

MIDWEST LAND GROUP PRESENTS

32 ACRES IN

GEARY COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

32 +/- GEARY COUNTY HAY MEADOW WITH BUILDING SITE

This 32 +/- acre property is located in southeast Geary County just north of Dwight, Kansas. The property has rolling Flint Hills views overlooking the warm-season native grass hay meadow. The hay meadow is very clean and mixed with Indiangrass, big bluestem, and little bluestem grasses. The property has one watering pond in place, surrounded by towering cottonwood trees. The property has 36 +/- feet of elevation change, creating multiple future building sites with beautiful surrounding views! The property is located on a hard surface blacktop

road with electricity, rural water, and fiber optic cable at the road. Mineral rights are intact and will be transferred to the buyer at closing. There is a written year-to-year farm lease currently in place. A boundary survey has also recently been completed. This property would make an incredible building site, or even a great pasture/hay meadow. 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: **\$174,880** | COUNTY: **GEARY** | STATE: **KANSAS** | ACRES: **32**

- 32 +/- total acres
- Warm-season native grass hay meadow
- Mixed with Indiangrass, big bluestem, and little bluestem
- One watering pond
- 36 +/- feet of elevation change
- Multiple building sites
- Hard surface blacktop road
- Electricity, rural water, and fiber optic cable at the road
- Mineral rights intact and transfer
- Written year-to-year farm lease agreement in place
- Boundary survey has recently been completed
- 2024 taxes: \$250.24
- 2 miles from Dwight, KS



HAY MEADOW

The property has rolling Flint Hills views overlooking the warm-season native grass hay meadow. The hay meadow is very clean and mixed with Indiangrass, big bluestem, and little bluestem grasses.



ONE WATERING POND



HARD SURFACE BLACKTOP ROAD



MULTIPLE BUILDING SITES

The property has 36 +/- feet of elevation change, creating multiple future building sites with beautiful surrounding views! Located on a hard surface blacktop road with electricity, rural water, and fiber optic cable at the road.



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 38° 52' 32.59, -96° 35' 30.81

0ft 244ft 488ft



Maps Provided By:



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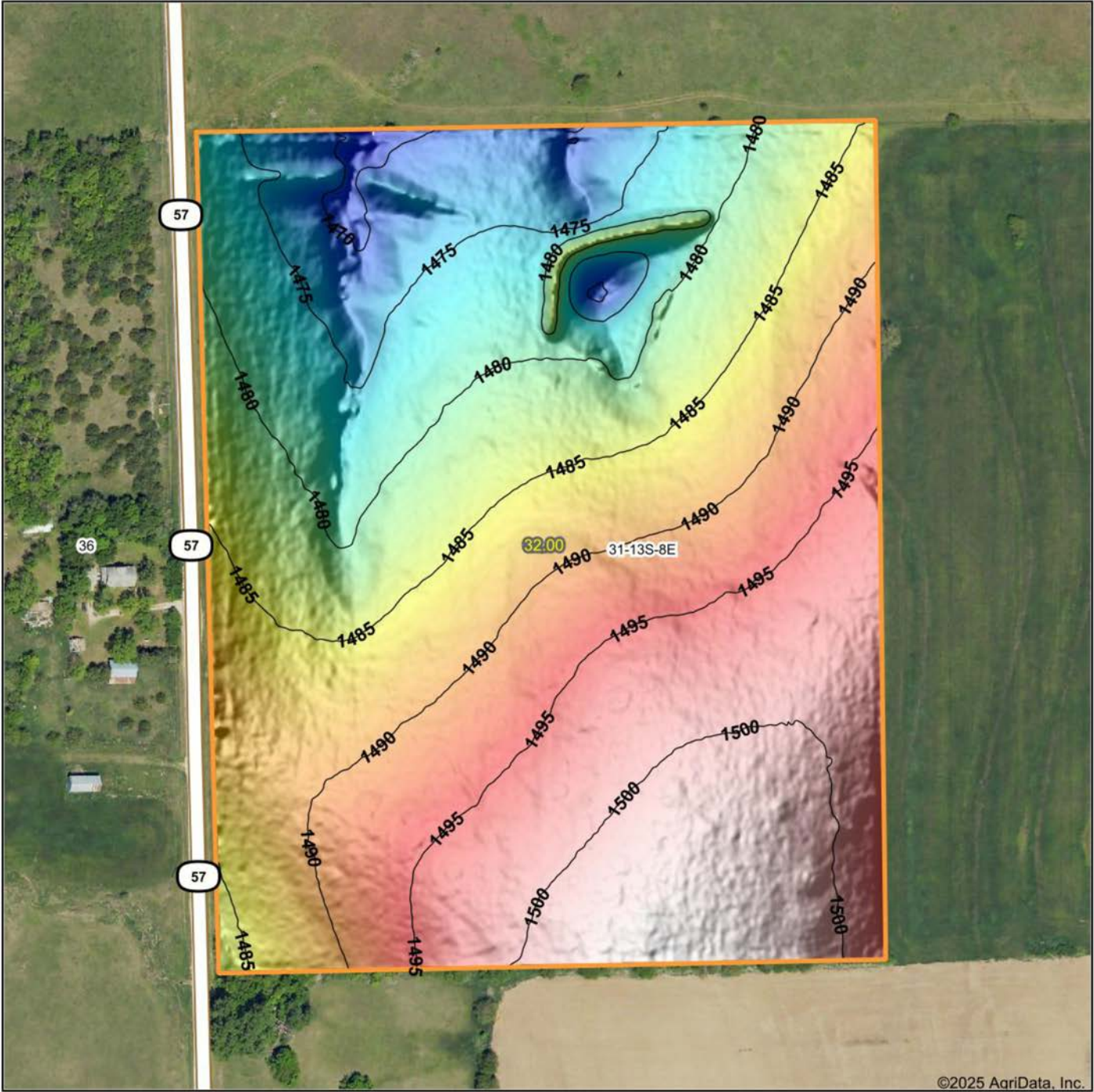
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31-13S-8E
Geary County
Kansas



9/16/2025

HILLSHADE MAP

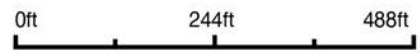


Low Elevation High



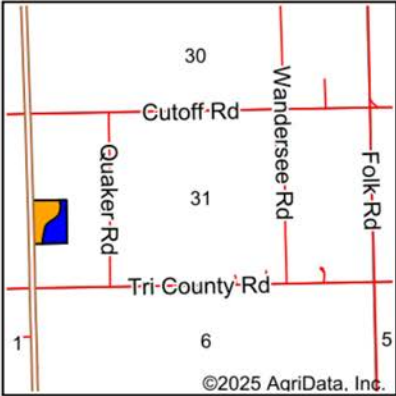
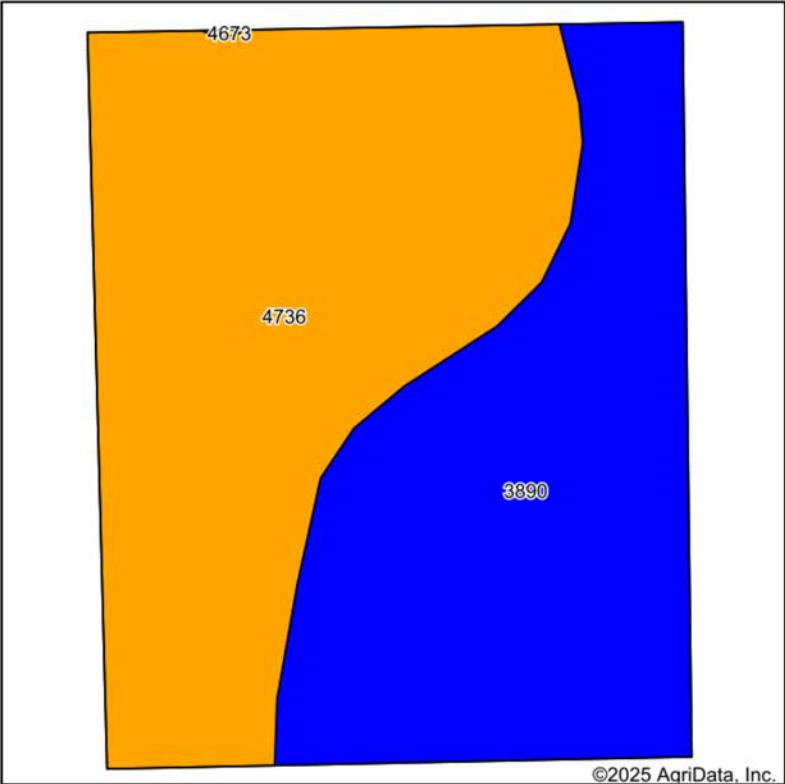
Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
Interval(ft): 5
Min: 1,467.5
Max: 1,503.3
Range: 35.8
Average: 1,487.4
Standard Deviation: 9.09 ft



31-13S-8E
Geary County
Kansas
9/16/2025
Boundary Center: 38° 52' 32.59, -96° 35' 30.81

SOILS MAP



State: **Kansas**
County: **Geary**
Location: **31-13S-8E**
Township: **Liberty**
Acres: **32**
Date: **9/16/2025**



Maps Provided By:



Area Symbol: KS061, 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	
4736	Inwin-Konza silty clay loams, 1 to 3 percent slopes	17.70	55.3%		> 6.5ft.	IIIe	3415	58	48	57	55	42	
3890	Ladysmith silty clay loam, 0 to 1 percent slopes	14.30	44.7%		> 6.5ft.	IIIs	3525	53	39	52	52	28	
Weighted Average						2.55	3464.2	*n 55.8	*n 44	*n 54.8	*n 53.7	*n 35.7	

*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
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