

MIDWEST LAND GROUP PRESENTS

31 ACRES IN

BOURBON COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

DIVERSE BOURBON COUNTY BUILDING SITE

This 31 +/- acre property is located in central Bourbon County, Kansas. The property is full of diversity with timbered draws, thickets, warm-season grasses, and tillable income. The property has 19 +/- cropland acres primarily consisting of Class III silty clay loam soils with 1 to 7 percent slopes and an NCCPI overall weighted average of 62. The cropland acres have an oral year-to-year cash rent lease agreement currently in place. The remaining 12 +/- timber/native grass acres are loaded with cover, including densely wooded draws, cedar thickets, tall warm-season native grasses, and one watering/fishing pond. The diverse habitat with

abundant food and water creates some of the best whitetail deer, turkey, and upland bird hunting that Kansas is known for! The property also includes a 30'x42' barn with metal siding. The property is located on a hard surface blacktop road with electricity, rural water, and fiber optic cable nearby. Mineral rights are intact and will be transferred to the buyer at closing. This property is a must-see to truly appreciate all of the diversity it has to offer, along with the amazing views to build your forever home! Contact Trent Siegle at (620) 767-2926 for additional information, disclosures, or to schedule a showing.



PROPERTY FEATURES

PRICE: **\$184,450** | COUNTY: **BOURBON** | STATE: **KANSAS** | ACRES: **31**

- 31 +/- total acres
- 19 +/- tillable acres
- 12 +/- timber/native grass acres
- Diverse habitat
- Timbered draws, thickets, and warm-season grasses
- Primarily Class III silty clay loam soils
- 1 to 7 percent slopes
- NCCPI overall soil average rating of 62
- Well-kept terraces, waterways, and field edges
- Warm-season native grass hay meadows and edges
- One watering/fishing pond
- Whitetail deer, turkey, and upland bird hunting
- Kansas Deer Management Unit 11
- 30'x42' barn with metal siding
- 33 +/- feet of elevation change
- Hard surface blacktop road
- Electricity, rural water, and fiber optic cable nearby
- Mineral rights intact and transfer
- Oral year-to-year cash rent lease agreement on tillable acres
- 2024 taxes: \$170.14
- 5 miles from Uniontown, KS
- 12 miles from Fort Scott, KS



19 +/- TILLABLE ACRES



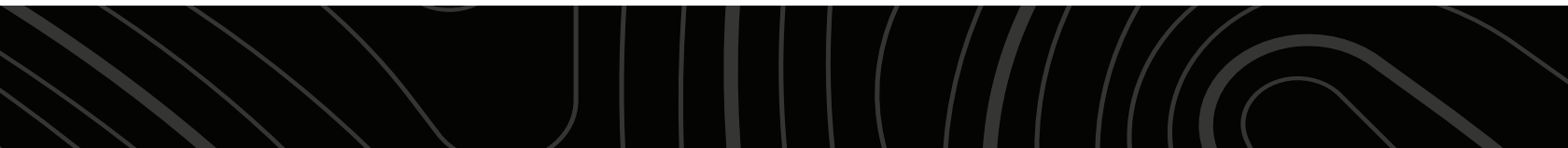
12 +/- TIMBER/NATIVE GRASS ACRES



ONE WATERING/FISHING POND



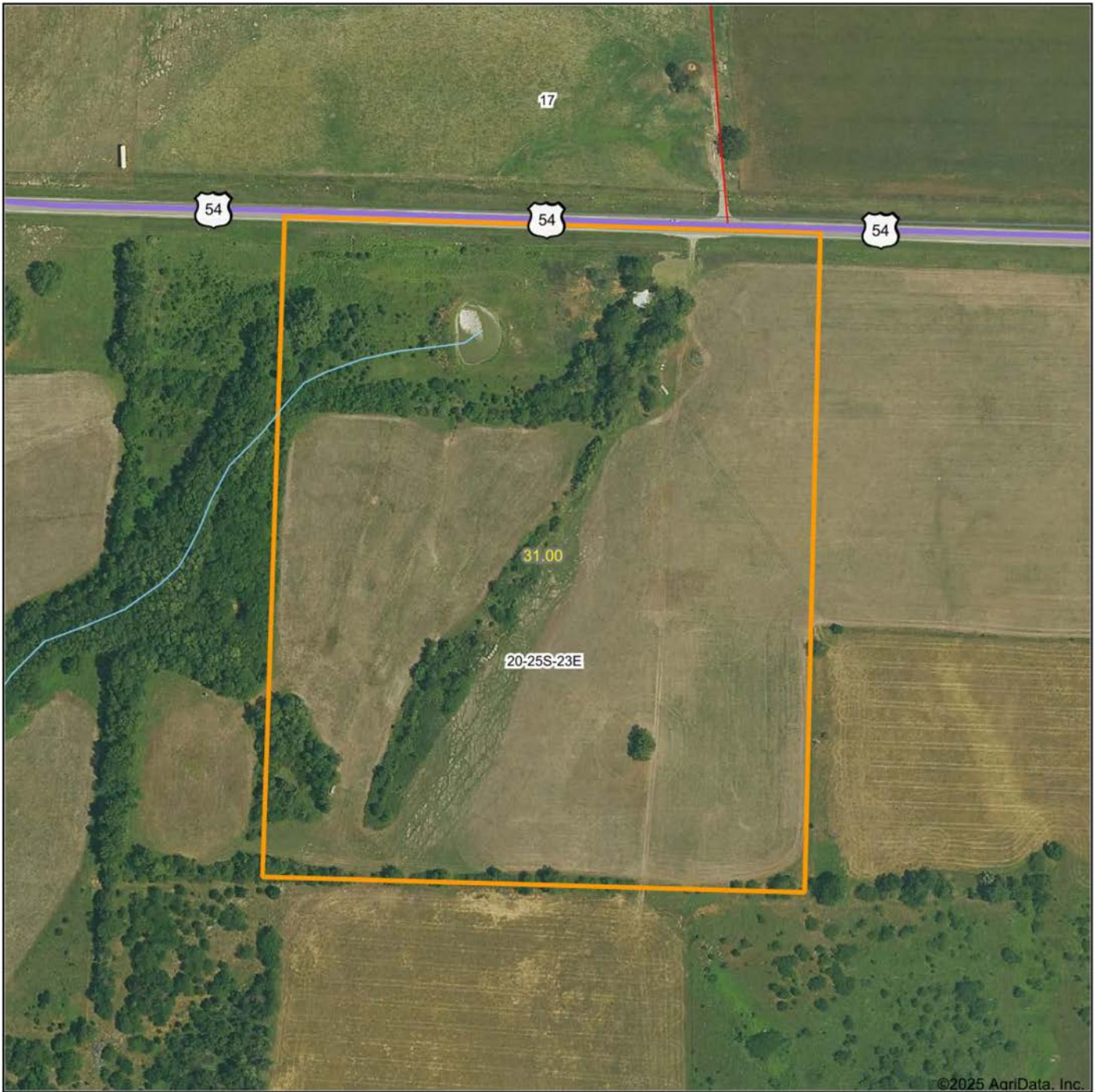
30'X42' BARN WITH METAL SIDING



ADDITIONAL PHOTOS



AERIAL MAP



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Maps Provided By:



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Boundary Center: 37° 51' 40.77, -94° 54' 10.91

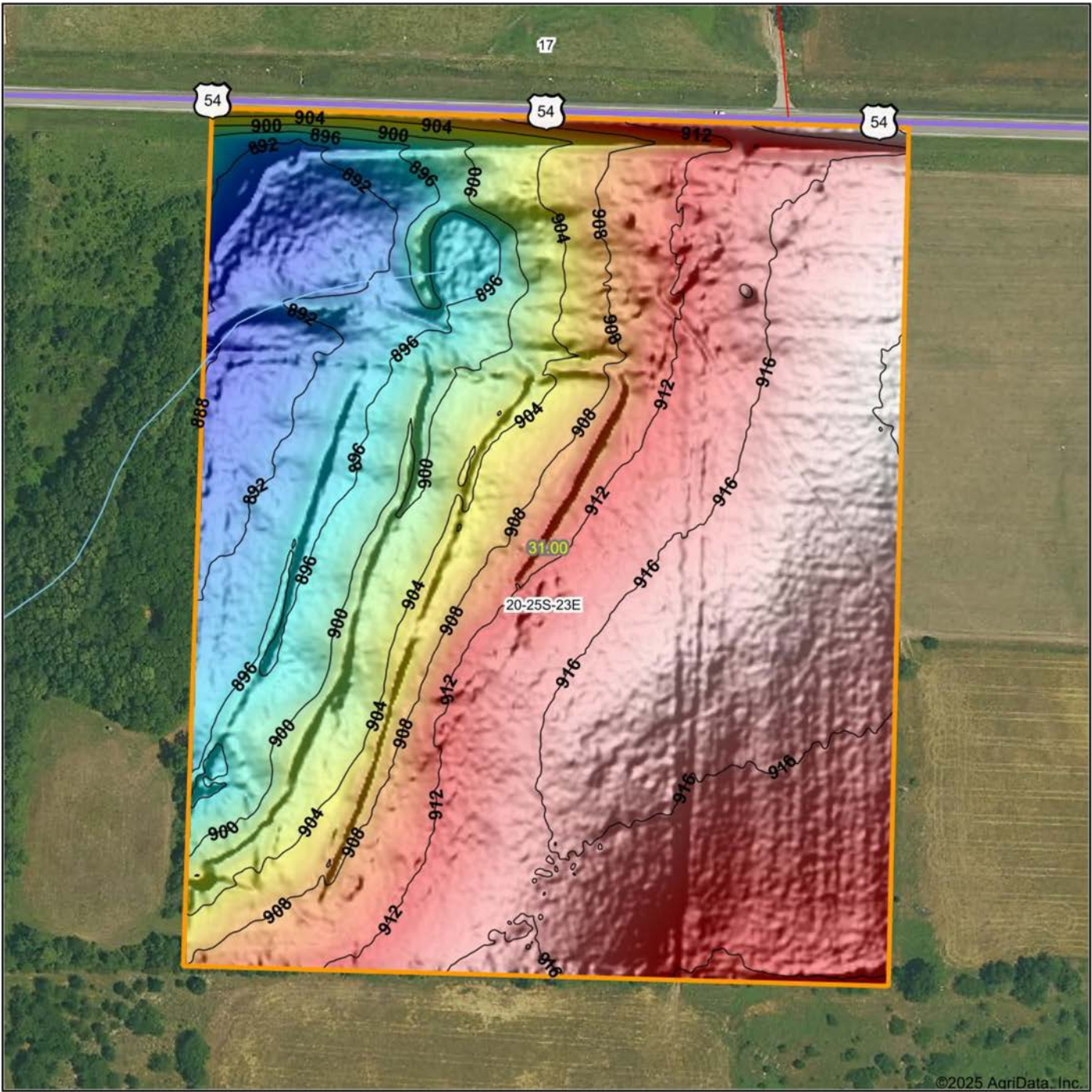
20-25S-23E
Bourbon County
Kansas

0ft 303ft 605ft



6/12/2025

HILLSHADE MAP



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Low Elevation High



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 4

Min: 887.7

Max: 920.3

Range: 32.6

Average: 908.0

Standard Deviation: 9.19 ft

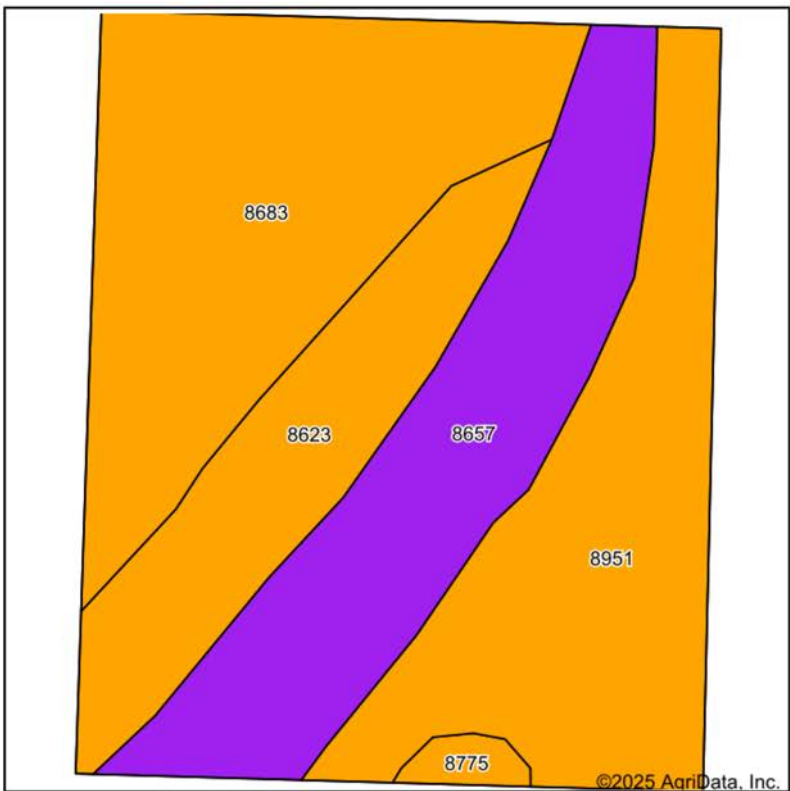


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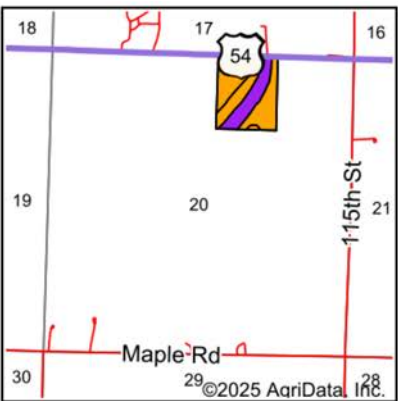
20-25S-23E
Bourbon County
Kansas

Boundary Center: 37° 51' 40.77, -94° 54' 10.91

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Bourbon**
Location: **20-25S-23E**
Township: **Marion**
Acres: **31**
Date: **6/12/2025**



Maps Provided By:



Area Symbol: KS011, Soil Area Version: 25

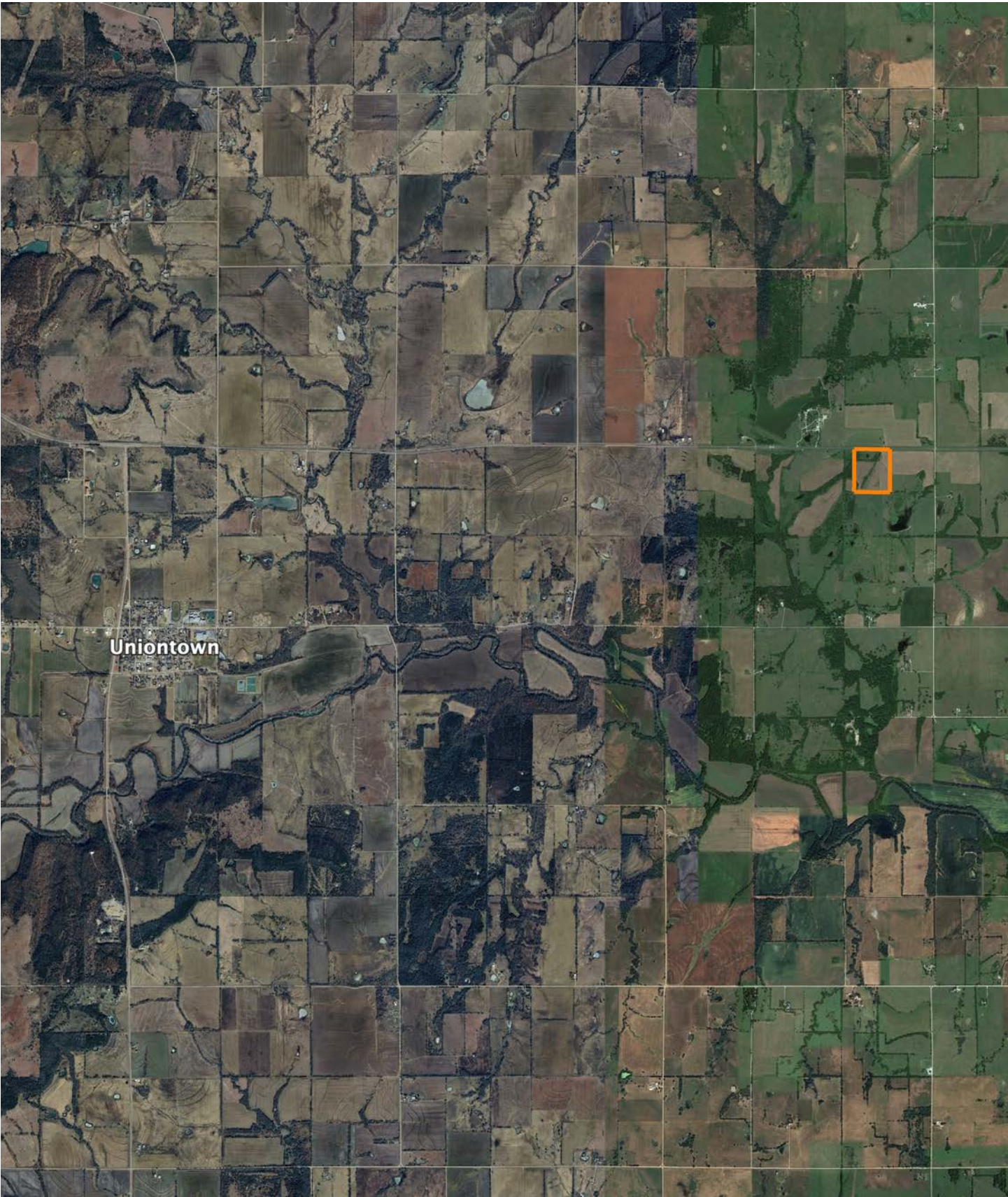
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
8683	Dennis silt loam, 3 to 7 percent slopes	9.86	31.8%		> 6.5ft.	IIIe	5048	76	76	60	65	66
8951	Wagstaff silty clay loam, 1 to 3 percent slopes	8.25	26.6%		2.5ft. (Lithic bedrock)	IIIe	4968	52	51	51	43	46
8657	Clareson stony silty clay loam, 1 to 3 percent slopes	7.56	24.4%		2.5ft. (Lithic bedrock)	VIIs	4015	54	54	41	35	38
8623	Bates loam, 3 to 7 percent slopes	4.98	16.1%		2.5ft. (Paralithic bedrock)	IIIe	4910	63	63	55	49	57
8775	Kenoma silt loam, 1 to 3 percent slopes	0.35	1.1%		5.7ft. (Lithic bedrock)	IIIe	3888	59	56	58	59	54
Weighted Average						3.73	4739.5	*n 62	*n 61.7	*n 52.1	*n 49.2	*n 52.3

*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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