

MIDWEST LAND GROUP PRESENTS

118 ACRES IN

JEFFERSON COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PASTURE WITH AMAZING VIEWS IN JEFFERSON COUNTY, KANSAS

This 118 +/- acre tract is located in western Jefferson County, Kansas. It has 61 +/- cropland acres, primarily consisting of Martin silty clay loam soils. The cropland acres have 3 to 7 percent slopes with well-kept terraces and waterways. The cropland soils have an NCCPI overall weighted average of 54. The property has 32 +/- DCP crop base acres with a Price Loss Coverage crop election. The cropland acres have all been seeded back to a warm and cool season grass mix. The remaining 57 +/- acres consist of rolling native prairie mixed with warm and cool season grasses. There are multiple watering ponds throughout the property as well as one private water well. The entire property has also recently been

aerially sprayed. The diverse habitat with abundant food and cover provides great whitetail deer and upland bird hunting opportunities! The property is located on a well-maintained year-round gravel road with utilities nearby. Mineral rights are intact and will be transferred to the buyer at closing. The property has 117 +/- feet of elevation change, providing incredible sunrise and sunset views that Kansas is known for! There are no active leases or tenants' rights in place. Properties in this area don't become available very often, don't miss out on this opportunity! Contact Trent Siegle at (620) 767-2926 for additional information, disclosures, or to schedule a showing.



PROPERTY FEATURES

PRICE: **\$496,650** | COUNTY: **JEFFERSON** | STATE: **KANSAS** | ACRES: **118**

- 61 +/- cropland acres
- 57 +/- grassland acres
- Martin silty clay loam soils
- 3 to 7 percent slopes
- NCCPI overall weighted average of 54
- Well-kept terraces and waterways
- 32 +/- DCP crop base acres
- Price Loss Coverage crop election
- Warm and cool season grass mix
- Multiple watering ponds throughout
- One private water well
- Above average fencing with cross fencing
- 117 +/- feet of elevation change
- Whitetail deer and upland bird hunting
- Kansas Deer Management Unit 10
- Well-maintained year-round gravel road
- Utilities nearby
- Mineral rights intact and transfer
- No active leases or tenants' rights in place
- 2025 taxes: ~\$655.00
- 2 miles from Meriden, KS
- 16 miles from Topeka, KS



61 +/- CROPLAND ACRES

It has 61 +/- cropland acres, primarily consisting of Martin silty clay loam soils. The cropland acres have 3 to 7 percent slopes with well-kept terraces and waterways. The cropland soils have an NCCPI overall weighted average of 54.



57 +/- GRASSLAND ACRES

The remaining 57 +/- acres consist of rolling native prairie mixed with warm and cool season grasses. There are multiple watering ponds throughout the property as well as one private water well.



WELL-KEPT TERRACES AND WATERWAYS



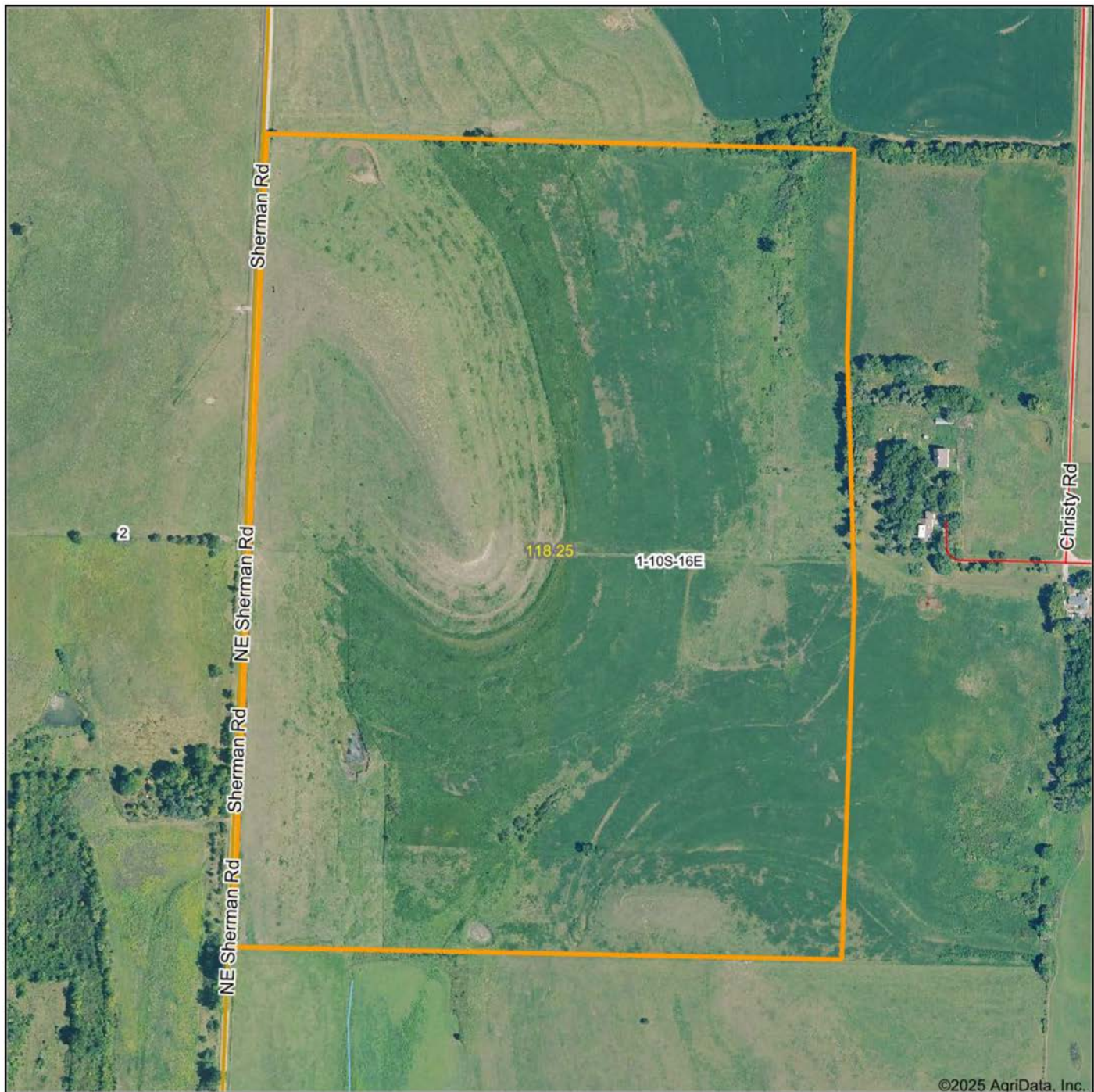
MULTIPLE WATERING PONDS THROUGHOUT



ADDITIONAL PHOTOS



AERIAL MAP



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Maps Provided By:



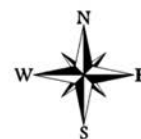
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Boundary Center: 39° 12' 32.38, -95° 35' 9.85

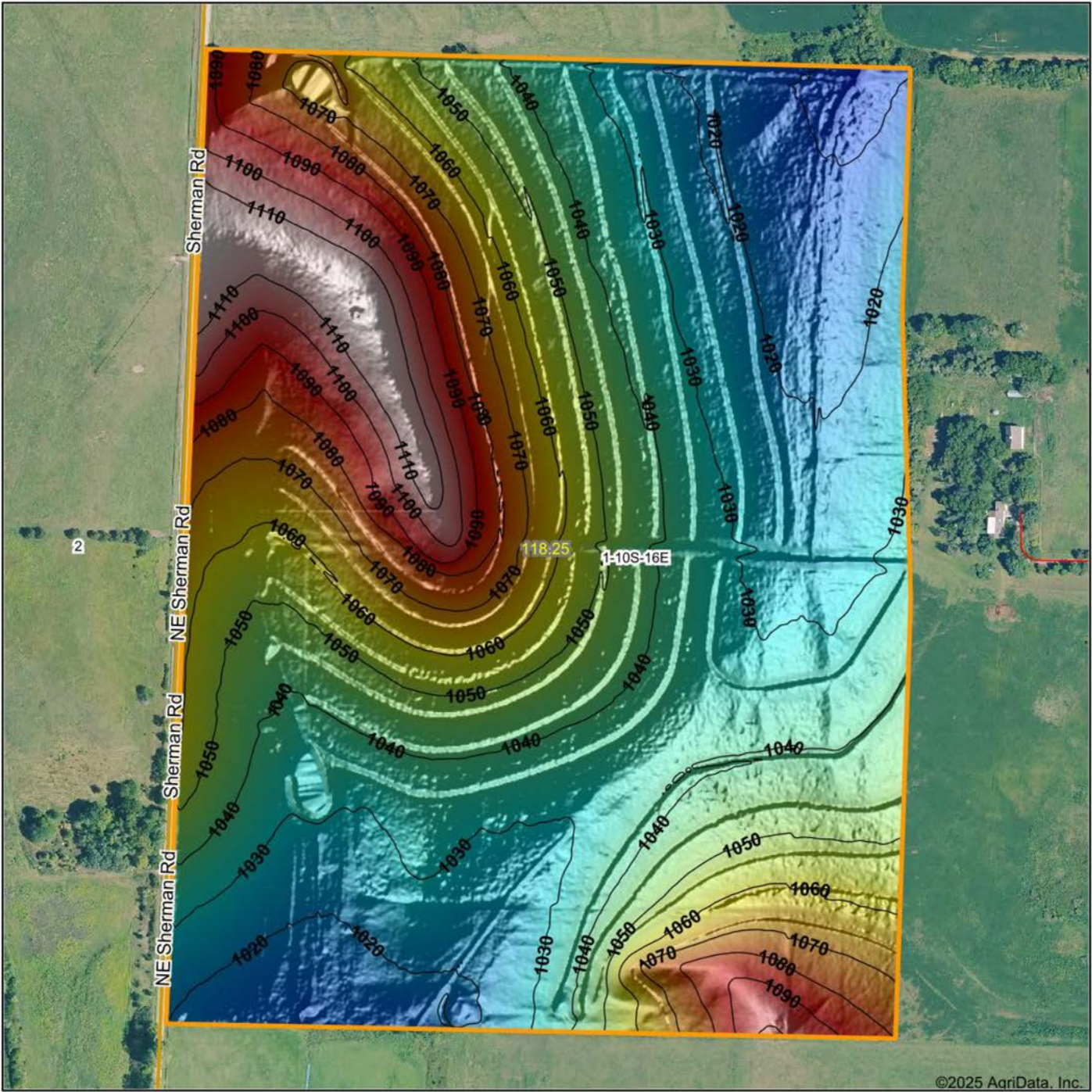
1-10S-16E
Jefferson County
Kansas

0ft 505ft 1009ft



6/2/2025

HILLSHADE MAP



Low Elevation High



Maps Provided By:



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Source: USGS 3 meter dem

Interval(ft): 10

Min: 1,000.4

Max: 1,117.5

Range: 117.1

Average: 1,048.6

Standard Deviation: 26.31 ft

0ft 421ft 843ft

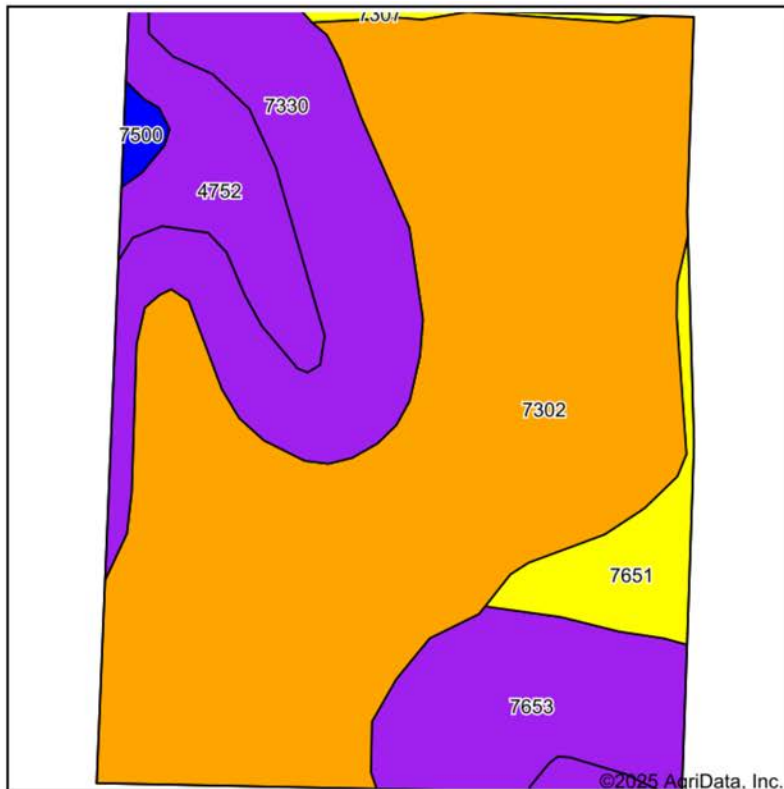


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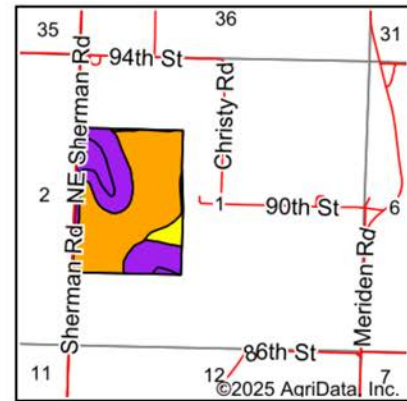
1-10S-16E
Jefferson County
Kansas

Boundary Center: 39° 12' 32.38, -95° 35' 9.85

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Jefferson**
 Location: **1-10S-16E**
 Township: **Rock Creek**
 Acres: **118.25**
 Date: **6/2/2025**



Maps Provided By:

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 CUSTOMIZED ONLINE MAPPING
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Area Symbol: KS087, Soil Area Version: 22

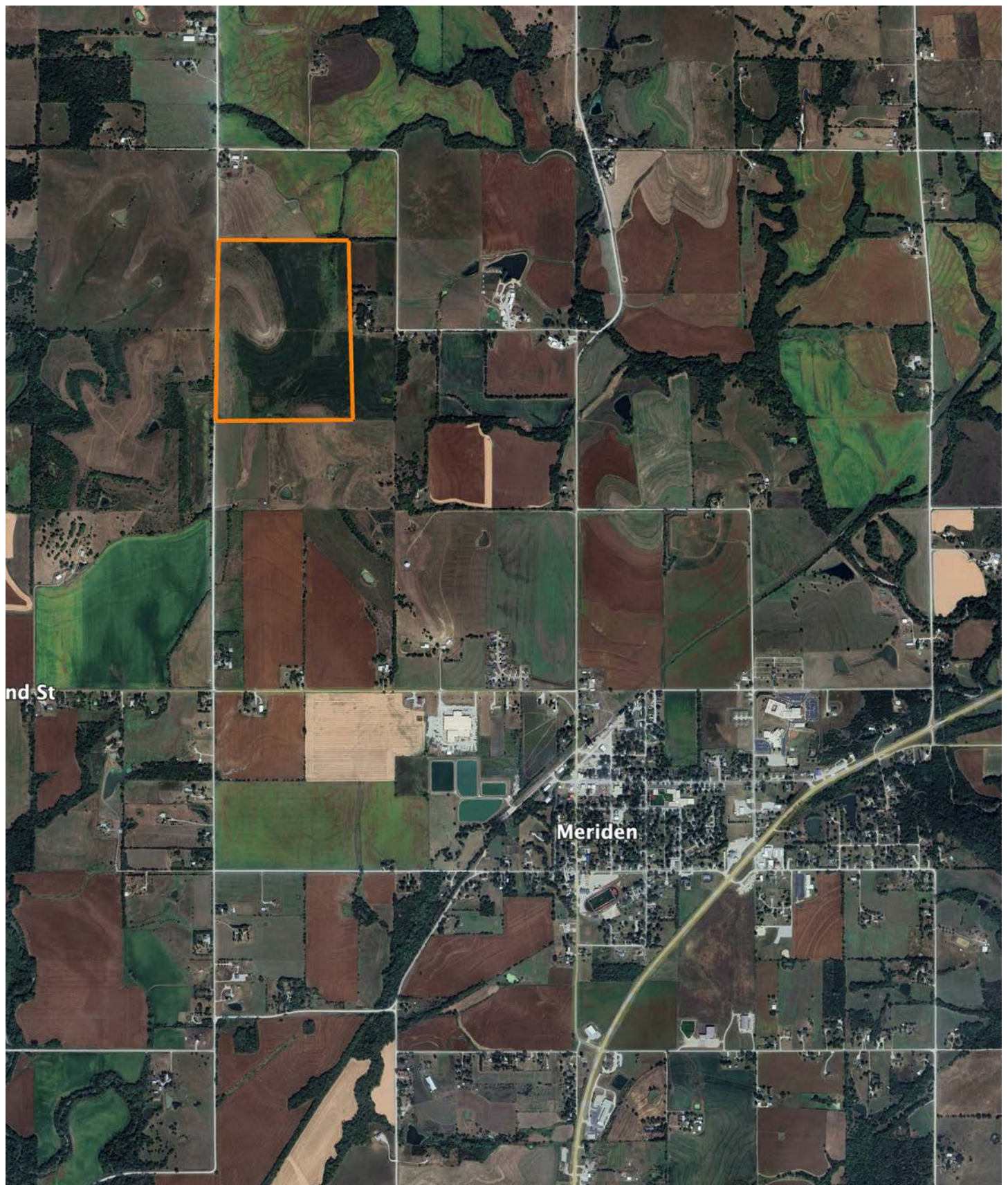
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
7302	Martin silty clay loam, 3 to 7 percent slopes	70.62	59.8%		> 6.5ft.	IIle	4228	54	50	53	47
7330	Martin-Vinland silty clay loams, 5 to 10 percent slopes	19.74	16.7%		1.6ft. (Paralithic bedrock)	VIle	4098	47	44	47	38
7653	Vinland complex, 7 to 15 percent slopes	12.23	10.3%		1.3ft. (Paralithic bedrock)	VIle	3085	45	42	45	33
4752	Sogn-Vinland complex, 3 to 25 percent slopes	8.88	7.5%		0.6ft. (Lithic bedrock)	VIIs	3218	33	31	32	23
7651	Vinland complex, 3 to 7 percent slopes	5.36	4.5%		1.4ft. (Paralithic bedrock)	IVle	3265	49	46	49	38
7500	Pawnee clay loam, 1 to 4 percent slopes	0.77	0.7%		> 6.5ft.	Ile	3845	52	41	52	44
7307	Martin soils, 3 to 7 percent slopes, eroded	0.65	0.5%		> 6.5ft.	IVle	4135	45	42	45	37
Weighted Average						4.08	3965.6	*n 50	*n 46.5	*n 49.4	*n 41.8

*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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