

MIDWEST LAND GROUP PRESENTS

80.77 ACRES IN

---

# CHEROKEE COUNTY KANSAS



[MidwestLandGroup.com](http://MidwestLandGroup.com)



MIDWEST LAND GROUP IS HONORED TO PRESENT

# 80.77 +/- PRIME TILLABLE ACRES IN CHEROKEE COUNTY

---

Prime tillable farm ground in Cherokee County rarely becomes available. Totaling 80.77 +/- 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 corn currently being planted on the property. Call or text for more information or to set up your own private showing!





# PROPERTY FEATURES

PRICE: **\$504,812** | COUNTY: **CHEROKEE** | STATE: **KANSAS** | ACRES: **80.77**

---

- Level farm
- Good drainage
- History of crop rotation practices
- Predominately type 2 soils (Dennis Silt Loam)
- 20 minutes from Pittsburg
- 12 minutes from Columbus





80.77 +/- ACRES

---





# LEVEL FARM

---



## PREDOMINATELY TYPE 2 SOILS

---





# ADDITIONAL PHOTOS

---





# AERIAL MAP

---





# TOPOGRAPHY MAP



©2024 AgriData, Inc.



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2023 [www.AgriDataInc.com](http://www.AgriDataInc.com)

Source: USGS 1 meter dem  
Interval(ft): 10.0  
Min: 907.8  
Max: 932.7  
Range: 24.9  
Average: 920.4  
Standard Deviation: 5.48 ft

0ft 467ft 934ft



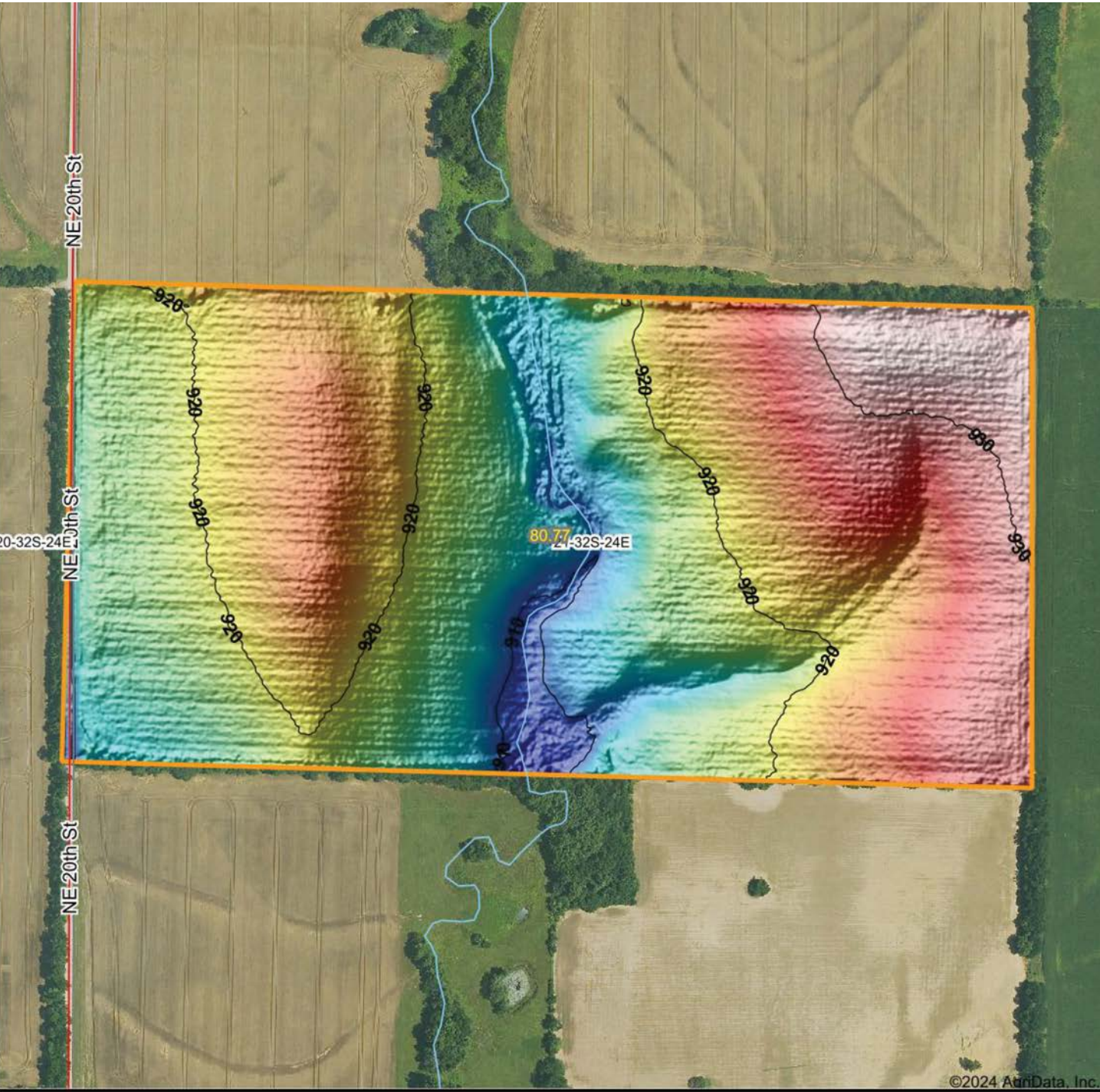
5/17/2024

**21-32S-24E**  
**Cherokee County**  
**Kansas**

Boundary Center: 37° 14' 32.54, -94° 47' 28.77



# HILLSHADE MAP



Low Elevation High



Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

Source: USGS 1 meter dem  
Interval(ft): 10  
Min: 907.8  
Max: 932.7  
Range: 24.9  
Average: 920.4  
Standard Deviation: 5.48 ft

0ft 437ft 874ft

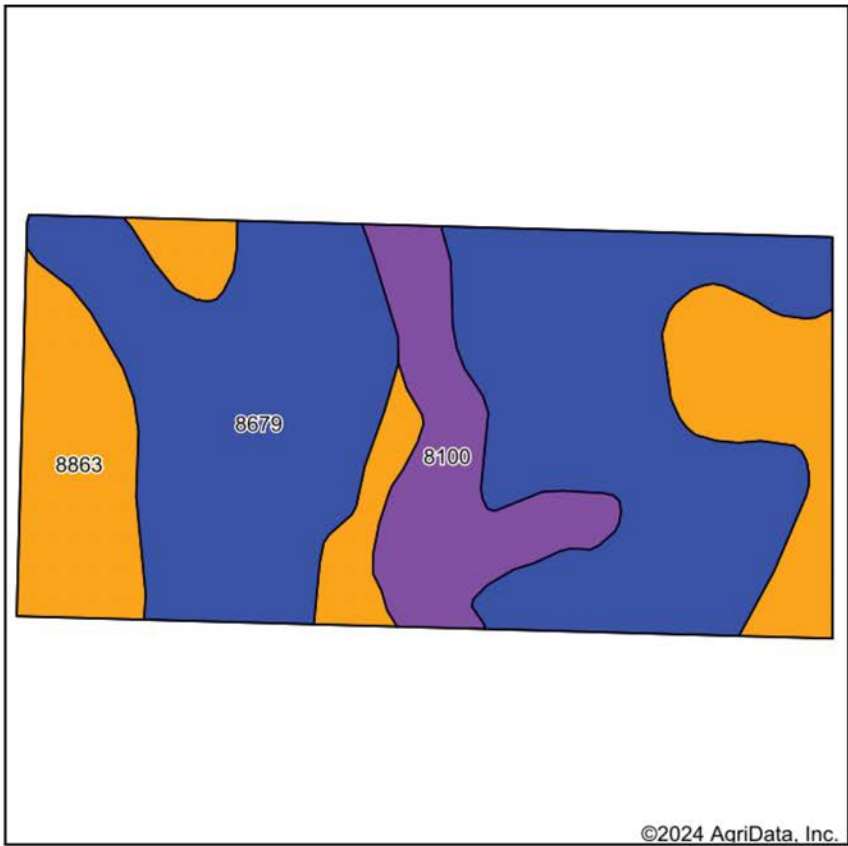


21-32S-24E  
Cherokee County  
Kansas

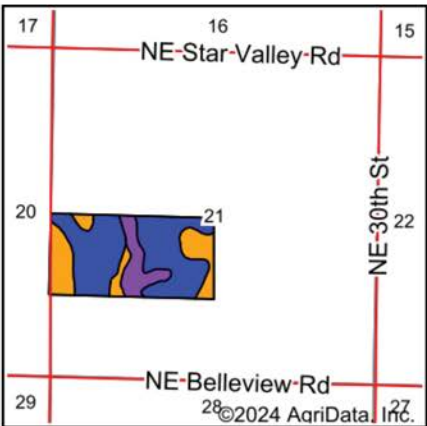
Boundary Center: 37° 14' 32.54, -94° 47' 28.77



# SOIL MAP



Soils data provided by USDA and NRCS.



State: **Kansas**  
County: **Cherokee**  
Location: **21-32S-24E**  
Township: **Mineral**  
Acres: **80.77**  
Date: **5/17/2024**



Maps Provided By:



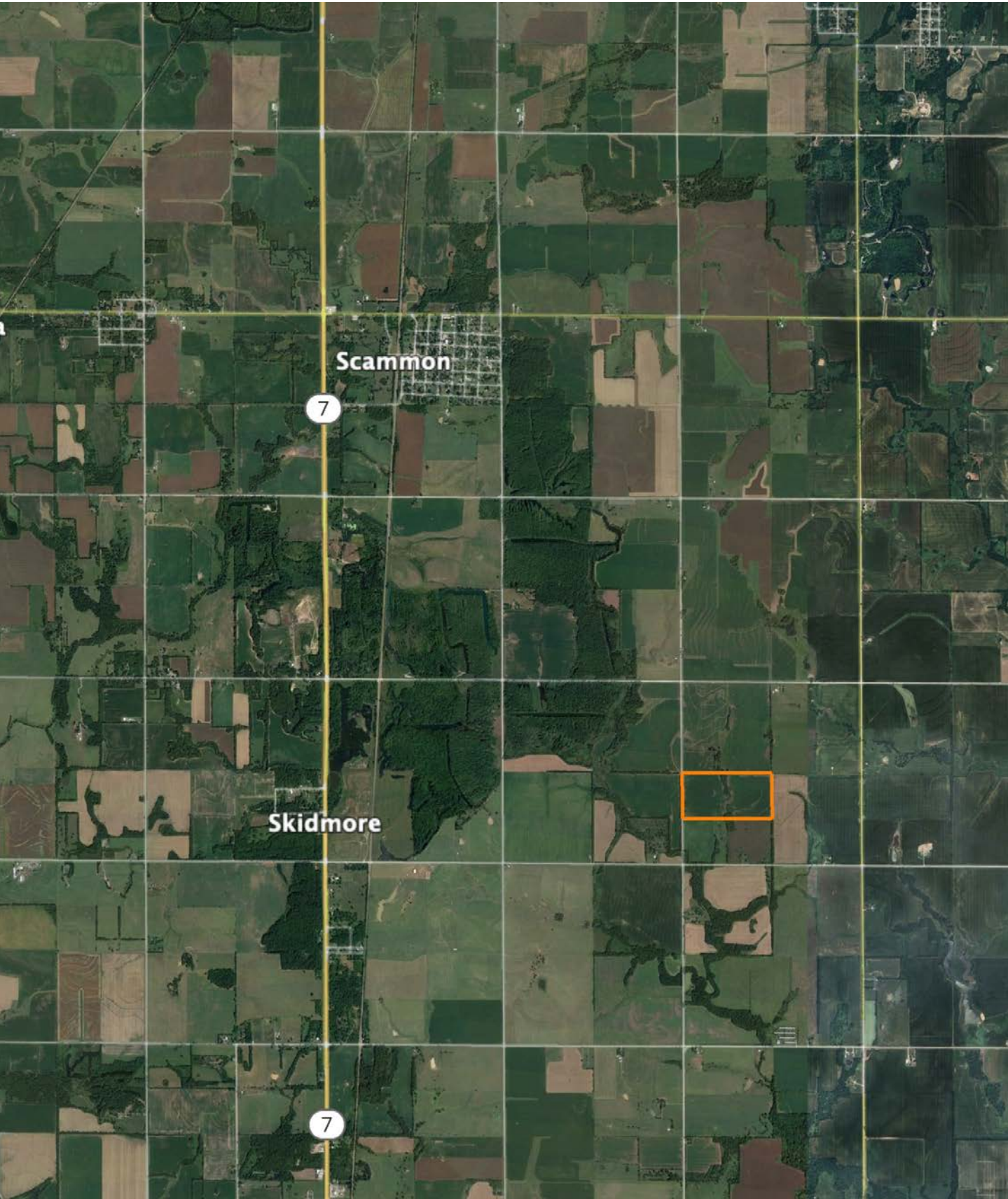
Area Symbol: KS021, Soil Area Version: 23											
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
8679	Dennis silt loam, 1 to 3 percent slopes	49.39	61.2%		> 6.5ft.	Ile	4838	79	78	59	64
8863	Parsons silt loam, 0 to 1 percent slopes	21.34	26.4%		1.1ft. (Abrupt textural change)	IIIw	3761	83	82	66	69
8100	Hepler silt loam, 0 to 3 percent slopes, frequently flooded	10.04	12.4%		> 6.5ft.	Vw	7500	72	72	54	64
Weighted Average						2.64	4884.3	*n 79.2	*n 78.3	*n 60.2	*n 65.3

\*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.



**KYLE WILKINSON,** LAND AGENT

**620.371.8561**

[KWilkinson@MidwestLandGroup.com](mailto:KWilkinson@MidwestLandGroup.com)



## MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Arkansas, Illinois, Iowa, Kansas, Minnesota, Missouri, Nebraska, Oklahoma, South Dakota, Texas, and Wisconsin.