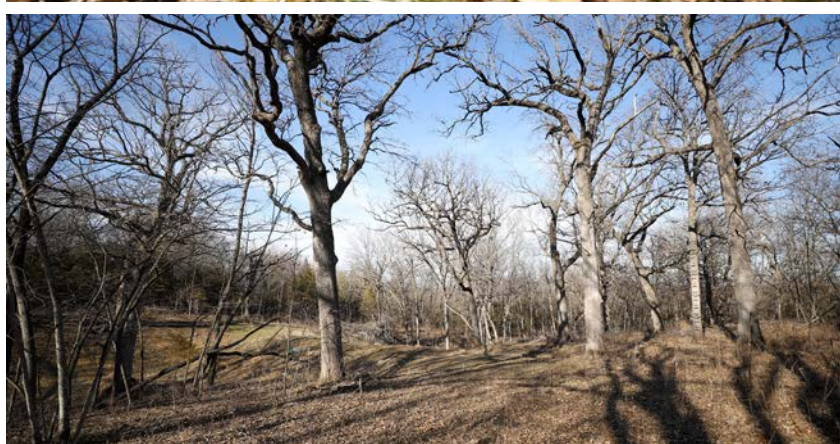


MIDWEST LAND GROUP PRESENTS



JACKSON COUNTY, KS

144 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

NORTHEAST KANSAS PREMIER HUNTING FARM

This 144 +/- acre property is located in Jackson County, just northwest of Circleville, Kansas. The property is full of diversity with creek-bottom tillable fields, warm-season native grass meadows, and hardwood timber ridges! It has 50 +/- tillable acres actively in production primarily made of Class III clay loam soils with well-kept fields. The remaining 94 +/- acres consist of warm-season native grass meadows and edges, a live creek, and giant mature hardwood timber ridges. The native grass has a great mix of little bluestem, big bluestem, and Indiangrass. The timber is mixed with oak, hedge, and eastern red cedar trees. A live creek winds throughout the property providing year-round water, and a natural travel corridor for wildlife. There are also multiple watering ponds on the property.

The diverse habitat with abundant food and water create some of the best whitetail deer, turkey, and upland bird hunting that Kansas has to offer! The property is located in Kansas Deer Management Unit 9 and has excellent whitetail deer numbers. The property would also make a great building site as it is located on well-maintained, year-round gravel roads with electricity and rural water at the south boundary road. Seller owned mineral rights will transfer to the buyer at closing. There is an oral year-to-year cash rent lease agreement in place on the tillable acres. This premier hunting property has a little bit of everything from tillable income, native grass, mature timber, live creek, and great hunting! For additional information, disclosures, or to schedule a showing, contact Trent Siegle at (620) 767-2926.



PROPERTY FEATURES

PRICE: **\$829,525** | COUNTY: **JACKSON** | STATE: **KANSAS** | ACRES: **144**

- 144 +/- total acres
- 50 +/- tillable acres
- 94 +/- native grass/timber acres
- Primarily Class III clay loam soils
- NCCPI overall soil average rating of 59
- Well-kept tillable fields
- 12 +/- DCP crop base acres
- ARC County crop election
- Tributary creek winds throughout
- Multiple watering ponds
- Giant hardwood timber ridges
- Warm-season native grass meadows and edges
- 118 +/- feet of elevation change
- Whitetail deer, turkey, and upland bird hunting
- Kansas Deer Management Unit 9
- Treestands and deer feeders are included with the sale
- Well-maintained, year-round gravel roads
- Electricity and rural water at the road (south boundary)
- Seller owned mineral rights transfer
- Oral year-to-year cash rent lease agreement on tillable acres
- 2024 taxes: \$1,050.92
- 5 miles from Circleville, KS
- 14 miles from Holton, KS



94 +/- NATIVE GRASS/TIMBER ACRES

The remaining 94 +/- acres consist of warm-season native grass meadows and edges, a live creek, and giant mature hardwood timber ridges.



WELL-MAINTAINED GRAVEL ROAD FRONTAGE

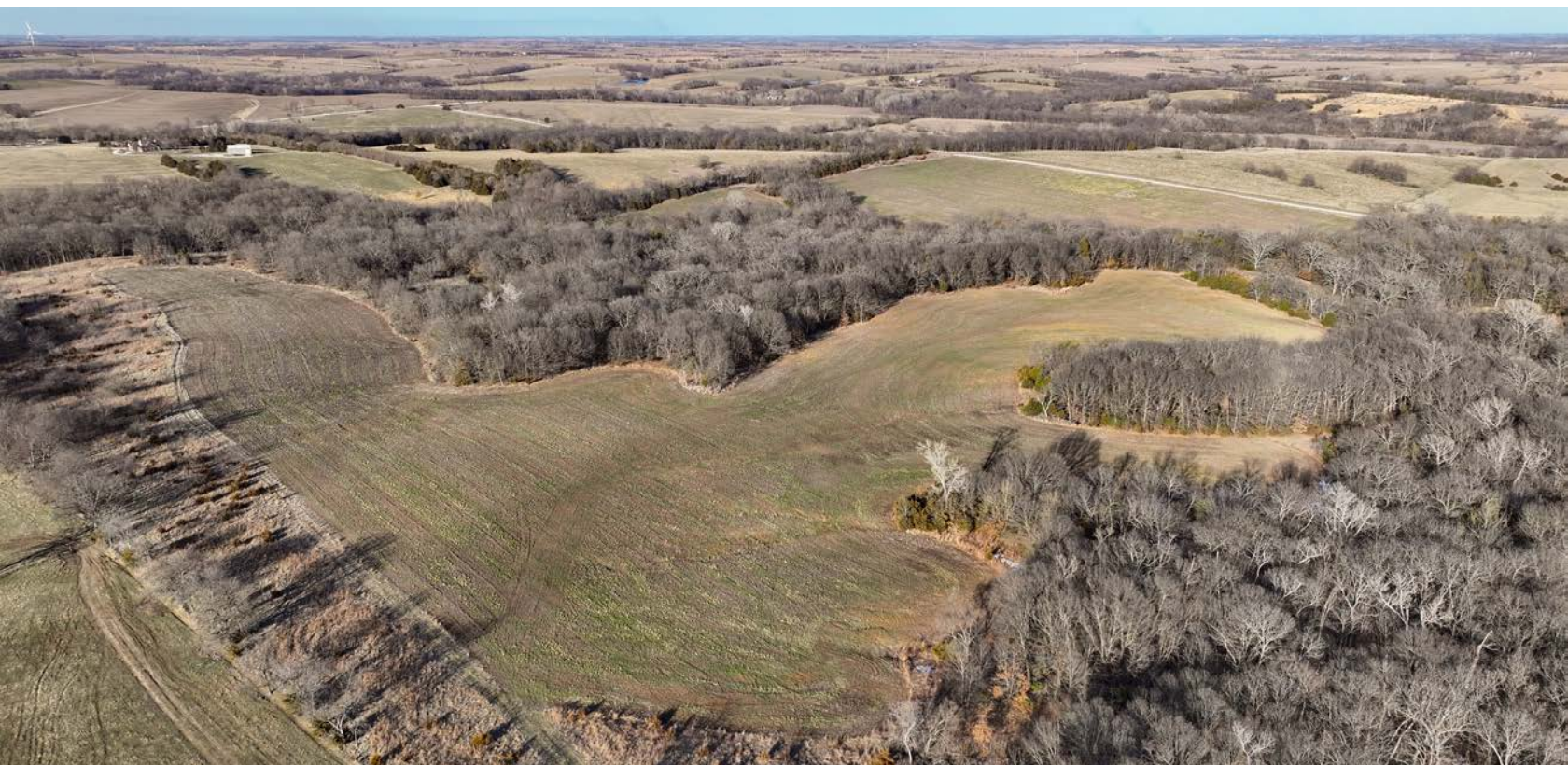


MULTIPLE WATERING PONDS & CREEK



50 +/- TILLABLE ACRES

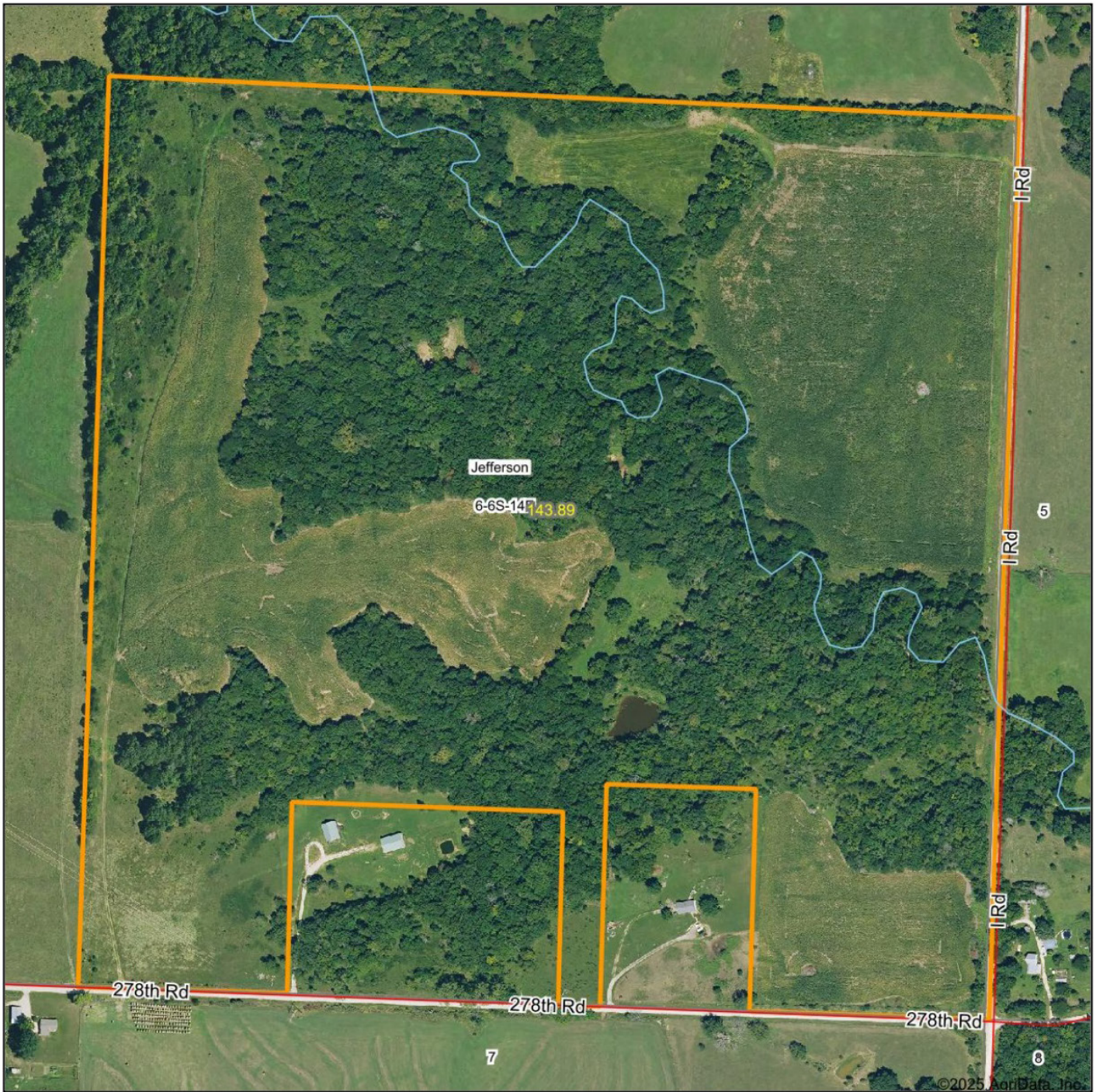
There are 50 +/- tillable acres actively in production primarily made of Class III clay loam soils with well-kept fields.



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 39° 33' 15.25, -95° 53' 29.55

0ft 452ft 904ft



Maps Provided By:



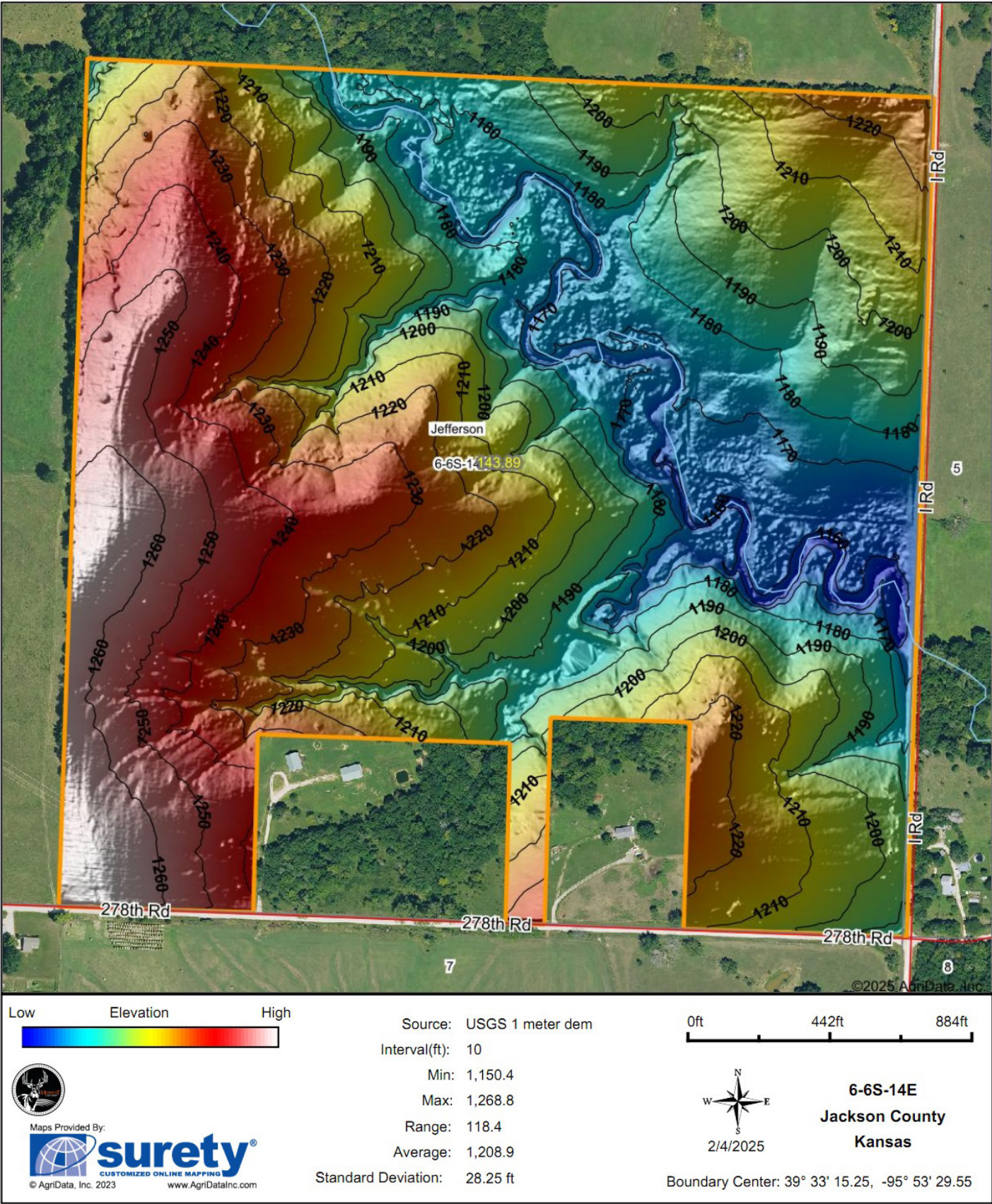
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6-6S-14E
Jackson County
Kansas

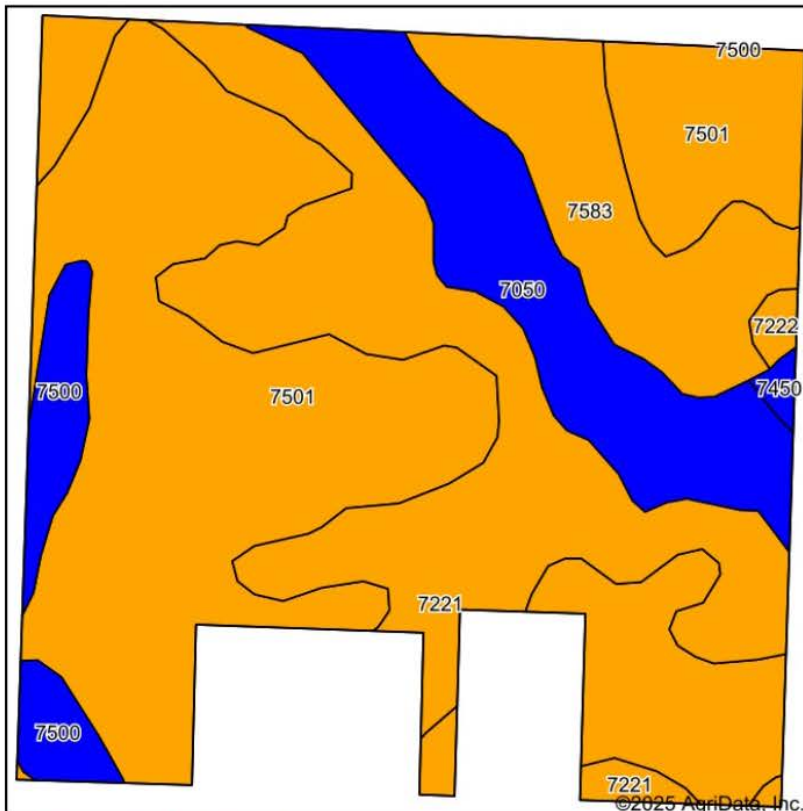


2/4/2025

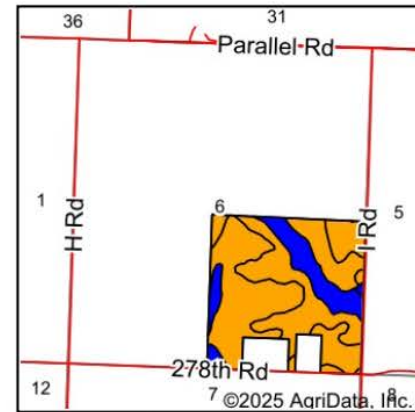
HILLSHADE MAP



SOIL MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Jackson**
 Location: **6-6S-14E**
 Township: **Jefferson**
 Acres: **143.89**
 Date: **2/4/2025**



Maps Provided By:



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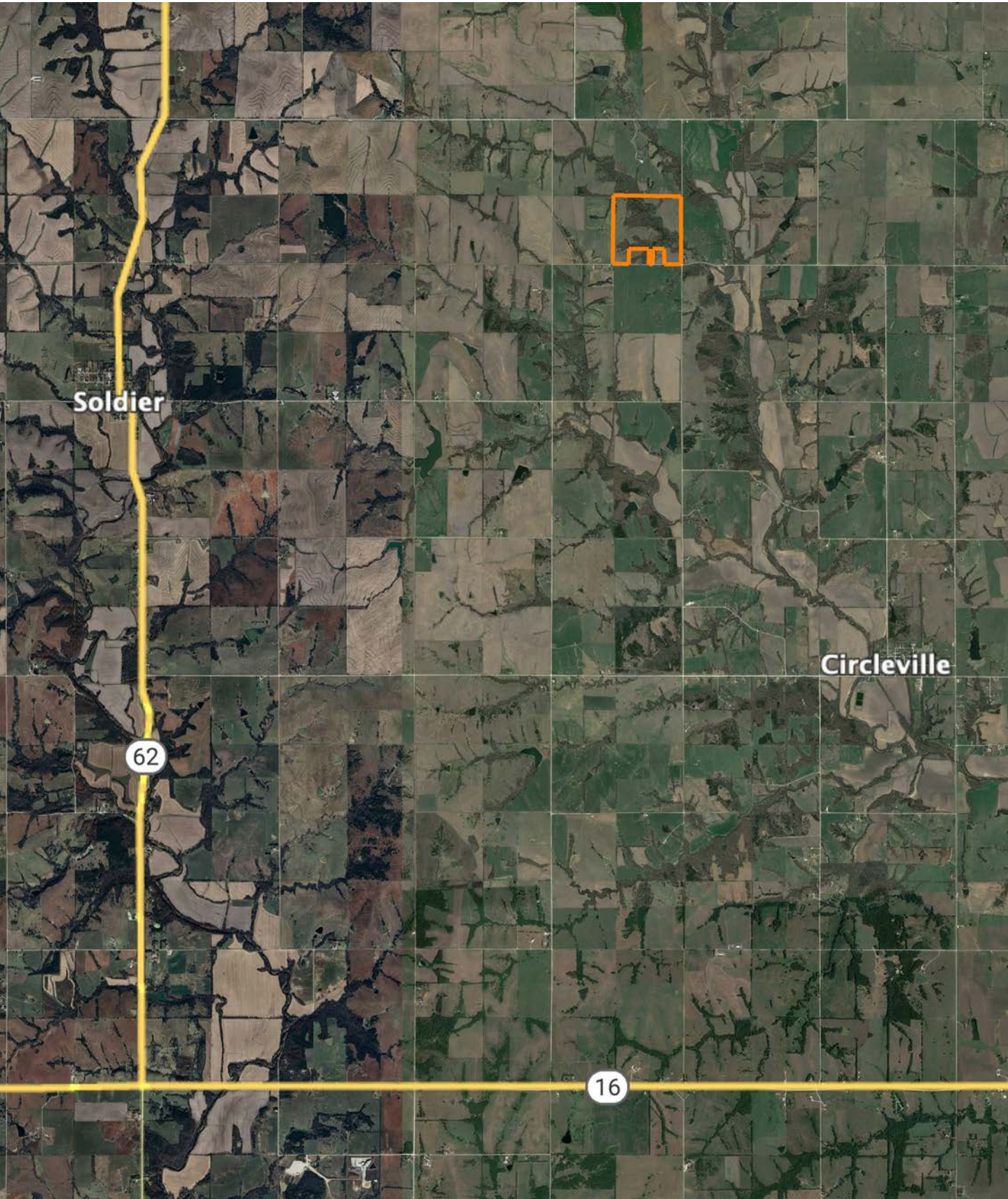
Area Symbol: KS085, Soil Area Version: 23

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
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	67.36	46.8%		> 6.5ft.	IIIe	3883	48	38	47	39
7221	Burchard-Shelby clay loams, 7 to 12 percent slopes	36.35	25.3%		> 6.5ft.	IIIe	4268	61	59	56	58
7050	Kennebec silt loam, occasionally flooded	18.19	12.6%		> 6.5ft.	IIlw	4361	89	89	69	82
7583	Shelby clay loam, 3 to 7 percent slopes	14.61	10.2%		> 6.5ft.	IIIe	4270	68	67	59	62
7500	Pawnee clay loam, 1 to 4 percent slopes	5.90	4.1%		> 6.5ft.	Ile	3845	52	41	52	44
7222	Burchard-Shelby clay loams, 7 to 12 percent slopes, eroded	0.93	0.6%		> 6.5ft.	IIIe	4261	57	56	52	52
7450	Olmitz clay loam, 1 to 5 percent slopes	0.55	0.4%		> 6.5ft.	Ile	4240	88	88	72	70
Weighted Average						2.83	4082.2	*n 58.9	*n 53.1	*n 53.6	*n 52

*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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