

MIDWEST LAND GROUP PRESENTS



POTTAWATOMIE COUNTY, KS

144 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

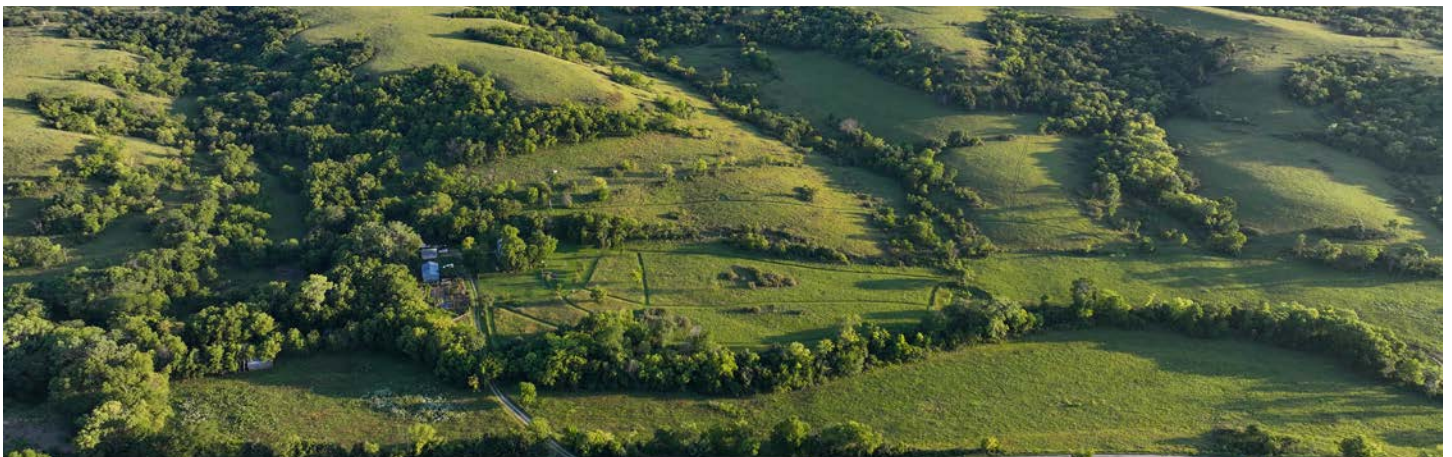
BREATHTAKING FLINT HILLS RECREATIONAL RANCH

This 144 +/- acre property is located in northwest Pottawatomie County just outside of Olsburg, Kansas. It is set in one of the most breathtaking areas of the Flint Hills region! 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 primarily mixed with walnut and chinquapin oak trees. The native grass is very clean and primarily mixed with Indiangrass, big bluestem, and little bluestem grasses. There is a wet-weather creek that winds throughout the property as well as a spring-fed watering tank. The property has 183 +/- feet of elevation change with some of the best sunrise and sunset views in Kansas!

The diverse habitat with abundant natural food, water, and cover 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 property is very secluded

and has not been hunted in over 20 years. The property has 22 +/- cropland acres along the wet-weather creek that primarily consist of Class III, Tully silty clay loam soils. The cropland acres have 3 to 7 percent slopes with an NCCPI overall weighted average of 60.

The two-story farmhouse on the property was built in 1918. The house totals 2,389 square feet with four bedrooms and one bathroom. It has a two-car detached garage along with many other outbuildings. The property is located on a secluded, yet 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. A boundary survey has also recently been completed. Don't miss your opportunity on this incredibly rare Flint Hills property! 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

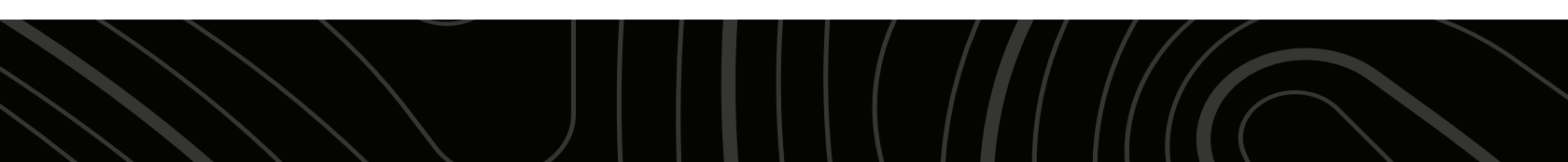
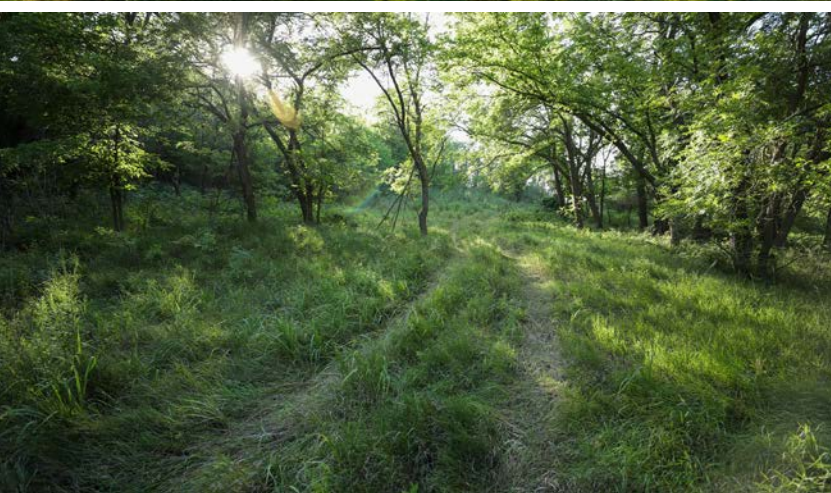
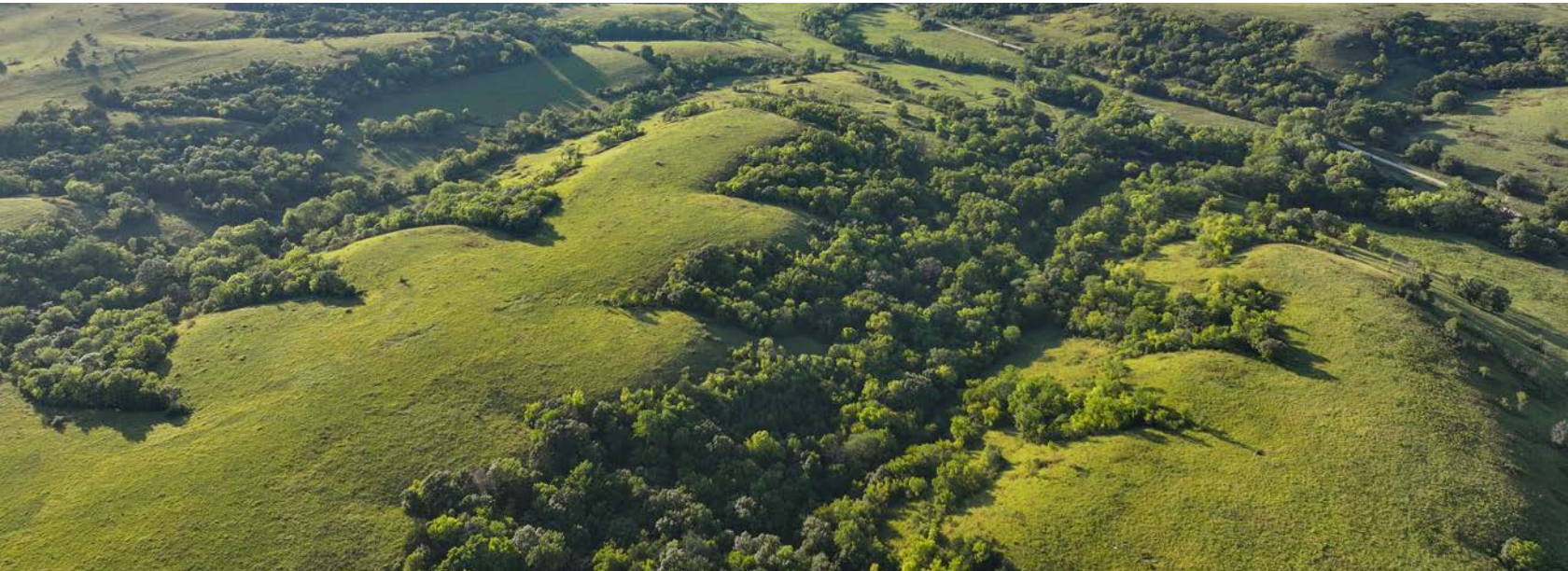
PRICE: **\$749,644** | COUNTY: **POTTAWATOMIE** | STATE: **KANSAS** | ACRES: **144**

- 144 +/- total acres
- 22 +/- cropland acres (currently hay meadows)
- Diverse habitat
- Hardwood timbered draws
- Giant walnut and chinquapin oak trees
- Dogwood and cedar thickets
- Rolling Flint Hills native warm-season grasses
- 183 +/- feet of elevation change
- Wet-weather creek winds throughout
- Spring-fed watering tank
- Whitetail deer, turkey, and upland bird hunting
- Excellent whitetail deer and turkey numbers
- Kansas Deer Management Unit 9
- Very secluded
- 4-bed, 1-bath house built in 1918
- 2,389 square foot house
- Appliances included
- 2-car detached garage
- Multiple outbuildings
- Electricity, water well, propane, fiber optic cable, and septic
- Well-maintained, year-round gravel road
- Mineral rights intact and transfer
- No active farm leases or tenants' rights are currently in place
- Boundary survey has recently been completed
- 2024 taxes: \$1,005.98
- 7 miles from Olsburg, KS
- 29 miles from Manhattan, KS



DIVERSE HABITAT

The property is full of diversity with hardwood timbered draws, dogwood and cedar thickets, and rolling Flint Hills native warm-season grasses.



ROLLING FLINT HILLS WARM-SEASON GRASS

The native grass is very clean and primarily mixed with Indiangrass, big bluestem, and little bluestem grasses.



4 BED, 1 BATH HOME



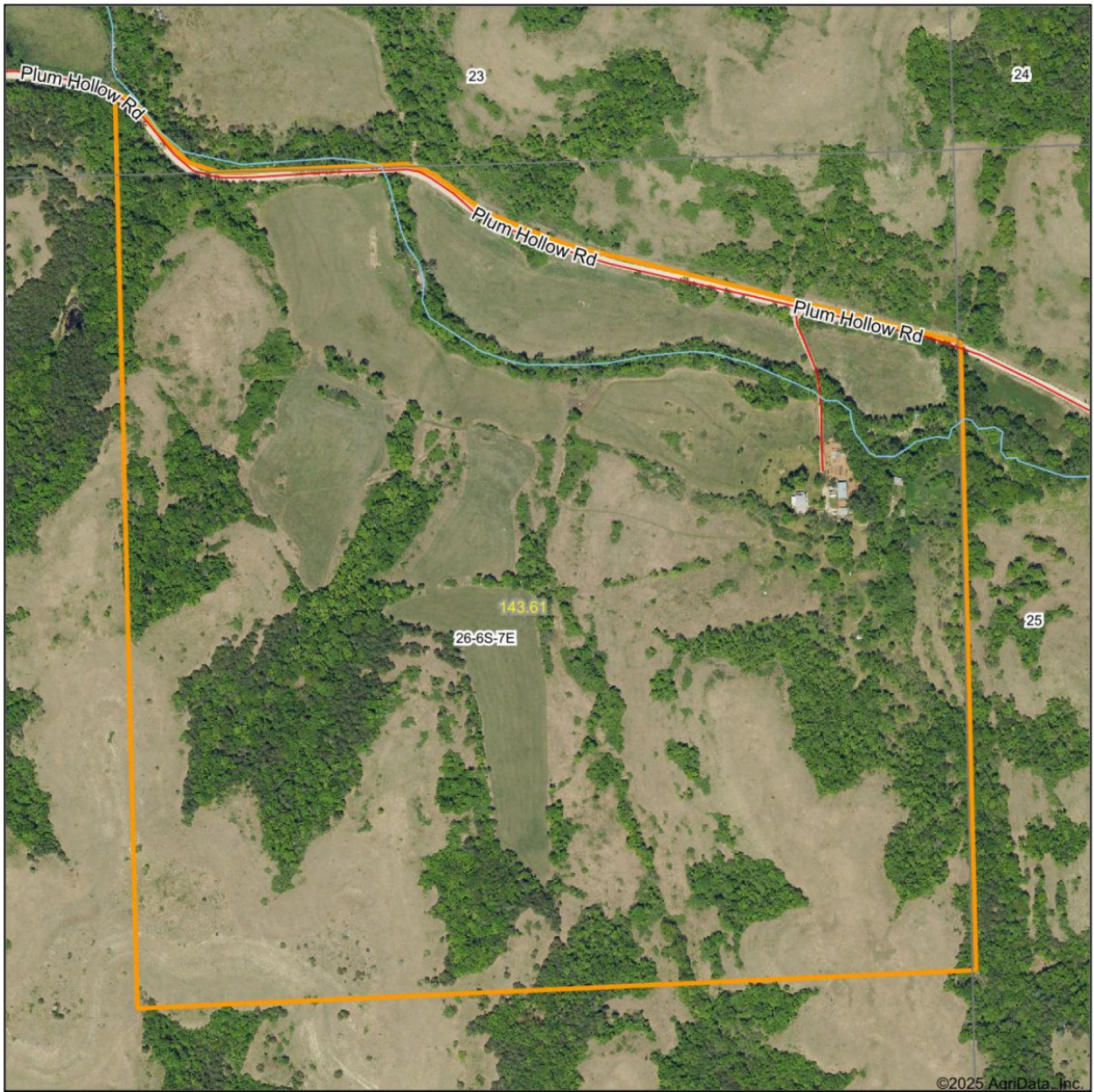
SPRING-FED WATERING TANK



TRAIL CAM PICTURES



AERIAL MAP



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Boundary Center: 39° 30' 16.72, -96° 36' 41.58

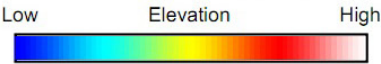
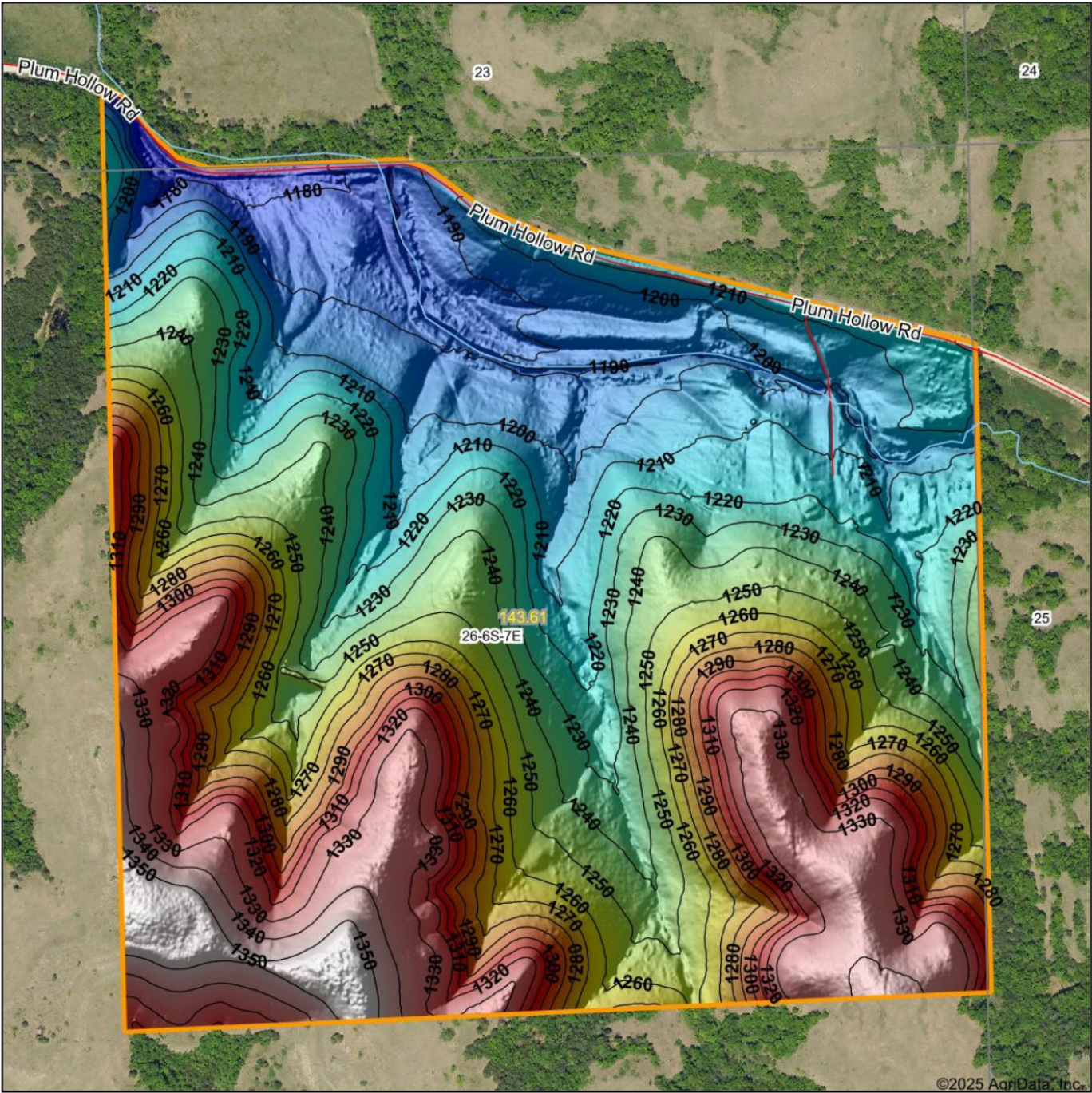
0ft 486ft 972ft

26-6S-7E
Pottawatomie County
Kansas



10/2/2025

HILLSHADE MAP

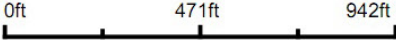


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Source: USGS 1 meter dem
Interval(ft): 10
Min: 1,171.5
Max: 1,354.9
Range: 183.4
Average: 1,255.6
Standard Deviation: 50.43 ft

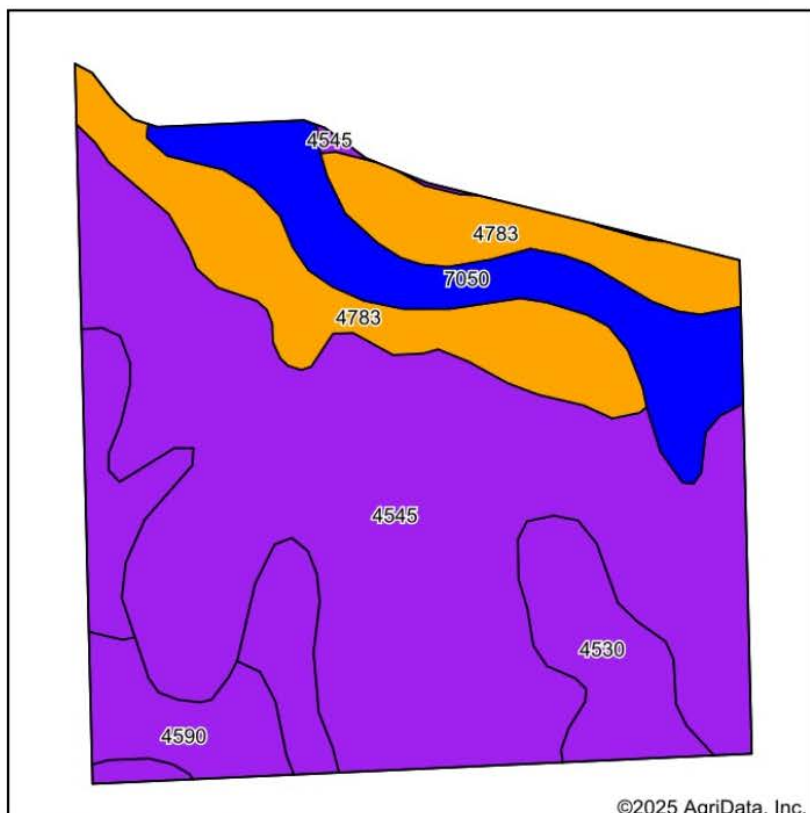


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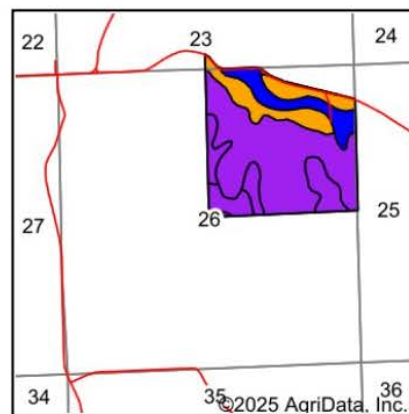
26-6S-7E
Pottawatomie County
Kansas

Boundary Center: 39° 30' 16.72, -96° 36' 41.58

SOIL MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Pottawatomie**
 Location: **26-6S-7E**
 Township: **Blue Valley**
 Acres: **143.61**
 Date: **10/2/2025**



Maps Provided By:



surety
 CUSTOMIZED ONLINE MAPPING
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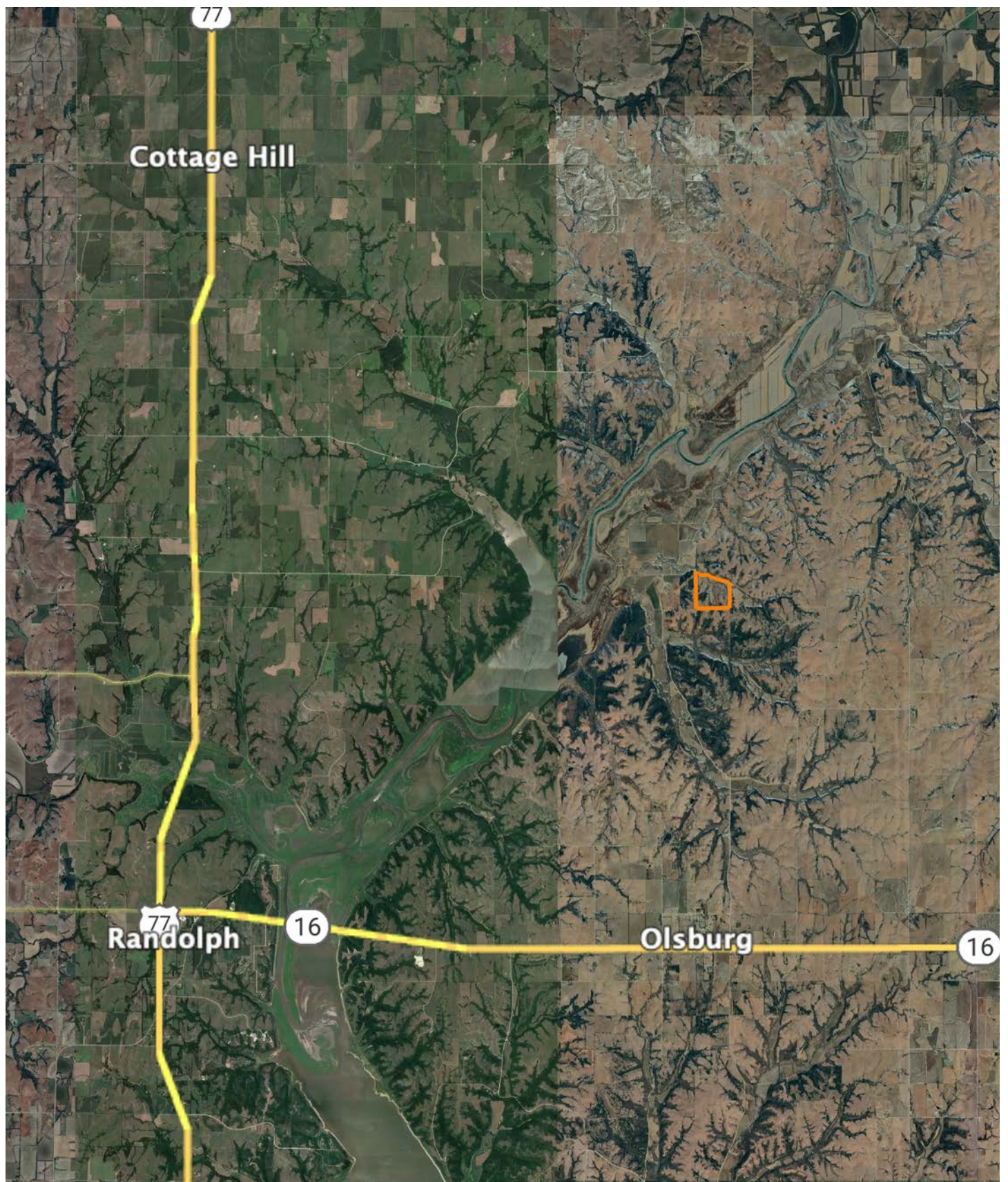
Area Symbol: KS149, Soil Area Version: 25

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
4545	Clime silty clay loam, 20 to 40 percent slopes, stony	76.59	53.3%		2.5ft. (Paralithic bedrock)	Vlle	3070	13	12	13	9	7
4783	Tully silty clay loam, 3 to 7 percent slopes	24.73	17.2%		> 6.5ft.	Ille	4985	60	59	59	60	44
4530	Benfield-Florence complex, 5 to 30 percent slopes	19.95	13.9%		3.2ft. (Paralithic bedrock)	Vle	4145	38	33	38	37	25
7050	Kennebec silt loam, occasionally flooded	15.64	10.9%		> 6.5ft.	Ilw	4361	89	89	69	82	
4590	Clime-Sogn complex, 3 to 20 percent slopes	6.70	4.7%		2.5ft. (Paralithic bedrock)	Vle	3310	36	32	36	33	18
Weighted Average						5.58	3700.9	*n 33.9	*n 32.3	*n 31.6	*n 30.7	*n 15.6

*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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