

MIDWEST LAND GROUP PRESENTS

85 ACRES IN

MORRIS COUNTY KANSAS



H AVENUE, WHITE CITY, KANSAS 66872

MIDWEST LAND GROUP IS HONORED TO PRESENT

DIVERSE MORRIS COUNTY RECREATIONAL FARM

This 85 +/- acre property in Morris County is located just southeast of White City, Kansas, and offers an impressive mix of income-producing acres, diverse habitat, and build site potential. The land features productive tillable fields, CRP income, warm-season native grass hay meadows, timbered draws, a wet-weather creek, and a fishing/watering pond.

There are 27 +/- tillable acres currently in production, primarily composed of Irwin silty clay loam soils with 1–3% slopes and an overall NCCPI rating of 56. Another 16 +/- acres are enrolled in CRP, providing excellent nesting and bedding cover for wildlife along with consistent annual rental income. The remaining 42 +/- acres include clean stands of warm-season native grasses—little bluestem, big bluestem, and Indian grass—along with timbered draws, a wet-weather creek, and a pond. The timbered areas feature a blend of giant cottonwood, elm, hedge, and eastern red cedar trees.

The combination of habitat diversity, reliable food sources, and water creates outstanding opportunities for whitetail deer, turkey, quail, and waterfowl hunting. The property is located in Kansas Deer Management Unit 14, an area well known for trophy whitetail bucks.

This tract also offers excellent future building potential, situated on a well-maintained, year-round gravel road with electricity and fiber optic cable at the road. Mineral rights are intact and will transfer to the buyer at closing. There are no active farm leases or tenant rights in place.

Opportunities like this—combining recreation, income, and build site—are hard to find. Showings are by appointment only, and an agent must be present. Contact Trent Siegle at (620) 767-2926 for additional information, disclosures, or to schedule a viewing.



PROPERTY FEATURES

COUNTY: **MORRIS** | STATE: **KANSAS** | ACRES: **85**

- 27 +/- tillable acres
- 16 +/- CRP acres
- 42 +/- native grass/timber acres
- Primarily Irwin silty clay loam soils
- 1 to 3 percent slopes
- NCCPI soil overall average rating of 56
- ARC County crop election
- Wet-weather creek winds throughout
- One watering/fishing pond
- Giant cottonwood trees
- Timbered draws, thickets, and warm-season grasses
- 37 +/- feet of elevation change
- Whitetail deer, turkey, quail, and waterfowl hunting
- Kansas Deer Management Unit 14
- Well-maintained, year-round gravel road
- Mineral rights intact and transfer
- No active farm leases or tenant rights in place
- 2025 taxes approximately \$264.23
- 2 miles from White City, KS
- 27 miles from Junction City, KS



27 +/- TILLABLE ACRES

There are 27 +/- tillable acres currently in production, primarily composed of Irwin silty clay loam soils with 1–3% slopes and an overall NCCPI rating of 56.



ONE WATERING/FISHING POND



WET-WEATHER CREEK WINDS THROUGHOUT



42 +/- NATIVE GRASS/TIMBER ACRES

The remaining acres include clean stands of warm-season native grasses—little bluestem, big bluestem, and Indian grass—along with timbered draws featuring a blend of giant cottonwood, elm, hedge, and eastern red cedar trees.



HUNTING OPPORTUNITIES

The combination of habitat diversity, reliable food sources, and water creates outstanding opportunities for whitetail deer, turkey, quail, and waterfowl hunting. The property is located in Kansas Deer Management Unit 14, an area well known for trophy whitetail bucks.



AERIAL MAP



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Boundary Center: 38° 47' 12.15, -96° 42' 59.44

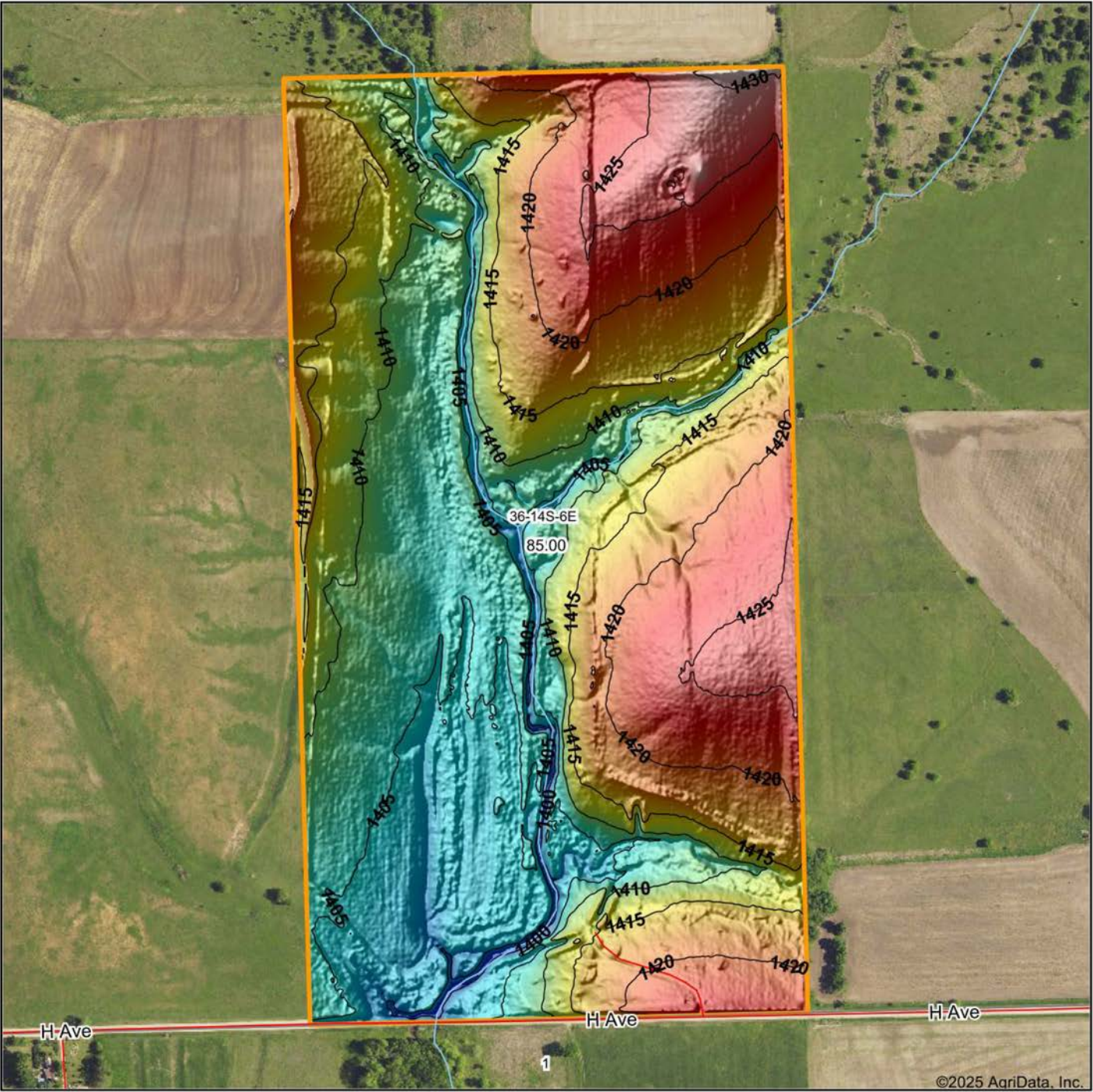
36-14S-6E
Morris County
Kansas

0ft 437ft 873ft

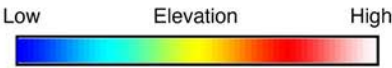


11/13/2025

HILLSHADE MAP



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Source: USGS 1 meter dem
Interval(ft): 5
Min: 1,395.5
Max: 1,432.5
Range: 37.0
Average: 1,413.7
Standard Deviation: 7.32 ft



11/13/2025

36-14S-6E
Morris County
Kansas

Boundary Center: 38° 47' 12.15, -96° 42' 59.44

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Morris**
 Location: **36-14S-6E**
 Township: **Township No. 5**
 Acres: **85**
 Date: **11/13/2025**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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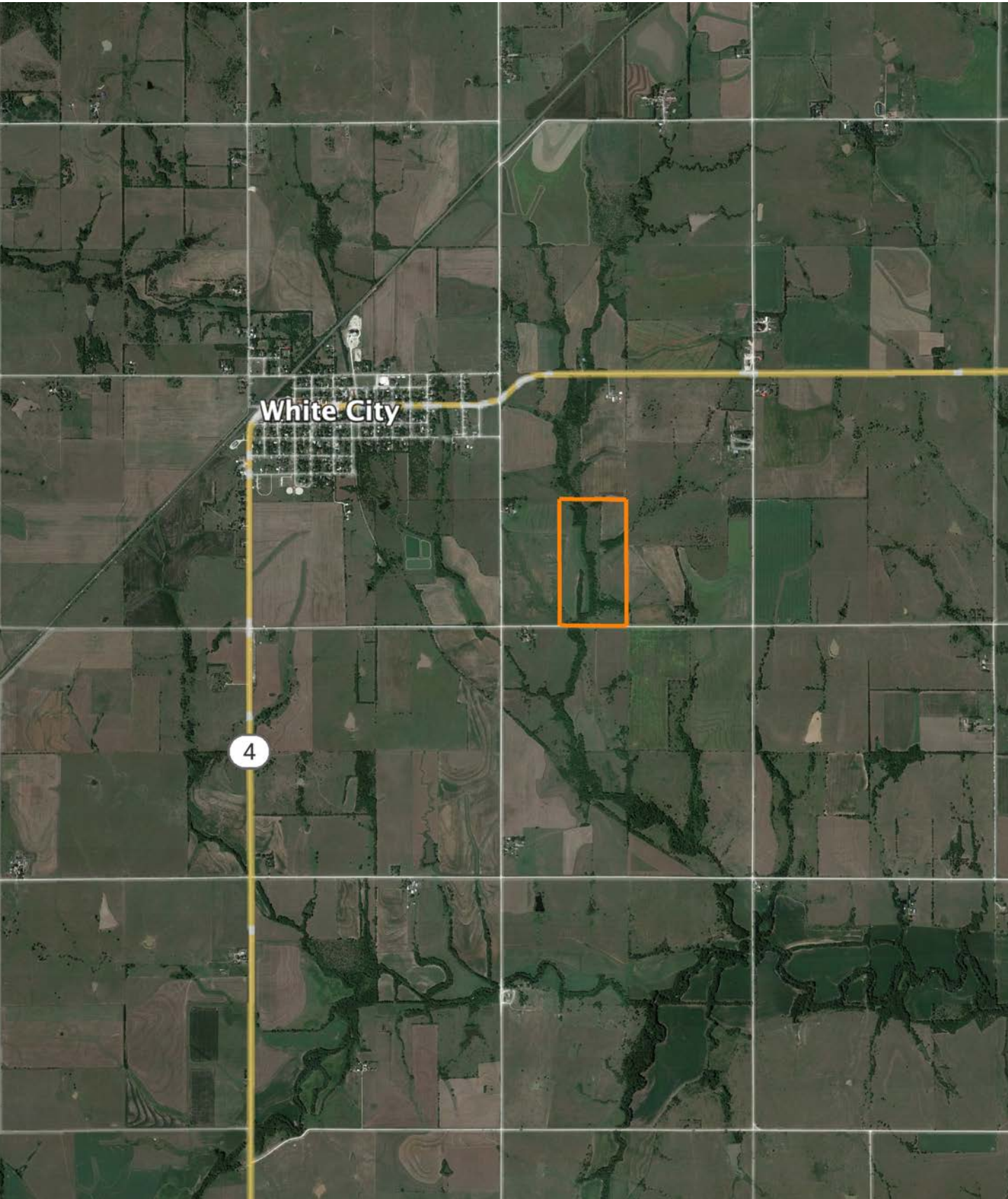
Area Symbol: KS127, Soil Area Version: 22

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
4672	Irwin silty clay loam, 1 to 3 percent slopes, eroded	53.20	62.6%		> 6.5ft.	IVe	3600	51	43	51	50	38
8500	Mason and Reading silt loams, rarely flooded	17.97	21.1%		> 6.5ft.	Iw	7995	85	84	75	79	55
4746	Labette-Sogn silty clay loam, 0 to 8 percent slopes	13.65	16.1%		3ft. (Lithic bedrock)	IVe	3705	37	32	37	33	19
4671	Irwin silty clay loam, 1 to 3 percent slopes	0.18	0.2%		> 6.5ft.	IIIIs	3585	56	45	55	55	40
Weighted Average						3.36	4546	*n 56	*n 49.9	*n 53.8	*n 53.4	*n 38.5

*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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