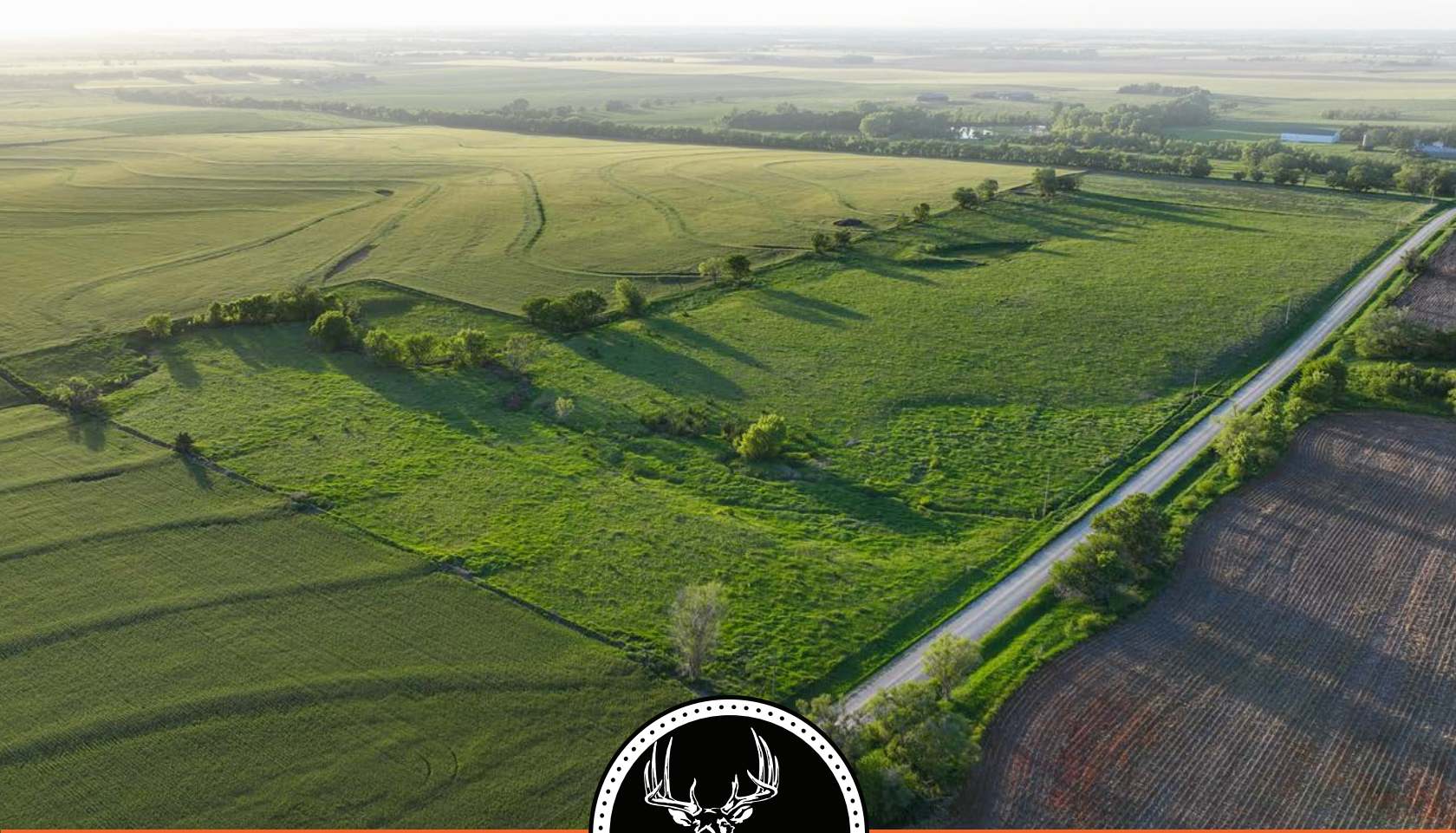


MIDWEST LAND GROUP PRESENTS

28 ACRES IN

DICKINSON COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

DICKINSON COUNTY PASTURE WITH BUILDING SITE

This 28 +/- acre property is located in central Dickinson County, Kansas. The property sets up perfectly to build your dream house, and still has plenty of room to raise some livestock on site! The property has a 24 +/- acre pasture that has been seeded to brome grass. The pasture has average perimeter fencing, a constructed watering pond, and a private water well watering site. The remaining 4 +/- acre building site has previously been used as cropland. It has the highest elevation site on the property with incredible views, creating the perfect location to build your forever home! The property

is located on a well-maintained year-round gravel road, and less than 0.25 miles from a hard surface blacktop road. Electricity and fiber optic cable are at the road, and a rural water meter benefit unit has been purchased and will be transferred to the buyer at closing. Mineral rights are intact and will be transferred to the buyer at closing. There are no active leases or tenants' rights currently in place. This property is a must-see to truly appreciate the views and everything it has to offer! Contact Trent Siegle at (620) 767-2926 for additional information, disclosures, or to schedule a showing.



PROPERTY FEATURES

PRICE: **\$164,887** | COUNTY: **DICKINSON** | STATE: **KANSAS** | ACRES: **28**

- 28 +/- total acres
- 24 +/- acres brome grass pasture
- 4 +/- acre building site
- Perimeter fencing around the pasture
- Average barbed-wire fencing
- Constructed a watering pond
- Private water well on site
- Primarily, Irwin silty clay loam soils
- 40 +/- feet of elevation change
- Whitetail deer and upland bird hunting
- Well-maintained year-round gravel road
- Electricity and fiber optic cable at the road
- Rural water meter benefit unit purchased
- Mineral rights intact and transfer
- No active leases or tenants' rights currently in place
- 2 miles from Navarre, KS
- 13 miles from Abilene, KS



BROME GRASS PASTURE



PERIMETER FENCING



4 +/- ACRE BUILD SITE



YEAR-ROUND GRAVEL ROAD



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 38° 48' 11.08, -97° 7' 57.19

0ft 318ft 636ft



Maps Provided By:



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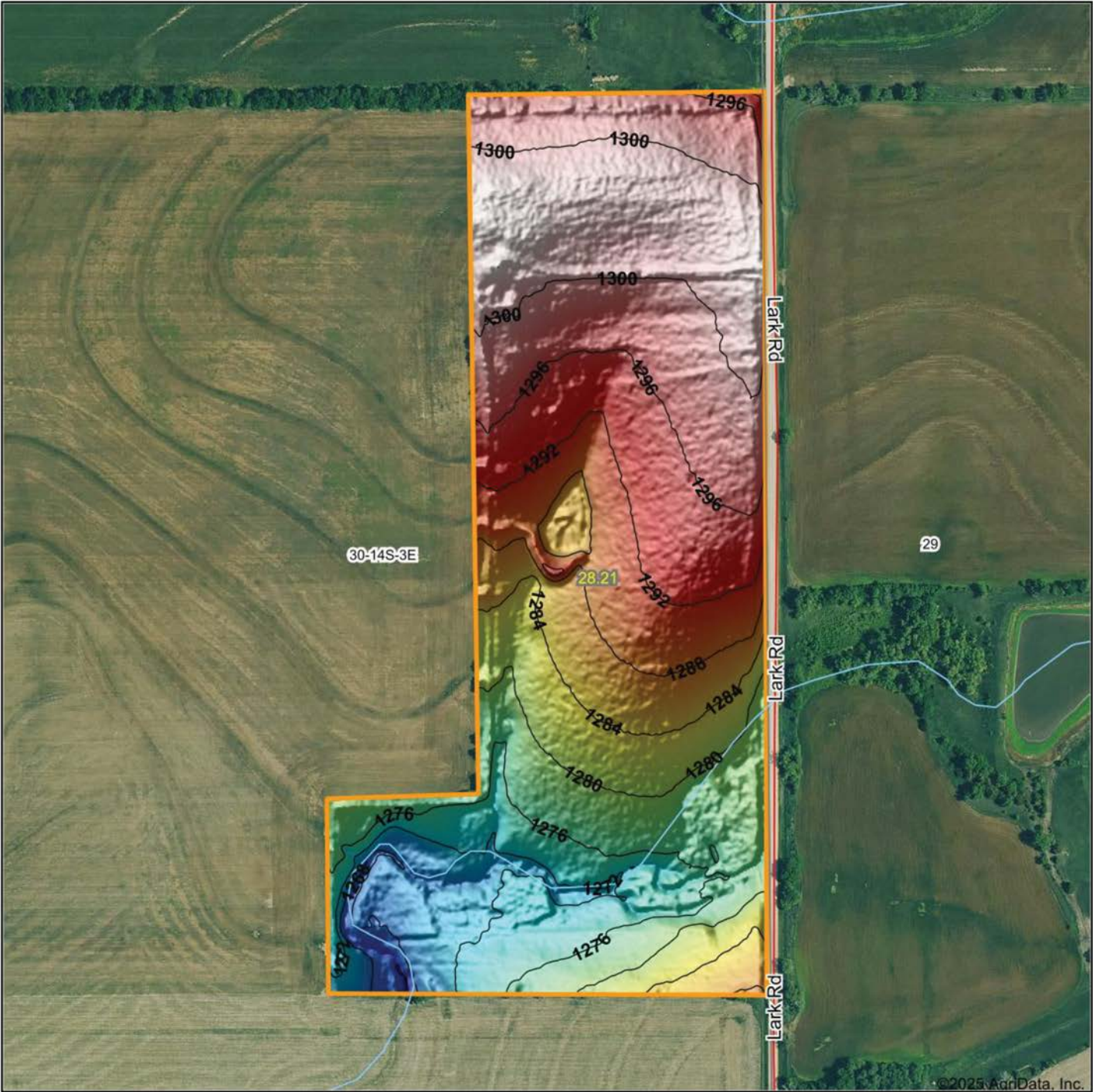
www.AgriDataInc.com

30-14S-3E
Dickinson County
Kansas



5/14/2025

TOPOGRAPHY MAP



Low Elevation High



Maps Provided By:



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Source: USGS 1 meter dem
Interval(ft): 4
Min: 1,263.4
Max: 1,303.0
Range: 39.6
Average: 1,287.7
Standard Deviation: 10.63 ft

0ft 319ft 638ft

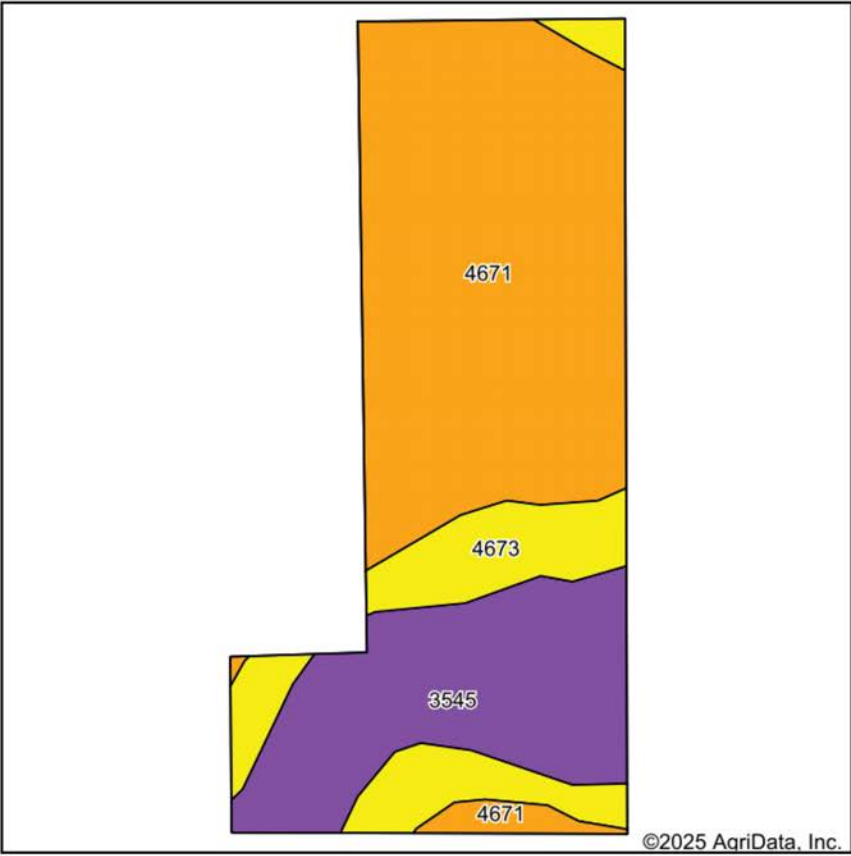


5/14/2025

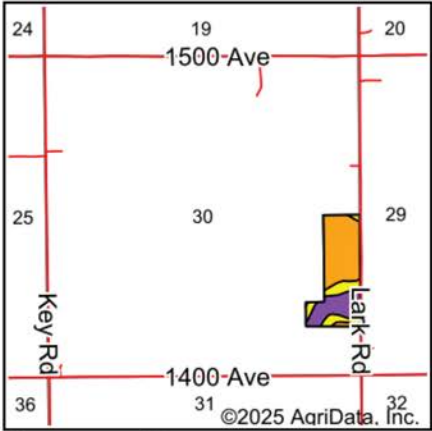
30-14S-3E
Dickinson County
Kansas

Boundary Center: 38° 48' 11.08, -97° 7' 57.19

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Dickinson**
Location: **30-14S-3E**
Township: **Logan**
Acres: **28.21**
Date: **5/14/2025**



Maps Provided By:



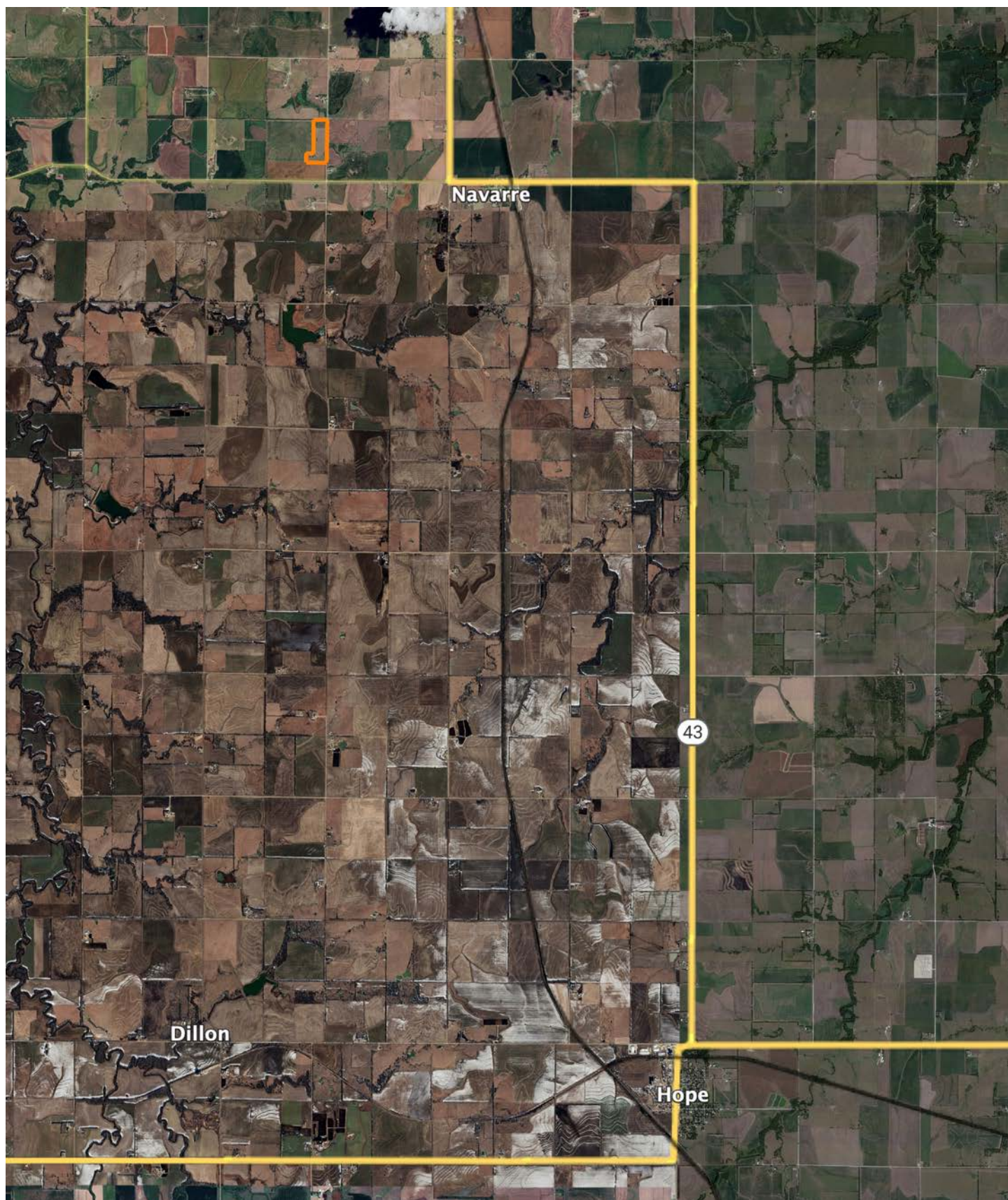
Area Symbol: KS041, Soil Area Version: 23

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
4671	Irwin silty clay loam, 1 to 3 percent slopes	15.88	56.3%		> 6.5ft.	III	3585	56	45	55	55	40
3545	Hobbs silt loam, channeled, frequently flooded	7.42	26.3%		> 6.5ft.	Vw	5710	44	40	27	44	10
4673	Irwin silty clay loam, 3 to 7 percent slopes	4.91	17.4%		> 6.5ft.	IVe	3550	58	48	58	57	40
Weighted Average						3.70	4137.8	*n 53.2	*n 44.2	*n 48.2	*n 52.5	*n 32.1

*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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TSiegle@MidwestLandGroup.com



MidwestLandGroup.com

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