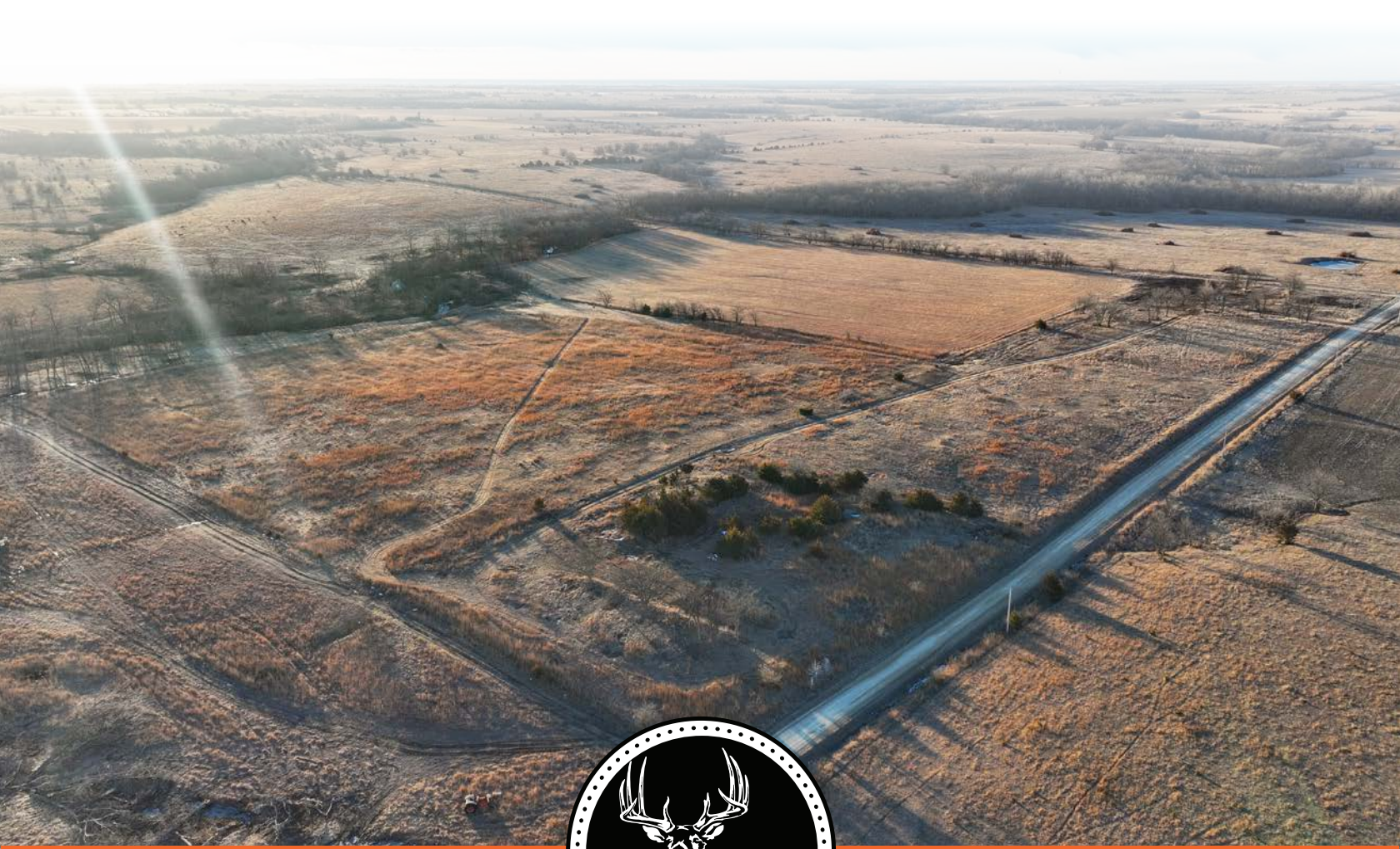


MIDWEST LAND GROUP PRESENTS

37 ACRES IN

MORRIS COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

MORRIS COUNTY PASTURE WITH BUILDING SITE

This 37 +/- acre property is located in central Morris County, Kansas. The property sets up perfectly to build your dream home and still have plenty of room to raise some livestock! The property has 20 +/- native grass pasture acres and 15 +/- native grass hay meadow acres. The native warm-season grass is primarily mixed with big bluestem, little bluestem, Indiangrass, and switchgrass. The property has above-average fencing, with some cross-fencing. The remaining 2 +/- acres have mature shade trees, two water wells with an insulated

well house, and an electric meter onsite, creating the perfect future building site. The property is located on a well-maintained year-round gravel road with fiber optic cable 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 the views and everything it has to offer! Contact Trent Siegle at (620) 767-2926 for additional information, disclosures, or to schedule a showing.



PROPERTY FEATURES

PRICE: **\$189,738** | COUNTY: **MORRIS** | STATE: **KANSAS** | ACRES: **37**

- 20 +/- acres native grass pasture
- 15 +/- acres native grass hay meadow
- 2 +/- acre building site
- Big bluestem, little bluestem, Indiangrass, and switchgrass
- Above-average barbed-wire fencing
- Primarily Irwin silty clay loam soils
- 36 +/- feet of elevation change
- Whitetail deer and upland bird hunting
- Well-maintained year-round gravel road
- Electric meter and water well (2) on site
- Insulated well house with pressure tank
- Fiber optic cable at the road
- Mineral rights intact and transfer
- No active leases or tenants' rights are in place
- 2024 taxes: \$714.80
- 5 miles from Wilsey, KS
- 14 miles from Council Grove, KS

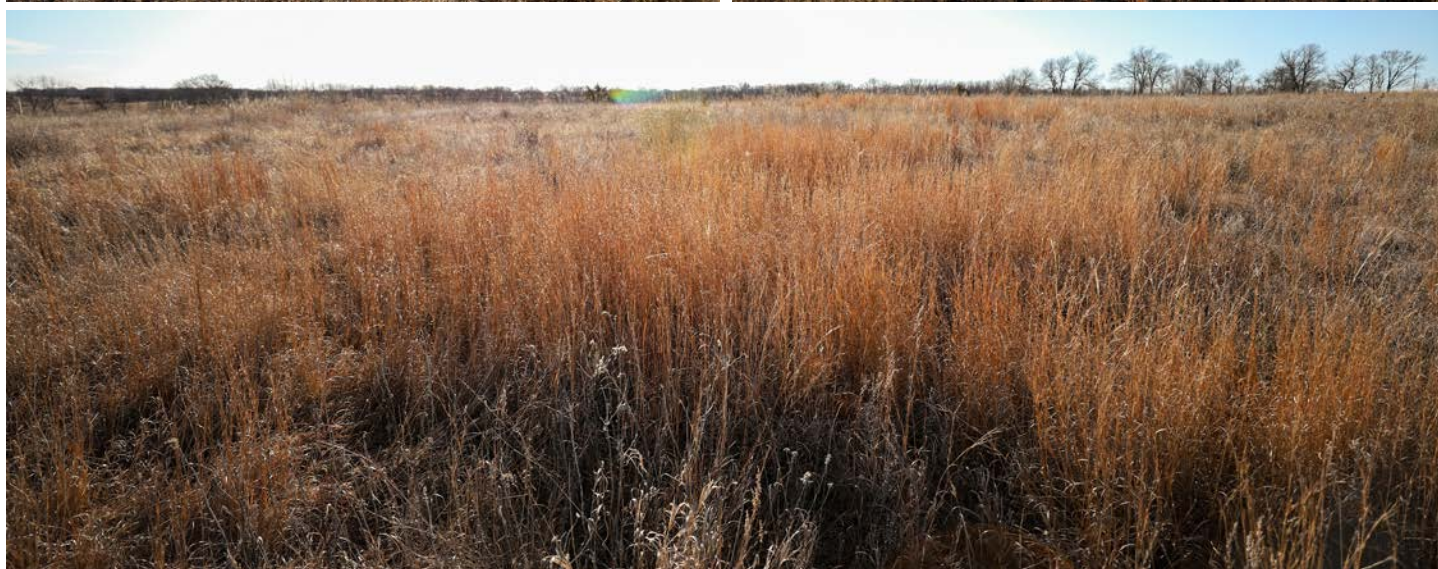


20 +/- ACRES NATIVE GRASS PASTURE

The property has 20 +/- native grass pasture acres and 15 +/- native grass hay meadow acres. The native warm-season grass is primarily mixed with big bluestem, little bluestem, Indiangrass, and switchgrass.



15 +/- ACRES NATIVE GRASS HAY MEADOW



ABOVE-AVERAGE BARBED-WIRE FENCING



2 +/- ACRE BUILDING SITE



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



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Boundary Center: 38° 41' 1.51, -96° 42' 19.89

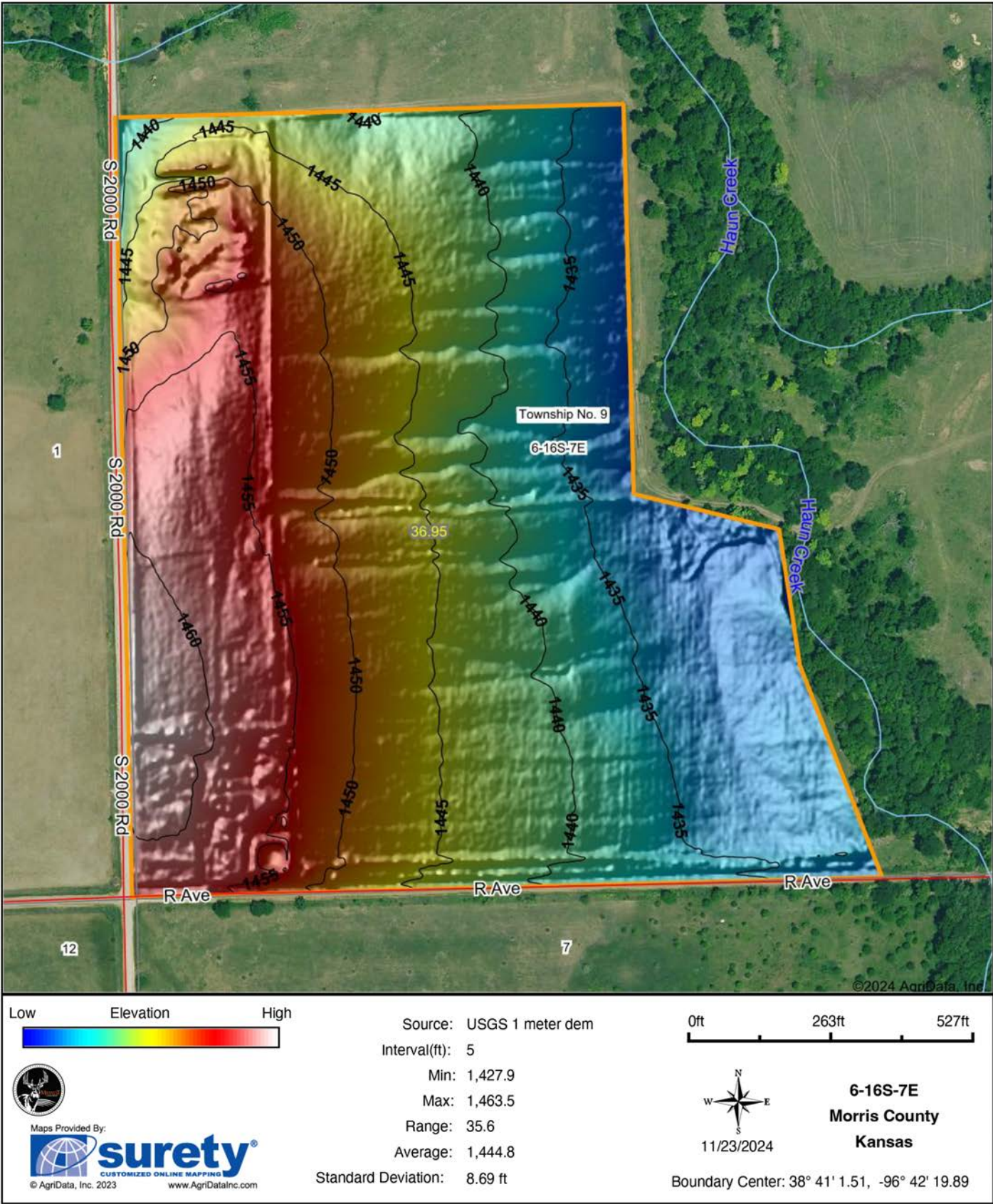
6-16S-7E
Morris County
Kansas

0ft 274ft 549ft

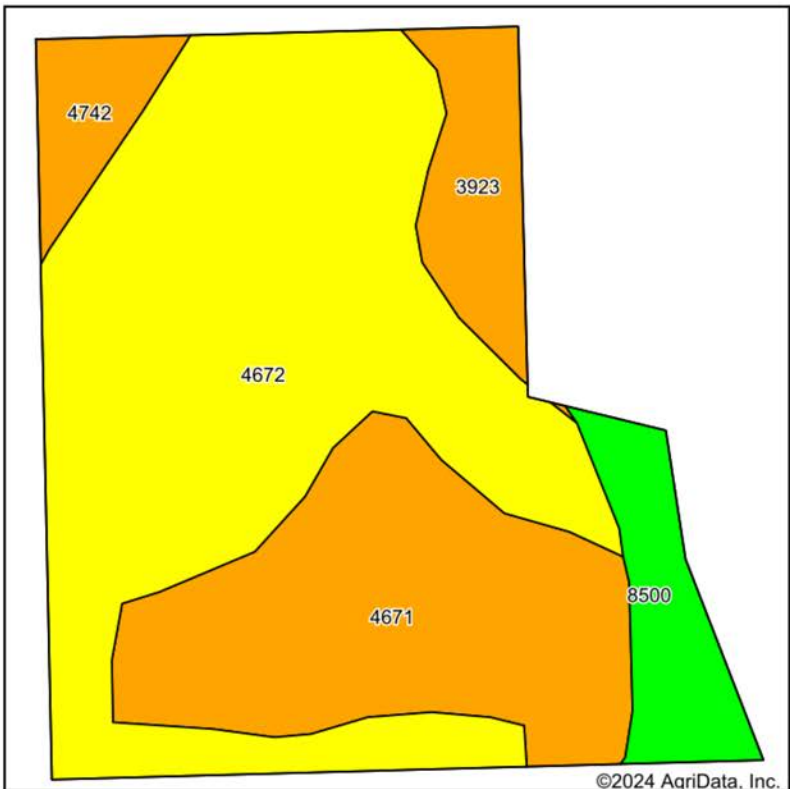


11/23/2024

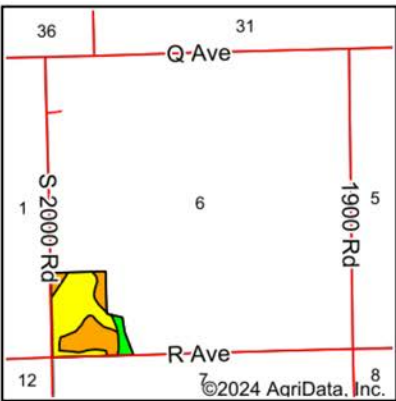
HILLSHADE MAP



SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Morris**
Location: **6-16S-7E**
Township: **Township No. 9**
Acres: **36.95**
Date: **11/23/2024**



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: KS127, Soil Area Version: 21

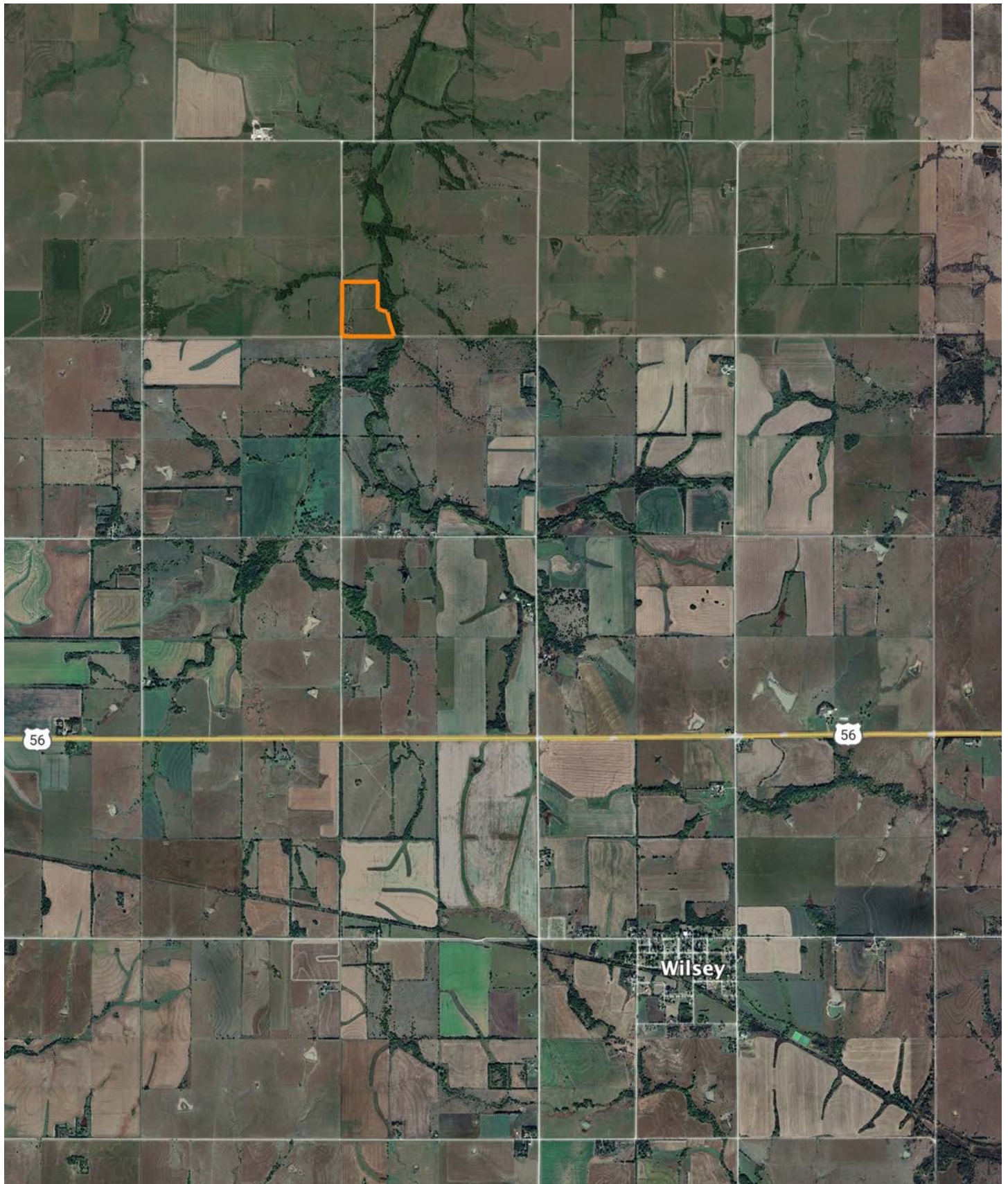
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
4672	Irwin silty clay loam, 1 to 3 percent slopes, eroded	20.32	55.0%		> 6.5ft.	IVe	3600	51	43	51	50	38
4671	Irwin silty clay loam, 1 to 3 percent slopes	9.93	26.9%		> 6.5ft.	IIIIs	3585	56	45	55	55	40
8500	Mason and Reading silt loams, rarely flooded	2.60	7.0%		> 6.5ft.	Iw	7995	85	84	75	79	55
3923	Smolan silty clay loam, 3 to 7 percent slopes, eroded	2.55	6.9%		> 6.5ft.	IIle	4935	61	61	59	57	46
4742	Labette silty clay loam, 3 to 7 percent slopes	1.55	4.2%		2.8ft. (Lithic bedrock)	IIle	4830	48	40	47	43	26
Weighted Average						3.41	4049	*n 55.3	*n 47.5	*n 54.1	*n 53.6	*n 39.8

*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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