

MIDWEST LAND GROUP PRESENTS



**75 ACRES**  
**LYON COUNTY, KS**

**359 Highway 56, Council Grove, Kansas 66846**



MIDWEST LAND GROUP IS HONORED TO PRESENT

# PRODUCTIVE CROPLAND AND RECREATIONAL FARM WITH RESIDENCE

This 75 +/- acre property is located in northwest Lyon County just east of Council Grove, Kansas. It has 54 +/- cropland acres with 25 +/- DCP crop base acres primarily consisting of Class I Reading silt loam bottomland soils. The cropland acres have 1 to 7 percent slopes with well-kept terraces and field edges. The cropland soils have an NCCPI overall weighted average of 74. The remaining 21 +/- acres are mixed with warm and cool season grasses as well as mature hardwood timber. The timber is primarily mixed with burr oak, walnut, sycamore, and cottonwood trees. Bluff Creek winds throughout the property, providing year-round water and a natural travel corridor for wildlife. The diverse habitat with abundant food, water, and cover provides some of the best whitetail deer, turkey, upland bird, and waterfowl hunting opportunities that Kansas is known for! The property is located in Kansas Deer Management Unit 14, and has excellent whitetail deer and turkey numbers!

The original two-story house on the property was built in 1880, and then added onto in 1971. The house totals 2,085 square feet with three bedrooms and one-and-a-half bathrooms, and also includes a two-car attached garage. The house has a metal roof, metal siding, quartz countertops, and the appliances are included with the sale. The property also has a 48'x72' farm utility building, a 36'x48' storage shed, and multiple grain bins. The property is located on a hard surface blacktop road with additional access from a well-maintained, year-round gravel road. Utilities include electricity, rural water, propane, telephone line, and a lagoon. Mineral rights are intact and will be transferred to the buyer at closing. There is an oral year-to-year cash rent farm lease currently in place. This property is well-suited for a family wanting a house on acreage with space to raise some livestock or have a small farming operation. 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: **\$489,580** | COUNTY: **LYON** | STATE: **KANSAS** | ACRES: **75**

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- 75 +/- total acres
- 35 +/- bottomland tillable acres
- 19 +/- upland tillable acres (currently seeded to brome grass)
- 21 +/- grass/timber acres
- Class I Reading silt loam bottomland soils
- Class III Kenoma silt loam upland soils
- 1 to 7 percent slopes
- Well-kept terraces and field edges
- NCCPI overall weighted average of 74
- 25 +/- DCP crop base acres
- Bluff Creek winds throughout
- Mature hardwood timber lining the creek
- Whitetail deer, turkey, upland birds, and waterfowl hunting
- Excellent whitetail deer and turkey numbers
- Kansas Deer Management Unit 14
- 31 +/- feet of elevation change
- Original house built in 1880
- An addition was added in 1971
- 3 bed, 1.5 bath house
- 2,085 square foot house
- 2-car attached garage
- Metal roof and metal siding
- Appliances included
- Farm utility building, storage shed, and grain bins
- Hard surface blacktop road
- Well-maintained, year-round gravel road
- Electricity, rural water, propane, telephone line, and a lagoon
- 2 private water wells
- Mineral rights intact and transfer
- Oral year-to-year cash rent farm lease agreement in place
- 2024 taxes: \$2,476.04
- 10 miles from Council Grove, KS



# TILLABLE ACREAGE

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It has 54 +/- cropland acres with 25 +/- DCP crop base acres primarily consisting of Class I Reading silt loam bottomland soils. The cropland acres have 1 to 7 percent slopes with well-kept terraces and field edges. The cropland soils have an NCCPI overall weighted average of 74.



## 3-BED, 1.5-BATH HOME

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## OUTBUILDINGS AND GRAIN BINS

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# BLUFF CREEK

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# MATURE HARDWOOD TIMBER

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# HUNTING OPPORTUNITIES

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The diverse habitat with abundant food, water, and cover provides some of the best whitetail deer, turkey, upland bird, and waterfowl hunting opportunities that Kansas is known for! The property is located in Kansas Deer Management Unit 14, and has excellent whitetail deer and turkey numbers!



# AERIAL MAP



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Maps Provided By:



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Boundary Center: 38° 39' 53.33, -96° 18' 11.9

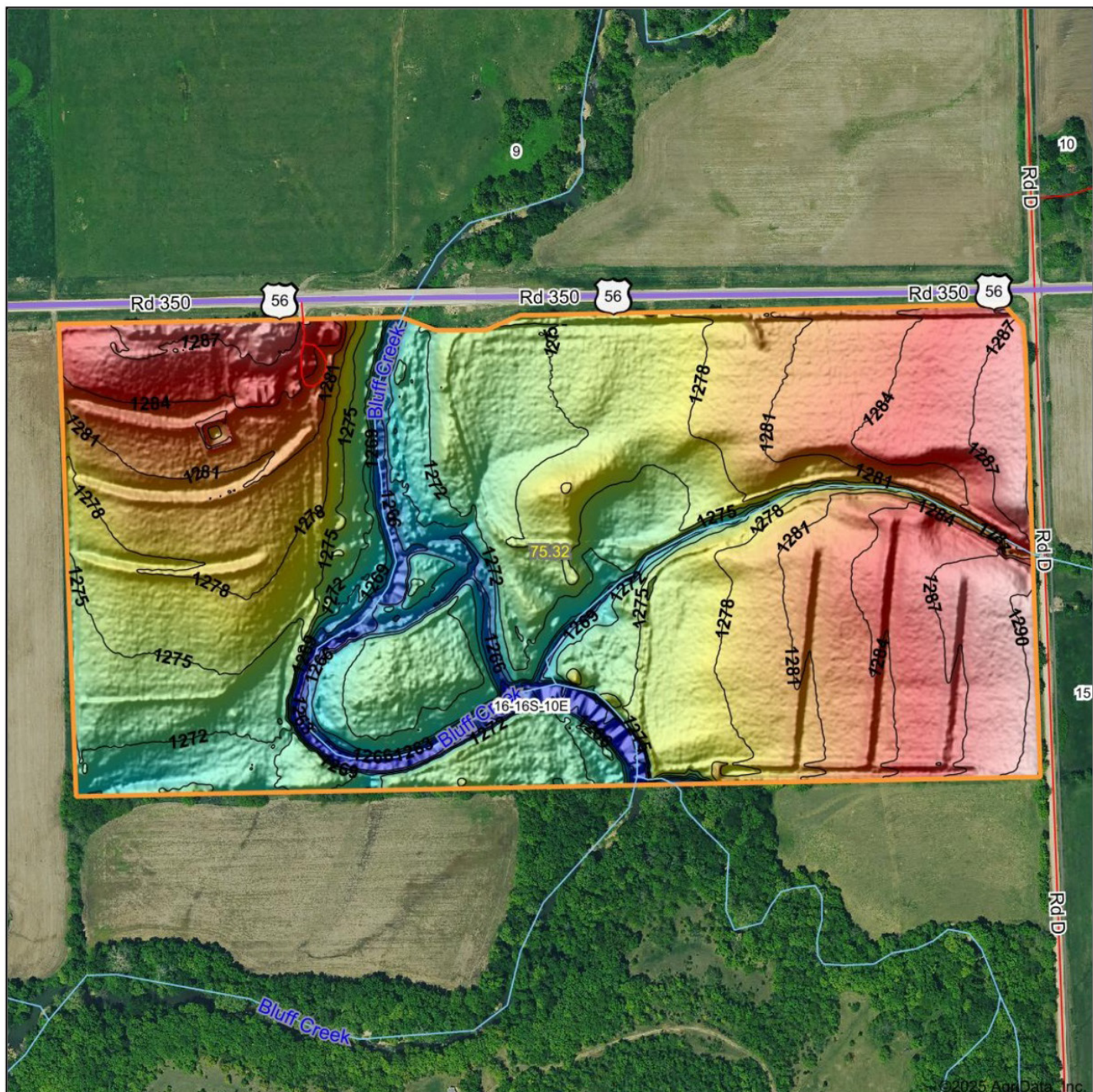
16-16S-10E  
Lyon County  
Kansas

0ft 433ft 867ft



8/9/2025

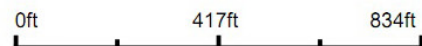
# HILLSHADE MAP



Maps Provided By:



Source: USGS 1 meter dem  
Interval(ft): 3  
Min: 1,261.7  
Max: 1,292.8  
Range: 31.1  
Average: 1,277.7  
Standard Deviation: 6.14 ft

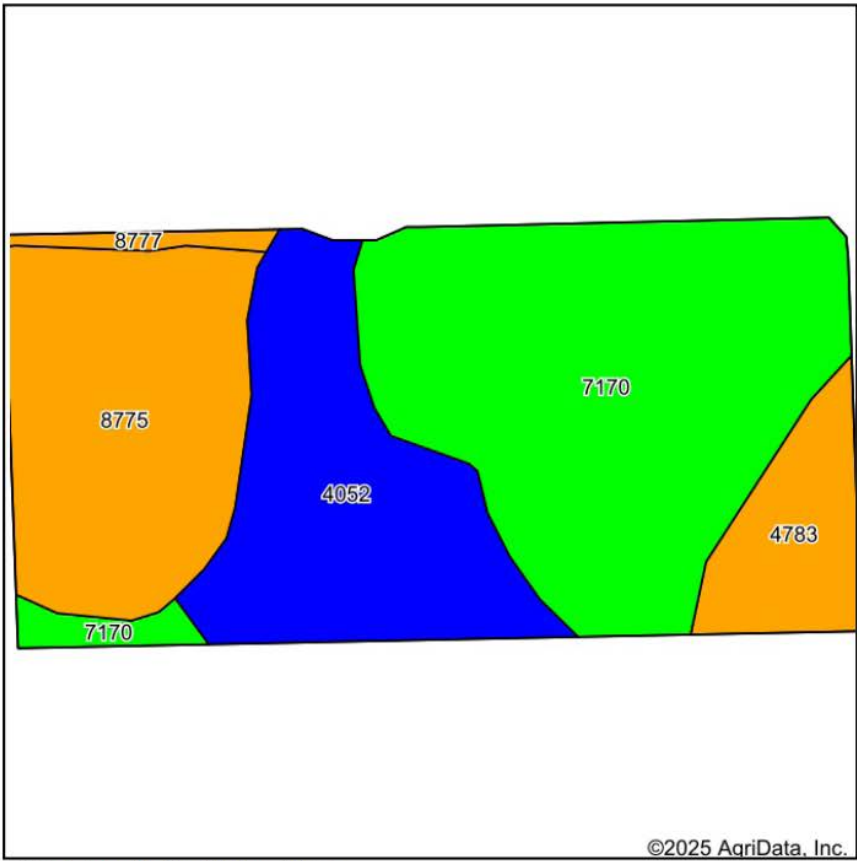


8/9/2025

16-16S-10E  
Lyon County  
Kansas

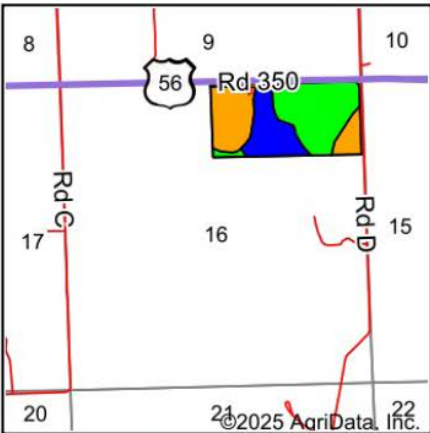
Boundary Center: 38° 39' 53.33, -96° 18' 11.9

# SOILS MAP



Soils data provided by USDA and NRCS.

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State: **Kansas**  
County: **Lyon**  
Location: **16-16S-10E**  
Township: **Agnes City**  
Acres: **75.32**  
Date: **8/9/2025**



Maps Provided By:



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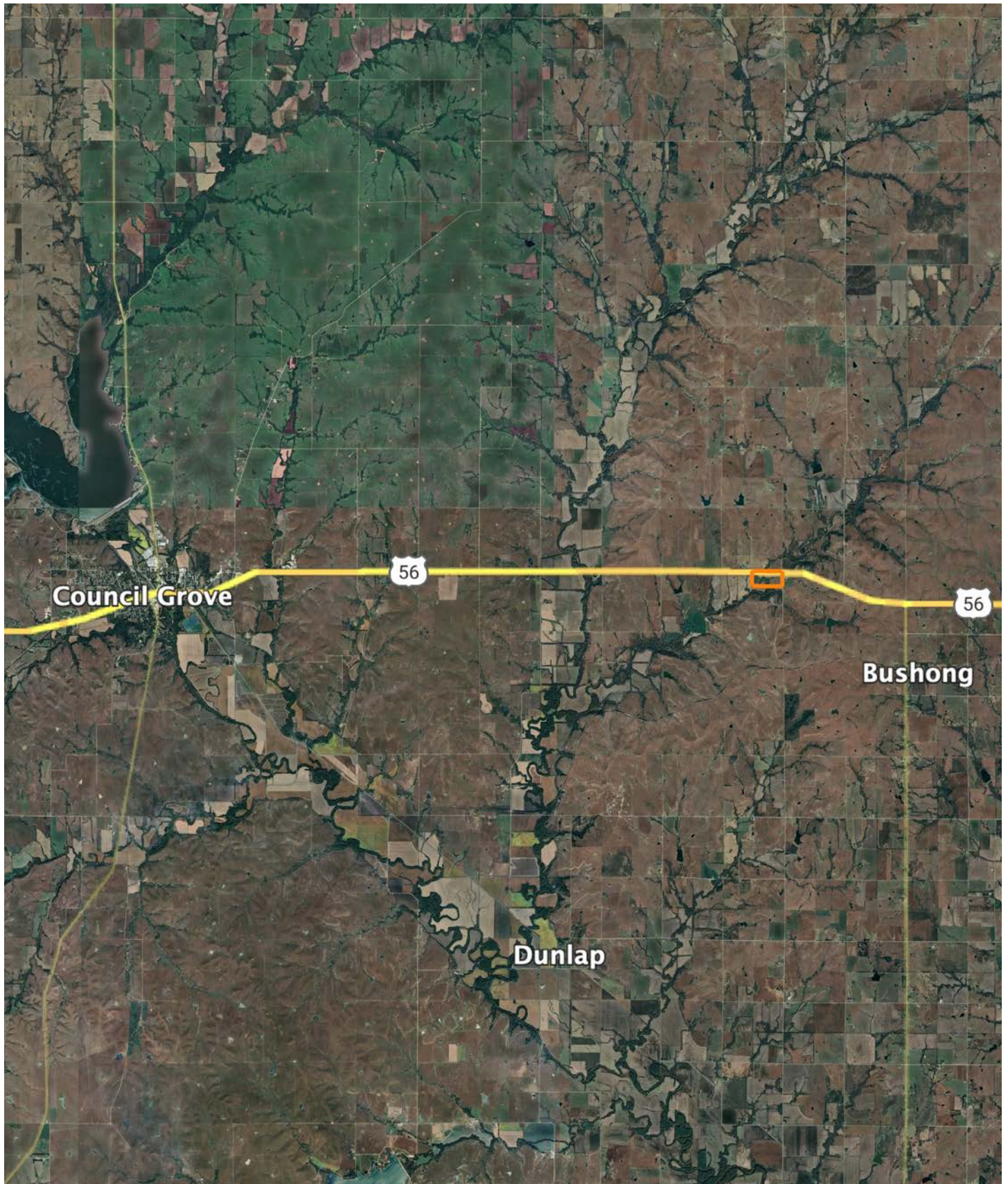


| Area Symbol: KS111, Soil Area Version: 23 |                                                       |       |                  |                      |                         |                  |                                |                  |               |                       |                   |                 |
|-------------------------------------------|-------------------------------------------------------|-------|------------------|----------------------|-------------------------|------------------|--------------------------------|------------------|---------------|-----------------------|-------------------|-----------------|
| 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 |
| 7170                                      | Reading silt loam, rarely flooded                     | 32.95 | 43.7%            |                      | > 6.5ft.                | lw               | 7935                           | 84               | 82            | 74                    | 76                | 55              |
| 8775                                      | Kenoma silt loam, 1 to 3 percent slopes               | 17.86 | 23.7%            |                      | 5.7ft. (Lithic bedrock) | llle             | 3888                           | 59               | 56            | 58                    | 59                | 54              |
| 4052                                      | Ivan silt loam, occasionally flooded                  | 17.45 | 23.2%            |                      | > 6.5ft.                | llw              | 7995                           | 81               | 64            | 64                    | 81                | 51              |
| 4783                                      | Tully silty clay loam, 3 to 7 percent slopes          | 6.11  | 8.1%             |                      | > 6.5ft.                | llle             | 4985                           | 60               | 59            | 59                    | 60                | 44              |
| 8777                                      | Kenoma silty clay loam, 1 to 3 percent slopes, eroded | 0.95  | 1.3%             |                      | 5.7ft. (Lithic bedrock) | llle             | 3865                           | 51               | 48            | 50                    | 49                | 30              |
| Weighted Average                          |                                                       |       |                  |                      |                         | 1.89             | 6698.6                         | *n 75            | *n 69.4       | *n 66.4               | *n 71.5           | *n 52.6         |

\*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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## MidwestLandGroup.com

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