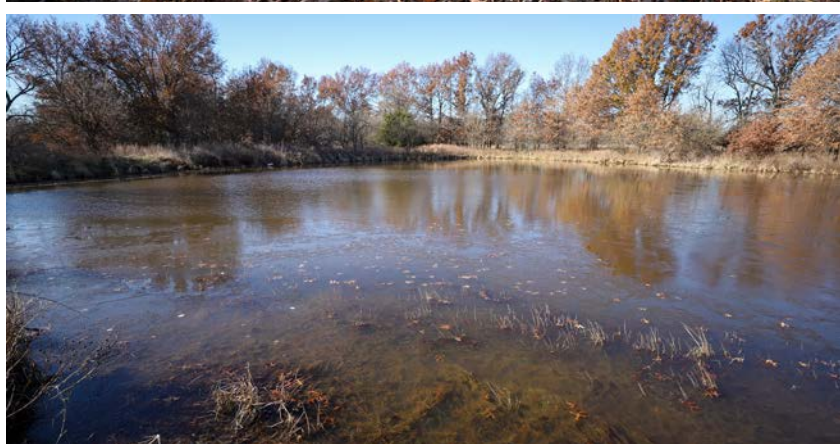


MIDWEST LAND GROUP PRESENTS



WOODSON COUNTY, KS

237 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SOUTH OWL CREEK RECREATIONAL FARM WITH INCOME

This 237 +/- acre property is located just south of Yates Center in Woodson County, Kansas, offering a rare combination of productive farmland, diverse wildlife habitat, and exceptional recreational opportunities. The property includes 117 +/- cropland acres currently in production, made up primarily of highly productive Class II and III Woodson and Kenoma silt loam soils. The cropland is well-maintained with terraces, waterways, and clean field edges, and is under a year-to-year oral cash rent lease, providing immediate income potential.

The remaining 110 +/- acres feature warm-season native grass meadows and mature hardwood timber along a live creek. The native grass is clean and includes little bluestem, big bluestem, and Indian grass. The timber primarily consists of red oak, sycamore, hedge, and eastern red cedar, offering excellent cover for wildlife. South Owl Creek winds throughout the property, supplying year-round water and serving as a natural travel corridor, while multiple ponds and seasonal creeks

provide additional water sources.

This diverse mix of habitat, food, and water supports some of the best hunting in Kansas, with abundant whitetail deer, turkey, quail, and waterfowl. Located in Kansas Deer Management Unit 11, the property has excellent deer numbers and offers opportunities for both recreational and trophy hunting.

The property is accessible via a well-maintained year-round gravel road and has electricity, rural water, and a telephone line at the road, making it ideal for a future home or cabin. Mineral rights are intact and will transfer to the buyer at closing. With tillable income, native grass, mature timber, live water, and premier hunting, this property truly has something for everyone.

Contact Trent Siegle at (620) 767-2926 for additional information, disclosures, or to schedule a showing.



PROPERTY FEATURES

COUNTY: **WOODSON** | STATE: **KANSAS** | ACRES: **237**

- 237 +/- total acres
- 117 +/- cropland acres
- 110 +/- native grass/timber acres
- Primarily Class II and III Woodson and Kenoma silt loam soils
- 1 to 3 percent slopes
- NCCPI soil overall average rating of 60
- Well-kept terraces, waterways, and field edges
- 59 +/- DCP crop base acres
- ARC County crop election
- South Owl Creek winds throughout
- Multiple ponds and wet-weather creeks
- Giant hardwoods lining the creeks
- Timbered draws, thickets, and warm season grasses
- 41 +/- feet of elevation change
- Whitetail deer, turkey, quail, and waterfowl hunting
- Kansas Deer Management Unit 11
- Well-maintained year-round gravel roads
- Mineral rights intact and transfer
- Oral year-to-year lease agreement on tillable acres
- 2025 taxes: \$2,520.84
- 7 miles from Yates Center, Kansas



237 +/- TOTAL ACRES



117 +/- CROPLAND ACRES



110 +/- NATIVE GRASS/TIMBER ACRES



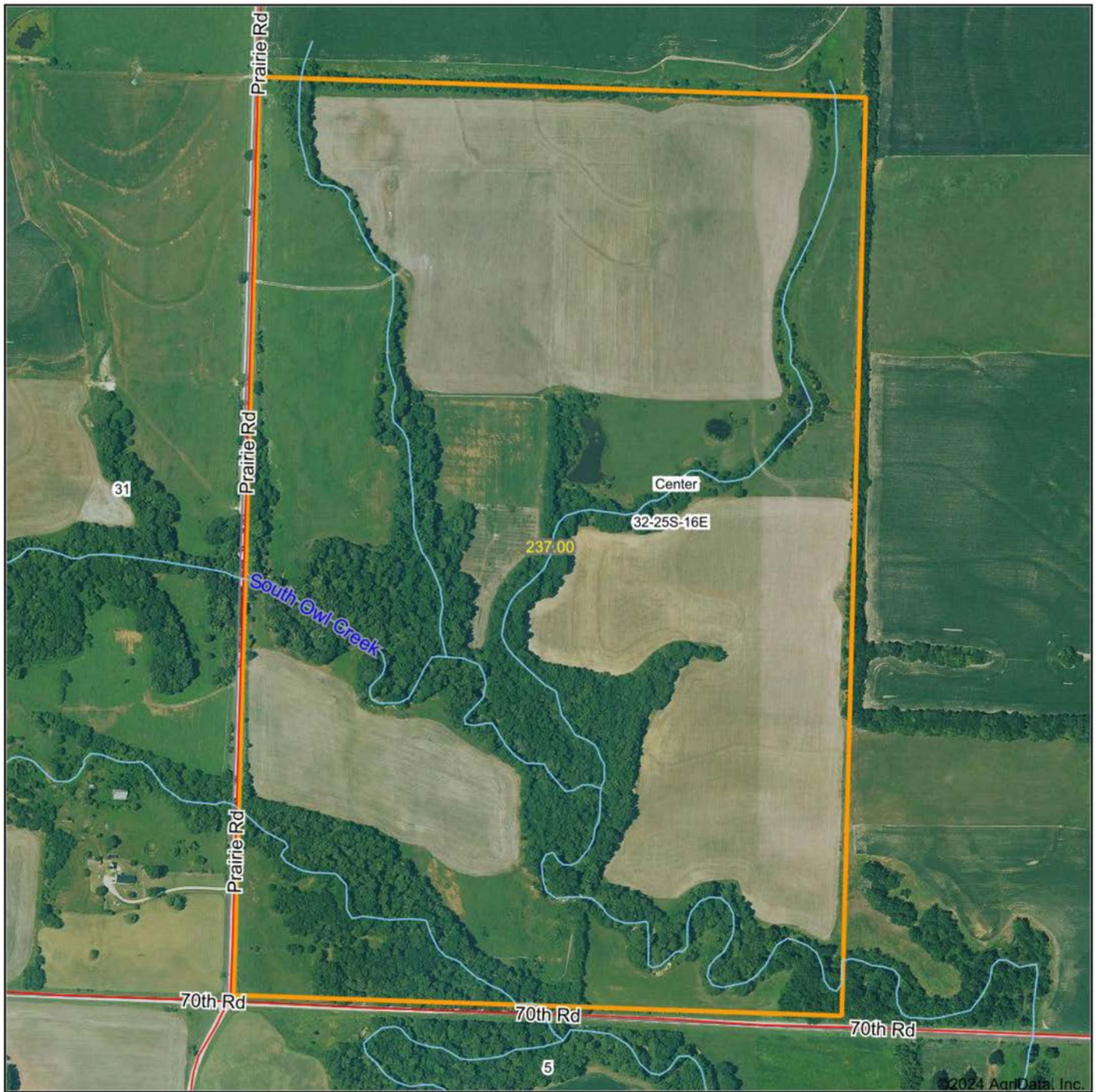
TRAIL CAM PICTURES



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



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www.AgrIDataInc.com

Boundary Center: 37° 49' 34.69, -95° 40' 45.22

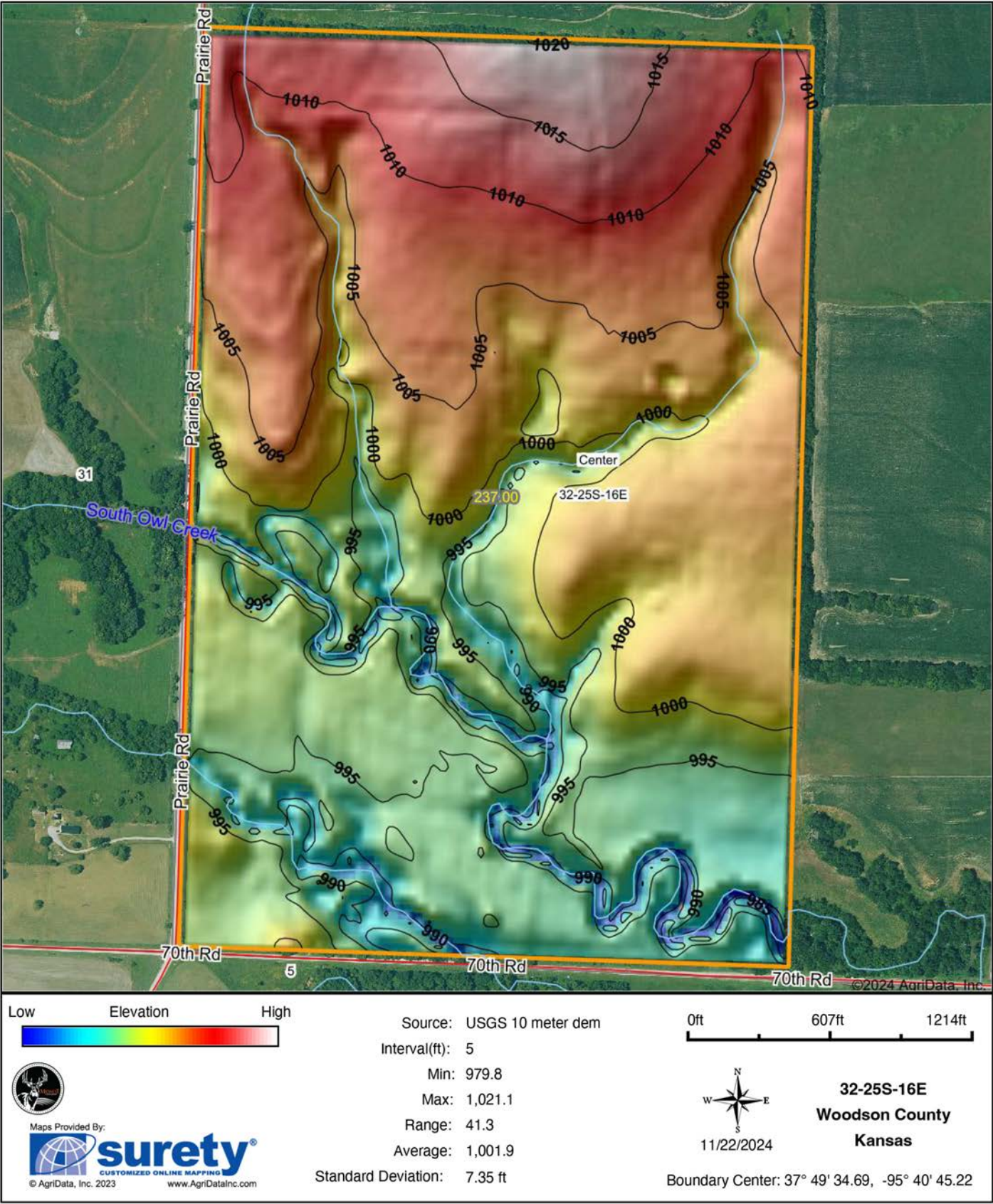
32-25S-16E
Woodson County
Kansas

0ft 667ft 1334ft

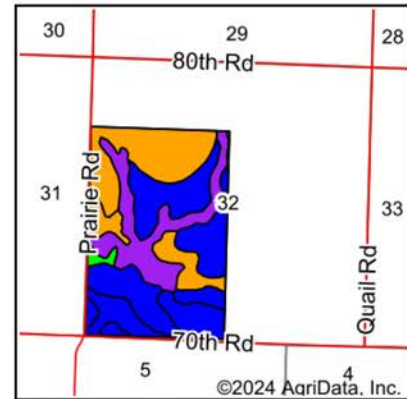
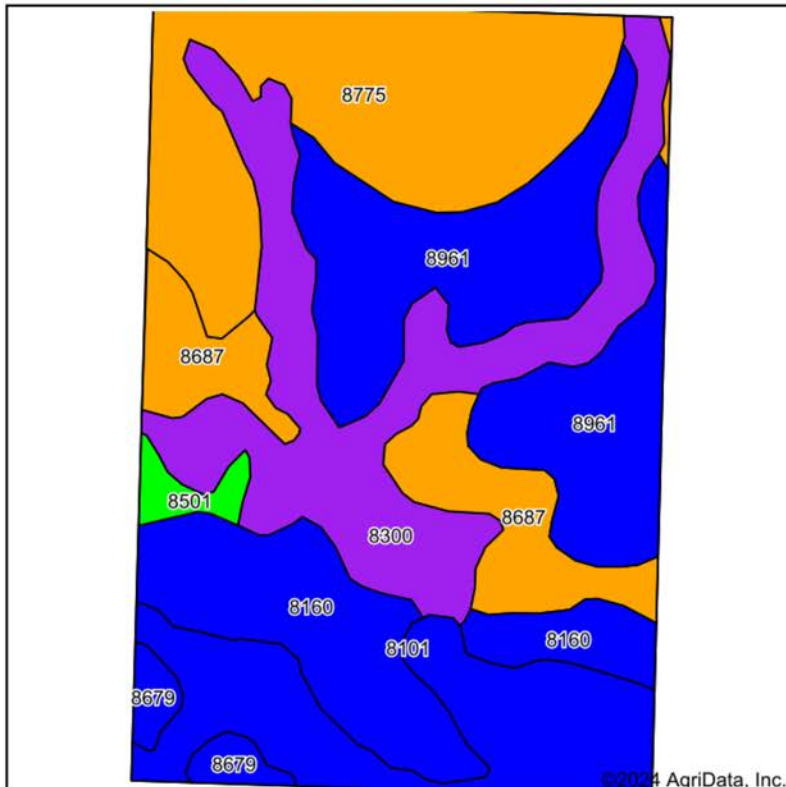


11/22/2024

HILLSHADE MAP



SOILS MAP



State: **Kansas**
 County: **Woodson**
 Location: **32-25S-16E**
 Township: **Center**
 Acres: **237**
 Date: **11/22/2024**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: KS207, Soil Area Version: 23

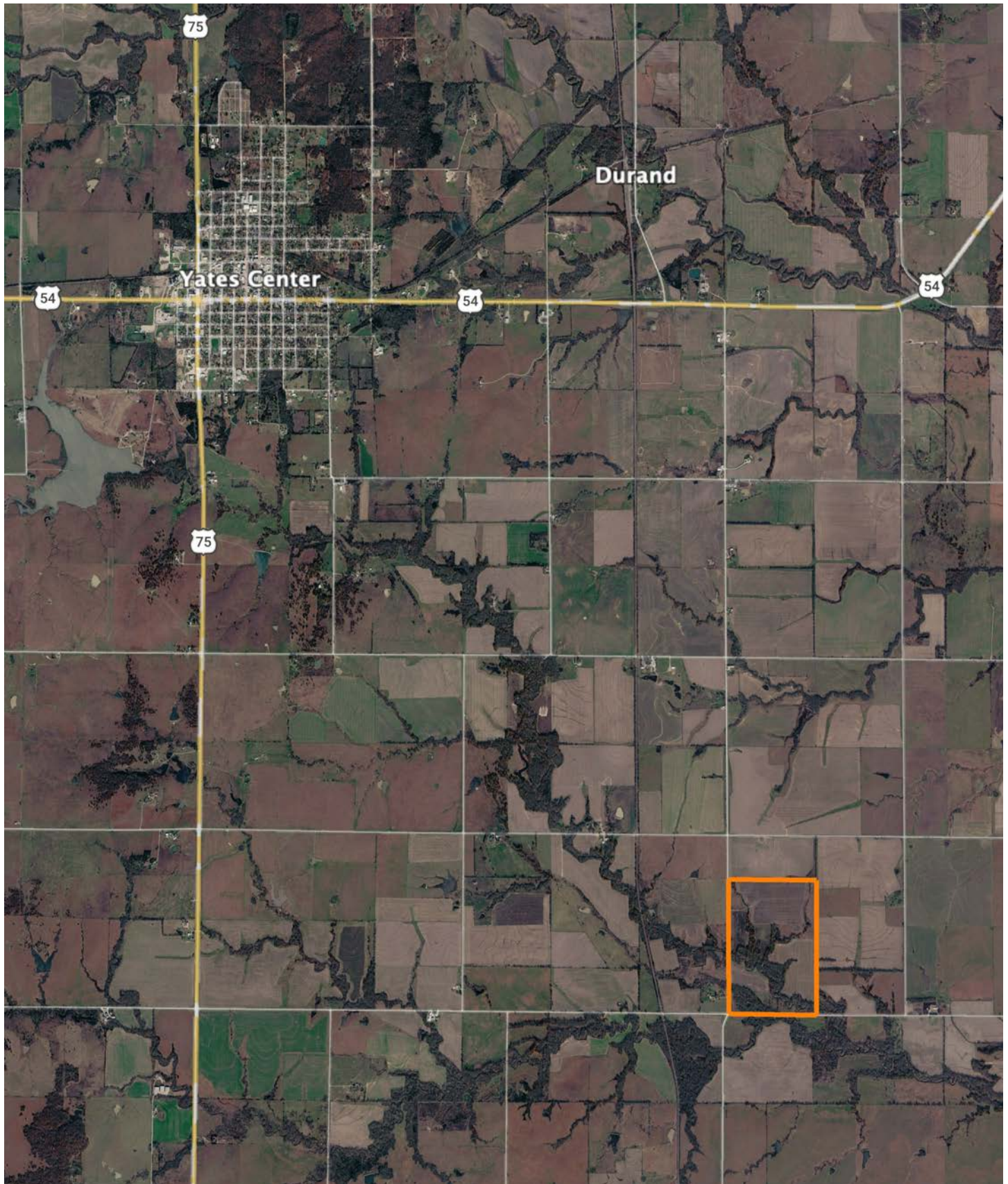
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
8961	Woodson silt loam, 0 to 1 percent slopes	49.91	21.2%		> 6.5ft.	IIIs	4233	53	48	52	50	44
8775	Kenoma silt loam, 1 to 3 percent slopes	49.84	21.0%		5.7ft. (Lithic bedrock)	IIle	3888	59	56	58	59	54
8300	Verdigris silt loam, channeled, 0 to 2 percent slopes, frequently flooded	46.95	19.8%		> 6.5ft.	VW	7668	48	48	27	39	14
8160	Leanna silt loam, 0 to 2 percent slopes, occasionally flooded	30.64	12.9%		> 6.5ft.	IIW	7500	63	55	55	63	31
8101	Hepler silt loam, 0 to 2 percent slopes, occasionally flooded	30.44	12.8%		> 6.5ft.	IIW	8100	85	85	64	80	57
8687	Dennis silty clay loam, 1 to 3 percent slopes, eroded	22.04	9.3%		> 6.5ft.	IIle	4653	61	61	47	48	38
8679	Dennis silt loam, 1 to 3 percent slopes	4.27	1.8%		> 6.5ft.	Ile	4838	79	78	59	64	69
8501	Mason silt loam, 0 to 1 percent slopes, rarely flooded	2.91	1.2%		> 6.5ft.	IW	8250	78	77	68	71	62
Weighted Average						2.89	5859.2	*n 60.2	*n 57.4	*n 50.1	*n 55.6	*n 40.3

*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
620.767.2926
TSiegle@MidwestLandGroup.com



MidwestLandGroup.com

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