

MIDWEST LAND GROUP PRESENTS

39 ACRES IN

JACKSON COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

DIVERSE JACKSON COUNTY TILLABLE AND RECREATIONAL FARM

This 39 +/- acre property is located in western Jackson County, Kansas. The property is full of diversity with timbered draws, thickets, warm-season grasses, and crop production acres! The property has 20 +/- tillable base acres actively in production primarily consisting of Class III Martin silty clay loam soils. The tillable acres have 3 to 7 percent slopes with well-kept terraces and field edges. The tillable fields have an NCCPI overall weighted average of 50. The remaining 19 +/- native grass acres are loaded with cover including densely wooded draws, cedar, and dogwood thickets, and tall warm-season native grasses. The property also has a wet-weather creek lined with giant cottonwood trees.

The diverse habitat with abundant food provides great whitetail deer, turkey, and upland bird hunting opportunities! The property is located in Kansas Deer Management Unit 9, and has good whitetail deer and turkey numbers on the trail camera! The property is located on a well-maintained year-round gravel road with electric 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 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: **\$198,750** | COUNTY: **JACKSON** | STATE: **KANSAS** | ACRES: **39**

- 20 +/- tillable acres
- 19 +/- grass/timber acres
- Diverse habitat
- Timbered draws, cedar and dogwood thickets, and warm-season grasses
- 20 +/- DCP cropland base acres
- Primarily Class III Martin silty clay loam soils
- 3 to 7 percent slopes
- Well-kept terraces and field edges
- NCCPI overall weighted average of 50
- 70 +/- feet of elevation change
- Wet-weather creek
- Whitetail deer, turkey, and upland bird hunting
- Kansas Deer Management Unit 9
- Well-maintained year-round gravel road
- Electric at the road
- Mineral rights intact and transfer
- No active leases or tenants' rights are in place
- 2024 taxes: \$609.50
- 13 miles from Delia, KS
- 15 miles from Holton, KS



HUNTING OPPORTUNITIES

The diverse habitat with abundant food provides great whitetail deer, turkey, and upland bird hunting opportunities! The property is located in Kansas Deer Management Unit 9, and has good whitetail deer and turkey numbers on the trail camera!



YEAR-ROUND GRAVEL ROAD



19 +/- GRASS/TIMBER ACRES



20 +/- TILLABLE ACRES

The property has 20 +/- tillable base acres actively in production primarily consisting of Class III Martin silty clay loam soils. The tillable acres have 3 to 7 percent slopes with well-kept terraces and field edges.



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



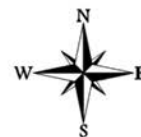
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Boundary Center: 39° 23' 5.81, -95° 54' 25.44

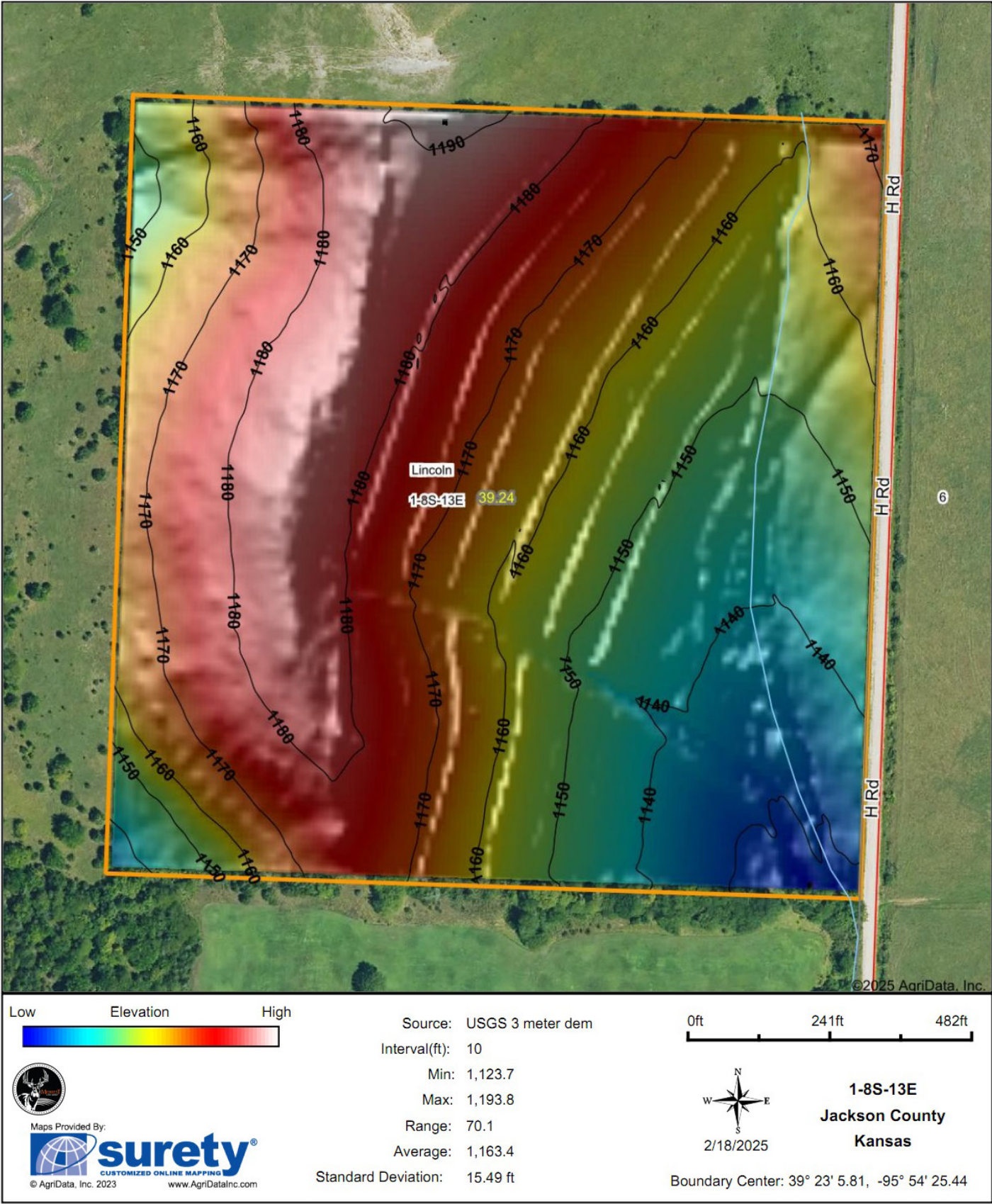
1-8S-13E
Jackson County
Kansas

0ft 280ft 560ft

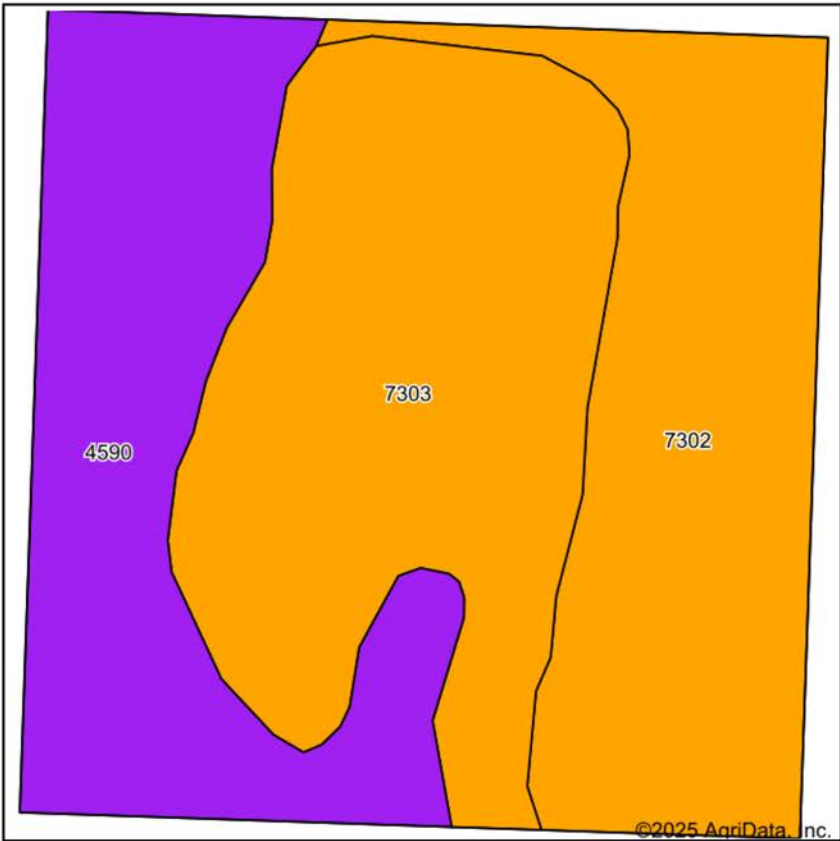


2/18/2025

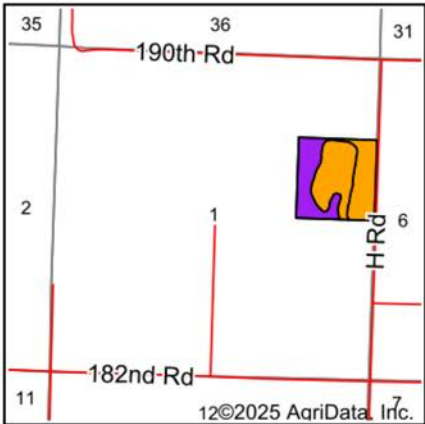
HILLSHADE MAP



SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Jackson**
Location: **1-8S-13E**
Township: **Lincoln**
Acres: **39.24**
Date: **2/18/2025**



Maps Provided By:
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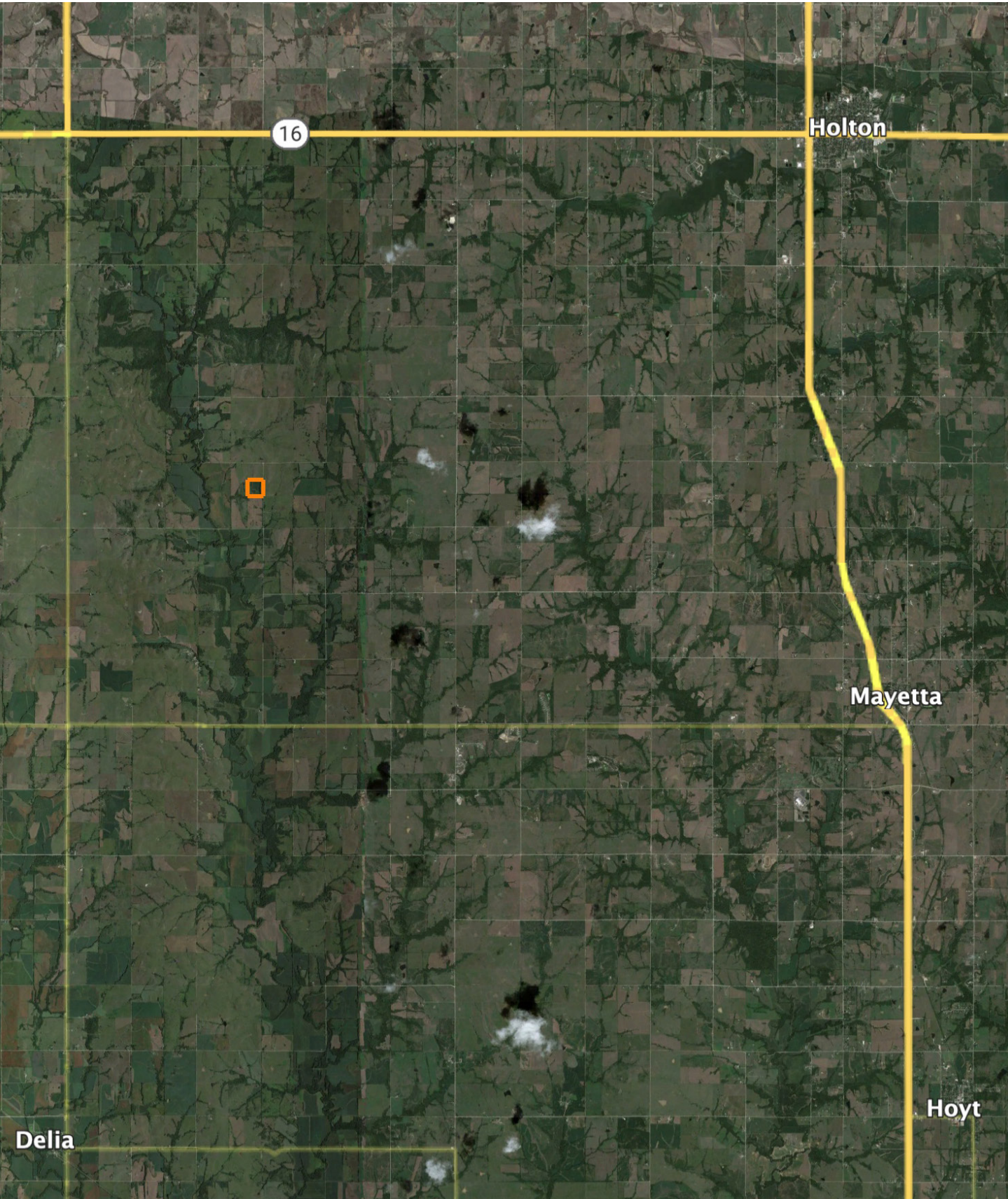
Area Symbol: KS085, Soil Area Version: 23

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
7303	Martin silty clay loam, 3 to 7 percent slopes, eroded	15.07	38.4%		> 6.5ft.	IIIe	4190	47	44	47	39	
7302	Martin silty clay loam, 3 to 7 percent slopes	12.15	31.0%		> 6.5ft.	IIIe	4228	54	50	53	47	
4590	Clime-Sogn complex, 3 to 20 percent slopes	12.02	30.6%		2.5ft. (Paralithic bedrock)	VIe	3310	36	32	36	33	18
Weighted Average						3.92	3932.2	*n 45.8	*n 42.2	*n 45.5	*n 39.6	*n 5.5

*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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