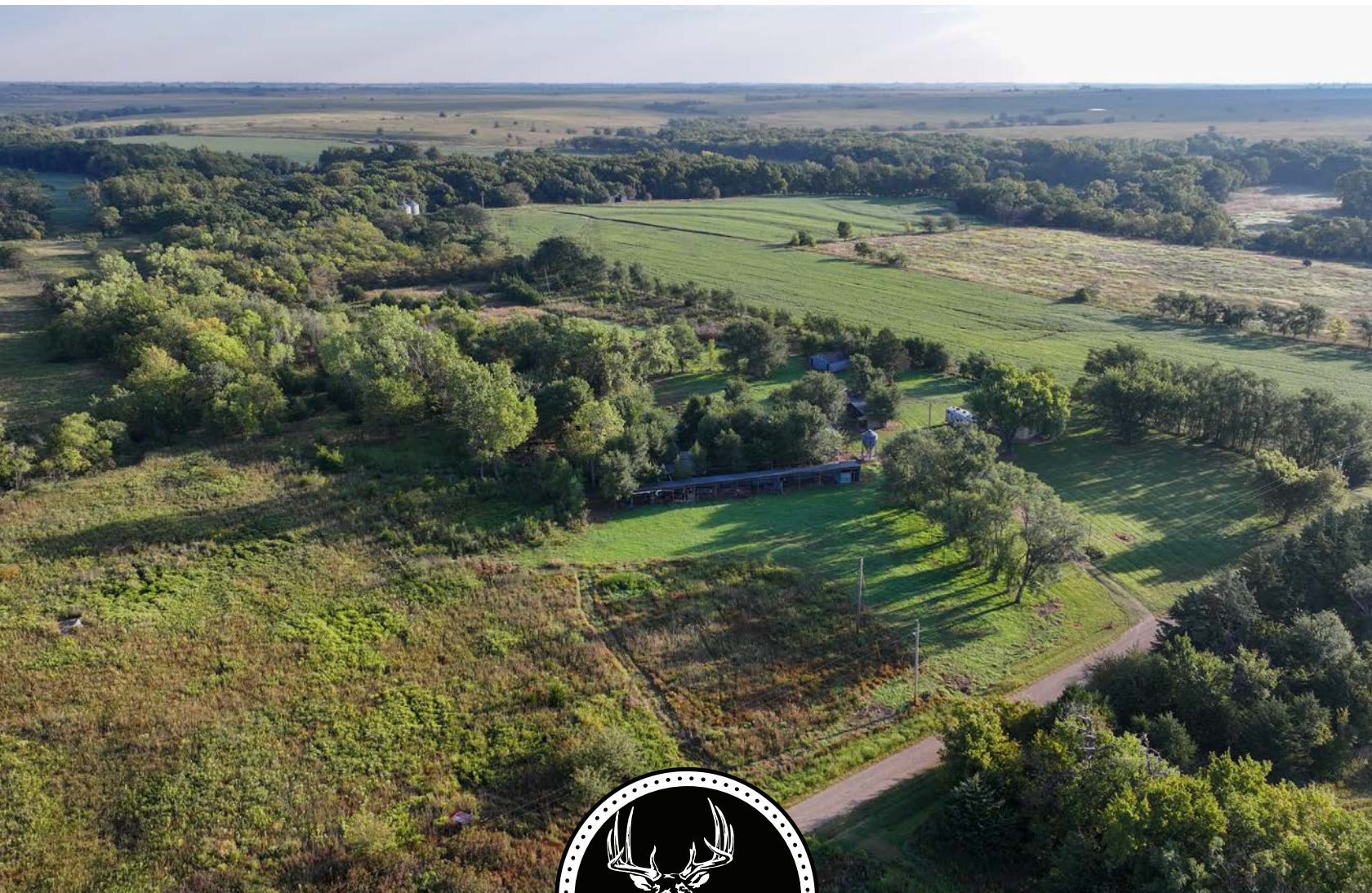


MIDWEST LAND GROUP PRESENTS

15 ACRES IN

LYON COUNTY KANSAS

2154 ROAD 300, READING, KS 66868



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

INCREDIBLE SMALL ACREAGE PROPERTY WITH FARM HOUSE AND GIANT BUCKS

This 15 +/- acre property is located in Lyon County, just north of Reading, Kansas. The property is full of diversity with hardwood timbered draws, dogwood and cedar thickets, warm-season native grass meadows, and a wet-weather creek winding throughout! The timber has a good mix of oak, cottonwood, hedge, and eastern red cedar trees. The native grass is mixed with little bluestem, big bluestem, and Indian grass. A wet-weather creek winds throughout the property, providing a natural travel corridor for wildlife. There is also a small watering pond along with established wildlife food plots on the property.

The diverse habitat with abundant food and water on the property creates some of the best whitetail deer, turkey, and quail hunting opportunities that Kansas is known for! The property is located in Kansas Deer Management Unit 14 and has an excellent mature buck harvest history.

The property also has a two-story 3-bed, 1-bath house built in 1900 with 1,586 total square feet. The house has a concrete foundation and a partial basement, and has recently had a new metal roof installed. Many of the bucks on this property have been harvested from the second floor of the house!

There are many additional outbuildings on the property, as well as a gravity grain storage bin. Utilities installed on site include electricity, rural water, and a lagoon. The property is located on a secluded, dead-end, and well-maintained year-round gravel road. Mineral rights are intact and will be transferred to the buyer at closing. There are no active farm leases or tenants' rights currently in place. Showings are by appointment only, and an agent must be present to enter the property. Contact Trent Siegle at (620) 767-2926 for additional information, disclosures, or to schedule a showing.

PROPERTY FEATURES

PRICE: **\$214,310** | COUNTY: **LYON** | STATE: **KANSAS** | ACRES: **15**

- Diverse habitat
- Hardwood timbered draws
- Dogwood and cedar thickets
- Native warm-season grasses
- One watering pond
- Wet-weather creek
- Established food plots
- Whitetail deer, turkey, and upland bird hunting
- Excellent whitetail deer history
- Kansas Deer Management Unit 14
- Two-story 3-bed, 1-bath house
- Built in 1900
- 1,586 total square feet
- Concrete foundation with a partial basement
- Metal roof recently installed
- Multiple outbuildings
- Electricity, rural water, and lagoon
- Secluded, dead-end road
- Well-maintained, year-round gravel road
- Mineral rights intact and transfer
- No active farm leases or tenants' rights are currently in place
- 2024 taxes: \$1,062.98
- 7 miles from Reading, KS
- 21 miles from Emporia, KS

DIVERSE HABITAT

The diverse habitat with abundant food and water on the property creates some of the best whitetail deer, turkey, and quail hunting opportunities that Kansas is known for! The property is located in Kansas Deer Management Unit 14 and has an excellent mature buck harvest history.



TRAIL CAM PHOTOS



WET-WEATHER CREEK



NATIVE WARM-SEASON GRASSES



TWO-STORY 3-BED, 1-BATH HOUSE

The property also has a two-story 3-bed, 1-bath house built in 1900 with 1,586 total square feet. The house has a concrete foundation and a partial basement, and has recently had a new metal roof installed.



MULTIPLE OUTBUILDINGS

There are many additional outbuildings on the property, as well as a gravity grain storage bin.



AERIAL MAP



© 2025 AgriData, Inc.



Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

Boundary Center: 38° 35' 45.47, -95° 58' 36.32

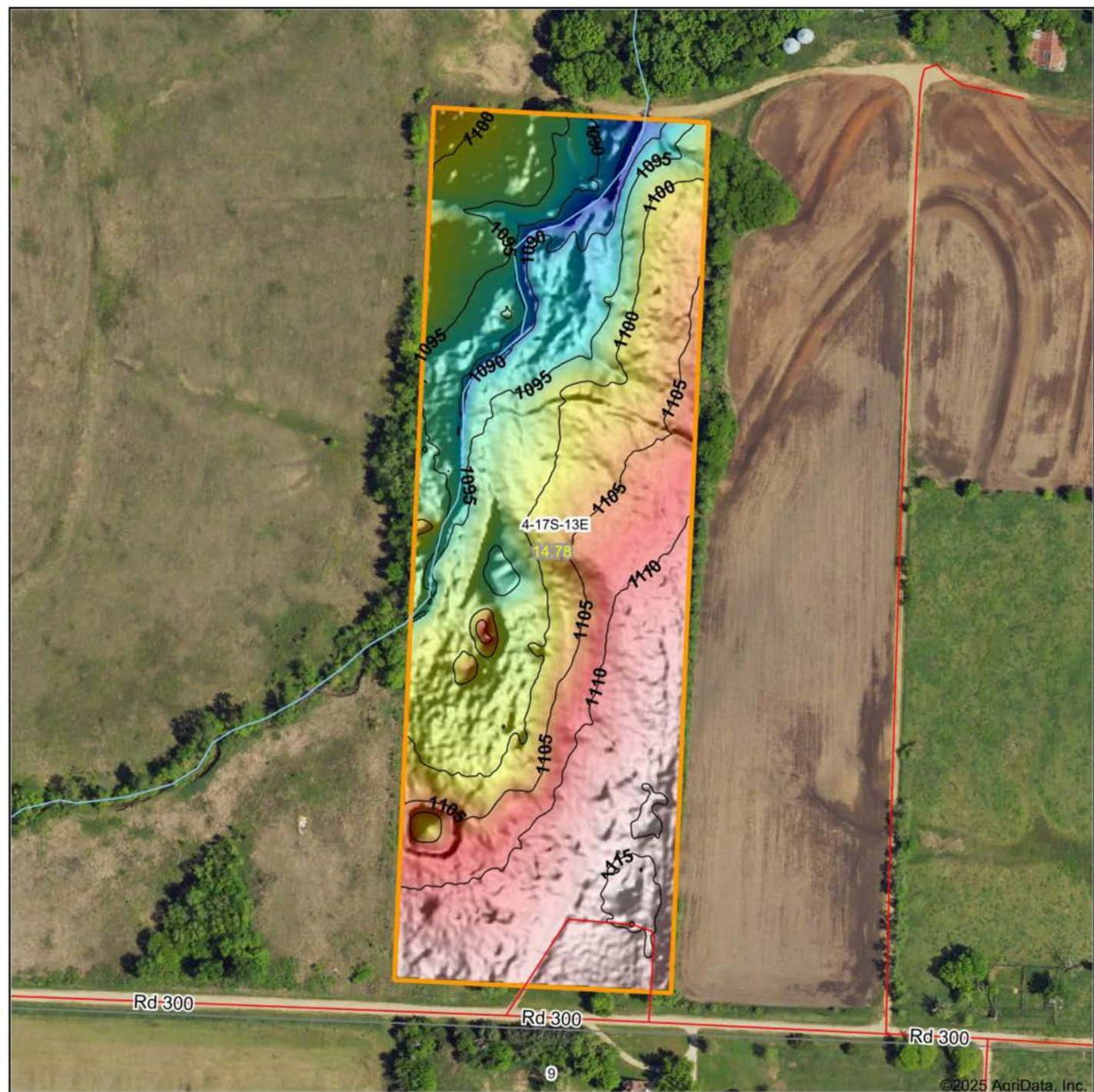
4-17S-13E
Lyon County
Kansas

0ft 278ft 555ft



9/9/2025

HILLSHADE MAP



Maps Provided By:



© AgriData, Inc. 2023

www.AgriDataInc.com

Source: USGS 1 meter dem

Interval(ft): 5

Min: 1,084.2

Max: 1,116.3

Range: 32.1

Average: 1,102.7

Standard Deviation: 7.78 ft

0ft 253ft 507ft

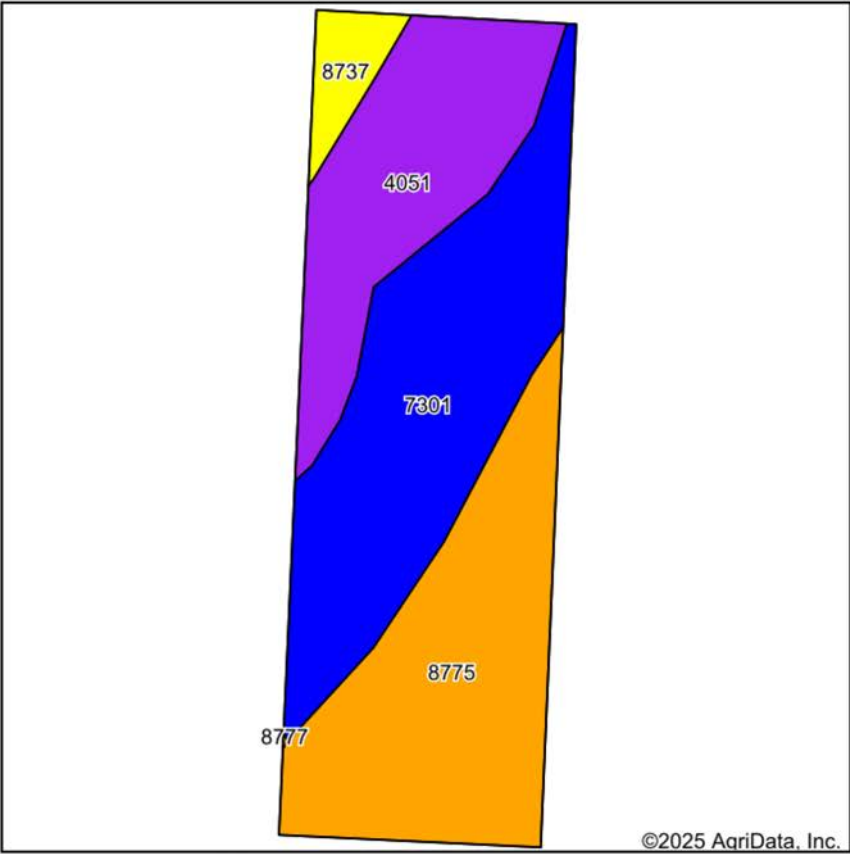


9/9/2025

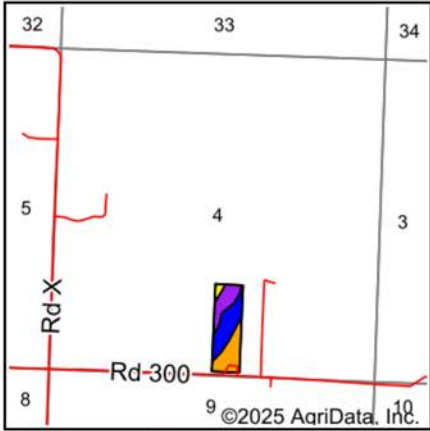
4-17S-13E
Lyon County
Kansas

Boundary Center: 38° 35' 45.47, -95° 58' 36.32

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Lyon**
Location: **4-17S-13E**
Township: **Reading**
Acres: **14.78**
Date: **9/9/2025**



Maps Provided By:



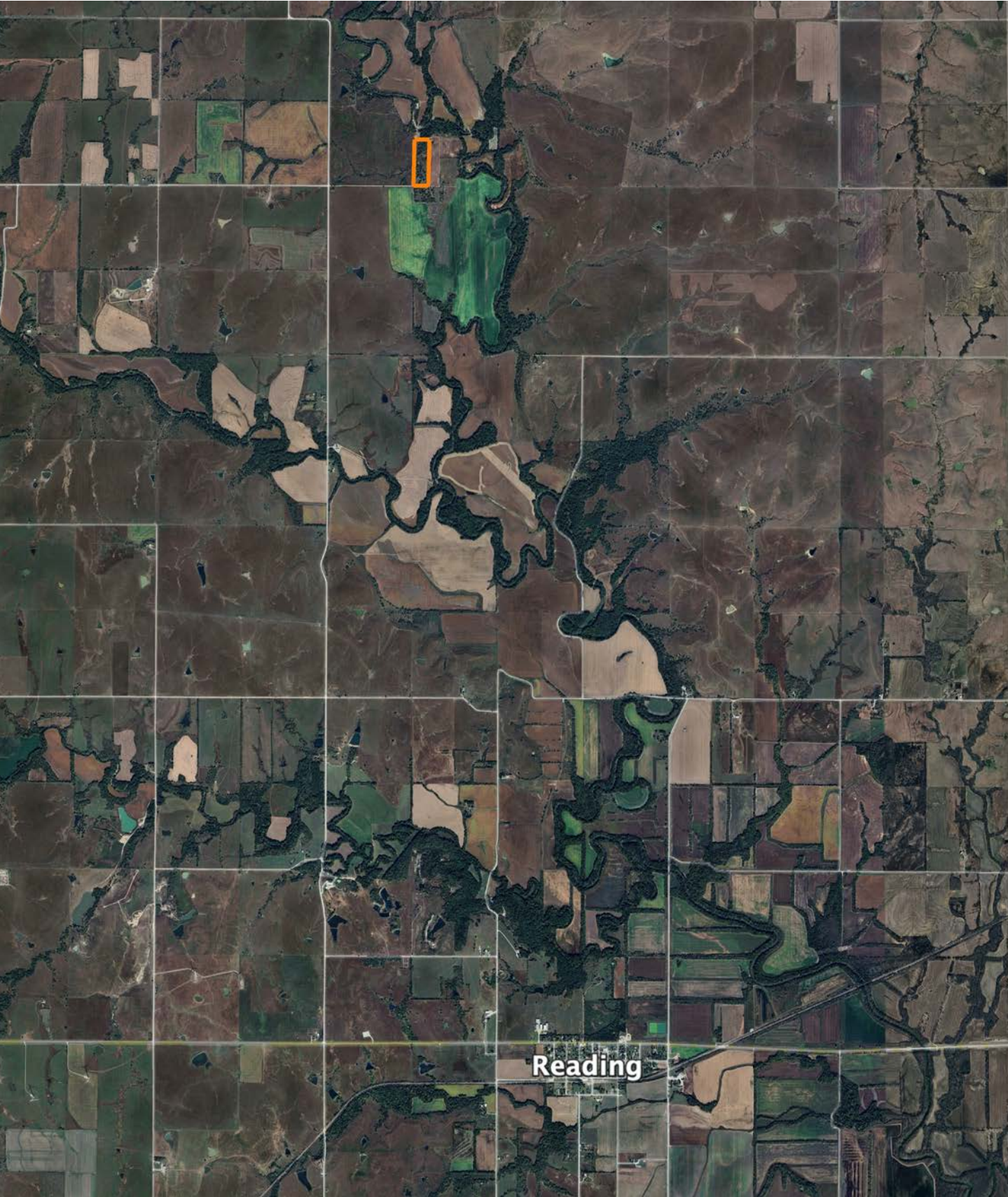
Area Symbol: KS111, Soil Area Version: 23

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
7301	Martin silty clay loam, 1 to 3 percent slopes	5.54	37.4%		> 6.5ft.	Ile	4915	53	44	53	49	29
8775	Kenoma silt loam, 1 to 3 percent slopes	5.08	34.4%		5.7ft. (Lithic bedrock)	IIle	3888	59	56	58	59	54
4051	Ivan silt loam, channeled	3.57	24.2%		> 6.5ft.	Vw	7935	52	43	31	51	17
8737	Eram silty clay loam, 3 to 7 percent slopes, eroded	0.59	4.0%		2.5ft. (Paralithic bedrock)	IVe	4000	43	43	34	27	14
Weighted Average						3.15	5254.9	*n 54.4	*n 47.8	*n 48.6	*n 52	*n 34.1

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

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

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Alabama, Arkansas, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Minnesota, Mississippi, Missouri, Montana, Nebraska, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.