

MIDWEST LAND GROUP PRESENTS

80 ACRES IN

SHAWNEE COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SHAWNEE COUNTY TILLABLE AND RECREATIONAL FARM

This 80 +/- acre tract is located in northwest Shawnee County, Kansas. It has 53 +/- tillable acres actively in production, primarily consisting of Martin, Muscotah, and Reading silty clay loam soils. The tillable acres have 3 to 7 percent slopes with well-kept terraces, waterways, and field edges. The tillable fields have an NCCPI overall weighted average of 53. The terraces on the northern half of the farm have also been tiled. The property has 59 +/- DCP crop base acres with an ARC County crop election. The remaining 27 +/- acres consist of tame grass waterways with native grass buffer strips and wooded draws lining multiple wet-weather creeks. The diverse habitat with abundant food and water

provide great whitetail deer, turkey, and upland bird hunting opportunities! The property is located on a blacktop road along the north boundary with electricity at the road. A well-maintained year-round gravel road borders the southeast boundary of the property with electricity, rural water, and telephone line 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. Productive tillable farms in this area don't become available very often; don't miss out on this opportunity! Contact Trent Siegle at (620) 767-2926 for additional information, disclosures, or to schedule a showing.



PROPERTY FEATURES

PRICE: **\$420,683** | COUNTY: **SHAWNEE** | STATE: **KANSAS** | ACRES: **80**

- 53 +/- tillable acres
- 27 +/- grass/timber acres
- Martin, Muscotah, and Reading silty clay loam soils
- 3 to 7 percent slopes
- NCCPI overall weighted average of 53
- Tiled terraces
- Well-kept terraces, waterways, and field edges
- 59 +/- DCP crop base acres
- ARC County crop election
- Multiple wet-weather creeks
- Whitetail deer, turkey, and upland bird hunting
- Kansas Deer Management Unit 9
- Blacktop road frontage with electricity along the north boundary
- Well-maintained year-round gravel road at the southeast boundary
- Electricity, rural water, and telephone line at the southeast boundary
- Mineral rights intact and transfer
- No active leases or tenants' rights in place
- 2024 taxes: \$3,021.98
- 7 miles from Rossville, KS
- 23 miles from Topeka, KS



53 +/- TILLABLE ACRES

It has 53 +/- tillable acres actively in production, primarily consisting of Martin, Muscotah, and Reading silty clay loam soils. The tillable acres have 3 to 7 percent slopes with well-kept terraces, waterways, and field edges.



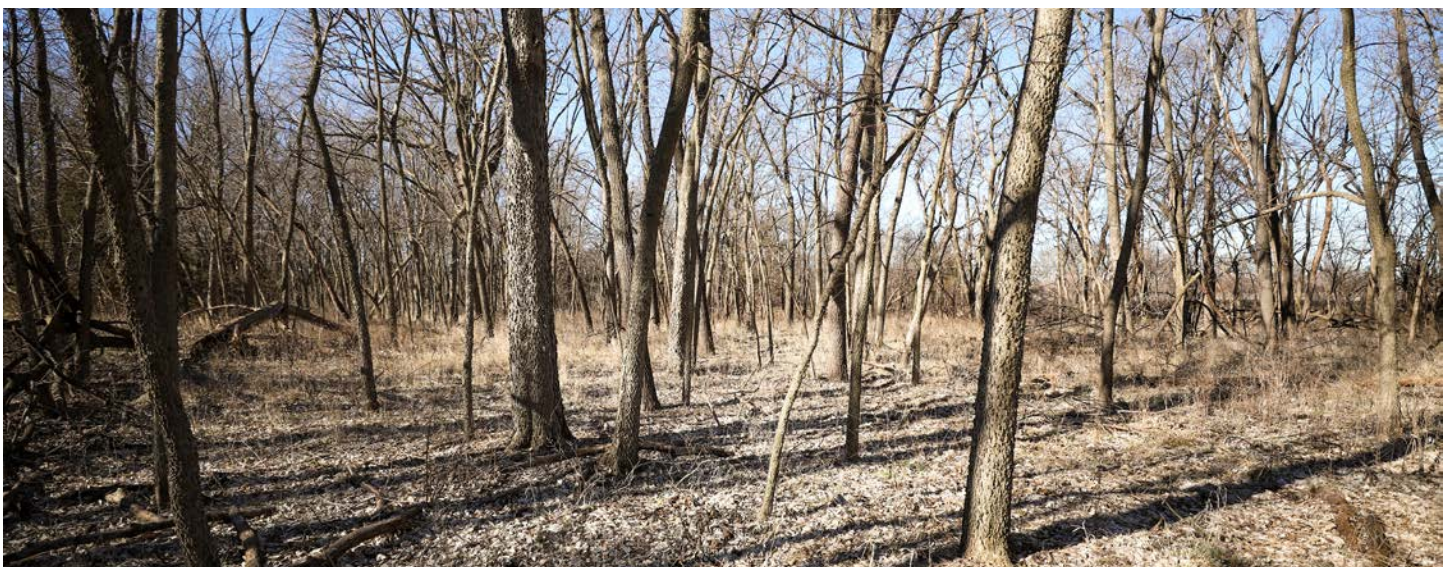
TILED TERRACES



3 TO 7 PERCENT SLOPES



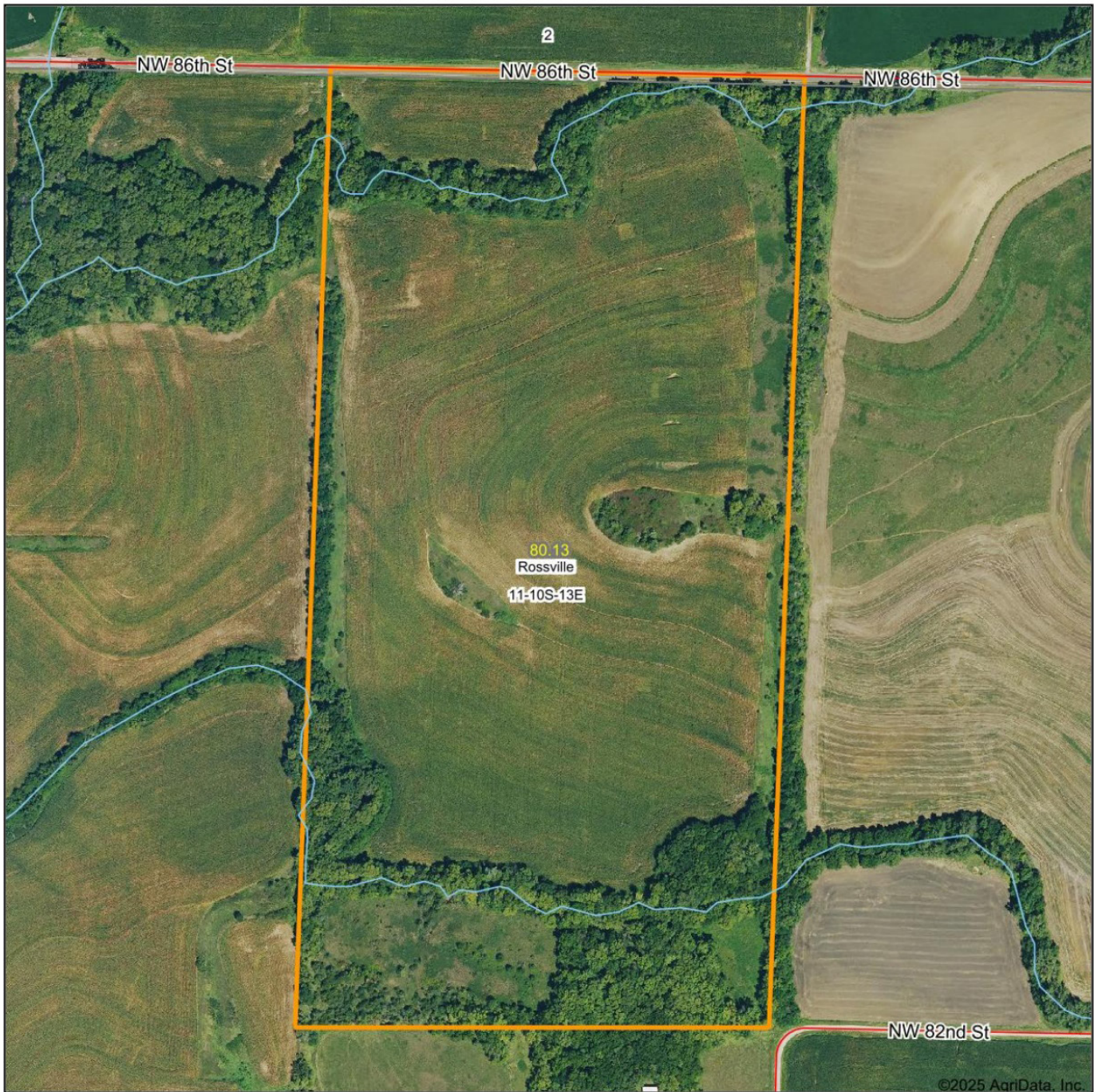
27 +/- GRASS/TIMBER ACRES



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



surety
CUSTOMIZED ONLINE MAPPING

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Boundary Center: 39° 11' 54.72, -95° 55' 51.86

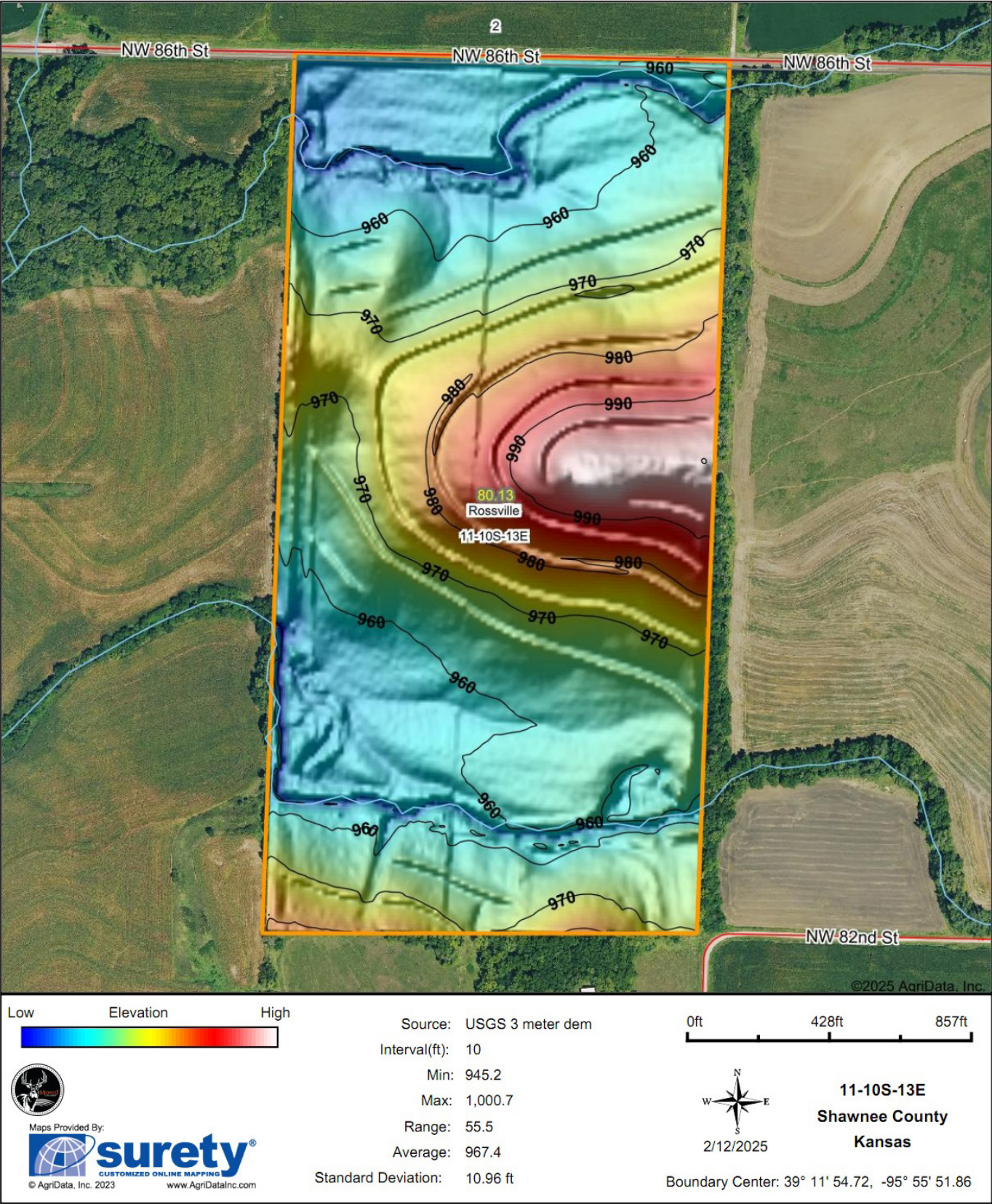
11-10S-13E
Shawnee County
Kansas

0ft 431ft 862ft

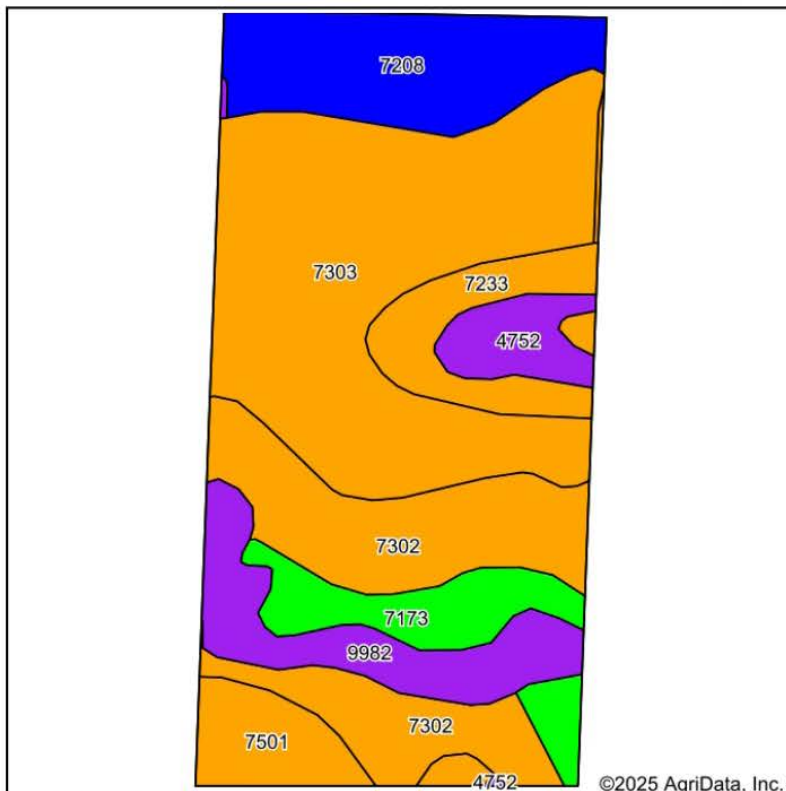


2/12/2025

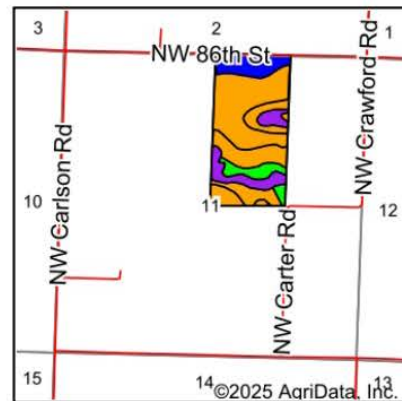
HILLSHADE MAP



SOIL MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Shawnee**
 Location: **11-10S-13E**
 Township: **Rossville**
 Acres: **80.13**
 Date: **2/12/2025**



Maps Provided By:



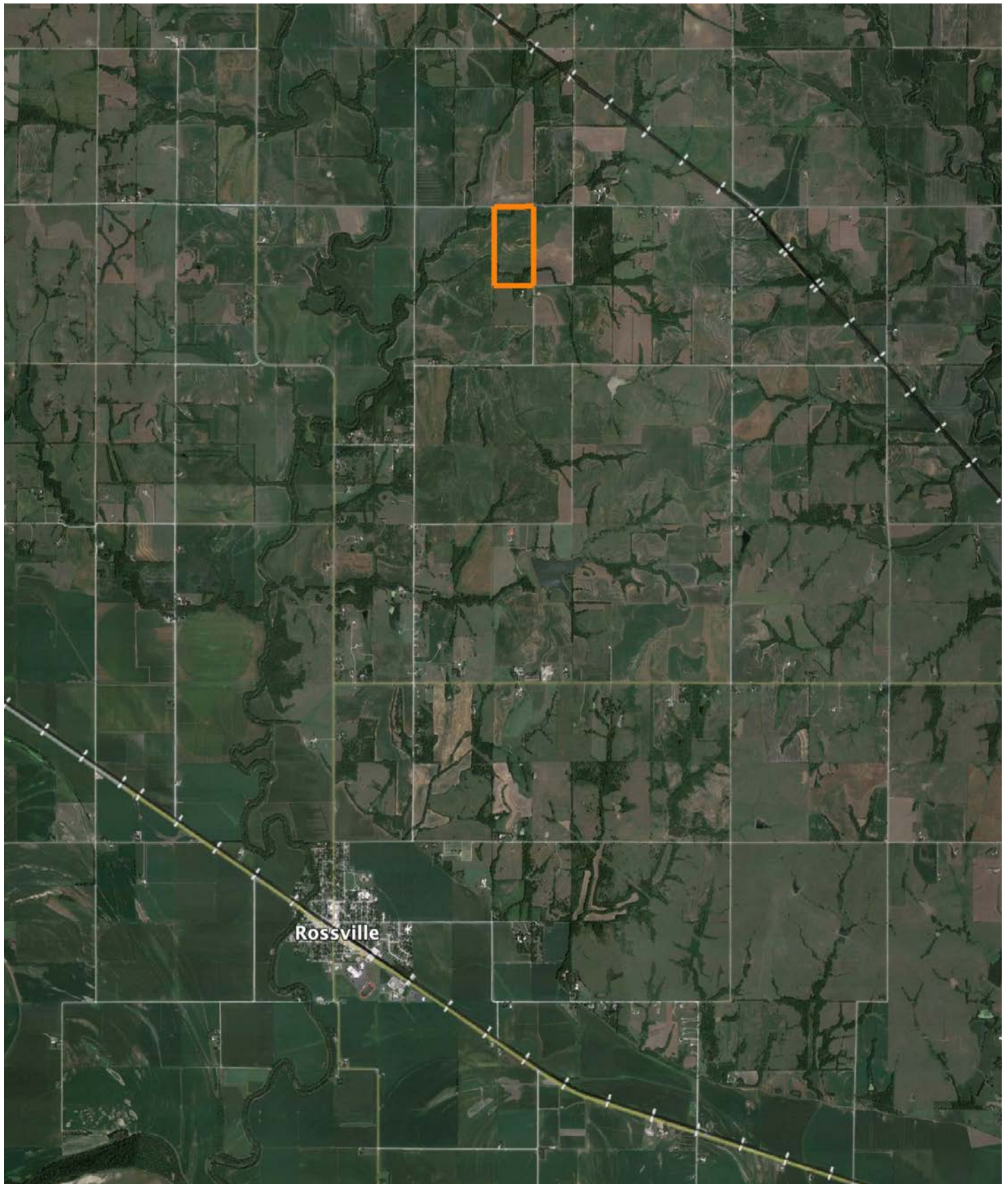
Area Symbol: KS177, Soil Area Version: 23													
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton	
7303	Martin silty clay loam, 3 to 7 percent slopes, eroded	28.58	35.7%		> 6.5ft.	IIIe	4190	47	44	47	39		
7302	Martin silty clay loam, 3 to 7 percent slopes	16.00	20.0%		> 6.5ft.	IIIe	4228	54	50	53	47		
7208	Muscotah silty clay loam, very rarely flooded	10.19	12.7%		> 6.5ft.	IIw	6575	62	53	61	58		
9982	Fluvents, frequently flooded	7.12	8.9%		> 6.5ft.	VIw	7000						
7173	Reading silty clay loam, rarely flooded	6.02	7.5%		> 6.5ft.	Iw	7915	82	81	72	75	55	
7233	Elmont silt loam, 3 to 7 percent slopes	5.00	6.2%		4.6ft. (Paralithic bedrock)	IIIe	4860	81	81	71	71	46	
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	4.20	5.2%		> 6.5ft.	IIIe	3883	48	38	47	39		
4752	Sogn-Vinland complex, 3 to 25 percent slopes	3.02	3.8%		0.6ft. (Lithic bedrock)	Vis	3218	33	31	32	23		
Weighted Average						3.10	5019.5	*n 50.4	*n 46.7	*n 48.6	*n 43.6	*n 7	

*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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