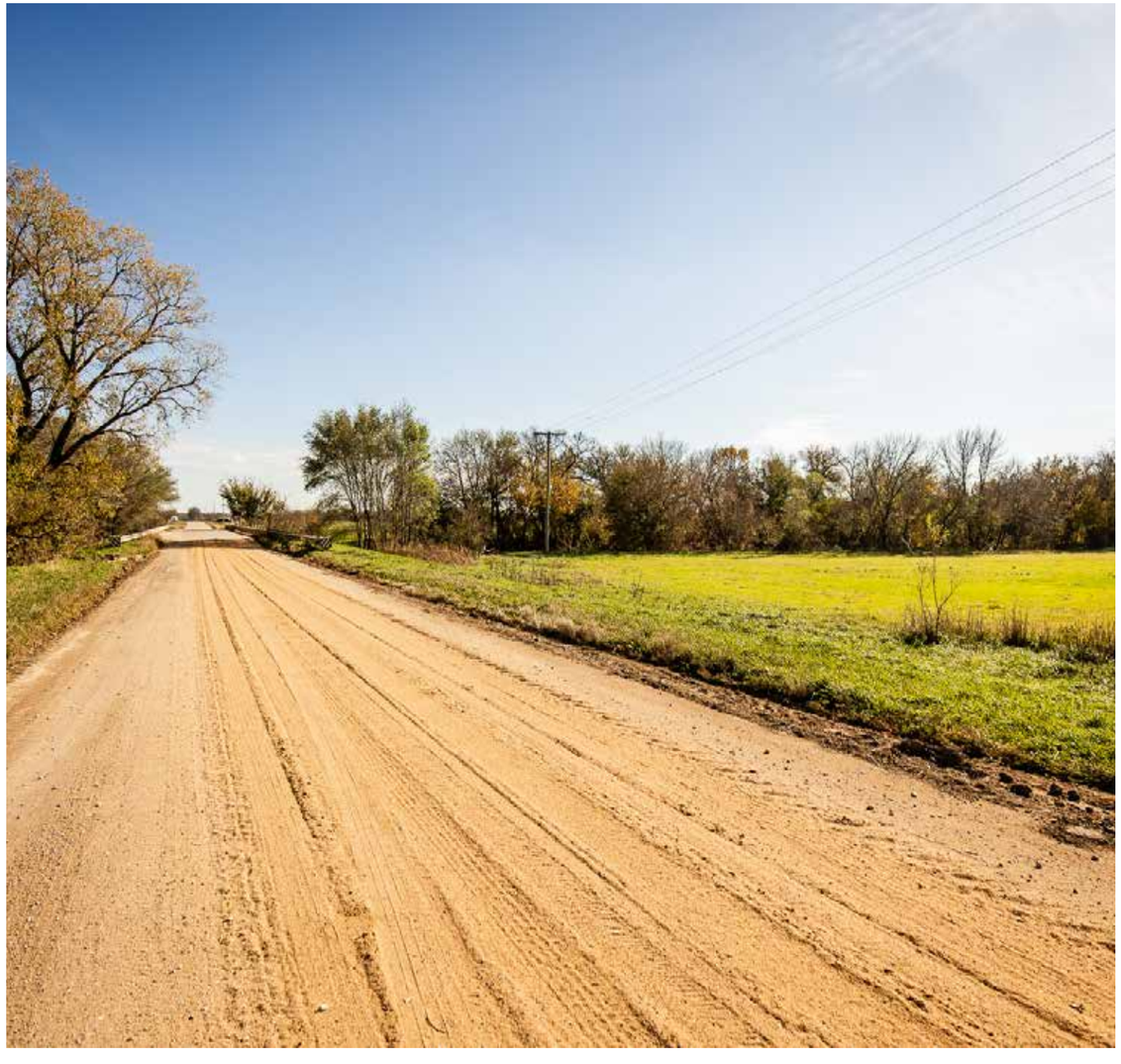
There are approximately 46 acres of fertile, tillable land. This is split into 4 individual fields. These are all Class II Silt Loam Soils with a NCCCPI index of 69. This means the ground is a solid producer, and an annual return on investment is to be expected; a good medium for planting food plots or a great addition to any farm operation with immediate possession.

This tract would make an excellent build site for your forever home or hunting cabin. This could be split into two 37 +/- tracts. The tract on the north has access to paved Smoky Valley Road, and the South tract is hidden off 3rd Avenue. Imagine your custom build is finished and this sanctuary at the River is your backyard. There is electricity along 3rd Avenue and Smoky Valley Road.

Don't miss the chance to make this prime hunting habitat and suitable build site a part of your long-term vision. The value and ability to access private waters are becoming increasingly rare. To schedule a private tour, contact the listing agent, Sean Thomas, at (620) 712-2775.

PROPERTY FEATURES

- Trophy whitetail deer hunting
- The Smoky Hill River
- Premium bottomland tillable
- Hardwood timber
- River & creek confluence
- Excellent deer sign
- Turkey hunting & waterfowl hunting
- Year-round fishing
- Development potential build sites
- Electricity at the road
- Fertile tillable NCCPI 69
- Immediate possession
- 1 mile to K4 Highway
- 1.5 miles to Marquette



75 +/- ACRES





PREMIUM BOTTOMLAND TILLABLE

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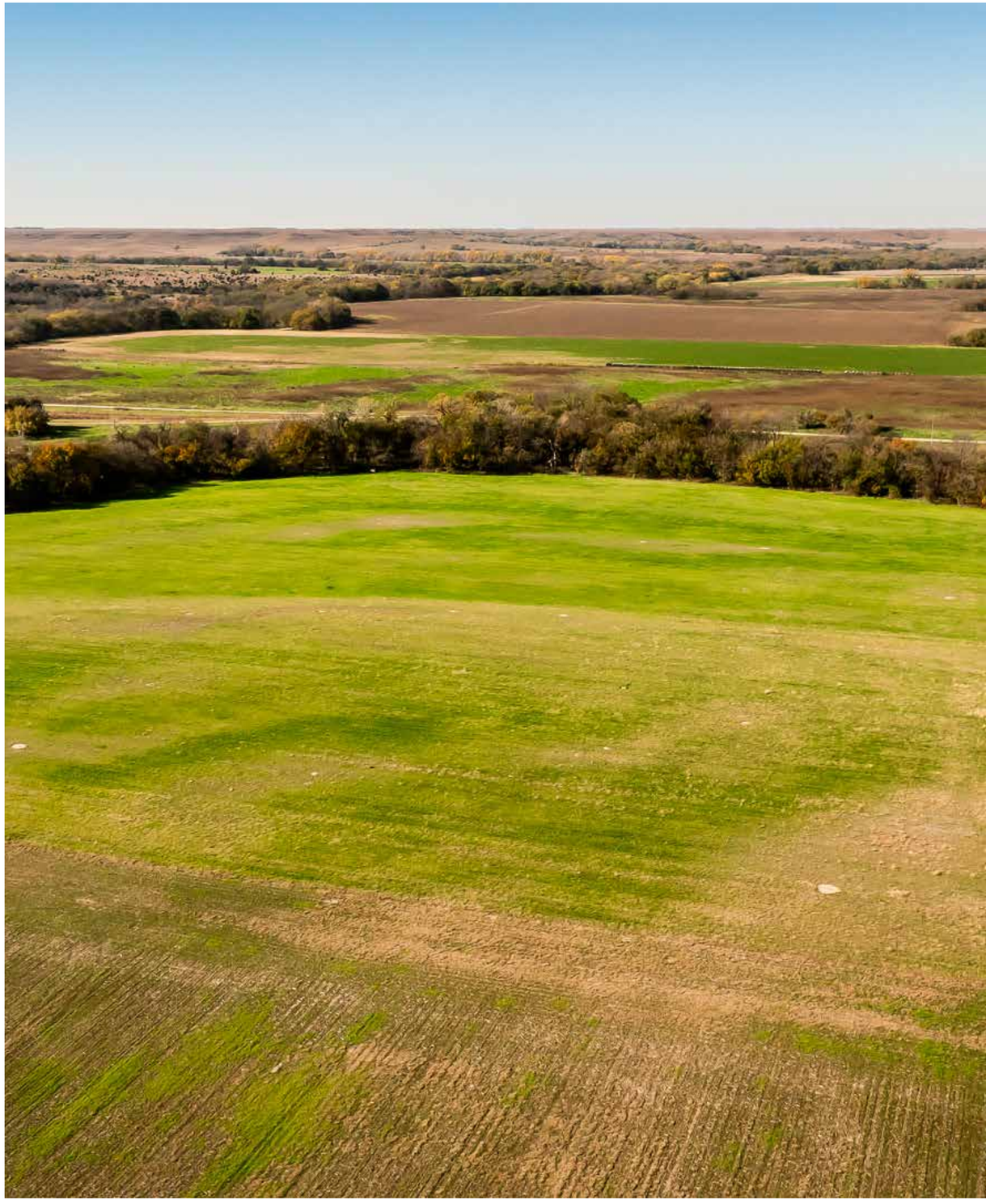












HARDWOOD TIMBER

The forest is made up of desirable Oak and other hardwoods. The timber is mature and aesthetically pleasing.



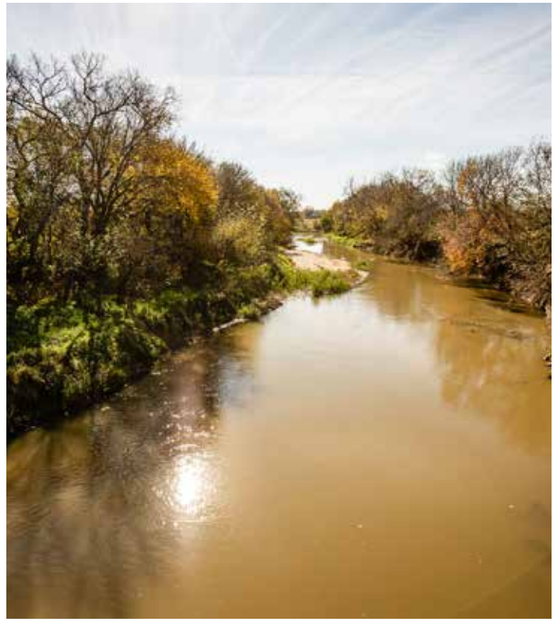








RIVER & CREEK CONFLUENCE









EXCELLENT DEER SIGN

There is a healthy whitetail buck and turkey population on the farm. If you visit the property, you will see deer sign around every corner.

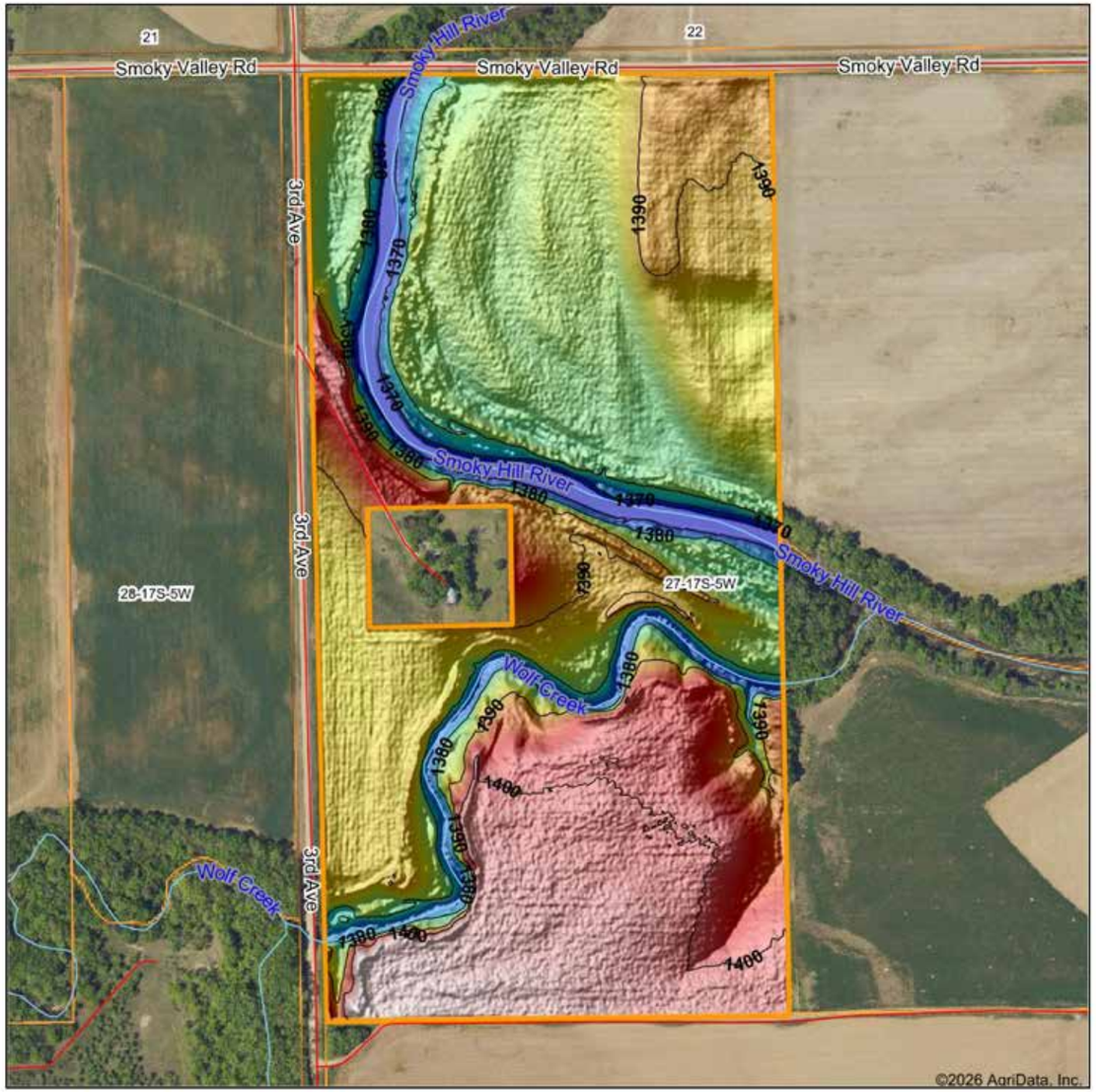




AERIAL MAPS



HILLSHADE MAP



Low Elevation High

Maps Provided By surety CUSTOMIZED ONLINE MAPPING
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Source:	USGS 1 meter dem
Interval(ft):	10
Min:	1,367.9
Max:	1,406.2
Range:	38.3
Average:	1,388.6
Standard Deviation:	8.89 ft

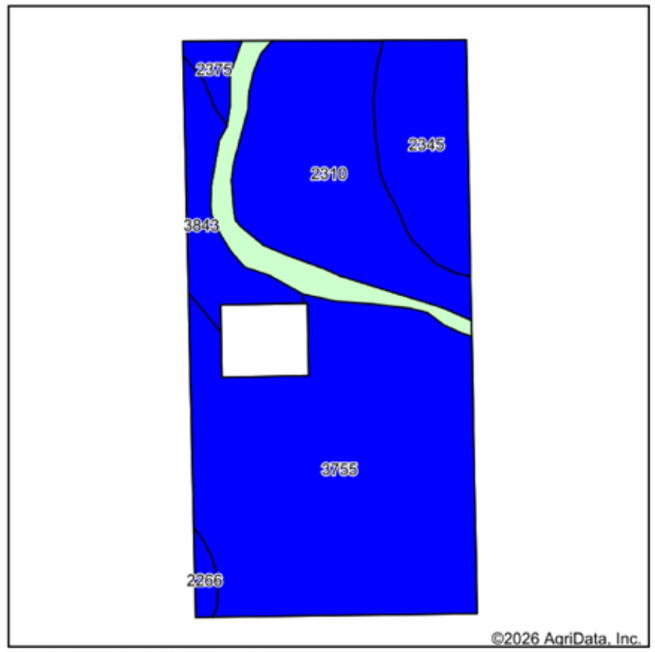
0ft 429ft 859ft

11/17/2026

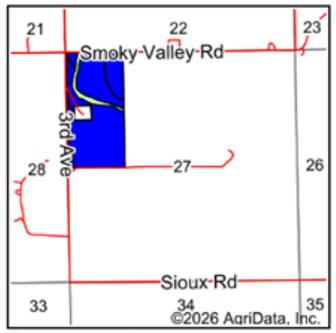
27-17S-5W
McPherson County
Kansas

Boundary Center: 38° 32' 51.68, -97° 52' 1.65

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **McPherson**
Location: **27-17S-5W**
Township: **Marquette**
Acres: **74.8**
Date: **11/17/2026**

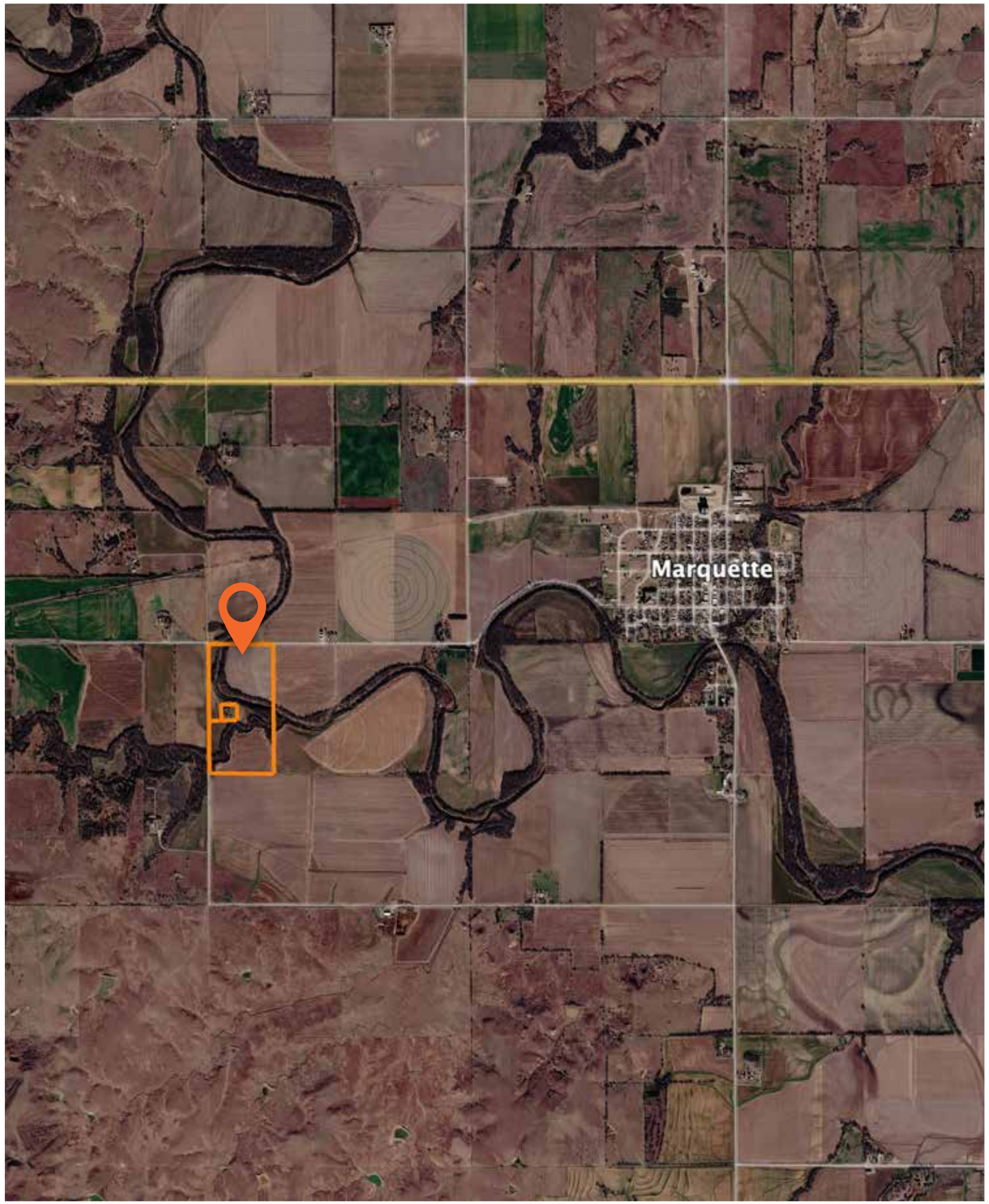
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Area Symbol: KS113, Soil Area Version: 24

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
3755	Hord silt loam, rarely flooded	37.77	50.5%		> 6.5ft.	IIc	3500	77	54	63	77
2310	Bridgeport silt loam, rarely flooded	16.91	22.6%		> 6.5ft.	IIc	3500	76	49	59	76
2345	McCook fine sandy loam, rarely flooded	8.82	11.8%		> 6.5ft.	IIe	3510	55	41	49	55
3843	Geary silt loam, 1 to 3 percent slopes	4.81	6.4%		> 6.5ft.	IIe	4040	71	68	65	71
9999	Water	4.55	6.1%		> 6.5ft.		0				
2375	Roxbury silt loam, rarely flooded	1.20	1.6%		> 6.5ft.	IIe	3513	76	50	60	76
2266	Tobin silt loam, occasionally flooded	0.74	1.0%		> 6.5ft.	IIw	5875	83	64	64	83
					Weighted Average	*-	**3346.7**	***n 69.2**	***n 49**	***n 56.7**	***n 69.2**

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method
*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

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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SThomas@MidwestLandGroup.com

MidwestLandGroup.com

MIDWEST LAND GROUP

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