

MIDWEST LAND GROUP PRESENTS

79.7 ACRES IN

CHEROKEE COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

79.7 +/- ACRES OF PRIME TILLABLE FARM GROUND IN CHEROKEE COUNTY

Prime tillable farm ground in Cherokee County rarely becomes available. Totaling 79.7 +/- acres, this property consists primarily of Type 2 Dennis Silt Loam soils. Crop rotation practices (corn, wheat, soybeans) have been

utilized for the past decade-plus, with wheat currently being planted on the property. Soybeans will be planted in 2024 following the wheat harvest. Call/text for more information or to set up your private showing!



PROPERTY FEATURES

PRICE: **\$498,500** | COUNTY: **CHEROKEE** | STATE: **KANSAS** | ACRES: **79.7**

- Level farm
- Good drainage
- History of crop rotation
- Predominately Type 2 Soils (Dennis Silt Loam)
- 20 minutes from Pittsburg
- 14 minutes from Columbus



LEVEL FARM



79.7 +/- ACRES



[illegible]

TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 10.0

Min: 896.2

Max: 921.4

Range: 25.2

Average: 908.5

Standard Deviation: 4.72 ft

0ft 460ft 920ft

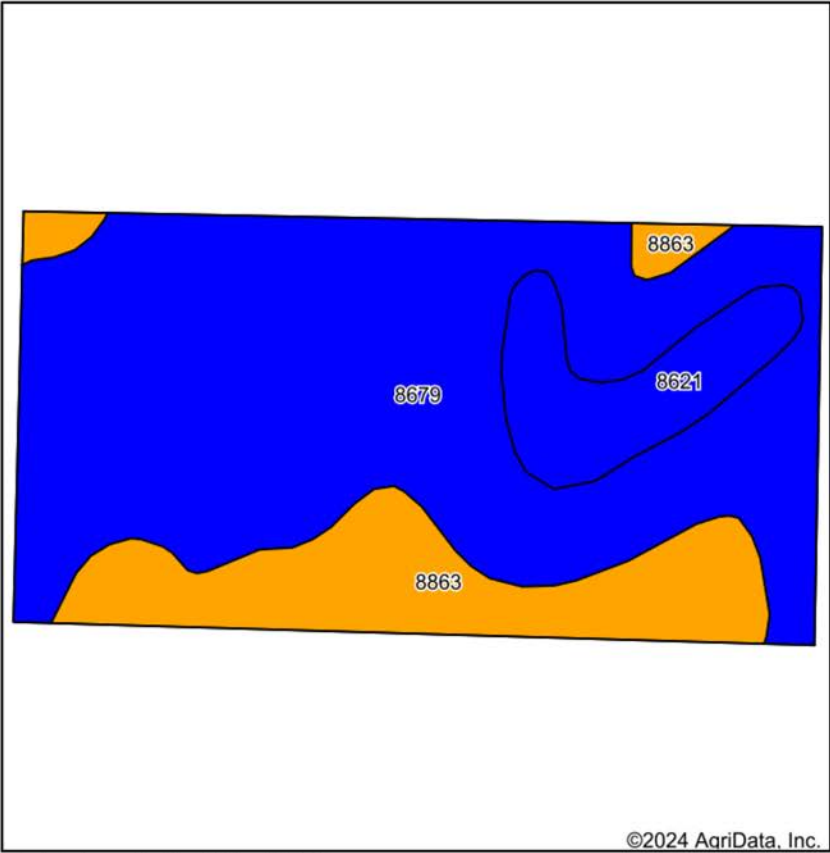


5/17/2024

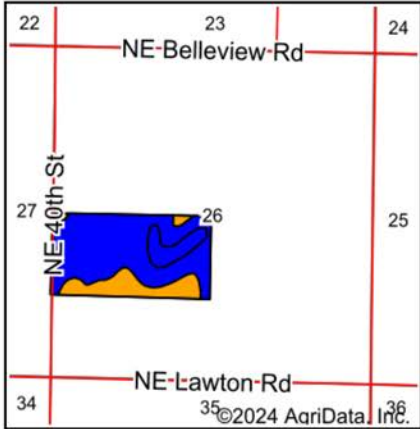
26-32S-24E
Cherokee County
Kansas

Boundary Center: 37° 13' 39.15, -94° 45' 17.89

SOIL MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Cherokee**
Location: **26-32S-24E**
Township: **Mineral**
Acres: **79.76**
Date: **5/17/2024**



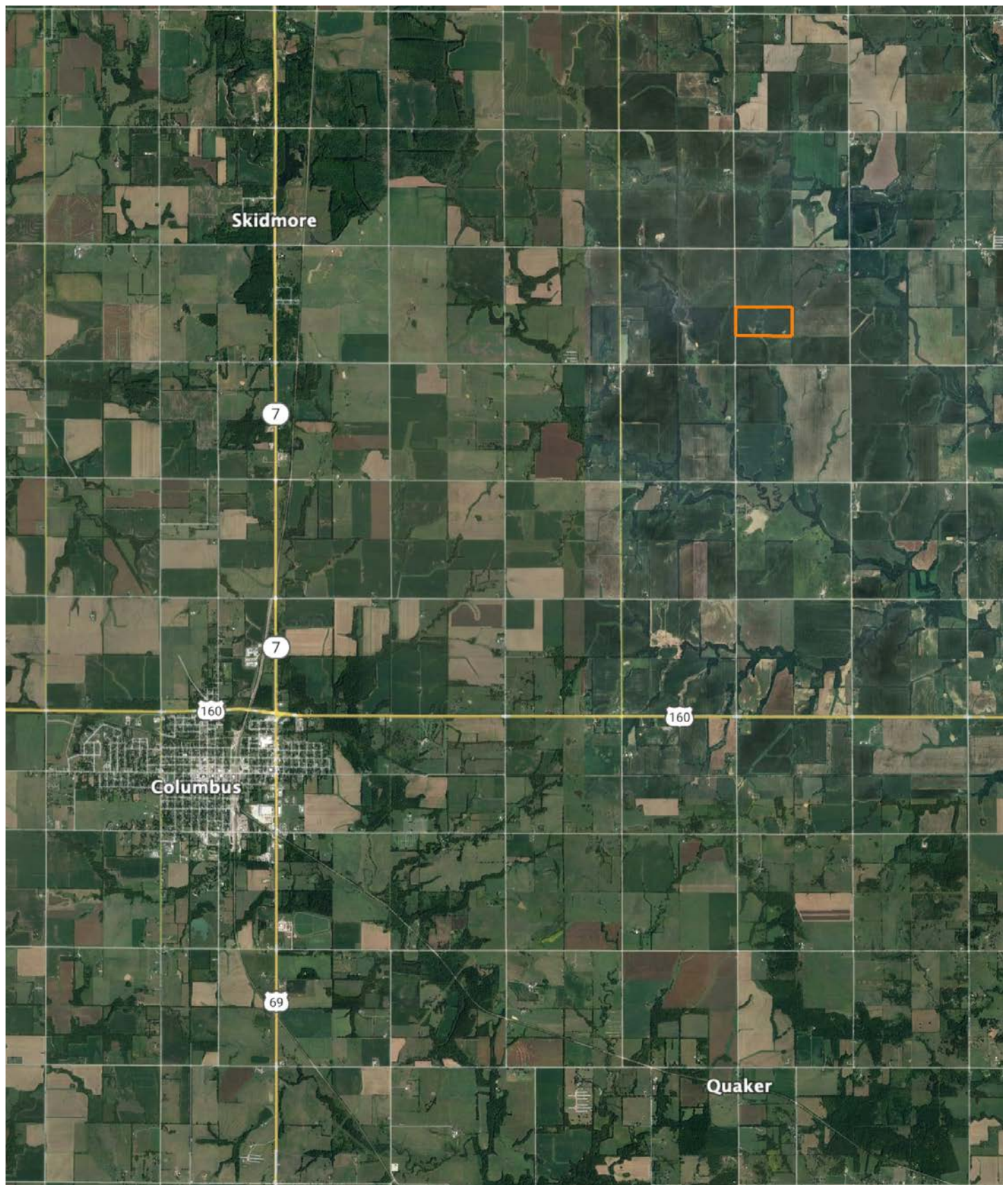
Maps Provided By:



Area Symbol: KS021, Soil Area Version: 23											
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
8679	Dennis silt loam, 1 to 3 percent slopes	55.81	69.9%		> 6.5ft.	Ile	4838	79	78	59	64
8863	Parsons silt loam, 0 to 1 percent slopes	16.25	20.4%		1.1ft. (Abrupt textural change)	IIIw	3761	83	82	66	69
8621	Bates loam, 1 to 3 percent slopes	7.70	9.7%		2.7ft. (Paralithic bedrock)	Ile	4735	65	65	57	52
Weighted Average						2.20	4608.6	*n 78.5	*n 77.6	*n 60.2	*n 63.9

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

OVERVIEW MAP



AGENT CONTACT

Kyle Wilkinson understands the value of land and how it can mean different things to different people. With this perspective, he's able to better understand his clients' needs and work hard to help them fulfill their goals. Buyer and sellers alike come to Kyle for his strong communication skills, excellent customer service, and passion and skill in handling each transaction.

Kyle grew up on a family farm in Southeast Kansas where they raised corn, wheat, and soybeans, as well as ran cattle. He graduated from Pittsburg High School and attended the University of Kansas, where he earned a Bachelor's Degree in Communications and a Business Minor. He spent several years in the finance/banking industry, running a fly-fishing guide business in Colorado, and serving as a licensed real estate broker. He's thrilled to bring his lifelong passion for land and the outdoors to Midwest Land Group, where he's able to share these passions with others.

An avid outdoorsman, Kyle is very passionate about bowhunting and waterfowl/upland hunting. He loves fly-fishing, particularly for bass and saltwater species, having fly-fished extensively throughout the West and Midwest, as well as nearly a dozen saltwater locations. Kyle is a published author, has written countless articles for various fly-fishing magazines and blogs, and serves as a pro-staff member for R.L. Winston Fly Rods and Bauer Fly Reels. He lives in Pittsburg, Kansas, with fiancé Briten, and children, James, Hope and Caden.



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