

MIDWEST LAND GROUP PRESENTS

78 ACRES IN

DICKINSON COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

DICKINSON COUNTY CROPLAND FARM

This 78 +/- acre tract is located in western Dickinson County, just south of Solomon, Kansas. It has 76 +/- tillable acres actively in production primarily consisting of Class III Irwin silty clay loam and Geary silt loam soils. The tillable acres have 1 to 7 percent slopes with well-kept terraces, waterways, and field edges. The tillable soils have an NCCPI overall weighted average of 61. The property has 75 +/- DCP crop base acres with an ARC County crop election. The remaining 2 +/- acres consist of a tame grass waterway with native grass and wooded draws along the property boundaries. There is a wet-weather creek along the east boundary of the property.

The diverse habitat with abundant food provides great whitetail deer, upland bird, and waterfowl hunting opportunities! The property is located on a well-maintained year-round gravel road with rural water and fiber optic cable at the road, electricity is nearby. 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: **\$273,700** | COUNTY: **DICKINSON** | STATE: **KANSAS** | ACRES: **78**

- 78 +/- total acres
- 76 +/- tillable acres
- 2 +/- grass acres
- Irwin silty clay loam and Geary silt loam soils
- 1 to 7 percent slopes
- NCCPI's overall weighted average of 61
- Well-kept terraces, waterway, and field edges
- 75 +/- DCP crop base acres
- ARC County crop election
- 33 +/- feet of elevation change
- Wet-weather creek
- Whitetail deer, upland bird, and waterfowl hunting
- Well-maintained year-round gravel road
- Rural water and fiber optic cable at the road
- Mineral rights intact and transfer
- No active leases or tenants' rights are in place
- 2024 taxes: \$1,189.82
- 8 miles from Solomon, KS



76 +/- TILLABLE ACRES

It has 76 +/- tillable acres actively in production primarily consisting of Class III Irwin silty clay loam and Geary silt loam soils.



WET-WEATHER CREEK



2 +/- GRASS ACRES



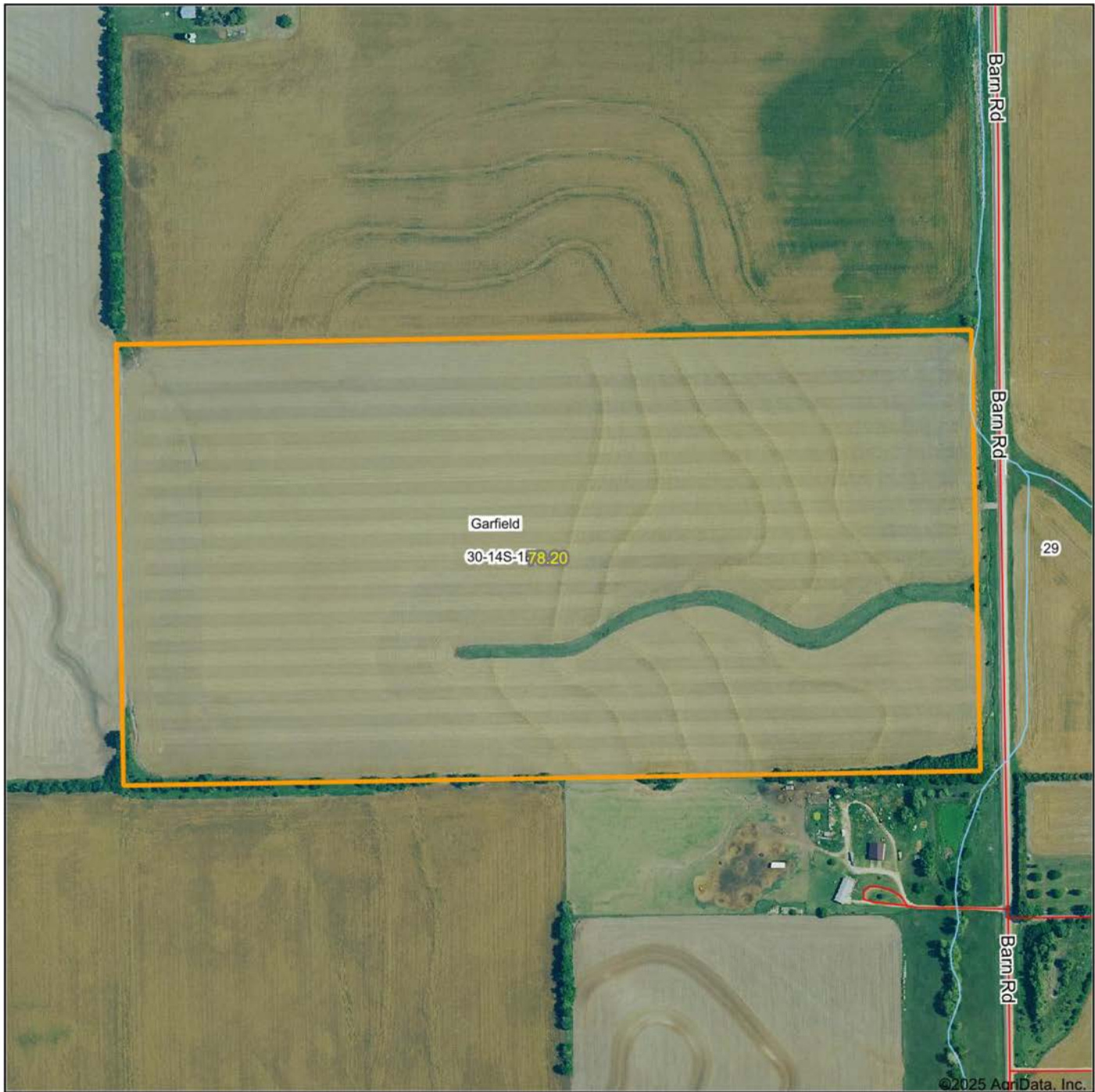
WELL-MAINTAINED GRAVEL ROAD



ADDITIONAL PHOTOS



AERIAL MAP



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Maps Provided By:



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Boundary Center: 38° 48' 25.9, -97° 21' 31.35

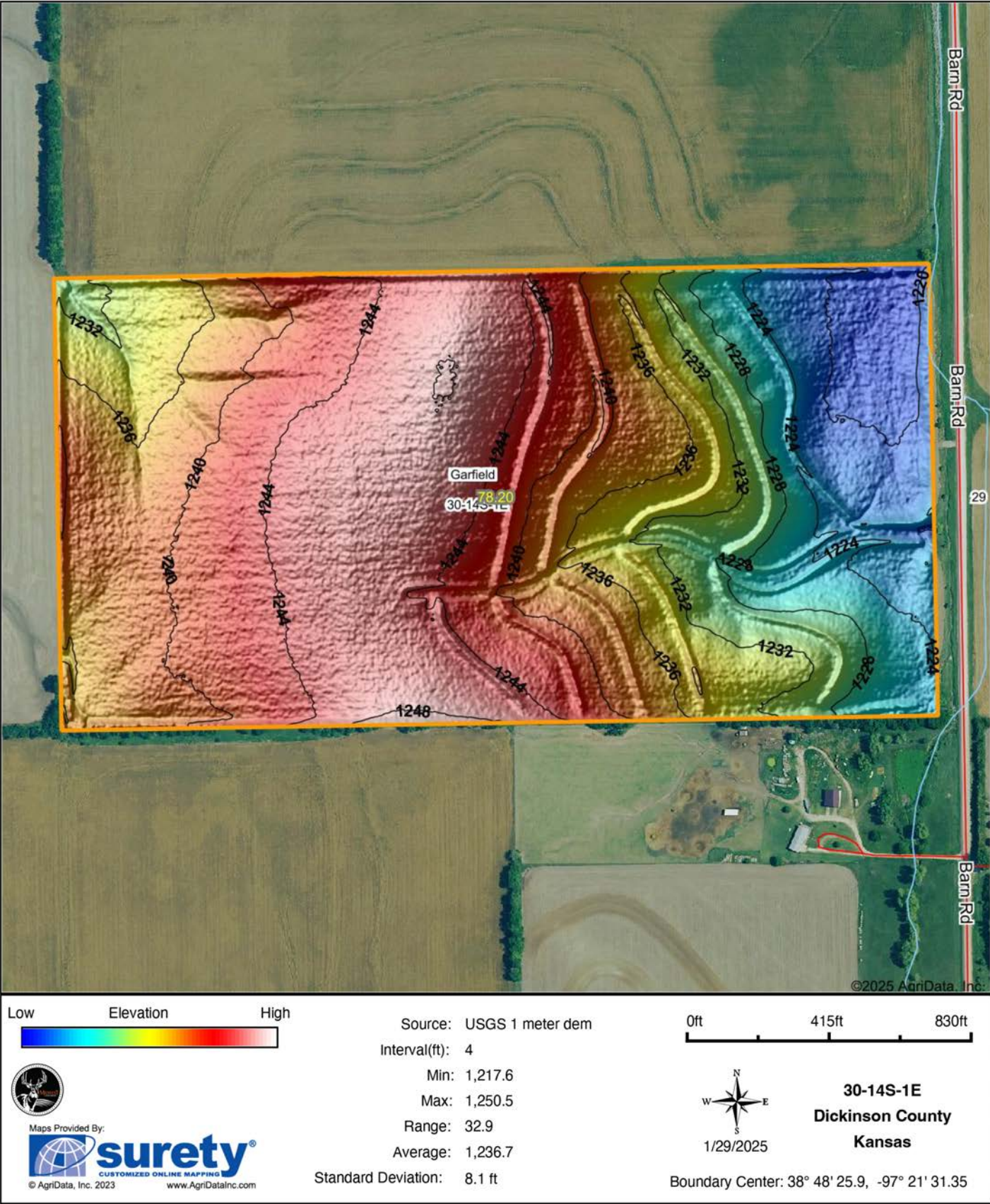
30-14S-1E
Dickinson County
Kansas

0ft 466ft 933ft

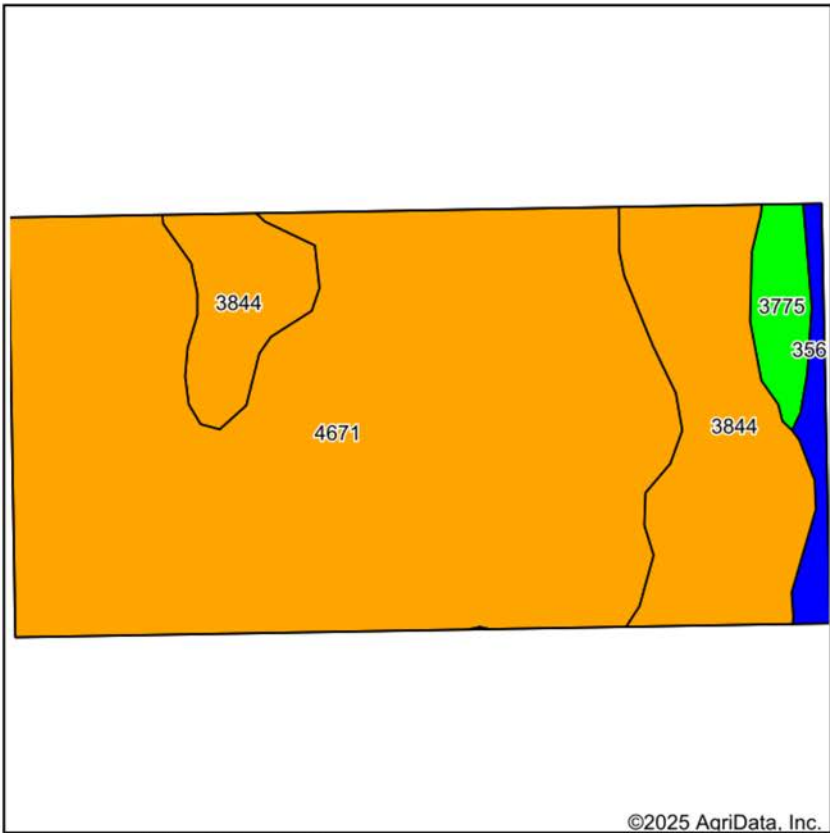


1/29/2025

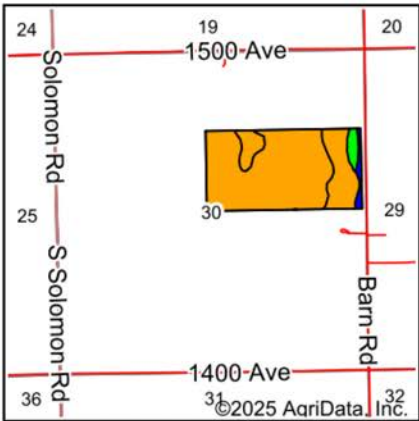
HILLSHADE MAP



SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Dickinson**
Location: **30-14S-1E**
Township: **Garfield**
Acres: **78.2**
Date: **1/29/2025**



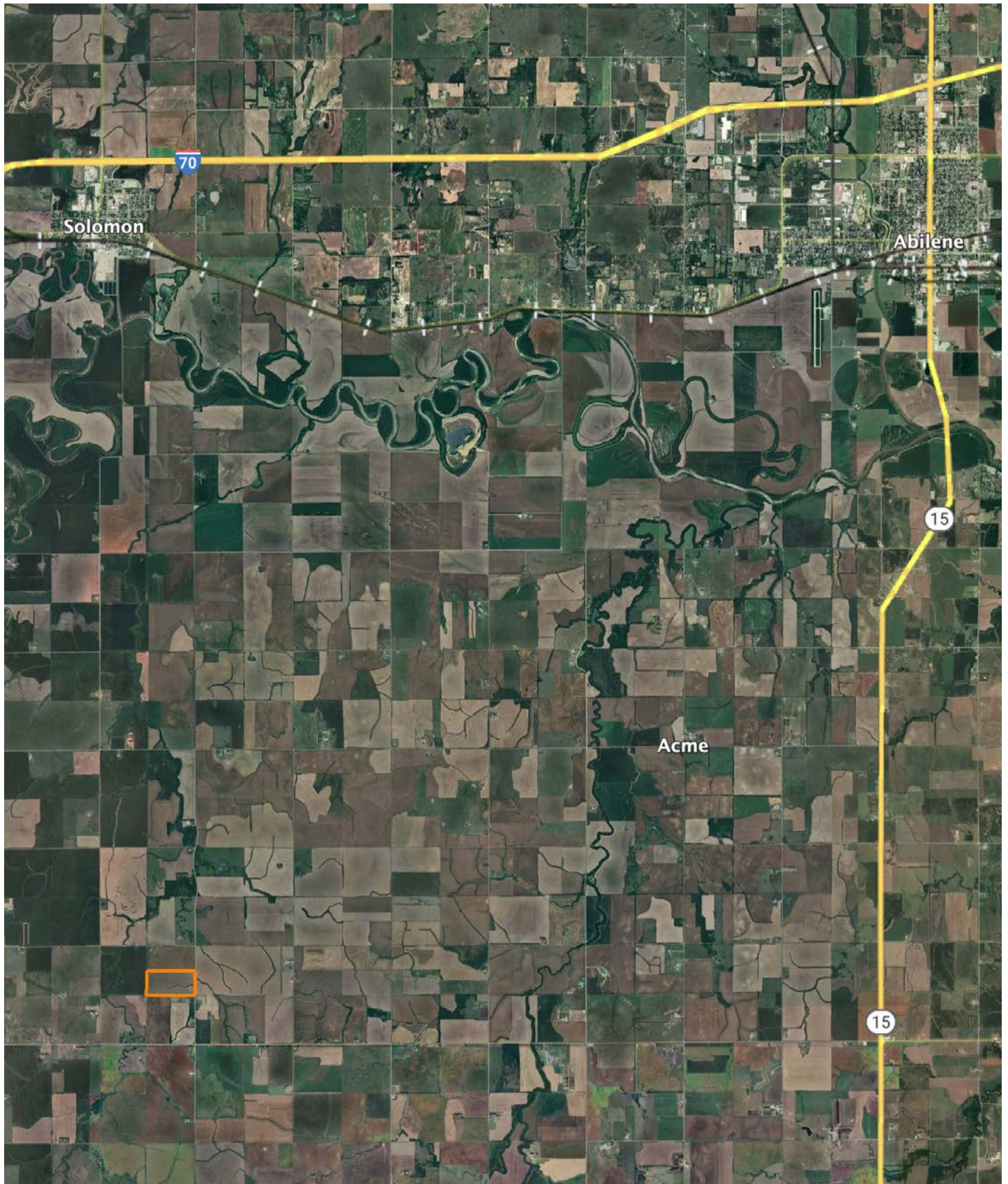
Maps Provided By:



Area Symbol: KS041, 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
4671	Irwin silty clay loam, 1 to 3 percent slopes	56.60	72.5%		> 6.5ft.	IIIs	3585	56	45	55	55	40
3844	Geary silt loam, 3 to 7 percent slopes	17.16	21.9%		> 6.5ft.	IIIe	4085	71	68	65	71	36
3775	Muir silt loam, rarely flooded	2.46	3.1%		> 6.5ft.	Iw	4655	81	73	69	81	45
3561	Hobbs silt loam, occasionally flooded	1.98	2.5%		> 6.5ft.	IIw	5845	79	68	61	79	37
Weighted Average						2.91	3785.6	*n 60.7	*n 51.5	*n 57.8	*n 59.9	*n 39.2

*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
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