

MIDWEST LAND GROUP PRESENTS

158 ACRES IN

MORRIS COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

DIVERSE MORRIS COUNTY QUARTER SECTION

This 158 +/- acre tract is located in western Morris County, just outside of Burdick, Kansas. It has 80 +/- cropland acres with 68 +/- acres actively in production, and the remaining 12 +/- acres seeded to brome grass. The cropland acres have 1 to 3 percent slopes with well-kept terraces, waterways, and field edges. The cropland soils primarily consist of Class II Irwin silty clay loam soils, and have an NCCPI overall weighted average of 58. The property has 68 +/- DCP crop base acres with an ARC County crop election. The remaining 78 +/- acres have a 62 +/- acre fenced native grass pasture and a 16

+/- acre native grass hay meadow. The pasture also has a large watering/fishing pond. The property is located on well-maintained, year-round gravel roads with electric and fiber optic cable at the northwest boundary of the property. Mineral rights are intact and will be transferred to the buyer at closing. There is currently no active tenant farm lease agreement in place. This property has so much to offer, from productive cropland acres, fenced pasture, and clean hay meadows! Contact Trent Siegle at (620) 767-2926 for additional information, disclosures, or to schedule a showing.



PROPERTY FEATURES

PRICE: **\$499,437** | COUNTY: **MORRIS** | STATE: **KANSAS** | ACRES: **158**

- 80 +/- cropland acres
- 62 +/- native grass pasture acres
- 16 +/- native grass hay acres
- Class II, Irwin silty clay loam soils
- 1 to 3 percent slopes
- NCCPI overall weighted average of 58
- Well-kept terraces, waterways, and field edges
- 68 +/- DCP crop base acres
- ARC County crop election
- Fenced native grass pasture
- Large watering pond
- Clean native grass hay meadow
- 43 +/- feet of elevation change
- Whitetail deer, upland bird, and waterfowl hunting
- Well-maintained, year-round gravel roads
- Electric and fiber optic cable at the road
- Mineral rights intact and transfer
- No current active tenant farm lease agreement in place
- 2024 taxes: \$1,034.88
- 1.5 miles from Burdick, KS
- 8 miles from Lost Springs, KS



80 +/- CROPLAND ACRES

This 158 +/- acre tract is located in western Morris County, just outside of Burdick, Kansas. It has 80 +/- cropland acres with 68 +/- acres actively in production, and the remaining 12 +/- acres seeded to brome grass.



62 +/- NATIVE GRASS PASTURE ACRES



16 +/- NATIVE GRASS HAY ACRES



LARGE WATERING POND



YEAR-ROUND GRAVEL ROADS



CLASS II, IRWIN SILTY CLAY LOAM SOILS

The cropland acres have 1 to 3 percent slopes with well-kept terraces, waterways, and field edges. The cropland soils primarily consist of Class II Irwin silty clay loam soils, and have an NCCPI overall weighted average of 58. The property has 68 +/- DCP crop base acres with an ARC County crop election.



ADDITIONAL PHOTOS



AERIAL MAP #1



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Boundary Center: 38° 32' 52.7, -96° 50' 0.25



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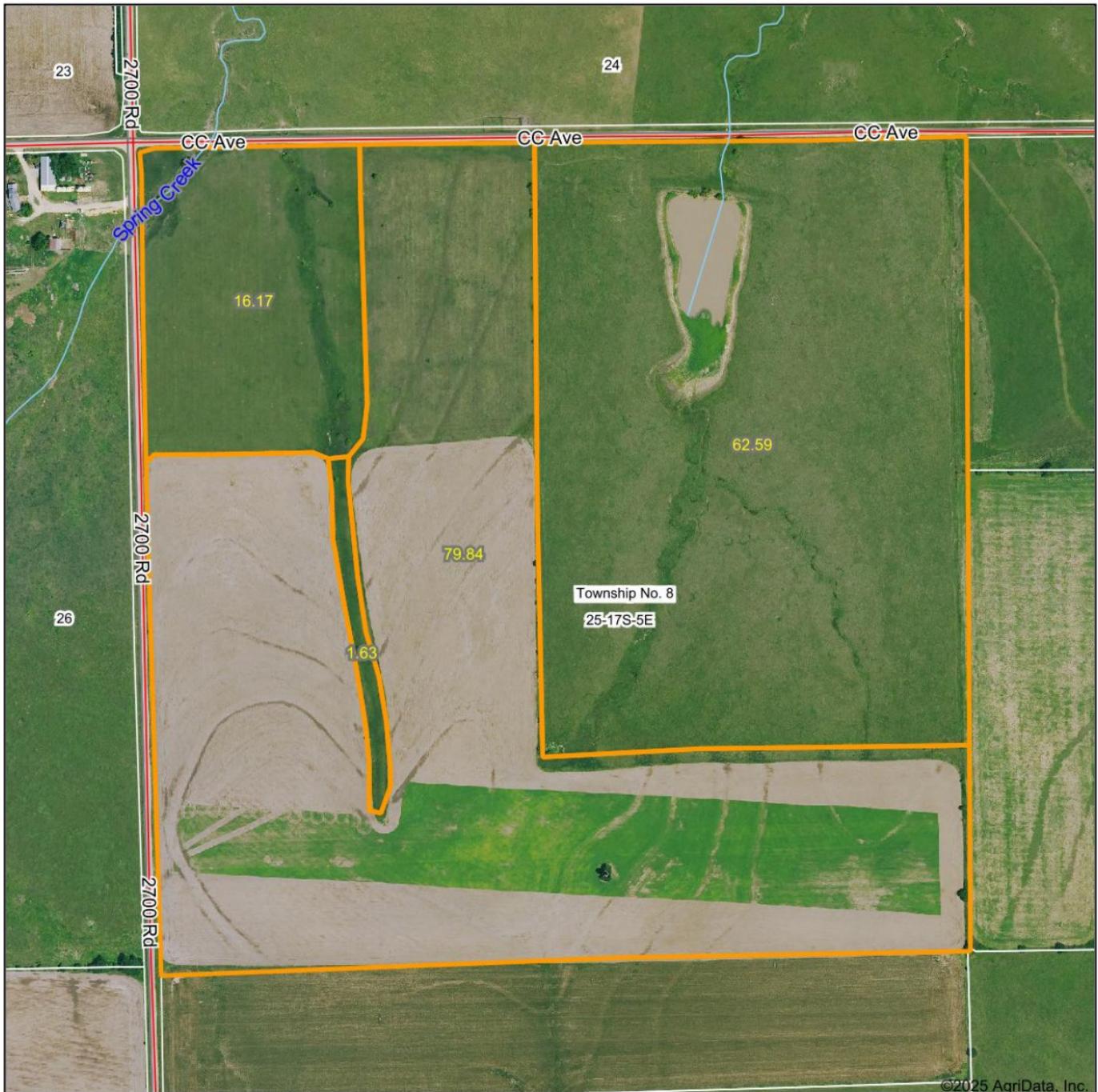
www.AgriDataInc.com

25-17S-5E
Morris County
Kansas



4/19/2025

AERIAL MAP #2



Boundary Center: 38° 32' 52.65, -96° 49' 59.82

0ft 502ft 1004ft



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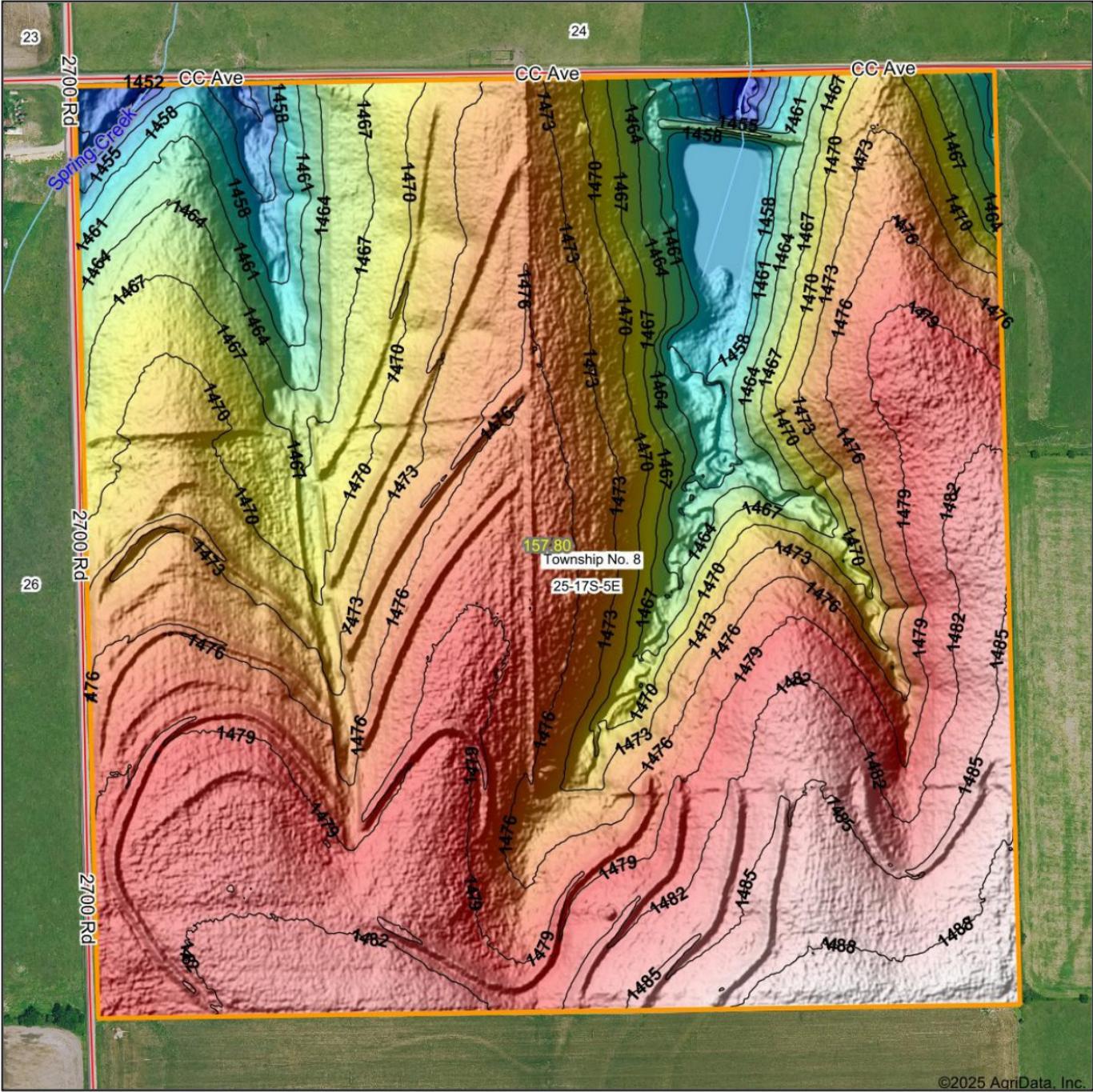
25-17S-5E
Morris County
Kansas



4/19/2025

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

HILLSHADE MAP

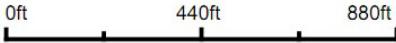


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Source: USGS 1 meter dem
 Interval(ft): 3
 Min: 1,447.5
 Max: 1,490.1
 Range: 42.6
 Average: 1,474.1
 Standard Deviation: 8.14 ft

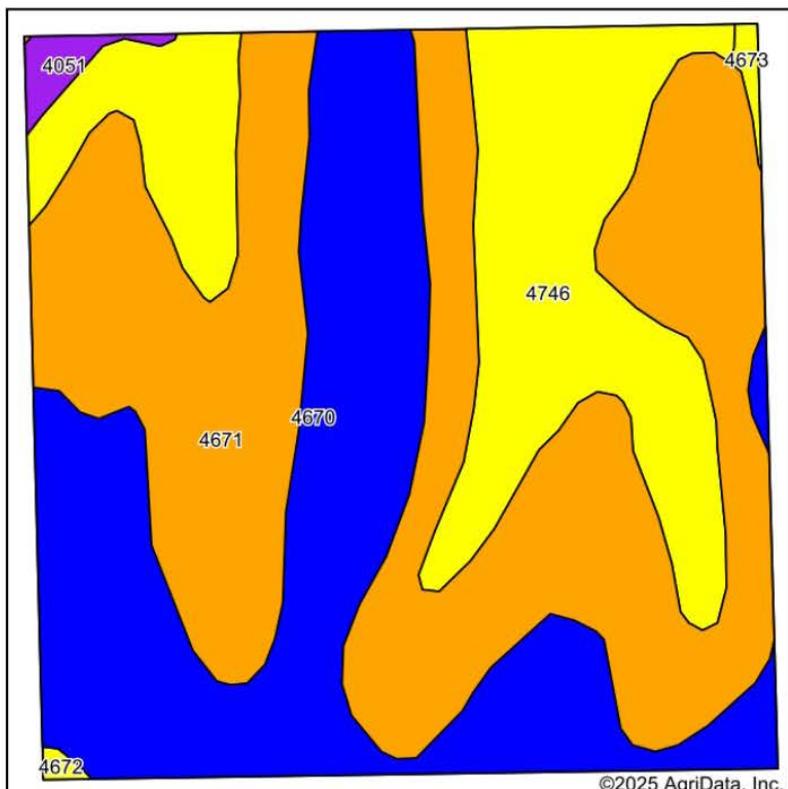


4/19/2025

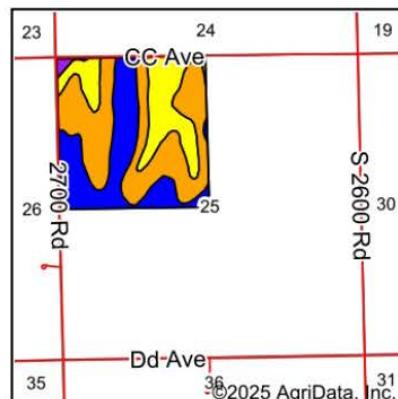
25-17S-5E
Morris County
Kansas

Boundary Center: 38° 32' 52.7, -96° 50' 0.25

SOILS MAP #1



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Morris**
 Location: **25-17S-5E**
 Township: **Township No. 8**
 Acres: **157.8**
 Date: **4/19/2025**



Maps Provided By:



Area Symbol: KS127, Soil Area Version: 21

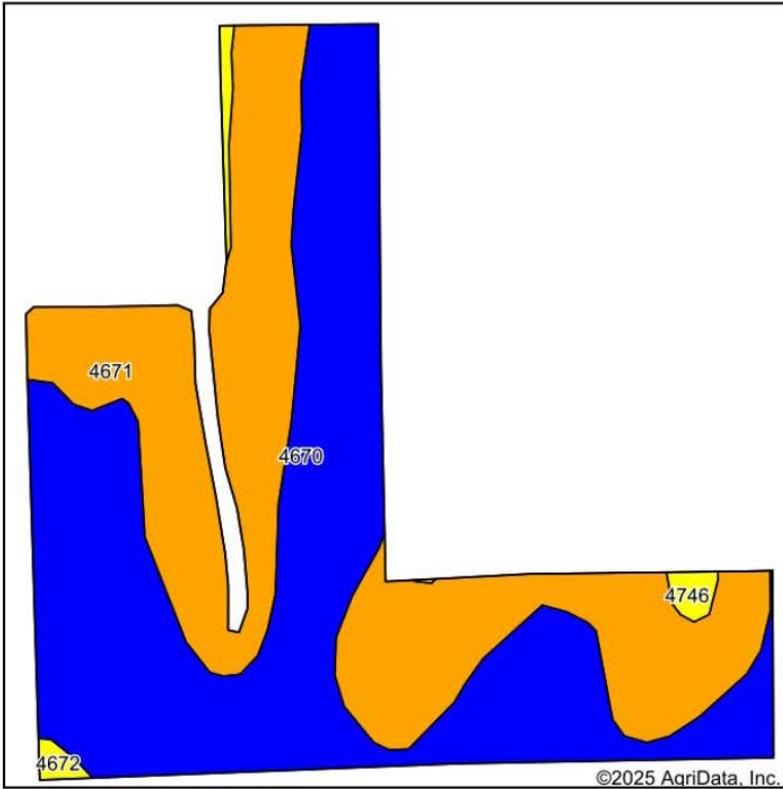
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton	
4671	Inwin silty clay loam, 1 to 3 percent slopes	71.11	45.0%	Orange	> 6.5ft.	Ills	3585	56	45	55	55	40	
4670	Inwin silty clay loam, 0 to 1 percent slopes	48.48	30.7%	Blue	> 6.5ft.	Ils	3600	60	51	59	60	43	
4746	Labette-Sogn silty clay loam, 0 to 8 percent slopes	35.96	22.8%	Yellow	3ft. (Lithic bedrock)	IVe	3705	37	32	37	33	19	
4051	Ivan silt loam, channeled	1.38	0.9%	Purple	> 6.5ft.	Vw	7935	52	43	31	51	17	
4673	Inwin silty clay loam, 3 to 7 percent slopes	0.57	0.4%	Yellow	> 6.5ft.	IVe	3550	58	48	58	57	40	
4672	Inwin silty clay loam, 1 to 3 percent slopes, eroded	0.30	0.2%	Yellow	> 6.5ft.	IVe	3600	51	43	51	50	38	
Weighted Average								2.94	*n 52.9	*n 43.9	*n 51.9	*n 51.5	*n 35.9

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

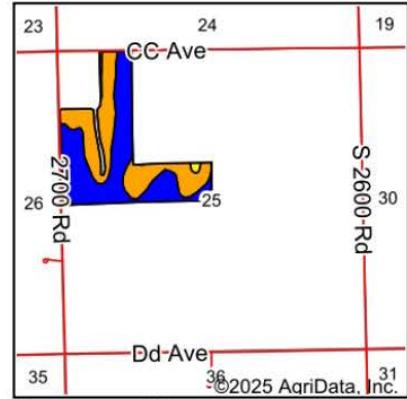
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

SOILS MAP #2



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Morris**
 Location: **25-17S-5E**
 Township: **Township No. 8**
 Acres: **79.84**
 Date: **4/19/2025**



Maps Provided By:



Area Symbol: KS127, Soil Area Version: 21

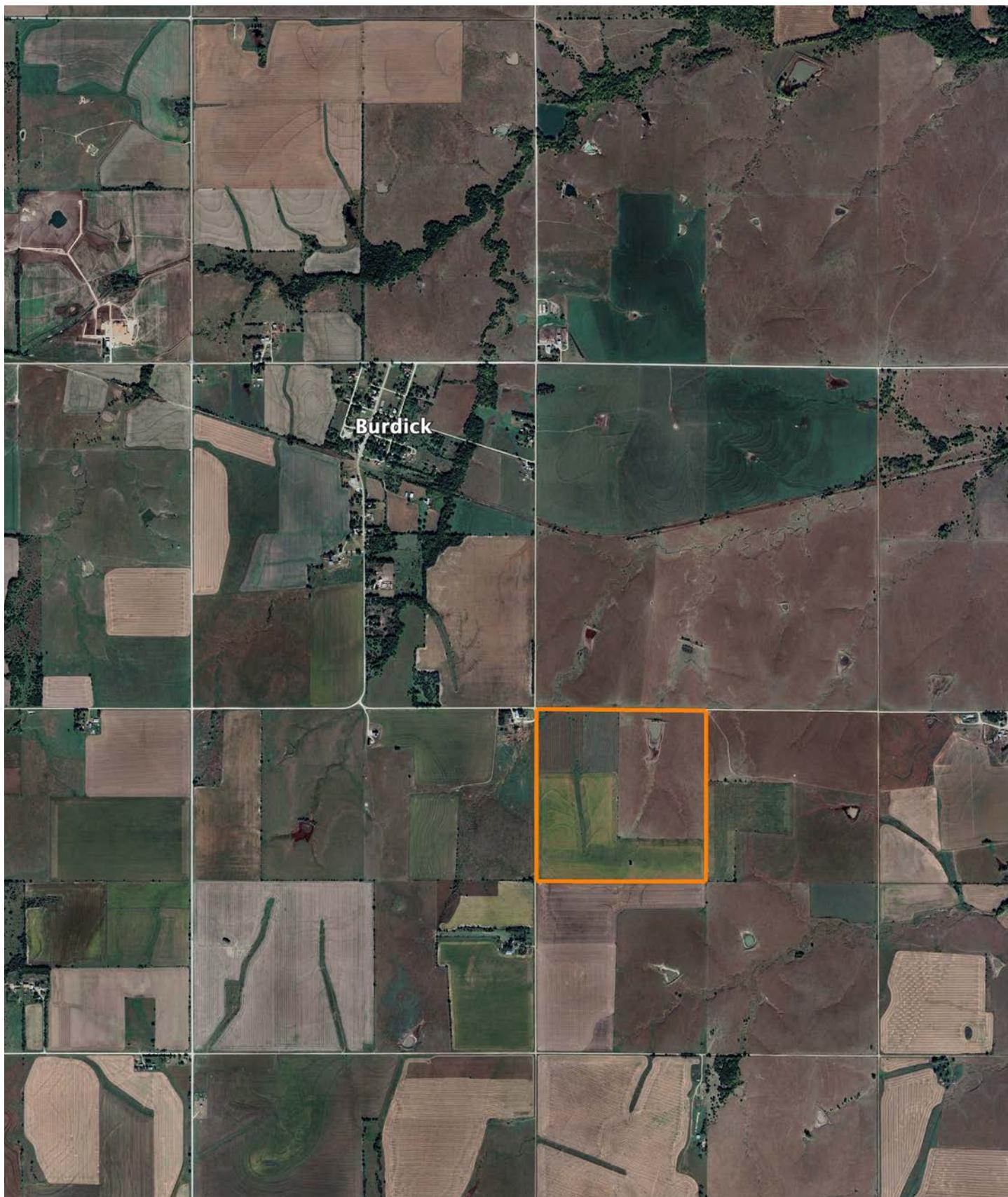
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton	
4670	Inwin silty clay loam, 0 to 1 percent slopes	43.62	54.7%	Blue	> 6.5ft.	IIIs	3600	60	51	59	60	43	
4671	Inwin silty clay loam, 1 to 3 percent slopes	34.69	43.4%	Orange	> 6.5ft.	IIIs	3585	56	45	55	55	40	
4746	Labette-Sogn silty clay loam, 0 to 8 percent slopes	1.13	1.4%	Yellow	3ft. (Lithic bedrock)	IVe	3705	37	32	37	33	19	
4672	Inwin silty clay loam, 1 to 3 percent slopes, eroded	0.40	0.5%	Light Blue	> 6.5ft.	IVe	3600	51	43	51	50	38	
Weighted Average							2.47	3595	*n 57.9	*n 48.1	*n 56.9	*n 57.4	*n 41.3

*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
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