

MIDWEST LAND GROUP PRESENTS

146 ACRES IN

BOURBON COUNTY KANSAS



MidwestLandGroup.com

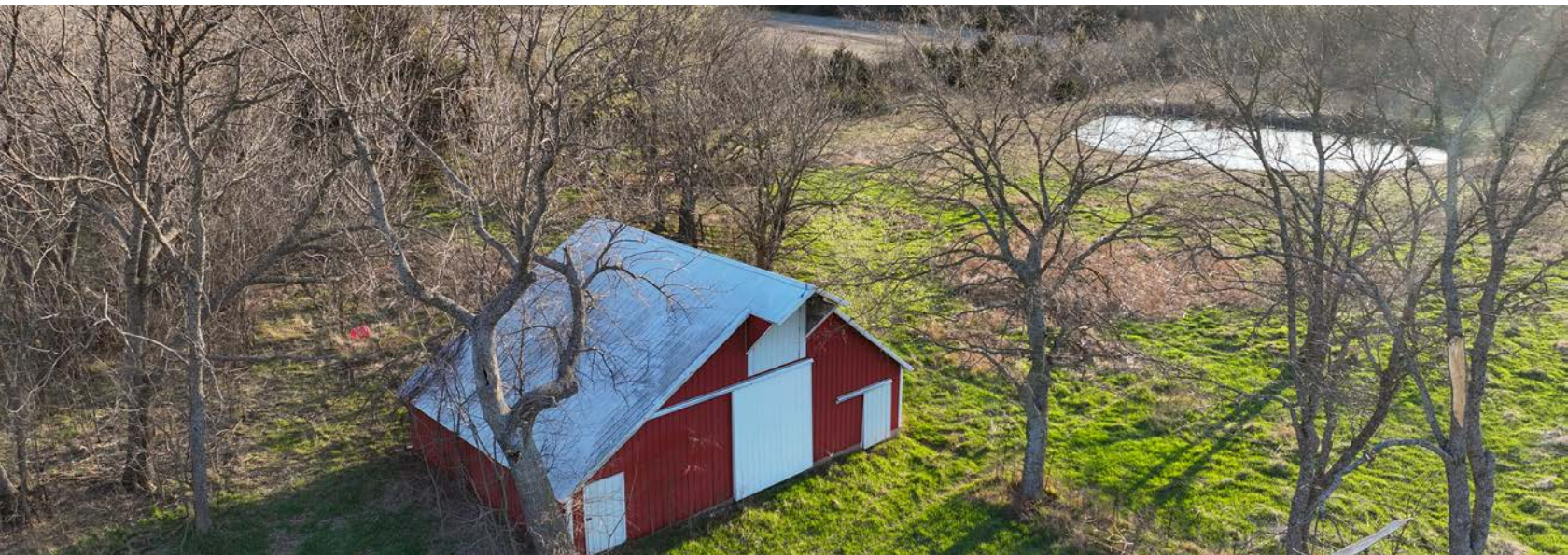
MIDWEST LAND GROUP IS HONORED TO PRESENT

BOURBON COUNTY RECREATIONAL FARM WITH A 9 ACRE LAKE

This 146 +/- acre property is located in central Bourbon County, Kansas. The property is full of diversity with timbered draws, thickets, warm-season grasses, tillable income, and a 9 acre stocked lake! The property has 52 +/- cropland acres primarily consisting of Class III silt loam soils with 1 to 7 percent slopes and an NCCPI overall weighted average of 60. The cropland acres have an oral year-to-year cash rent lease agreement currently in place. The 85 +/- timber/native grass acres are loaded with cover including densely wooded draws, cedar thickets, and tall warm-season native grasses. The 9 +/- acre lake is stocked with bass, crappie, bluegill, and catfish. The lake also gets loaded with waterfowl in the fall and winter months (see the trail camera photos)!

The diverse habitat with abundant food and water creates some of the best whitetail deer, turkey, upland bird, and waterfowl hunting that Kansas is known for!

The property is located in Kansas Deer Management Unit 11, and has excellent whitetail deer and turkey numbers as well as good mature buck history! The sale includes a Diamond X Hunting Blind on a wooden stand, an All Season Feeder 2,000 lb Low Pro Feeder, and a 20 foot storage container/cabin finished on the inside. The property is located on a hard surface blacktop road and a well-maintained, year-round gravel road. Electricity, rural water, and fiber optic cable are at the road. A rural water meter has been installed and is included with the sale. Mineral rights are intact and will be transferred to the buyer at closing. There are no active leases or tenants' rights in place on the timber/grass acres. This property is turn-key ready to hunt and fish this year, and is a must-see to truly appreciate all of the diversity it has! Contact Trent Siegle at (620) 767-2926 for additional information, disclosures, or to schedule a showing.



PROPERTY FEATURES

PRICE: **\$698,705** | COUNTY: **BOURBON** | STATE: **KANSAS** | ACRES: **146**

- 52 +/- tillable acres
- 85 +/- timber/native grass acres
- 9 +/- acre lake
- Diverse habitat
- Timbered draws, thickets, and warm-season grasses
- Primarily Class III silt loam soils
- 1 to 7 percent slopes
- NCCPI overall soil average rating of 60
- Well-kept terraces, waterways, and field edges
- Warm-season native grass hay meadows and edges
- Multiple watering ponds
- Lake stocked with bass, crappie, bluegill, and catfish
- Whitetail deer, turkey, upland bird, and waterfowl hunting
- Kansas Deer Management Unit 11
- Diamond X Hunting blind with wooden stand
- All Season Feeder 2,000 lb Low Pro feeder
- 20 ft. storage container/cabin finished on the inside
- 30'x42' barn with metal siding
- 44 +/- feet of elevation change
- Hard surface blacktop road
- Well-maintained, year-round gravel road
- Electricity, rural water, and fiber optic cable at the road
- Rural water meter installed
- Mineral rights intact and transfer
- Oral year-to-year cash rent lease agreement on tillable acres
- 2024 taxes: \$801.40
- 5 miles from Uniontown, KS
- 12 miles from Fort Scott, KS



52 +/- TILLABLE ACRES

The property has 52 +/- cropland acres primarily consisting of Class III silt loam soils with 1 to 7 percent slopes and an NCCPI overall weighted average of 60.

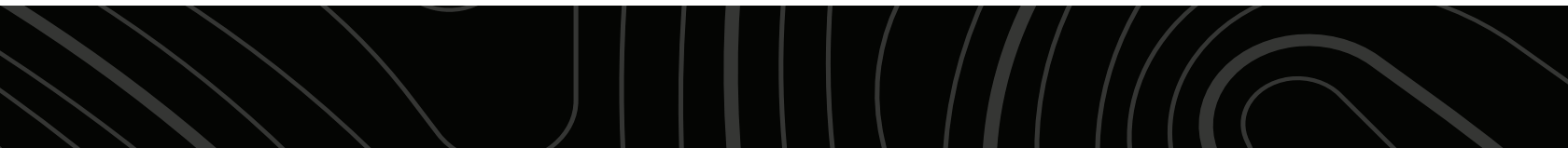


85 +/- TIMBER/NATIVE GRASS ACRES



9 +/- ACRE LAKE

The 9 +/- acre lake is stocked with bass, crappie, bluegill, and catfish. The lake also gets loaded with waterfowl in the fall and winter months (see the trail camera photos)!



TRAIL CAM PICTURES



AERIAL MAP



Boundary Center: 37° 51' 34.06, -94° 54' 4.93

0ft 500ft 1000ft



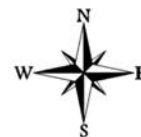
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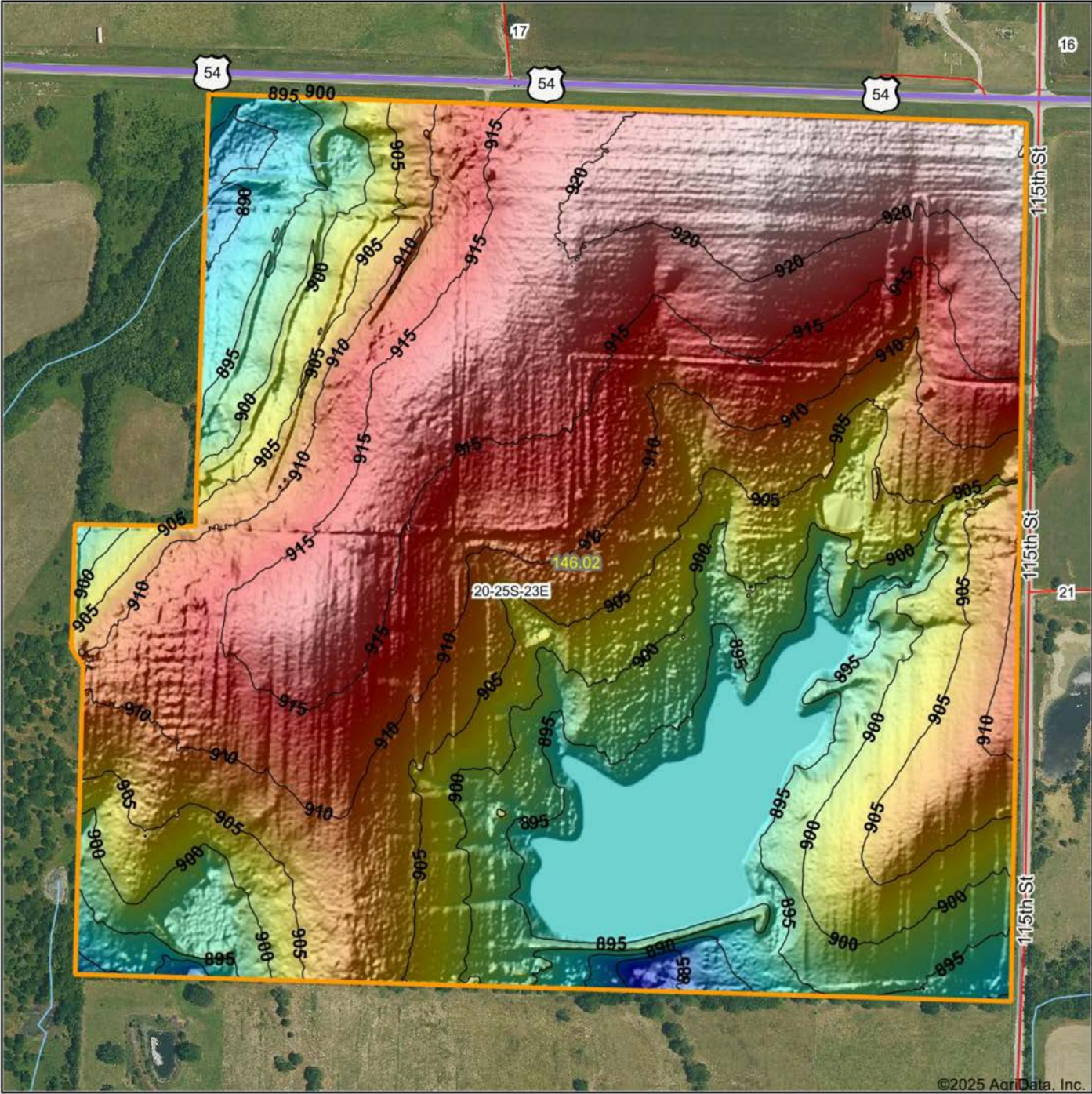
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20-25S-23E
Bourbon County
Kansas



3/26/2025

HILLSHADE MAP



Low Elevation High



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 5

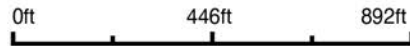
Min: 880.8

Max: 925.1

Range: 44.3

Average: 906.6

Standard Deviation: 9.28 ft

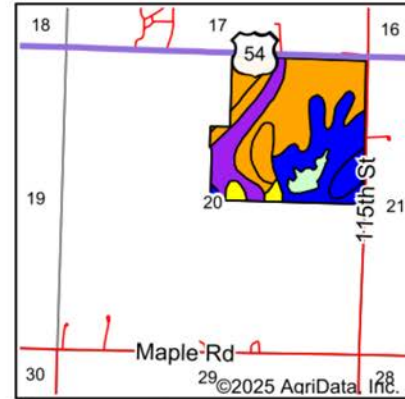
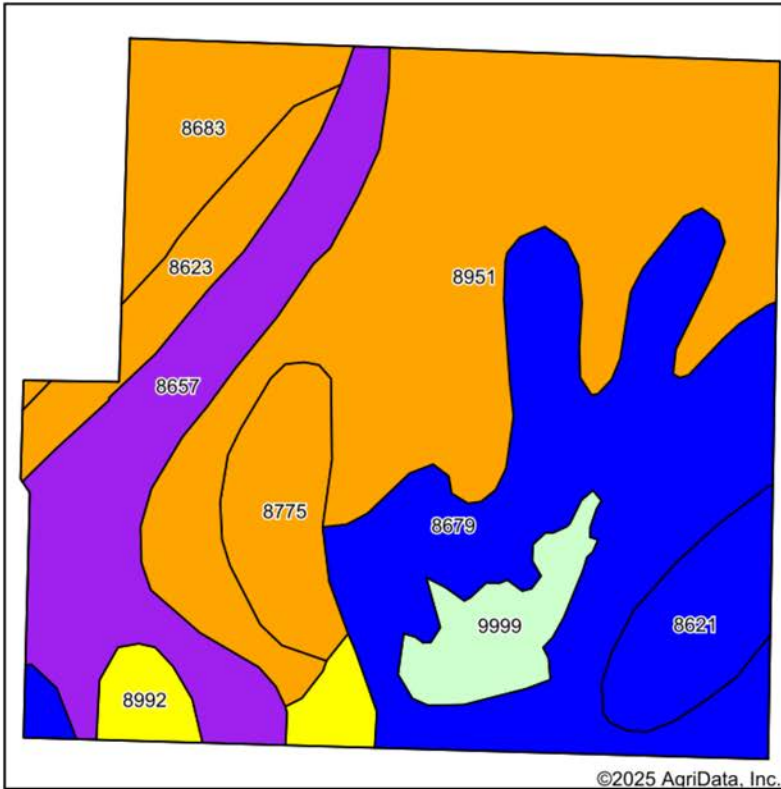


3/26/2025

20-25S-23E
Bourbon County
Kansas

Boundary Center: 37° 51' 34.06, -94° 54' 4.93

SOILS MAP



State: **Kansas**
 County: **Bourbon**
 Location: **20-25S-23E**
 Township: **Marion**
 Acres: **146.02**
 Date: **3/26/2025**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: KS011, 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	
8951	Wagstaff silty clay loam, 1 to 3 percent slopes	47.97	32.9%		2.5ft. (Lithic bedrock)	IIIe	4968	52	51	51	43	46	
8679	Dennis silt loam, 1 to 3 percent slopes	36.86	25.2%		> 6.5ft.	Ile	4838	79	78	59	64	69	
8657	Clareson stony silty clay loam, 1 to 3 percent slopes	21.03	14.4%		2.5ft. (Lithic bedrock)	VIIs	4015	54	54	41	35	38	
8683	Dennis silt loam, 3 to 7 percent slopes	8.96	6.1%		> 6.5ft.	IIIe	5048	76	76	60	65	66	
8775	Kenoma silt loam, 1 to 3 percent slopes	7.67	5.3%		5.7ft. (Lithic bedrock)	IIIe	3888	59	56	58	59	54	
8621	Bates loam, 1 to 3 percent slopes	7.17	4.9%		2.7ft. (Paralithic bedrock)	Ile	4735	65	65	57	52	59	
8623	Bates loam, 3 to 7 percent slopes	6.43	4.4%		2.5ft. (Paralithic bedrock)	IIIe	4910	63	63	55	49	57	
9999	Water	5.61	3.8%		> 6.5ft.		0						
8992	Zaar silty clay, 3 to 8 percent slopes	4.32	3.0%		> 6.5ft.	IVe	4136	49	43	49	45	29	
Weighted Average							*.	4516.6	*n 60	*n 59.1	*n 51	*n 48.5	*n 51.2

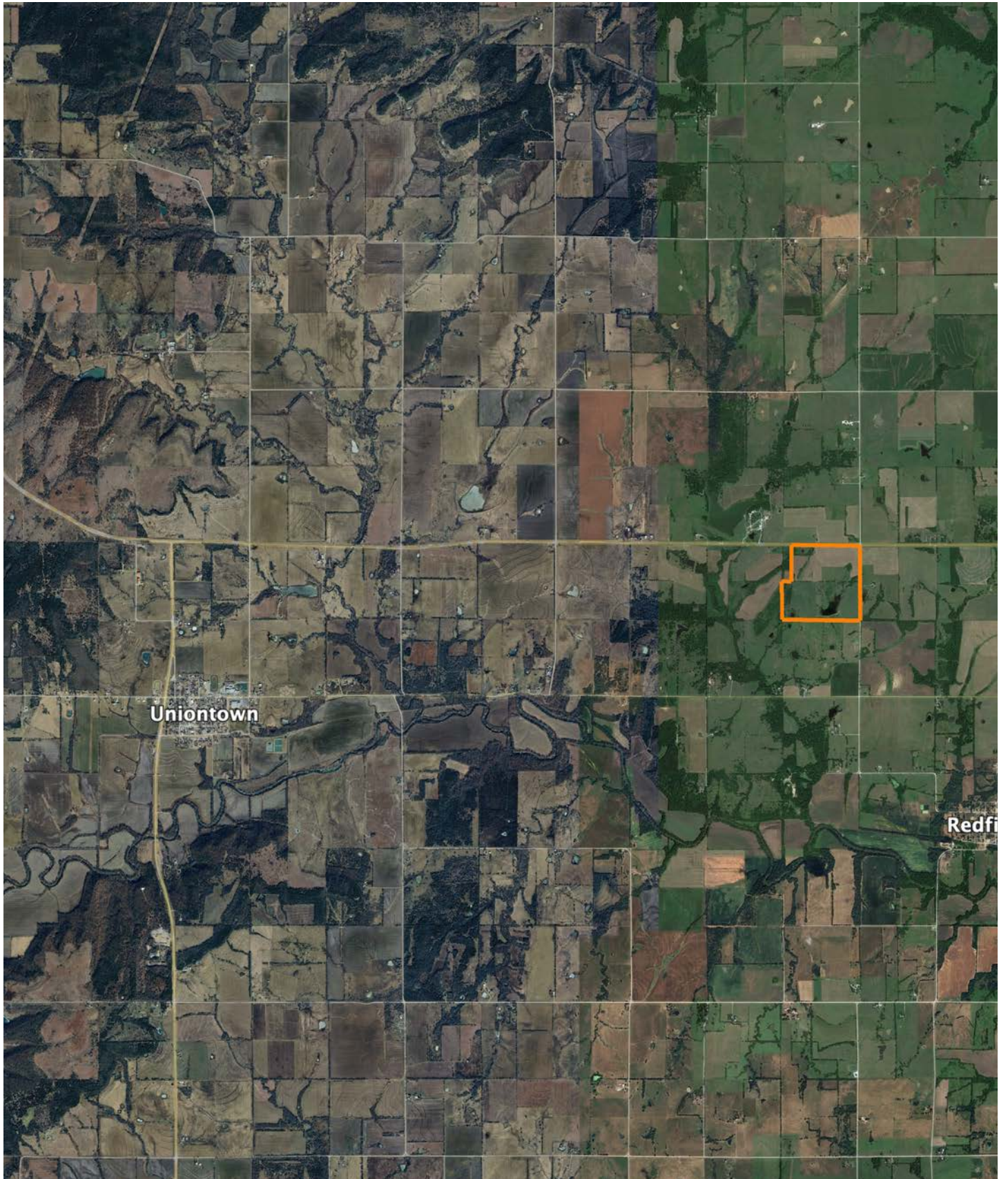
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

*. Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.

AERIAL 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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