

MIDWEST LAND GROUP PRESENTS

80 ACRES IN

JACKSON COUNTY KANSAS



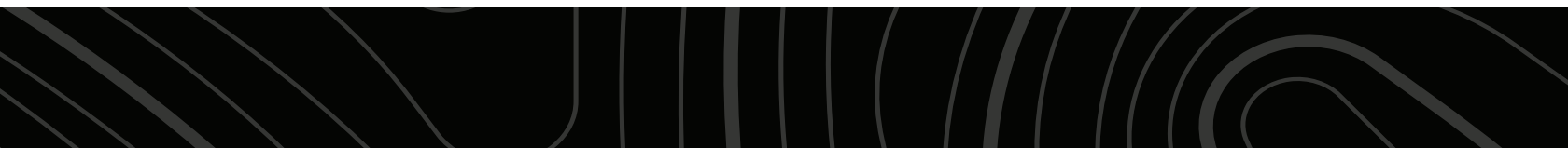
MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BALANCED NORTHEAST KANSAS 80 +/- ACRE RECREATIONAL FARM

This 80 +/- acre property is located in Jackson County, just northwest of Circleville, Kansas. The property is full of diversity with creek-bottom tillable fields, warm-season native grass edges, and hardwood timber ridges! It has 30 +/- tillable acres actively in production, primarily made of Class III clay loam soils with well-kept fields. The remaining 50 +/- acres consist of warm-season native grass edges, a large creek, and giant mature hardwood timber ridges. The native grass has a great mix of little bluestem, big bluestem, and Indiangrass. The timber is mixed with oak, hedge, and eastern red cedar trees. A large creek winds throughout the property, providing year-round water and a natural travel corridor for wildlife. There are also multiple watering ponds on the property. The diverse habitat with abundant food and water creates some of the best whitetail deer, turkey, and upland

bird hunting that Kansas has to offer! The property is located in Kansas Deer Management Unit 9 and has excellent whitetail deer numbers. The property would also make a great building site as it is located on a well-maintained, year-round gravel road with electricity and rural water nearby. A recorded easement also provides access from 278th Road to the southwest boundary of the property. Seller-owned mineral rights will transfer to the buyer at closing. There is an oral year-to-year cash rent lease agreement in place on the tillable acres. This premier hunting property has a little bit of everything, from tillable income, native grass, mature timber, a large creek, and great hunting! Showings are by appointment only, and an agent must be present to enter the property. For additional information, disclosures, or to schedule a showing, contact Trent Siegle at (620) 767-2926.



PROPERTY FEATURES

PRICE: **\$448,952** | COUNTY: **JACKSON** | STATE: **KANSAS** | ACRES: **80**

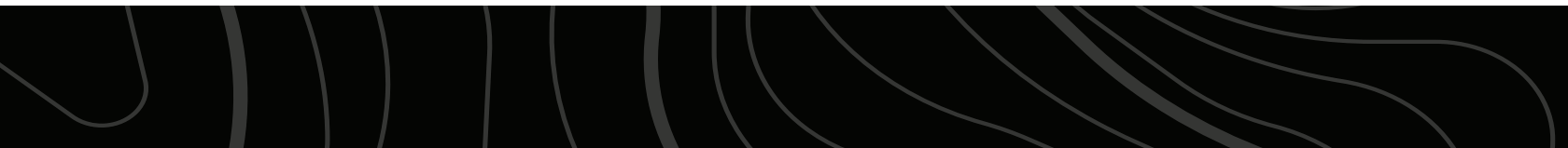
- 30 +/- tillable acres
- 50 +/- native grass/timber acres
- Primarily Class III clay loam soils
- NCCPI overall soil average rating of 62
- Well-kept tillable fields
- ARC County crop election
- Large creek winds throughout
- Multiple watering ponds
- Giant hardwood timber ridges
- Warm-season native grass edges
- 108 +/- feet of elevation change
- Whitetail deer, turkey, and upland bird hunting
- Kansas Deer Management Unit 9
- Treestands and deer feeders are included with the sale
- Well-maintained, year-round gravel road
- Electricity and rural water nearby
- Recorded easement from 278th Rd to southwest boundary
- Seller-owned mineral rights transfer
- Oral year-to-year cash rent lease agreement on tillable acres
- 2025 taxes: \$500.58
- 5 miles from Circleville, KS
- 14 miles from Holton, KS



30 +/- TILLABLE ACRES



50 +/- NATIVE GRASS/TIMBER ACRES



LARGE CREEK



MULTIPLE WATERING PONDS



TRAIL CAM PICTURES



AERIAL MAP



Boundary Center: 39° 33' 21.72, -95° 53' 29.6

0ft 437ft 874ft



Maps Provided By:



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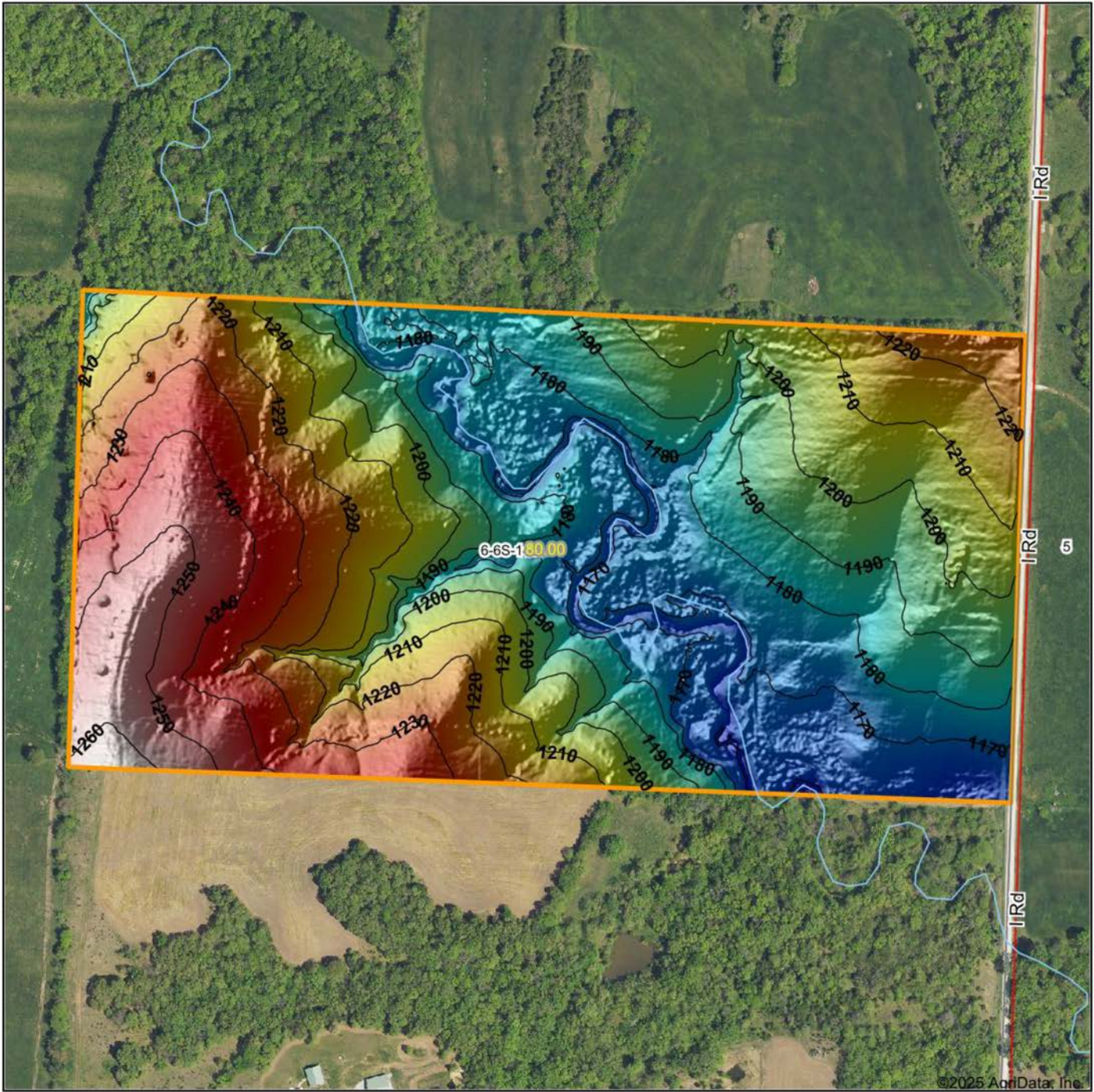
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6-6S-14E
Jackson County
Kansas



9/23/2025

HILLSHADE MAP



Low Elevation High



Maps Provided By:

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CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem

Interval(ft): 10

Min: 1,156.1

Max: 1,263.7

Range: 107.6

Average: 1,203.3

Standard Deviation: 25.46 ft

0ft 434ft 868ft

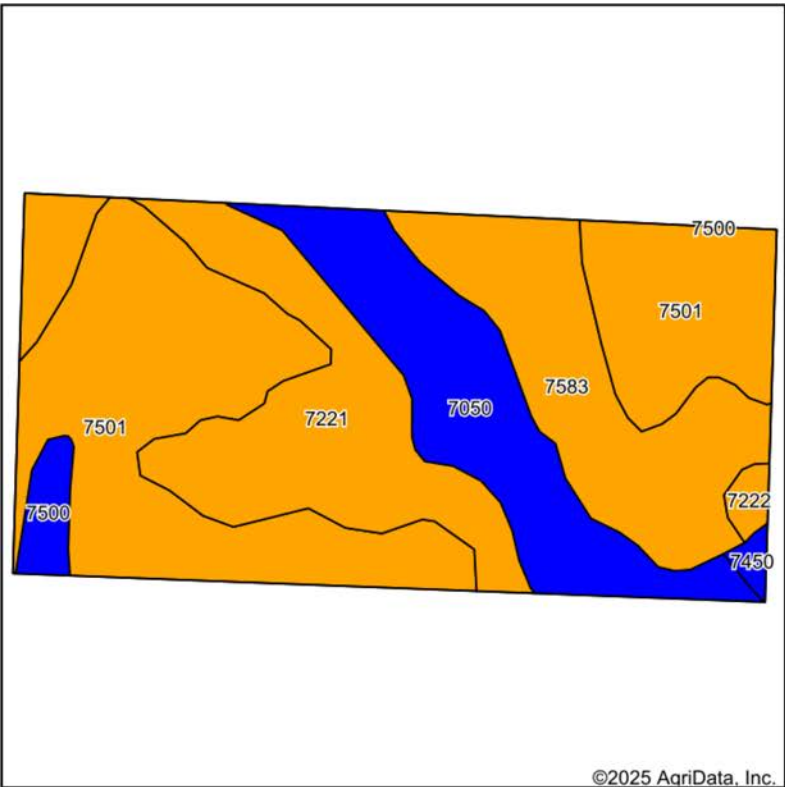


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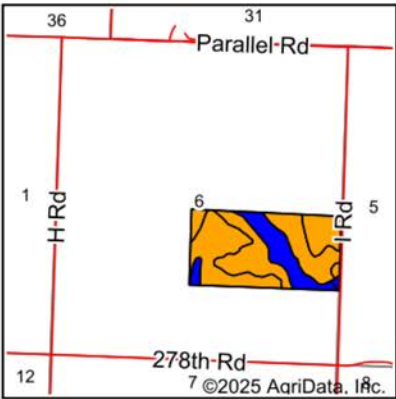
6-6S-14E
Jackson County
Kansas

Boundary Center: 39° 33' 21.72, -95° 53' 29.6

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Jackson**
Location: **6-6S-14E**
Township: **Jefferson**
Acres: **80**
Date: **9/23/2025**



Maps Provided By:

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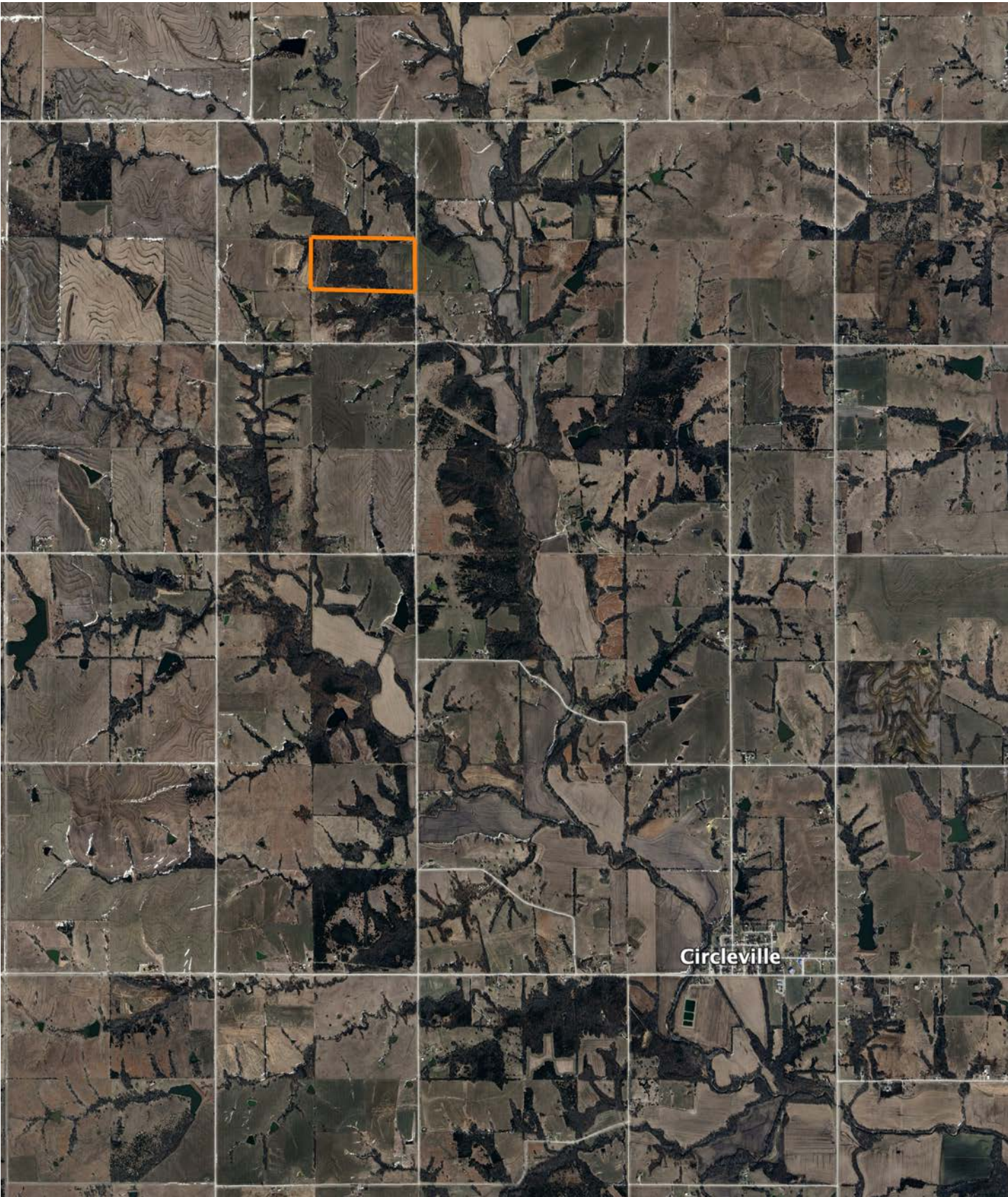
Area Symbol: KS085, Soil Area Version: 23											
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	31.42	39.3%		> 6.5ft.	IIIe	3883	48	38	47	39
7221	Burchard-Shelby clay loams, 7 to 12 percent slopes	17.44	21.8%		> 6.5ft.	IIIe	4268	61	59	56	58
7583	Shelby clay loam, 3 to 7 percent slopes	14.49	18.1%		> 6.5ft.	IIIe	4270	68	67	59	62
7050	Kennebec silt loam, occasionally flooded	13.79	17.2%		> 6.5ft.	IIw	4361	89	89	69	82
7500	Pawnee clay loam, 1 to 4 percent slopes	1.67	2.1%		> 6.5ft.	Ile	3845	52	41	52	44
7222	Burchard-Shelby clay loams, 7 to 12 percent slopes, eroded	0.71	0.9%		> 6.5ft.	IIIe	4261	57	56	52	52
7450	Olmitz clay loam, 1 to 5 percent slopes	0.48	0.6%		> 6.5ft.	Ile	4240	88	88	72	70
Weighted Average						2.80	4124.1	*n 61.9	*n 57.1	*n 55.2	*n 55.1

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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
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