

MIDWEST LAND GROUP PRESENTS

61 ACRES IN

POTTAWATOMIE COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PLEASANT RUN CREEK RECREATIONAL FARM WITH BUILDING SITE

This 61 +/- acre property is located in central Pottawatomie County, Kansas, and offers an exceptional opportunity for a forever-home building site with stunning views, privacy, abundant wildlife, a large creek, and a top-rated school less than one mile away.

The property features an impressive mix of creek-bottom tillable ground, giant hardwood timber, warm-season grasses, and a year-round flowing creek. Approximately 35 +/- acres are currently in production, consisting primarily of Class II Chase silty clay loam and Kennebec silt loam soils. The tillable acres include well-maintained waterways and clean field edges and carry a strong NCCPI weighted average of 72.

The remaining 26 +/- acres of grass and timber showcase mature hardwoods and warm-season grasses lining Pleasant Run Creek, which winds approximately 0.75 miles through the property and includes multiple deep fishing holes.

With abundant food and water sources, the diverse habitat provides excellent whitetail deer, turkey, and upland bird hunting opportunities. The property is located in Kansas Deer Management Unit 9 and boasts strong deer and turkey numbers confirmed by recent trail camera photos.

Access is provided by a well-maintained, year-round gravel road that transitions to a lightly maintained dirt road, with blacktop less than 0.5 mile away. Electric, rural water, and fiber optic cable lines are located at the northeast corner of the property. Mineral rights are intact and will transfer to the buyer at closing. There is currently an oral year-to-year cash rent farm lease on the tillable acres.

This truly is a rare, high-quality tract offering building potential, income, and outstanding recreation - all in one property. Contact Trent Siegle at (620) 767-2926 for additional information, disclosures, or to schedule a showing.



PROPERTY FEATURES

COUNTY: **POTTAWATOMIE** | STATE: **KANSAS** | ACRES: **61**

- 61 +/- total acres
- 35 +/- tillable acres
- 26 +/- grass/timber acres
- Primarily Class II Chase silty clay loam and Kennebec silt loam soils
- Well-kept waterways and field edges
- NCCPI overall weighted average of 72
- Giant hardwood timber and warm-season grasses
- Pleasant Run Creek winds throughout (~0.75 mile)
- Whitetail deer, turkey, and upland bird hunting
- Kansas Deer Management Unit 9
- 41 +/- feet of elevation change
- Well-maintained year-round gravel road transitioning to minimally maintained dirt road
- Less than 0.5 mile from a hard surface blacktop road
- Electric, rural water, and fiber optic cable at northeast boundary
- Mineral rights intact and transfer
- Oral year-to-year tenant farm lease agreement in place
- 2025 taxes: \$955.86
- Less than 1 mile from Rock Creek School
- 8 miles from Saint George, KS
- 15 miles from Manhattan, KS



35 +/- TILLABLE ACRES



26 +/- GRASS/TIMBER ACRES



PRIMARILY CLASS II SOILS



PLEASANT RUN CREEK



BUILDING SITE



AERIAL MAP



Maps Provided By:



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Boundary Center: 39° 18' 7.15, -96° 26' 51.87

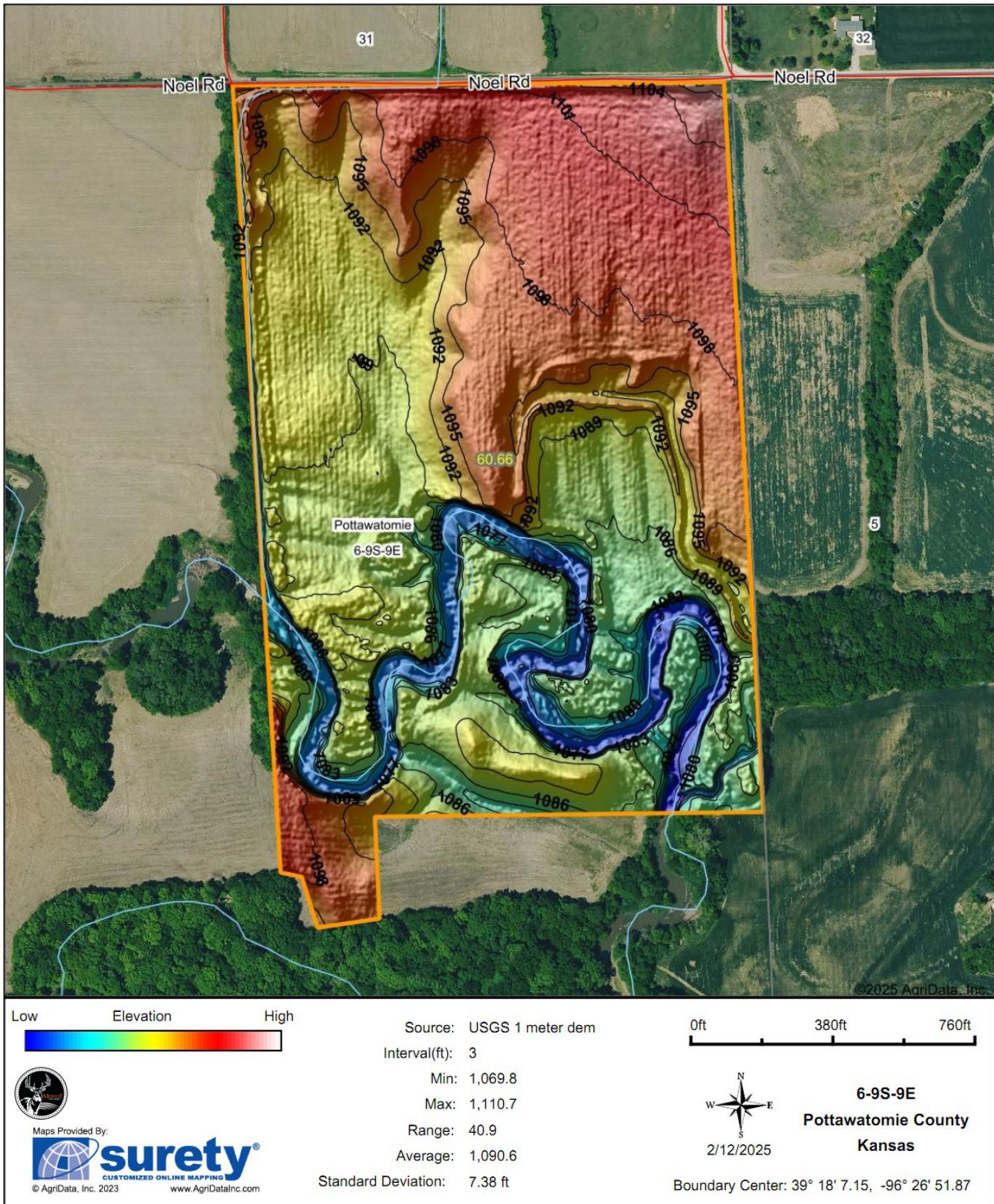
0ft 380ft 760ft

6-9S-9E
Pottawatomie County
Kansas

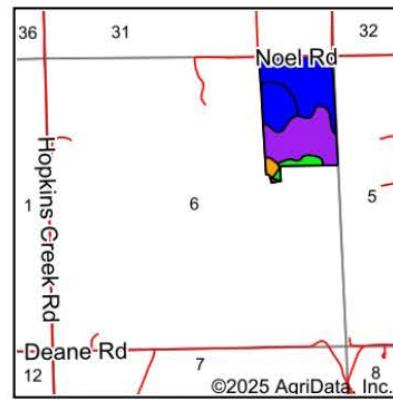
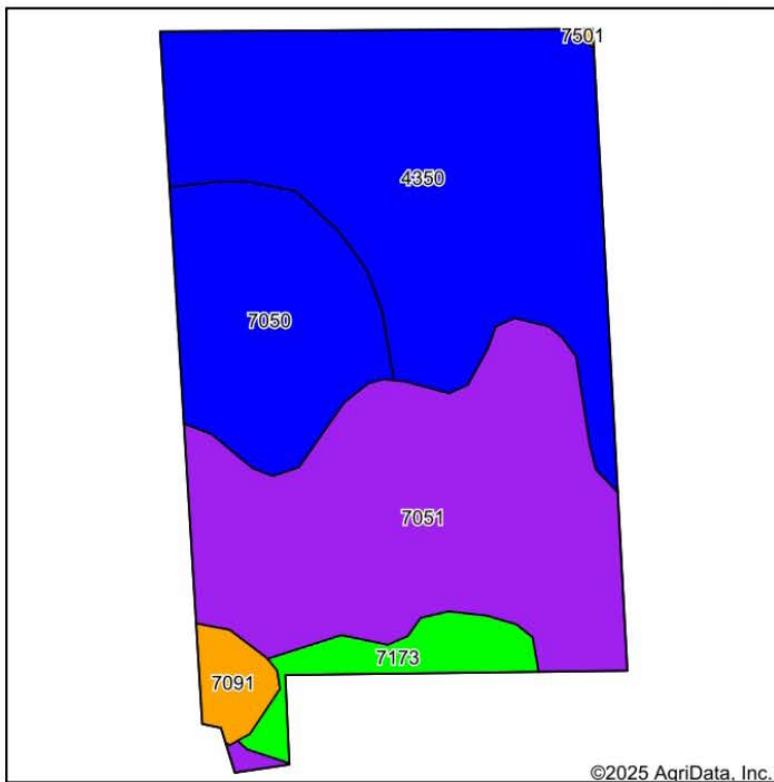


2/12/2025

HILLSHADE MAP



SOILS MAP



State: **Kansas**
 County: **Pottawatomie**
 Location: **6-9S-9E**
 Township: **Pottawatomie**
 Acres: **60.66**
 Date: **2/12/2025**



Maps Provided By:
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Area Symbol: KS149, Soil Area Version: 25

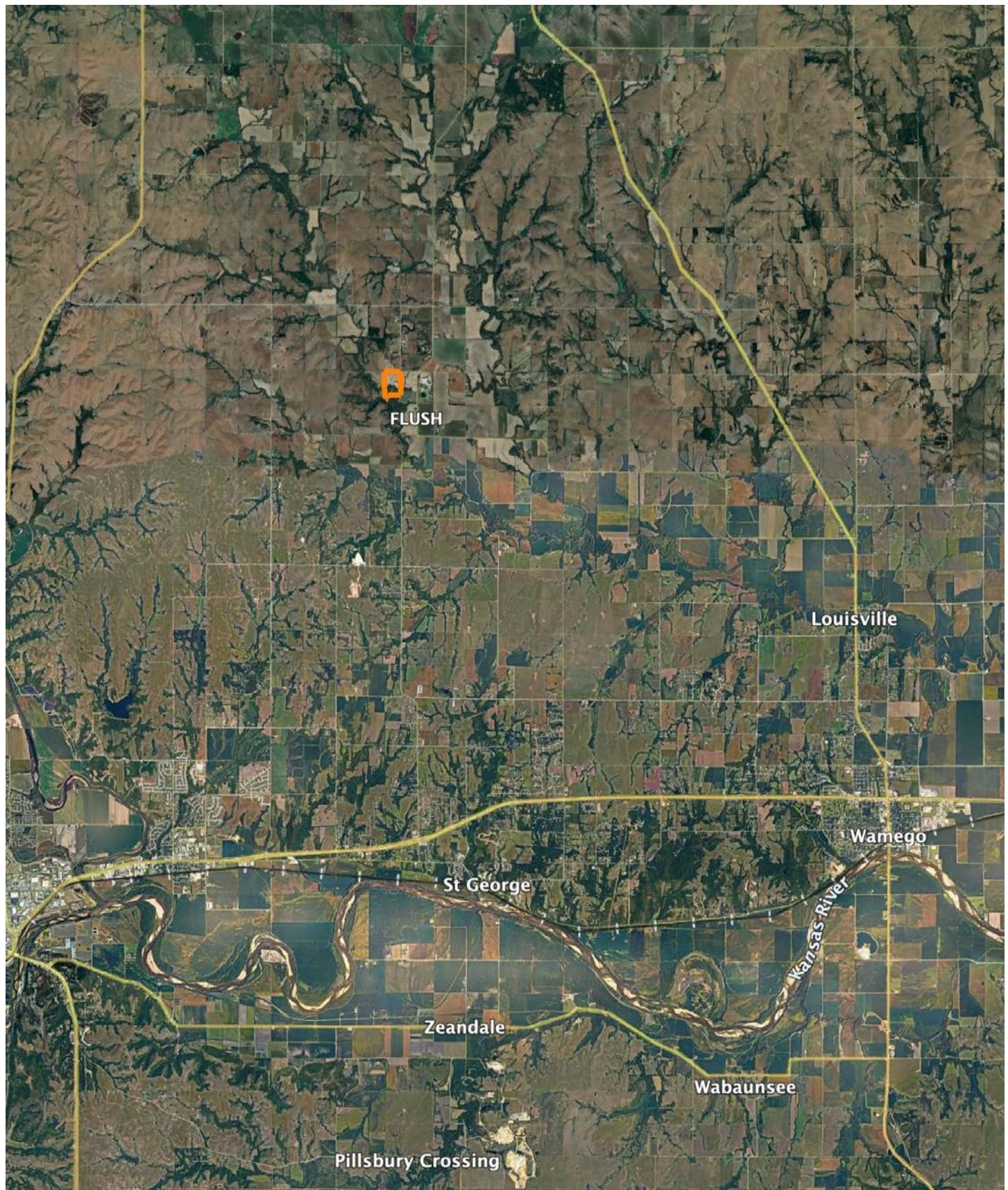
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
4350	Chase silty clay loam, rarely flooded	24.11	39.7%	Blue	> 6.5ft.	llw	4365	72	71	69	68	1
7051	Kennebec silt loam, frequently flooded	22.09	36.4%	Purple	> 6.5ft.	Vw	4300	65	65	51	54	18
7050	Kennebec silt loam, occasionally flooded	10.17	16.8%	Blue	> 6.5ft.	llw	4361	89	89	69	82	
7173	Reading silty clay loam, rarely flooded	2.78	4.6%	Green	> 6.5ft.	lw	7915	82	81	72	75	55
7091	Wabash silty clay, occasionally flooded	1.45	2.4%	Orange	> 6.5ft.	lllw	7754	45	45	24	44	
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	0.06	0.1%	Orange	> 6.5ft.	llle	3883	48	38	47	39	
Weighted Average						3.07	4583.9	*n 72.1	*n 71.6	*n 61.5	*n 65	*n 9.5

*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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