

MIDWEST LAND GROUP PRESENTS

44 ACRES IN

GEARY COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

MILFORD LAKE HOUSE AND ACREAGE WITH DEVELOPMENTAL SITE

This 2 bed, 2 bath house sits on 44 +/- acres and is located just outside of Milford, Kansas. The house was built in 1910 and has 1,584 finished square feet with a full unfinished basement. There is a bonus "office" room as well as a large family room on the main level. It has beautiful hardwood floors throughout and has recently had the roof and furnace updated. The sale also includes a clothes washer/dryer, electric range, refrigerator, and freezers. Utilities include electricity, propane, rural water, private water well (2), septic system, and fiber optic cable.

The property has 25 +/- tillable acres actively in production primarily consisting of Class II and III Holder silt loam soils. The tillable acres have 1 to 8 percent slopes with well-kept terraces and field edges. The tillable soils

have an NCCPI overall weighted average of 74! The remaining 19 +/- acres consist of rolling native grass meadows and wooded thickets. The diverse habitat with abundant food provides great whitetail deer, turkey, and upland bird hunting opportunities!

The property also has many outbuildings including a 24'x24' two-car detached garage, a 30'x41' machine shed, and a 28'x58' barn. The property is located on a hard surface blacktop road. The property has over 70 feet of elevation change which creates some of the best sunset views overlooking Milford Lake! Houses with this amount of acreage do not come up for sale very often in this area, don't miss out on this opportunity! For additional information, disclosures, or to schedule a showing, contact Trent Siegle at (620) 767-2926.



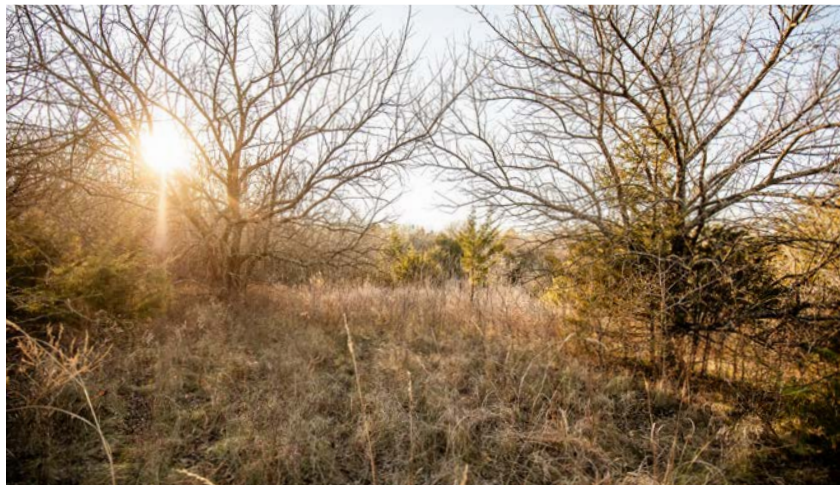
PROPERTY FEATURES

PRICE: **\$589,335** | COUNTY: **GEARY** | STATE: **KANSAS** | ACRES: **44**

- 44 +/- total acres
- 25 +/- tillable acres
- 19 +/- native grass acres
- 2 bed, 2 bath house
- Built in 1910
- 2,736 total square feet
- 1,584 finished square feet
- Full, unfinished basement
- Bonus "office" room
- Large family room
- Clothes washer/dryer, electric range, refrigerator, freezers included
- Electricity, propane, rural water, private water well (2), septic system, and fiber optic cable
- Updated roof and furnace
- Hard surface blacktop road
- 24'x24' two-car detached garage
- 30'x41' machine shed
- 28'x58' barn
- 72 +/- feet of elevation change
- 3 miles from Milford, KS
- 8 miles from Junction City, KS



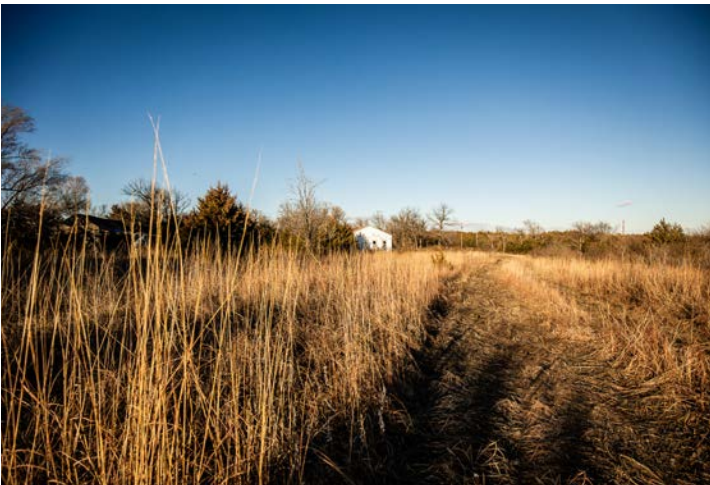
44 +/- ACRES



25 +/- TILLABLE ACRES



19 +/- NATIVE GRASS ACRES

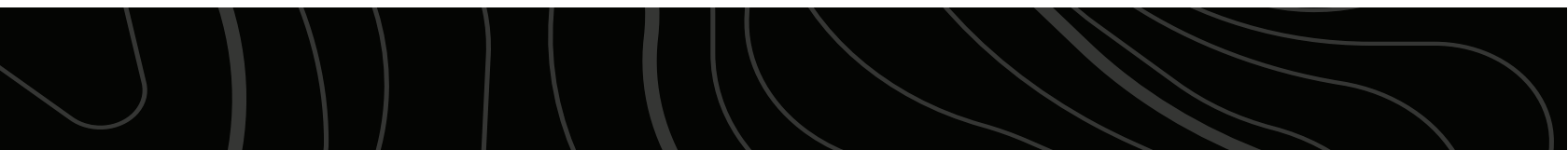


2 BED, 2 BATH HOUSE

The house was built in 1910 and has 1,584 finished square feet with a full unfinished basement.



24'X24' TWO-CAR DETACHED GARAGE



30'X41' MACHINE SHED



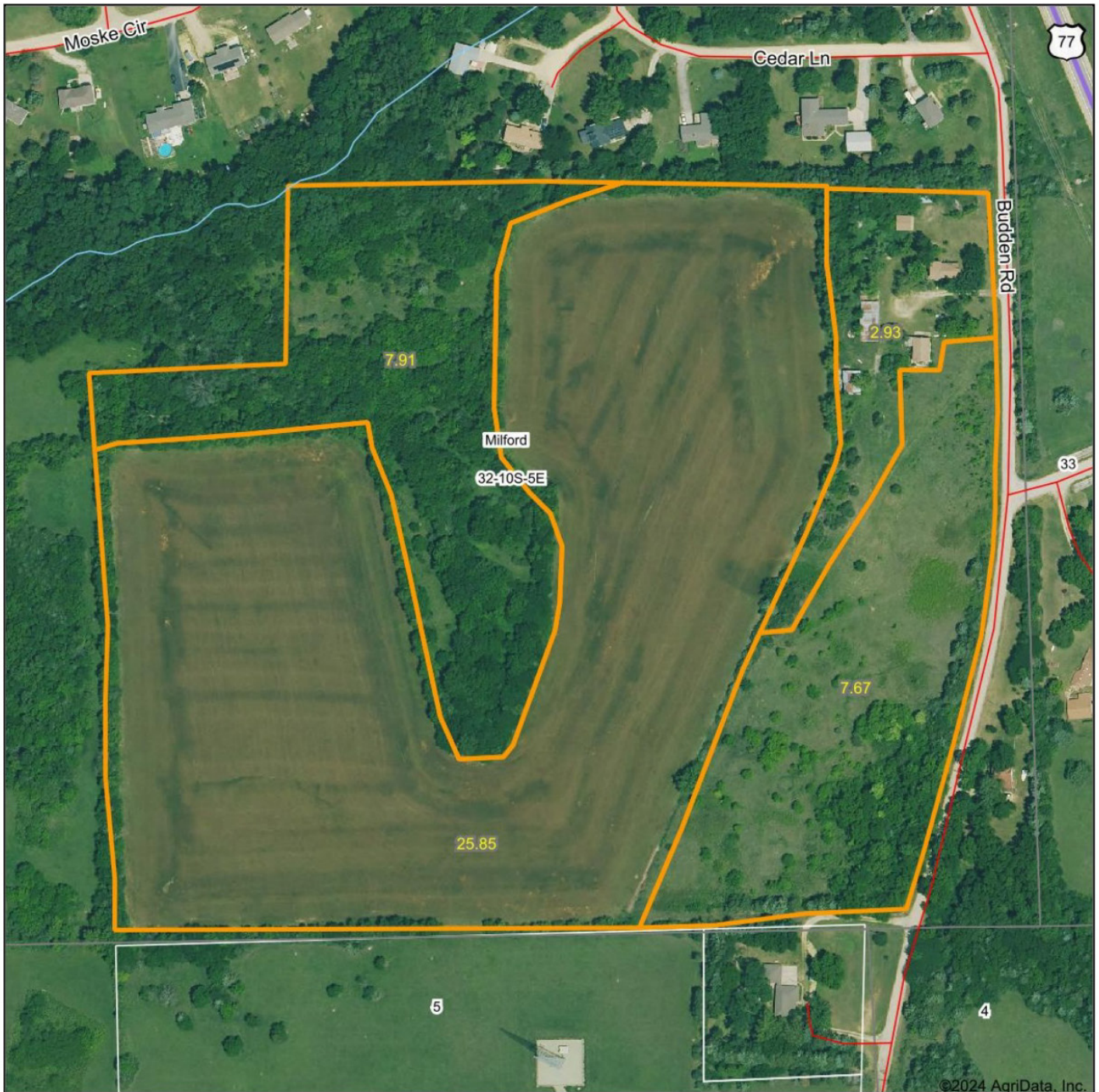
28'X58' BARN



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 39° 8' 2.06, -96° 53' 23.88

0ft 277ft 553ft



Maps Provided By:



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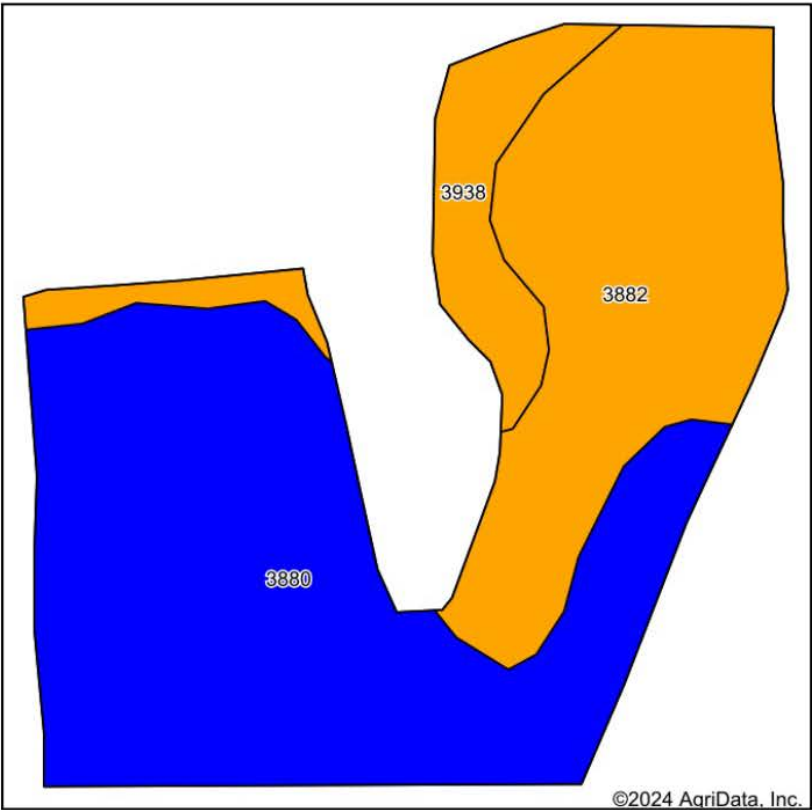
32-10S-5E
Geary County
Kansas



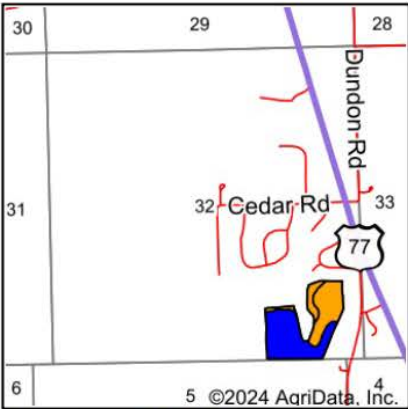
12/17/2024

Field borders provided by Farm Service Agency as of 5/21/2008.

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Geary**
Location: **32-10S-5E**
Township: **Milford**
Acres: **25.85**
Date: **12/17/2024**



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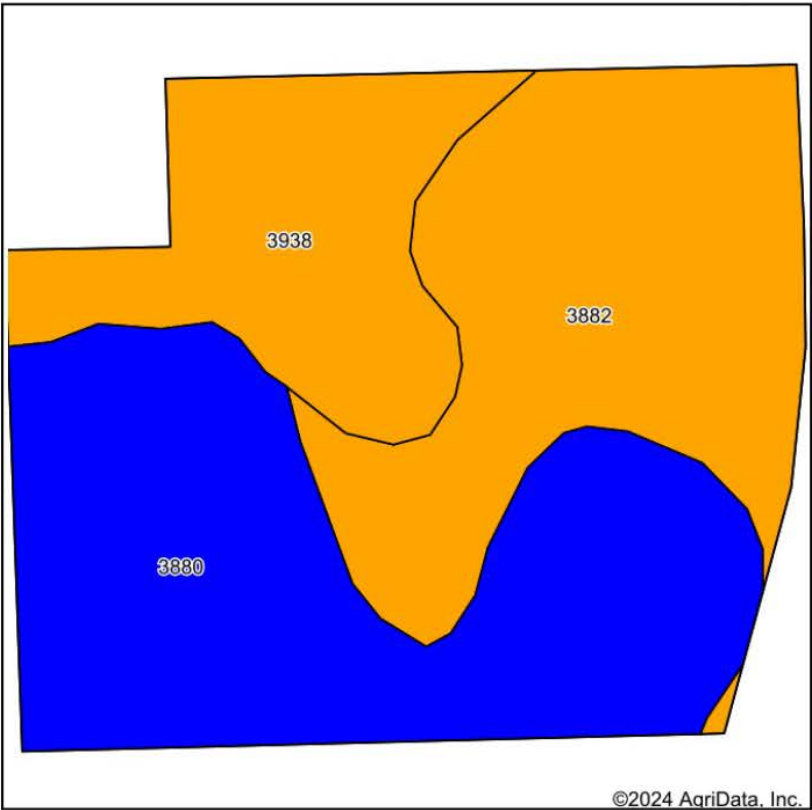


Area Symbol: KS061, Soil Area Version: 24												
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
3880	Holder silt loam, 1 to 3 percent slopes	14.49	56.1%		> 6.5ft.	Ile	3690	76	76	69	76	37
3882	Holder silt loam, 3 to 7 percent slopes	8.62	33.3%		> 6.5ft.	IIle	3695	74	73	67	74	36
3938	Wells-Ortello complex, 4 to 8 percent slopes	2.74	10.6%		> 6.5ft.	IIIle	3890	59	55	55	58	30
Weighted Average						2.44	3712.9	*n 73.5	*n 72.8	*n 66.8	*n 73.4	*n 35.9

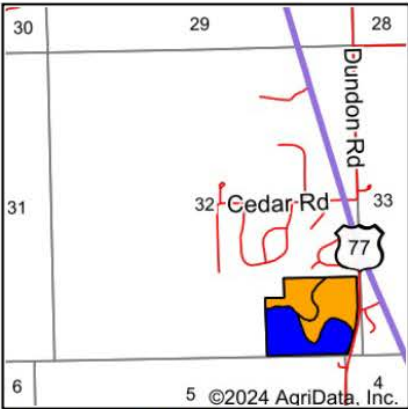
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Geary**
Location: **32-10S-5E**
Township: **Milford**
Acres: **43.93**
Date: **12/17/2024**



Maps Provided By:

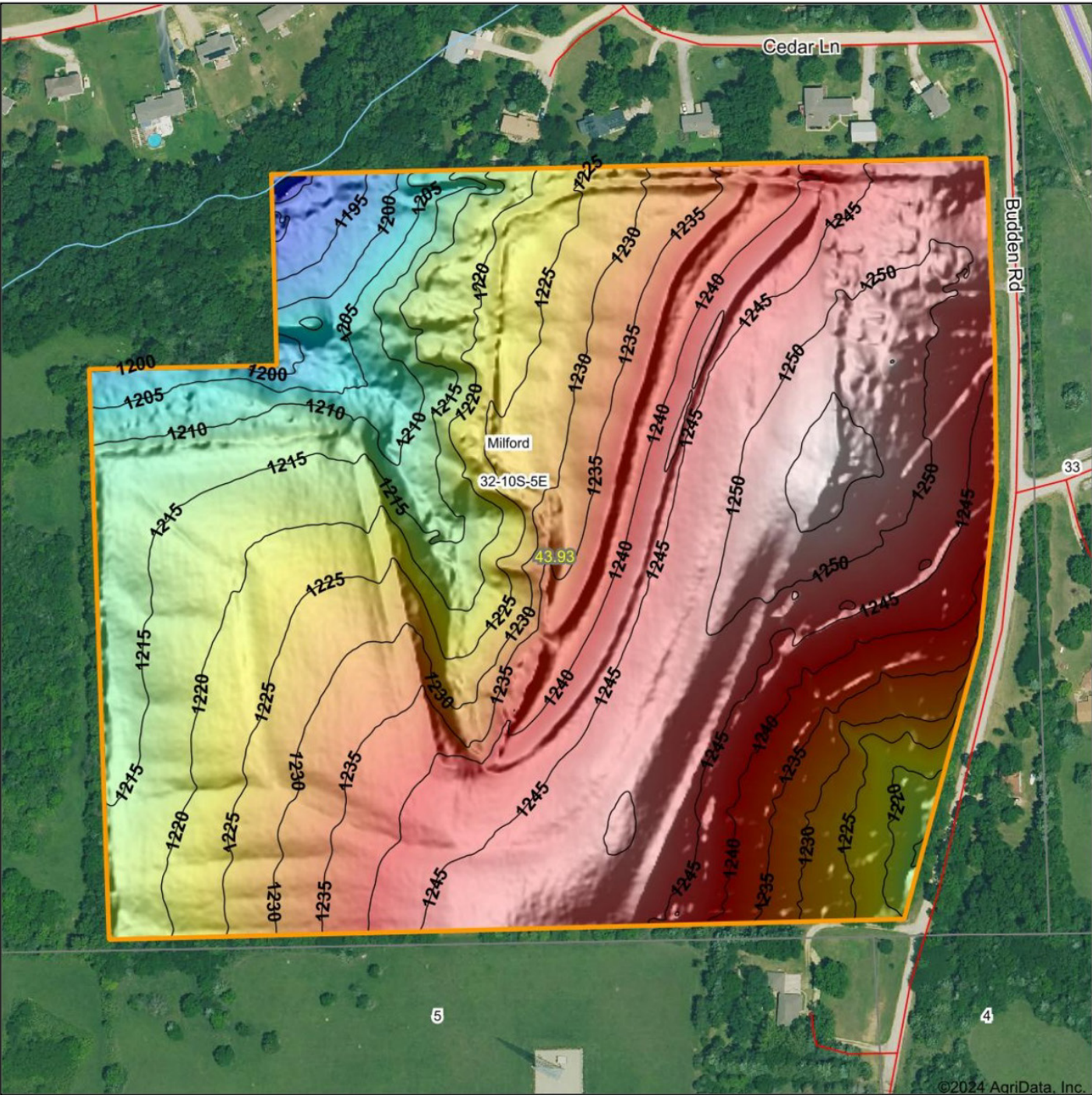


Area Symbol: KS061, Soil Area Version: 24												
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
3880	Holder silt loam, 1 to 3 percent slopes	19.38	44.1%		> 6.5ft.	Ile	3690	76	76	69	76	37
3882	Holder silt loam, 3 to 7 percent slopes	15.29	34.8%		> 6.5ft.	IIle	3695	74	73	67	74	36
3938	Wells-Ortello complex, 4 to 8 percent slopes	9.26	21.1%		> 6.5ft.	IIIle	3890	59	55	55	58	30
Weighted Average						2.56	3733.9	*n 71.7	*n 70.5	*n 65.4	*n 71.5	*n 35.2

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

HILLSHADE MAP



Maps Provided By:

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CUSTOMIZED ONLINE MAPPING

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Source: USGS 1 meter dem
Interval(ft): 5
Min: 1,186.2
Max: 1,258.4
Range: 72.2
Average: 1,232.0
Standard Deviation: 14.86 ft

0ft 272ft 543ft

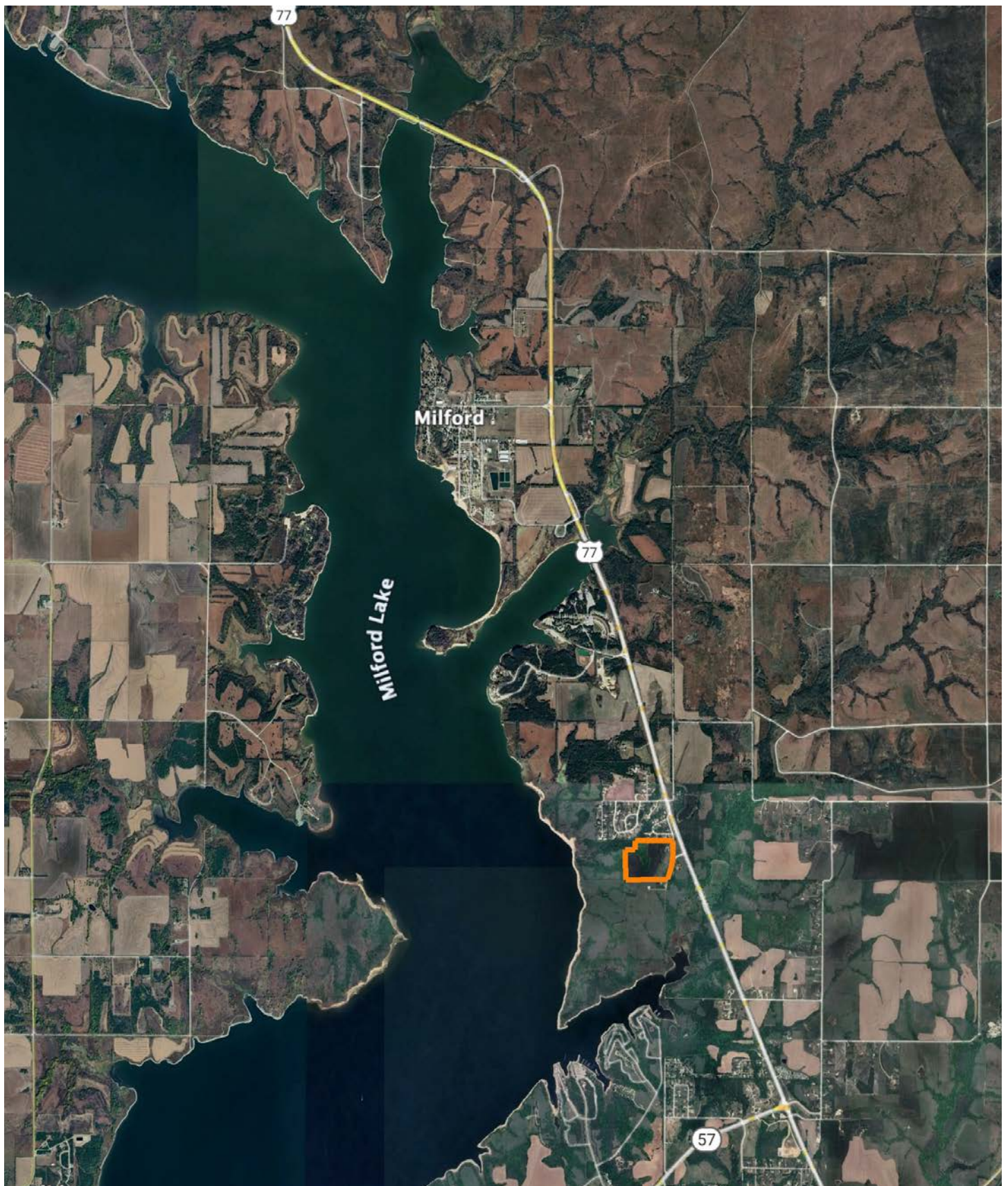


12/17/2024

32-10S-5E
Geary County
Kansas

Boundary Center: 39° 8' 2.15, -96° 53' 23.86

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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MidwestLandGroup.com

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