

MIDWEST LAND GROUP PRESENTS

19 ACRES IN

SHAWNEE COUNTY KANSAS



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MIDWEST LAND GROUP IS HONORED TO PRESENT

SHAWNEE COUNTY 19 ACRE BUILDING/DEVELOPMENT SITE

This 19 +/- acre tract is located in southeast Shawnee County, Kansas. It has 18 +/- tillable acres actively in production, primarily consisting of Ladysmith silty clay loam soils. The tillable acres have 1 to 8 percent slopes with well-kept terraces, waterways, and field edges. The tillable fields have an NCCPI overall weighted average of 51. The property has 14 +/- DCP crop base acres with an ARC County crop election. The remaining 1 +/- acre consists of tame grass waterway/field edges, storage building, and an established driveway entrance with swing gate. The property is located on two blacktop

roads with electricity, rural water, and telephone line at the road. Mineral rights are intact and will be transferred to the buyer at closing. An active year-to-year tenant farm lease is in place. The property is currently zoned RR1 and is in the Shawnee Heights USD 450 school district. This property could be perfect for a small farm, a forever home building site, or possibly even a residential development site! Contact Trent Siegle at (620) 767-2926 for additional information, disclosures, or to schedule a showing.



PROPERTY FEATURES

PRICE: **\$149,785** | COUNTY: **SHAWNEE** | STATE: **KANSAS** | ACRES: **19**

- 19 +/- total acres
- 18 +/- tillable acres
- 1 +/- grass acre
- Ladysmith silty clay loam soils
- 1 to 8 percent slopes
- NCCPI overall weighted average of 51
- Well-kept terraces, waterways, and field edges
- 14 +/- DCP crop base acres
- ARC County crop election
- Year-to-year tenant farm lease in place
- 18 +/- feet of elevation change
- Established entrance with swing gate
- Blacktop road frontage on the east and south boundaries
- Electricity, rural water, and telephone line at the road
- Mineral rights intact and transfer
- Zoned RR1
- Shawnee Heights USD 450 school district
- 2 miles from Berryton, KS
- 6 miles from Topeka, KS



18 +/- TILLABLE ACRES

The tillable acres have 1 to 8 percent slopes with well-kept terraces, waterways, and field edges. The tillable fields have an NCCPI overall weighted average of 51.



ESTABLISHED ENTRANCE WITH SWING GATE

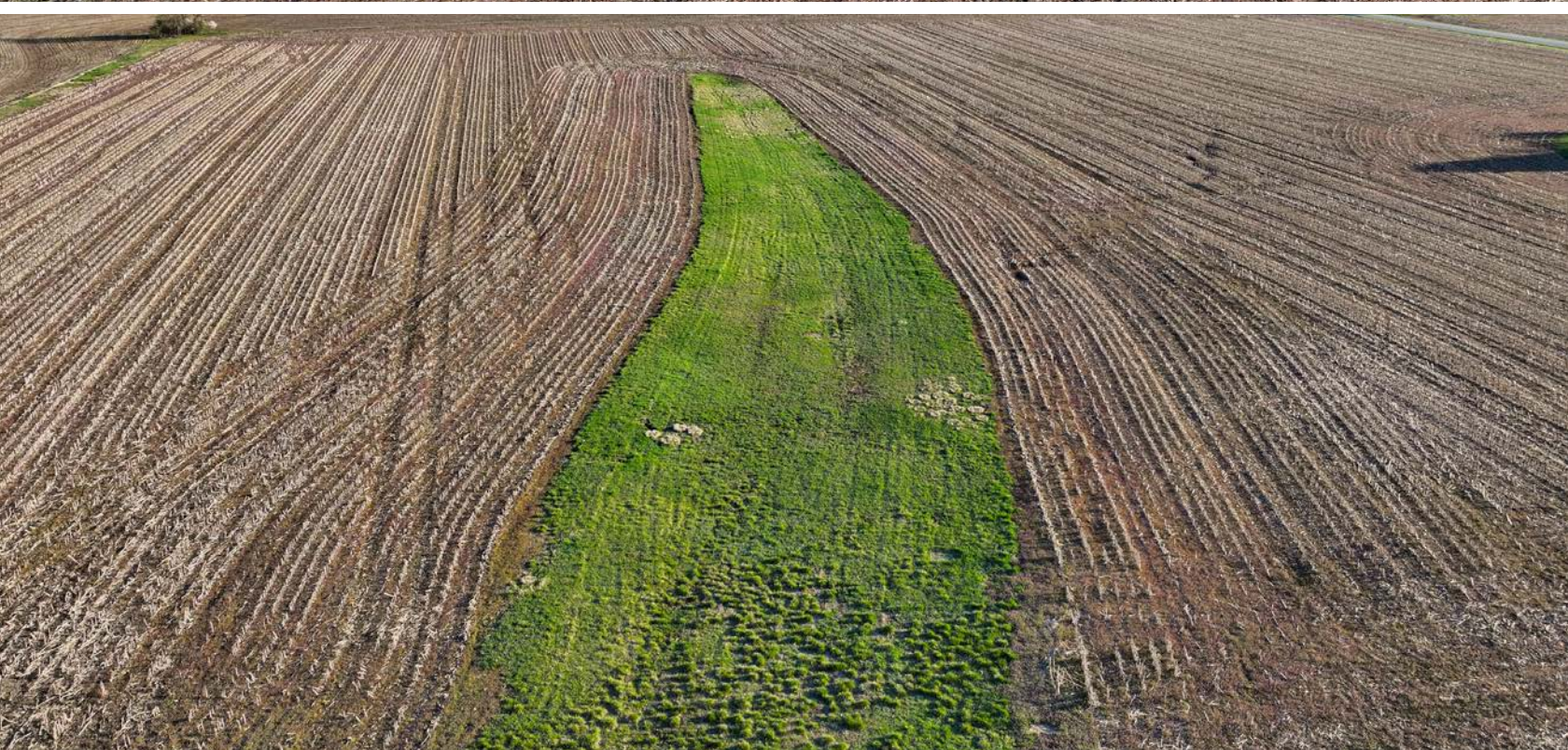
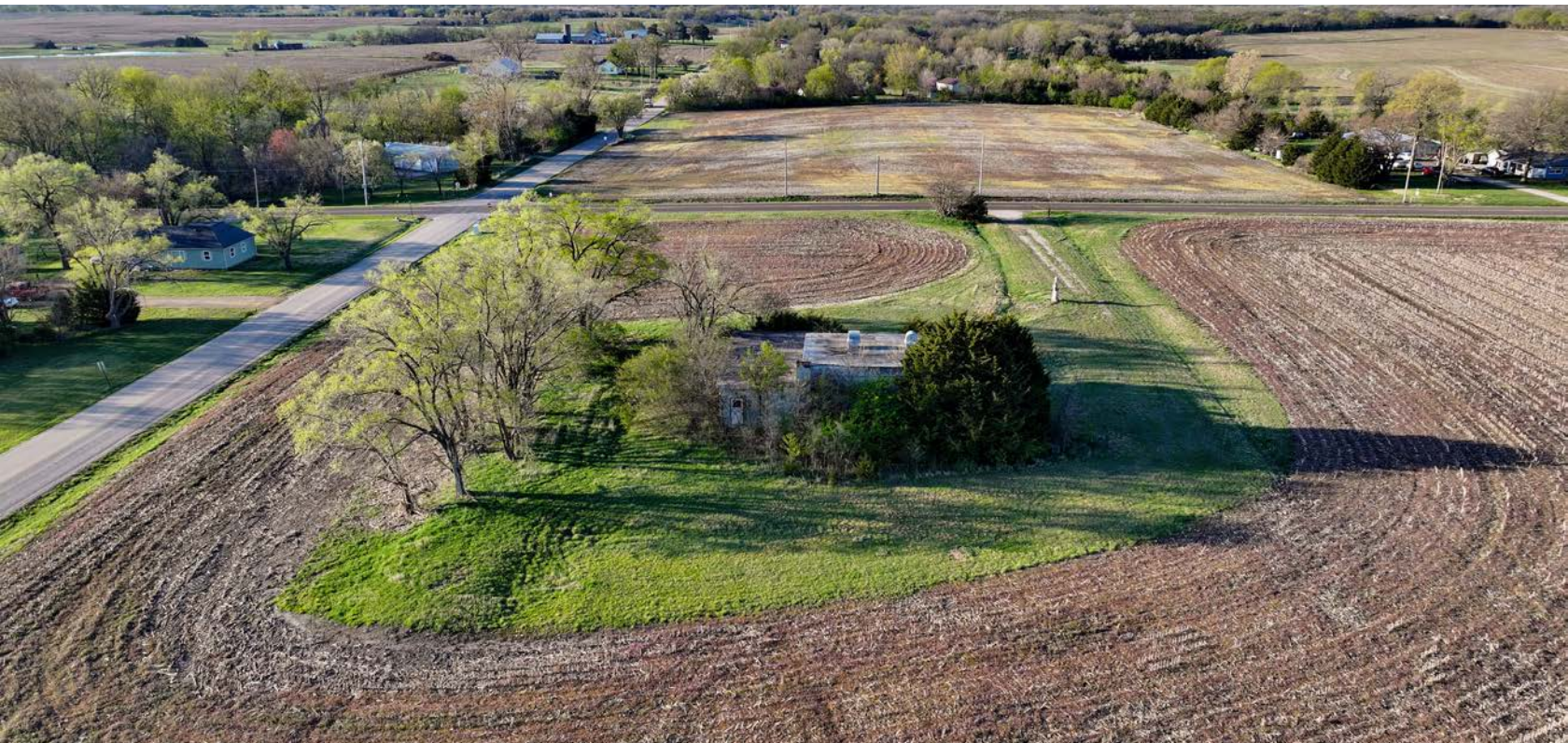


BLACKTOP FRONTAGE & UTILITIES



1 +/- GRASS ACRE

The remaining 1 +/- acre consists of tame grass waterway/field edges, storage building, and an established driveway entrance with swing gate.



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

Map Center: 38° 57' 29.98, -95° 36' 57.07

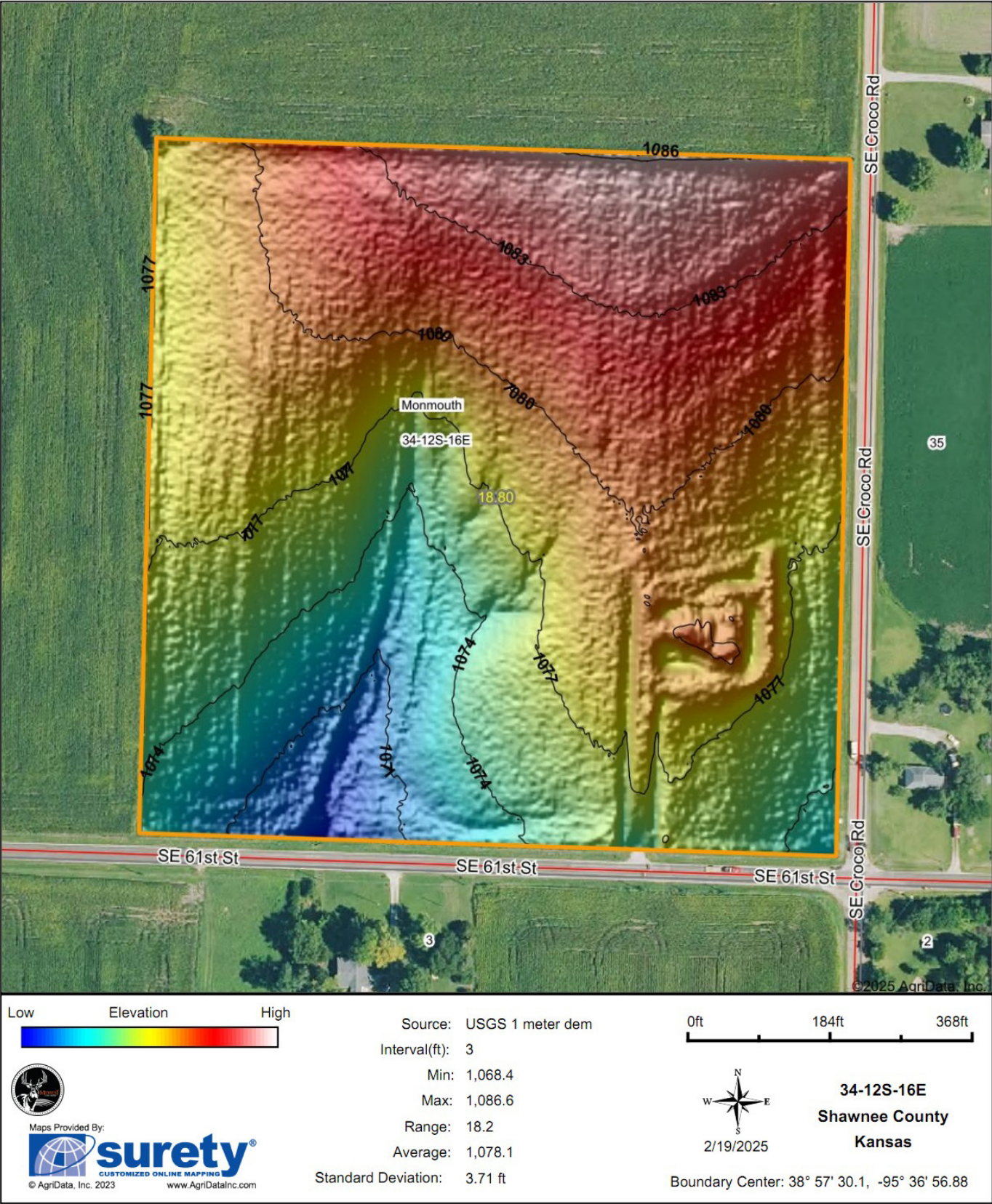
34-12S-16E
Shawnee County
Kansas

0ft 180ft 360ft

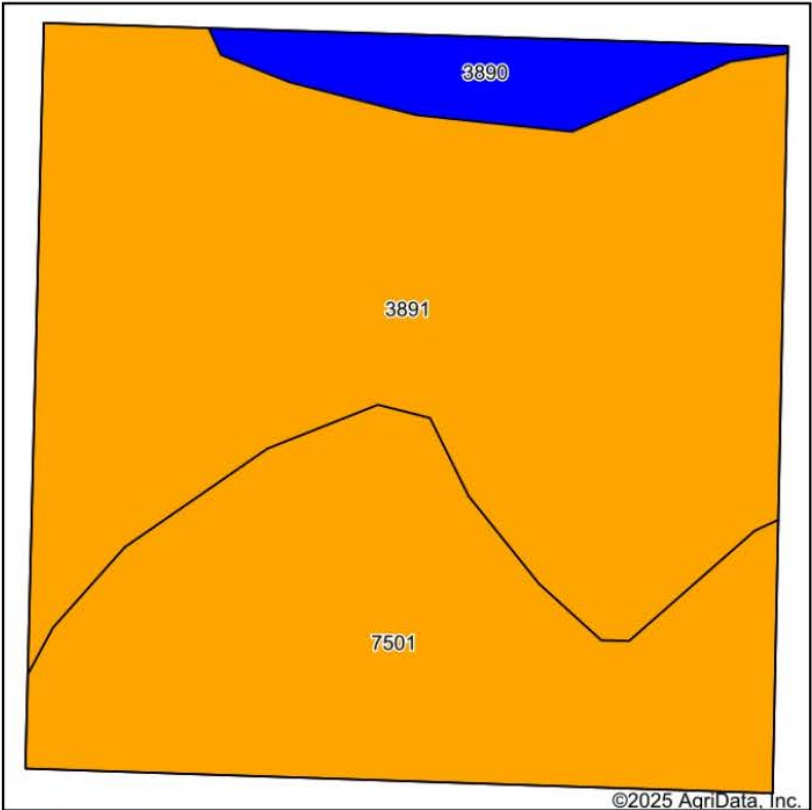


2/19/2025

HILLSHADE MAP



SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Shawnee**
Location: **34-12S-16E**
Township: **Monmouth**
Acres: **18.8**
Date: **2/19/2025**



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
3891	Ladysmith silty clay loam, 1 to 3 percent slopes	11.24	59.8%		> 6.5ft.	IIIIs	3525	53	39	52	51	28
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	6.41	34.1%		> 6.5ft.	IIIe	3883	48	38	47	39	
3890	Ladysmith silty clay loam, 0 to 1 percent slopes	1.15	6.1%		> 6.5ft.	IIIs	3525	53	39	52	52	28
Weighted Average						2.94	3647.1	*n 51.3	*n 38.7	*n 50.3	*n 47	*n 18.5

*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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