

MIDWEST LAND GROUP PRESENTS

81 ACRES IN

BOURBON COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BOURBON COUNTY RECREATIONAL FARM WITH A 9 ACRE LAKE

This 81 +/- acre property is located in central Bourbon County, Kansas. The property is full of diversity with timbered draws, thickets, native grasses, tillable income, and a 9 acre stocked lake! The property has 19 +/- cropland acres primarily consisting of Class III silty clay loam soils with 1 to 3 percent slopes and an NCCPI overall weighted average of 60. The cropland acres have an oral year-to-year cash rent lease agreement currently in place. The 53 +/- timber and native grass acres are loaded with cover, including densely wooded draws, cedar thickets, and tall warm-season native grasses. The 9 +/- acre lake is stocked with bass, crappie, bluegill, and catfish. The lake also gets loaded with waterfowl in the fall and winter months!

The diverse habitat with abundant food and water creates some of the best whitetail deer, turkey, upland bird, and waterfowl hunting that Kansas is known for!

The property is located in Kansas Deer Management Unit 11, and has excellent whitetail deer and turkey numbers as well as good mature buck history! The sale includes a Diamond X Hunting Blind on a wooden stand, an All Season Feeder 2,000-pound Low Pro Feeder, and a 20-foot storage container/cabin finished on the inside. The property is located on a well-maintained, year-round gravel road. Electricity, rural water, and fiber optic cable are available at the road. A rural water meter has been installed and is included with the sale. Mineral rights are intact and will be transferred to the buyer at closing. There are no active leases or tenants' rights in place on the timber/grass acres. This property is turn-key ready to hunt and fish this year, and is a must-see to truly appreciate all of the diversity it has! Contact Trent Siegle at (620) 767-2926 for additional information, disclosures, or to schedule a showing.



PROPERTY FEATURES

PRICE: **\$449,600** | COUNTY: **BOURBON** | STATE: **KANSAS** | ACRES: **81**

- 81 +/- total acres
- 19 +/- tillable acres
- 53 +/- timber/native grass acres
- 9 +/- acre lake
- Diverse habitat
- Timbered draws, thickets, and native grasses
- Primarily Class III silty clay loam soils
- 1 to 3 percent slopes
- NCCPI overall soil average rating of 60
- Warm-season native grass hay meadows and edges
- One watering pond
- Lake stocked with bass, crappie, bluegill, and catfish
- Whitetail deer, turkey, upland bird, and waterfowl hunting
- Kansas Deer Management Unit 11
- Diamond X Hunting blind with wooden stand
- All Season Feeder 2,000-pound Low Pro feeder
- 20-foot storage container/cabin finished on the inside
- 38 +/- feet of elevation change
- Well-maintained, year-round gravel road
- Electricity, rural water, and fiber optic cable at the road
- Rural water meter installed
- Mineral rights intact and transfer
- Oral year-to-year cash rent lease agreement on tillable acres
- 2024 taxes: ~ \$447.13
- 6 miles from Uniontown, KS
- 12 miles from Fort Scott, KS



53 +/- TIMBER/NATIVE GRASS ACRES

The 53 +/- timber and native grass acres are loaded with cover, including densely wooded draws, cedar thickets, and tall warm-season native grasses.



9 +/- ACRE LAKE



19 +/- TILLABLE ACRES



YEAR-ROUND GRAVEL ROAD AND UTILITIES



HUNTING OPPORTUNITIES

The diverse habitat with abundant food and water creates some of the best whitetail deer, turkey, upland bird, and waterfowl hunting that Kansas is known for! The sale includes a Diamond X Hunting Blind on a wooden stand, an All Season Feeder 2,000-pound Low Pro Feeder, and a 20-foot storage container/cabin finished on the inside.



AERIAL MAP



Boundary Center: 37° 51' 27.96, -94° 54' 4.79

0ft 447ft 895ft



Maps Provided By:



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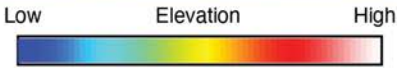
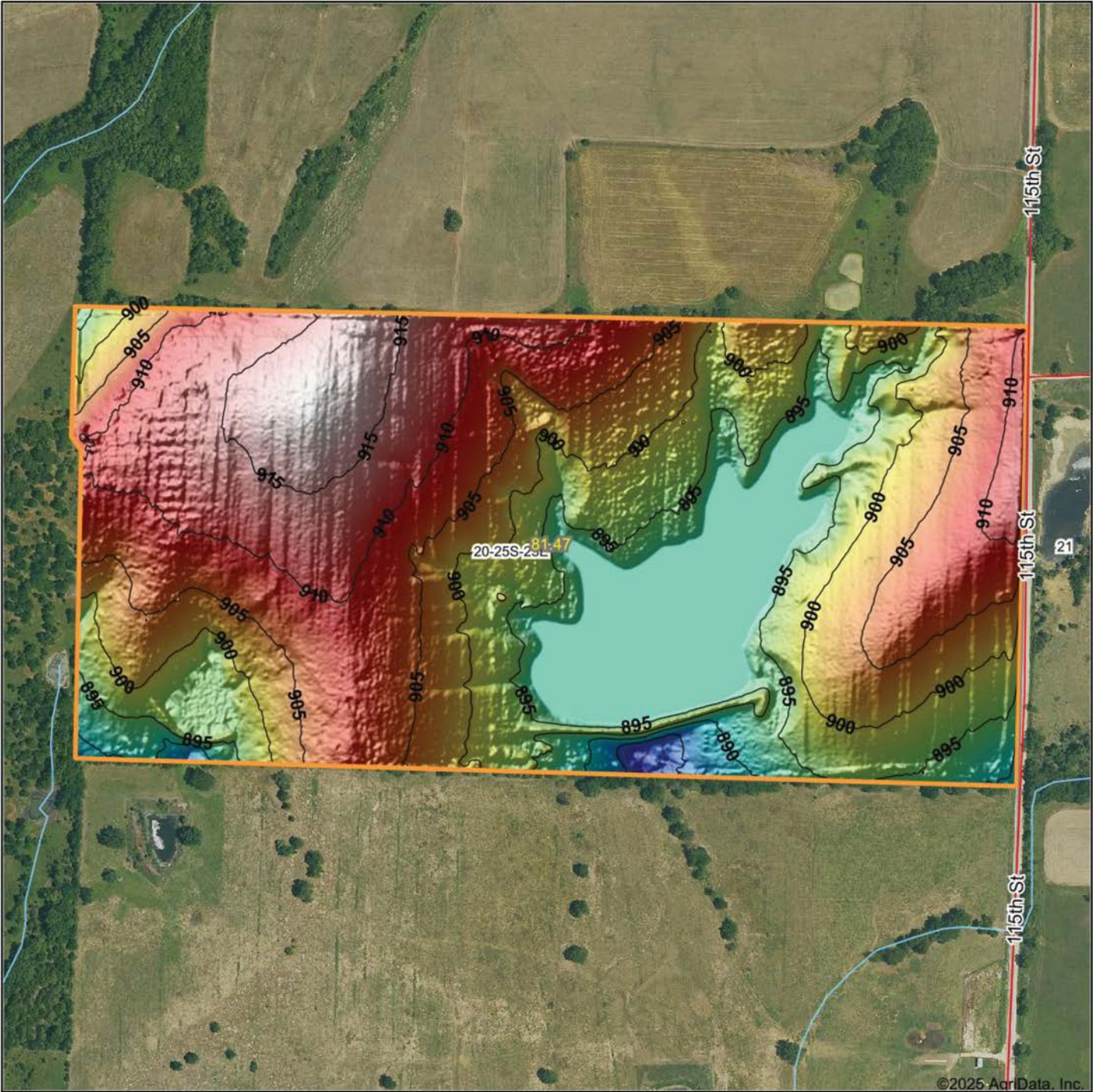
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20-25S-23E
Bourbon County
Kansas



7/17/2025

TOPOGRAPHY MAP



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Source: USGS 1 meter dem
Interval(ft): 5
Min: 880.6
Max: 918.5
Range: 37.9
Average: 902.4
Standard Deviation: 7.58 ft

0ft 446ft 893ft

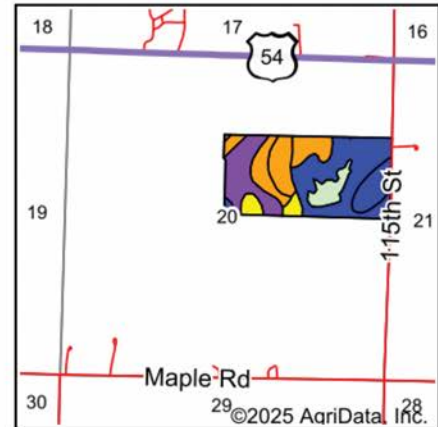
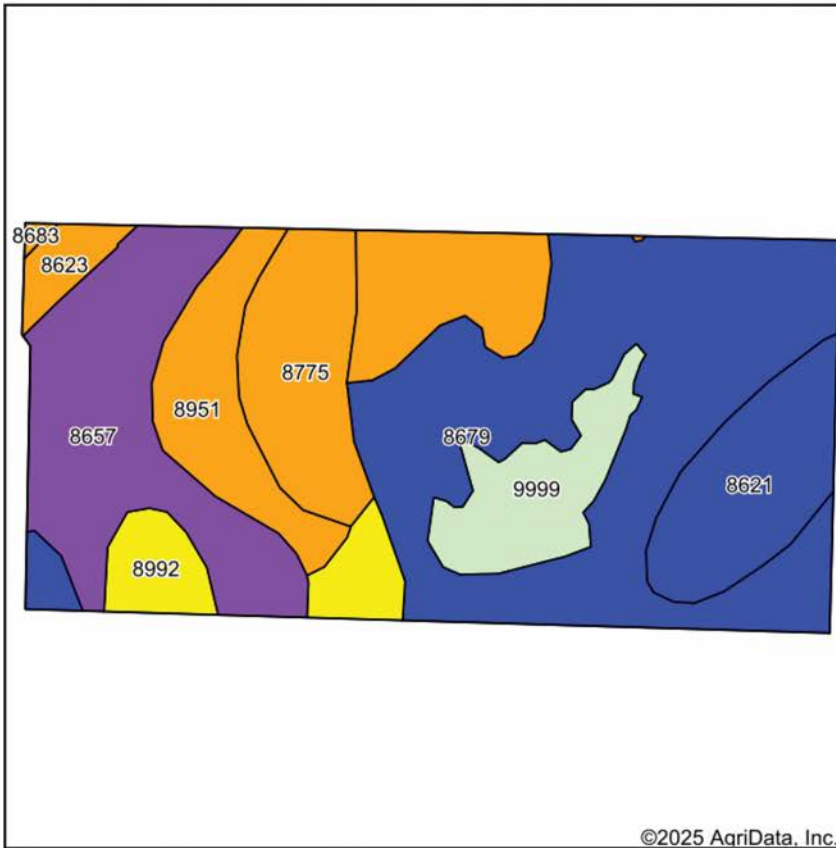


7/17/2025

20-25S-23E
Bourbon County
Kansas

Boundary Center: 37° 51' 27.96, -94° 54' 4.79

SOILS MAP



State: **Kansas**
 County: **Bourbon**
 Location: **20-25S-23E**
 Township: **Marion**
 Acres: **81.47**
 Date: **7/17/2025**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

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
8679	Dennis silt loam, 1 to 3 percent slopes	29.17	35.8%		> 6.5ft.	Ile	4838	79	78	59	64	69
8657	Clareson stony silty clay loam, 1 to 3 percent slopes	13.77	16.9%		2.5ft. (Lithic bedrock)	Vis	4015	54	54	41	35	38
8951	Wagstaff silty clay loam, 1 to 3 percent slopes	12.06	14.8%		2.5ft. (Lithic bedrock)	IIle	4968	52	51	51	43	46
8621	Bates loam, 1 to 3 percent slopes	7.47	9.2%		2.7ft. (Paralithic bedrock)	Ile	4735	65	65	57	52	59
8775	Kenoma silt loam, 1 to 3 percent slopes	7.37	9.0%		5.7ft. (Lithic bedrock)	IIle	3888	59	56	58	59	54
9999	Water	5.61	6.9%		> 6.5ft.		0					
8992	Zaar silty clay, 3 to 8 percent slopes	4.34	5.3%		> 6.5ft.	IVe	4136	49	43	49	45	29
8623	Bates loam, 3 to 7 percent slopes	1.53	1.9%		2.5ft. (Paralithic bedrock)	IIle	4910	63	63	55	49	57
8683	Dennis silt loam, 3 to 7 percent slopes	0.15	0.2%		> 6.5ft.	IIle	5048	76	76	60	65	66
Weighted Average						*-	4254	*n 60.3	*n 59.2	*n 49.8	*n 48.7	*n 51

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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