

MIDWEST LAND GROUP PRESENTS

78 ACRES IN

ATCHISON COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

COAL CREEK TILLABLE AND RECREATIONAL FARM

This 78 +/- acre tract is located in southwest Atchison County, Kansas. It has 61 +/- tillable acres actively in production, primarily consisting of Shelby, Pawnee, Kennebec, and Chase soil types. The tillable acres have 3 to 15 percent slopes with well-kept terraces, waterways, and field edges. The tillable fields have an NCCPI overall weighted average of 61. The property has 57 +/- DCP crop base acres with an ARC County crop election. The remaining 17 +/- acres consist of grass edges and hardwood timber draws. Coal Creek winds throughout the western side of the property, and there is also a nice watering/fishing pond in the center of the property.

The abundant food, water, and cover create great whitetail deer, turkey, and upland bird hunting habitat for hunting! The property is located on a well-maintained year-round gravel road with electricity and rural water at the road providing a great opportunity for a future building site! Mineral rights are intact and will be transferred to the buyer at closing. There is a year-to-year active tenant farm lease in place. Don't miss out on this opportunity for a productive tillable farm with excellent hunting and future building site potential! Contact Trent Siegle at (620) 767-2926 for additional information, disclosures, or to schedule a showing.



PROPERTY FEATURES

PRICE: **\$448,668** | COUNTY: **ATCHISON** | STATE: **KANSAS** | ACRES: **78**

- 61 +/- tillable acres
- 17 +/- grass/timber acres
- Shelby and Pawnee clay loam soils
- 3 to 15 percent slopes
- NCCPI overall weighted average of 61
- Well-kept terraces, waterways, and field edges
- 57 +/- DCP crop base acres
- ARC County crop election
- 64 +/- feet of elevation change
- Coal Creek winds throughout
- Watering/fishing pond
- Hardwood timber draws
- Whitetail deer, turkey, and upland bird hunting
- Kansas Deer Management Unit 10
- Well-maintained year-round gravel road
- Electricity and rural water at the road
- Mineral rights intact and transfer
- Year-to-year active tenant farm lease in place
- 2024 taxes: \$1,787.56
- 6 miles from Valley Falls, KS
- 17 miles from Holton, KS



61 +/- TILLABLE ACRES

The tillable acres have 3 to 15 percent slopes with well-kept terraces, waterways, and field edges. The tillable fields have an NCCPI overall weighted average of 61.



WATERING/FISHING POND



COAL CREEK



17 +/- GRASS/TIMBER ACRES

The remaining 17 +/- acres consist of grass edges and hardwood timber draws.



HUNTING OPPORTUNITIES



BUILDING SITES



AERIAL MAP



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Boundary Center: 39° 25' 34.67, -95° 27' 53.02

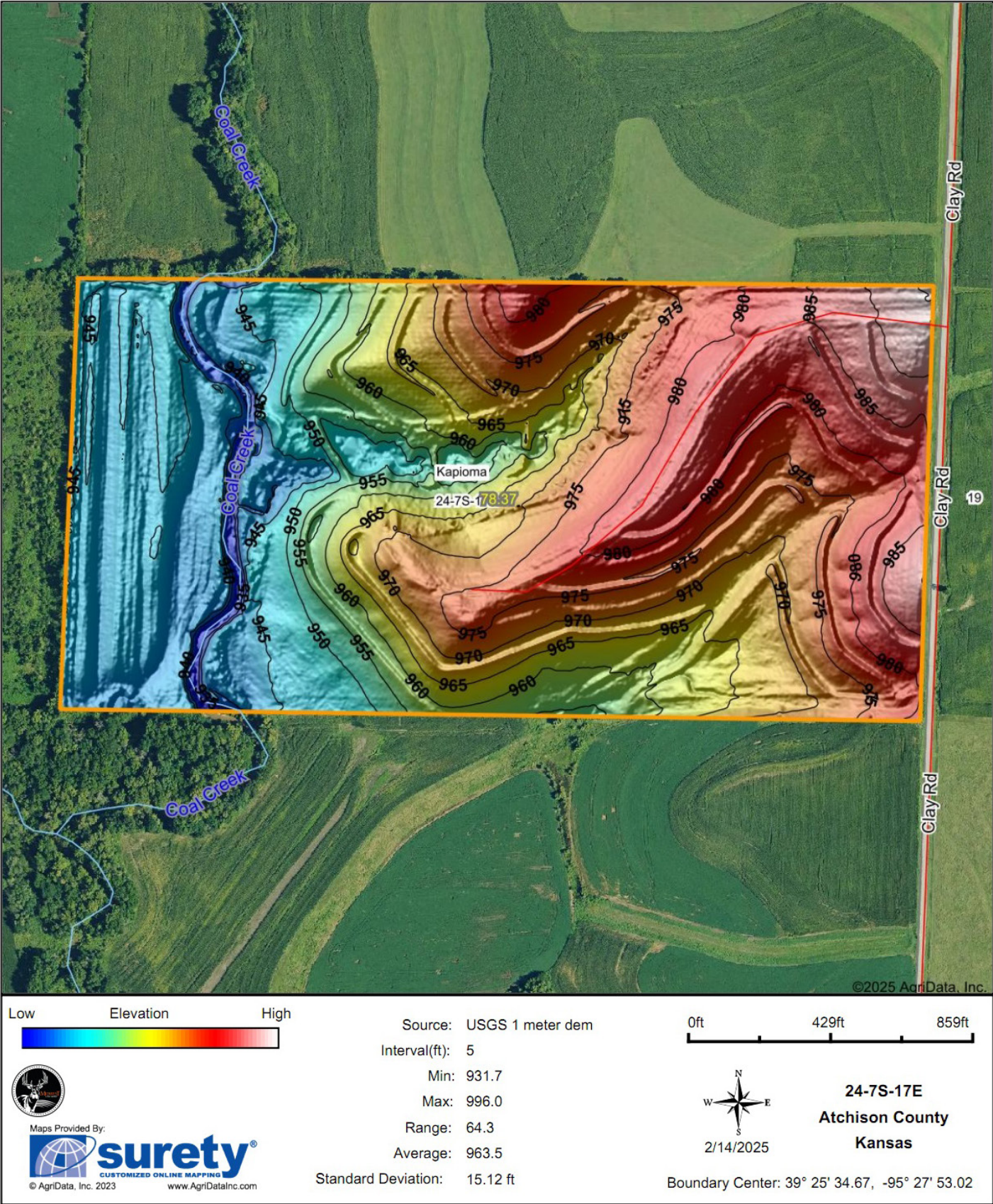
24-7S-17E
Atchison County
Kansas

0ft 431ft 862ft

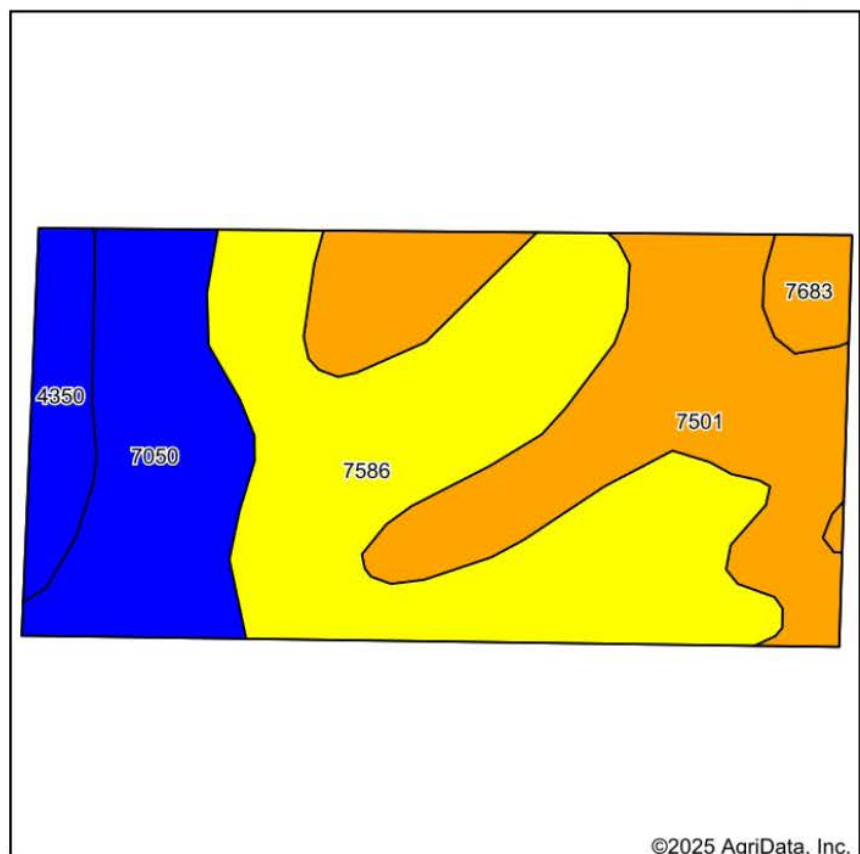


2/14/2025

HILLSHADE MAP

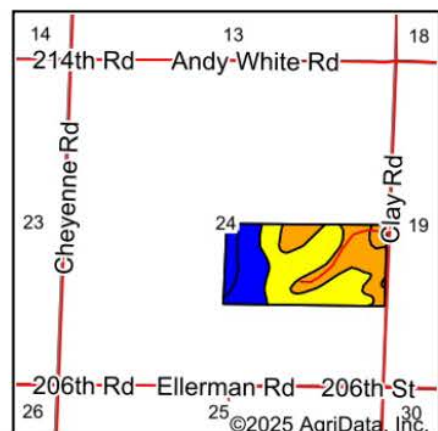


SOILS MAP



Soils data provided by USDA and NRCS.

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State: **Kansas**
County: **Atchison**
Location: **24-7S-17E**
Township: **Kapioma**
Acres: **78.37**
Date: **2/14/2025**



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Area Symbol: KS005, 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
7586	Shelby clay loam, 7 to 15 percent slopes, eroded	32.76	41.8%		> 6.5ft.	IVe	4238	59	59	54	53	
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	24.06	30.7%		> 6.5ft.	IIIe	3883	48	38	47	39	
7050	Kennebec silt loam, occasionally flooded	14.41	18.4%		> 6.5ft.	IIw	4361	89	89	69	82	
4350	Chase silty clay loam, rarely flooded	4.81	6.1%		> 6.5ft.	IIw	4365	72	71	69	68	1
7683	Wymore silty clay loam, 3 to 6 percent slopes	2.33	3.0%		> 6.5ft.	IIIe	3800	65	60	65	58	
Weighted Average						3.17	4146.4	*n 62.1	*n 58.8	*n 55.9	*n 55.1	*n 0.1

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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
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