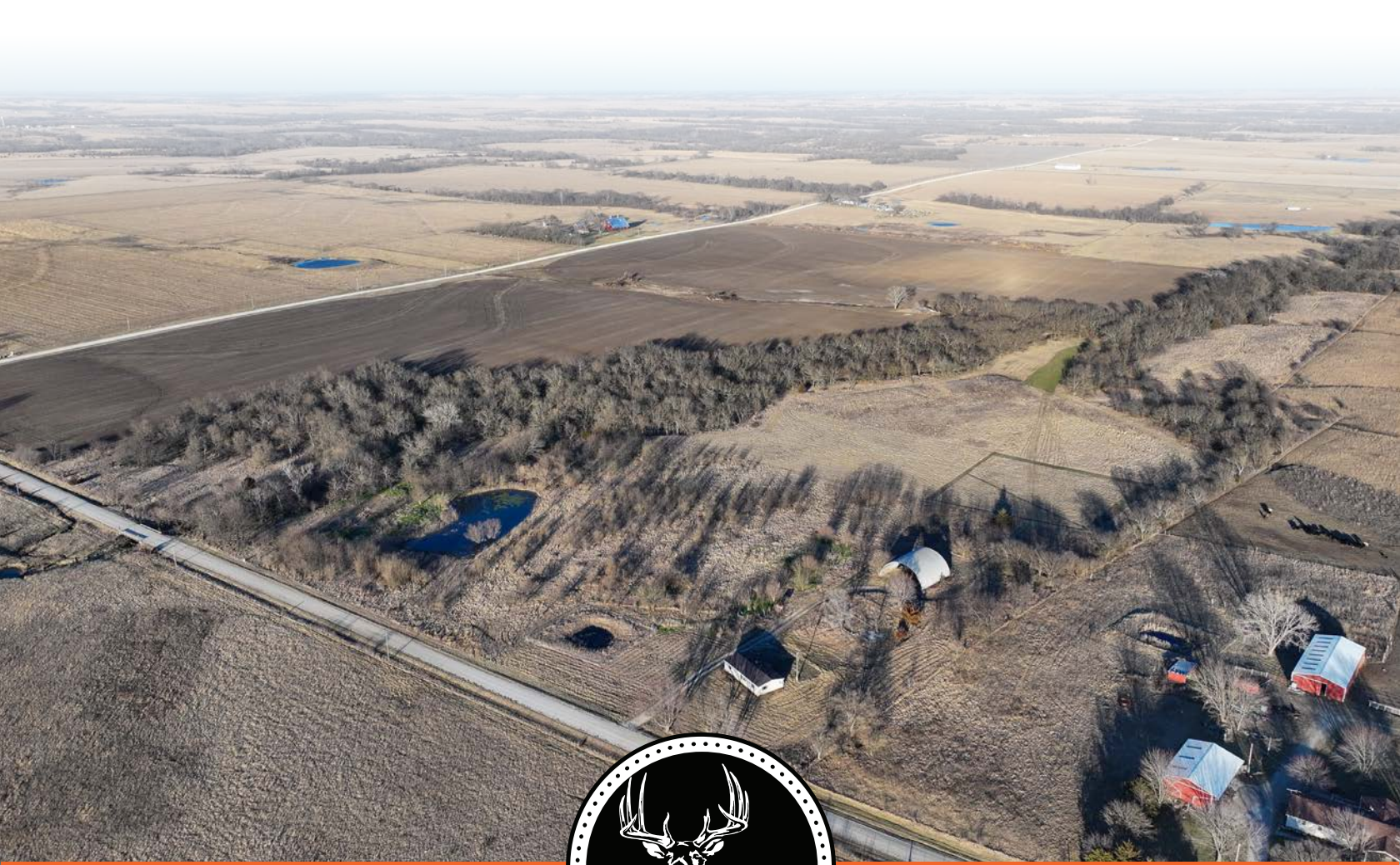


MIDWEST LAND GROUP PRESENTS

41 ACRES IN

LYON COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

LYON COUNTY RECREATIONAL FARM WITH HOUSE AND OUTBUILDING ON DUCK CREEK

This 41 +/- acre property is located in northern Lyon County, just south of Admire, Kansas. The tract features 18 +/- acres of grass hay ground, primarily made up of Class III Martin silty clay loam soils. These acres consist of a mix of warm- and cool-season grasses, with 3–7% slopes and an NCCPI weighted average of 57.

The remaining 23 +/- acres offer dense, mature timber, creating excellent wildlife habitat. Duck Creek winds through the property, providing year-round water and serving as a natural travel corridor for wildlife. A well-sized fishing pond further enhances the recreational appeal. With a strong combination of food, water, and cover, this property supports outstanding populations of whitetail deer, turkey, and upland birds—hallmarks of Kansas hunting. Located in Deer Management Unit 14, the area is known for excellent whitetail bucks. The sale includes a Phantom Hunting Blind with stand and a Boss Buck 200-pound gravity feeder.

Improvements include a 1,200 square foot modular home built in 1995, offering three bedrooms and two bathrooms. The home is in need of repair, but it provides potential for a hunting cabin or rural residence. A farm utility quonset hut, built in 2005, is also located on the property.

Access is provided by a well-maintained, year-round gravel road. Utilities include electricity, rural water, natural gas, telephone, and a lagoon system. Mineral rights are intact and will transfer to the buyer at closing. There is currently an oral year-to-year hay lease in place. This property is well-suited as a smaller recreational tract with on-site living potential.

Showings are by appointment only, and a licensed agent must be present. Contact Trent Siegle at (620) 767-2926 for more information, disclosures, or to schedule a showing.



PROPERTY FEATURES

COUNTY: **LYON** | STATE: **KANSAS** | ACRES: **41**

- 18 +/- grass hay acres
- 23 +/- timber acres
- Class III Martin silty clay loam soils
- 3 to 7 percent slopes
- NCCPI overall weighted average of 57
- Duck Creek winds throughout
- Mature timber lining the creek
- One fishing pond
- Whitetail deer, turkey, and upland bird hunting
- Excellent whitetail deer numbers
- Kansas Deer Management Unit 14
- Phantom hunting blind with a stand
- Boss Buck 200-pound gravity feeder
- 38 +/- feet of elevation change
- Modular house built in 1995
- 3 bed, 2 bath house
- 1,200 square foot house
- Farm utility quonset hut building built in 2005
- Well-maintained, year-round gravel road
- Electricity, rural water, natural gas, telephone line, and a lagoon
- Mineral rights intact and transfer
- Oral year-to-year hay lease agreement in place
- 2025 taxes: \$909.90
- 3 miles from Admire, KS
- 17 miles from Emporia, KS



18 +/- ACRES GRASS HAY ACRES

The tract features 18 +/- acres of grass hay ground, primarily made up of Class III Martin silty clay loam soils. These acres consist of a mix of warm- and cool-season grasses, with 3-7% slopes and an NCCPI weighted average of 57.



ONE FISHING POND



23 +/- TIMBER ACRES



1,200 SQUARE FOOT HOUSE



DUCK CREEK WINDS THROUGHOUT



HUNTING OPPORTUNITIES

With a strong combination of food, water, and cover, this property supports outstanding populations of whitetail deer, turkey, and upland birds—hallmarks of Kansas hunting. The sale includes a Phantom Hunting Blind with stand and a Boss Buck 200-pound gravity feeder.



AERIAL MAP



©2026 AgriData, Inc.

Boundary Center: 38° 36' 15.77, -96° 6' 40.87



Maps Provided By:



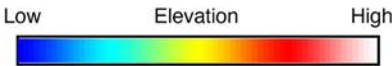
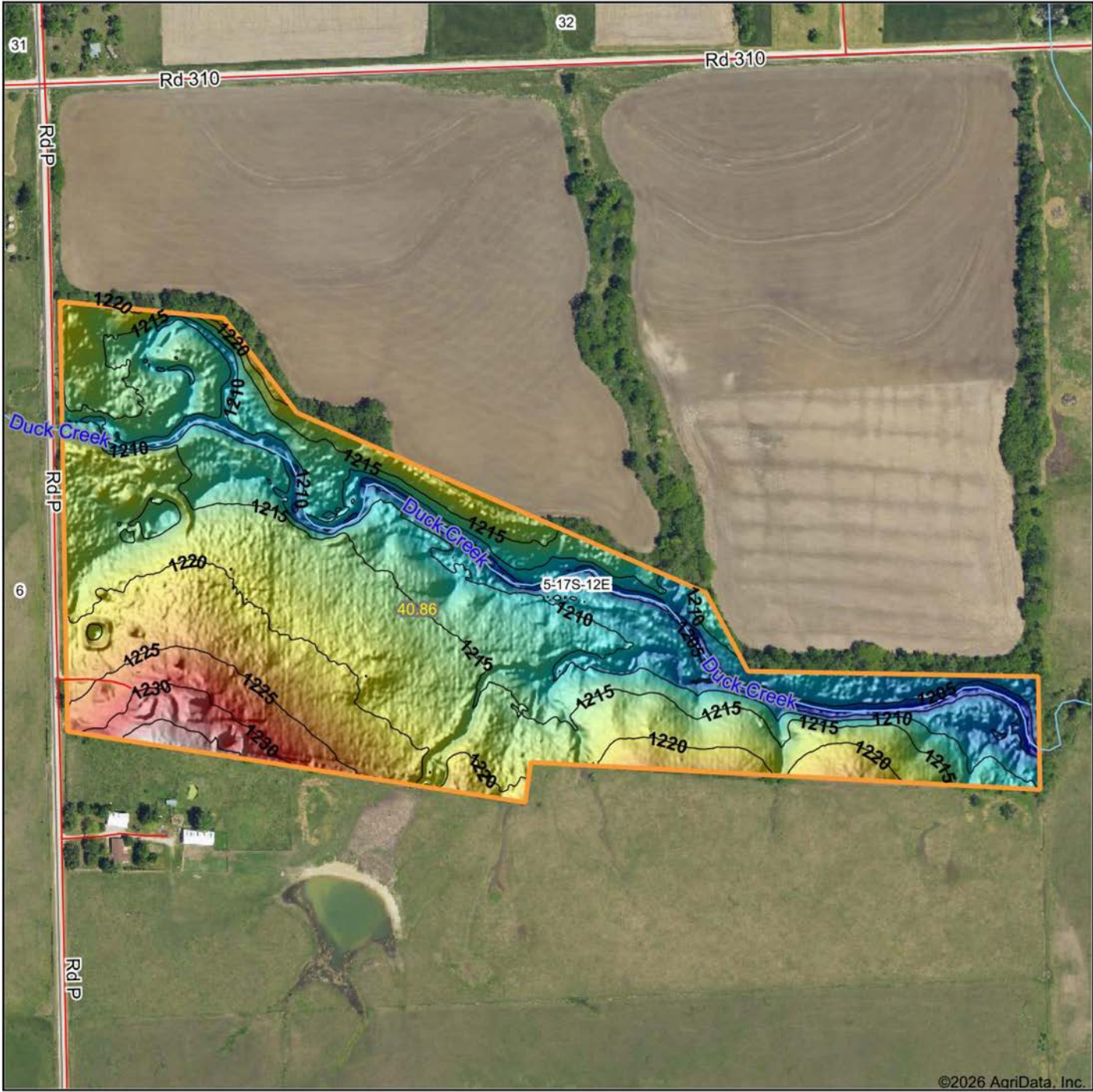
© AgriData, Inc. 2025 www.AgriDataInc.com

5-17S-12E
Lyon County
Kansas



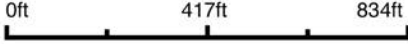
3/9/2026

HILLSHADE MAP



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2025 www.AgriDataInc.com

Source: USGS 1 meter dem
 Interval(ft): 5
 Min: 1,200.7
 Max: 1,239.1
 Range: 38.4
 Average: 1,216.0
 Standard Deviation: 6.3 ft

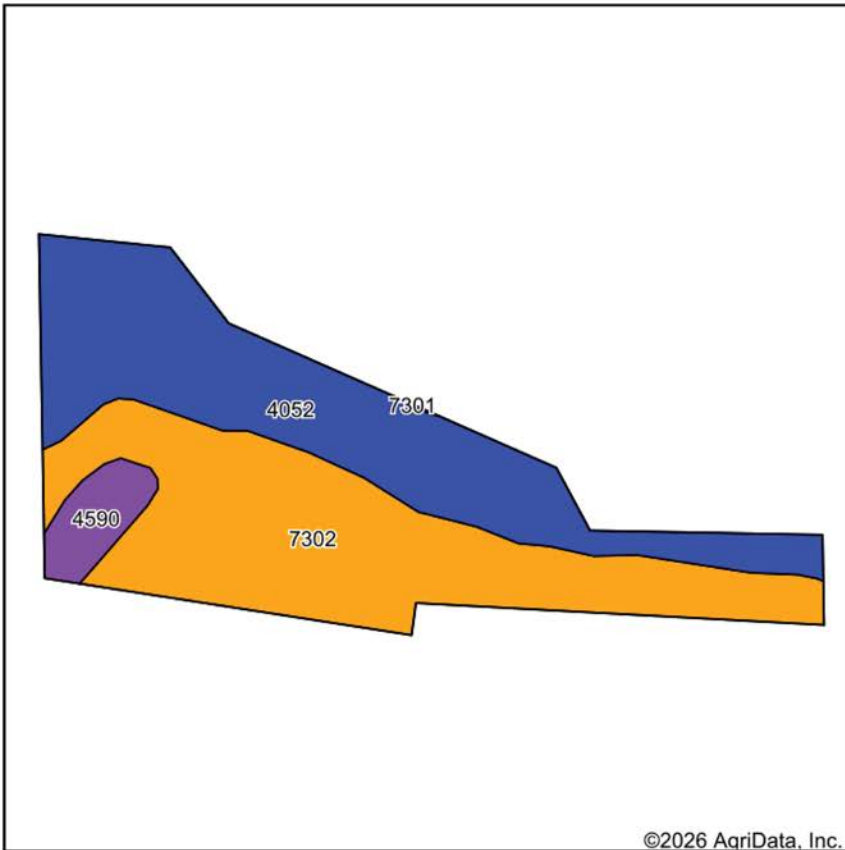


3/9/2026

5-17S-12E
Lyon County
Kansas

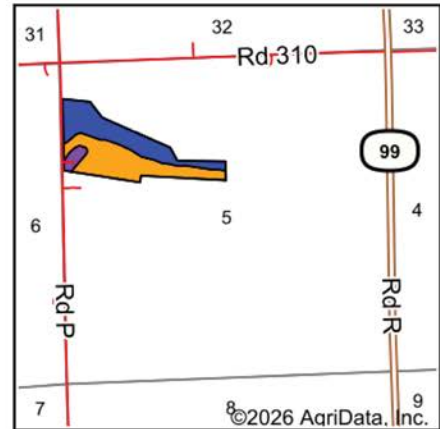
Boundary Center: 38° 36' 15.77, -96° 6' 40.87

SOILS MAP



©2026 AgriData, Inc.

Soils data provided by USDA and NRCS.



©2026 AgriData, Inc.

State: **Kansas**
 County: **Lyon**
 Location: **5-17S-12E**
 Township: **Fremont**
 Acres: **40.86**
 Date: **3/9/2026**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2025 www.AgriDataInc.com



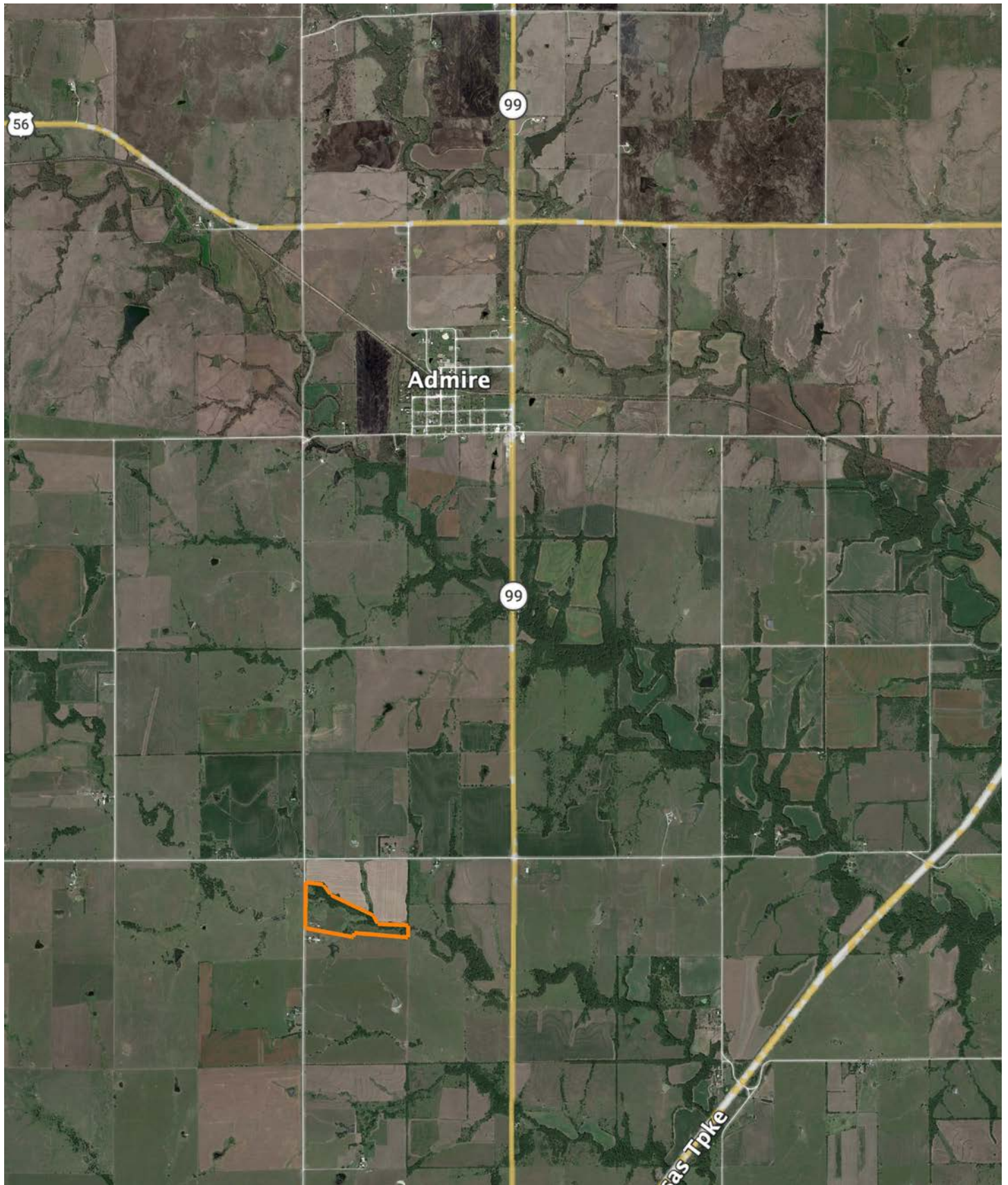
Area Symbol: KS111, Soil Area Version: 24

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 Soybeans
7302	Martin silty clay loam, 3 to 7 percent slopes	20.34	49.8%		> 6.5ft.	Ille	4935	53	45	49
4052	Ivan silt loam, occasionally flooded	18.40	45.0%		> 6.5ft.	Ilw	7995	81	64	81
4590	Clime-Sogn complex, 3 to 20 percent slopes	2.12	5.2%		2.5ft. (Paralithic bedrock)	Vle	3310	36	32	33
Weighted Average						2.71	6228.7	*n 64.7	*n 52.9	*n 62.6

*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

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Alabama, Arkansas, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Minnesota, Mississippi, Missouri, Montana, Nebraska, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.