

MIDWEST LAND GROUP PRESENTS

35 ACRES IN

LINN COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

LANDERS CREEK 35 +/- ACRE HONEY HOLE

This 35 +/- acre property is located in west central Linn County, Kansas. The property has 6 +/- cropland acres primarily consisting of Dennis and Verdigris silt loam soils that have an NCCPI overall weighted average of 77. The cropland acres have been seeded to a wildlife food plot mix for this year, and do not have a tenant farm lease agreement currently in place. The remaining 29 +/- acres are loaded with cover, including giant hardwoods, cedar thickets, and tall warm-season native grass edges. The timber stand also includes a great number of marketable walnut trees. Landers Creek winds throughout the south side of the property, providing a year-round water source and natural wildlife travel corridor. The north ridge of the property is a south-facing slope that sets up well

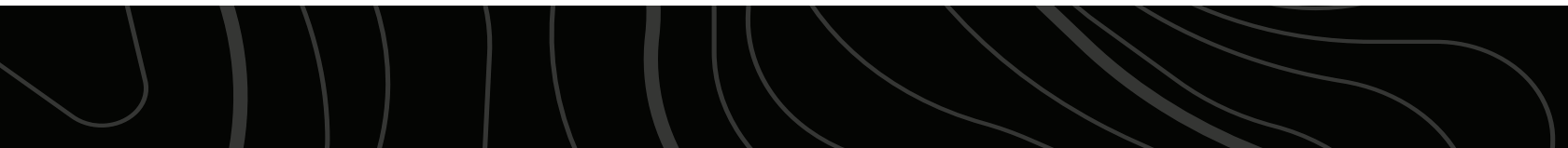
for a whitetail winter bedding area. The property's diverse habitat with abundant food and water creates some of the best whitetail deer, turkey, and upland bird hunting that Kansas is known for! The property is located in Kansas Deer Management Unit 11, and has excellent whitetail deer and turkey numbers! There is a very extensive and established trail system throughout the entire property. The property is located on a well-maintained, year-round gravel road with electricity at the road. This property is a must-see to truly appreciate all of the hardwood timber diversity and recreational value it holds! Properties like this are rare and hard to find, don't miss out on this honey hole! Contact Trent Siegle at (620) 767-2926 for additional information, disclosures, or to schedule a showing.

PROPERTY FEATURES

PRICE: **\$199,445** | COUNTY: **LINN** | STATE: **KANSAS** | ACRES: **35**

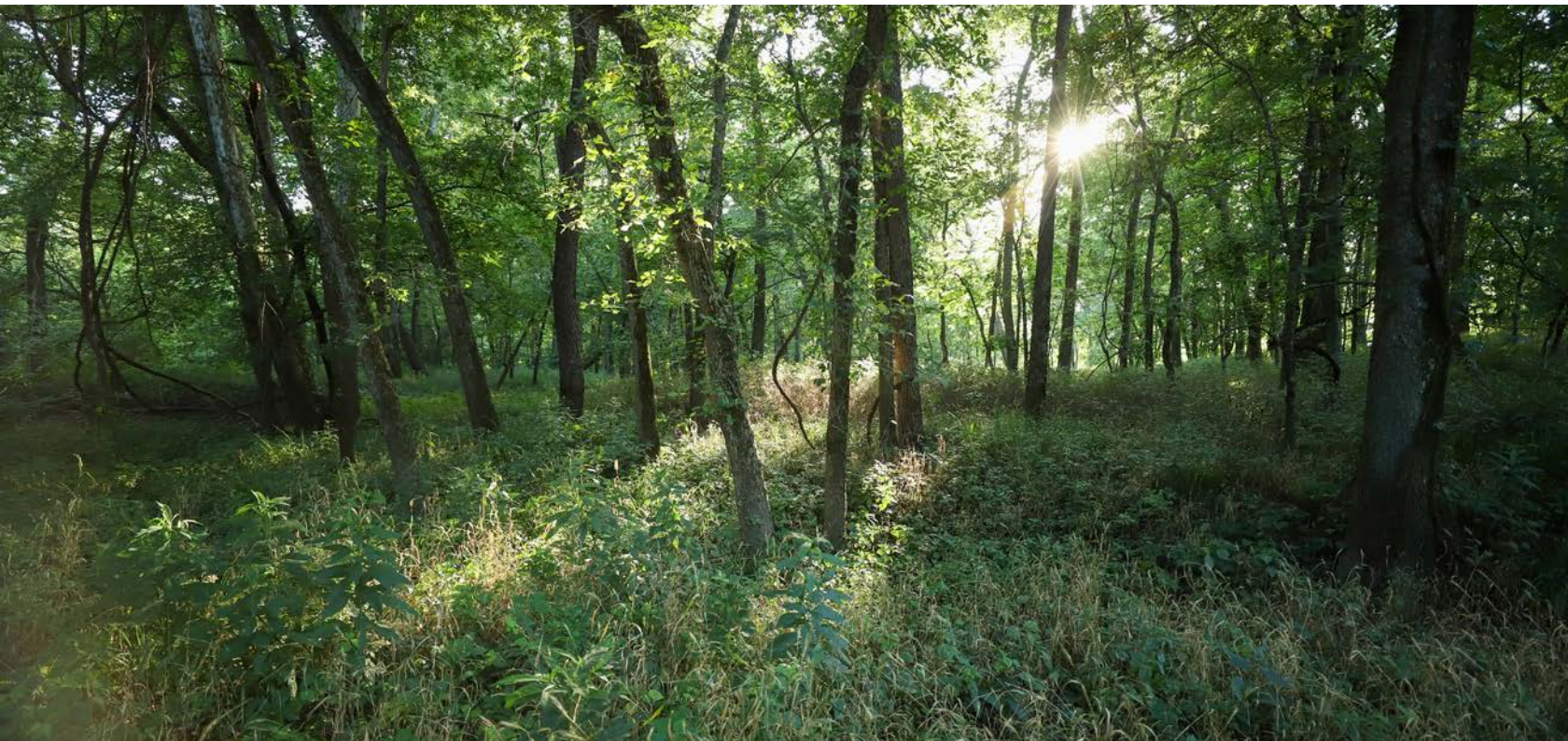
- 35 +/- total acres
- 6 +/- tillable acres
- 29 +/- timber/grass acres
- Diverse habitat
- Giant hardwood timber and cedar thickets
- Warm-season native grass edges
- Marketable walnut timber stand
- Landers Creek winds throughout
- Dennis and Verdigris silt loam soils
- NCCPI overall soil average rating of 77
- Whitetail deer, turkey, and upland bird hunting
- Kansas Deer Management Unit 11
- 50 +/- feet of elevation change
- South-facing slope ridge
- Extensive trail system throughout
- Well-maintained, year-round gravel road
- Electricity at the road
- 2024 taxes: ~ \$209.94
- 6 miles from Parker, KS
- 13 miles from Garnett, KS

6 +/- TILLABLE ACRES



29 +/- TIMBER/GRASS ACRES

The 29 +/- acres are loaded with cover, including giant hardwoods, cedar thickets, and tall warm-season native grass edges. The timber stand also includes a great number of marketable walnut trees.



WARM-SEASON NATIVE GRASS EDGES



MARKETABLE WALNUT TIMBER STAND



LANDERS CREEK WINDS THROUGHOUT



TRAIL CAM PICTURES



AERIAL MAP



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Maps Provided By:



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Boundary Center: 38° 16' 55.98, -95° 1' 33.98

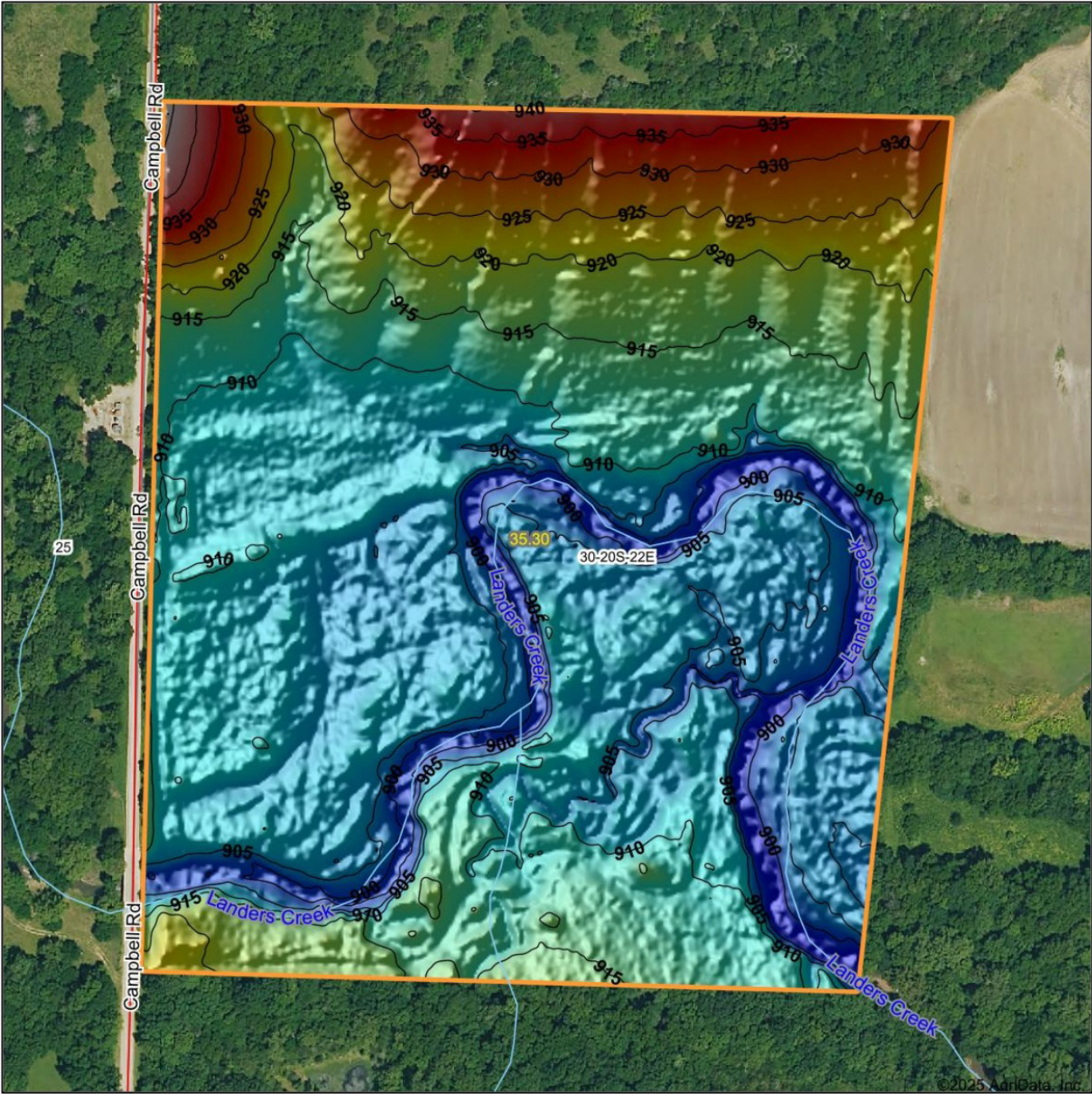
30-20S-22E
Linn County
Kansas

0ft 275ft 550ft



8/7/2025

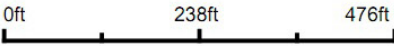
HILLSHADE MAP



Maps Provided By:



Source: USGS 1 meter dem
Interval(ft): 5
Min: 896.9
Max: 946.9
Range: 50.0
Average: 912.3
Standard Deviation: 8.89 ft

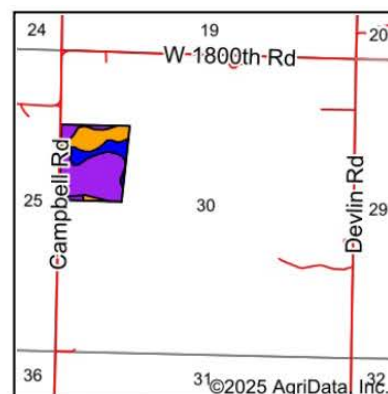
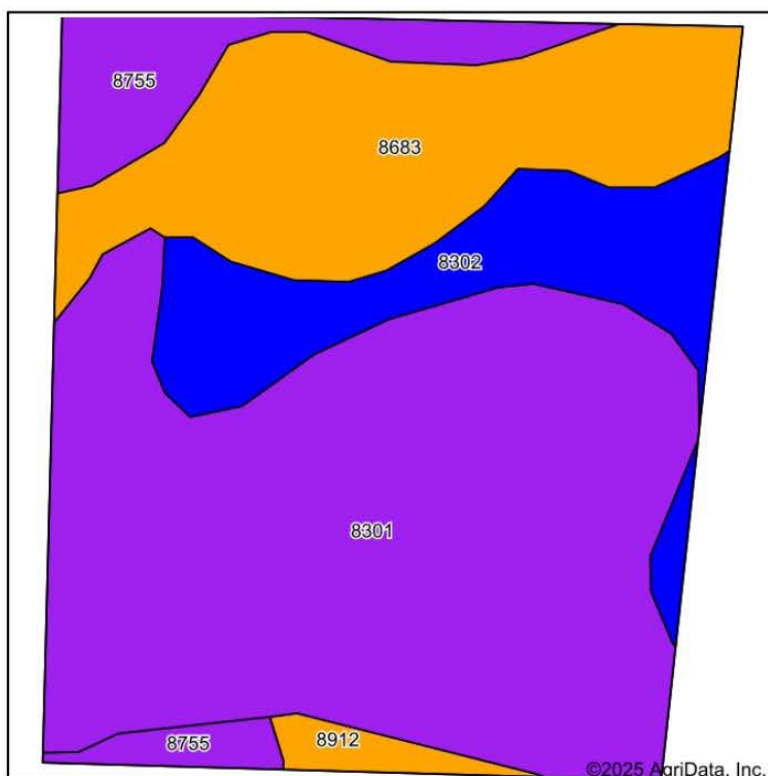


8/7/2025

30-20S-22E
Linn County
Kansas

Boundary Center: 38° 16' 55.98, -95° 1' 33.98

SOILS MAP



State: **Kansas**
 County: **Linn**
 Location: **30-20S-22E**
 Township: **Liberty**
 Acres: **35.3**
 Date: **8/7/2025**



Maps Provided By:



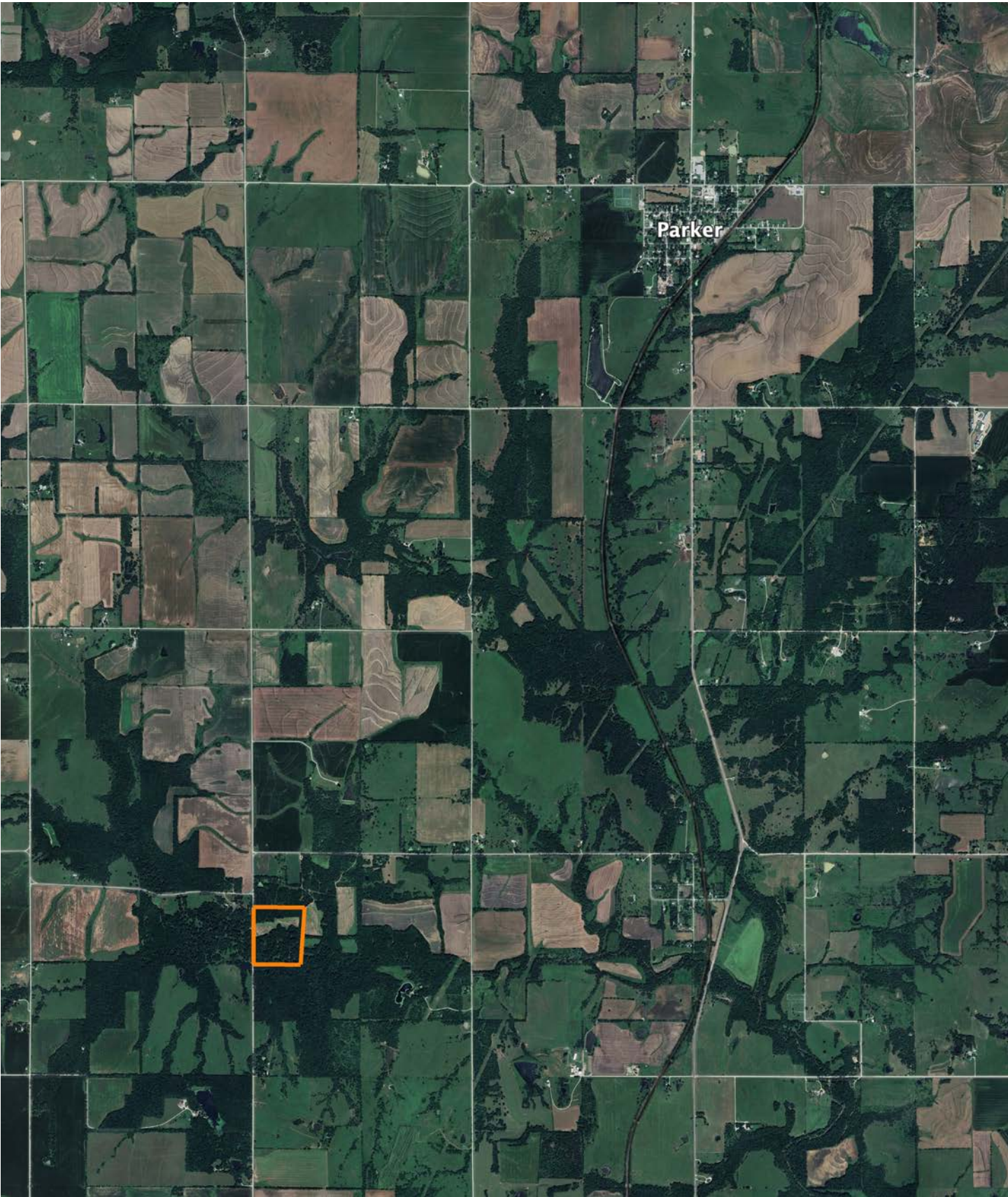
Area Symbol: KS107, Soil Area Version: 24												
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
8301	Verdigris silt loam, 0 to 1 percent slopes, frequently flooded	19.12	54.1%		> 6.5ft.	Vw	8048	63	63	50	52	20
8683	Dennis silt loam, 3 to 7 percent slopes	7.84	22.2%		> 6.5ft.	Ille	5048	76	76	60	65	66
8302	Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded	4.80	13.6%		> 6.5ft.	Ilw	7758	82	82	63	75	55
8755	Eram-Lebo complex, 5 to 20 percent slopes	2.95	8.4%		2.3ft. (Paralithic bedrock)	Vle	4247	50	49	41	36	42
8912	Summit silty clay loam, 3 to 7 percent slopes	0.59	1.7%		> 6.5ft.	Ille	5153	68	68	56	58	53
Weighted Average						4.20	6976.2	*n 67.5	*n 67.4	*n 53.3	*n 56.8	*n 37.4

*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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