

MIDWEST LAND GROUP PRESENTS



116 ACRES
JACKSON COUNTY, KS

00000 126th Road, Hoyt, Kansas, 66440



MIDWEST LAND GROUP IS HONORED TO PRESENT

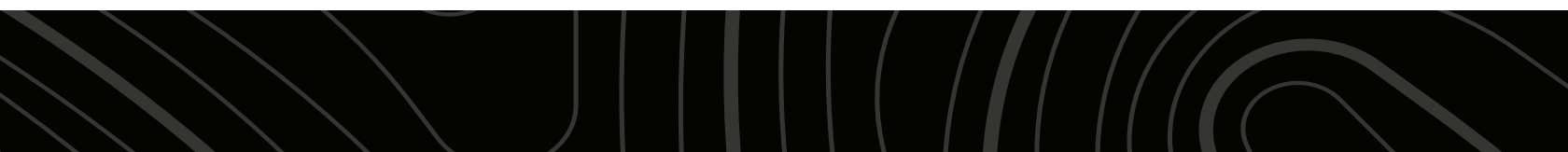
TURN-KEY JACKSON COUNTY TROPHY WHITETAIL FARM

This 116 +/- acre tract is located in southeast Jackson County, just outside of Hoyt, Kansas. This diverse farm offers a strong combination of productive cropland, quality wildlife habitat, and excellent building site potential. The property features 83 +/- acres of cropland currently in active production, consisting primarily of Pawnee clay loam soils. These tillable acres offer 1–8% slopes with well-maintained terraces, waterways, and clean field edges, and carry an overall weighted NCCPI of 49. The farm includes 46 +/- DCP crop base acres with an ARC County election.

The remaining 33 +/- acres consist of a mix of warm and cool season grass field edges and dense hardwood timbered draws. Extensive EQIP and TSI improvements have been completed, including the removal of invasive Asian bush honeysuckle, enhancing both habitat quality and accessibility. This property is well-equipped for hunting and recreation, featuring established trails, multiple wildlife food plots, and numerous planted and

producing fruit trees. A wet-weather creek and a recently cleaned-out pond provide reliable water sources for wildlife. With approximately 104 feet of elevation change, the rolling topography offers scenic views and ideal stand locations. The combination of food, water, and cover creates excellent opportunities for whitetail deer, turkey, upland bird, and waterfowl hunting.

Access is convenient via a well-maintained, year-round gravel road along the north boundary, with electricity, rural water, and telephone available at the road. A minimum maintenance road borders the west side 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 lease in place at \$100 per cropland acre, providing immediate income potential. 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 showing.



PROPERTY FEATURES

COUNTY: **JACKSON** | STATE: **KANSAS** | ACRES: **116**

- 83 +/- cropland acres
- 33 +/- grass and timber acres
- Pawnee clay loam soils
- 1–8% slopes
- NCCPI overall weighted average of 49
- Well-maintained terraces, waterways, and clean field edges
- 46 +/- DCP crop base acres
- ARC County crop election
- Mixed warm and cool season grass field edges
- Hardwood timbered draws
- EQIP and TSI habitat improvements completed
- Established trail system and wildlife food plots
- Numerous planted and producing fruit trees
- Wet-weather creek
- Watering pond
- Excellent whitetail deer, turkey, upland birds, and waterfowl hunting
- Proven history of mature trophy bucks (trail camera and harvest history)
- Located in Kansas Deer Management Unit 10
- 104 +/- feet of elevation change
- Well-maintained, year-round gravel road access on north boundary
- Minimum maintenance road along west boundary
- Electricity, rural water, and telephone available at the road
- Mineral rights intact and transfer at closing
- Oral year-to-year cash rent lease in place
- 2025 property taxes: \$873.02
- 3 miles from Hoyt, KS
- 18 miles from Topeka, KS



PRODUCTIVE CROPLAND

The property features 83 +/- acres of cropland currently in active production, consisting primarily of Pawnee clay loam soils. These tillable acres offer 1–8% slopes with well-maintained terraces, waterways, and clean field edges, and carry an overall weighted NCCPI of 49.



HARDWOOD TIMBERED DRAWS



WET-WEATHER CREEK & POND



ESTABLISHED TRAILS



MULTIPLE WILDLIFE FOOD PLOTS



EXCELLENT HUNTING OPPORTUNITIES

The combination of food, water, and cover creates excellent opportunities for whitetail deer, turkey, upland bird, and waterfowl hunting.



AERIAL MAP



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Boundary Center: 39° 16' 14.55, -95° 40' 39.62

0ft 454ft 908ft



Maps Provided By:



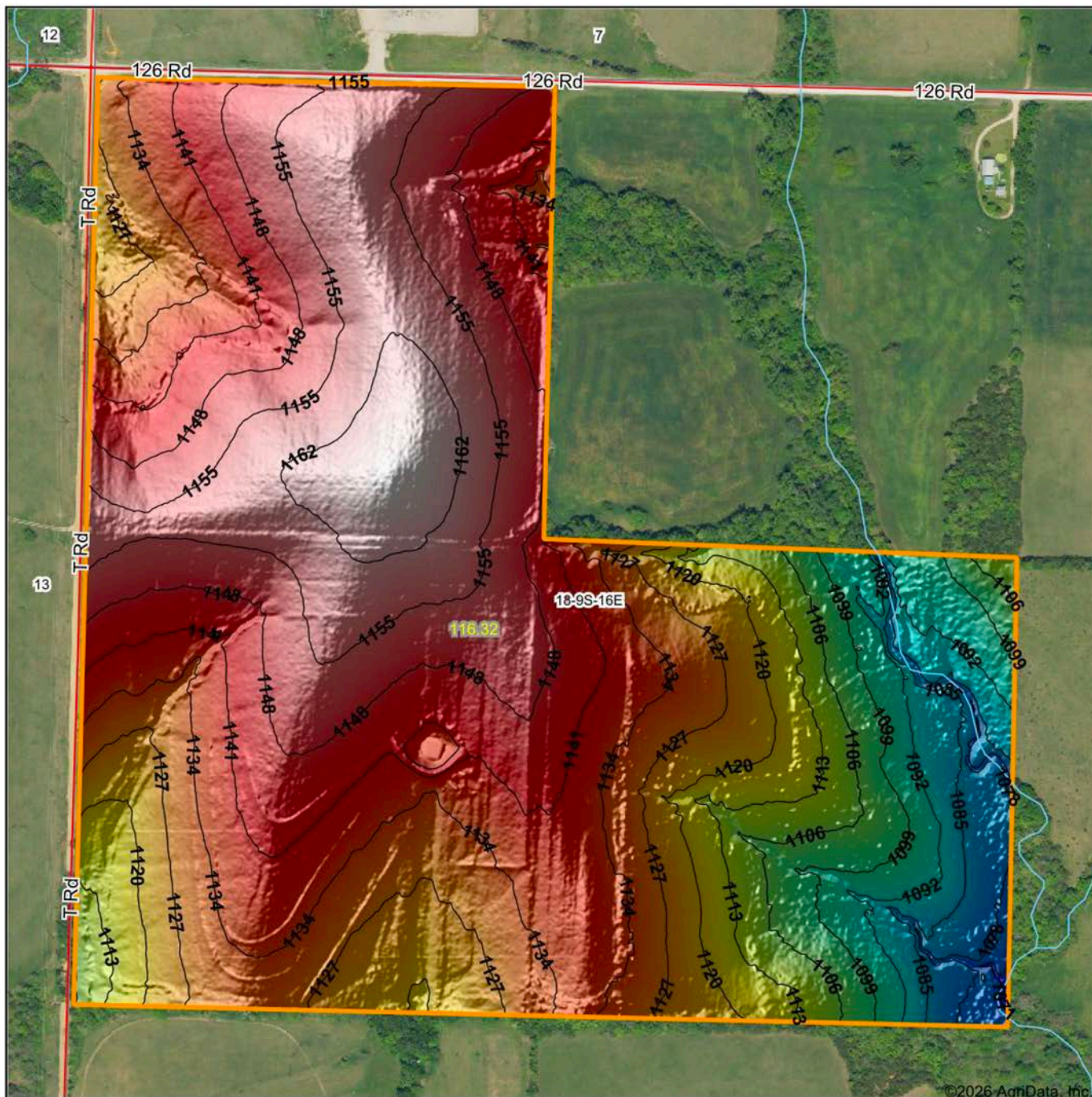
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18-9S-16E
Jackson County
Kansas



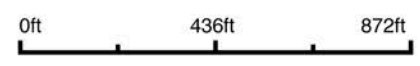
3/31/2026

HILLSHADE MAP



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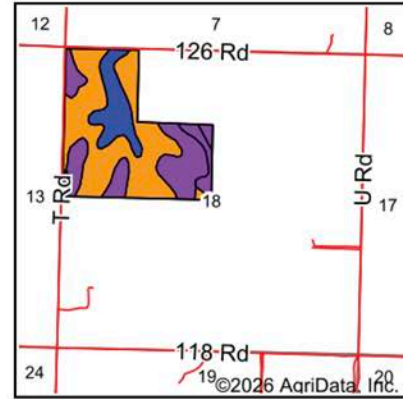
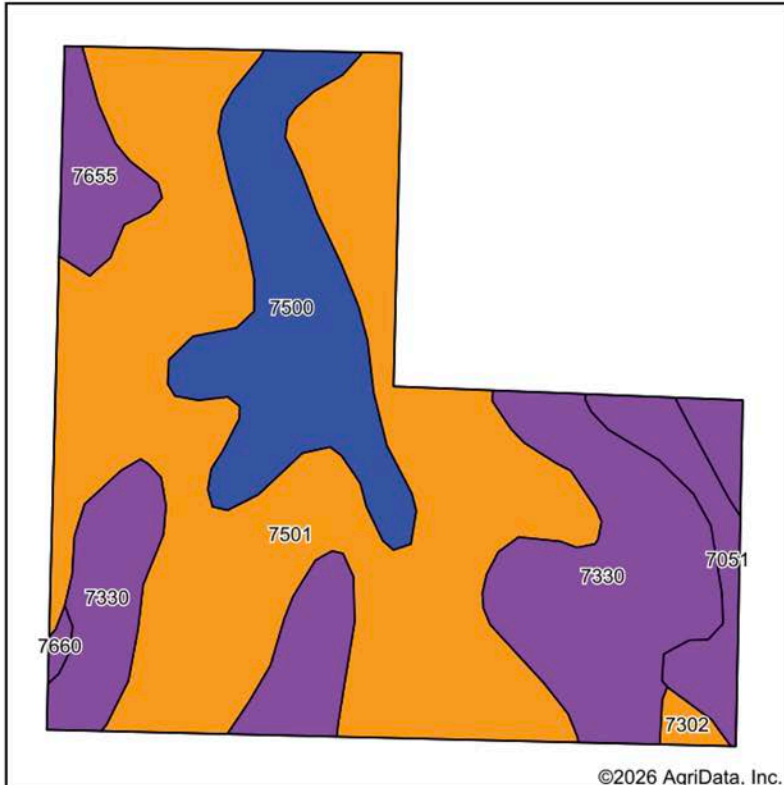
Source: USGS 1 meter dem
Interval(ft): 7
Min: 1,064.4
Max: 1,168.3
Range: 103.9
Average: 1,133.2
Standard Deviation: 21.49 ft



18-9S-16E
Jackson County
Kansas

Boundary Center: 39° 16' 14.55, -95° 40' 39.62

SOILS MAP



State: **Kansas**
 County: **Jackson**
 Location: **18-9S-16E**
 Township: **Douglas**
 Acres: **116.32**
 Date: **3/31/2026**



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Soils data provided by USDA and NRCS.

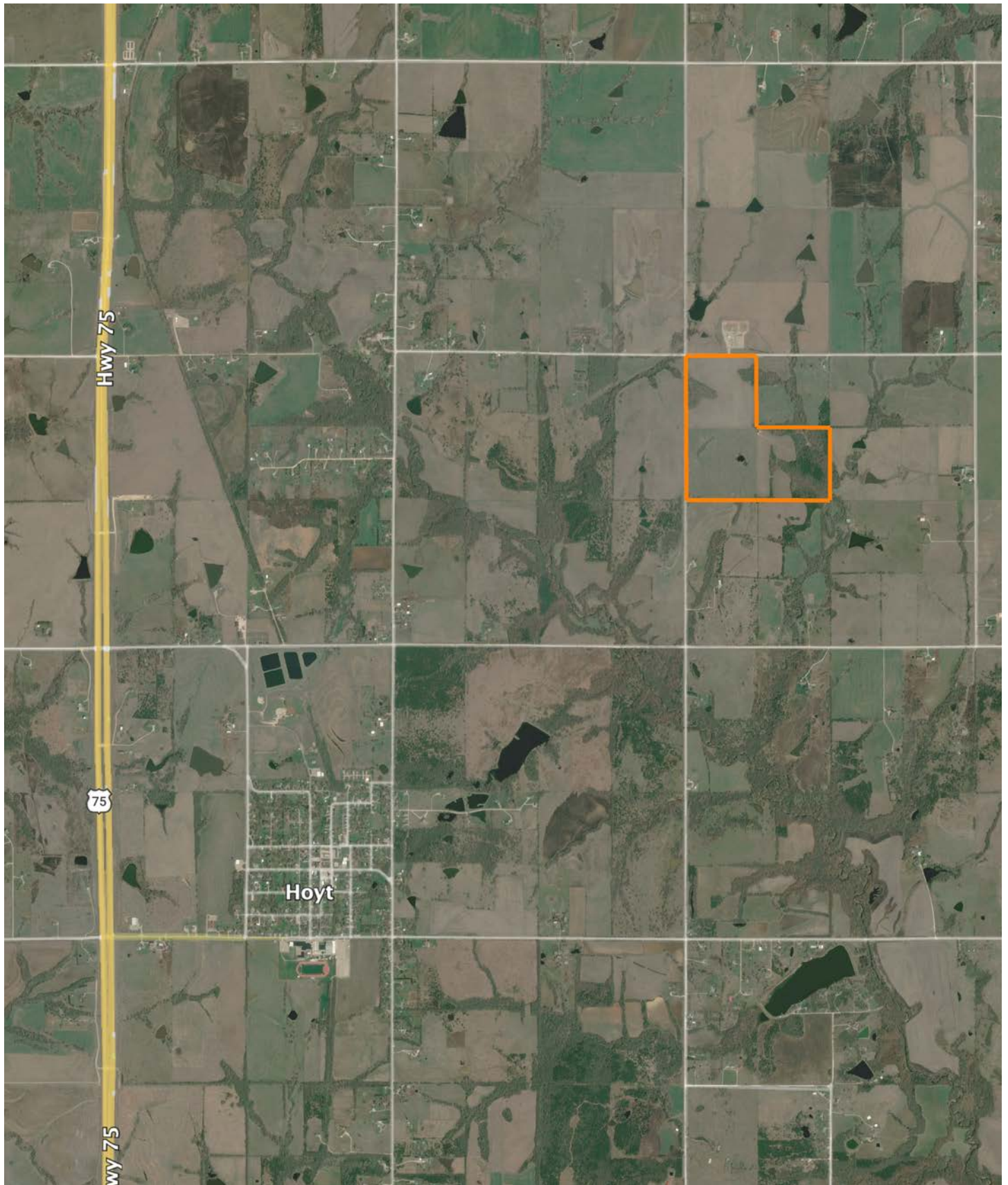
Area Symbol: KS085, Soil Area Version: 24

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
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	60.51	52.0%		> 6.5ft.	Ille	3883	48	38	39
7330	Martin-Vinland silty clay loams, 5 to 10 percent slopes	28.30	24.3%		1.6ft. (Paralithic bedrock)	Vle	4098	47	44	38
7500	Pawnee clay loam, 1 to 4 percent slopes	17.30	14.9%		> 6.5ft.	Ile	3845	52	41	44
7051	Kennebec silt loam, frequently flooded	5.00	4.3%		> 6.5ft.	Vw	4165	79	79	71
7655	Vinland silty clay loam, 4 to 15 percent slopes	4.05	3.5%		1.3ft. (Paralithic bedrock)	Vle	2367	42	41	28
7302	Martin silty clay loam, 3 to 7 percent slopes	0.80	0.7%		> 6.5ft.	Ille	4228	54	50	47
7660	Vinland-Sogn complex, 5 to 15 percent slopes	0.36	0.3%		1.6ft. (Paralithic bedrock)	Vle	3482	36	33	24
Weighted Average						3.78	3890.1	*n 49.5	*n 41.8	*n 40.5

*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
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