

# NEW LISTING!



## PROPERTY FEATURES:

I-135 Frontage

Immediate access to  
City sewer & BPU water  
on the North side

City of McPherson  
Annexation options  
available

Prime McPherson  
commercial/industrial  
development land

Located 0.5 mile to I-135/US  
56 HWY interchange

## ABOUT:


This exceptional 144 +/- acre development property near McPherson, Kansas offers a rare opportunity to bring your vision to life in a growing and strategically located area. With expansive open land, gently rolling terrain, and excellent access to nearby highways, the property is ideally suited for commercial or industrial development. Whether you're an investor, developer, or builder, this versatile tract delivers the space, location, and potential to create something truly impactful in the heart of central Kansas.


The property is offered in three tracts, so you can take your pick of one property or buy them all! Wanting a different sized parcel? Our sellers are willing to entertain different splits than what is proposed.



Scan Me

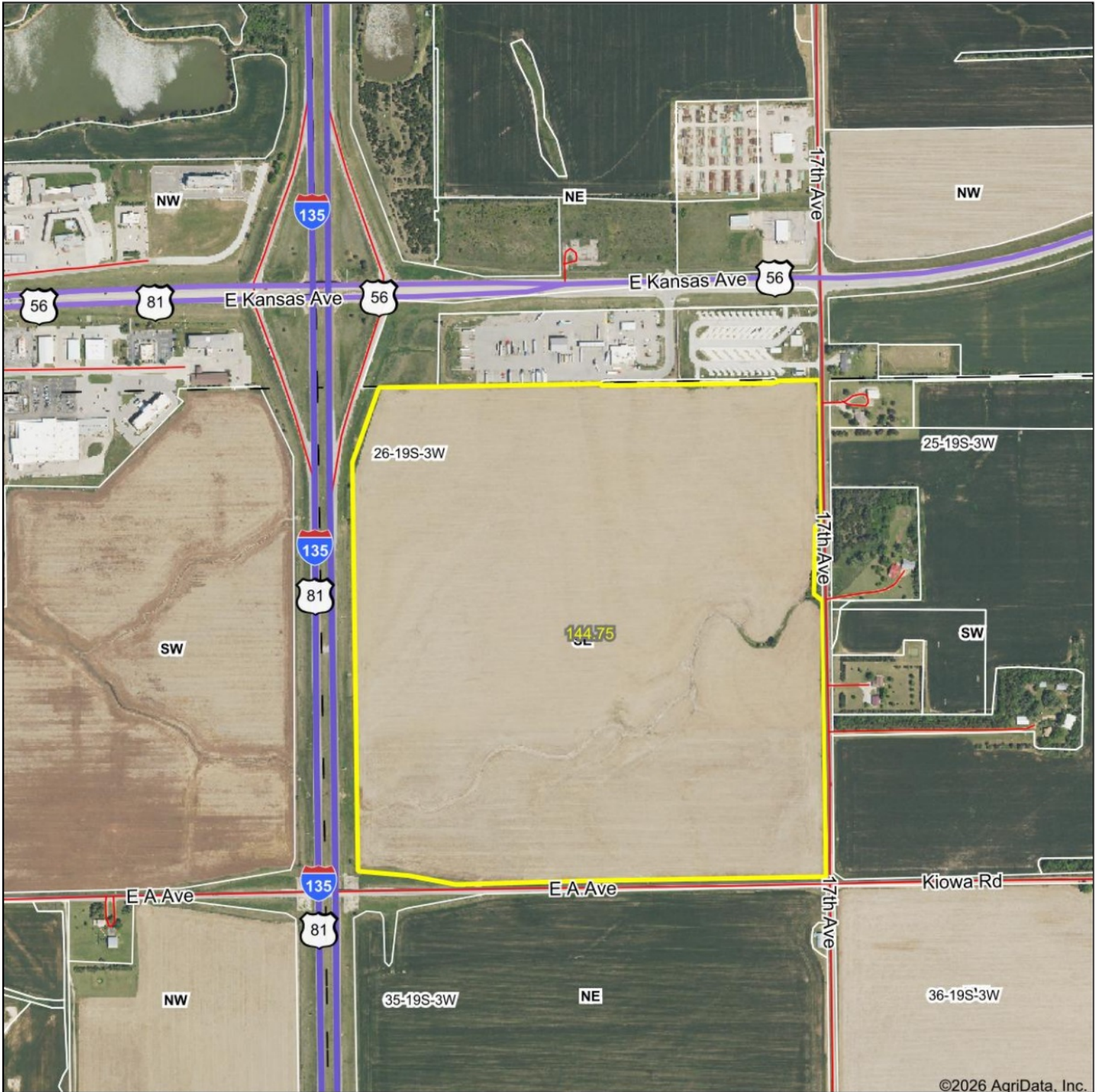
## CONTACT RAY TODAY:

 785-452-8498

 ray@horizonfarmranch.com

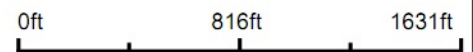
 www.horizonfarmranch.com

# Aerial Map



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Boundary Center: 38° 21' 57.44, -97° 36' 57



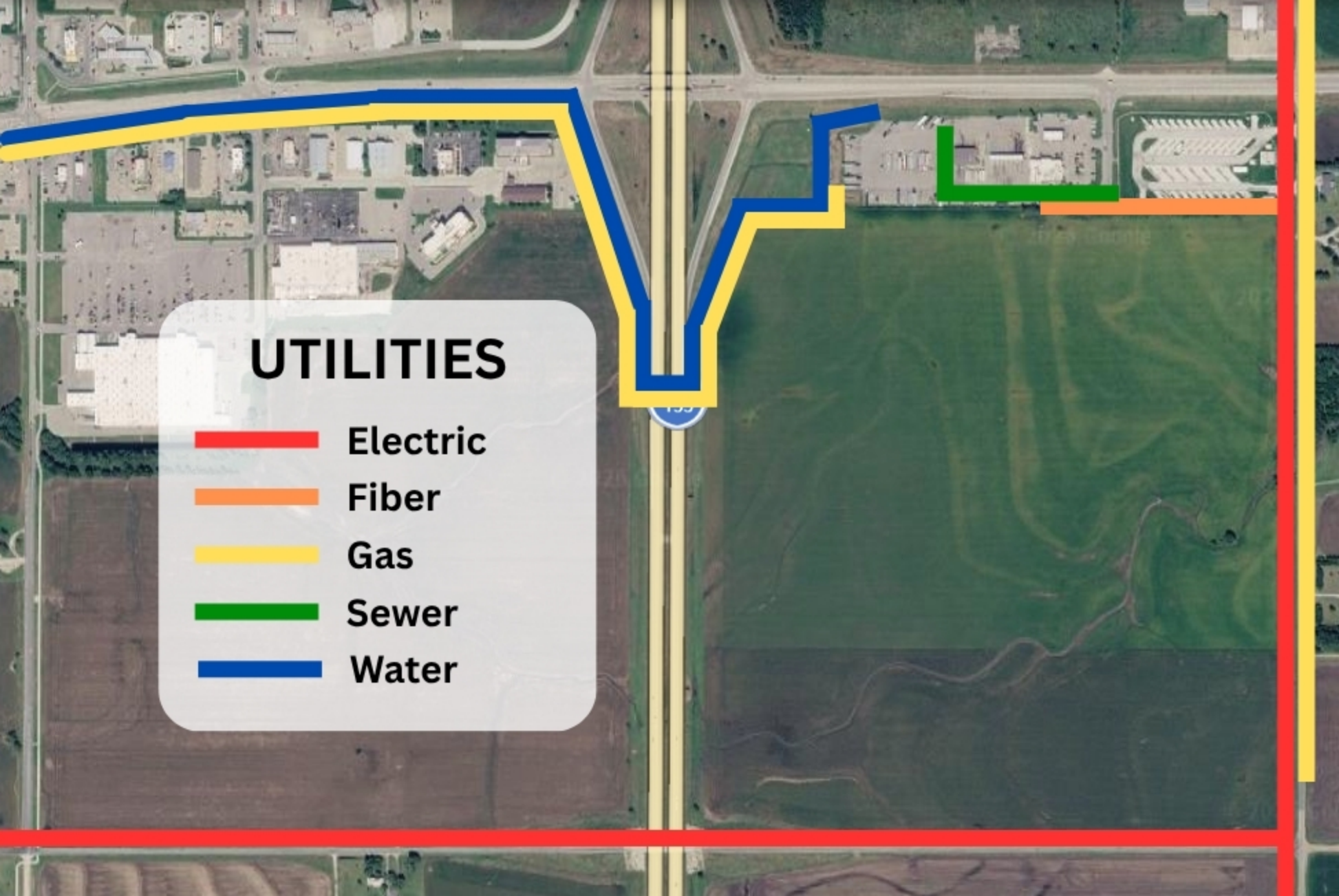
**HORIZON**  
FARM & RANCH REALTY, LLC  
Formerly Berry's  
• Farms & Ranches • Auctions • Value  
• Rural Homes • Hunting Property • Assessments  
Office 785-825-1199  
Toll Free 888-825-1199  
www.horizonfarmranch.com

Maps Provided By  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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**26-19S-3W**  
McPherson County  
Kansas



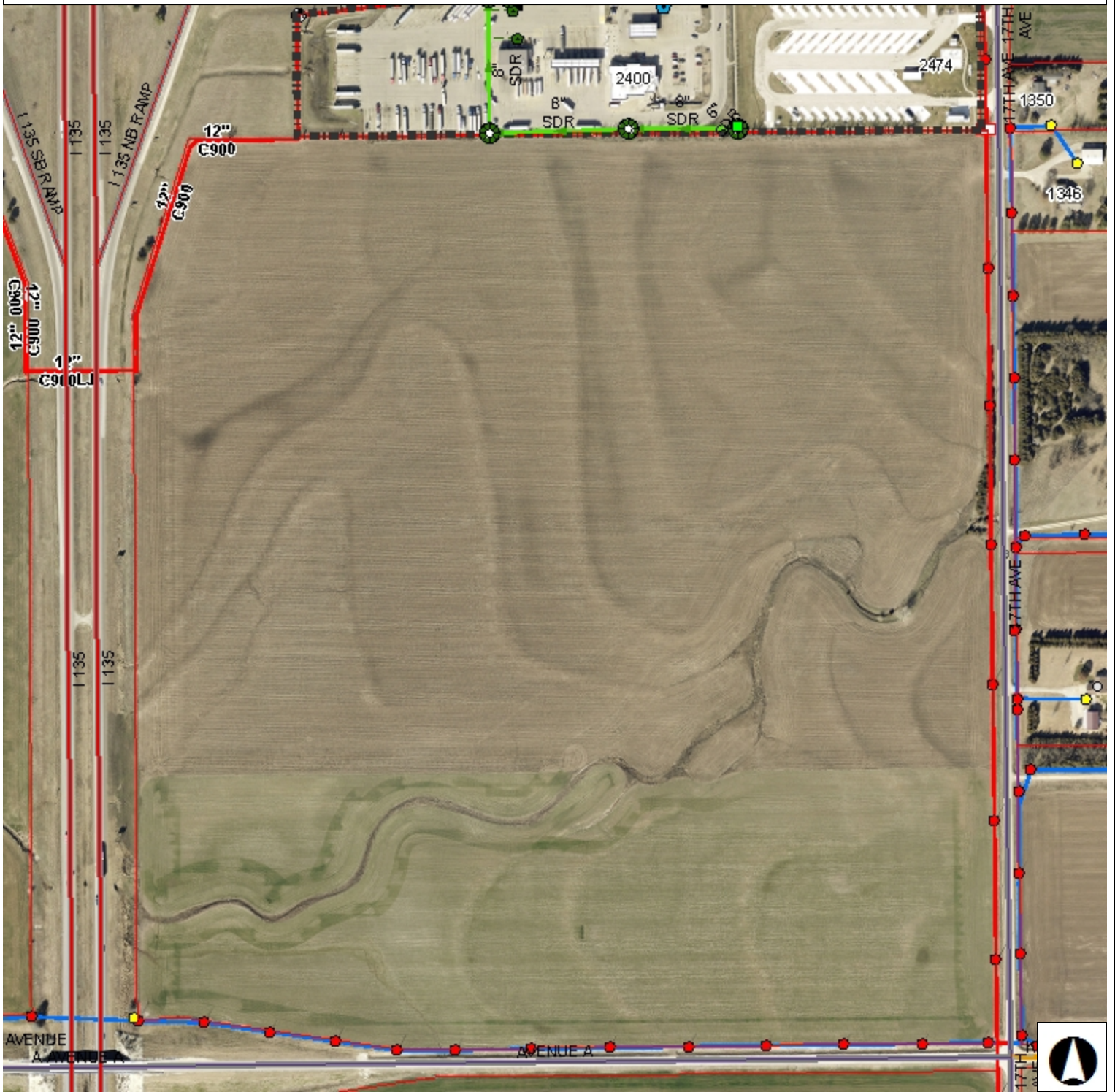
2/6/2026



## UTILITIES

-  Electric
-  Fiber
-  Gas
-  Sewer
-  Water

# BPU-City Utility Map



## Legend

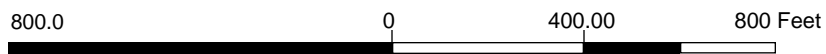
- GPS Data
- Manholes
  - AIR RELEASE
  - CLEANOUT
  - ⊗ DROP MH - INSIDE
  - ⊗ DROP MH - OUTSIDE
  - LIFT STATION
- WET WELL
- <all other values>
- Force Mains
  - <Null>
  - CIP
  - DIP
  - FM

- Extens
- Extens
- ⊗ Municipi
- Owner
- Address
- ▲ RF Ro
- ▲ RF Co

## Notes

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION





## Real Estate Brokerage Relationships

Kansas law requires real estate licensees to provide the following information about brokerage relationships to prospective sellers and buyers at the first practical opportunity. This brochure is provided for informational purposes and does not create an obligation to use the broker's services.

**Types of Brokerage Relationships:** A real estate licensee may work with a buyer or seller as a seller's agent, buyer's agent or transaction broker. The disclosure of the brokerage relationship between all licensees involved and the seller and buyer must be included in any contract for sale and in any lot reservation agreement.

**Seller's Agent:** The seller's agent represents the seller only, so the buyer may be either unrepresented or represented by another agent. In order to function as a seller's agent, the broker must enter into a written agreement to represent the seller. Under a seller agency agreement, all licensees at the brokerage are seller's agents unless a designated agent is named in the agreement. If a designated agent is named, only the designated agent has the duties of a seller's agent and the supervising broker of the designated agent functions as a transaction broker.

**Buyer's Agent:** The buyer's agent represents the buyer only, so the seller may be either unrepresented or represented by another agent. In order to function as a buyer's agent, the broker must enter into a written agreement to represent the buyer. Under a buyer agency agreement, all licensees at the brokerage are buyer's agents unless a designated agent is named in the agreement. If a designated agent is named, only the designated agent has the duties of a buyer's agent and the supervising broker of the designated agent functions as a transaction broker.

**A Transaction Broker** is not an agent for either party and does not advocate the interests of either party. A transaction brokerage agreement can be written or verbal.

**Duties and Obligations:** Agents and transaction brokers have duties and obligations under K.S.A. 58-30,106, 58-30,107, and 58-30,113, and amendments thereto. A summary of those duties are:

**An Agent**, either seller's agent or buyer's agent, is responsible for performing the following duties:

- promoting the interests of the client with the utmost good faith, loyalty, and fidelity
- protecting the clients confidences, unless disclosure is required
- presenting all offers in a timely manner
- advising the client to obtain expert advice
- accounting for all money and property received
- disclosing to the client all adverse material facts actually known by the agent
- disclosing to the other party all adverse material facts actually known by the agent

**The transaction broker** is responsible for performing the following duties:

- protecting the confidences of both parties
- exercising reasonable skill and care
- presenting all offers in a timely manner
- advising the parties regarding the transaction
- suggesting that the parties obtain expert advice
- accounting for all money and property received
- keeping the parties fully informed
- assisting the parties in closing the transaction
- disclosing to the parties all adverse material facts actually known by the transaction broker

**Agents and Transaction Brokers** have no duty to:

- conduct an independent inspection of the property for the benefit of any party
- conduct an independent investigation of the buyer's financial condition
- independently verify the accuracy or completeness of statements made by the seller, buyer, or any qualified third party.

**General Information:** Each real estate office has a supervising broker or branch broker who is responsible for the office and the affiliated licensees assigned to the office. Below are the names of the licensee providing this brochure, the supervising/branch broker, and the real estate company.

Ray Swearingen

Licensee

Ray Swearingen

Supervising/branch broker

Horizon Farm and Ranch Realty, LLC

Real estate company name approved by the commission

Buyer/Seller Acknowledgement (not required)