

MIDWEST LAND GROUP PRESENTS

159 ACRES IN

MORRIS COUNTY KANSAS



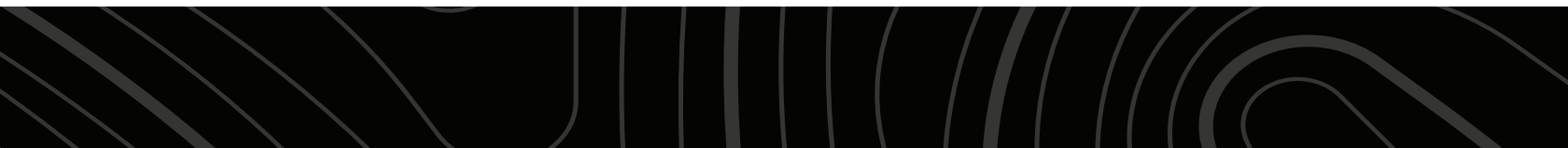
MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PRODUCTIVE MORRIS COUNTY TILLABLE FARM

This 159 +/- acre tract is located in western Morris County, just a few miles southwest of Burdick, Kansas. It has 153 +/- tillable acres actively in production primarily consisting of Class II Ladysmith silty clay loam soils. The tillable acres have 1 to 3 percent slopes with well-kept terraces, waterways, and field edges. The tillable soils have an NCCPI overall weighted average of 51. The property has 96 +/- DCP crop base acres with ARC County and PLC crop elections. The remaining 6 +/- acres consist of tame grass waterways used for hay production. The diverse habitat with abundant food provides great

whitetail deer and upland bird hunting opportunities! The property is located on minimally maintained dirt roads with electricity at the road. Mineral rights are intact and will be transferred to the buyer at closing. There is an active tenant farm lease agreement currently in place. The buyer will take possession of the crop ground after the wheat crop is harvested. 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: **\$597,750** | COUNTY: **MORRIS** | STATE: **KANSAS** | ACRES: **159**

- 153 +/- tillable acres
- 6 +/- tame grass acres
- Class II, Ladysmith silty clay loam soils
- 1 to 3 percent slopes
- NCCPI overall weighted average of 51
- Well-kept terraces, waterways, and field edges
- 96 +/- DCP crop base acres
- ARC County and PLC crop elections
- 30 +/- feet of elevation change
- Whitetail deer and upland bird hunting
- Minimally maintained dirt roads
- Electric at the road
- Mineral rights intact and transfer
- Active tenant farm lease agreement in place
- Possession of crop ground after wheat harvest
- 2024 taxes: \$1,580.40
- 6 miles from Lost Springs, KS



153 +/- TILLABLE ACRES

The tillable acres have 1 to 3 percent slopes with well-kept terraces, waterways, and field edges. The tillable soils have an NCCPI overall weighted average of 51.



6 +/- TAME GRASS ACRES



ELECTRIC AT THE ROAD

The property is located on minimally maintained dirt roads with electricity at the road.



ADDITIONAL PHOTOS



AERIAL MAP #1



©2024 AgriData, Inc.



Maps Provided By:



© AgriData, Inc. 2023

www.AgriDataInc.com

Boundary Center: 38° 32' 52.72, -96° 52' 46.37

28-17S-5E
Morris County
Kansas

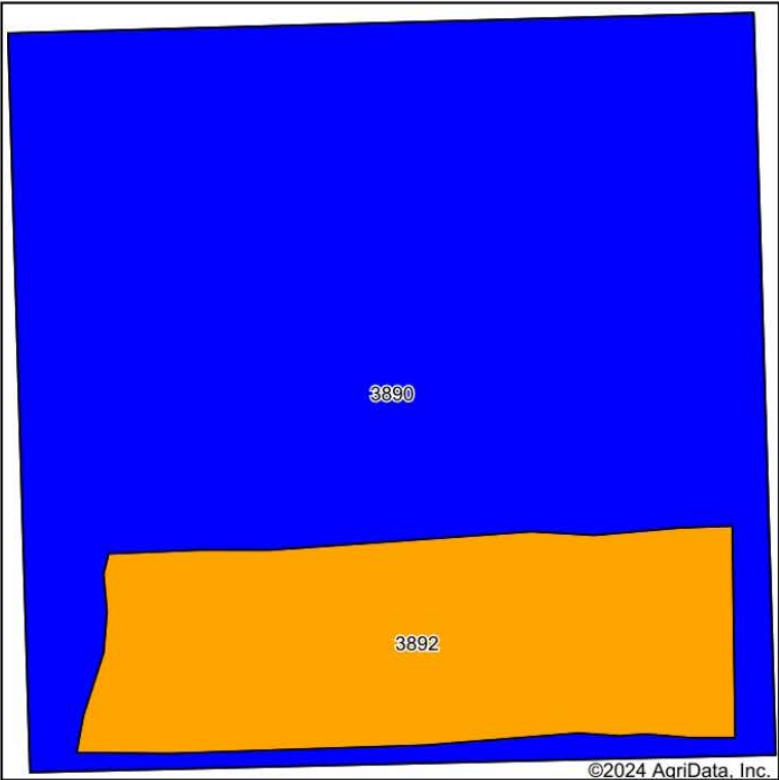
0ft 501ft 1002ft



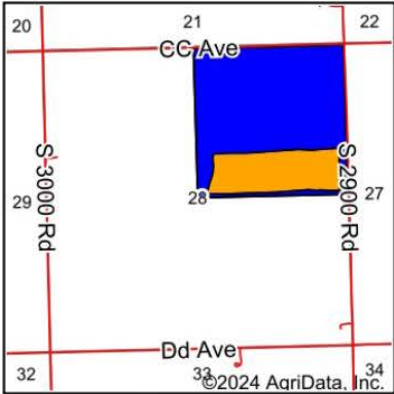
1/28/2024

[illegible]

SOILS MAP #1



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Morris**
Location: **28-17S-5E**
Township: **Township No. 8**
Acres: **159.4**
Date: **1/28/2024**



Maps Provided By:



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



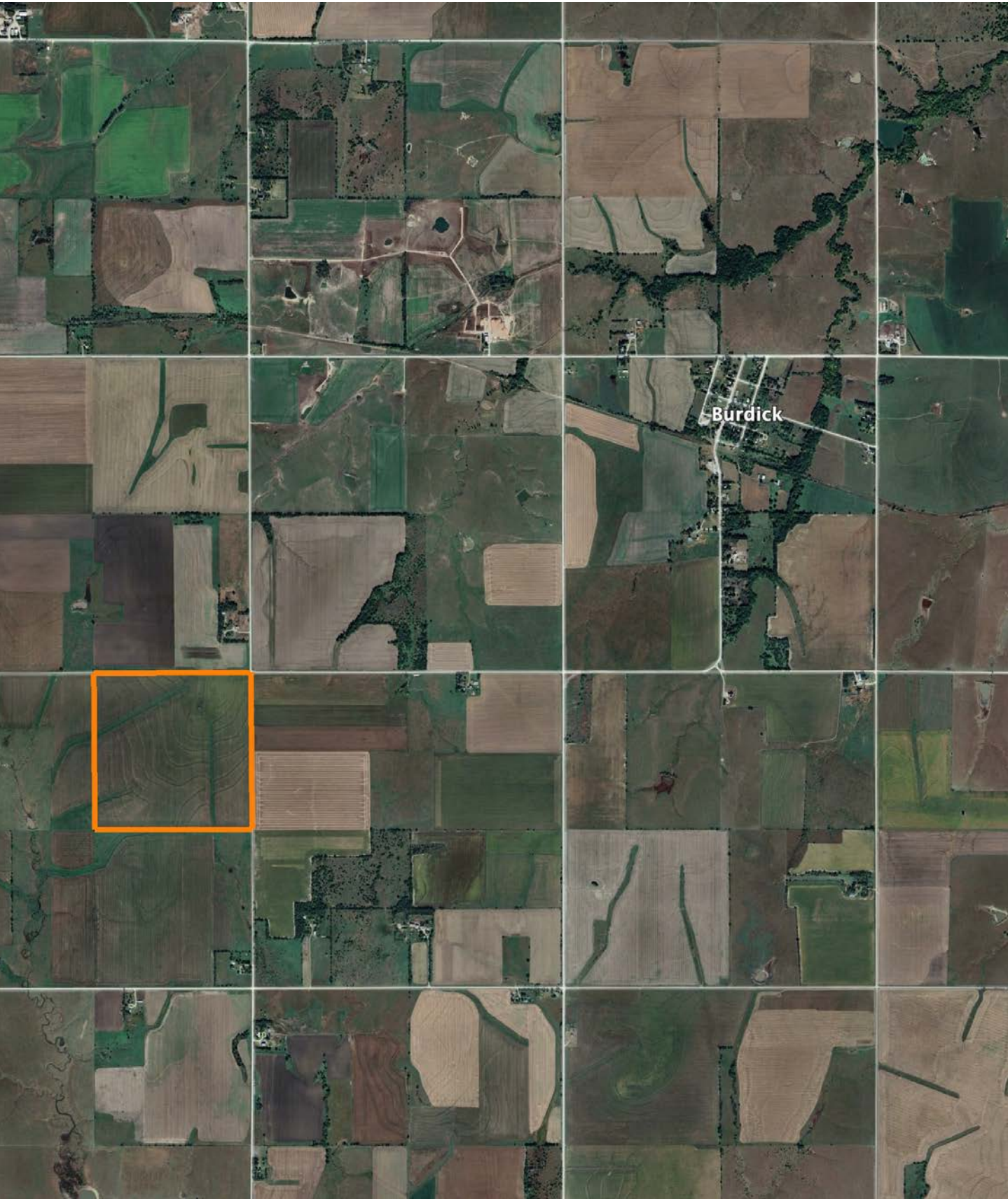
Area Symbol: KS127, Soil Area Version: 20											
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
3890	Ladysmith silty clay loam, 0 to 1 percent slopes	121.98	76.5%		> 6.5ft.	Ils	3525	52	39	52	51
3892	Ladysmith silty clay loam, 1 to 3 percent slopes, eroded	37.42	23.5%		> 6.5ft.	IIle	3525	47	35	47	44
Weighted Average						2.23	3525	*n 50.8	*n 38.1	*n 50.8	*n 49.4

*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.