

MIDWEST LAND GROUP PRESENTS

293 ACRES IN

MARION COUNTY KANSAS



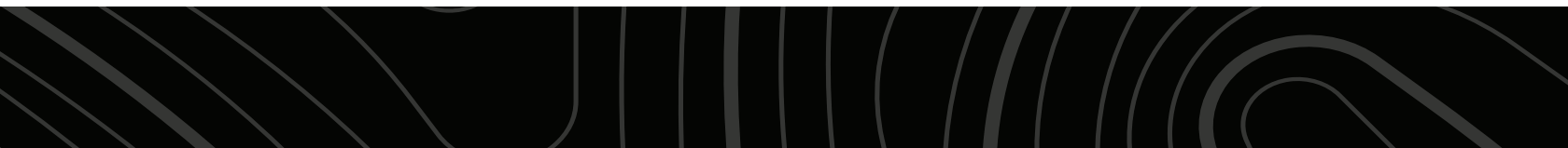
MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

DIVERSE MULTI-USE MARION COUNTY RANCH

This 293 +/- acre property is located in northeast Marion County, Kansas near the Marion, Morris, and Dickinson County tripoint. There are 164 +/- tillable acres that primarily consist of Class III silty clay loam soils with well-kept terraces and waterways. There are 117 +/- acres of warm-season native grass with three watering ponds and a wet weather runoff creek. The remaining 12 +/- acres consist of cool-season broom grass waterways. The property is perimeter and cross-fenced with many metal swing gates throughout. A livestock feed yard with pens and bunks is also set up and ready to use.

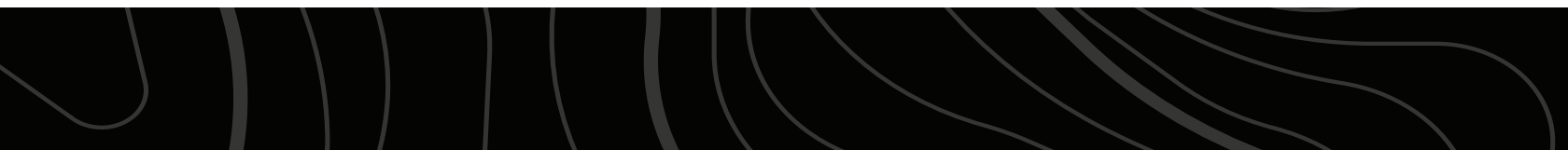
The diverse habitat with abundant food and water provides some of the best waterfowl and upland bird hunting that Kansas is known for! The property also has many ideal building sites and is located on a blacktop road with electricity and fiber optic cable at the road. Mineral rights are intact and will transfer to the buyer at closing. There are no active leases or tenants' rights in place. The current wheat crop can be transferred to the buyer at closing. For additional information, disclosures, or to schedule a showing, contact Trent Siegle at (620) 767-2926.



PROPERTY FEATURES

PRICE: **\$994,534** | COUNTY: **MARION** | STATE: **KANSAS** | ACRES: **293**

- 293 +/- total acres
- 164 +/- tillable acres
- 117 +/- native grass acres
- 12 +/- tame grass acres
- Primarily Class III silty clay loam tillable soils
- Well-kept terraces and waterways
- Brome grass waterways
- Three watering ponds
- Wet weather runoff creek
- Perimeter and cross-fenced
- Livestock feed yard with pens and bunks
- 80 +/- ft. of elevation change
- Waterfowl and upland bird hunting
- Electricity and fiber optic at the road
- Blacktop road frontage
- Mineral rights intact and transfer
- No active leases or tenants' rights
- 2023 taxes: \$1,783.54
- 4 miles from Herington, KS
- 20 miles from Marion, KS



164 +/- TILLABLE ACRES

A custom built home with an open concept that boasts 3 bedrooms and 2.5 bathrooms that sprawl over 2250 sq. ft. which was built in 2016.



117 +/- NATIVE GRASS ACRES



LIVESTOCK FEED YARD



PERIMETER AND CROSS-FENCED



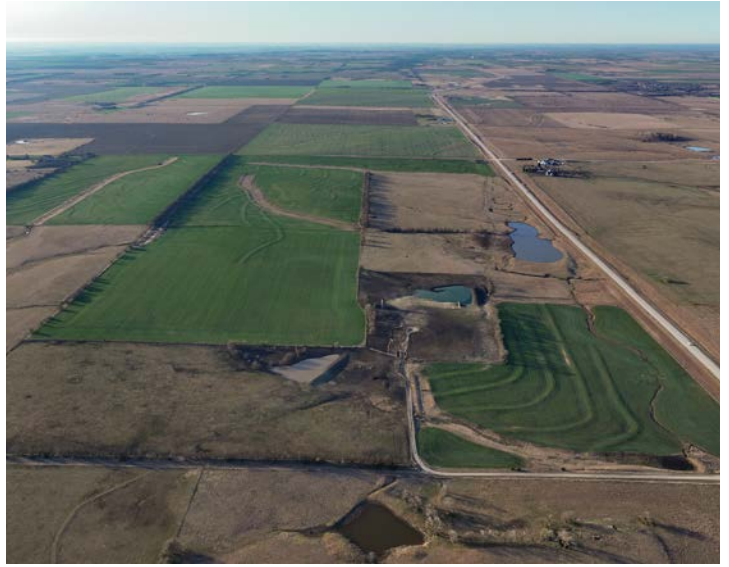
THREE WATERING PONDS



WELL-KEPT TERRACES AND WATERWAYS



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 38° 36' 7.94, -96° 56' 37.98



Maps Provided By:



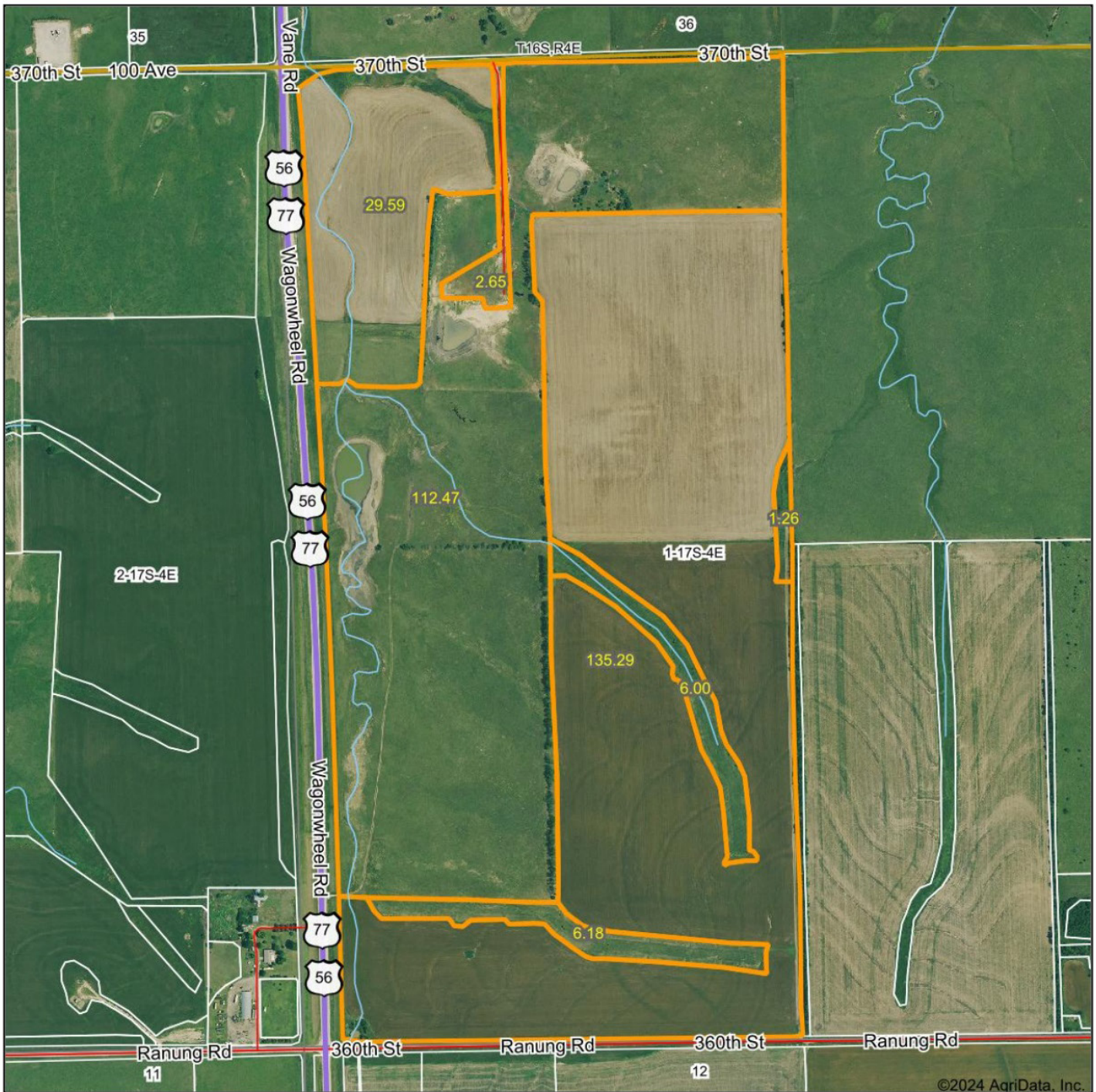
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1-17S-4E
Marion County
Kansas



2/13/2024

AERIAL LOT ACREAGE MAP



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Boundary Center: 38° 36' 8.06, -96° 56' 37.92



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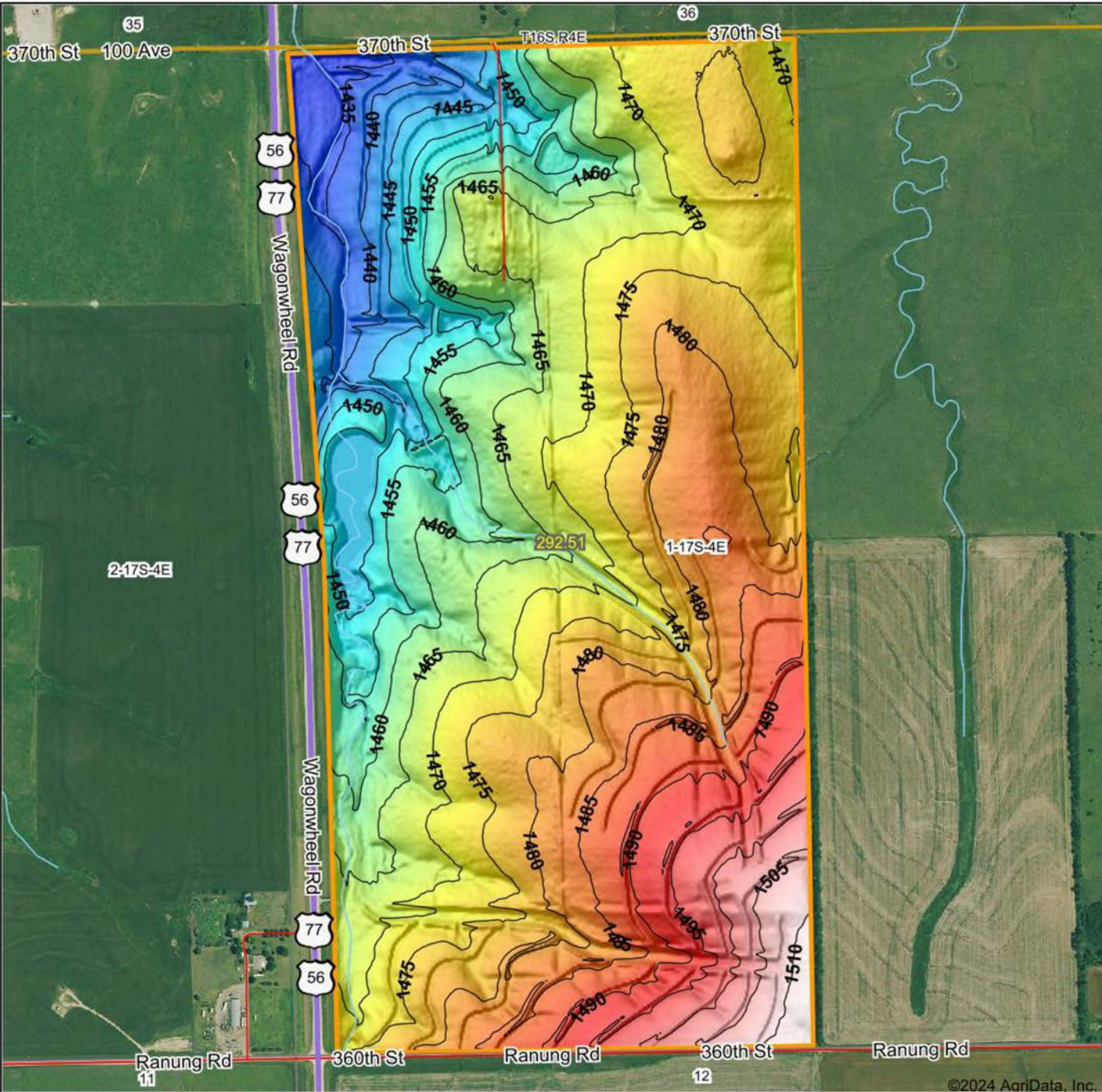
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1-17S-4E
Marion County
Kansas

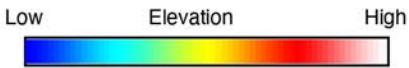


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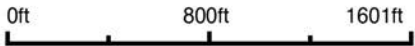
HILLSHADE MAP



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Source: USGS 3 meter dem
 Interval(ft): 5
 Min: 1,430.4
 Max: 1,512.3
 Range: 81.9
 Average: 1,470.9
 Standard Deviation: 16.24 ft



2/13/2024

1-17S-4E
Marion County
Kansas

Boundary Center: 38° 36' 7.94, -96° 56' 37.98

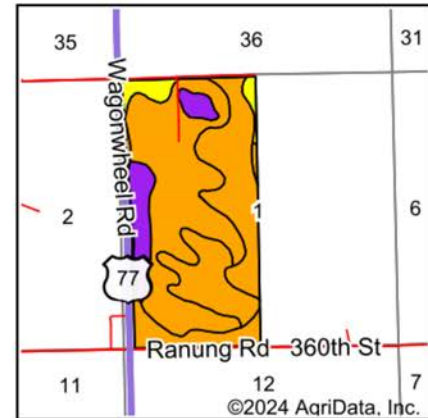
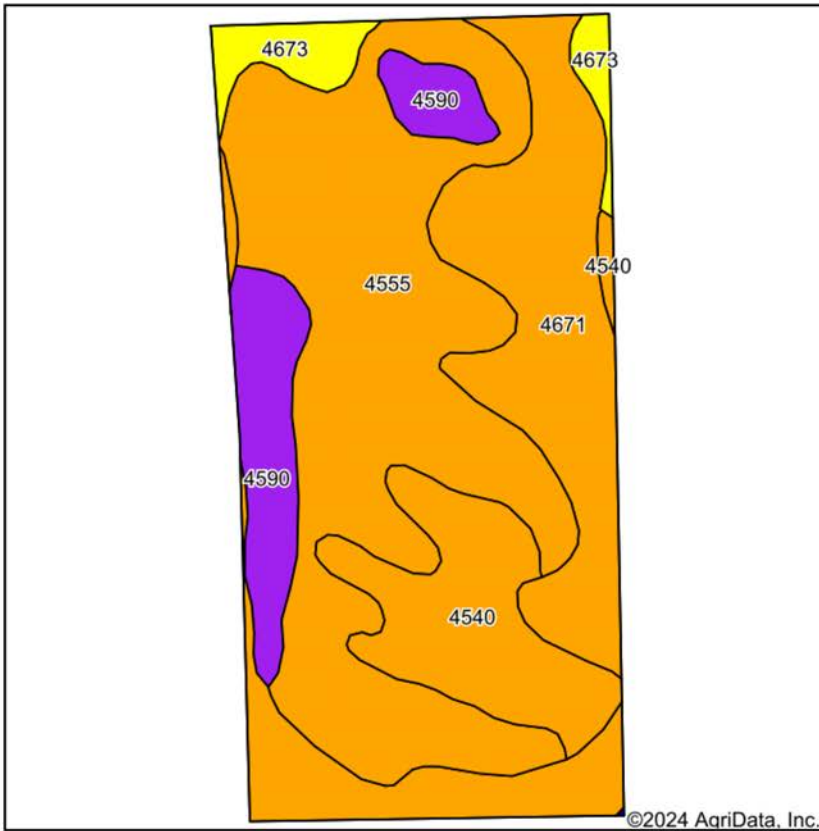


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SOIL MAP



State: **Kansas**
 County: **Marion**
 Location: **1-17S-4E**
 Township: **Lost Springs**
 Acres: **292.51**
 Date: **2/13/2024**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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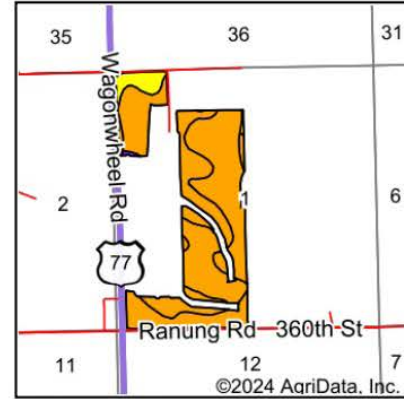
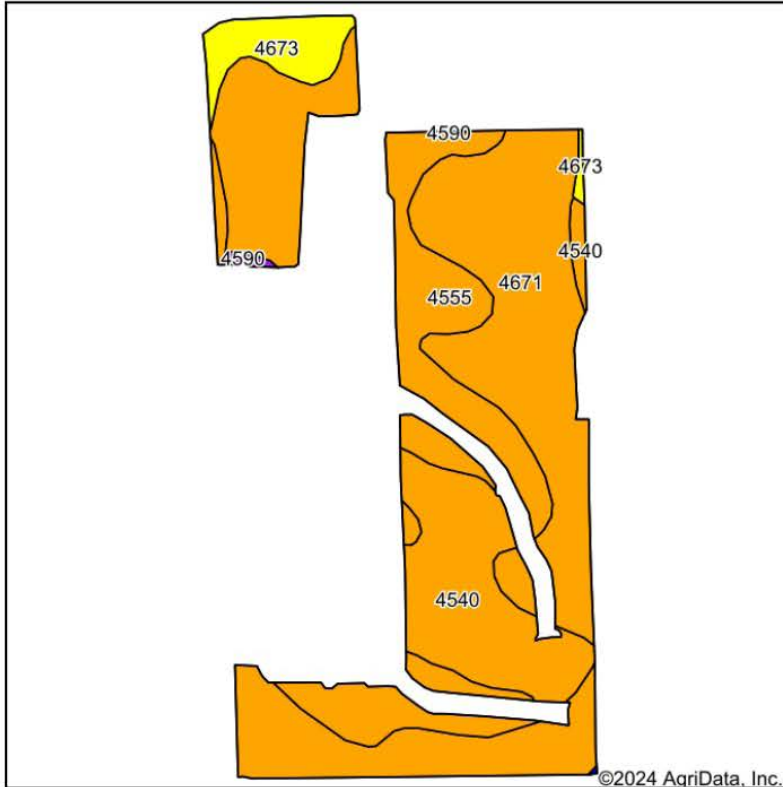
Soils data provided by USDA and NRCS.

Area Symbol: KS115, 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 |
|-------------------------|--|--------|------------------|----------------------|-----------------------------|------------------|--------------------------------|------------------|---------------|-----------------------|-------------------|
| 4555 | Clime silty clay loam, 3 to 7 percent slopes | 128.31 | 43.9% | | 2.5ft. (Paralithic bedrock) | IIIe | 3555 | 43 | 39 | 41 | 43 |
| 4671 | Inwin silty clay loam, 1 to 3 percent slopes | 86.16 | 29.5% | | > 6.5ft. | IIIs | 3585 | 56 | 45 | 54 | 55 |
| 4540 | Clime silty clay loam, 1 to 3 percent slopes | 38.66 | 13.2% | | 2.5ft. (Paralithic bedrock) | IIIe | 3550 | 43 | 35 | 40 | 43 |
| 4590 | Clime-Sogn complex, 3 to 20 percent slopes | 27.36 | 9.4% | | 2.5ft. (Paralithic bedrock) | VIe | 3310 | 35 | 32 | 34 | 33 |
| 4673 | Inwin silty clay loam, 3 to 7 percent slopes | 12.02 | 4.1% | | > 6.5ft. | IVe | 3550 | 57 | 48 | 57 | 57 |
| Weighted Average | | | | | | | 3.32 | *n 46.7 | *n 40 | *n 44.7 | *n 46.2 |

*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method

ADDITIONAL SOIL MAP



State: **Kansas**
 County: **Marion**
 Location: **1-17S-4E**
 Township: **Lost Springs**
 Acres: **164.88**
 Date: **2/13/2024**



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Soils data provided by USDA and NRCS.

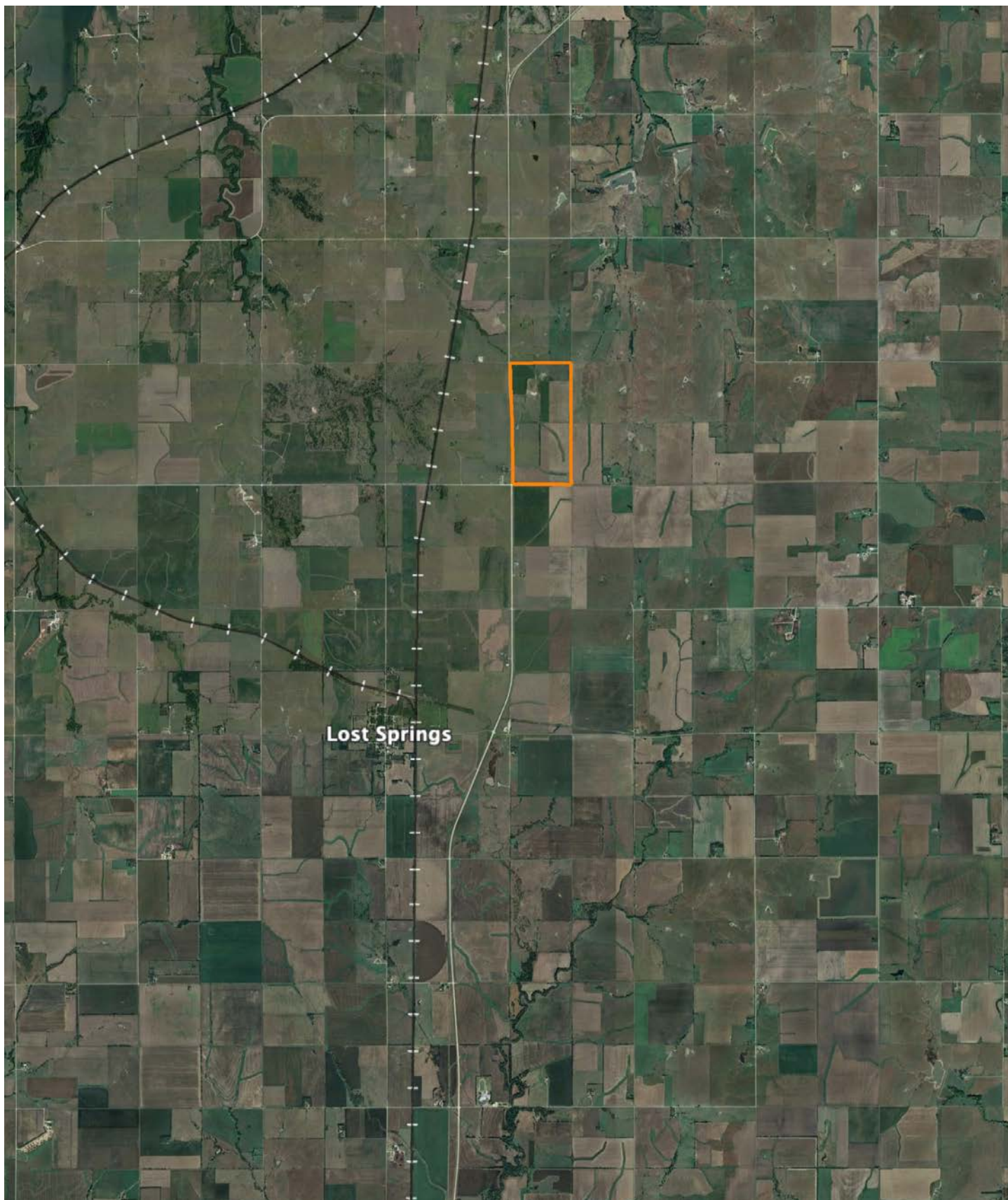
Area Symbol: KS115, Soil Area Version: 21

| 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 |
|-------------------------|--|-------|------------------|----------------------|-----------------------------|------------------|--------------------------------|------------------|----------------|-----------------------|-------------------|
| 4671 | Inwin silty clay loam, 1 to 3 percent slopes | 72.85 | 44.2% | | > 6.5ft. | IIIs | 3585 | 56 | 45 | 54 | 55 |
| 4555 | Clime silty clay loam, 3 to 7 percent slopes | 53.98 | 32.7% | | 2.5ft. (Paralithic bedrock) | IIIe | 3555 | 43 | 39 | 41 | 43 |
| 4540 | Clime silty clay loam, 1 to 3 percent slopes | 28.56 | 17.3% | | 2.5ft. (Paralithic bedrock) | IIIe | 3550 | 43 | 35 | 40 | 43 |
| 4673 | Inwin silty clay loam, 3 to 7 percent slopes | 8.87 | 5.4% | | > 6.5ft. | IVe | 3550 | 57 | 48 | 57 | 57 |
| 4590 | Clime-Sogn complex, 3 to 20 percent slopes | 0.62 | 0.4% | | 2.5ft. (Paralithic bedrock) | VIe | 3310 | 35 | 32 | 34 | 33 |
| Weighted Average | | | | | | | 3.07 | *n 49.5 | *n 41.4 | *n 47.4 | *n 49 |

*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
620.767.2926
TSiegle@MidwestLandGroup.com



MidwestLandGroup.com

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