

MIDWEST LAND GROUP PRESENTS

79 ACRES IN

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# POTTAWATOMIE COUNTY KANSAS



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# FLINT HILLS NATIVE GRASS PASTURE IN POTTAWATOMIE COUNTY

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This 79 +/- acre property is located in eastern Pottawatomie County just outside of Saint Marys, Kansas. It has an incredible stand of native warm-season grasses mixed with little bluestem, big bluestem, and Indiangrass. The main water source on the property includes an active spring that is piped into a concrete watering tank. The pasture has above-average perimeter fencing on three boundaries, and new fencing is being installed on the fourth boundary prior to closing. The property has over 160 feet of elevation change which creates some of the best views

to enjoy the beautiful sunrises and sunsets that Kansas is known for! The drainage ditches have wooded draws and thickets throughout providing excellent habitat for whitetail deer and quail hunting opportunities. The property is located on a well-maintained year-round gravel road with electricity and rural water nearby. Mineral rights are intact and will be transferred to the buyer at closing. There is an oral year-to-year cash rent tenant lease agreement in place on the pasture. For additional information, disclosures, or to schedule a showing, contact Trent Siegle at (620) 767-2926.





# PROPERTY FEATURES

PRICE: **\$394,555** | COUNTY: **POTTAWATOMIE** | STATE: **KANSAS** | ACRES: **79**

- Native warm-season grasses
- Active spring with concrete tank
- Perimeter fencing on three boundaries
- New fencing being installed on fourth boundary
- Above-average barbed wire fencing
- 163 +/- feet of elevation change
- Wooded draws and thickets
- Whitetail deer and quail hunting opportunities
- Well-maintained year-round gravel road
- Mineral rights intact and transfer
- Oral year-to-year tenant lease agreement
- 2023 taxes: \$182.44
- 6 miles from Saint Marys





# NATIVE WARM-SEASON GRASSES

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This 79 +/- acre property is located in eastern Pottawatomie County just outside of Saint Marys, Kansas. It has an incredible stand of native warm-season grasses mixed with little bluestem, big bluestem, and Indiangrass.





## ACTIVE SPRING WITH CONCRETE TANK

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## ABOVE-AVERAGE BARBED WIRE FENCING

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# 163 +/- FEET OF ELEVATION CHANGE

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The property has over 160 feet of elevation change which creates some of the best views to enjoy the beautiful sunrises and sunsets that Kansas is known for!





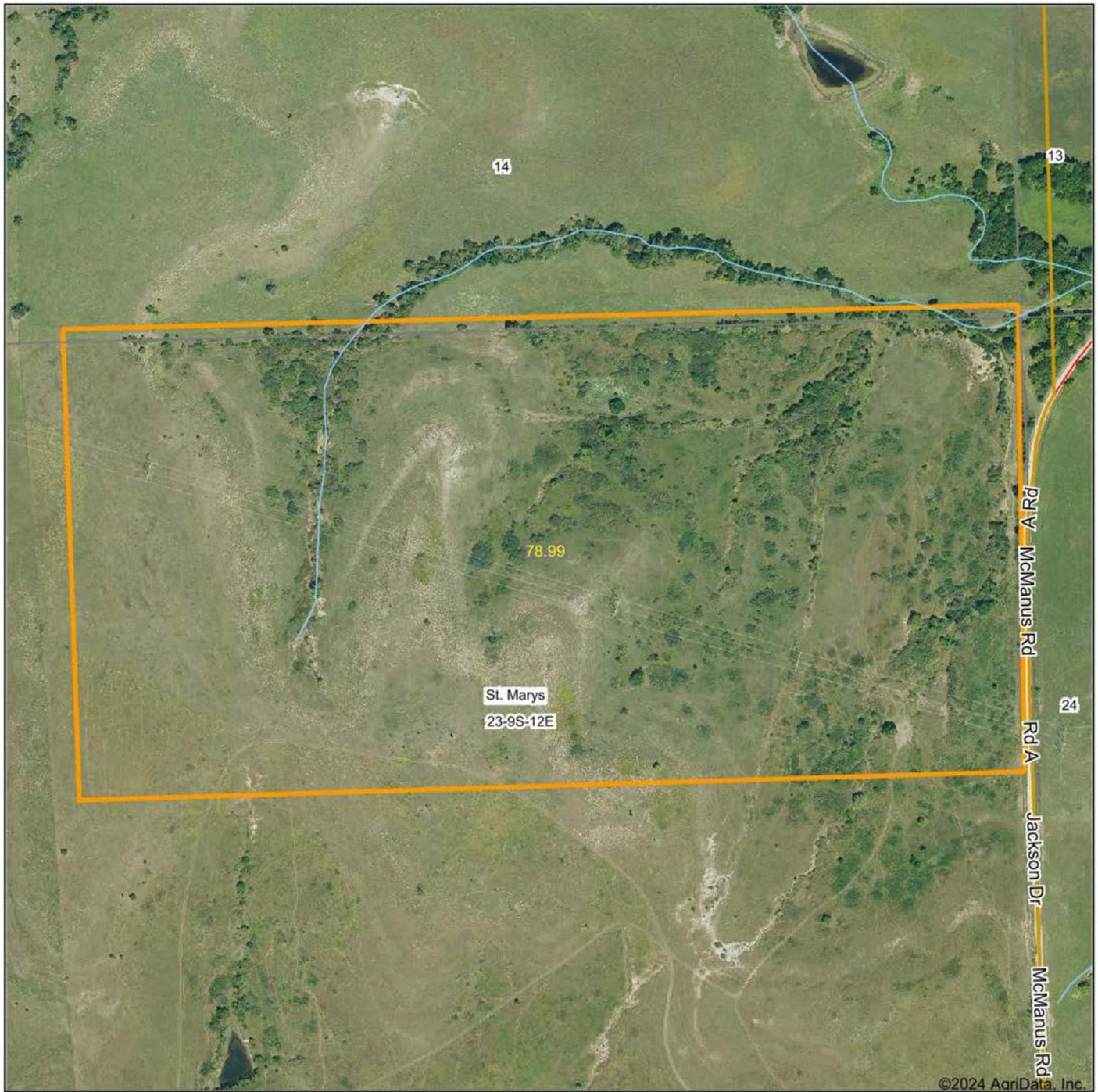
# ADDITIONAL PHOTOS

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# AERIAL MAP



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Boundary Center: 39° 15' 30.25, -96° 2' 24.4

0ft 432ft 863ft



Maps Provided By:



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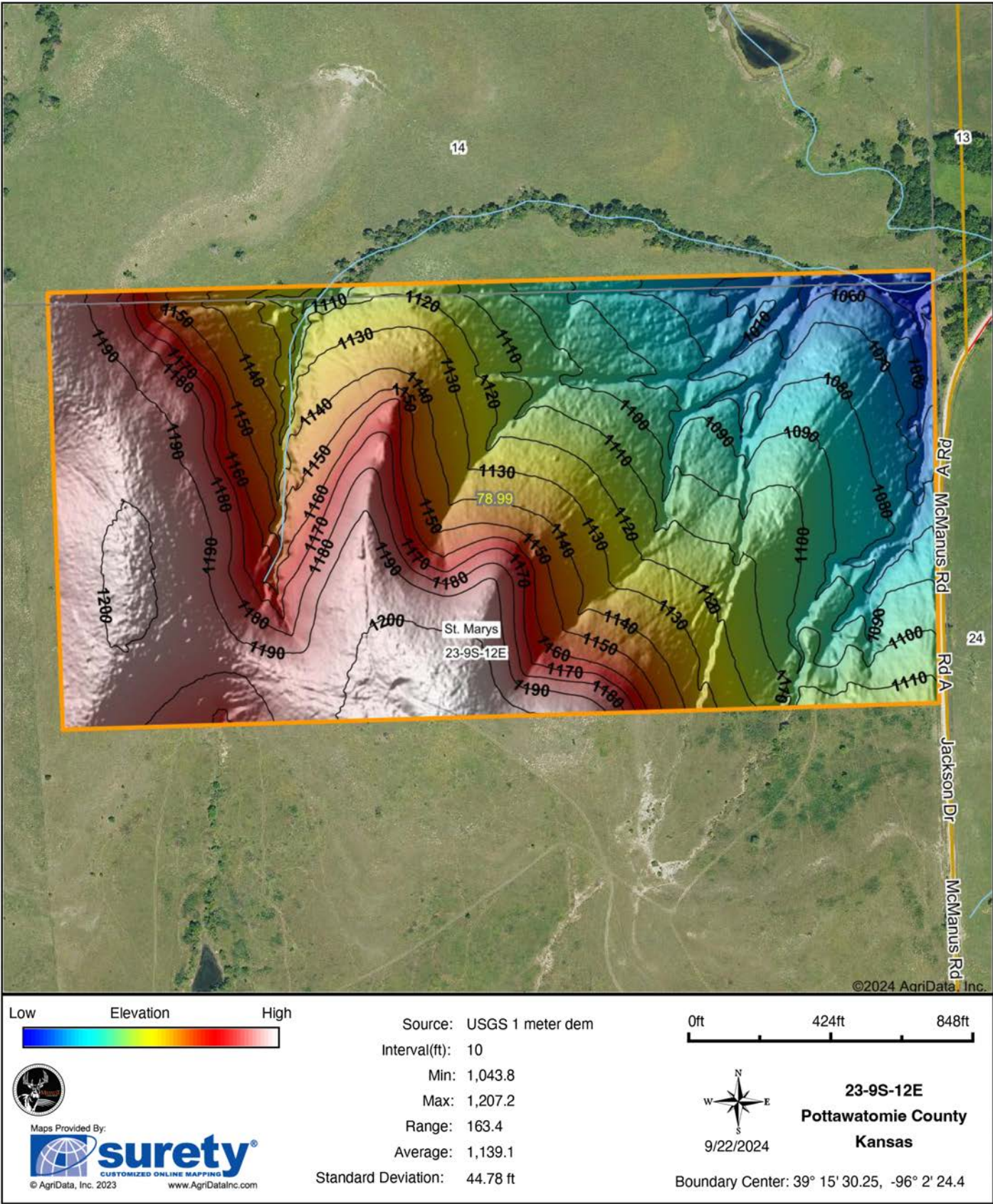
**23-9S-12E**  
**Pottawatomie County**  
**Kansas**



9/22/2024

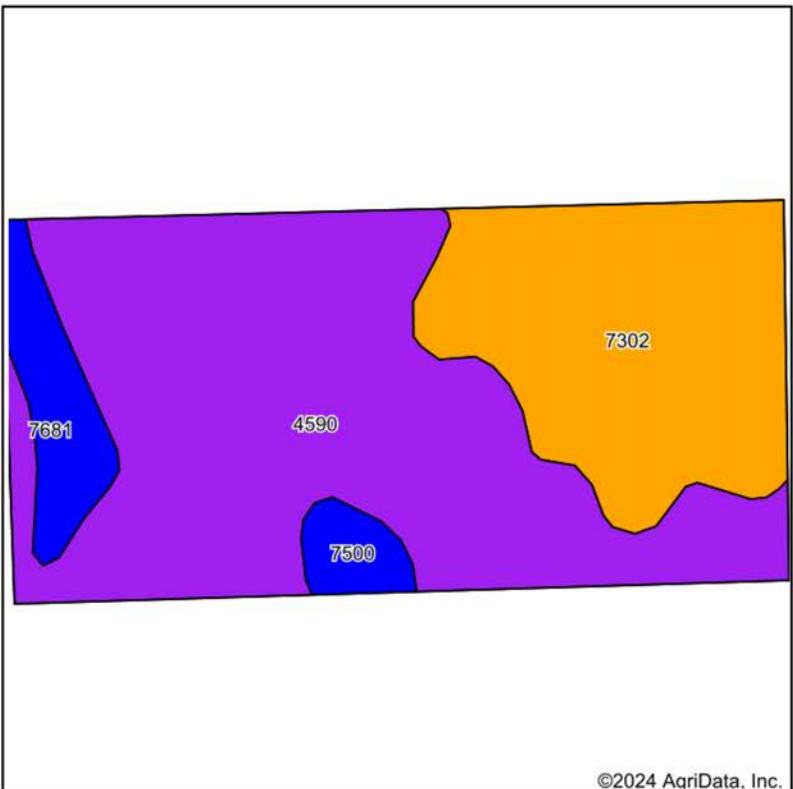


# HILLSHADE MAP

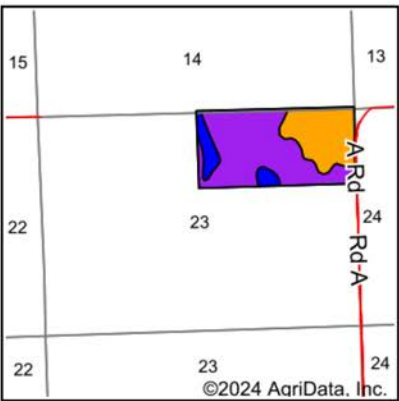




# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**  
County: **Pottawatomie**  
Location: **23-9S-12E**  
Township: **St. Marys**  
Acres: **78.99**  
Date: **9/22/2024**



Maps Provided By:



Area Symbol: KS149, Soil Area Version: 24

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
4590	Clime-Sogn complex, 3 to 20 percent slopes	47.50	60.2%		2.5ft. (Paralithic bedrock)	Vle	3310	35	32	34	33	18
7302	Martin silty clay loam, 3 to 7 percent slopes	24.19	30.6%		> 6.5ft.	Ille	4228	54	50	53	47	
7681	Wymore silty clay loam, 1 to 3 percent slopes	5.08	6.4%		> 6.5ft.	Ile	3800	63	62	63	58	
7500	Pawnee clay loam, 1 to 4 percent slopes	2.22	2.8%		> 6.5ft.	Ile	3845	51	41	50	44	
Weighted Average						4.71	3637.7	*n 43.1	*n 39.7	*n 42.1	*n 39.2	*n 10.8

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

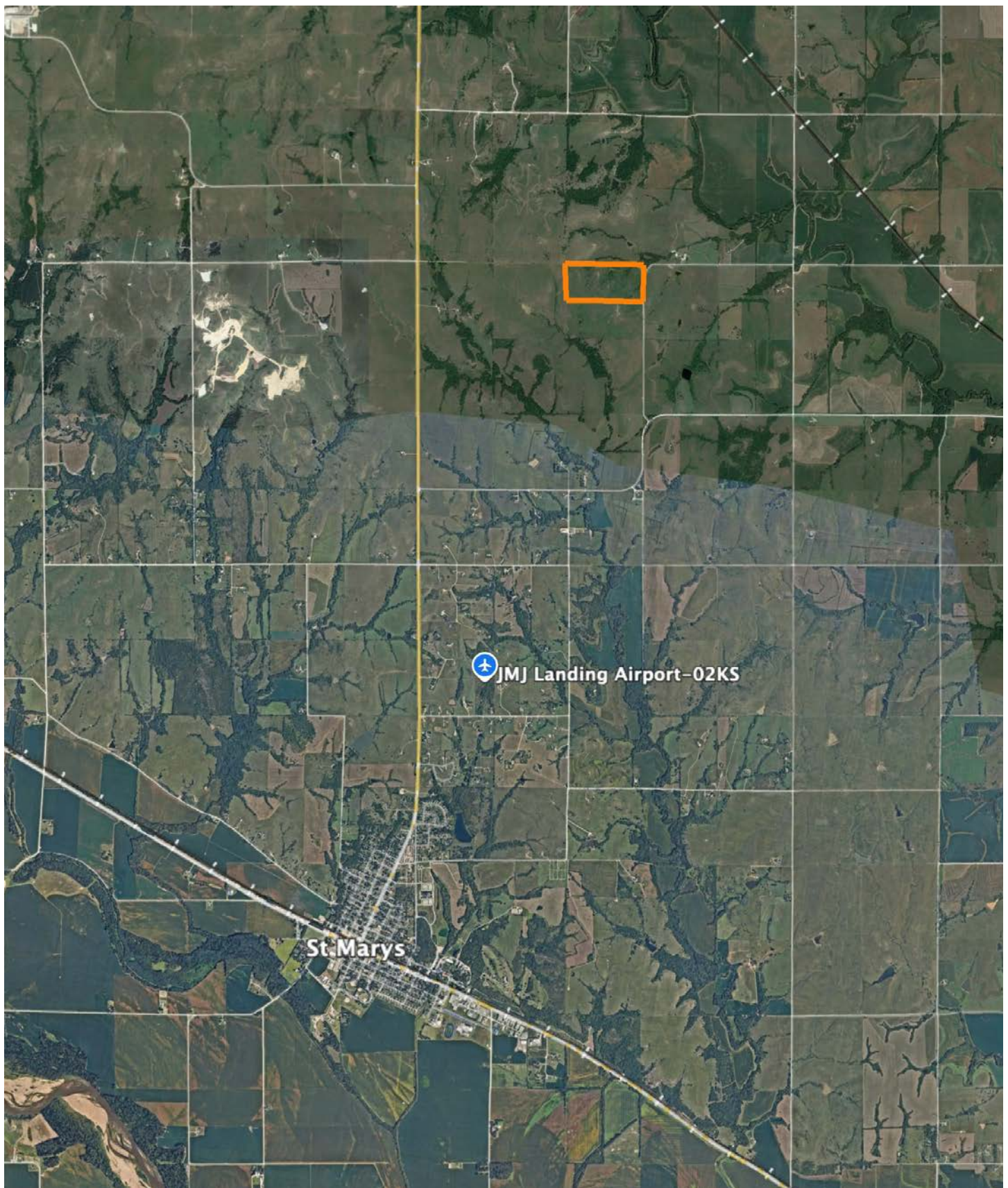
\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# OVERVIEW MAP

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# 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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TSiegle@MidwestLandGroup.com



## MidwestLandGroup.com

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