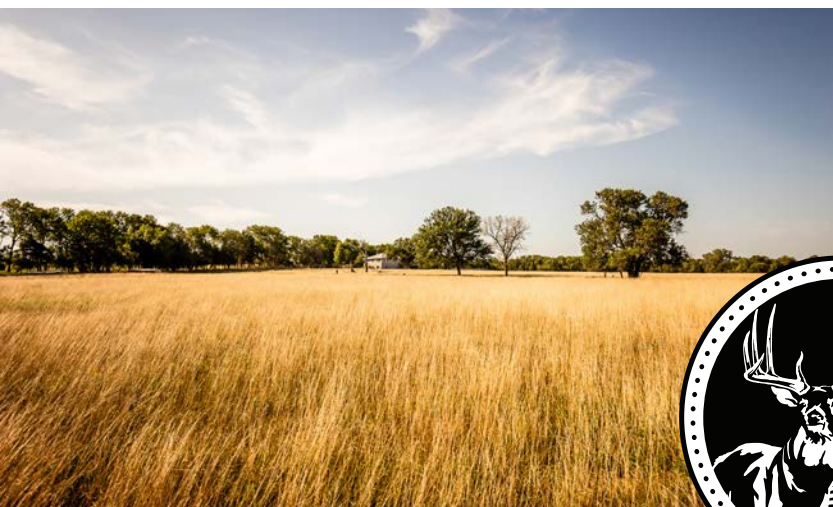


MIDWEST LAND GROUP PRESENTS

45 ACRES IN

GREENWOOD COUNTY KANSAS



1754 140TH STREET, EUREKA, KANSAS, 67045

MIDWEST LAND GROUP IS HONORED TO PRESENT

UPDATED RANCH HOME ON 45 ACRES

This reverse ranch-style house sits on 45 +/- acres just outside of Eureka, Kansas. Built in 2003, it boasts 3 bedrooms and 3 bathrooms with 1 office/bonus room and over 3,504 square feet. It has recently had many updates including new interior doors, new exterior front and sliding doors, new flooring and trim throughout, along with updates to the kitchen, laundry, and bathrooms. It has an open-concept main floor with a large deck and a walkout basement. The basement has a massive family/rec room, ample storage, and a concrete safe room. The house has a one-car attached garage with an oversized garage door. Utilities to the house include electric, rural water, and high-speed internet. There is also a new 15kW solar system, and the house has a wired transfer switch for a backup generator.

The 45 +/- acres primarily consist of clean fescue pastures, new woven wire perimeter and cross fencing, and one watering/fishing pond. The improvements include a coral with livestock shelters and a 25'x30' insulated storage shed with a concrete floor. Appliances, a carport, and electric fencing with solar energizer are included with the sale, as well as, 60 big round brome/prairie hay bales. The property is in USD 389 School District and is only 6 miles from Eureka. If you are looking for a beautiful house in the country on acreage, this is a must-see! It has amazing views and is set up to raise a family and some livestock. Contact Trent Siegle at (620) 767-2926 for additional information, disclosures, or to schedule a showing.



PROPERTY FEATURES

PRICE: **\$580,000** | COUNTY: **GREENWOOD** | STATE: **KANSAS** | ACRES: **45**

- Reverse ranch-style house
- Built in 2003
- 3 bedrooms
- 3 bathrooms
- 1 office/bonus room
- Full basement
- 3,504 total square footage
- Fiber cement siding
- New interior doors
- New exterior front and sliding doors
- New flooring and trim throughout
- Updated kitchen, laundry, and bathrooms
- Stainless steel appliances
- Open concept main floor
- Large deck
- Walkout basement
- Basement family/rec room
- Concrete safe room
- Ample storage
- One-car attached garage
- Electric, rural water, and high-speed internet
- 15kW solar system
- Wired transfer switch for backup generator
- 45 +/- total acres
- Clean fescue pastures
- New perimeter and cross-fencing
- One watering/fishing pond
- Coral and livestock shelters
- 25'x30' insulated storage shed with concrete floor
- Appliances, carport, and electric fencing with solar energizer included
- 60 big round brome/prairie hay bales also included
- USD 389 School District
- 2023 Taxes: \$3,980.42
- 6 miles from Eureka, Kansas
- 37 miles from El Dorado, Kansas



REVERSE RANCH-STYLE HOME

Built in 2003, it boasts 3 bedrooms and 3 bathrooms with 1 office/bonus room and over 3,504 square feet. It has recently had many updates and has an open-concept main floor with a large deck and a walkout basement.



FISHING POND



CLEAN FESCUE PASTURES



OUTBUILDINGS

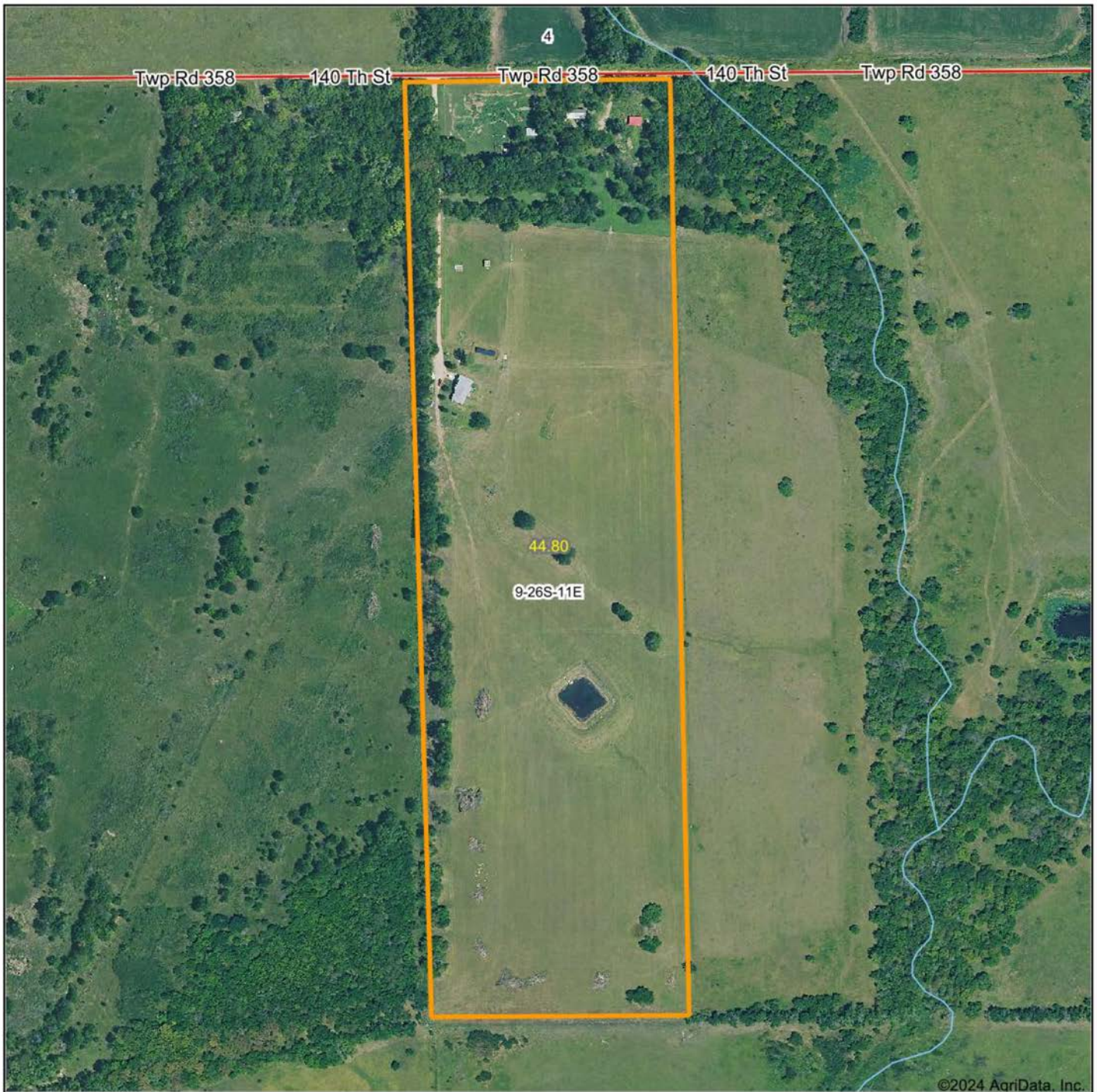
Outbuildings include a coral with livestock shelters and a 25'x30' insulated storage shed with a concrete floor. Appliances, a carport, and electric fencing with solar energizer are included with the sale, as well as, 60 big round brome/prairie hay bales.



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



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www.AgriDataInc.com

Boundary Center: 37° 48' 23.03, -96° 12' 21.46

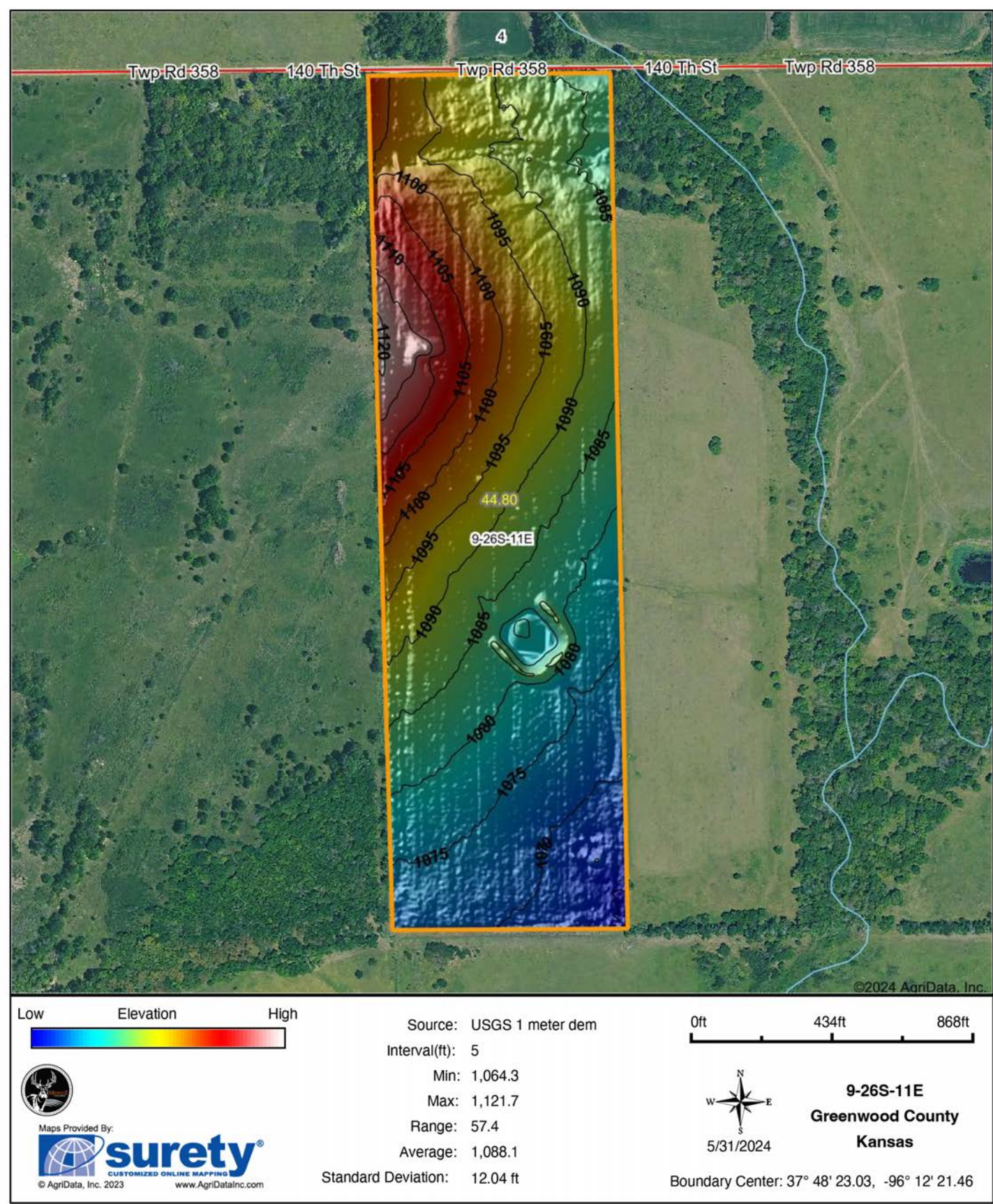
9-26S-11E
Greenwood County
Kansas

0ft 439ft 877ft

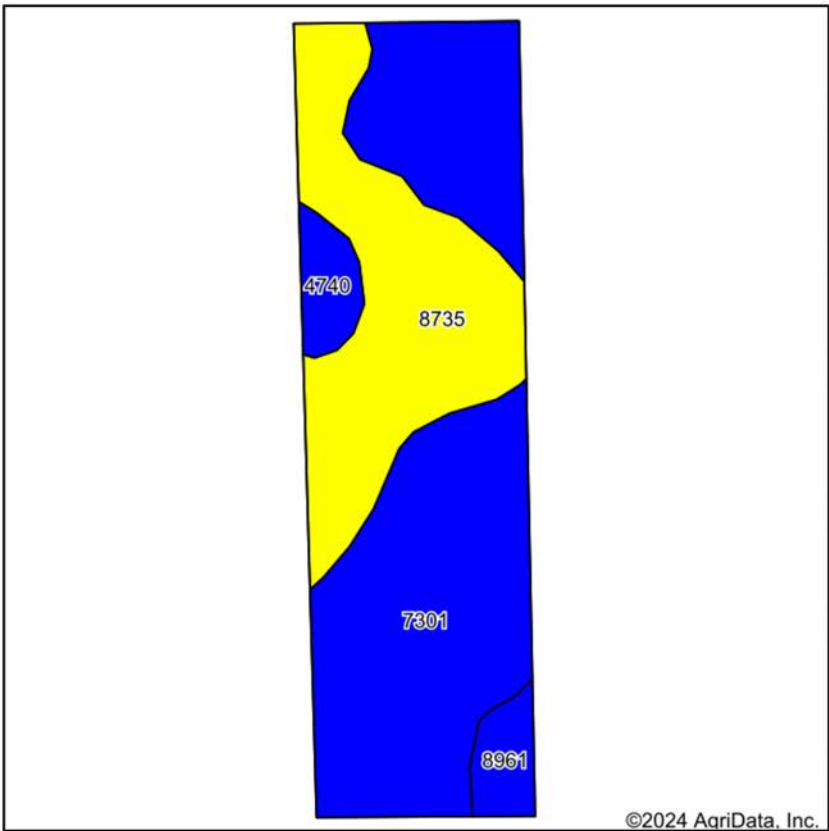


5/31/2024

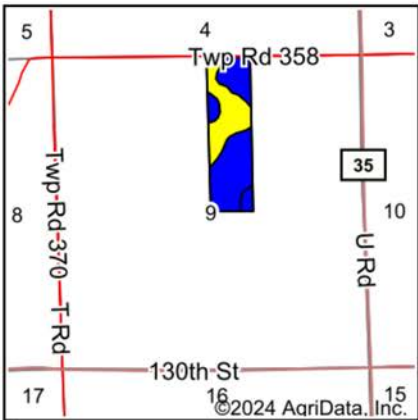
HILLSHADE MAP



SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Greenwood**
Location: **9-26S-11E**
Township: **Bachelor**
Acres: **44.8**
Date: **5/31/2024**



Maps Provided By:



Area Symbol: KS073, 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
7301	Martin silty clay loam, 1 to 3 percent slopes	25.93	57.9%		> 6.5ft.	Ile	4915	53	44	52	49
8735	Eram silty clay loam, 3 to 7 percent slopes	15.26	34.1%		2.6ft. (Paralithic bedrock)	IVe	4116	58	58	45	41
4740	Labette silty clay loam, 1 to 3 percent slopes	1.85	4.1%		3ft. (Lithic bedrock)	Ile	4710	47	40	47	43
8961	Woodson silt loam, 0 to 1 percent slopes	1.76	3.9%		> 6.5ft.	IIIs	4233	53	48	52	50
Weighted Average						2.68	4607.6	*n 54.5	*n 48.8	*n 49.4	*n 46.1

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

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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