

MIDWEST LAND GROUP PRESENTS

160 ACRES IN

LYON COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

DUCK CREEK RECREATIONAL PROPERTY WITH 5 ACRE ROCK QUARRY POND

This 160 +/- property is located in Lyon County, just outside of Reading, Kansas. The property is made up of 126 +/- native grass/timbered acres, 17 +/- bottomland tillable acres, 12 +/- tame grass acres, and a 5 +/- acre rock quarry pond. The rolling native grass acres have a variety of warm-season grasses mixed with mature hardwood timbered draws, multiple wet-weather creeks, and one water/fishing pond. Duck Creek winds throughout the northern boundary of the property and is lined with giant mature hardwood timber. The bottomland tillable acres primarily consist of Class II silt loam soils with an 82 overall average NCCPI rating. The tame grass acres include a clean brome grass hay field. Lastly, the large rock quarry pond provides a large body of water that has great waterfowl hunting and fishing opportunities!

The diverse habitat with abundant food and water creates some of the best whitetail deer, turkey, quail, and waterfowl hunting that Kansas is known for! The

property includes two All Season Feeder 1,000 lb deer feeders and two Orion 68 modular deer hunting blinds. The property is located in Kansas Deer Management Unit 14 and the Waterfowl Central Flyway. The 5 acre rock quarry pond also holds a great number of ducks and geese throughout the fall and winter. The property has over 75 +/- feet of elevation changes creating many ideal building site locations. There are many established trails throughout the property as well as a crushed rock gravel driveway installed to the large pond. Electricity is installed onsite, fiber optic cable is at the road, and rural water is less than a half-mile away. The property is located on a well-maintained year-round gravel road and just one mile off K-170 Highway. Mineral rights are intact and will transfer to the buyer at closing. This property truly has so much to offer with the rolling prairie hillsides, mature hardwood timbered draws, creek bottom tillable fields, live creek, a large body of water, and superb hunting! Don't miss out on this opportunity!



PROPERTY FEATURES

PRICE: **\$759,941** | COUNTY: **LYON** | STATE: **KANSAS** | ACRES: **160**

- 126 +/- native grass/timbered acres
- 17 +/- bottomland tillable acres
- 12 +/- tame grass acres
- 5 +/- acre rock quarry pond
- Primarily Class II silt loam bottomland tillable soils
- Duck Creek winds throughout northern boundary
- Multiple wet-weather creeks
- Mature hardwood timbered draws
- Clean brome grass hay field
- One watering/fishing pond
- Whitetail deer, turkey, quail, and waterfowl hunting
- All Season Feeder 1,000 lb Stand & Fill Broadcast Feeder
- All Season Feeder 1,000 lb Electric Protein Stand & Fill Feeder
- Orion 68 - Modular Deer Hunting Blind with 5 ft. stand x2
- Kansas Deer Management Unit 14
- American Waterfowl Central Flyway
- 75 +/- ft. of elevation change
- Crushed rock gravel driveway installed
- Electricity on site, fiber optic cable at the road
- Well-maintained year-round gravel road
- Mineral rights intact and transfer
- 2024 taxes: \$1,597.50
- 4 miles from Reading, KS



126 +/- NATIVE GRASS/TIMBERED ACRES



17 +/- BOTTOMLAND TILLABLE ACRES



12 +/- TAME GRASS ACRES



5 +/- ACRE ROCK QUARRY POND



TRAIL CAM PICTURES



AERIAL MAP



Maps Provided By:



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Boundary Center: 38° 32' 22.3, -96° 0' 36.18

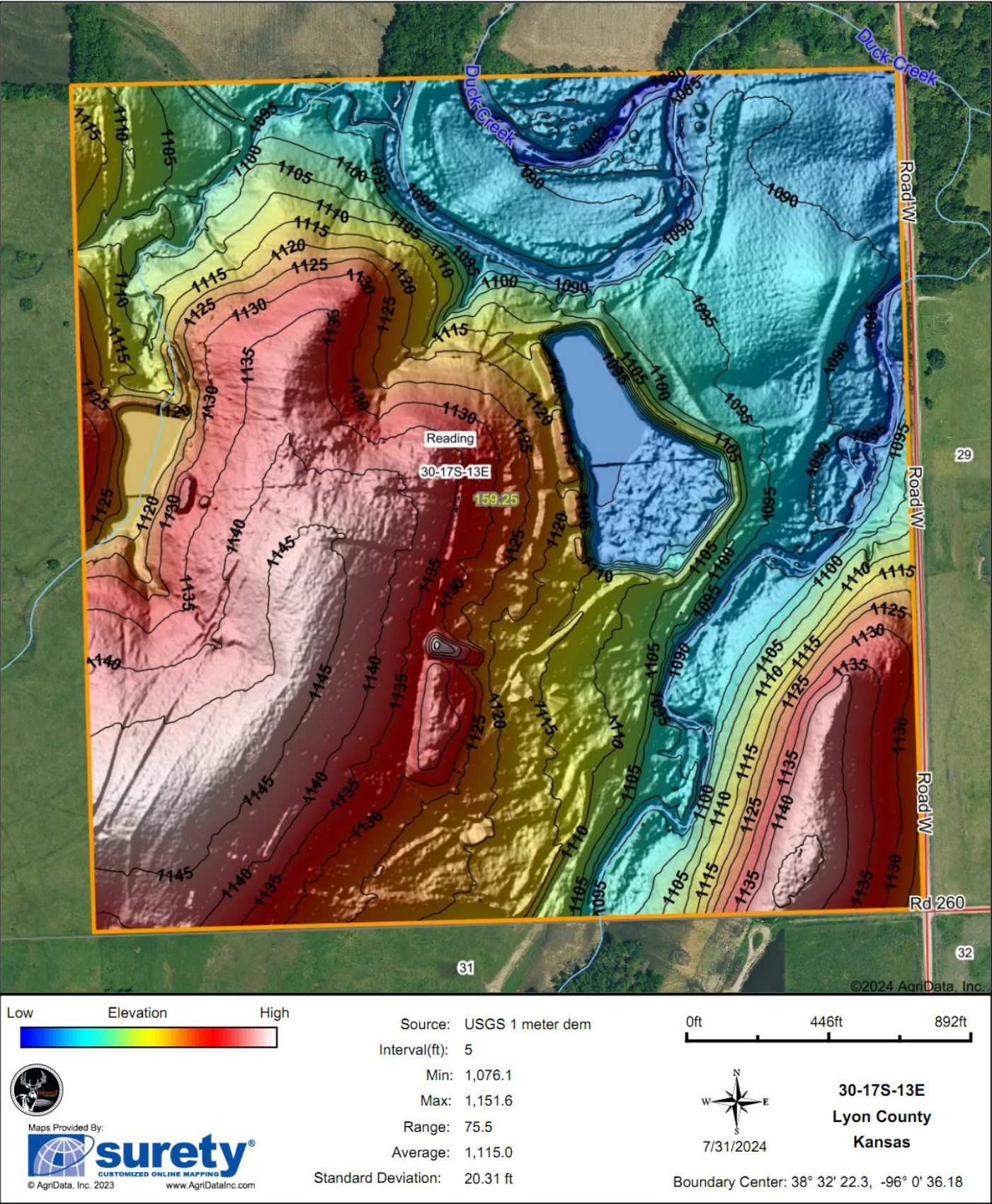
0ft 502ft 1004ft

30-17S-13E
Lyon County
Kansas

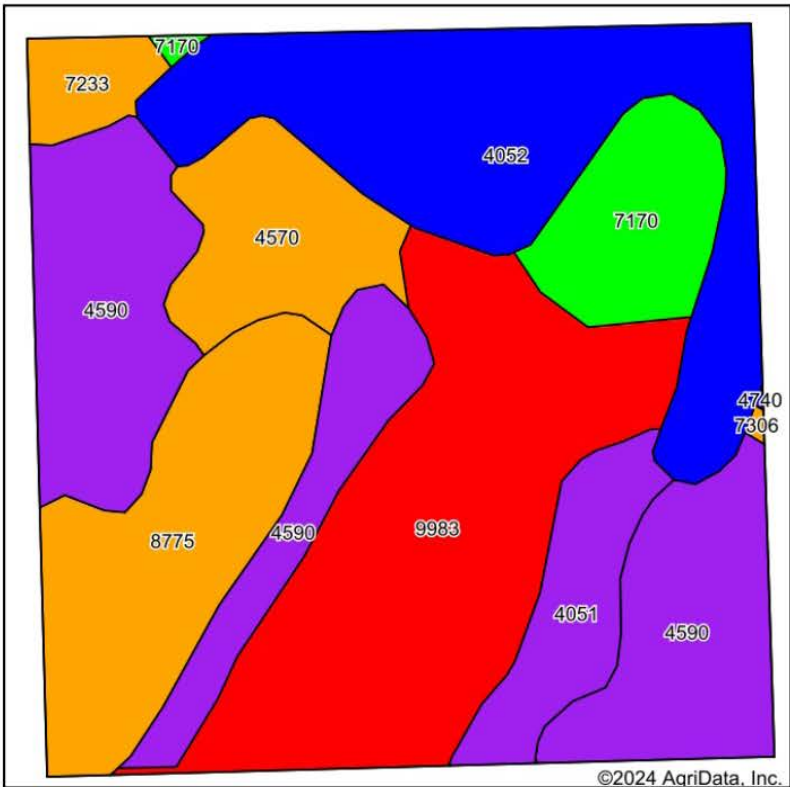


7/31/2024

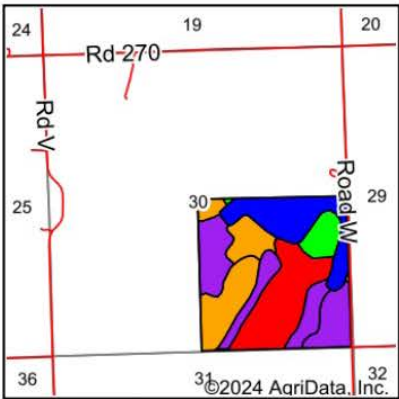
HILLSHADE MAP



SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Lyon**
Location: **30-17S-13E**
Township: **Reading**
Acres: **159.25**
Date: **7/31/2024**



Maps Provided By:



Area Symbol: KS111, Soil Area Version: 22

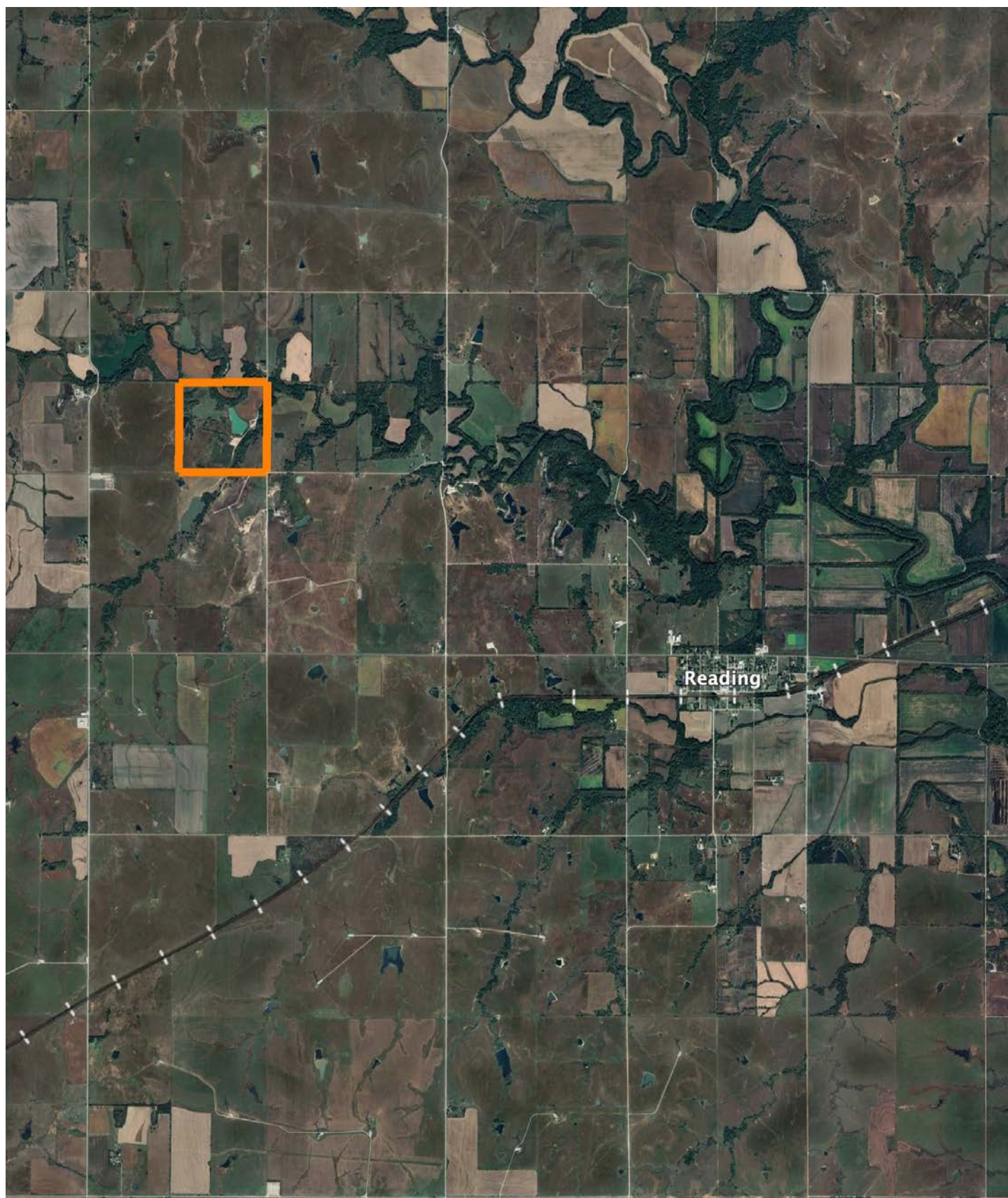
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
4590	Clime-Sogn complex, 3 to 20 percent slopes	37.86	23.8%		2.5ft. (Paralithic bedrock)	Vle	3310	35	32	34	33
9983	Pits, gravel and quarry	37.33	23.4%		> 6.5ft.	VIII	0				
4052	Ivan silt loam, occasionally flooded	30.85	19.4%		> 6.5ft.	IIw	7995	81	64	60	81
8775	Kenoma silt loam, 1 to 3 percent slopes	20.54	12.9%		5.7ft. (Lithic bedrock)	IIIe	3888	59	56	58	59
4570	Clime silty clay, 3 to 7 percent slopes	10.64	6.7%		2.5ft. (Paralithic bedrock)	IIIe	3685	42	39	41	42
7170	Reading silt loam, rarely flooded	9.94	6.2%		> 6.5ft.	Iw	7935	84	82	74	76
4051	Ivan silt loam, channeled	8.46	5.3%		> 6.5ft.	Vw	7935	52	43	29	51
7233	Elmont silt loam, 3 to 7 percent slopes	3.49	2.2%		4.6ft. (Paralithic bedrock)	IIIe	6190	76	76	69	66
7306	Martin silty clay, 3 to 7 percent slopes, eroded	0.14	0.1%		> 6.5ft.	IIIe	4890	47	40	47	42
Weighted Average						4.67	4140.2	*n 44.1	*n 38.9	*n 37.6	*n 42.9

*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

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