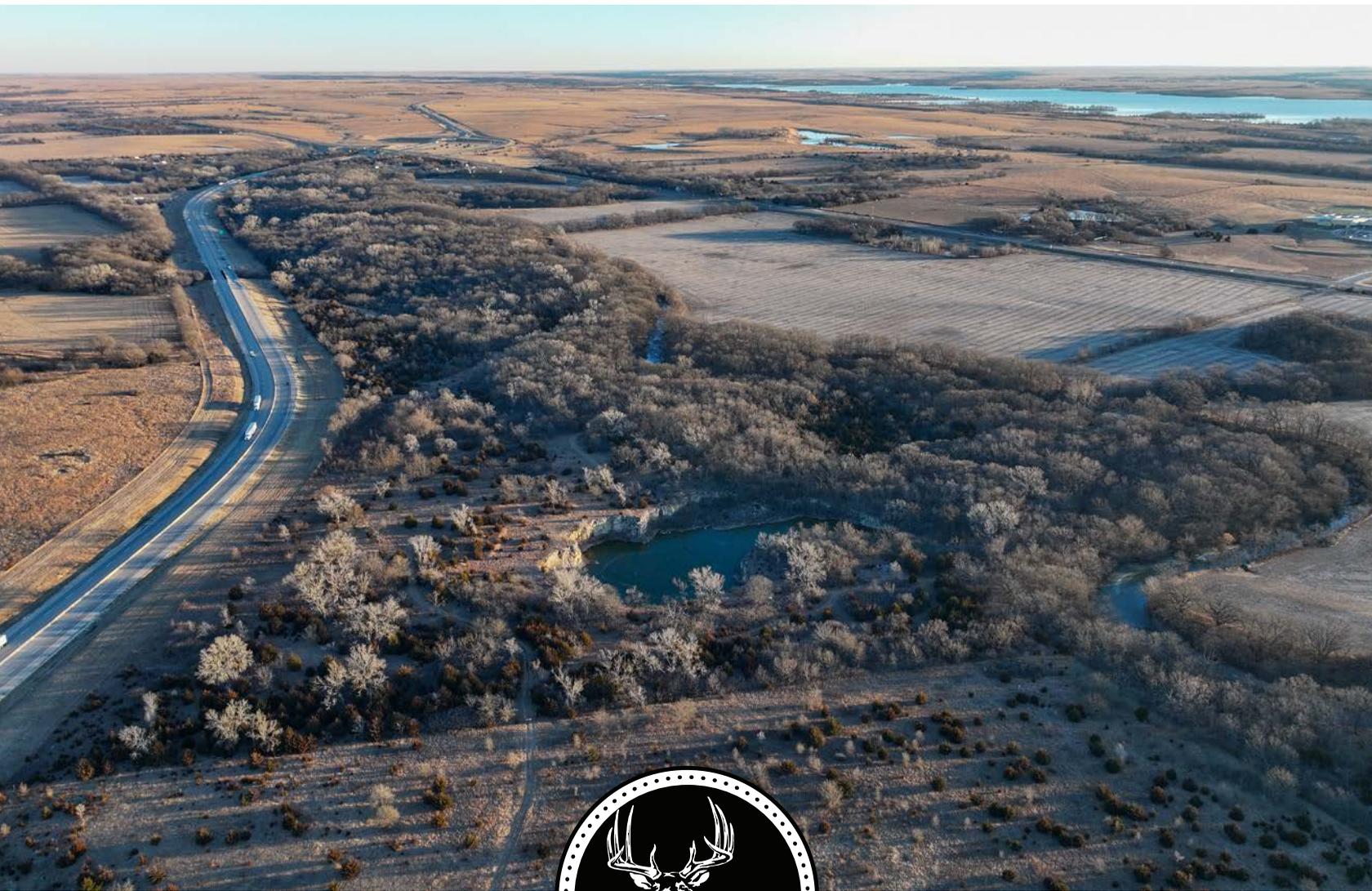


MIDWEST LAND GROUP PRESENTS

330 ACRES IN

BUTLER COUNTY KANSAS

3955 NORTH MAIN STREET, EL DORADO, KS 67042



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

WEST BRANCH WALNUT RIVER BOTTOM CROPLAND AND PREMIER RECREATIONAL FARM

This 330 +/- acre property is situated in Butler County, just north of El Dorado, Kansas, and offers an exceptional blend of productive farmland and premier recreational habitat. The farm features approximately 141 +/- cropland acres actively in production, primarily consisting of Class II Verdigris silt loam soils. These tillable acres have gentle 1–3% slopes, well-maintained fields, and carry an impressive overall weighted NCCPI of 77. The property also includes 141 +/- DCP crop base acres with an ARC County election.

The remaining 187 +/- acres are comprised of warm-season native grass meadows and mature hardwood timber bottoms. The native grass includes a strong mix of little bluestem, big bluestem, and Indiangrass, while the timber is highlighted by towering oak, walnut, cottonwood, and eastern red cedar. The West Branch of the Walnut River winds through the property, providing year-round water and an excellent natural travel corridor for wildlife.

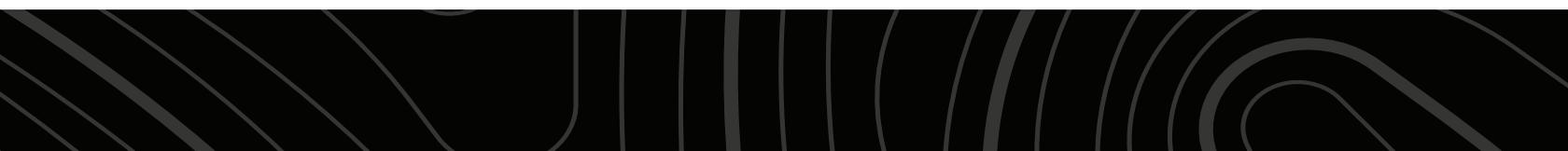
One of the standout features is the 2 +/- acre rock quarry pond, stocked with largemouth bass, crappie, and bluegill. Multiple additional watering ponds are also located on the property. The property is also widely known for its impressive production of morel mushrooms each spring!

With abundant food sources, cover, and water, this diverse landscape creates outstanding habitat for whitetail deer, turkey, upland birds, and waterfowl. The farm is located in Kansas Deer Management Unit 15 and supports excellent deer numbers. Waterfowl frequently utilize the river, quarry pond, and cropland fields throughout the season.

The property would also make an excellent building site, situated on a hard-surface blacktop road with electricity, city water, and fiber optic cable at the road. It is also conveniently located adjacent to, and directly across from, the USD 490 middle school. Mineral rights are intact and will transfer to the buyer at closing. There are currently no active leases or tenant rights in place.

This premier hunting and recreational property truly offers it all — productive tillable income, native grass, mature timber, river frontage, a stocked quarry pond, and exceptional hunting and fishing opportunities.

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, trail camera photos, or to schedule a showing.



PROPERTY FEATURES

COUNTY: **BUTLER** | STATE: **KANSAS** | ACRES: **330**

- 141 +/- river bottom cropland acres
- 187 +/- native grass/timber acres
- 2 +/- acre rock quarry pond
- Primarily Class II Verdigris silt loam soils
- 1 to 3 percent slopes
- NCCPI overall soil average rating of 77
- Well-kept cropland fields
- 141 +/- DCP crop base acres
- ARC County crop election
- West Branch Walnut River winds throughout
- Rock quarry pond stocked with largemouth bass, crappie, and bluegill
- Multiple watering ponds
- Morel mushrooms each spring
- Giant hardwood timber bottoms
- Warm-season native grass meadows
- 50 +/- feet of elevation change
- Whitetail deer, turkey, upland bird, and waterfowl hunting
- Kansas Deer Management Unit 15
- Hard surface blacktop road
- Well-maintained, year-round gravel road
- Electricity, city water, and fiber optic cable at the road
- Mineral rights intact and transfer
- No active leases or tenants' rights in place
- 3 miles from El Dorado, KS
- 34 miles from Wichita, KS



141 +/- RIVER BOTTOM CROPLAND ACRES

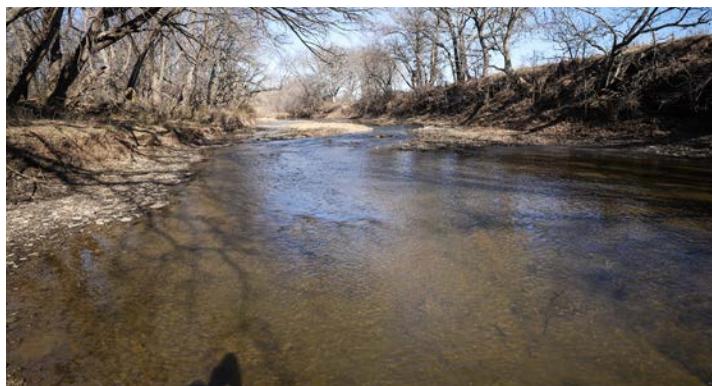
The farm features approximately 141 +/- cropland acres actively in production, primarily consisting of Class II Verdigris silt loam soils. These tillable acres have gentle 1-3% slopes, well-maintained fields, and carry an impressive overall weighted NCCPI of 77.



2 +/- ACRE ROCK QUARRY POND

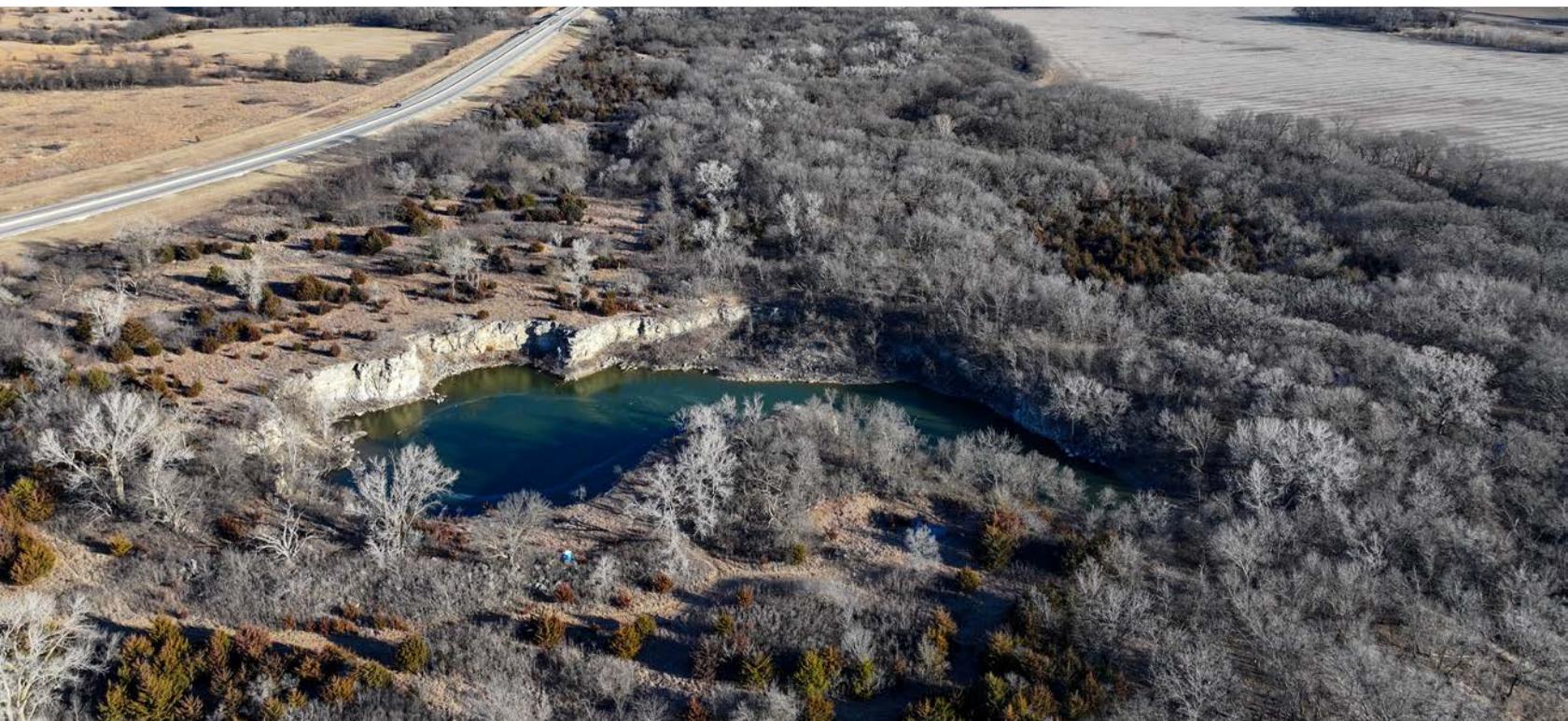


WEST BRANCH WALNUT RIVER



187 +/- NATIVE GRASS/TIMBER ACRES

The remaining 187 +/- acres are comprised of warm-season native grass meadows and mature hardwood timber bottoms. The native grass includes a strong mix of little bluestem, big bluestem, and Indiangrass, while the timber is highlighted by towering oak, walnut, cottonwood, and eastern red cedar.

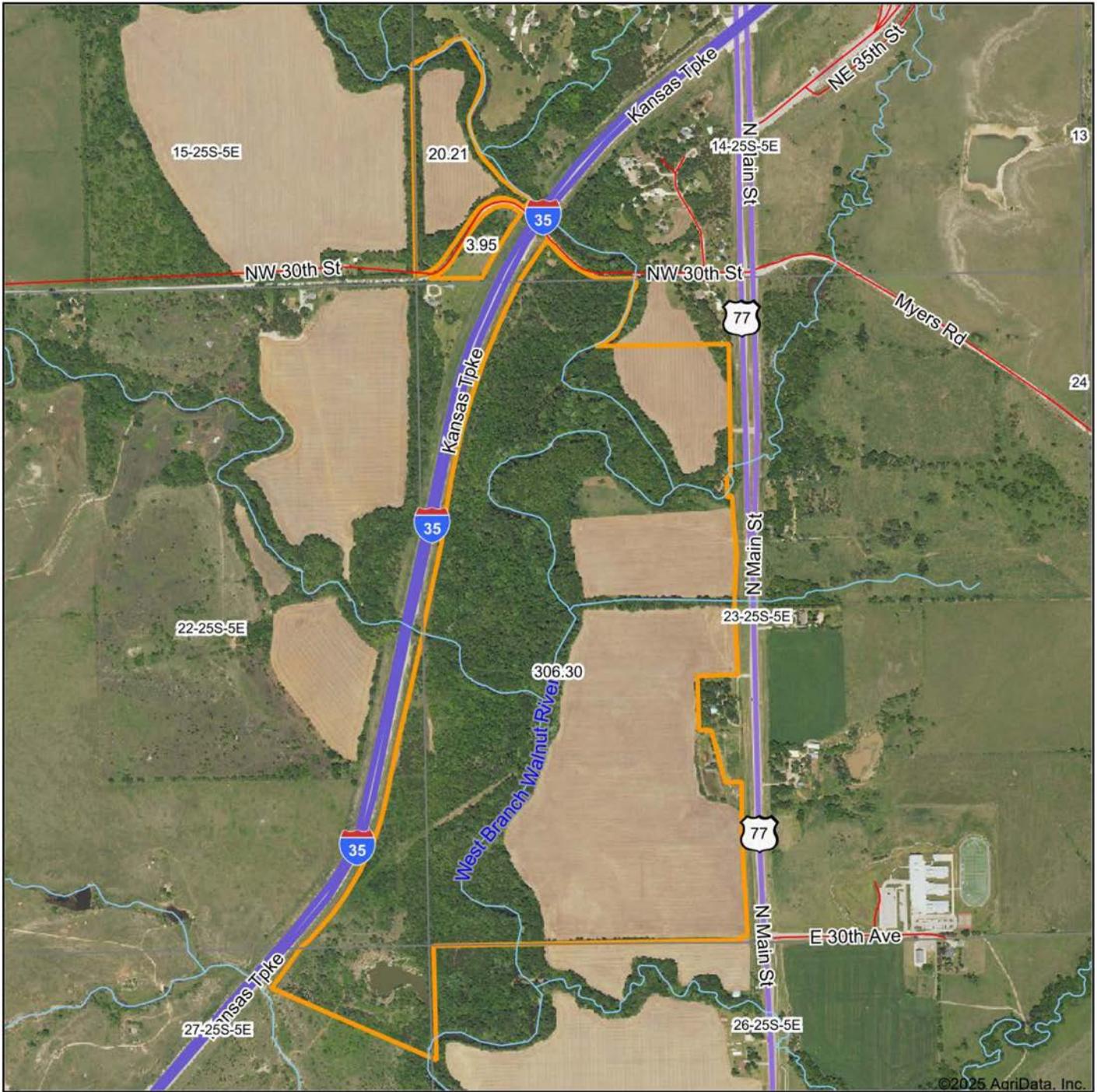


WHITETAIL DEER AND TURKEY HUNTING

With abundant food sources, cover, and water, this diverse landscape creates outstanding habitat for whitetail deer, turkey, upland birds, and waterfowl. The farm is located in Kansas Deer Management Unit 15 and supports excellent deer numbers.



AERIAL MAP



Boundary Center: 37° 51' 44.12, -96° 51' 24.83



Maps Provided By:



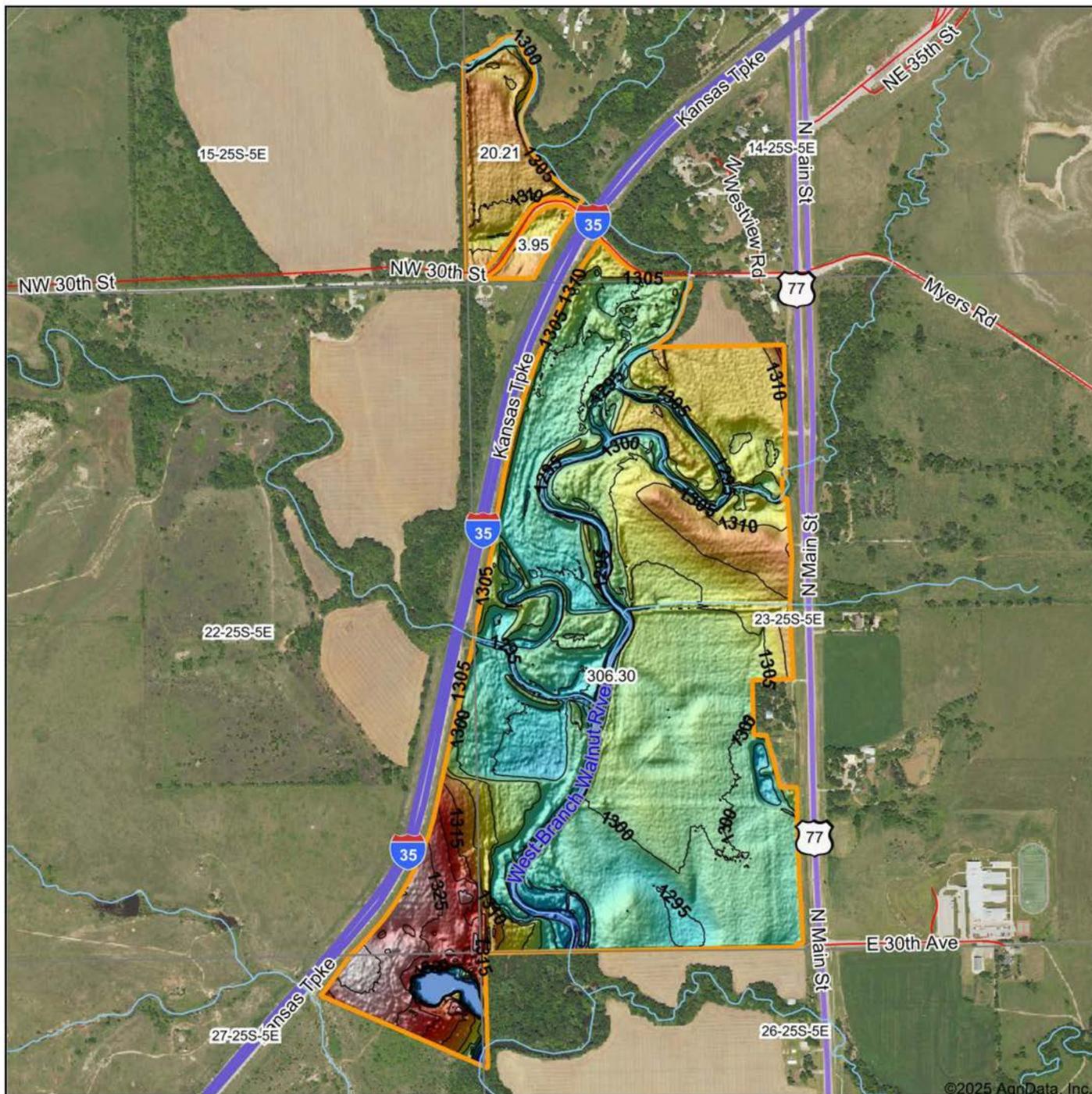
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23-25S-5E
Butler County
Kansas



10/14/2025

HILLSHADE MAP



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Low Elevation High



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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Source: USGS 3 meter dem

Interval(ft): 5

Min: 1,282.6

Max: 1,332.9

Range: 50.3

Average: 1,303.6

Standard Deviation: 8.46 ft

0ft 1227ft 2454ft

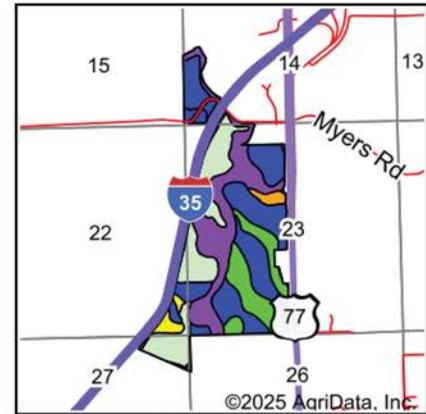
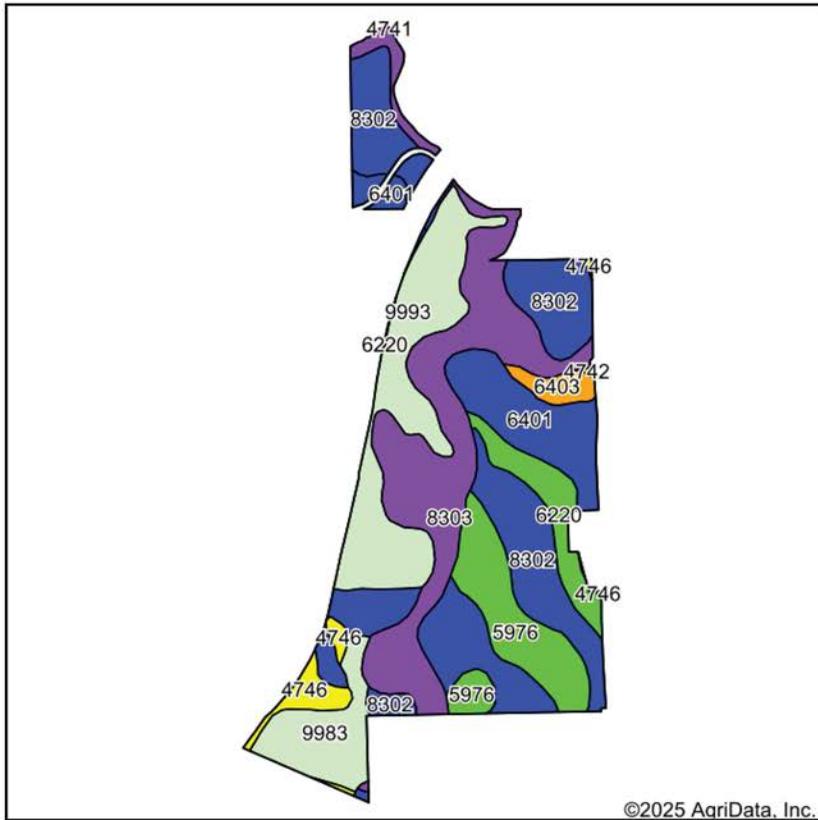


10/14/2025

23-25S-5E
Butler County
Kansas

Boundary Center: 37° 51' 44.12, -96° 51' 24.83

SOILS MAP



State: **Kansas**
 County: **Butler**
 Location: **23-25S-5E**
 Township: **El Dorado**
 Acres: **330.46**
 Date: **10/14/2025**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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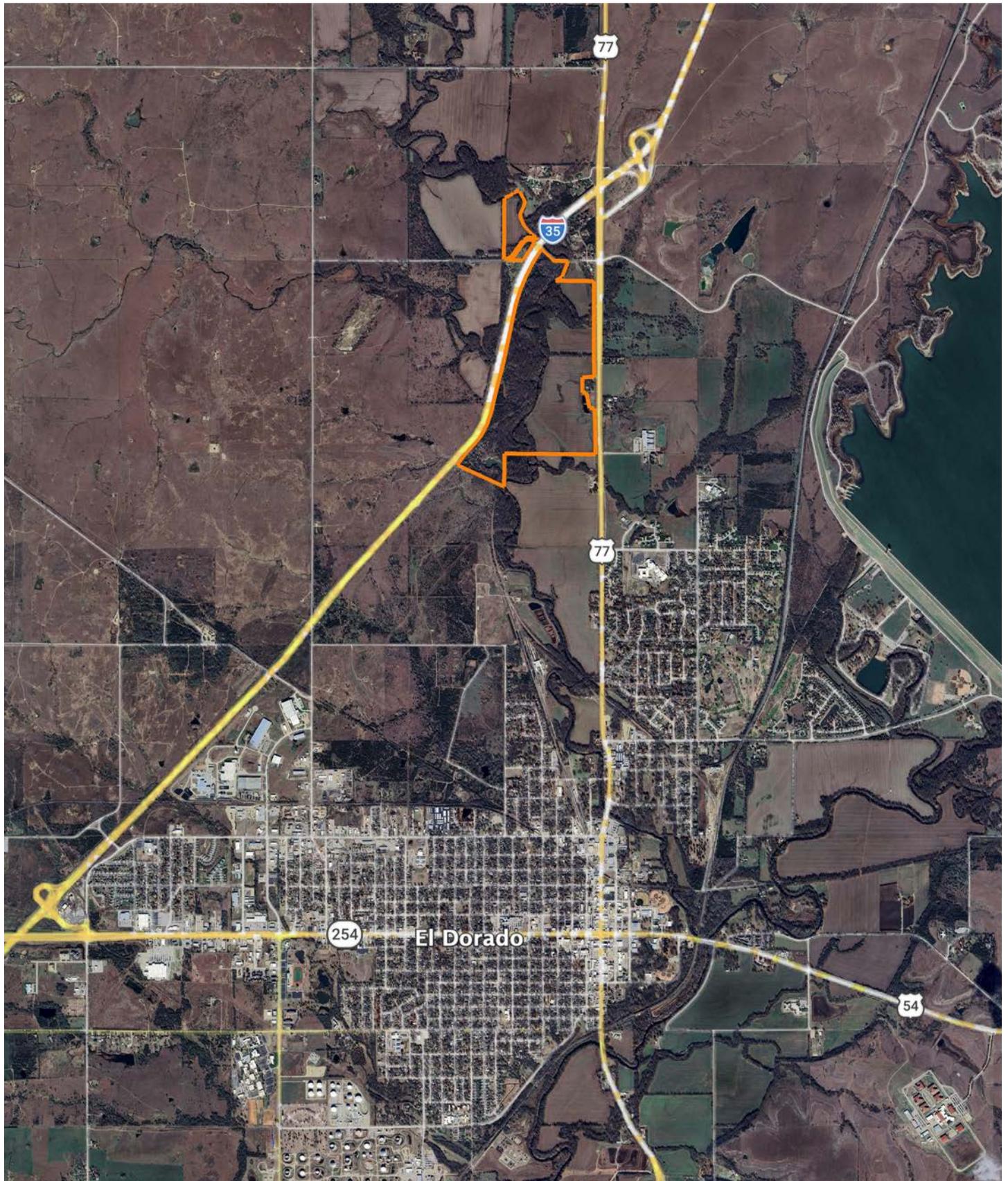


Soils data provided by USDA and NRCS.

Area Symbol: KS015, 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
8302	Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded	81.80	24.8%		> 6.5ft.	Ilw	7995	82	81	70	82	44
8303	Verdigris soils, frequently flooded	76.12	23.0%		> 6.5ft.	Vw	7725	61	61	51	56	14
9993	Pits	50.41	15.3%		> 6.5ft.		0					
5976	Vanoss silt loam, 0 to 1 percent slopes	31.16	9.4%		> 6.5ft.	Ic	4835	72	70	66	72	36
6401	Norge silt loam, 1 to 3 percent slopes	30.59	9.3%		> 6.5ft.	Ile	4920	76	72	69	76	36
9983	Gravel pits and quarries	21.10	6.4%		> 6.5ft.		0					
6220	Brewer silty clay loam, rarely flooded	14.79	4.5%		> 6.5ft.	Iw	7975	63	57	58	63	53
4740	Labette silty clay loam, 1 to 3 percent slopes	11.01	3.3%		3ft. (Lithic bedrock)	Ile	4710	47	40	47	43	27
4746	Labette-Sogn silty clay loam, 0 to 8 percent slopes	8.07	2.4%		3ft. (Lithic bedrock)	Ive	3705	37	32	37	33	19
6403	Norge silty clay loam, 3 to 7 percent slopes, eroded	5.28	1.6%		> 6.5ft.	Ille	4995	68	67	64	68	33
4742	Labette silty clay loam, 3 to 7 percent slopes	0.13	0.0%		2.8ft. (Lithic bedrock)	Ille	4830	48	40	47	43	26
Weighted Average						*-	5355.8	*n 54.6	*n 53.1	*n 47.8	*n 53.2	*n 25.1

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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