

MIDWEST LAND GROUP PRESENTS



COFFEY COUNTY, KS

20 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

COFFEY COUNTY, KS DEVELOPMENT SITE NEAR NEW COMPUTER CHIP MANUFACTURING FACILITY

This 20+/- acre property is located on the west side of New Strawn, KS. It is part of the previous Prairie Winds Golf Course. It has everything from the perfect build site to development potential. The views, mature trees, landscaping, and pond are all incredible! The pond is crystal clear, stocked with fish, and has a small bridge across it. The property sits on the edge of town but still has water,

sewer, trash, natural gas, electricity, and telephone line all available. This is a must-see for any investor, developer, or builder! The new computer chip manufacturing facility is located just 10 miles north of the property. It is predicted to create more than 1,200 new jobs in the area. For additional information, disclosures, or to schedule a showing, contact Trent Siegle at (620) 767-2926.



PROPERTY FEATURES

PRICE: **\$219,885** | COUNTY: **COFFEY** | STATE: **KANSAS** | ACRES: **20**

- Previous Prairie Winds Golf Course
- Mature trees
- Immaculate landscape
- Crystal clear stocked pond
- Small bridge across pond
- Blacktop dead end roads
- Great location on the edge of town
- City water, sewer, trash, natural gas, electricity, and telephone line available
- 5 miles to Burlington, KS
- 10 miles to computer chip manufacturing facility
- 12 miles to I-35 Highway



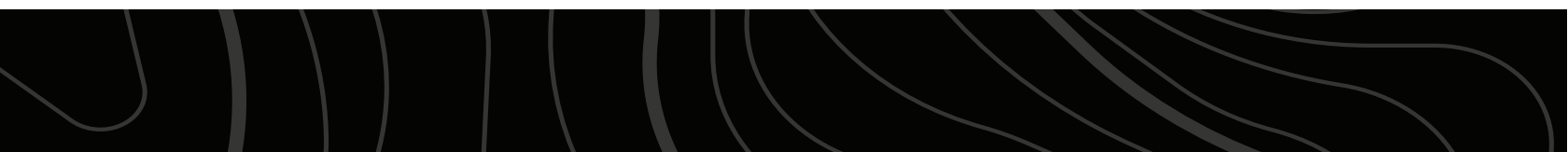
20 +/- TOTAL ACRES



PREVIOUS PRAIRIE WINDS GOLF COURSE



IMMACULATE LANDSCAPE



CRYSTAL CLEAR STOCKED POND



SMALL BRIDGE ACROSS POND



BLACKTOP DEAD END ROADS



AERIAL MAP



Boundary Center: 38° 15' 53.57, -95° 44' 45



34-20S-15E
Coffey County
Kansas

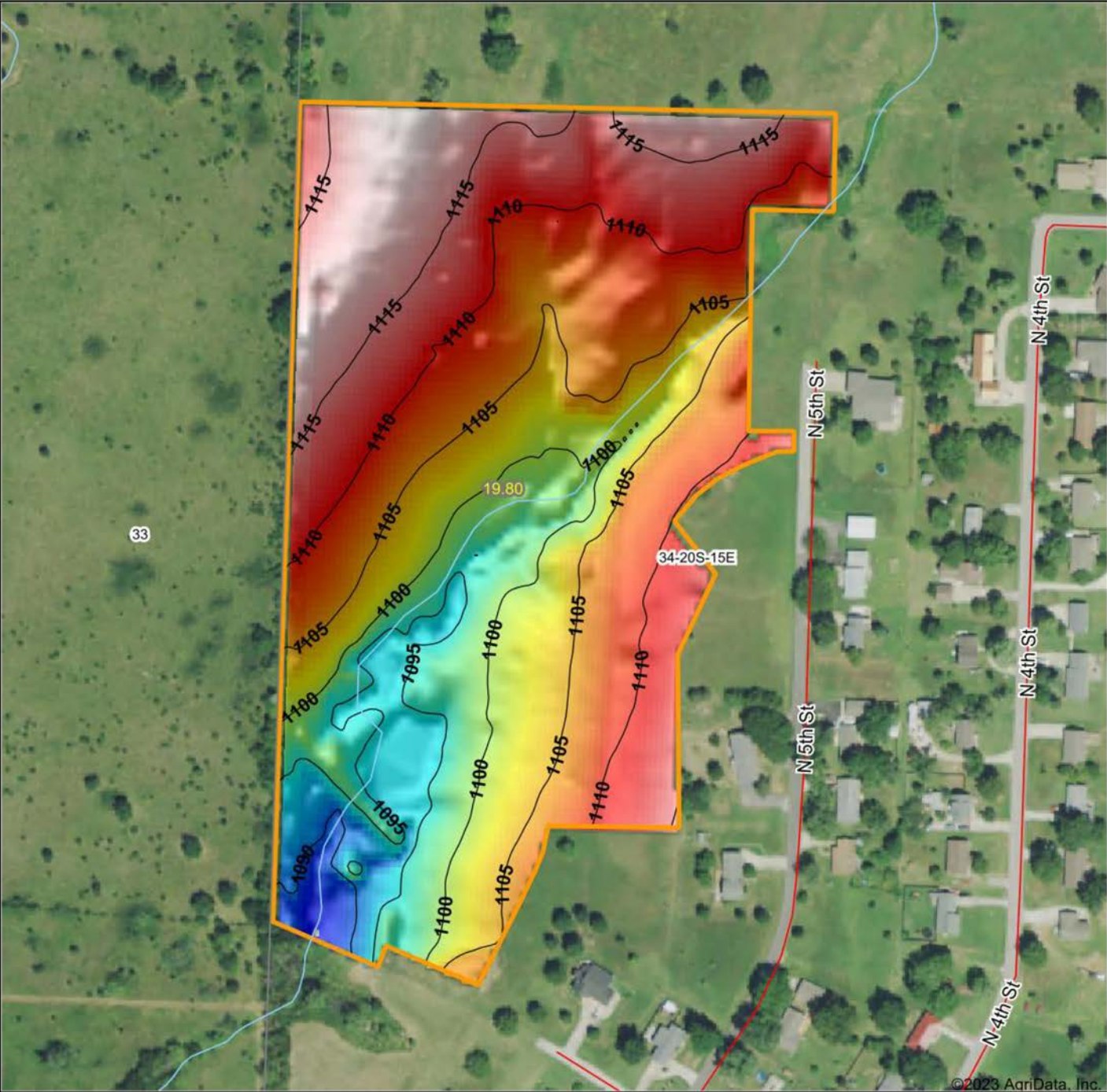


9/25/2023



Maps Provided By:
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HILLSHADE MAP



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Source: USGS 3 meter dem
 Interval(ft): 5
 Min: 1,086.7
 Max: 1,118.6
 Range: 31.9
 Average: 1,106.2
 Standard Deviation: 7.25 ft

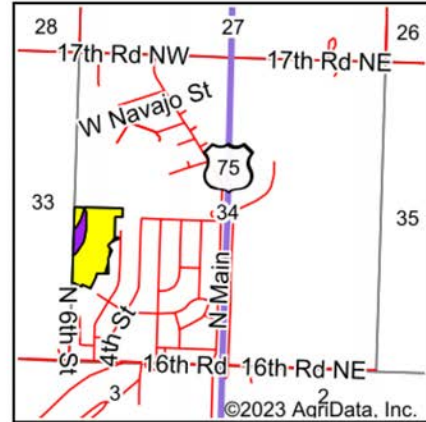
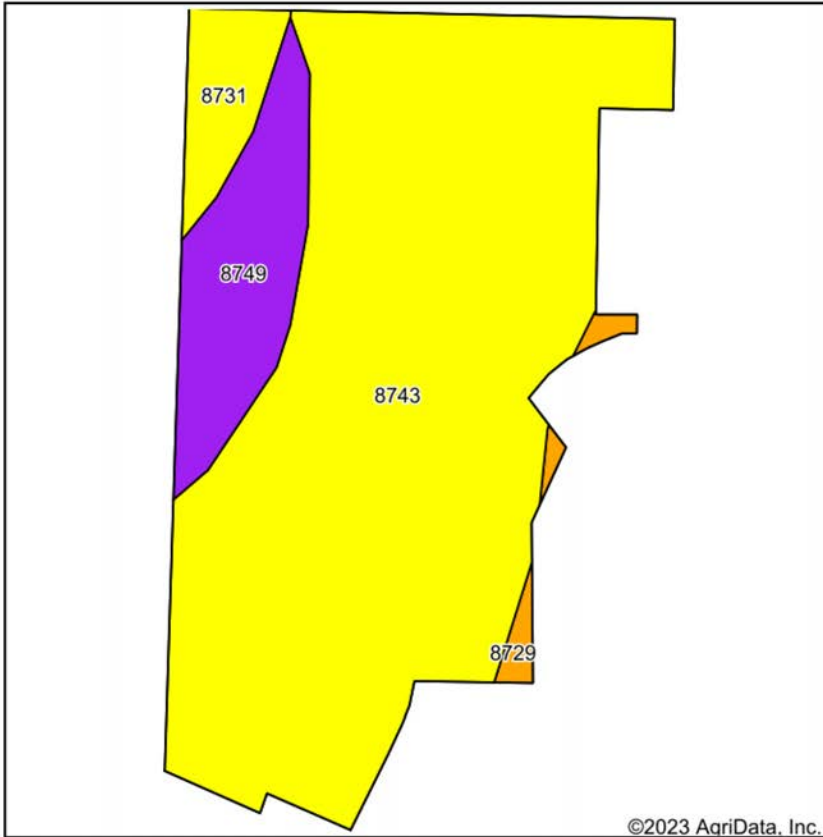


9/25/2023

34-20S-15E
Coffey County
Kansas

Boundary Center: 38° 15' 53.57, -95° 44' 45

SOIL MAP



State: **Kansas**
 County: **Coffey**
 Location: **34-20S-15E**
 Township: **Ottumwa**
 Acres: **19.8**
 Date: **9/25/2023**



Maps Provided By:

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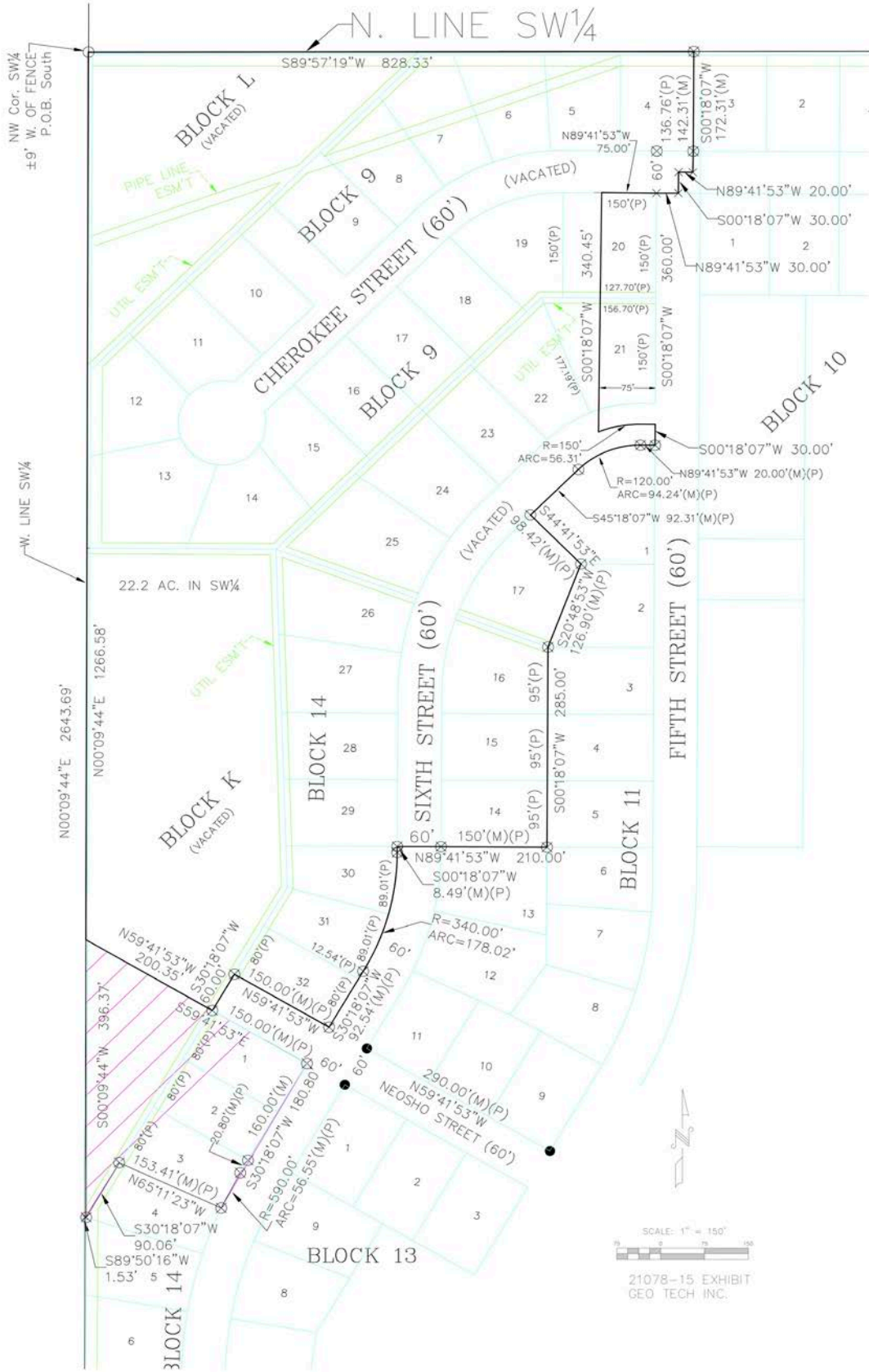
Soils data provided by USDA and NRCS.

Area Symbol: KS031, Soil Area Version: 20

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	*n NCCPI Cotton	
8743	Eram-Apperson complex, 3 to 7 percent slopes	16.20	81.8%	Yellow	2.6ft. (Paralithic bedrock)	IVe	3899	46	45	38	36	22	
8749	Eram-Collinsville complex, 5 to 15 percent slopes	2.33	11.8%	Purple	2.9ft. (Paralithic bedrock)	Vle	3846	44	42	38	35	43	
8731	Eram silt loam, 3 to 7 percent slopes	0.97	4.9%	Light Yellow	2.3ft. (Paralithic bedrock)	IVe	3800	51	51	40	32	40	
8729	Eram silt loam, 1 to 3 percent slopes	0.30	1.5%	Orange	2.6ft. (Paralithic bedrock)	IIle	4100	58	58	44	43	41	
Weighted Average							4.22	3891	*n 46.2	*n 45.1	*n 38.2	*n 35.8	*n 25.6

*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.

PRELIMINARY LOT MAP



AGENT CONTACT

Trent Siegle knows the value of land. He grew up in a rural community, spending every weekend on the family farm raising crops, caring for livestock, and hunting. This helped sculpt him into the land agent he is today. Born in Wichita, raised in Council Grove, and having graduated from Emporia State University with a Bachelor of Science degree, Trent's roots run deep in Kansas. At Midwest Land Group, he's able to combine his love for farming, land management, and hunting with his goal of making people's dreams come true, whether it's a buyer looking to make memories on a piece of land or a seller looking to get the value their cherished land deserves. This accomplished archery hunter is the founder of the Council Grove Archery Club. He's also a member of QDMA, a Prostaff member of Heartland Bowhunter TV show, and a member of the First Congregational Church. Since he was a teenager, he's been a guide for the local Kansas Department of Wildlife and Parks annual youth turkey hunt. He harvested the second-largest non-typical archery buck in Kansas in 2016, won a Golden Moose Award with Heartland Bowhunter Prostaff/Team for Best Videography, and has had many articles and photos featured in a variety of hunting magazines. When not working, you can find Trent hunting, watching sporting events and spending time with his family, including wife, Catherine, and daughter, Harper.



TRENT SIEGLE, LAND AGENT
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MidwestLandGroup.com

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