

MIDWEST LAND GROUP PRESENTS

260 ACRES

RILEY COUNTY, KS

3381 MINERAL SPRINGS SPUR, MANHATTAN, KANSAS, 66502



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

THE ULTIMATE KANSAS DREAM FARM

This 260 +/- acre property is located in southeast Riley County just outside of Manhattan, Kansas. It is truly the ultimate Kansas dream farm and then some! It is located in the northern heart of the Flint Hills. The property is full of diversity with hardwood timbered draws, dogwood and cedar thickets, and rolling Flint Hills native warm-season grasses. The hardwood timber on the property is incredible and mainly mixed with giant burr oak, chinquapin oak, and sycamore trees. There are 7 +/- acres of established alfalfa, clover, and soybean food plots. The food plots also have Big Rock switchgrass planted on the edges and in front of all the box blinds for concealed entry and exiting access. There are multiple wet-weather creeks, a spring-fed watering tank, and a 1.5 +/- acre spring-fed pond. The pond is stocked with huge largemouth bass and bluegill. The property has 186 +/- feet of elevation change, creating some of the best sunrise and sunset views in Kansas!

The newly built 4 bed, 2.5 bath stick-built house has 2,500 square feet of living space along with a 2,200 square foot attached garage! The slab-on-grade open concept house has metal roofing and siding, custom knotty hickory cabinets, granite countertops, Onyx walk-in showers and vanity countertops, luxury vinyl flooring throughout, radiant heated floors, and a concrete safe room. Utilities installed on site include electricity, propane, two private water wells, a septic system, and high-speed fiber internet. The appliances and house furnishings are included with the sale, along with a walk-in deer cooler, whole home back-up generator,

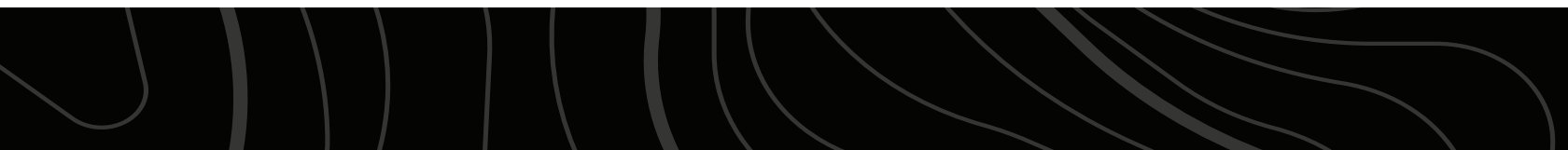
lawn irrigation system, and installed security cameras. The attached garage has epoxy floor coating, two large overhead doors to store equipment inside, and a built-in workbench. The house overlooks a 2 +/- acre food plot, so deer and turkeys can be watched daily right from the comfort of home!

The diverse habitat with abundant food and water provides some of the best whitetail deer, turkey, and upland bird hunting opportunities that Kansas is known for! The property is located in Kansas Deer Management Unit 9, and has excellent whitetail deer and turkey numbers! The sale includes four Redneck Buck Palace 6'x6' blinds on 5-foot stands, two Outback Wildlife Feeder CP 6-Tube 3,000lb protein feeders, one Outback Wildlife Feeder Babyback 1,000lb directional spin feeder, and one Outback Wildlife Feeder The "Share-Kropper" directional spin fish feeder. The property is surrounded by large adjoining ranches with very little hunting pressure. 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 in place. The property also generates annual income from an on-site cellular tower. This property is turn-key ready to hunt this year, and is a must-see to truly appreciate its beauty and everything it has to offer! 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: **\$2,499,168** | COUNTY: **RILEY** | STATE: **KANSAS** | ACRES: **260**

- 260 +/- total acres
- 7 +/- food plot acres
- 1.5 +/- acre pond
- Diverse habitat
- Hardwood timbered draws
- Giant burr oak, chinquapin oak, and sycamore trees
- Dogwood and cedar thickets
- Rolling Flint Hills native warm-season grasses
- 186 +/- feet of elevation change
- Alfalfa, clover, and soybean food plots
- Big rock switchgrass on food plot edges
- Multiple wet-weather creeks
- Spring-fed watering tank
- Spring-fed fishing pond
- Stocked with largemouth bass and bluegill
- Outback Wildlife Feeder - The "Share-Kropper" fish feeder
- Whitetail deer, turkey, and upland bird hunting
- Excellent whitetail deer and turkey numbers
- Kansas Deer Management Unit 9
- 4 - Redneck Blinds - The Buck Palace 6'x6' blind on 5 ft. stand
- 2 - Outback Wildlife Feeder - CP 6-Tube Protein feeder 3,000lb
- Outback Wildlife Feeder - Babyback 1,000lb with Pistolero
- Above-average perimeter fencing with a gated entrance
- Surrounded by large adjoining ranches
- Secluded, dead-end road
- Well-maintained, year-round gravel road
- Mineral rights intact and transfer
- No active farm leases or tenants' rights currently in place
- Annual cellular tower income
- 2024 taxes: \$3,239.68
- 13 miles from Manhattan, KS
- House built in 2025
- 4 bed, 2.5 bath stick-built house
- 2,500 square foot house
- 2,200 square foot attached garage
- Slab on grade, open concept floor plan
- Metal roofing and siding
- Custom knotty hickory cabinets
- Granite countertops
- Onyx walk-in showers and vanity countertops
- Luxury vinyl flooring throughout
- Radiant heated floors
- Concrete safe room
- Electric, propane, private water well (x2), septic system
- High-speed fiber internet
- Appliances and furnishings included
- Walk-in deer cooler
- Whole home back-up generator
- Lawn irrigation system
- Security cameras



4 BED, 2.5 BATH STICK-BUILT HOUSE



ADDITIONAL INTERIOR PHOTOS



1.5 +/- ACRE POND



HARDWOOD TIMBERED DRAWS



FEEDERS & BLINDS



SPRING-FED WATERING TANK & WET-WEATHER CREEKS



DIVERSE HABITAT



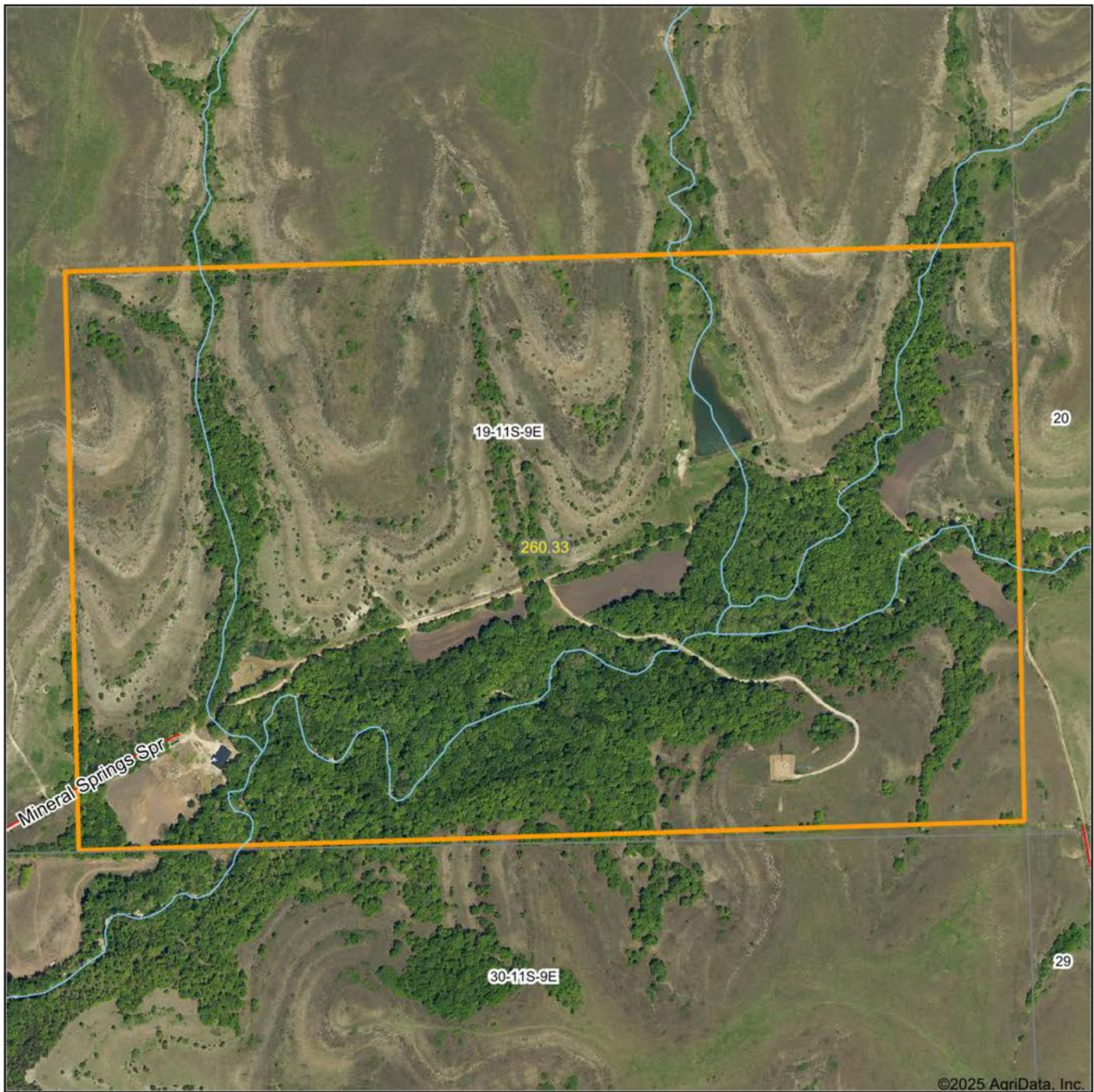
TRAIL CAM PICTURES



TRAIL CAM PICTURES CONTINUED



AERIAL MAP



©2025 AgriData, Inc.

Boundary Center: 39° 4' 34.3, -96° 27' 15.29

0ft 706ft 1413ft



Maps Provided By:



© AgriData, Inc. 2023

www.AgriDataInc.com

19-11S-9E
Riley County
Kansas



9/4/2025

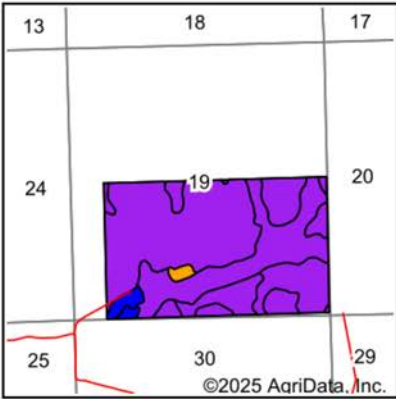
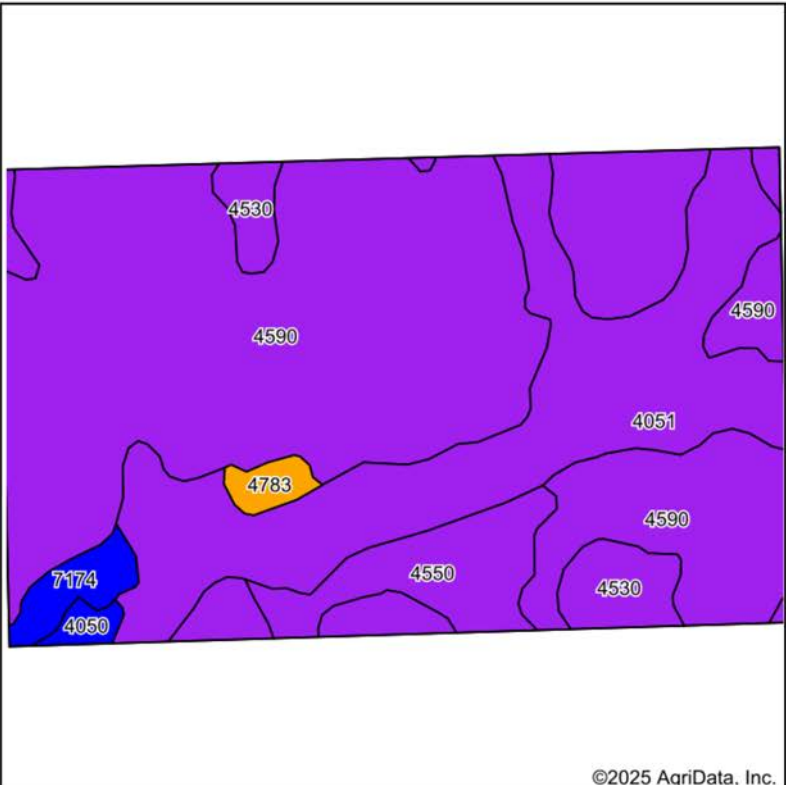
[illegible]


surety[®]
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com



Boundary Center: 39° 4' 34.3, -96° 27' 15.29

SOILS MAP



State: **Kansas**
County: **Riley**
Location: **19-11S-9E**
Township: **Zeandale**
Acres: **260.33**
Date: **9/4/2025**



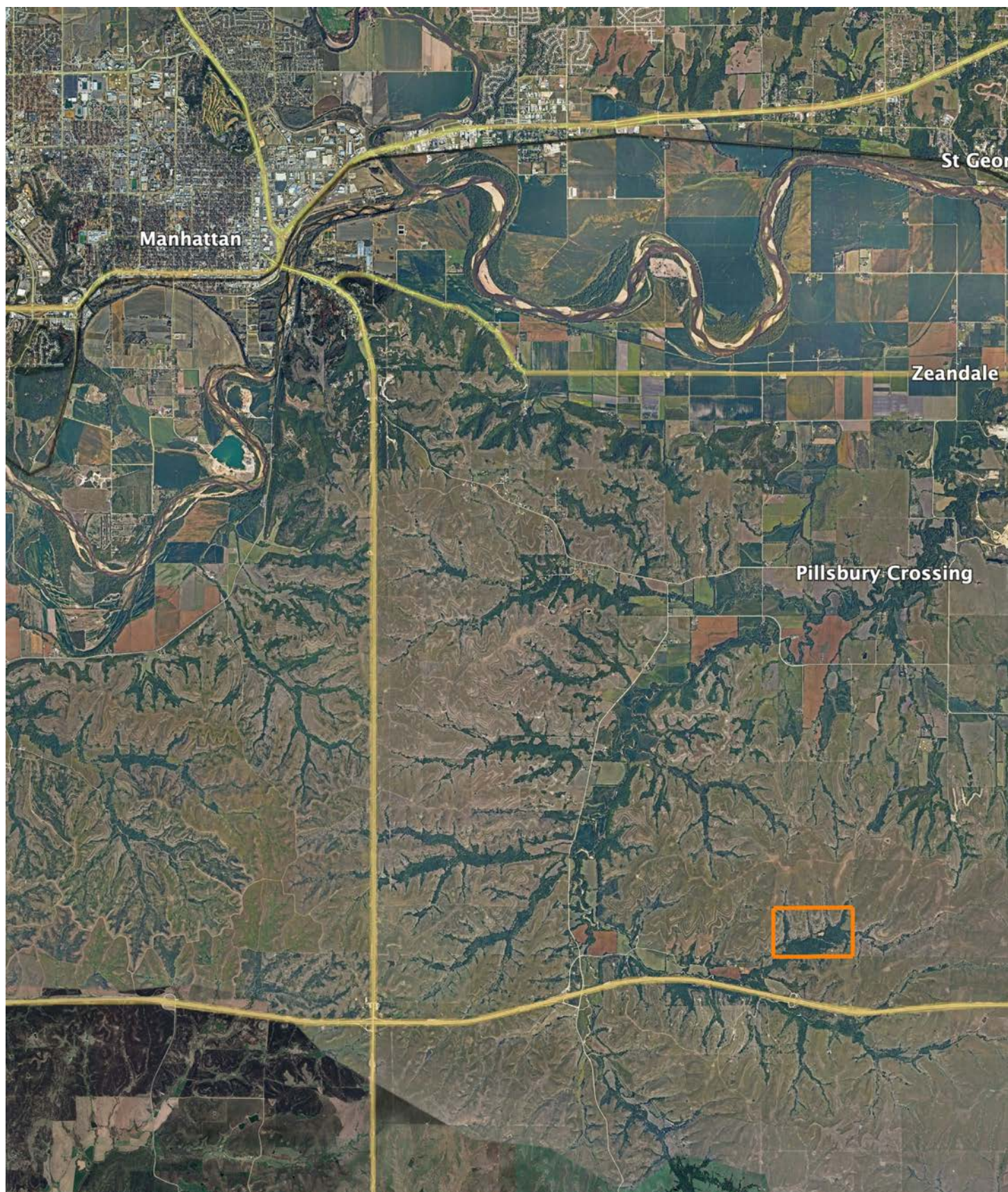
Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com



Area Symbol: KS161, 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
4590	Clime-Sogn complex, 3 to 20 percent slopes	162.00	62.2%		2.5ft. (Paralithic bedrock)	Vle	3310	36	32	36	33	18
4051	Ivan silt loam, channeled	62.66	24.1%		> 6.5ft.	Vw	7935	52	43	31	51	17
4550	Clime silty clay loam, 20 to 40 percent slopes, very stony	14.49	5.6%		2.5ft. (Paralithic bedrock)	Vlle	3245	14	13	13	10	8
4530	Benfield-Florence complex, 5 to 30 percent slopes	12.04	4.6%		3.2ft. (Paralithic bedrock)	Vle	4145	38	33	38	37	25
7174	Reading silt loam, 1 to 3 percent slopes	4.81	1.8%		> 6.5ft.	Ile	7785	83	82	74	76	56
4783	Tully silty clay loam, 3 to 7 percent slopes	2.58	1.0%		> 6.5ft.	Ille	4985	60	59	59	60	44
4050	Ivan and Kennebec silt loams, occasionally flooded	1.75	0.7%		> 6.5ft.	Ilw	8005	84	76	68	83	48
Weighted Average						5.68	4589.1	*n 40.1	*n 35.1	*n 34.8	*n 37.6	*n 18.7

*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.