

MIDWEST LAND GROUP PRESENTS

11.4 ACRES IN

# McPHERSON COUNTY KANSAS



600 WEST NORTHVIEW ROAD, McPHERSON, KS 67460



MIDWEST LAND GROUP IS HONORED TO PRESENT

# IDYLIC MULTI-USE BUSINESS OPPORTUNITY

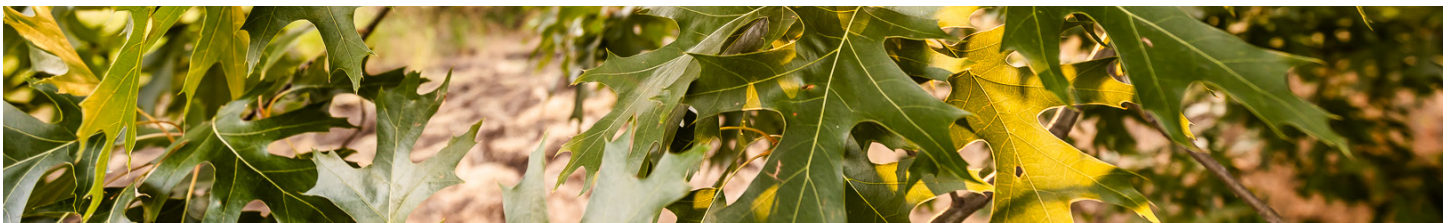
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Smoky Valley Nursery, a community cornerstone of McPherson is being offered for sale for the first time. This picturesque property is multi-functional for your next business or living arrangement. Obviously, this location and amenities would be suited to an individual looking to enter the nursery and landscape business with a set-up retail space, office space, greenhouses, storage sheds, and irrigated nursery stock storage yards. This is a turn-key offering. Bring your equipment and plants, and you are in business.

This unique property could also be recommissioned for another light commercial use. The frontage along Northview Road totaling 3.7 acres is currently zoned B-2 neighborhood business. Some ideas of future uses could be a bed and breakfast, wedding venue, retreat conference center, family restaurant, childcare center or pre-school, veterinary clinic, med spa, or farm-to-market/food store. The possibilities are endless! These potential business opportunities are not the only value with 7.7 acres of the property just outside the city boundaries in the A-2 agricultural transition zone. This enables the development of a single-family home, school, or church in the beautifully treed lot behind the nursery headquarters.

The landscape has been meticulously cared for over the years with stone hardscape, irrigated lawns, planted flower beds, and pruned oak trees. Natural beauty like this, especially the 25+ year old oak trees is not something you can just grow overnight. Interspersed all over the property are cultivated and native varieties such as shingle oak, red oak, white pine, chinquapin oak, autumn blaze maple, river birch, flowering crabapples, weeping willow, and bald cypress. The quality and maturity of these trees make the place feel like parkland. This would make an excellent addition to the public park system provided by the city and county. There is a neighborhood park across the street, and also a linear trailhead on the other side of Old Highway 81. Either as a maintenance department headquarters or as true parkland space with indoor rental spaces for community gatherings, this would be a logical fit. Demand for beautiful places to host gatherings will always be needed in a thriving community.

This location has been contributing to the quality of life in McPherson County for 20-plus years. It will continue to benefit the aesthetic nature and enjoyment of living in McPherson for years to come. Contact Sean Thomas, (620) 712-2775, for more information and to schedule a showing.





# PROPERTY FEATURES

PRICE: **\$975,000** | COUNTY: **McPHERSON** | STATE: **KANSAS** | ACRES: **11.4**

- 3,360 square foot retail space
- Two greenhouses
- Concrete parking lot
- Premier location
- Rural development potential
- Potential wedding venue, bed and breakfast, school, church, med spa, antique mall, childcare center, farmers market, parkland
- Neighborhood business location
- 11.4 +/- acres
- Fertile soils
- Garages and storage
- Dug pond with water feature
- Mature landscape trees





# 3,360 SQUARE FOOT RETAIL SPACE

Smoky Valley Nursery, a community cornerstone of McPherson is being offered for sale for the first time. This unique property could also be recommissioned for another light commercial use. The frontage along Northview Road totaling 3.7 acres is currently zoned B-2 neighborhood business.





# DUG OUT POND

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# TWO GREENHOUSES

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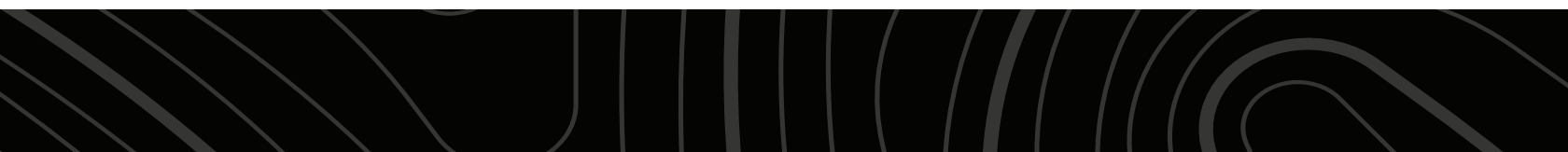




# NEIGHBORHOOD BUSINESS LOCATION

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This location has been contributing to the quality of life in McPherson County for 20-plus years. It will continue to benefit the aesthetic nature and enjoyment of living in McPherson for years to come.





# ADDITIONAL PHOTOS





# AERIAL MAP



Boundary Center: 38° 23' 31.24, -97° 40' 22.84

0ft 384ft 769ft



Maps Provided By:



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**17-19S-3W**  
**McPherson County**  
**Kansas**



8/11/2024



# HILLSHADE MAP




  
 Maps Provided By:
   

  
 CUSTOMIZED ONLINE MAPPING
   
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Source: USGS 1 meter dem  
 Interval(ft): 10  
 Min: 1,494.2  
 Max: 1,507.8  
 Range: 13.6  
 Average: 1,502.1  
 Standard Deviation: 1.02 ft



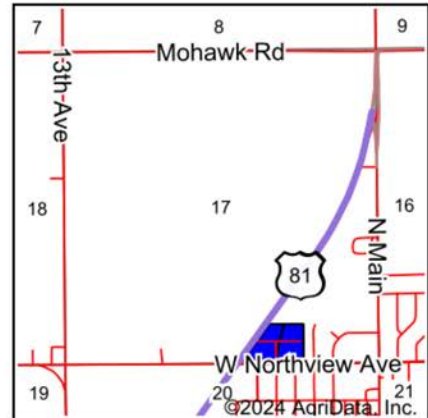
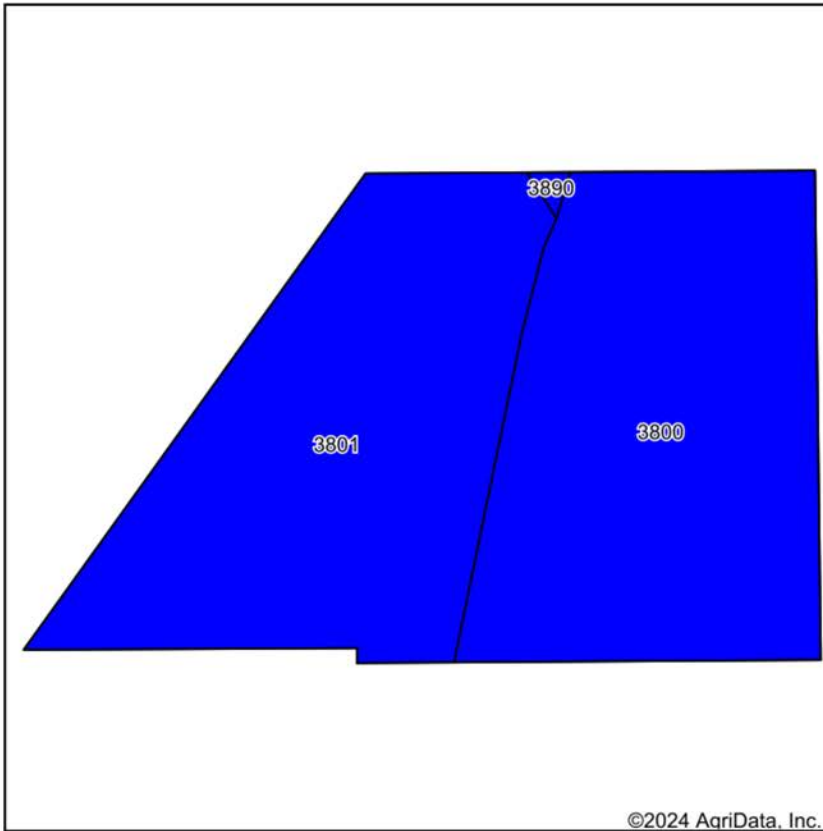
8/11/2024

**17-19S-3W**  
**McPherson County**  
**Kansas**

Boundary Center: 38° 23' 31.24, -97° 40' 22.84



# SOILS MAP



State: **Kansas**  
 County: **McPherson**  
 Location: **17-19S-3W**  
 Township: **McPherson**  
 Acres: **11.44**  
 Date: **8/11/2024**



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

Area Symbol: KS113, Soil Area Version: 21

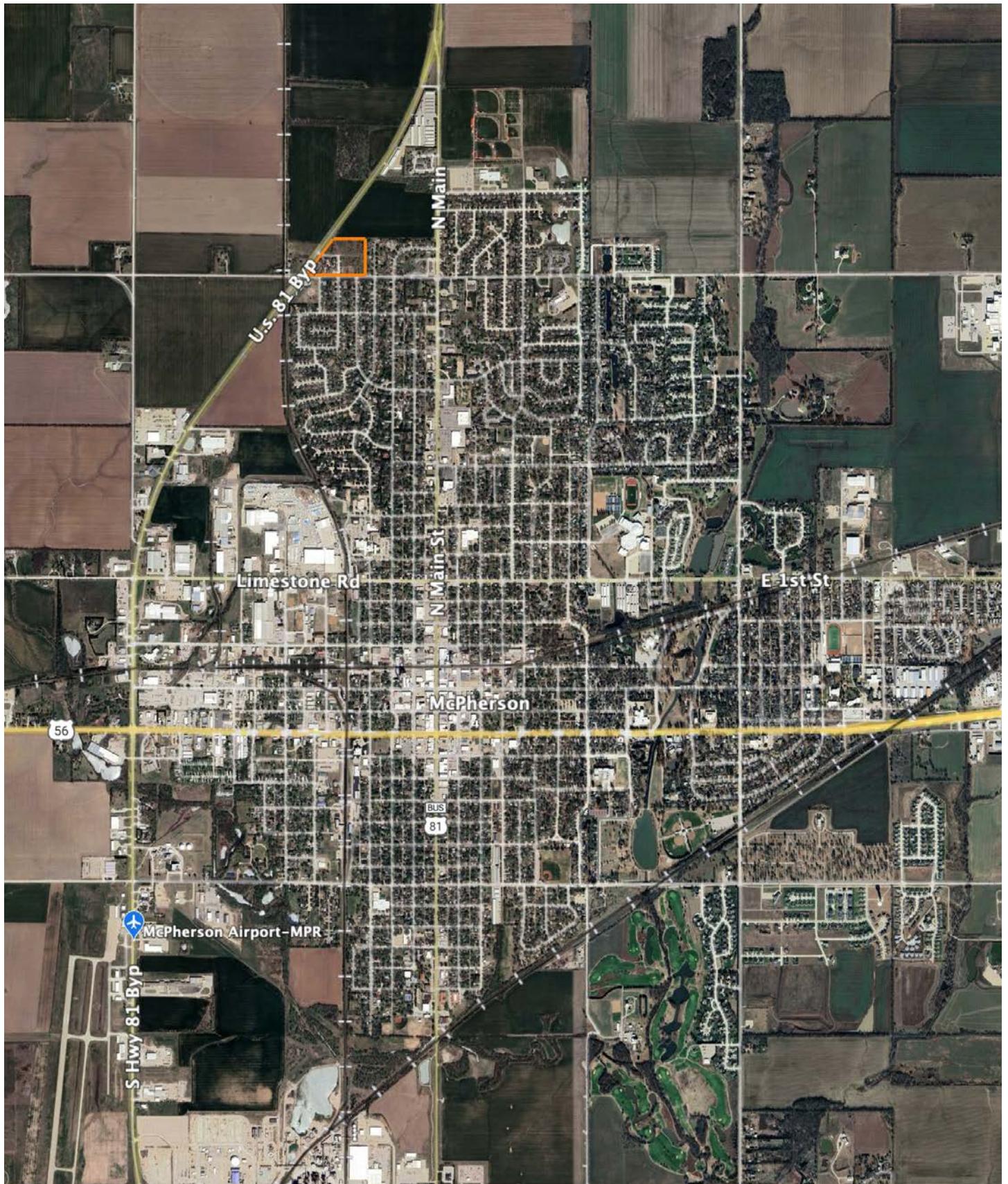
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
3800	Crete silt loam, 0 to 1 percent slopes, loess plains and breaks	5.80	50.7%		> 6.5ft.	Ils	3580	65	57	61	65
3801	Crete silt loam, 1 to 3 percent slopes, loess plains and breaks	5.64	49.3%		> 6.5ft.	Ile	3650	64	55	60	64
<b>Weighted Average</b>						<b>2.00</b>	<b>3614.5</b>	<b>*n 64.5</b>	<b>*n 56</b>	<b>*n 60.5</b>	<b>*n 64.5</b>

\*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 a love and appreciation for the land. Born and raised in Overland Park, KS, Sean graduated from St. Thomas Aquinas High School and earned a B.S. in Park Management and Conservation, with a Minor in Business Administration from Kansas State University. This education refined Sean's natural ability to observe and identify the unique qualities each piece of property holds and communicate that potential to clients so that they can achieve their goals, from vision to completion.

Prior to coming to Midwest Land Group, he spent 10 years in parks and recreation administration, specializing in property management, maintenance, and construction. This hands-on experience provided a unique opportunity to study wildlife behavior, especially waterfowl in different environments. Sean shares that knowledge with clients so they can begin successful wildlife management on their property.

A volunteer with Big Brothers Big Sisters, he enjoys mentoring his little brother and introducing him to the outdoors, whether it be fishing or playing sports. Sean is an avid duck and deer hunter and actively serves in ministries at his local church. Sean and his wife Betsy, live on a farm near Inman, KS with their two dogs, Branch and Briar, surrounded by pastures in the Sandhills.



**SEAN THOMAS,**  
LAND AGENT  
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SThomas@MidwestLandGroup.com



**MidwestLandGroup.com**

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