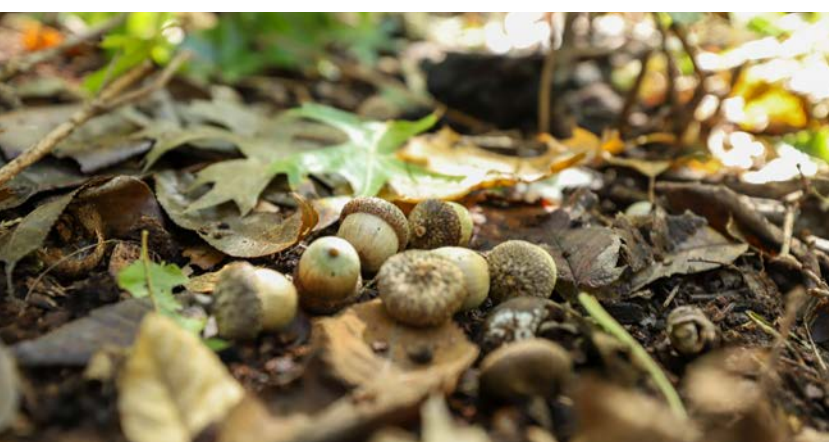


MIDWEST LAND GROUP PRESENTS



# CRAWFORD COUNTY, KS

78 ACRES



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# CRAWFORD COUNTY TURN-KEY HUNTING AND RECREATIONAL FARM

This 78 +/- acre property is located in Crawford County, just southeast of Walnut, Kansas. The property offers exceptional diversity with tillable acres, warm-season native grass, mature hardwood timber, a live creek, and a large fishing pond. There are approximately 30 +/- tillable acres currently in production, consisting primarily of Class II silt loam soils with 1–7% slopes and an overall NCCPI weighted average of 78. The cropland includes well-maintained terraces, waterways, and field edges.

The remaining 48 +/- acres feature native grass edges, mature timber, and a live creek that provides year-round water and a natural travel corridor for wildlife. The warm-season native grass edges offer excellent nesting and bedding cover, while the hardwood timber—mixed with oak, hickory, and sycamore—adds a beautiful timber bottom. The large pond adds additional recreation and fishing opportunities. The property offers excellent whitetail deer, turkey, and upland bird habitat and is located in Kansas Deer Management Unit 11.

Included in the sale are a Redneck Big Country 6'x7' blind on a 10' stand, an All Seasons Feeders 1,000-pound directional feeder, a 4,500-pound Low Pro feeder, and both a 20' and 40' storage container. The property also offers an ideal building site with year-round gravel road access and utilities—including electricity, rural water, and fiber optic cable—available at the road. Mineral rights are intact and will transfer to the buyer at closing. There is an oral year-to-year lease agreement in place on the tillable acres.

This extraordinary hunting and recreational property has a little bit of everything for the avid outdoor family! 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

COUNTY: **CRAWFORD** | STATE: **KANSAS** | ACRES: **78**

- 30 +/- tillable acres
- 48 +/- native grass/timber acres
- Primarily Class II silt loam soils
- 1 to 7 percent slopes
- Well-kept terraces, waterways, and field edges
- NCCPI overall soil average rating of 78
- Large creek winds throughout
- Large fishing pond
- Giant hardwood timber bottom
- Warm-season native grass edges
- 58 +/- feet of elevation change
- Whitetail deer, turkey, and upland bird hunting
- Kansas Deer Management Unit 11
- Redneck Blind Big Country 6'x7' on 10-foot Stand
- All Seasons Feeders 1,000-pound Directional Feeder
- All Seasons Feeders 4,500-pound Low Pro Feeder
- 20-foot and 40-foot storage containers
- Well-maintained, year-round gravel roads
- Electricity, rural water, and fiber optic cable at the road
- Mineral rights intact and transfer
- Oral year-to-year lease agreement on tillable acres
- 2025 taxes: \$359.46
- 5 miles from Walnut, KS
- 28 miles from Pittsburg, KS



# 30 +/- TILLABLE ACRES

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There are approximately 30 +/- tillable acres currently in production, consisting primarily of Class II silt loam soils with 1–7% slopes and an overall NCCPI weighted average of 78. The cropland includes well-maintained terraces, waterways, and field edges.



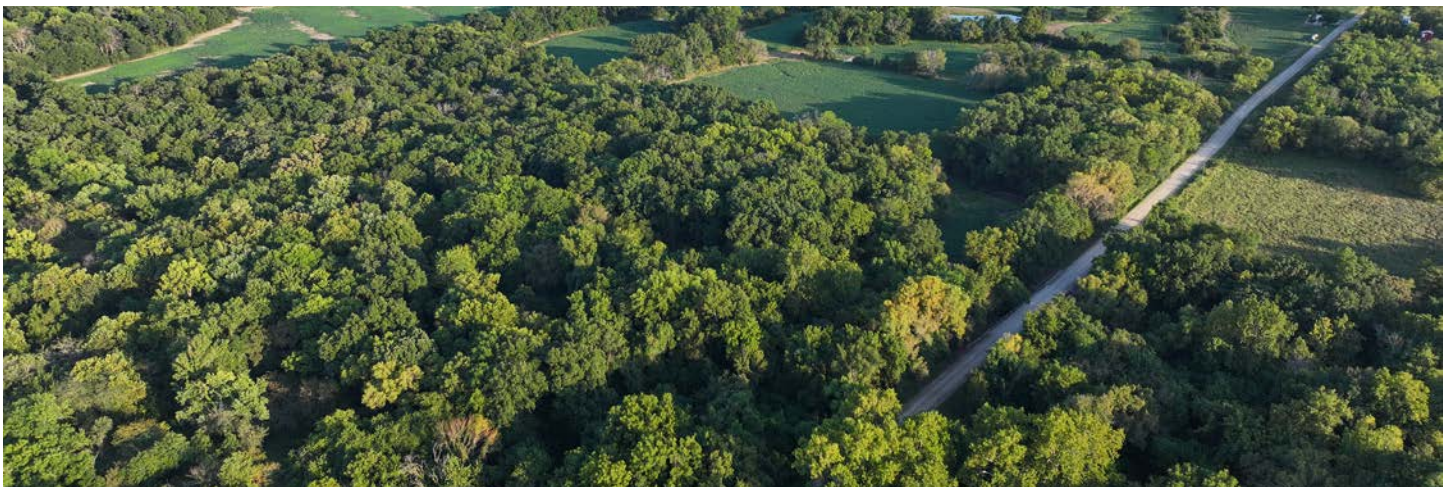
# LARGE FISHING POND

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48 +/- NATIVE GRASS/TIMBER ACRES

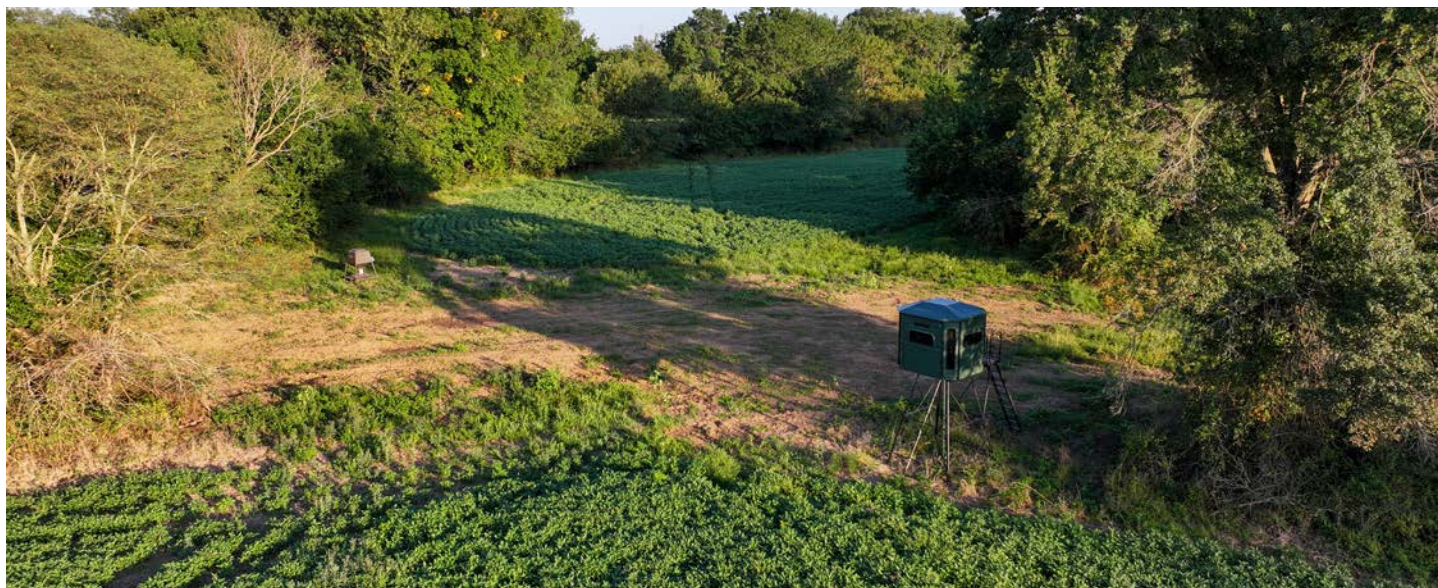
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# HUNTING OPPORTUNITIES

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Included in the sale are a Redneck Big Country 6'x7' blind on a 10' stand, an All Seasons Feeders 1,000-pound directional feeder, a 4,500-pound Low Pro feeder, and both a 20' and 40' storage container.



# TRAIL CAMERA PHOTOS

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# AERIAL MAP



Maps Provided By:



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Boundary Center: 37° 34' 35.29, -95° 0' 47.46

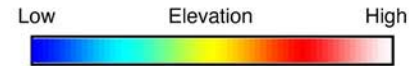
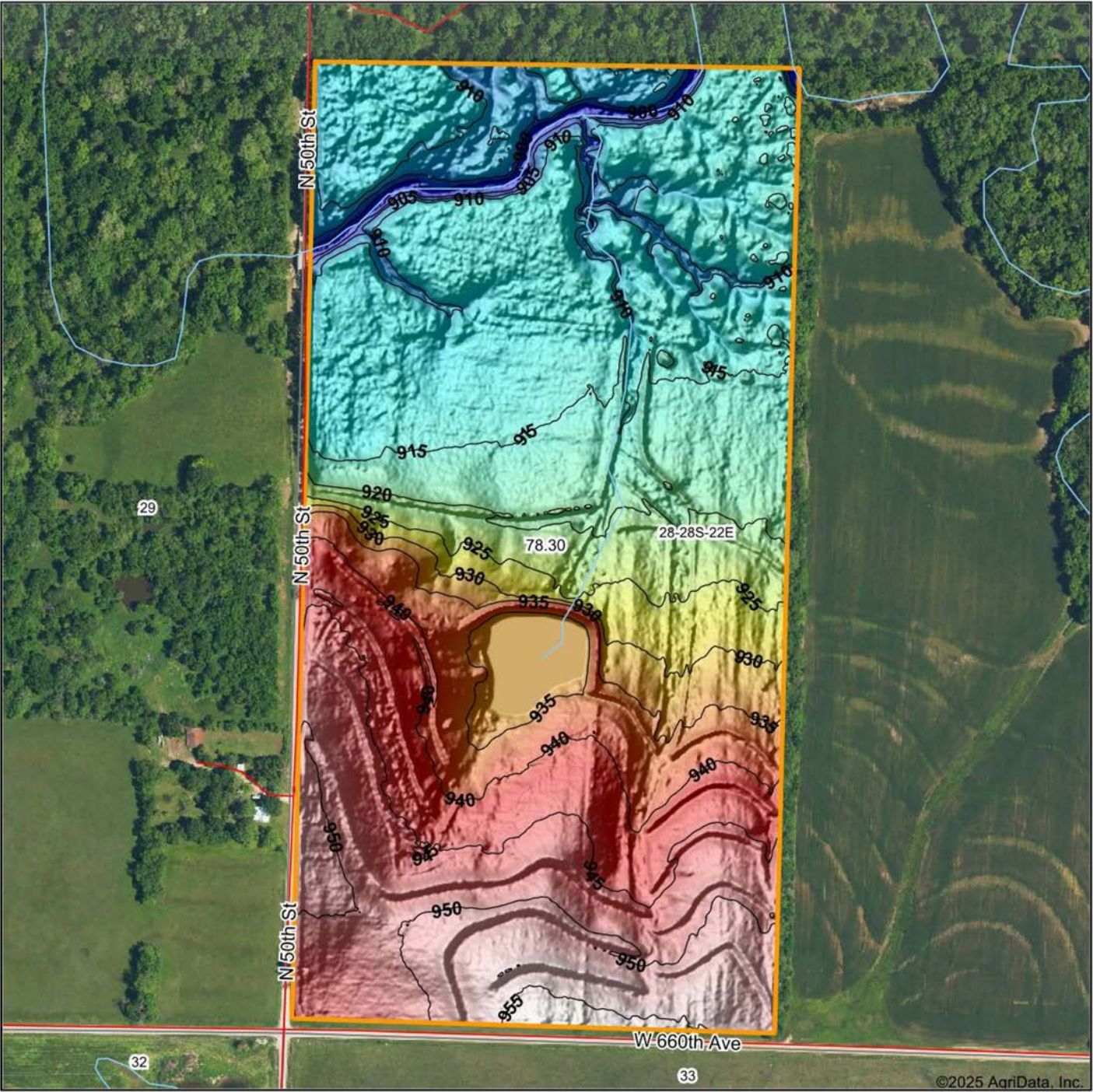
**28-28S-22E**  
**Crawford County**  
**Kansas**

0ft 442ft 883ft



10/29/2025

# HILLSHADE MAP



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Source: USGS 1 meter dem  
Interval(ft): 5  
Min: 898.2  
Max: 956.6  
Range: 58.4  
Average: 927.8  
Standard Deviation: 15.75 ft

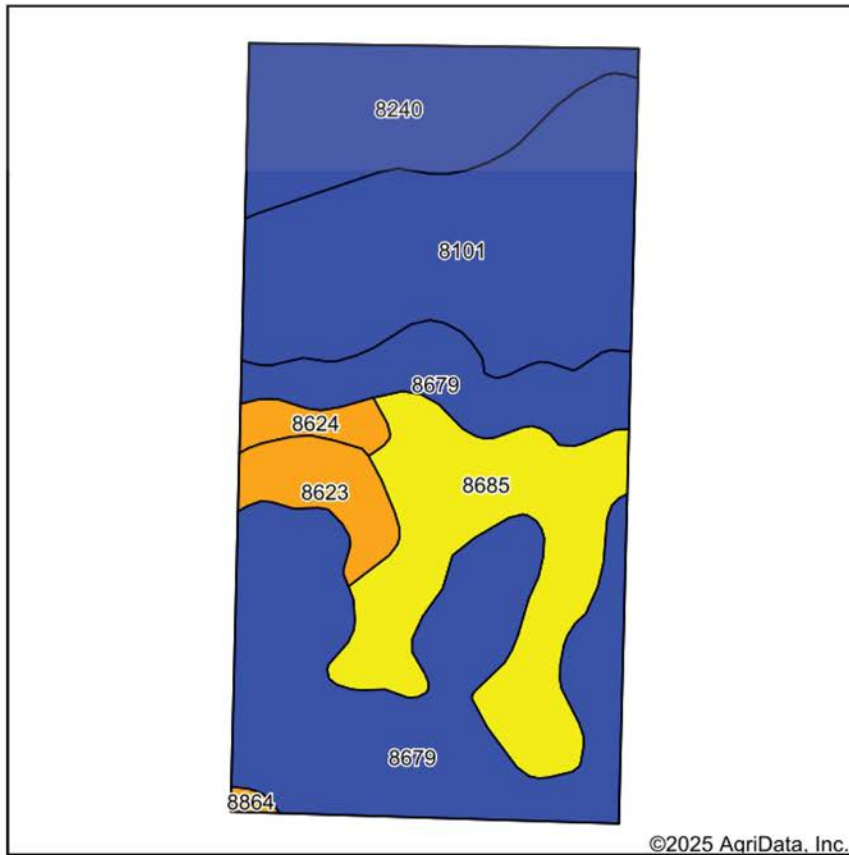


10/29/2025

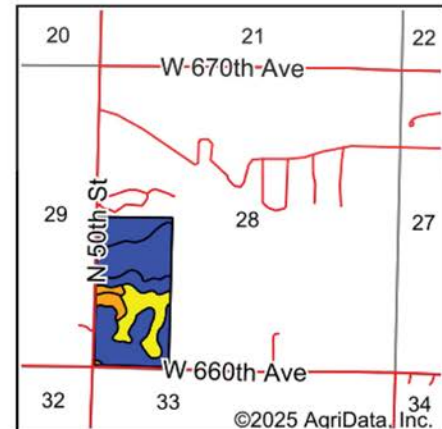
**28-28S-22E**  
**Crawford County**  
**Kansas**

Boundary Center: 37° 34' 35.29, -95° 0' 47.46

# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**  
 County: **Crawford**  
 Location: **28-28S-22E**  
 Township: **Walnut**  
 Acres: **78.3**  
 Date: **10/29/2025**



Maps Provided By:

**surety**  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2023 www.AgriDataInc.com



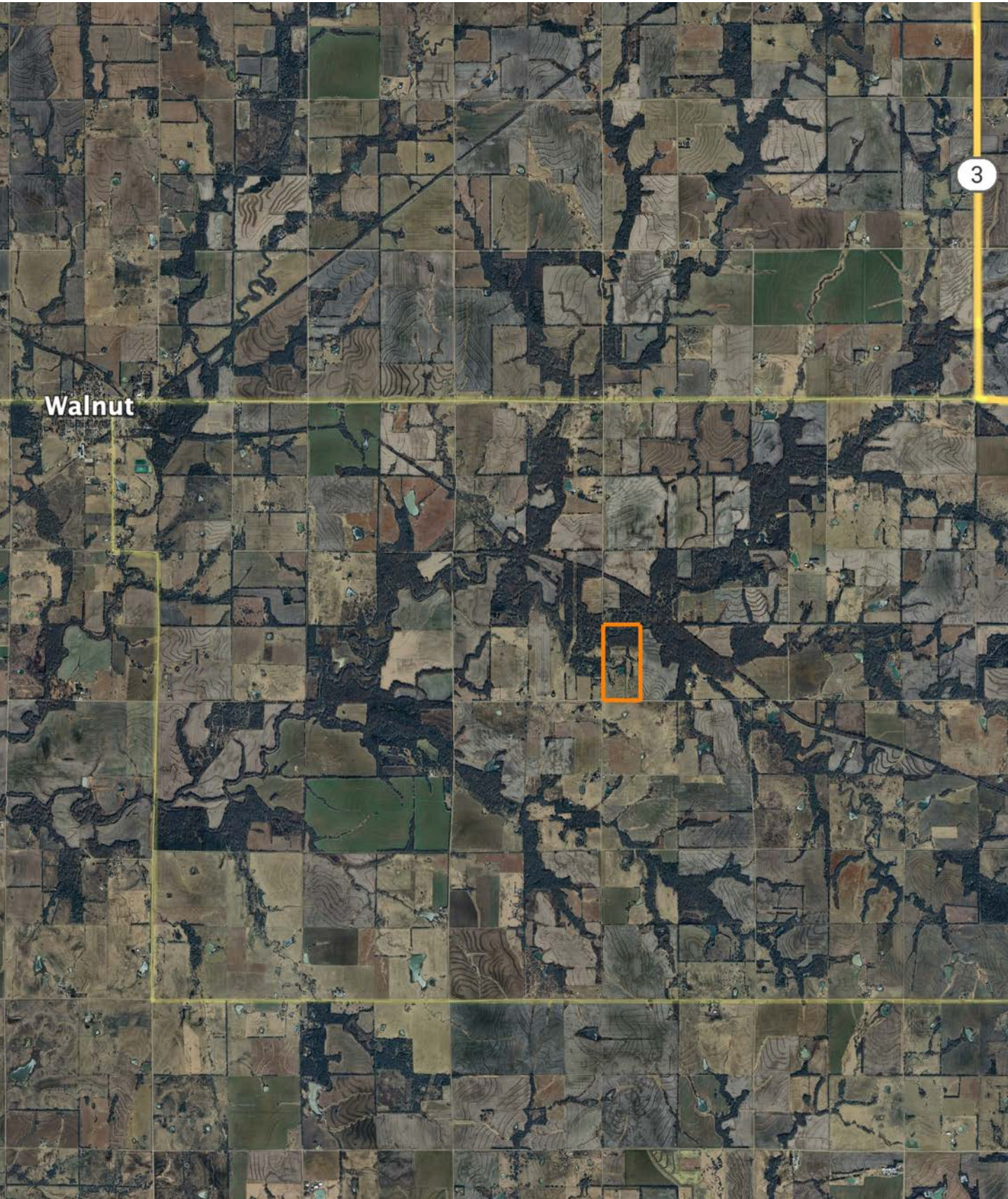
Area Symbol: KS037, Soil Area Version: 26

| 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 |
|------------------|---------------------------------------------------------------|-------|------------------|----------------------|---------------------------------|------------------|--------------------------------|------------------|---------------|-----------------------|-------------------|-----------------|
| 8679             | Dennis silt loam, 1 to 3 percent slopes                       | 27.97 | 35.7%            |                      | > 6.5ft.                        | Ile              | 4838                           | 79               | 78            | 59                    | 64                | 69              |
| 8101             | Hepler silt loam, 0 to 2 percent slopes, occasionally flooded | 20.18 | 25.8%            |                      | > 6.5ft.                        | IIw              | 8100                           | 85               | 85            | 64                    | 80                | 57              |
| 8685             | Dennis silt loam, 3 to 7 percent slopes, eroded               | 14.13 | 18.0%            |                      | > 6.5ft.                        | IVe              | 4750                           | 69               | 69            | 49                    | 50                | 66              |
| 8240             | Radley silt loam, occasionally flooded                        | 11.10 | 14.2%            |                      | > 6.5ft.                        | IIw              | 6993                           | 84               | 84            | 60                    | 71                | 68              |
| 8623             | Bates loam, 3 to 7 percent slopes                             | 3.20  | 4.1%             |                      | 2.5ft. (Paralithic bedrock)     | IIIe             | 4910                           | 63               | 63            | 55                    | 49                | 57              |
| 8624             | Bates loam, 3 to 7 percent slopes, eroded                     | 1.48  | 1.9%             |                      | 2.3ft. (Paralithic bedrock)     | IIIe             | 4886                           | 52               | 52            | 43                    | 34                | 47              |
| 8864             | Parsons silt loam, 1 to 3 percent slopes                      | 0.24  | 0.3%             |                      | 1.1ft. (Abrupt textural change) | IIIs             | 3483                           | 60               | 57            | 59                    | 58                | 58              |
| Weighted Average |                                                               |       |                  |                      |                                 | 2.42             | 5968                           | *n 78.2          | *n 77.9       | *n 58.2               | *n 65.4           | *n 64.3         |

\*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

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