

MIDWEST LAND GROUP PRESENTS



MONTGOMERY COUNTY, KS

274 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

THE ULTIMATE SPORTSMAN'S PARADISE

Midwest Land Group is proud to represent this 274 +/- acre property, which is the ultimate sportsman's paradise! It has 182 +/- acres of native grass/timber providing superb habitat and cover for wildlife. There are 84 +/- acres of primarily Class III silty clay loam upland tillable soils. The remaining 8 +/- acres make up one of the prettiest watershed ponds you will find in the area!

There are two newly built structures on the property. The primary residence is a 2 bed, 1.5 bath 40'x70' new house with 1,600 finished square feet. The primary residence has many windows and natural lighting to enjoy the beautiful view overlooking the watershed pond. It has an open floor plan layout, an incredible kitchen, and a stunning bathroom! The 1,200 square feet attached garage is climate-controlled and is perfectly set up to entertain a large crowd. The new house and attached garage are being sold fully furnished with appliances, furniture, pool table, TVs, etc. The kitchen includes professional-grade Fisher Paykel appliances, granite countertops, and custom cabinets. The 40'x60' matching outbuilding has 16' side walls, and a large overhead insulated door along with water and electricity installed. A full bath has been framed and plumbed in along with an on-demand water heater. It is also wired for two mini splits heating and cooling units.

The property has over 100 feet of elevation change, multiple watering ponds, and many established trails and wildlife food plots. Lime was applied to all of the tillable acres and food plots in 2023. Much of the perimeter fencing and metal swing gates have recently been installed. This is truly

a year-round sportsman's paradise with some of the best whitetail deer, turkey, quail, dove, waterfowl hunting, and fishing that Kansas is known for. The property is located in Kansas Deer Management Unit 12. There are 5 elevated enclosed hunting blinds and 5 wildlife feeders along with 1 fish feeder included with the sale. A 600 yard long-range shooting range with targets, gongs, and a bench has also been set up along with a 50 foot custom flag pole. 40 foot storage container is also included with the sale.

The watershed pond was built in 2019 and is approximately 20 feet deep. The dam and southern shoreline have been lined with riprap. 7 Mossback fish habitat spawning beds have been strategically placed throughout the pond. The watershed pond has been stocked with over 2,000 fish including 7 different varieties of fish. An automatic fish feeder has also been set up and is included with the sale. One of the best features of the pond is the shaded stamped picnic patio and fire pit. It is the perfect place to end the day while watching the sunset over the pond.

The property produces the owner roughly \$25,000 annual income from crops, and oil and gas wells. Utilities onsite include electric, rural water, propane, septic, and internet. There are two electric meters, two water meters with on-demand water heaters, and the propane tank is buried. The property is located on a well-maintained year-round gravel road, 0.5 mile from a blacktop road. Mineral rights are intact and will transfer to the buyer at closing. This property is truly the ultimate sportsman's paradise! For additional information, disclosures, or to schedule a showing, contact Trent Siegle at (620) 767-2926.

PROPERTY FEATURES

PRICE: **\$1,981,936** | COUNTY: **MONTGOMERY** | STATE: **KANSAS** | ACRES: **274**

- 274 +/- total acres
- 182 +/- native grass acres
- 84 +/- tillable acres
- 8 +/- acre watershed pond
- 2 bed, 1.5 bath new house
- 1,600 finished square feet
- 1,200 square feet climate-controlled attached garage
- Fully furnished (appliances, furniture, pool table, TVs, etc)
- Professional grade Fisher Paykel appliances
- 40'x60' outbuilding with electric and water
- 100 +/- feet of elevation change
- Multiple watering ponds
- Established trails and wildlife food plots
- Perimeter fencing with metal swing gates
- Whitetail deer, turkey, quail, waterfowl hunting, and fishing
- Kansas Deer Management Unit 12
- 5 elevated enclosed hunting blinds
- 5 wildlife feeders, 1 fish feeder
- 600 yard shooting range with targets, gongs and bench
- 50 ft. custom flag pole
- 40 ft. storage container
- Stamped picnic patio with fire pit

Watershed pond has been stocked with:

- 350 bluegill
- 400 channel catfish
- 200 flathead catfish
- 500 redear
- 100 grass carp
- 200 crappie
- 300 large-mouth bass (Florida)
- 300 walleye (Northern Minnesota)
- 7 Mossback fish habitat spawning beds

Annual lease income:

- Crops ~\$20,000
- Oil ~\$5,000
- Gas ~\$300
- Electric, rural water, propane, septic and internet
- Well-maintained year-round gravel road
- 0.5 mile from a blacktop road
- Mineral rights intact and transfer
- 18 miles from Independence, KS
- 73 miles from Joplin, MO
- 113 miles from Wichita, KS
- 128 miles from Kansas City, KS



2 BED, 1.5 BATH NEW HOUSE



ADDITIONAL HOUSE PHOTOS



40'X60' OUTBUILDING



274 +/- TOTAL ACRES WITH 8 +/- ACRE POND



84 +/- TILLABLE ACRES



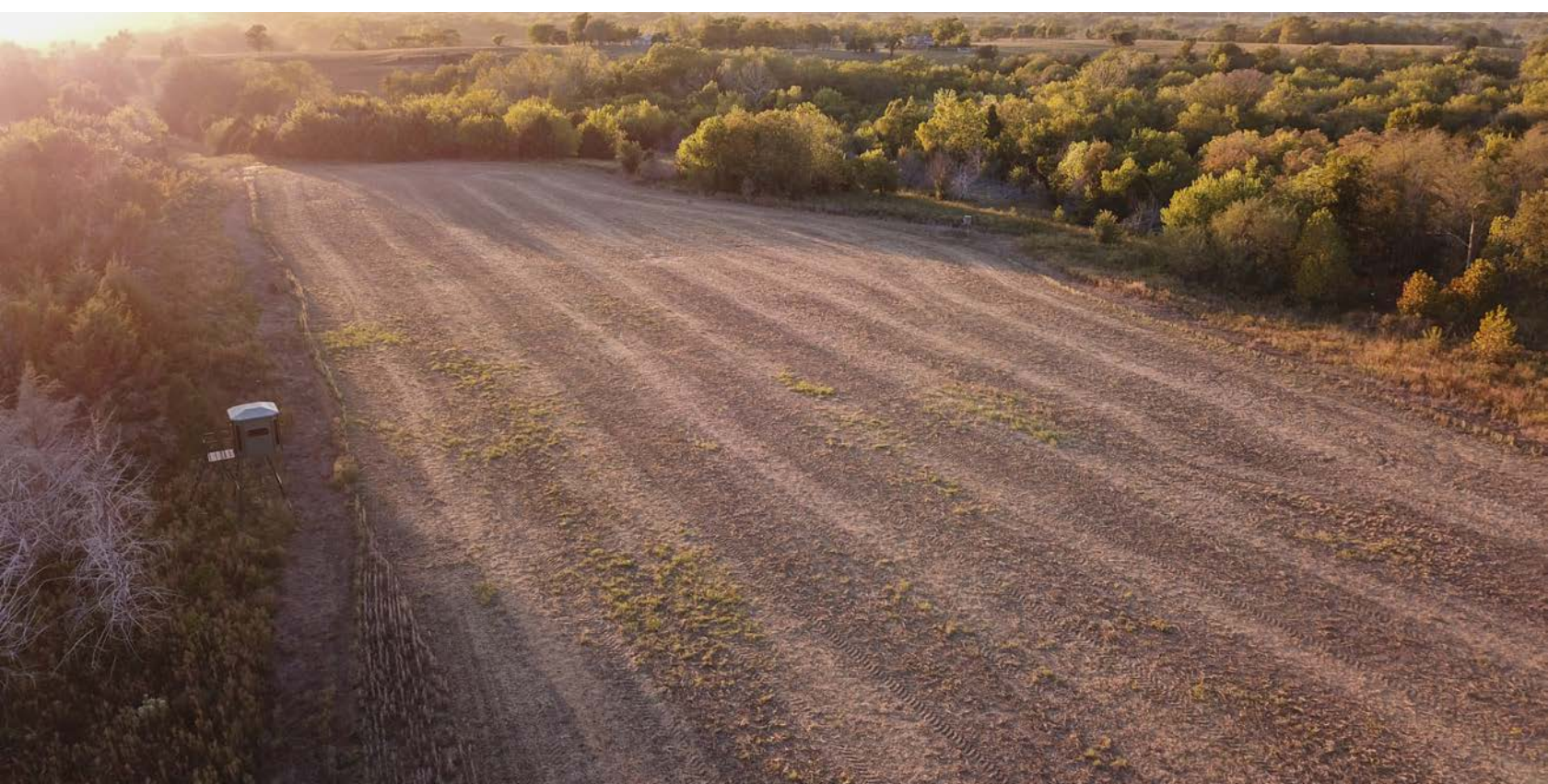
TRAILS AND WILDLIFE FOOD PLOTS



PERIMETER FENCING WITH METAL SWING GATE



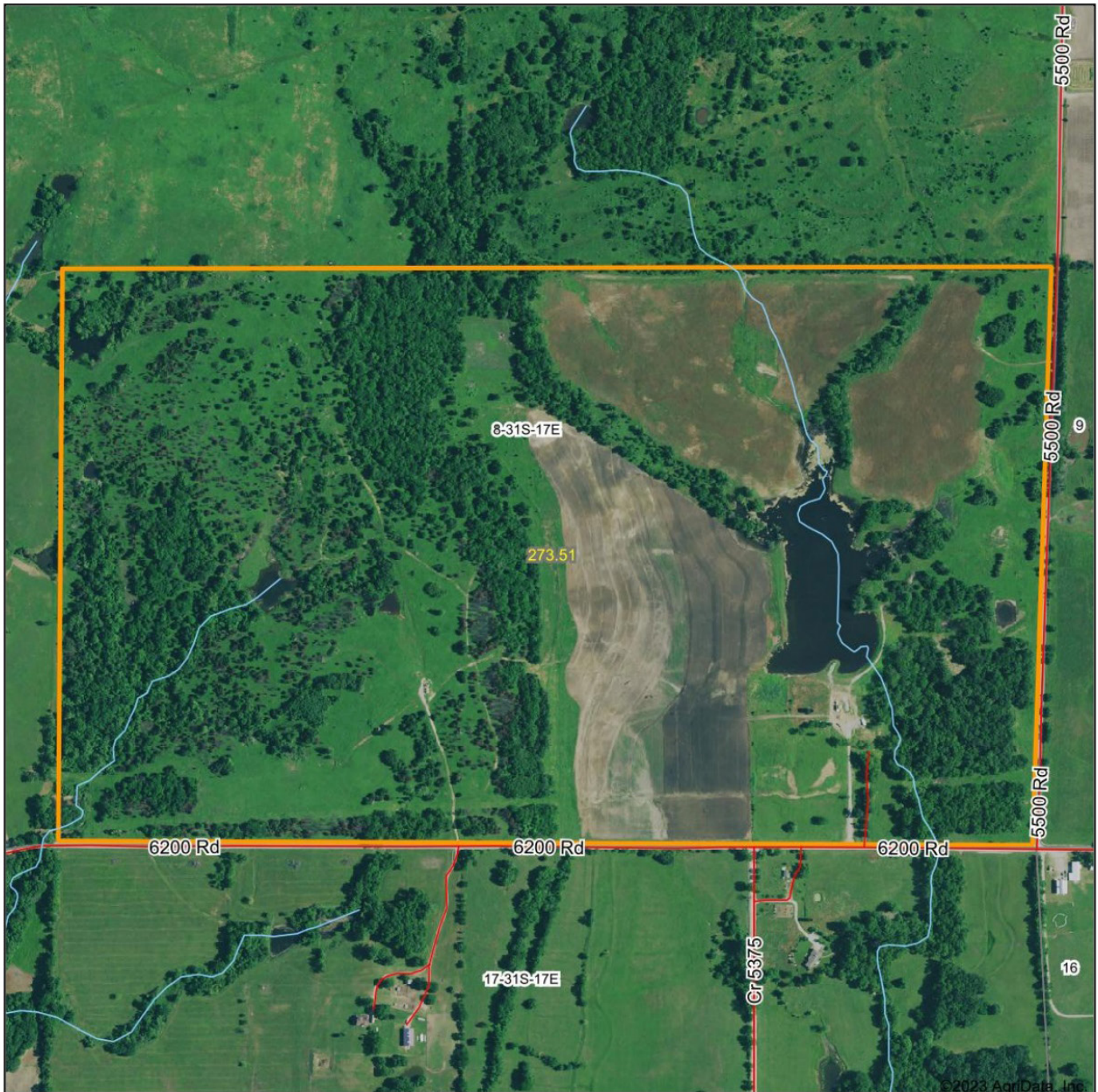
MULTIPLE BLINDS AND FEEDERS INCLUDED



TRAIL CAM PICTURES



AERIAL MAP



Maps Provided By:



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surety
CUSTOMIZED ONLINE MAPPING
www.AgriDataInc.com

Boundary Center: 37° 21' 30.76, -95° 33' 55.11

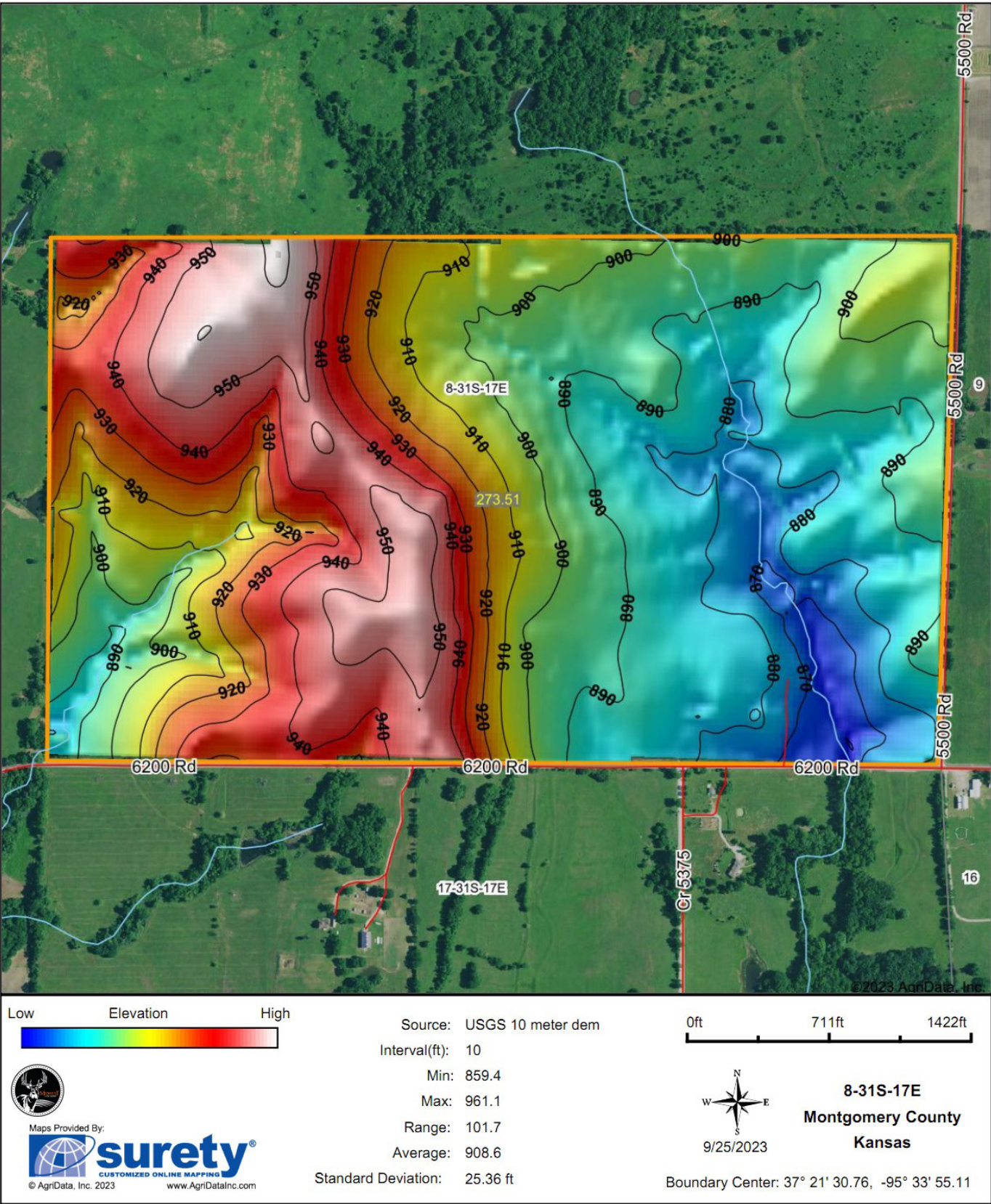
8-31S-17E
Montgomery County
Kansas

0ft 715ft 1429ft

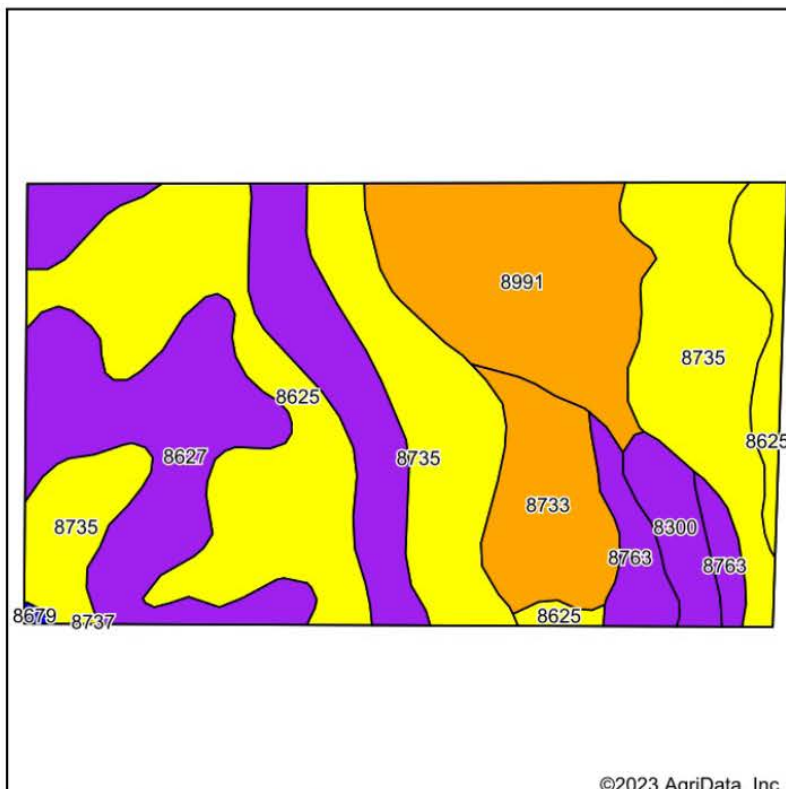


9/25/2023

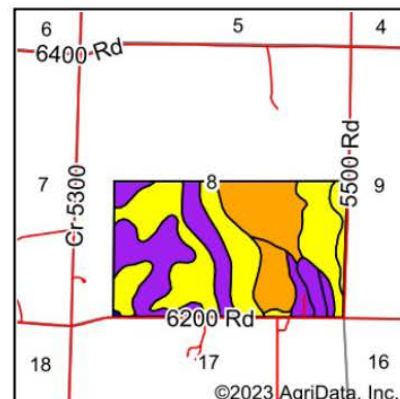
HILLSHADE MAP



SOIL MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Montgomery**
Location: **8-31S-17E**
Township: **Cherry**
Acres: **273.51**
Date: **9/25/2023**



Maps Provided By:



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Area Symbol: KS125, Soil Area Version: 20

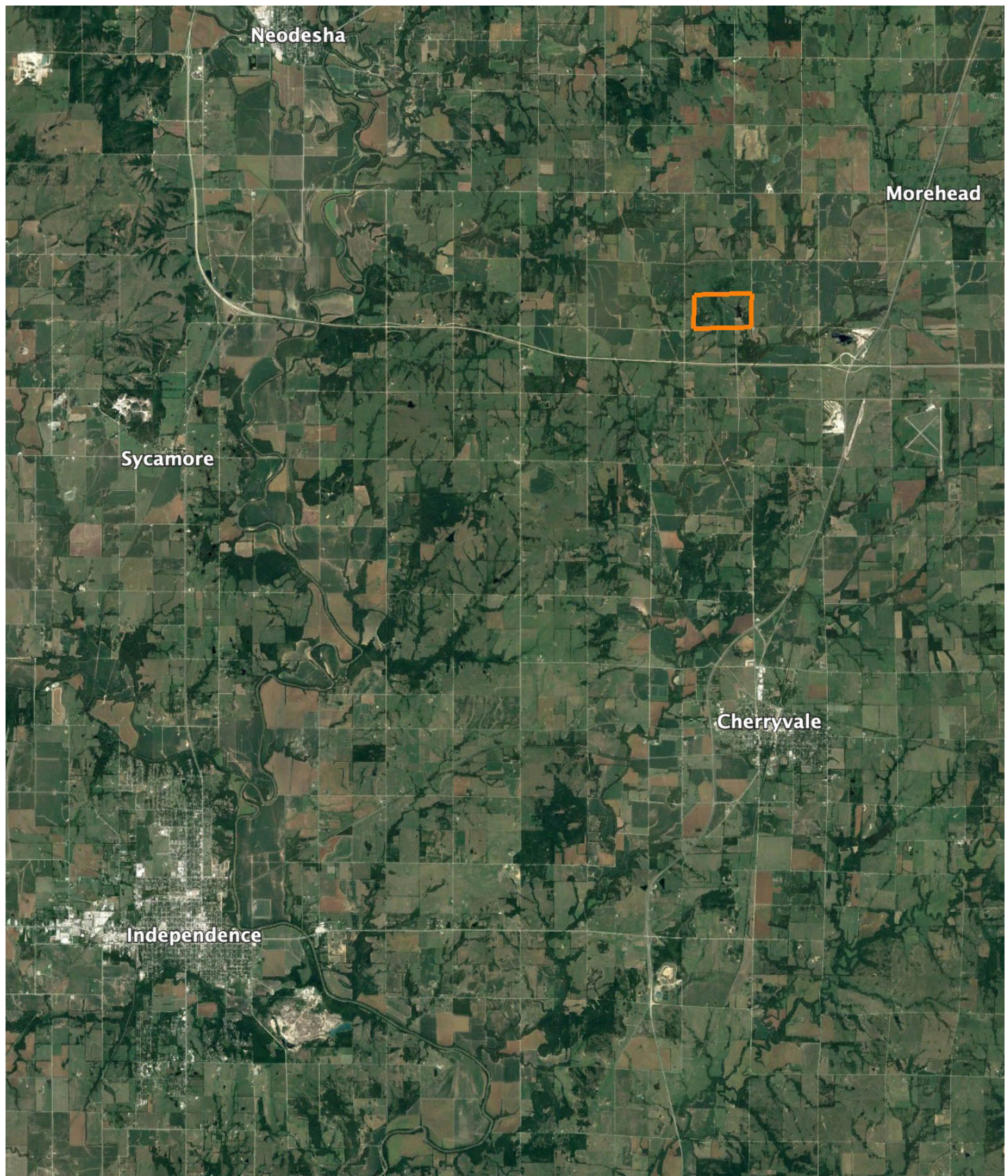
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
8735	Eram silty clay loam, 3 to 7 percent slopes	71.79	26.2%		2.6ft. (Paralithic bedrock)	IVe	4116	58	58	45	41	43
8627	Bates-Collinsville complex, 3 to 15 percent slopes	66.20	24.2%		2.6ft. (Paralithic bedrock)	VIe	4136	44	44	41	35	19
8625	Bates-Collinsville complex, 1 to 3 percent slopes	57.40	21.0%		2.6ft. (Paralithic bedrock)	IVe	3815	42	42	40	33	18
8991	Zaar silty clay, 1 to 3 percent slopes	40.07	14.7%		> 6.5ft.	IIIe	4300	48	44	47	47	29
8733	Eram silty clay loam, 1 to 3 percent slopes	19.61	7.2%		2.6ft. (Paralithic bedrock)	IIIe	4100	54	54	40	39	34
8763	Eram-Talihina complex, 5 to 20 percent slopes	10.03	3.7%		2.3ft. (Paralithic bedrock)	VIe	4045	40	40	37	30	32
8300	Verdigris silt loam, channeled, 0 to 2 percent slopes, frequently flooded	8.09	3.0%		> 6.5ft.	Vw	7668	48	48	27	39	14
8679	Dennis silt loam, 1 to 3 percent slopes	0.32	0.1%		> 6.5ft.	IIe	4838	78	78	58	64	69
Weighted Average						4.37	4186.8	*n 48.6	*n 48	*n 42.1	*n 38.2	*n 28

*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.

OVERVIEW 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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