

MIDWEST LAND GROUP PRESENTS

316 ACRES IN

---

# PRATT COUNTY KANSAS



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# DIVERSE PRATT COUNTY HALF SECTION

This 316 +/- acre tract is located in northeast Pratt County, Kansas. It has 214 +/- tillable acres actively in production, primarily consisting of Albion sandy loam and Ost loam soils. The tillable fields have been well-kept with mainly 1 to 3 percent slopes, and a NCCPI overall weighted average of 51. The property has 214 +/- DCP crop base acres with ARC County (wheat, corn, sunflowers) and Price Loss Coverage (grain sorghum) crop elections. The remaining 102 +/- acres consist of native grass pasture and timbered thickets. The fenced pasture has above-average barbed wire fencing, and there are two private water wells on the property. The diverse habitat with abundant food

provides great whitetail deer and upland bird hunting opportunities! The property is located on well-maintained year-round sand roads with electricity and fiber optic cable at the west boundary road. There are tenants' rights in place for the planted wheat crop. The buyer will take possession of the non-planted crop ground at closing, and the planted crop ground after the wheat crop has been harvested. There are no active leases or tenants' rights in place on the grass/pasture acreage. Don't miss out on this productive and diverse Kansas farm! Contact Trent Siegle at (620) 767-2926 for additional information, disclosures, or to schedule a showing.





# PROPERTY FEATURES

PRICE: **\$647,390** | COUNTY: **PRATT** | STATE: **KANSAS** | ACRES: **316**

---

- 316 +/- total acres
- 214 +/- tillable acres
- 102 +/- grass/timber acres
- Albion sandy loam and Ost loam soils
- 1 to 3 percent slopes
- NCCPI overall weighted average of 51
- Well-kept tillable fields
- 214 +/- DCP crop base acres
- ARC County and PLC crop elections
- Fenced pasture
- 2 water wells
- Whitetail deer and upland bird hunting
- Kansas Deer Management Unit 15
- Well-maintained year-round sand roads
- Electricity and fiber optic cable at the west boundary road
- Tenants' rights in place for the planted wheat crop
- Possession of the non-planted crop ground at closing
- Possession of planted crop ground after wheat harvest
- No active leases or tenants' rights in place on the grass/pasture acreage
- 2024 taxes: \$1,093.18
- 6 miles from Turon, KS
- 20 miles from Pratt, KS

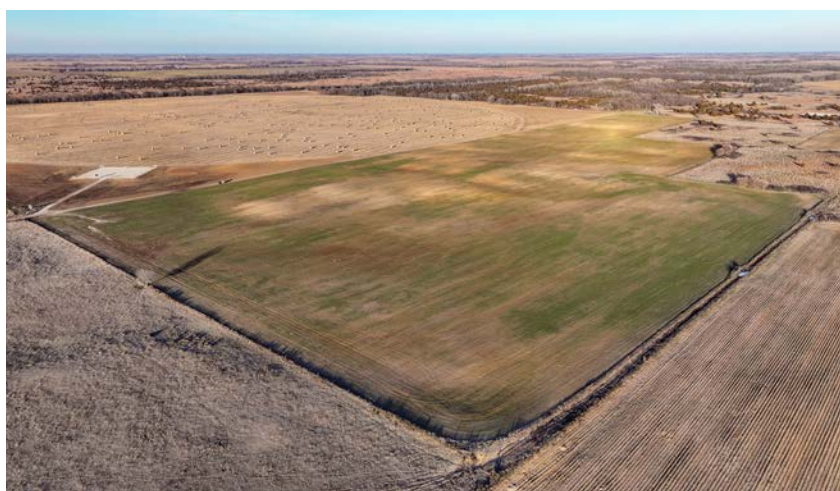




# 214 +/- TILLABLE ACRES

---

The tillable fields have been well-kept with mainly 1 to 3 percent slopes, and a NCCPI overall weighted average of 51. The property has 214 +/- DCP crop base acres with ARC County (wheat, corn, sunflowers) and Price Loss Coverage (grain sorghum) crop elections.





# 102 +/- GRASS/TIMBER ACRES

---





## 2 WATER WELLS

---



## YEAR-ROUND SAND ROADS

---





# ADDITIONAL PHOTOS

---





NE 140th Ave

NE 70th St

NE 150th Ave

Salt Marsh Rd

315.80

Township No. 6

25-26S-11W

30

35

31

©2025 AqriData, Inc.

©2025 AgriData, Inc.



Maps Provided By:



Maps Provided By:

 **surety**<sup>®</sup>  
CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2023 [www.AgriDataInc.com](http://www.AgriDataInc.com)

Boundary Center: 37° 44' 36.97, -98° 28' 26.33

**36-26S-11W**  
**Pratt County**  
**Kansas**

0ft                      816ft                      1632ft



2/12/2025



Topographic map of Township No. 6, Range 36-26S-11W, Pratt County, Kansas. The map displays elevation contours and a color-coded elevation scale from Low (blue) to High (red). The map is bounded by NE 70th St to the north, NE 150th Ave to the east, NE 140th Ave to the west, and NE 130th St to the south. The map is labeled with 'Township No. 6' and '36-26S-11W'. The map is provided by AgriData, Inc. ©2025.

Source: USGS 10 meter dem  
Interval(ft): 5  
Min: 1,769.5  
Max: 1,796.0  
Range: 26.5  
Average: 1,780.9  
Standard Deviation: 4.79 ft

0ft 801ft 1602ft

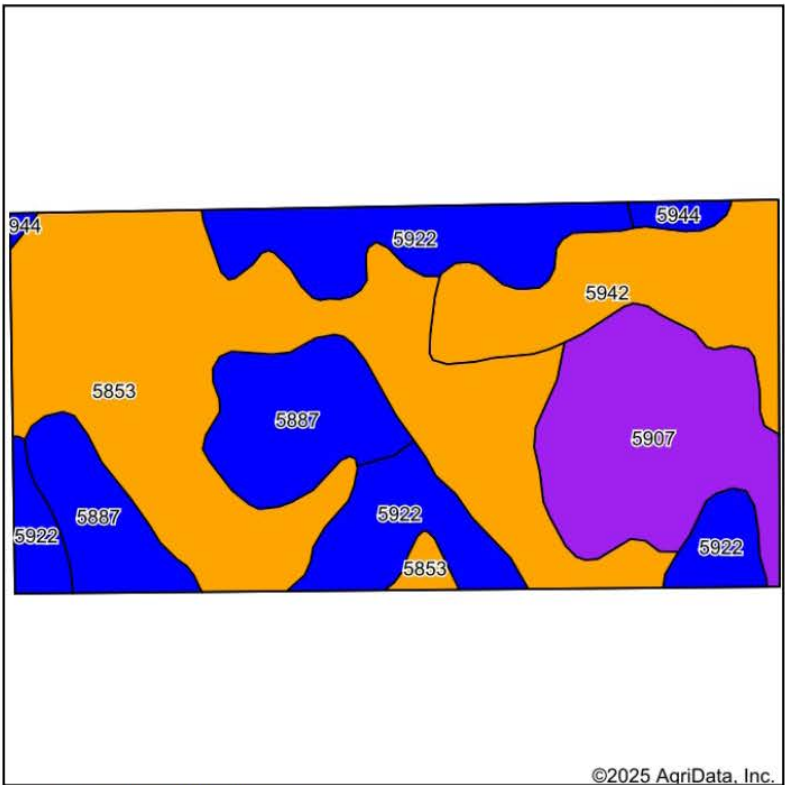
2/12/2025

36-26S-11W  
Pratt County  
Kansas

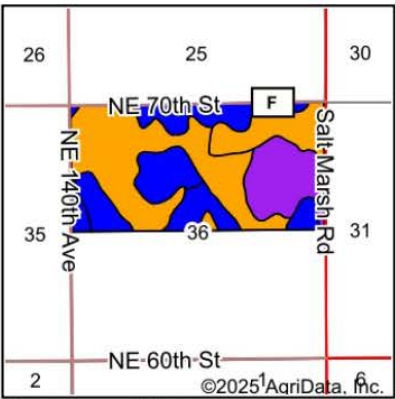
Boundary Center: 37° 44' 36.97, -98° 28' 26.33



# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**  
County: **Pratt**  
Location: **36-26S-11W**  
Township: **Township No. 6**  
Acres: **315.8**  
Date: **2/12/2025**



Maps Provided By:



Area Symbol: KS151, 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	*n NCCPI Cotton
5853	Albion sandy loam, 1 to 3 percent slopes	122.38	38.8%		> 6.5ft.	IIIe	3040	43	42	41	39	20
5922	Ost loam, 1 to 3 percent slopes	60.03	19.0%		> 6.5ft.	IIe	3420	68	47	57	68	44
5907	Langdon fine sand, 0 to 15 percent slopes	49.40	15.6%		> 6.5ft.	VIe	2629	27	27	26	24	8
5887	Farnum and Funmar loams, 1 to 3 percent slopes	42.28	13.4%		> 6.5ft.	IIc	3360	62	53	57	62	36
5942	Pratt-Turon fine sands, 1 to 5 percent slopes	38.36	12.1%		> 6.5ft.	IIIe	2930	39	37	36	37	15
5944	Saltcreek and Naron fine sandy loams, 1 to 3 percent slopes	3.35	1.1%		> 6.5ft.	IIe	3055	57	46	50	57	25
Weighted Average						3.13	3077.6	*n 47.5	*n 41.5	*n 43.3	*n 45.2	*n 24.3

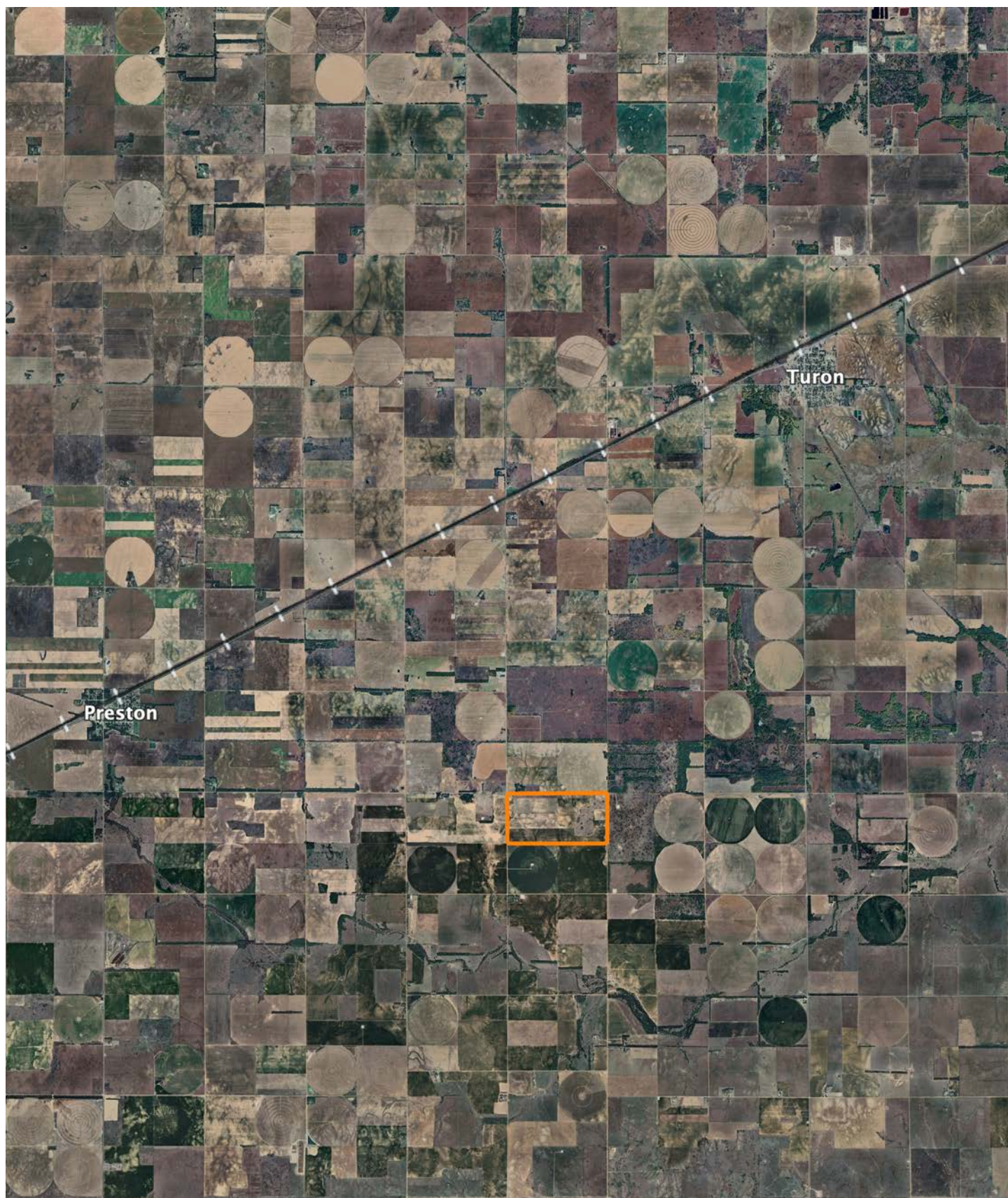
\*n: The aggregation method is "Weighted Average using all components"

\*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.