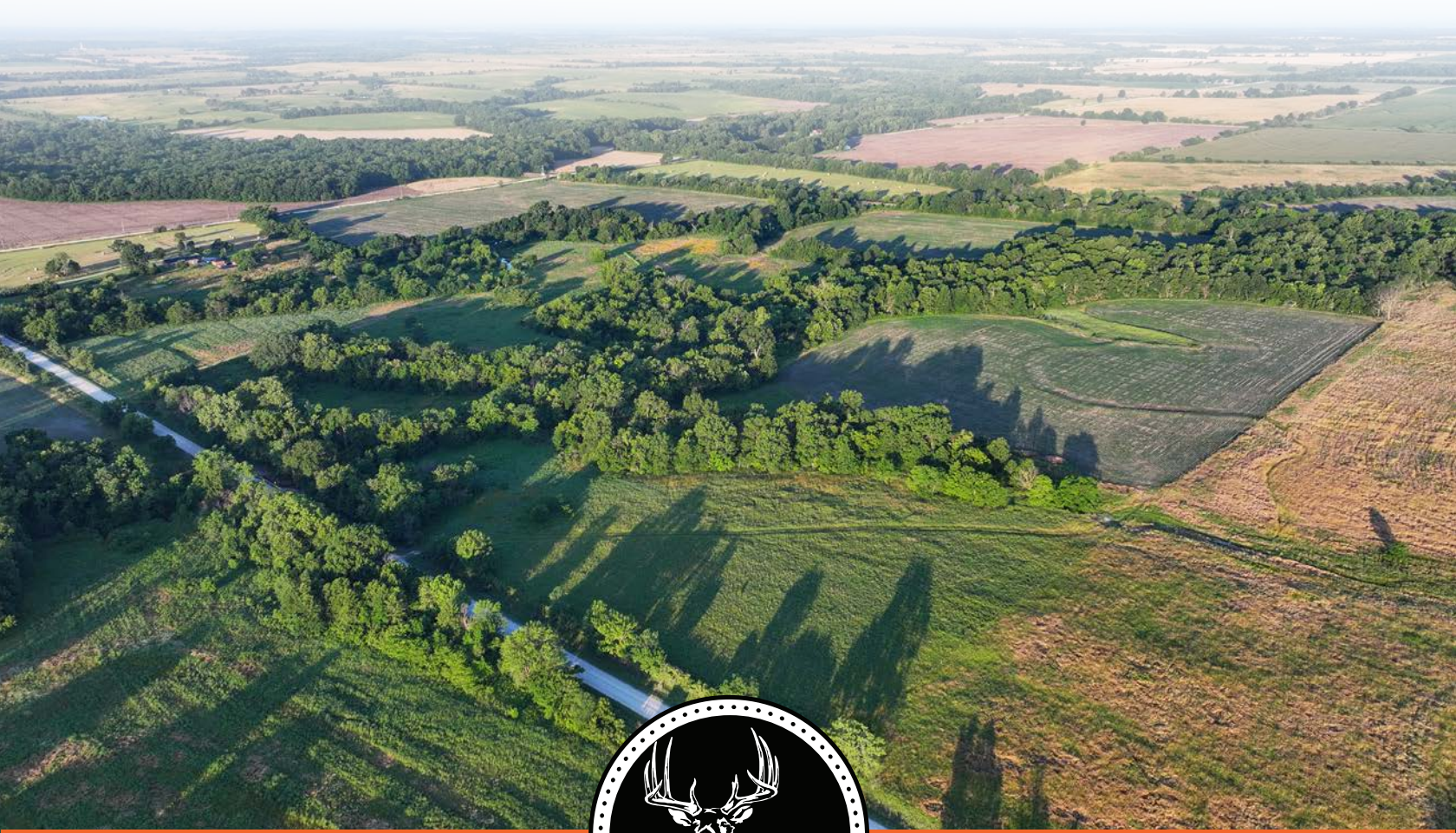


MIDWEST LAND GROUP PRESENTS

116 ACRES IN

WOODSON COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

TOP-NOTCH SOUTHEAST KANSAS HUNTING AND RECREATIONAL FARM

This 116 +/- acre property is located in Woodson County just south of Yates Center, Kansas. The property is full of diversity with creek-bottom tillable fields, warm-season native grass meadows, and hardwood draws for hunting! It has 53 +/- tillable acres actively in production primarily made of Class II Helper silt loam soils with well-kept terraces, waterways, and field edges. The remaining 63 +/- acres consist of warm-season native grass meadows and a live creek lined with mature hardwood timber. The native grass is very clean with a great mix of little bluestem, big bluestem, and Indian grass. The timber has a good mix of red oak, sycamore, hedge, and eastern red cedar trees. South Owl Creek winds throughout the property providing year-round water, and a natural travel corridor for wildlife. There is also a large wet weather creek on the property.

The diverse habitat with abundant food and water creates some of the best whitetail deer, turkey, quail, and waterfowl hunting that Kansas is known for! The property is located in Kansas Deer Management Unit 11 and has excellent whitetail deer numbers. The property would also make a great building site as it is located on a well-maintained year-round gravel road with electricity, rural water, and a telephone line at the road. Mineral rights are intact and will be transferred to the buyer at closing. There is a cash rent oral year-to-year lease agreement in place on the tillable acres. This property truly has a little bit of everything from tillable income, native grass, mature timber, live creek, and great hunting! For additional information, disclosures, or to schedule a showing, contact Trent Siegle at (620) 767-2926.



PROPERTY FEATURES

PRICE: **\$499,938** | COUNTY: **WOODSON** | STATE: **KANSAS** | ACRES: **116**

- 116 +/- total acres
- 53 +/- tillable acres
- 63 +/- native grass/timber acres
- Primarily Class II Helper silt loam soils
- 0 to 3 percent slopes
- NCCPI soil overall average rating of 68
- Well-kept terraces, waterways, and field edges
- 59 +/- DCP crop base acres
- Price Loss Coverage crop election
- South Owl Creek winds throughout
- Wet-weather creek
- Giant hardwoods lining the creeks
- Timbered draws, thickets, and warm-season grasses
- 24 +/- feet of elevation change
- Whitetail deer, turkey, quail, and waterfowl hunting
- Kansas Deer Management Unit 11
- Well-maintained year-round gravel roads
- Mineral rights intact and transfer
- Oral year-to-year lease agreement on tillable acres
- 2024 taxes: \$1,260.22
- 7 miles from Yates Center, KS



53 +/- TILLABLE ACRES

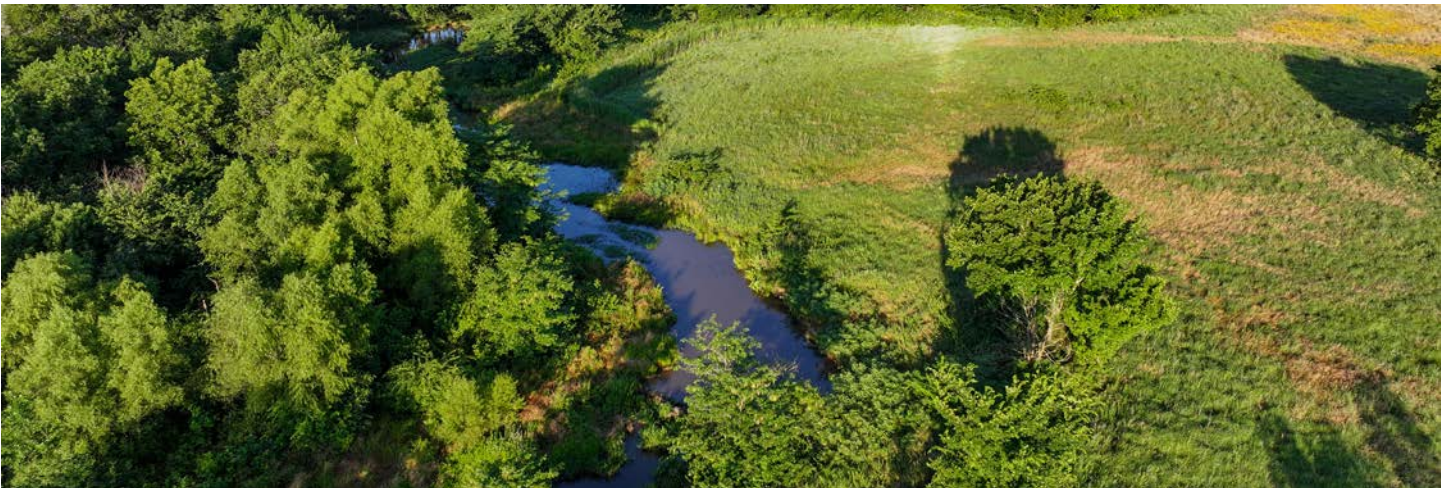
It has 53 +/- tillable acres actively in production primarily made of Class II Helper silt loam soils with well-kept terraces, waterways, and field edges. There is a cash rent oral year-to-year lease agreement in place on the tillable acres.



YEAR-ROUND GRAVEL ROADS



MULTIPLE CREEKS



HUNTING OPPORTUNITIES

The diverse habitat with abundant food and water creates some of the best whitetail deer, turkey, quail, and waterfowl hunting that Kansas is known for! The property is located in Kansas Deer Management Unit 11 and has excellent whitetail deer numbers.



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



surety
CUSTOMIZED ONLINE MAPPING

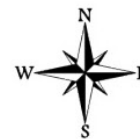
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Boundary Center: 37° 49' 28.44, -95° 41' 17.5

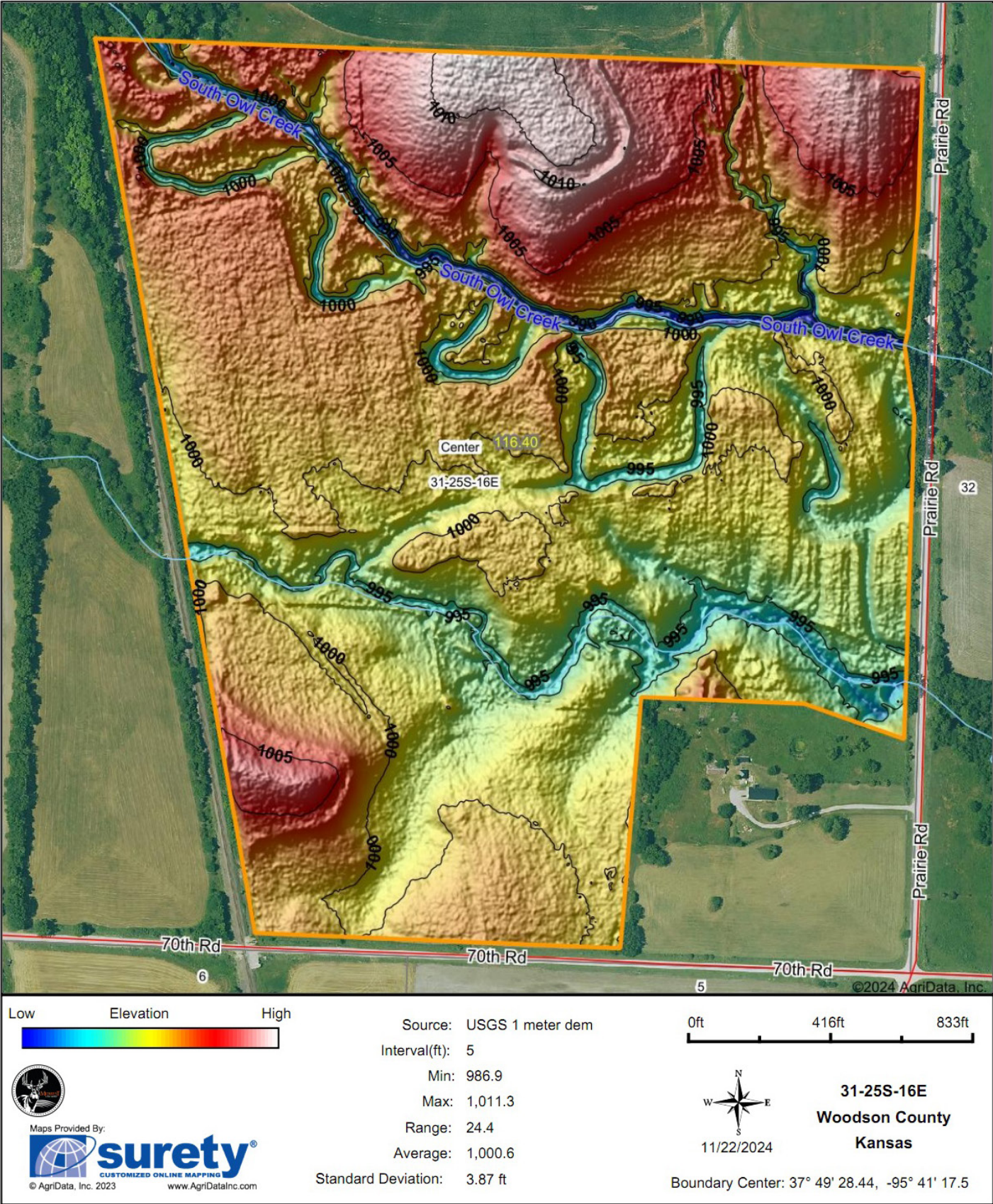
31-25S-16E
Woodson County
Kansas

0ft 430ft 861ft

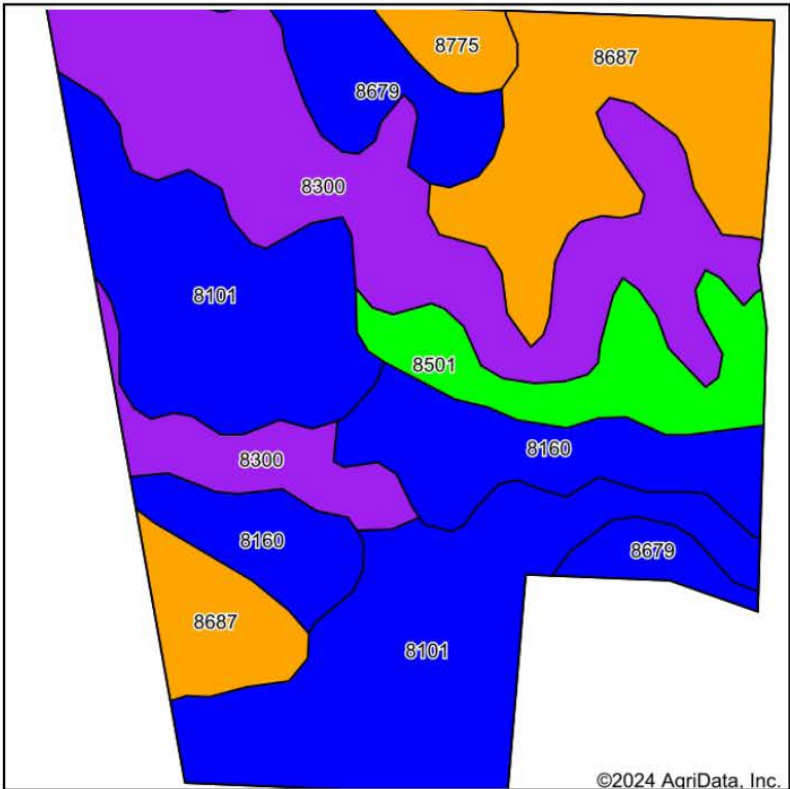


11/22/2024

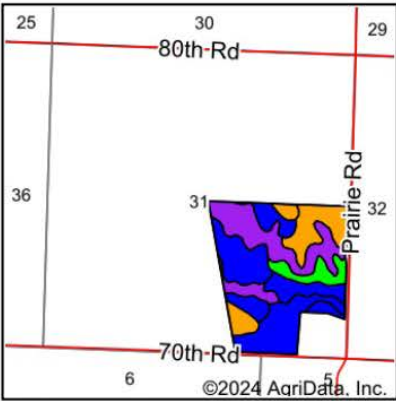
HILLSHADE MAP



SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Woodson**
Location: **31-25S-16E**
Township: **Center**
Acres: **116.4**
Date: **11/22/2024**



Maps Provided By:



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Area Symbol: KS207, Soil Area Version: 23

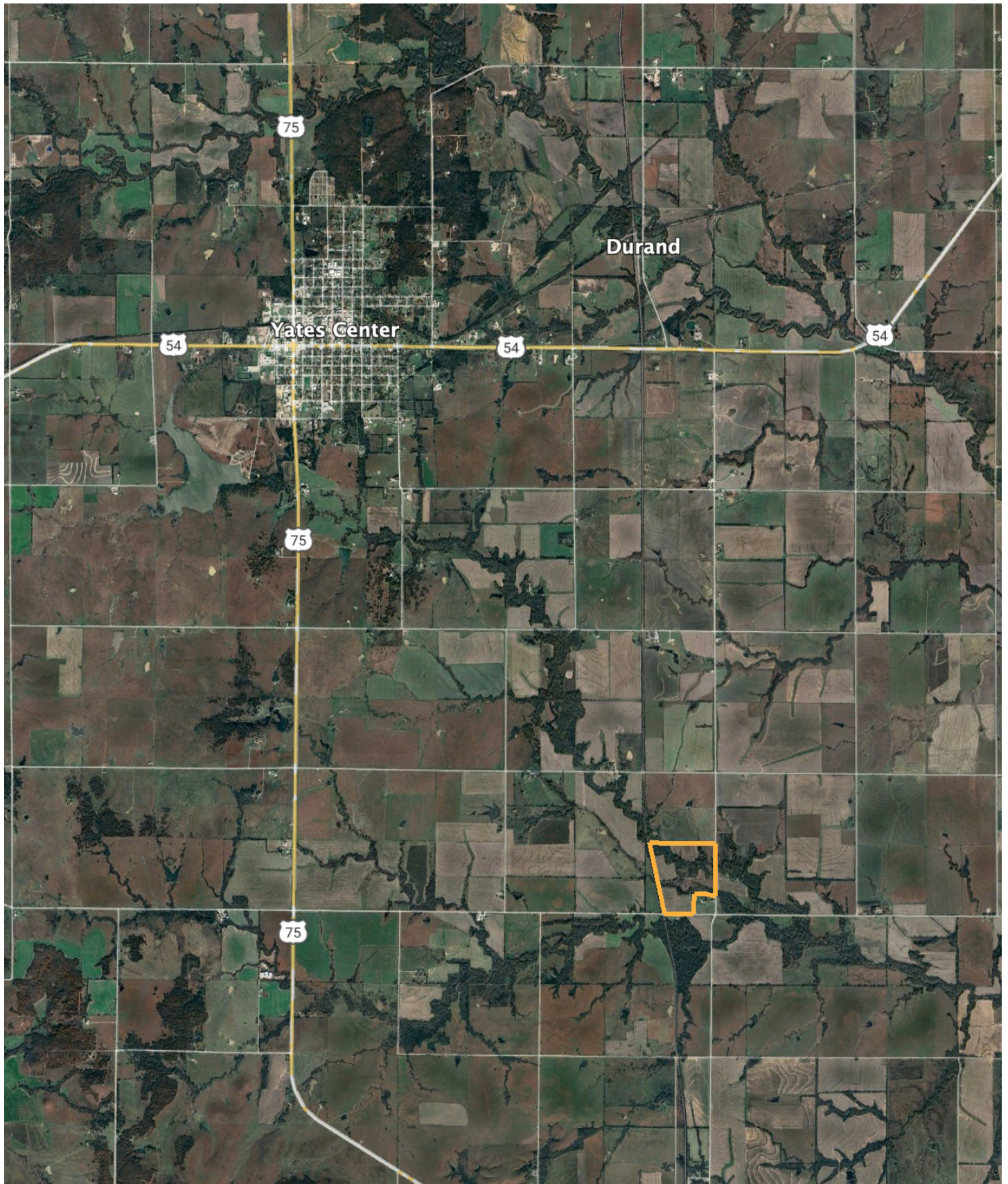
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
8101	Heppler silt loam, 0 to 2 percent slopes, occasionally flooded	35.32	30.4%		> 6.5ft.	IIw	8100	85	85	64	80	57
8300	Verdigris silt loam, channeled, 0 to 2 percent slopes, frequently flooded	29.73	25.5%		> 6.5ft.	Vw	7668	48	48	27	39	14
8687	Dennis silty clay loam, 1 to 3 percent slopes, eroded	19.55	16.8%		> 6.5ft.	IIle	4653	61	61	47	48	38
8160	Leanna silt loam, 0 to 2 percent slopes, occasionally flooded	13.54	11.6%		> 6.5ft.	IIw	7500	63	55	55	63	31
8679	Dennis silt loam, 1 to 3 percent slopes	8.03	6.9%		> 6.5ft.	IIe	4838	79	78	59	64	69
8501	Mason silt loam, 0 to 1 percent slopes, rarely flooded	8.02	6.9%		> 6.5ft.	Iw	8250	78	77	68	71	62
8775	Kenoma silt loam, 1 to 3 percent slopes	2.21	1.9%		5.7ft. (Lithic bedrock)	IIle	3888	59	56	58	59	54
Weighted Average						2.88	7046.3	*n 67.6	*n 66.4	*n 50.5	*n 60.1	*n 40.9

*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.

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
620.767.2926
TSiegle@MidwestLandGroup.com



MidwestLandGroup.com

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