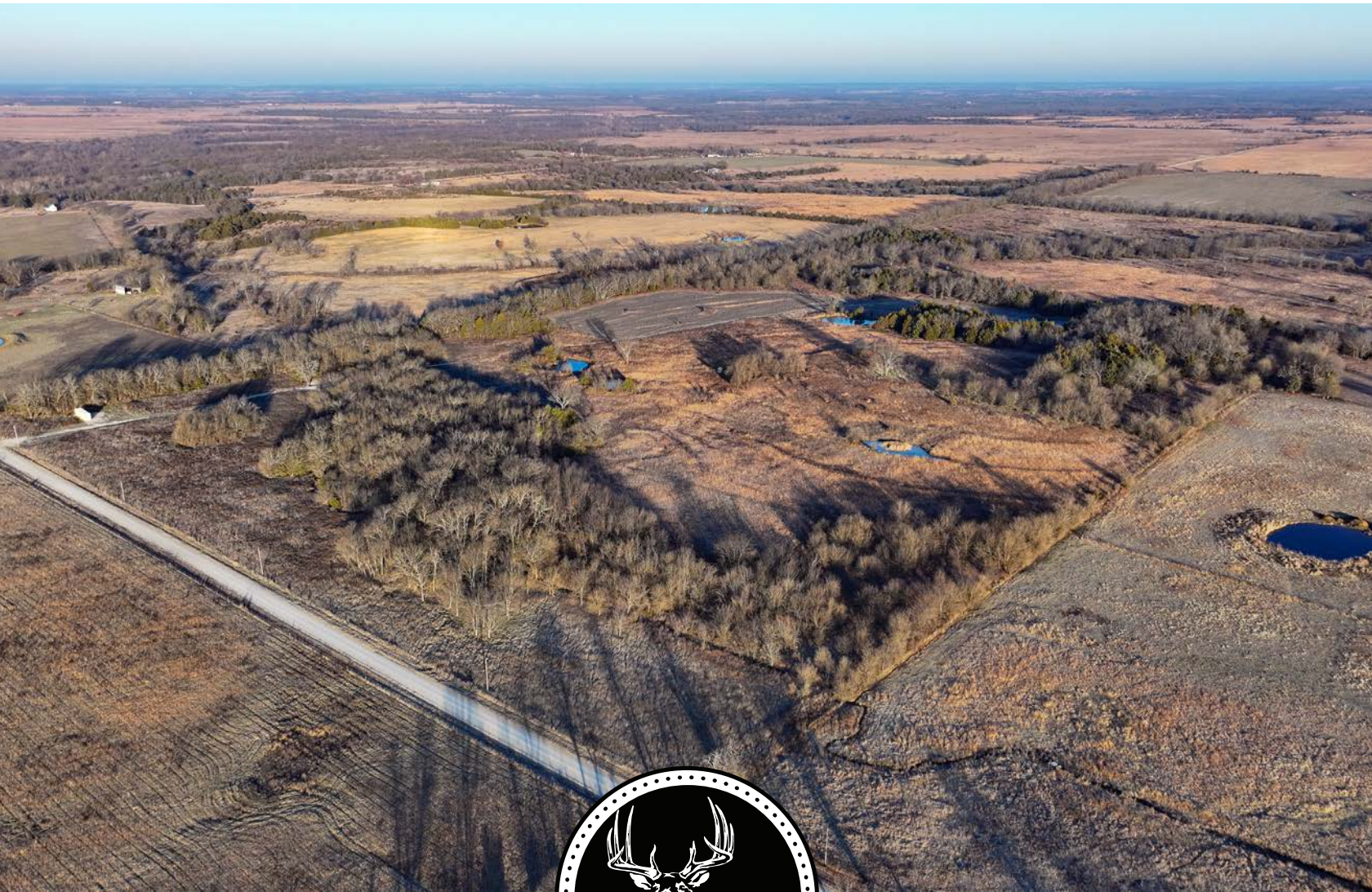


MIDWEST LAND GROUP PRESENTS

82 ACRES IN

BOURBON COUNTY KANSAS

FERN ROAD, FORT SCOTT, KANSAS, 66701



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BOURBON COUNTY TURN-KEY RECREATIONAL PROPERTY

This 82 +/- acre property is in southeast Bourbon County, Kansas. The property is diverse with timbered draws, thickets, warm-season grasses, and established wildlife food plots! The 6 +/- wildlife food plot acres primarily consist of Class II Dennis silt loam soil with 1 to 3 percent slopes, and a NCCPI overall weighted average of 68. The property has 37 +/- DCP cropland acres previously used for crop production. The remaining 76 +/- native grass acres are loaded with cover with dense wooded draws, thickets, and tall warm-season native grasses. The property has multiple wet-weather creeks and multiple watering ponds throughout.

The diverse habitat with abundant food and water creates some of the best whitetail deer, turkey, and upland bird hunting that Kansas is known for! The property is located in Kansas Deer Management Unit 11, and has excellent

whitetail deer numbers as well as good mature buck history! The sale also includes two Redneck Big Country 6'x7' blinds on 10-foot stands, All Season Feeders 2,000 pound and 3,000 pound Low Pro Gravity deer feeders, two ladder treestands, and a 40-foot storage container. The property has recently had new metal entry gates, a driveway, and a deer hanging rack installed.

The property is located on a well-maintained year-round gravel road with electricity, rural water, and a telephone line at the road. Mineral rights are intact and will be transferred to the buyer at closing. There are no active leases or tenants' rights in place. This property is turn-key ready to hunt this year, and is a must-see to truly appreciate all of the diversity it has! Contact Trent Siegle at (620) 767-2926 for additional information, disclosures, or to schedule a showing.



PROPERTY FEATURES

PRICE: **\$449,935** | COUNTY: **BOURBON** | STATE: **KANSAS** | ACRES: **82**

- 6 +/- wildlife food plot acres
- 76 +/- timber/native grass acres
- Diverse habitat
- Timbered draws, thickets, and warm-season grasses
- Established wildlife food plots
- 37 +/- DCP cropland acres
- Dennis silt loam and Kenoma silt loam soils
- Well-kept terraces with 1 to 7 percent slopes
- NCCPI overall weighted average of 68
- Multiple wet-weather creeks
- Multiple watering ponds
- Whitetail deer, turkey, and upland bird hunting
- Mature whitetail deer history
- Kansas Deer Management Unit 11
- Two Redneck Blinds the Big Country 6'x7' Blind on a 10-foot stand
- All Season Feeders 2,000 pound and 3,000 pound Low Pro Gravity Deer Feeders
- Two ladder tree stands
- 40-foot storage container with deer hanging rack
- New metal entry gates and driveway
- Well-maintained year-round gravel road
- Electricity, rural water, and telephone line at the road
- Mineral rights intact and transfer
- No active leases or tenants' rights in place
- 2024 taxes: \$417.46
- 11 miles from Fort Scott, KS



DIVERSE HABITAT

The property is diverse with timbered draws, thickets, warm-season grasses, and established wildlife food plots!



NEW METAL ENTRY GATE AND DRIVEWAY



PONDS AND WET-WEATHER CREEKS



HUNTING OPPORTUNITIES

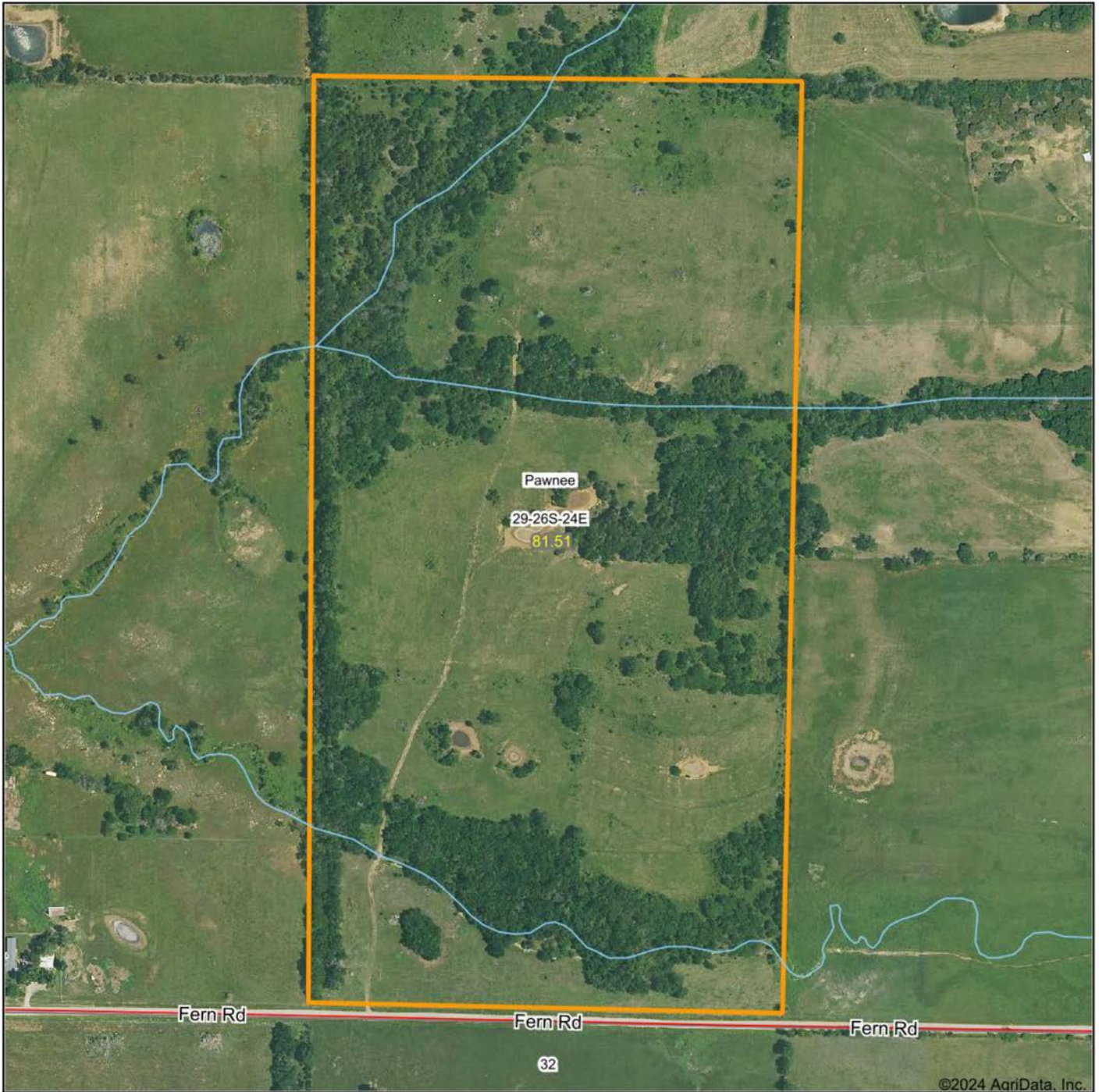
The property is located in Kansas Deer Management Unit 11, and has excellent whitetail deer numbers as well as good mature buck history! The sale also includes two Redneck Big Country 6'x7' blinds on 10-foot stands, All Season Feeders 2,000 pound and 3,000 pound Low Pro Gravity deer feeders, two ladder treestands, and a 40-foot storage container.



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 37° 45' 3.09, -94° 48' 9.01



Maps Provided By:



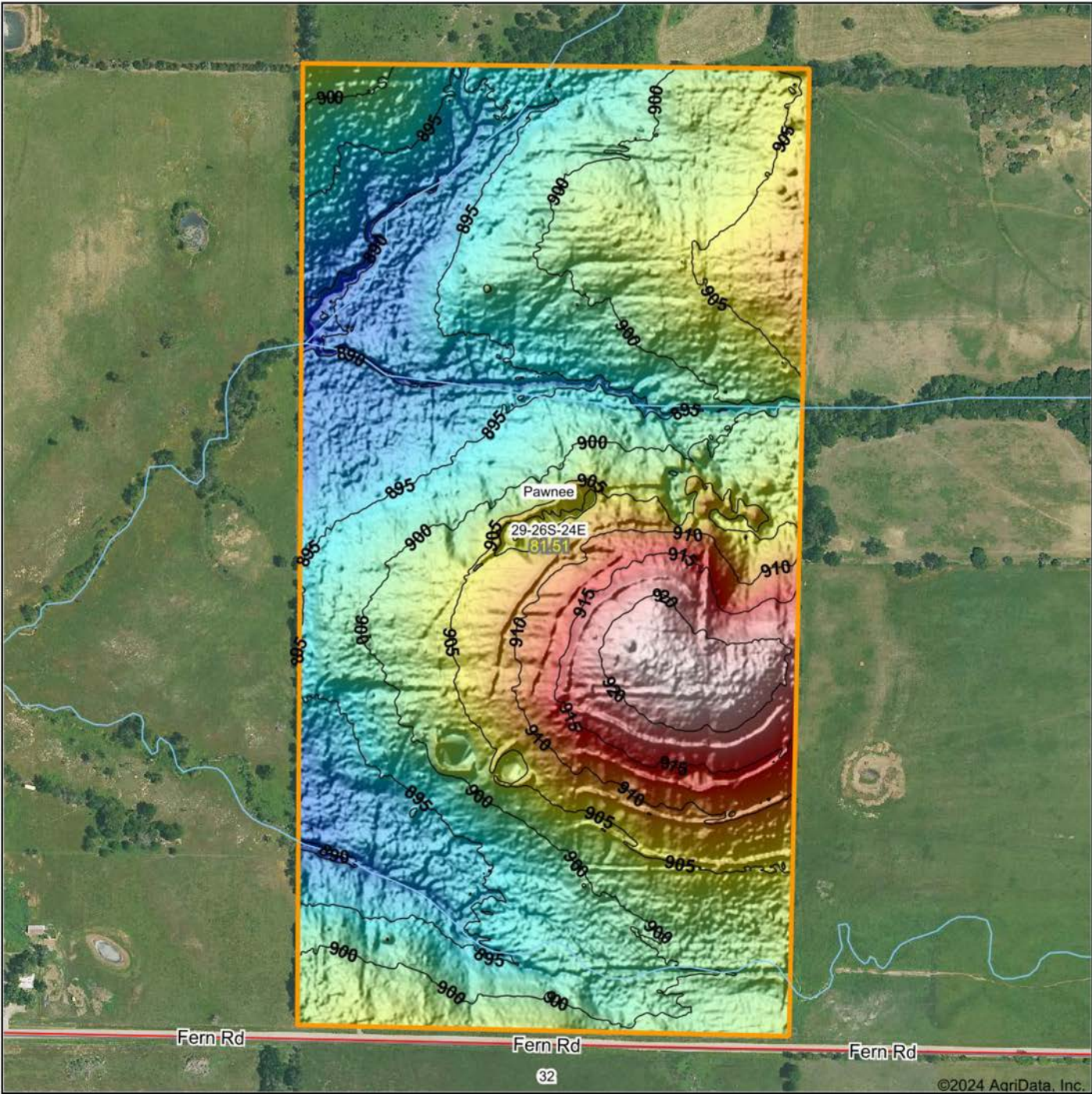
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29-26S-24E
Bourbon County
Kansas



12/22/2024

HILLSHADE MAP



Source: USGS 1 meter dem
 Interval(ft): 5
 Min: 886.4
 Max: 923.8
 Range: 37.4
 Average: 901.5
 Standard Deviation: 7.61 ft



12/22/2024

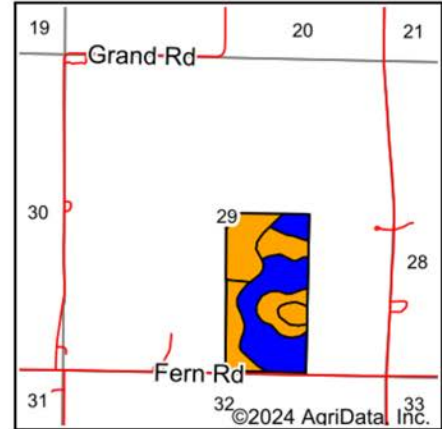
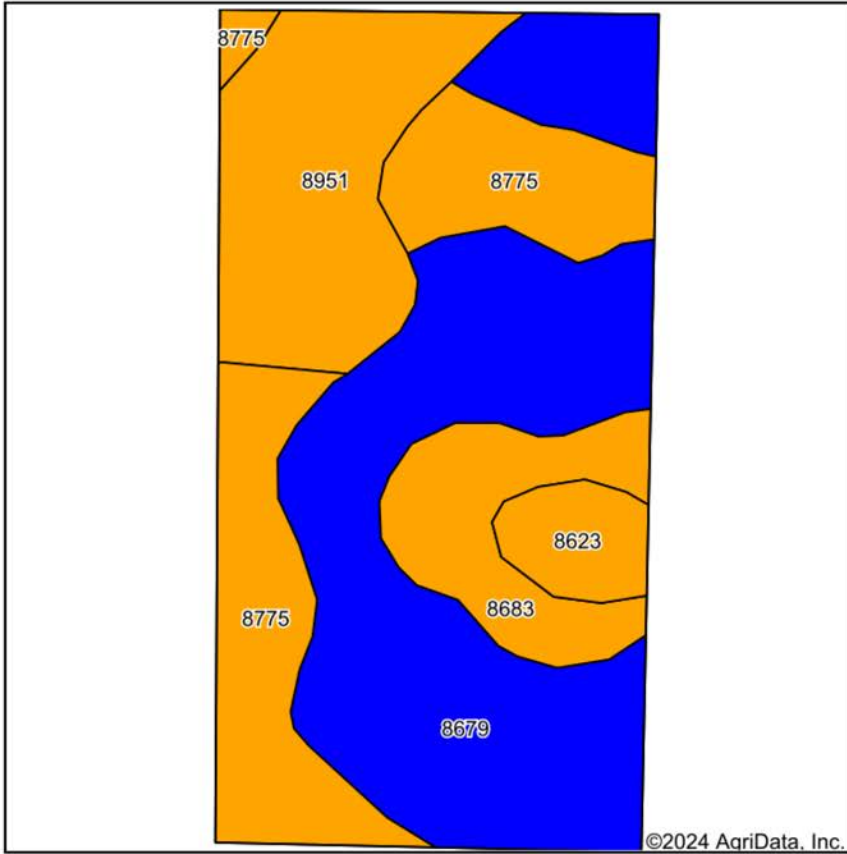
29-26S-24E
Bourbon County
Kansas

Boundary Center: 37° 45' 3.09, -94° 48' 9.01



Maps Provided By:
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 CUSTOMIZED ONLINE MAPPING
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SOILS MAP



State: **Kansas**
 County: **Bourbon**
 Location: **29-26S-24E**
 Township: **Pawnee**
 Acres: **81.51**
 Date: **12/22/2024**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

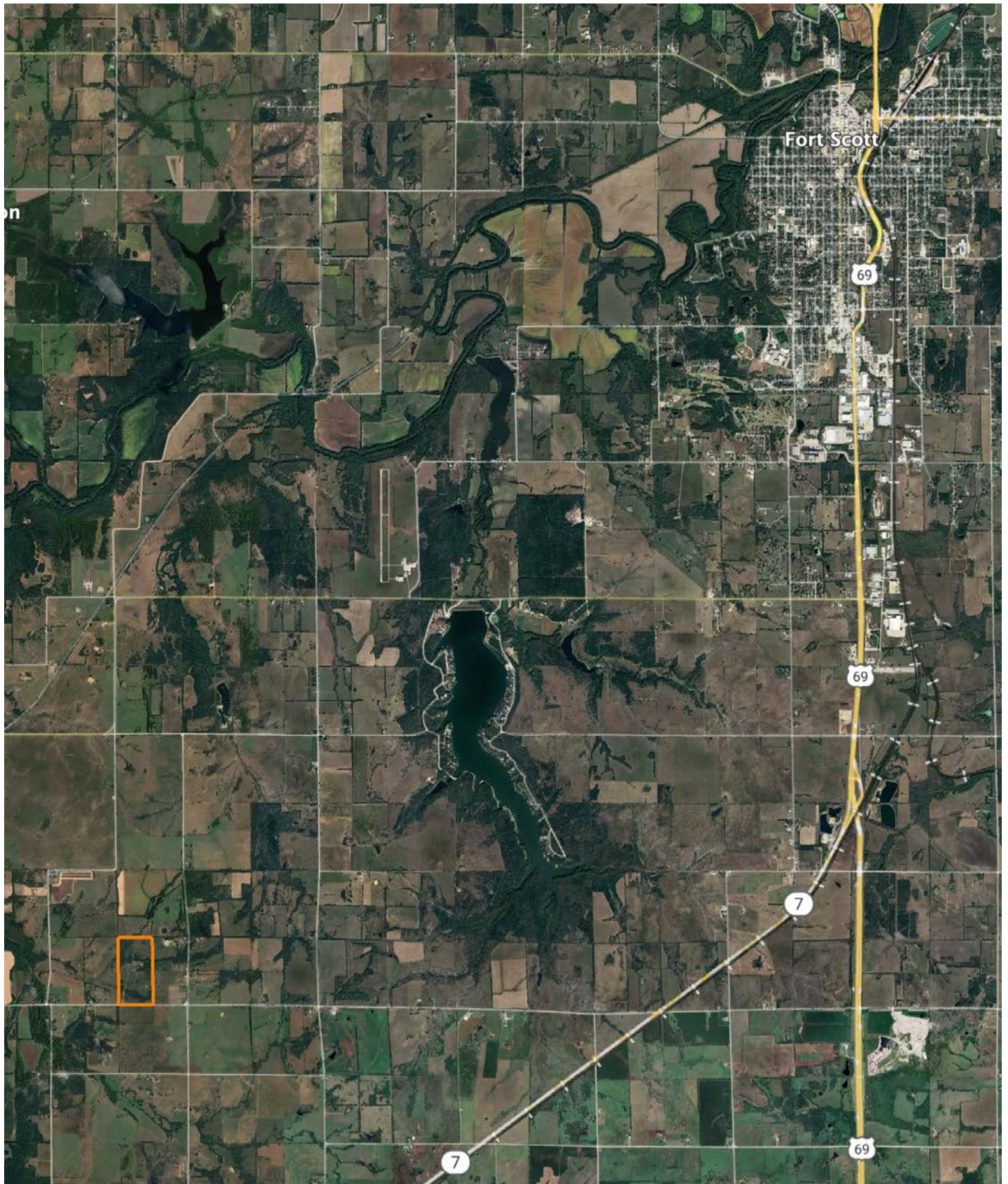
Area Symbol: KS011, Soil Area Version: 25

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	*n NCCPI Cotton
8679	Dennis silt loam, 1 to 3 percent slopes	35.72	43.8%		> 6.5ft.	Ile	4838	79	78	59	64	69
8775	Kenoma silt loam, 1 to 3 percent slopes	18.43	22.6%		5.7ft. (Lithic bedrock)	IIle	3888	59	56	58	59	54
8951	Wagstaff silty clay loam, 1 to 3 percent slopes	15.39	18.9%		2.5ft. (Lithic bedrock)	IIle	4968	52	51	51	43	46
8683	Dennis silt loam, 3 to 7 percent slopes	8.54	10.5%		> 6.5ft.	IIle	5048	76	76	60	65	66
8623	Bates loam, 3 to 7 percent slopes	3.43	4.2%		2.5ft. (Paralithic bedrock)	IIle	4910	63	63	55	49	57
Weighted Average							2.56	*n 68.4	*n 67.1	*n 57.2	*n 58.4	*n 60.4

*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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