

MIDWEST LAND GROUP PRESENTS

61 ACRES IN

POTTAWATOMIE COUNTY KANSAS



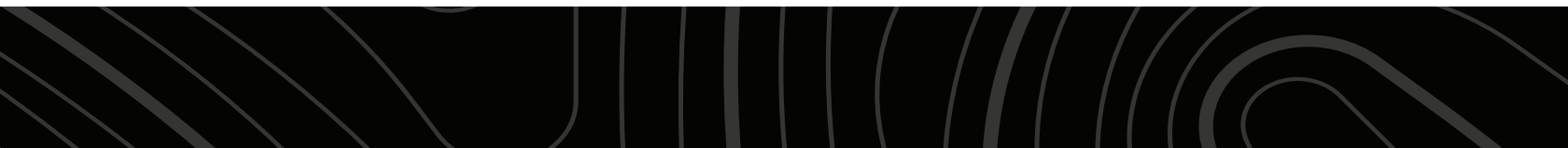
MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

DREAM BUILD SITE NEAR ROCK CREEK SCHOOL

This 61 +/- acre property is located in central Pottawatomie County, Kansas. The property is truly a forever-home building site with stunning views, seclusion, wildlife, a large creek, and a top-rated school less than a mile away. What more can you dream of in a property to raise your family? The property is full of diversity with creek bottom tillable fields, giant hardwood timber, warm-season grasses, and a year-round creek! The property has 35 +/- tillable acres actively in production, primarily consisting of Class II Chase silty clay loam and Kennebec silt loam soils. The tillable acres have well-kept waterways and field edges. The soils have an NCCPI overall weighted average of 72. The remaining 26 +/- grass/timber acres have giant hardwood timber and warm season grasses lining Pleasant Run Creek. The creek winds for 0.75 miles throughout the property and has many large fishing holes!

The diverse habitat with abundant food and water provides great whitetail deer, turkey, and upland bird hunting opportunities! The property is located in Kansas Deer Management Unit 9 and has great whitetail deer and turkey numbers on the trail camera! The property is located on a well-maintained year-round gravel road that transitions to a minimally maintained dirt road and is less than 0.5 mile from a hard surface blacktop road. Electric, rural water, and fiber optic cable are at Loux Road. Mineral rights are intact and will be transferred to the buyer at closing. There is an oral year-to-year cash rent tenant farm lease agreement in place on the tillable acres. This property is truly a dream property and a must-see! Contact Trent Siegle at (620) 767-2926 for additional information, disclosures, or to schedule a showing.



PROPERTY FEATURES

PRICE: **\$499,838** | COUNTY: **POTTAWATOMIE** | STATE: **KANSAS** | ACRES: **61**

- 35 +/- tillable acres
- 26 +/- grass/timber acres
- Primarily Class II Chase silty clay loam and Kennebec silt loam soils
- Well-kept waterways and field edges
- NCCPI overall weighted average of 72
- Giant hardwood timber and warm-season grasses
- Pleasant Run Creek winds throughout (0.75 mile)
- Whitetail deer, turkey, and upland bird hunting
- Kansas Deer Management Unit 9
- 41 +/- feet of elevation change
- Well-maintained year-round gravel road transitioning to minimally maintained dirt road
- Less than 0.5 mile from a hard surface blacktop road
- Electric, rural water, and fiber optic cable at Loux Rd
- Mineral rights intact and transfer
- Oral year-to-year tenant farm lease agreement in place
- 2024 taxes: \$1,049.22
- Less than 1 mile from Rock Creek School
- 8 miles from Saint George, KS
- 15 miles from Manhattan, KS



35 +/- TILLABLE ACRES

The property has 35 +/- tillable acres actively in production, primarily consisting of Class II Chase silty clay loam and Kennebec silt loam soils. The tillable acres have well-kept waterways and field edges.



26 +/- GRASS/TIMBER ACRES



PRIMARILY CLASS II SOILS



PLEASANT RUN CREEK



BUILDING SITE



AERIAL MAP



Maps Provided By:



surety
CUSTOMIZED ONLINE MAPPING

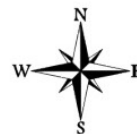
© AgriData, Inc. 2023

www.AgriDataInc.com

Boundary Center: 39° 18' 7.15, -96° 26' 51.87

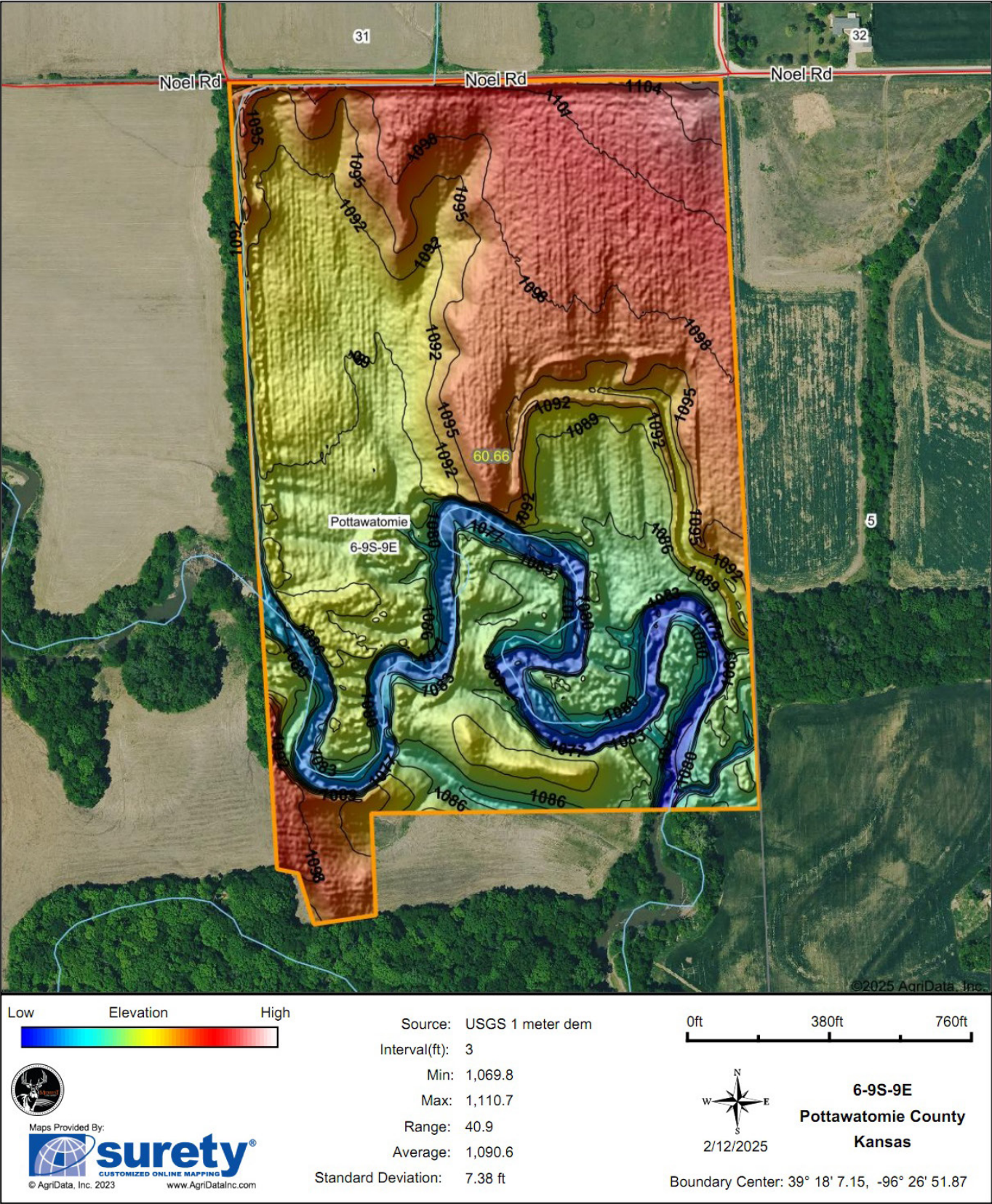
0ft 380ft 760ft

6-9S-9E
Pottawatomie County
Kansas

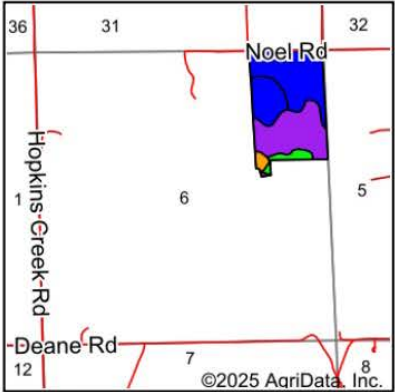
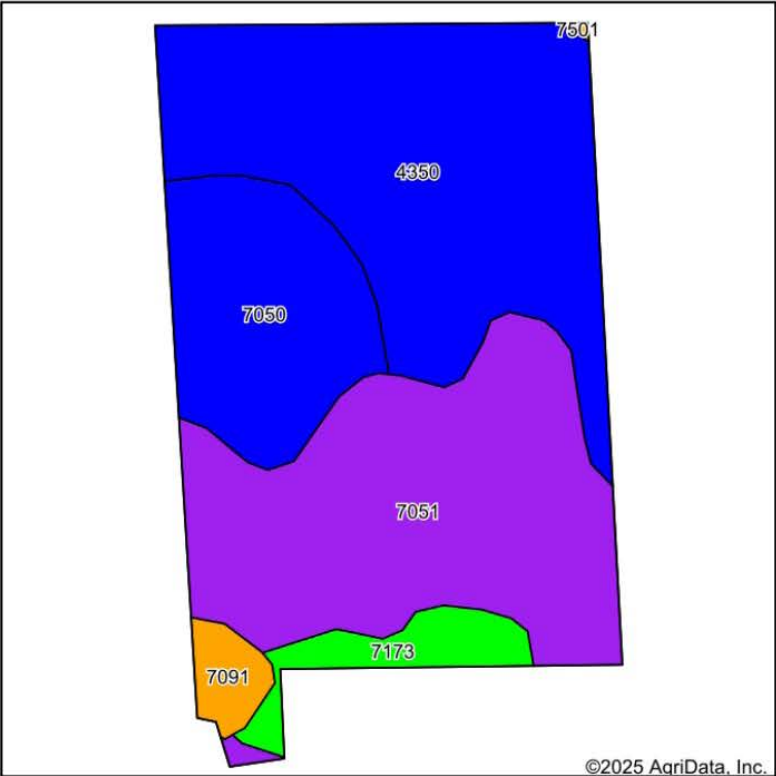


2/12/2025

HILLSHADE MAP



SOILS MAP



State: **Kansas**
County: **Pottawatomie**
Location: **6-9S-9E**
Township: **Pottawatomie**
Acres: **60.66**
Date: **2/12/2025**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: KS149, Soil Area Version: 25

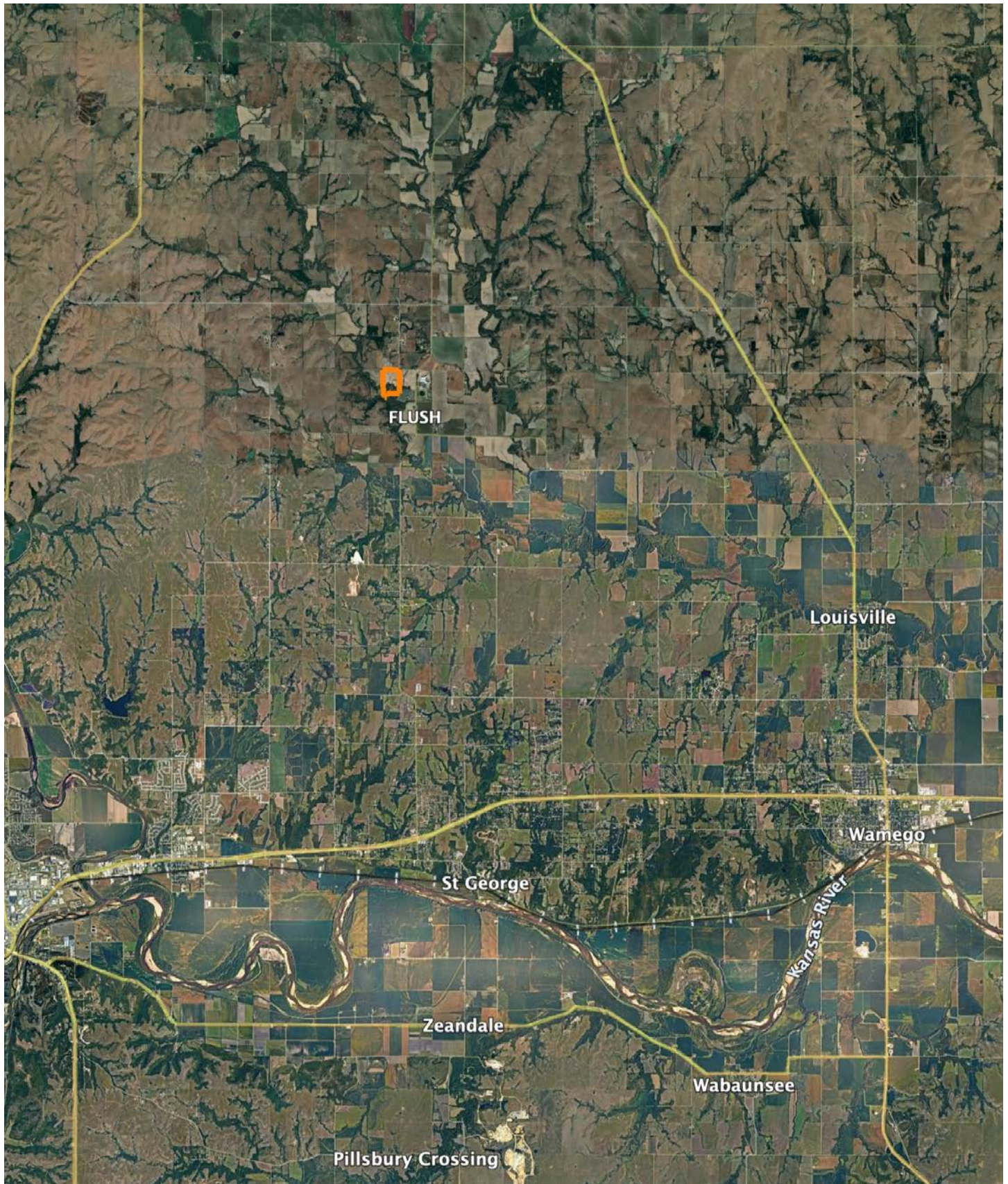
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
4350	Chase silty clay loam, rarely flooded	24.11	39.7%		> 6.5ft.	IIw	4365	72	71	69	68	1
7051	Kennebec silt loam, frequently flooded	22.09	36.4%		> 6.5ft.	Vw	4300	65	65	51	54	18
7050	Kennebec silt loam, occasionally flooded	10.17	16.8%		> 6.5ft.	IIw	4361	89	89	69	82	
7173	Reading silty clay loam, rarely flooded	2.78	4.6%		> 6.5ft.	Iw	7915	82	81	72	75	55
7091	Wabash silty clay, occasionally flooded	1.45	2.4%		> 6.5ft.	IIIw	7754	45	45	24	44	
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	0.06	0.1%		> 6.5ft.	IIIe	3883	48	38	47	39	
Weighted Average						3.07	4583.9	*n 72.1	*n 71.6	*n 61.5	*n 65	*n 9.5

*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

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Arkansas, Illinois, Iowa, Kansas, Minnesota, Missouri, Nebraska, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.