

MIDWEST LAND GROUP PRESENTS

78 ACRES IN

JOHNSON COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PRIME DEVELOPMENT SITE IN JOHNSON COUNTY, KANSAS

This 78 +/- acre tract is located in western Johnson County, Kansas. It has 69 +/- tillable acres actively in production primarily consisting of Class II silt loam soils with well-kept terraces, waterways, and field edges. The tillable fields have an NCCPI overall weighted average of 55. The property has 72 +/- DCP crop base acres with a PLC crop election choice. The property is located on a well-maintained year-round gravel road and less than

0.5 miles from a hard surface blacktop road. Electricity, rural water, and fiber optic cable are at the road creating a prime future residential development site. There are currently no active leases or tenants' rights in place. Properties of this size and in this area do not become available very often, don't miss out on this opportunity! Contact Trent Siegle at (620) 767-2926 for additional information, disclosures, or to schedule a showing.



PROPERTY FEATURES

PRICE: **\$1,099,689** | COUNTY: **JOHNSON** | STATE: **KANSAS** | ACRES: **78**

- 78 +/- total acres
- 69 +/- tillable acres
- 9 +/- grass/timber acres
- Primarily Class II silt loam soils
- NCCPI overall weighted average of 55
- 72 +/- DCP crop base acres
- PLC crop election choice
- Well-maintained year-round gravel road
- Electricity, rural water, and fiber optic cable at the road
- No active leases or tenants' rights
- Prime residential development site
- USD 232 School District
- 2023 taxes: \$1,061.06
- 9 miles from Olathe, KS
- 9 miles from De Soto, KS



69 +/- TILLABLE ACRES

It has 69 +/- tillable acres actively in production primarily consisting of Class II silt loam soils with well-kept terraces, waterways, and field edges. The tillable fields have an NCCPI overall weighted average of 55.



WELL-MAINTAINED GRAVEL ROAD



9 +/- GRASS AND TIMBER ACRES



PRIME DEVELOPMENT SITE

The property is located on a well-maintained year-round gravel road and less than 0.5 miles from a hard surface blacktop road. Electricity, rural water, and fiber optic cable are at the road creating a prime future residential development site.



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



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CUSTOMIZED ONLINE MAPPING

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Boundary Center: 38° 53' 22.8, -94° 59' 15.29

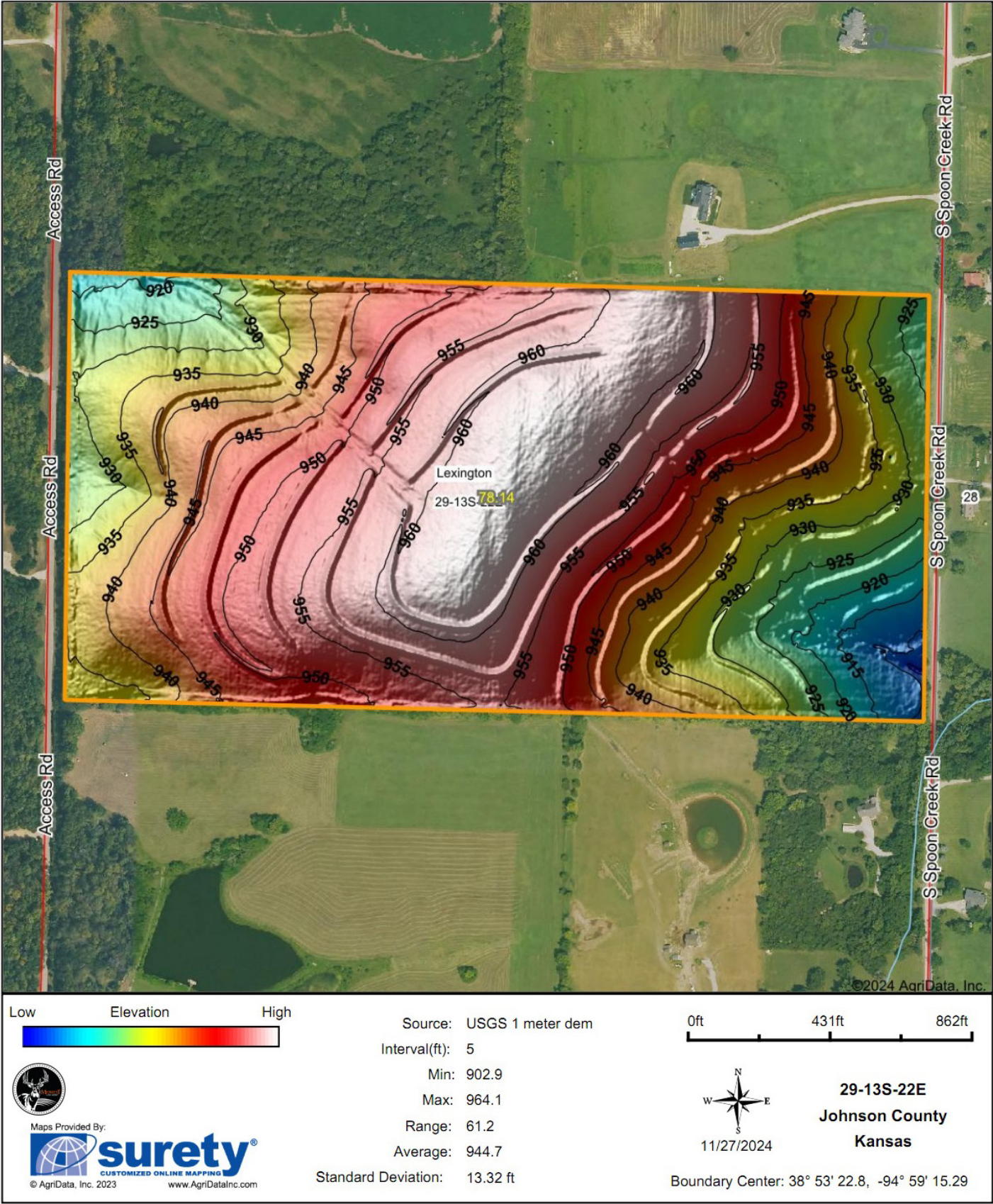
29-13S-22E
Johnson County
Kansas

0ft 496ft 991ft

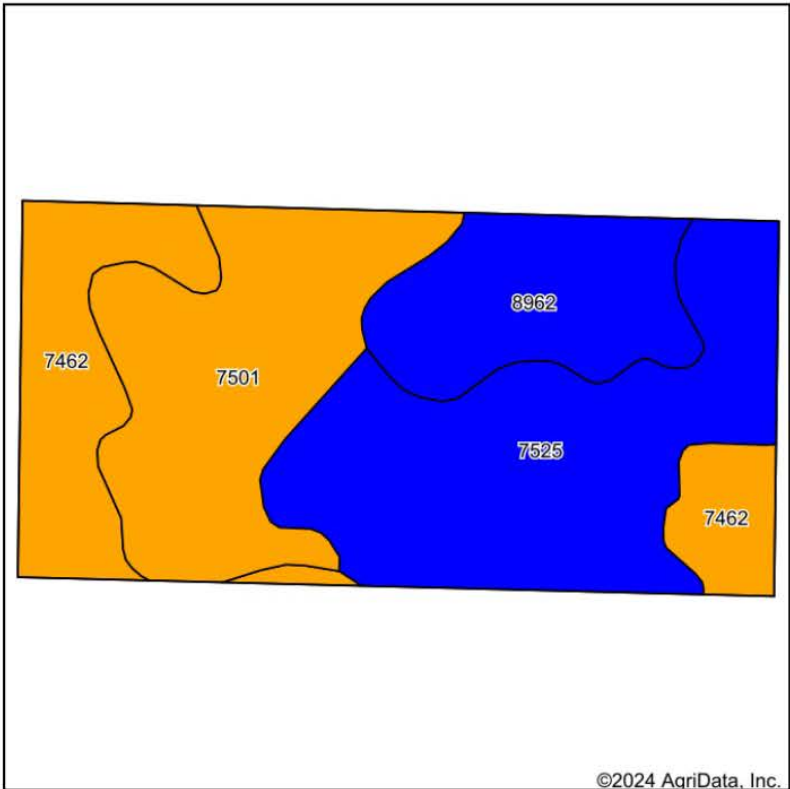


11/27/2024

HILLSHADE MAP



SOILS MAP



Soils data provided by USDA and NRCS.

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State: **Kansas**
County: **Johnson**
Location: **29-13S-22E**
Township: **Lexington**
Acres: **78.14**
Date: **11/27/2024**



Maps Provided By:



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Area Symbol: KS091, 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	*n NCCPI Cotton
7525	Chillicothe silt loam, 2 to 5 percent slopes	28.07	35.9%		5.9ft. (Lithic bedrock)	Ile	4158	64	61	60	56	
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	21.38	27.4%		> 6.5ft.	IIle	3883	48	38	47	39	
7462	Oska-Martin silty clay loams, 4 to 8 percent slopes	15.90	20.3%		2.8ft. (Lithic bedrock)	IIle	4158	53	50	53	46	
8962	Woodson silt loam, 1 to 3 percent slopes	12.79	16.4%		> 6.5ft.	IIs	4425	52	47	52	49	44
Weighted Average						2.48	4126.5	*n 55.4	*n 50.2	*n 53.7	*n 48.2	*n 7.2

*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
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