

MIDWEST LAND GROUP PRESENTS

79 ACRES IN

NEMAHA COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

RARE NEMAHA COUNTY TILLABLE FARM

This 79 +/- acre tract is located in central Nemaha County, just a few miles southeast of Seneca, Kansas. It has 56 +/- tillable acres actively in production primarily consisting of Class II and III Burchard-Steinauer clay loam and Kennebec silt loam soils. The tillable acres have 6 to 12 percent slopes with well-kept terraces, waterways, and field edges. The tillable soils have an NCCPI overall weighted average of 63. The property has 61 +/- DCP crop base acres with an ARC County crop election. The remaining 13 +/- acres consist of tame grass waterways with native grass and wooded draws lining multiple wet-weather

creeks. The diverse habitat with abundant food provides great whitetail deer, turkey, and upland bird hunting opportunities! The property is located on a well-maintained year-round gravel road with a recorded access easement agreement. Mineral rights are intact and will be transferred to the buyer at closing. There are no active leases or tenants' rights in place. Productive tillable farms in this area don't 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

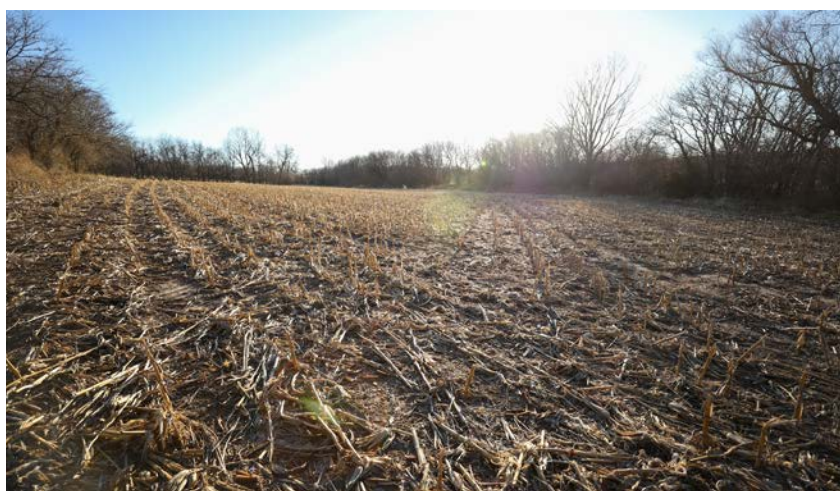
PRICE: **\$691,688** | COUNTY: **NEMAHA** | STATE: **KANSAS** | ACRES: **79**

- 56 +/- tillable acres
- 13 +/- timber/grass acres
- Burchard-Steinauer clay loam and Kennebec silt loam soils
- 6 to 12 percent slopes
- NCCPI overall weighted average of 63
- Well-kept terraces, waterways, and field edges
- 61 +/- DCP crop base acres
- ARC County crop election
- Multiple wet-weather creeks
- Whitetail deer, turkey, and upland bird hunting
- Well-maintained year-round gravel road
- Mineral rights intact and transfer
- No active leases or tenants' rights in place
- 2024 taxes: \$1,542.10
- 11 miles from Seneca, KS



56 +/- TILLABLE ACRES

It has 56 +/- tillable acres actively in production primarily consisting of Class II and III Burchard-Steinauer clay loam and Kennebec silt loam soils.



13 +/- TIMBER/GRASS ACRES



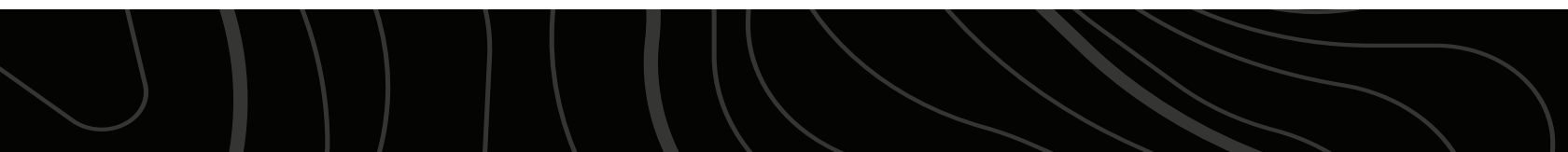
6 TO 12 PERCENT SLOPES



TERRACES, WATERWAYS, & FIELD EDGES



MULTIPLE WET-WEATHER CREEKS



DEER, TURKEY, & BIRD HUNTING

The remaining 13 +/- acres consist of tame grass waterways with native grass and wooded draws lining multiple wet-weather creeks. The diverse habitat with abundant food provides great whitetail deer, turkey, and upland bird hunting opportunities!



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



surety
CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2023

www.AgriDataInc.com

Boundary Center: 39° 47' 19.89, -95° 56' 55.28

15-3S-13E
Nemaha County
Kansas

0ft 436ft 872ft



12/13/2024

TILLABLE AERIAL MAP



©2024 AgriData, Inc.



Maps Provided By:



© AgriData, Inc. 2023

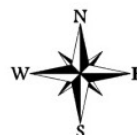
www.AgriDataInc.com

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

Boundary Center: 39° 47' 19.92, -95° 56' 55.15

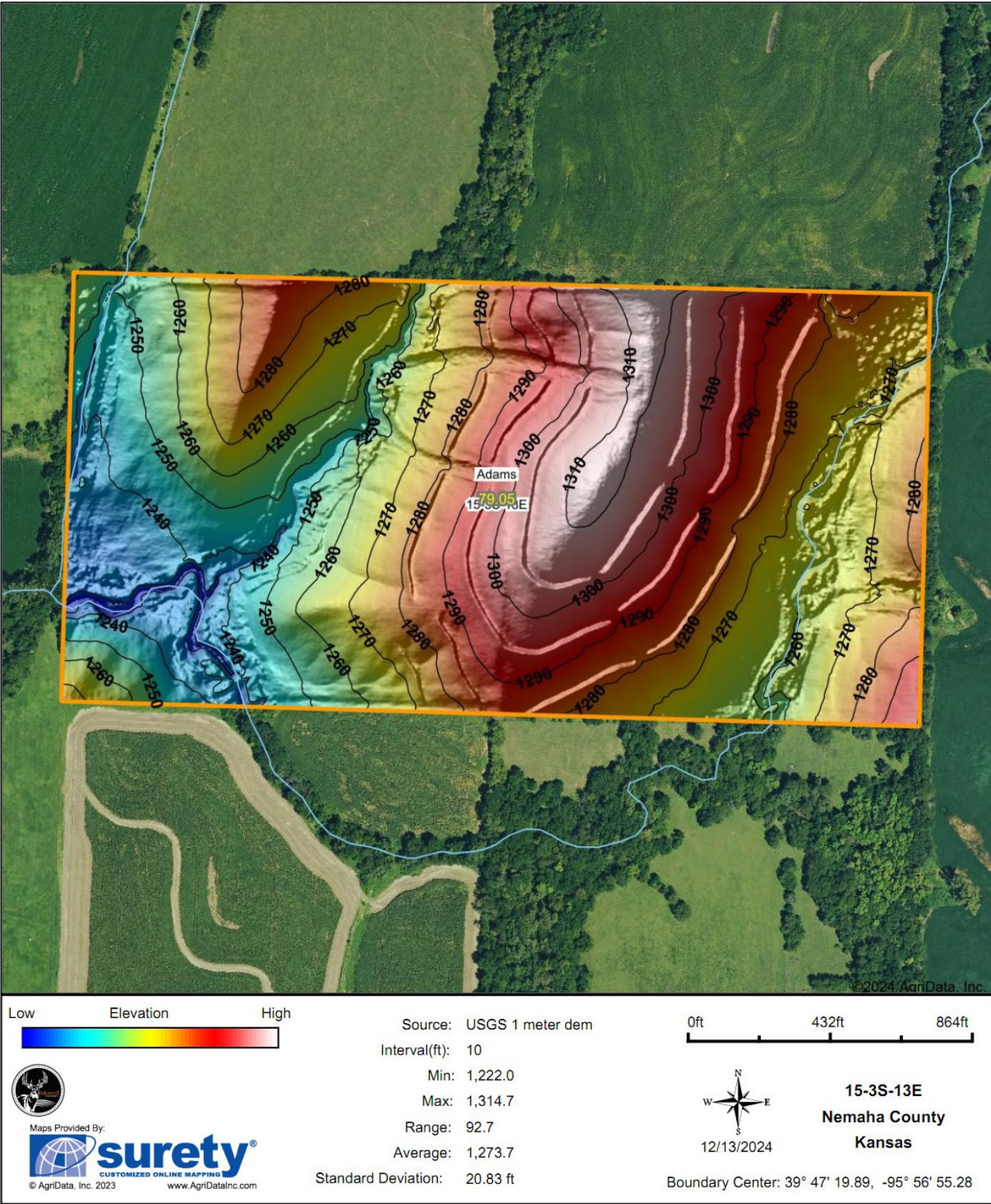
0ft 441ft 882ft

15-3S-13E
Nemaha County
Kansas

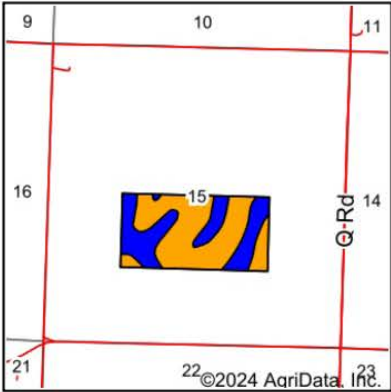
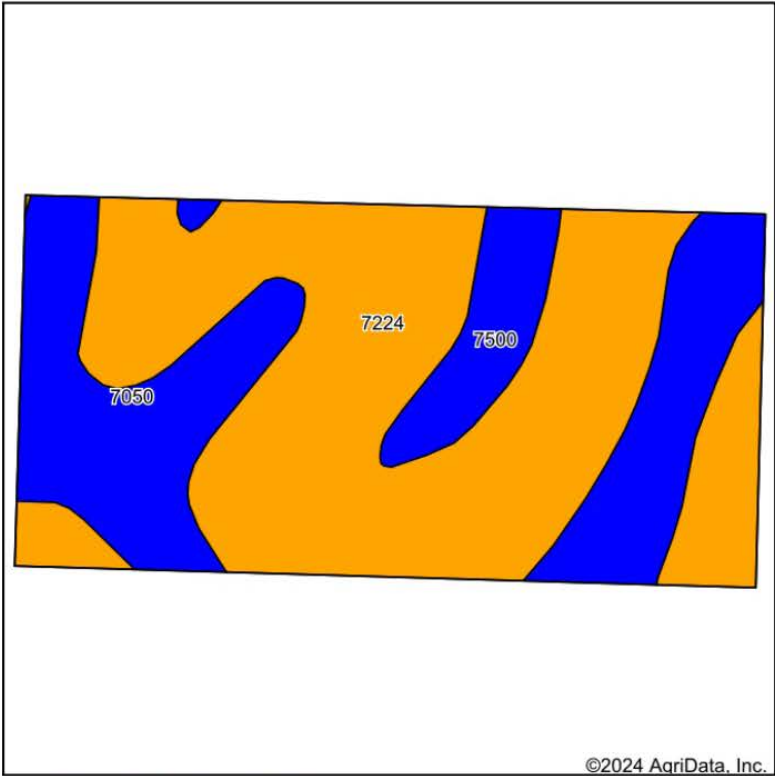


12/13/2024

HILLSHADE MAP



SOILS MAP



State: **Kansas**
County: **Nemaha**
Location: **15-3S-13E**
Township: **Adams**
Acres: **79.05**
Date: **12/13/2024**



Maps Provided By:



surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com



Area Symbol: KS131, Soil Area Version: 25

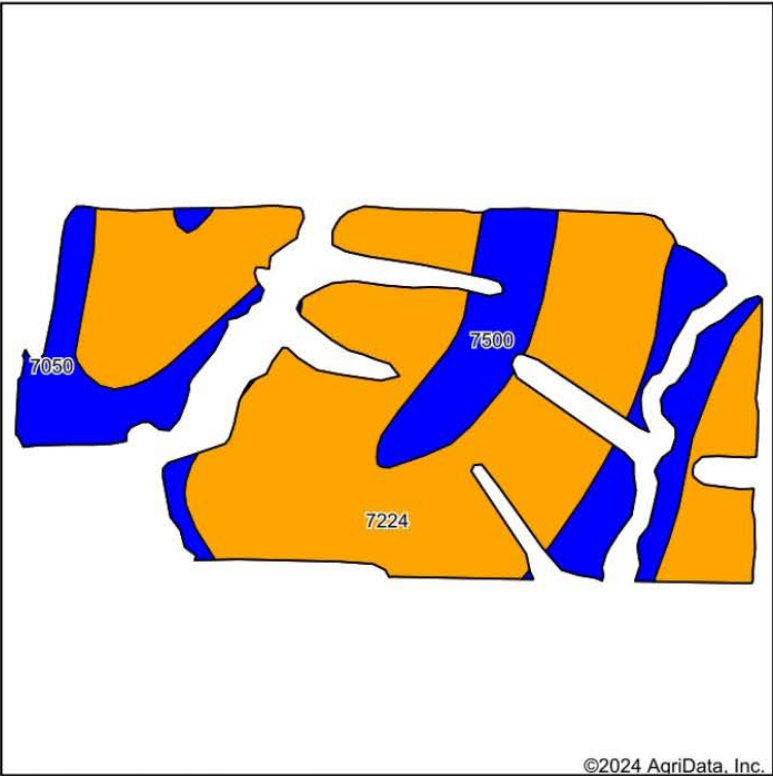
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
7224	Burchard-Steinauer clay loams, 6 to 12 percent slopes	49.05	62.0%		> 6.5ft.	IIIe	3886	58	52	54	57
7050	Kennebec silt loam, occasionally flooded	24.16	30.6%		> 6.5ft.	IIw	4361	89	89	69	82
7500	Pawnee clay loam, 1 to 4 percent slopes	5.84	7.4%		> 6.5ft.	Ile	3845	52	41	52	44
Weighted Average						2.62	4028.1	*n 67	*n 62.5	*n 58.4	*n 63.7

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

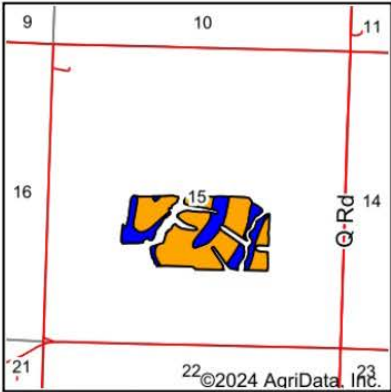
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

TILLABLE SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Nemaha**
Location: **15-3S-13E**
Township: **Adams**
Acres: **57.27**
Date: **12/13/2024**



Maps Provided By:



surety
CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2023

www.AgriDataInc.com



Area Symbol: KS131, Soil Area Version: 25

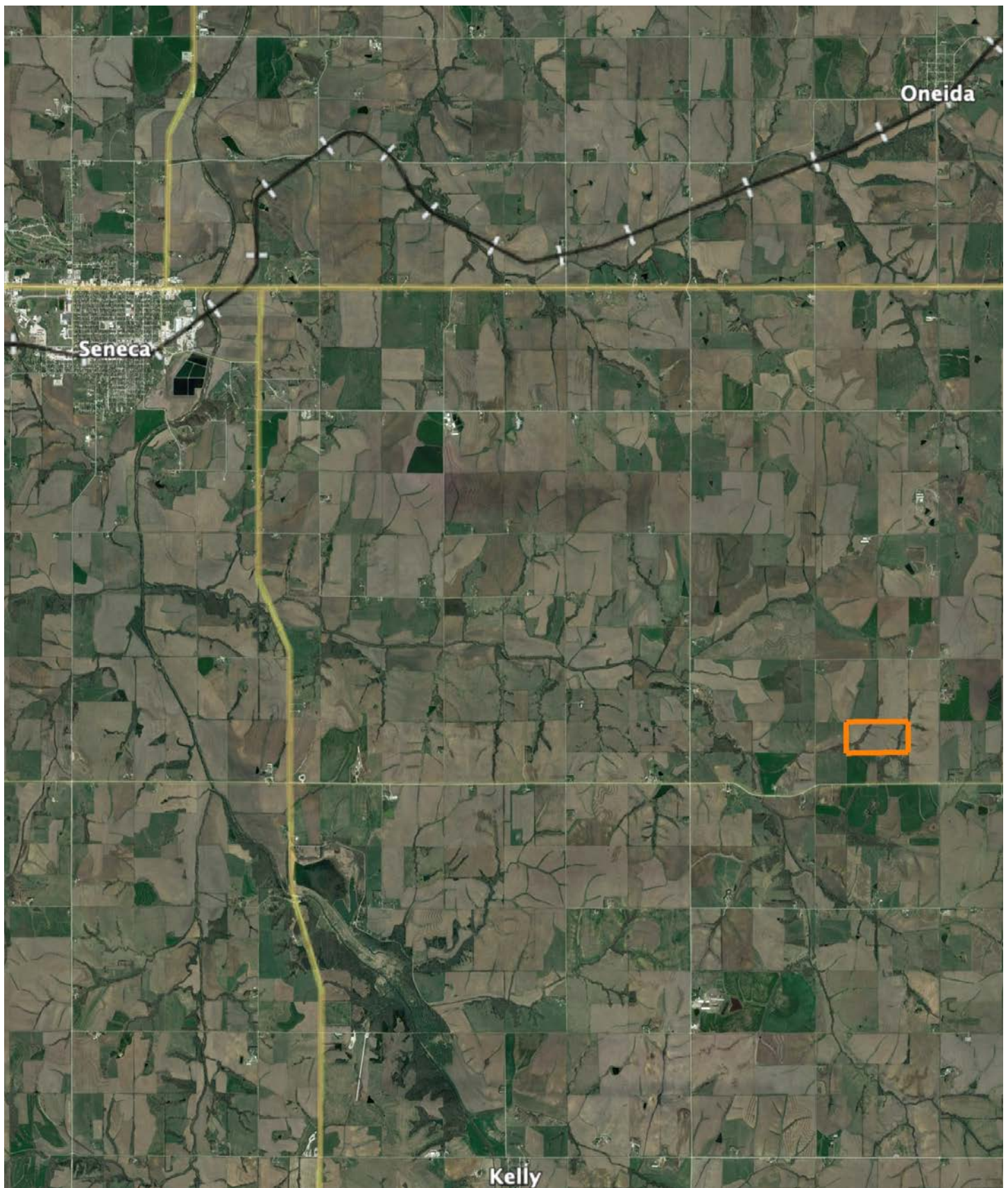
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
7224	Burchard-Steinauer clay loams, 6 to 12 percent slopes	40.68	71.0%		> 6.5ft.	IIIe	3886	58	52	54	57
7050	Kennebec silt loam, occasionally flooded	11.03	19.3%		> 6.5ft.	IIw	4361	89	89	69	82
7500	Pawnee clay loam, 1 to 4 percent slopes	5.56	9.7%		> 6.5ft.	Ile	3845	52	41	52	44
Weighted Average						2.71	3973.5	*n 63.4	*n 58.1	*n 56.7	*n 60.6

*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
620.767.2926
TSiegle@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, Tennessee, Texas, Wisconsin, and Wyoming.