

MIDWEST LAND GROUP PRESENTS

39 ACRES IN

BOURBON COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PRODUCTIVE SMALL ACREAGE FARM WITH POND AND BUILDING SITE

This 39 +/- 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 29 +/- cropland acres primarily consisting of Class III silty clay loam soils with 1 to 3 percent slopes and an NCCPI overall weighted average of 58. The cropland acres have an oral year-to-year cash rent lease agreement currently in place. The remaining 10 +/- 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 is located on a hard surface blacktop road and a well-maintained, year-round gravel road. Electricity, rural water, and fiber optic cable are available at the road. 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: **\$224,250** | COUNTY: **BOURBON** | STATE: **KANSAS** | ACRES: **39**

- 39 +/- total acres
- 29 +/- tillable acres
- 10 +/- timber/native grass acres
- Diverse habitat
- Timbered draws, thickets, and warm-season grasses
- Primarily Class III silty clay loam soils
- 1 to 3 percent slopes
- NCCPI overall soil average rating of 58
- 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
- 31 +/- feet of elevation change
- Hard surface blacktop road
- Well-maintained, year-round gravel road
- Electricity, rural water, and fiber optic cable at the road
- Mineral rights intact and transfer
- Oral year-to-year cash rent lease agreement on tillable acres
- 2024 taxes: \$214.04
- 5 miles from Uniontown, KS
- 12 miles from Fort Scott, KS

29 +/- TILLABLE ACRES



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 37° 51' 40.67, -94° 53' 56.03

0ft 242ft 483ft



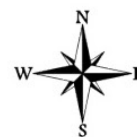
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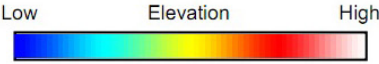
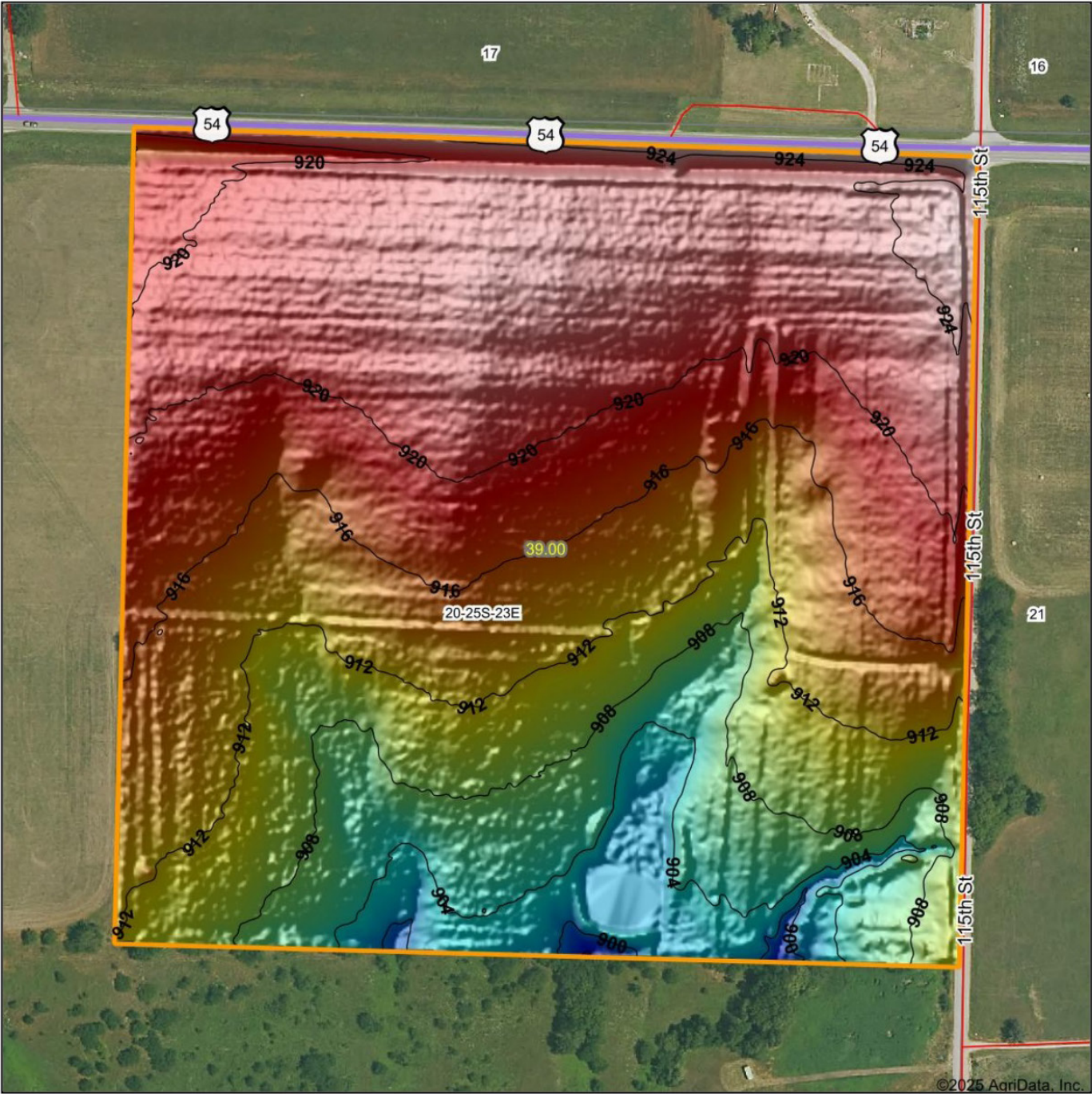
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20-25S-23E
Bourbon County
Kansas



6/12/2025

HILLSHADE MAP



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Source: USGS 1 meter dem
Interval(ft): 4
Min: 895.8
Max: 926.8
Range: 31.0
Average: 915.0
Standard Deviation: 6.56 ft

0ft 245ft 489ft

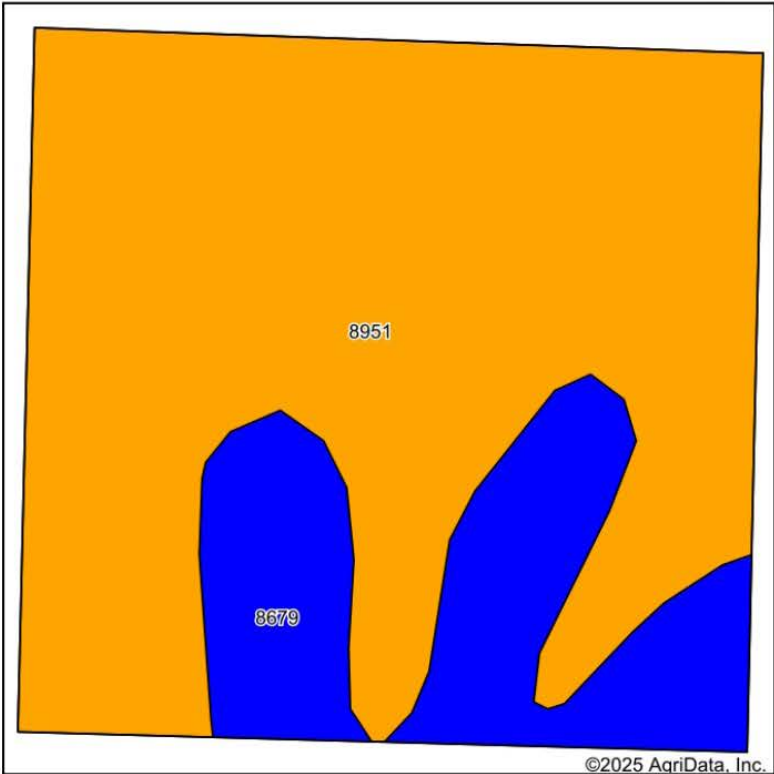


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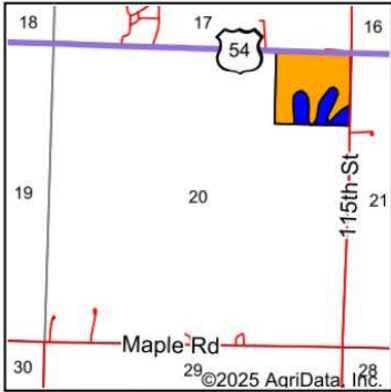
20-25S-23E
Bourbon County
Kansas

Boundary Center: 37° 51' 40.67, -94° 53' 56.03

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Bourbon**
Location: **20-25S-23E**
Township: **Marion**
Acres: **39**
Date: **6/12/2025**



Maps Provided By:



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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	30.27	77.6%		2.5ft. (Lithic bedrock)	IIIe	4968	52	51	51	43	46
8679	Dennis silt loam, 1 to 3 percent slopes	8.73	22.4%		> 6.5ft.	IIe	4838	79	78	59	64	69
Weighted Average						2.78	4938.9	*n 58	*n 57	*n 52.8	*n 47.7	*n 51.1

*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.

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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