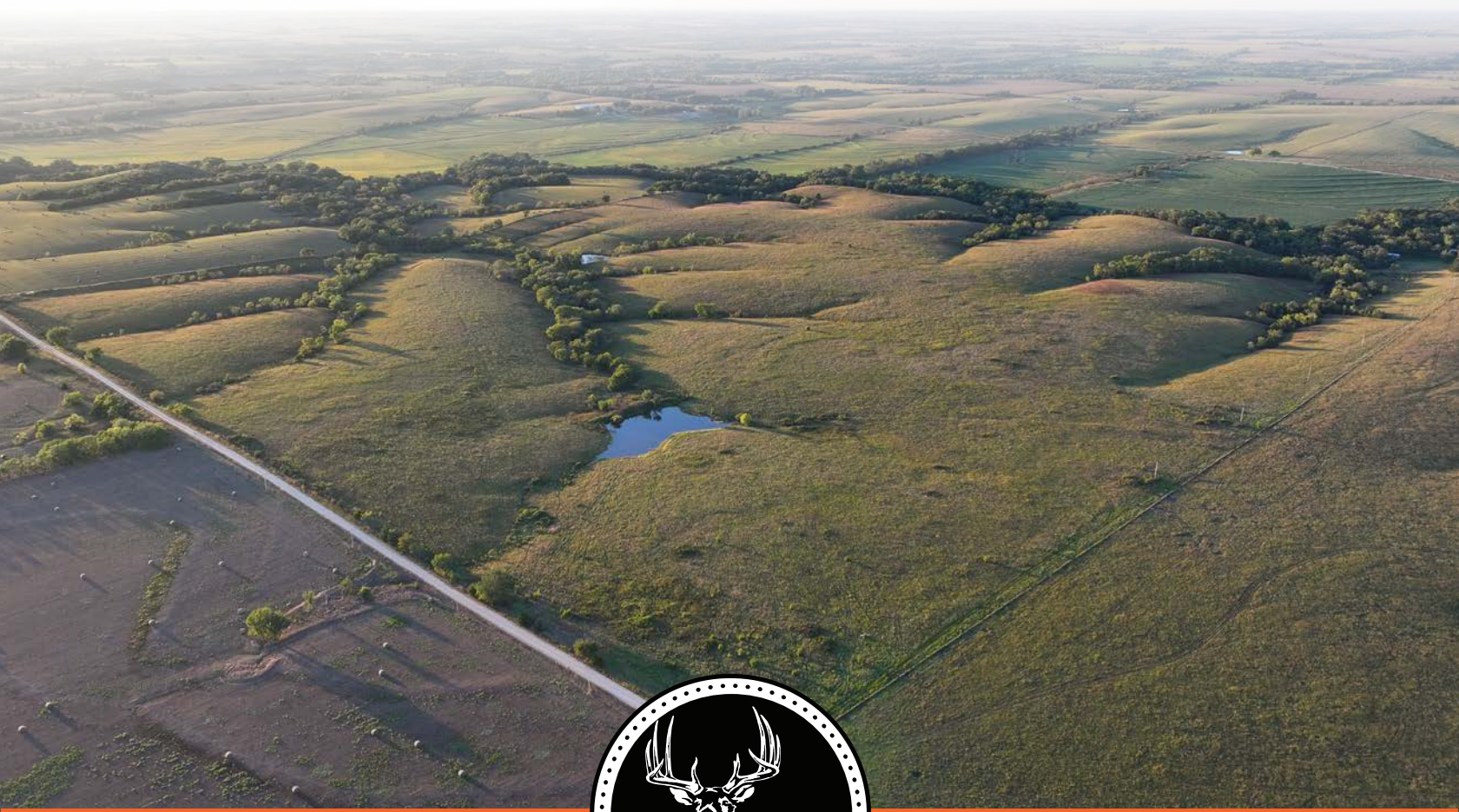


MIDWEST LAND GROUP PRESENTS

172 ACRES IN

MORRIS COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

172 +/- ACRES OF SCENIC FLINT HILLS PASTURE IN MORRIS COUNTY, KANSAS

This 172 +/- acre property is located in northeast Morris County, just south of Alta Vista, Kansas. The property has rolling Flint Hills views overlooking the warm-season native grass pasture and hardwood timbered draws. The pasture is very clean and mixed with big bluestem, little bluestem, Indiangrass, and switchgrass. The hardwood timbered draws are primarily mixed with burr oak, sycamore, and cottonwood trees. The property has four watering ponds that are spaced well throughout the property. The property has above-average fencing, with new fencing being installed along the north boundary. There is 95 +/- feet of elevation change on the property, creating multiple future building sites with beautiful Flint Hills views!

The diverse habitat with abundant water and cover provides great whitetail deer and upland bird hunting opportunities! The property is located on a well-maintained year-round gravel road with electricity and fiber optic cable at the road. Mineral rights are intact and will be transferred to the buyer at closing. There is an oral year-to-year tenant farm lease agreement currently in place. A boundary survey has also recently been completed. Don't miss your opportunity on this beautiful Flint Hills pasture! 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: **\$684,695** | COUNTY: **MORRIS** | STATE: **KANSAS** | ACRES: **172**

- 172 +/- total acres
- Warm-season native grass pasture
- Big bluestem, little bluestem, Indiangrass, and switchgrass
- Multiple watering ponds throughout
- Above-average fencing
- New fencing being installed on north boundary
- 95 +/- feet of elevation change
- Whitetail deer and upland bird hunting
- Kansas Deer Management Unit 14
- Well-maintained year-round gravel road
- Electricity and fiber optic cable at the road
- Mineral rights intact and transfer
- Oral year-to-year tenant farm lease agreement currently in place
- Boundary survey has recently been completed
- 2024 taxes: ~\$701.67
- 10 miles from Alta Vista, KS
- 13 miles from Council Grove, KS



WARM-SEASON NATIVE GRASS PASTURE

The property has rolling Flint Hills views overlooking the warm-season native grass pasture and hardwood timbered draws. The pasture is very clean and mixed with big bluestem, little bluestem, Indiangrass, and switchgrass.



ABOVE-AVERAGE FENCING



MULTIPLE WATERING PONDS THROUGHOUT



95 +/- FEET OF ELEVATION CHANGE

There is 95 +/- feet of elevation change on the property, creating multiple future building sites with beautiful Flint Hills views!



ADDITIONAL PHOTOS



AERIAL MAP



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Maps Provided By:



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www.AgriDataInc.com

Boundary Center: 38° 47' 11.89, -96° 24' 46.86

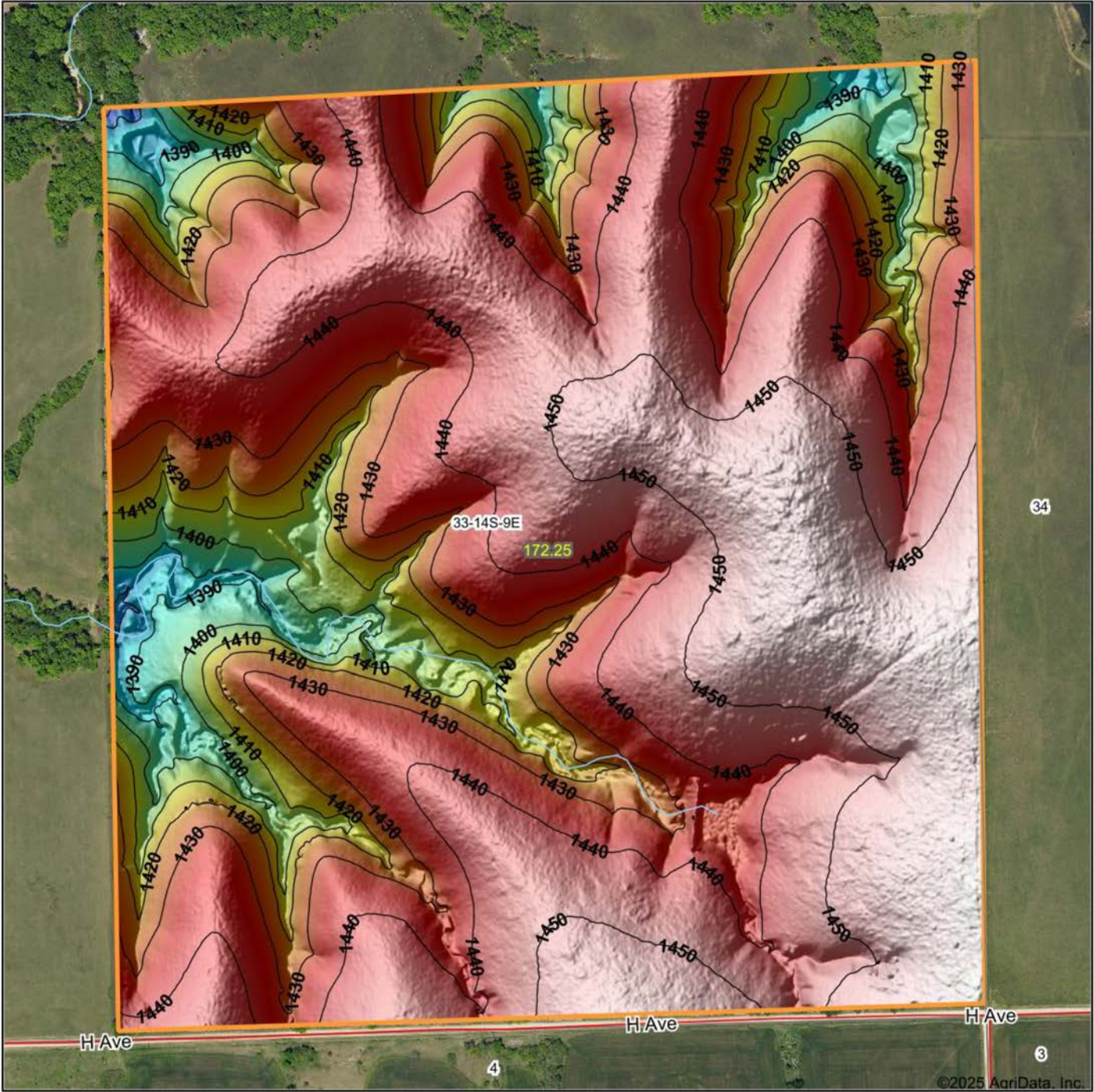
33-14S-9E
Morris County
Kansas

0ft 501ft 1002ft



9/16/2025

HILLSHADE MAP



Low Elevation High



Maps Provided By:



© AgriData, Inc. 2023

Source: USGS 1 meter dem

Interval(ft): 10

Min: 1,364.3

Max: 1,459.4

Range: 95.1

Average: 1,434.1

Standard Deviation: 17.26 ft

0ft 473ft 946ft



9/16/2025

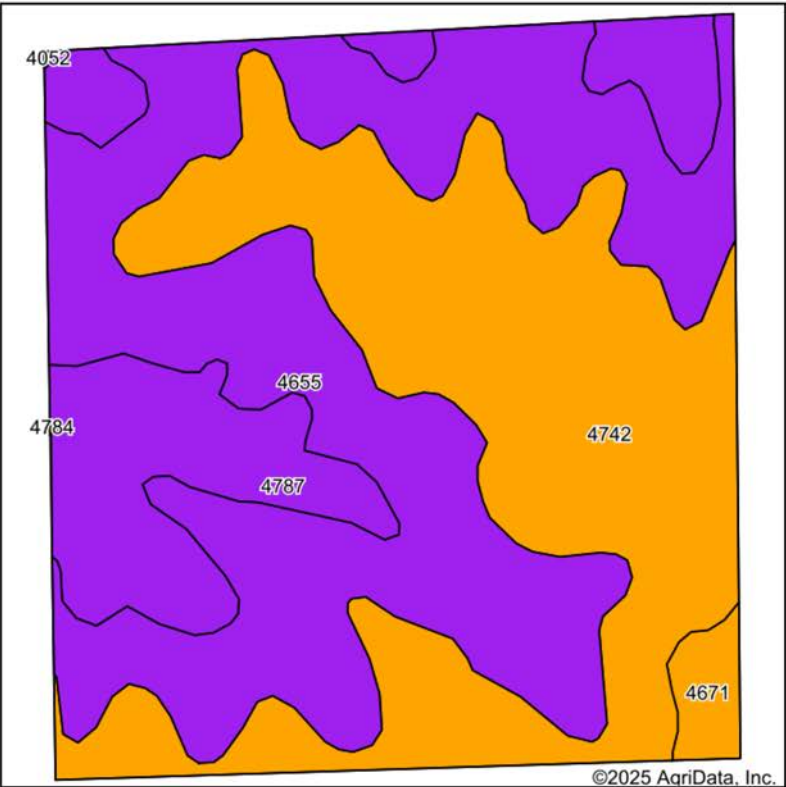
33-14S-9E

Morris County

Kansas

Boundary Center: 38° 47' 11.89, -96° 24' 46.86

SOILS MAP



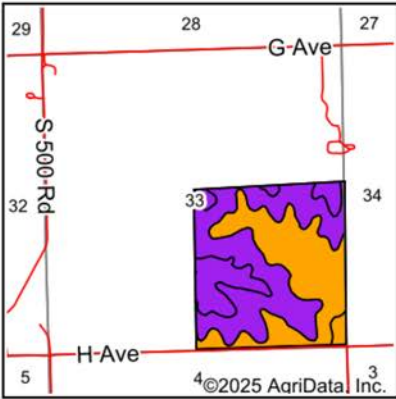
Soils data provided by USDA and NRCS.

Area Symbol: KS127, Soil Area Version: 21

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
4655	Florence-Labette complex, 2 to 12 percent slopes	76.23	44.2%		3.6ft. (Lithic bedrock)	Vle	3850	39	36	39	36	19
4742	Labette silty clay loam, 3 to 7 percent slopes	66.25	38.5%		2.8ft. (Lithic bedrock)	Ille	4830	48	40	47	43	26
4787	Tully soils, 5 to 15 percent slopes	26.79	15.6%		> 6.5ft.	Vle	4850	57	57	57	57	44
4671	Irwin silty clay loam, 1 to 3 percent slopes	2.98	1.7%		> 6.5ft.	Ills	3585	56	45	55	55	40
Weighted Average						4.79	4377.9	*n 45.6	*n 41	*n 45.2	*n 42.3	*n 25.9

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

*c: Using Capabilities Class Dominant Condition Aggregation Method



State: **Kansas**
County: **Morris**
Location: **33-14S-9E**
Township: **Township No. 2**
Acres: **172.25**
Date: **9/16/2025**

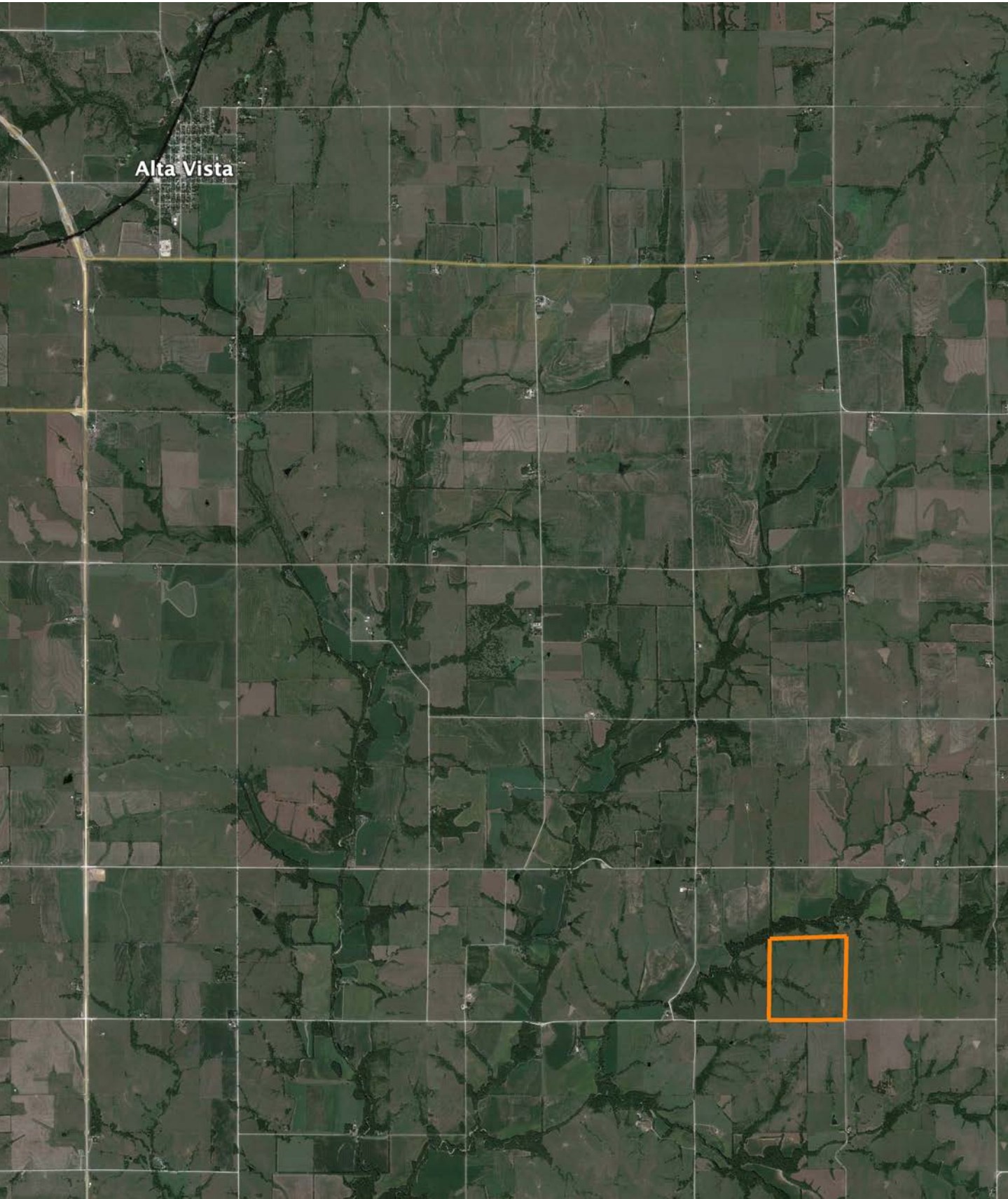


Maps Provided By:



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
620.767.2926
TSiegle@MidwestLandGroup.com



MidwestLandGroup.com

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