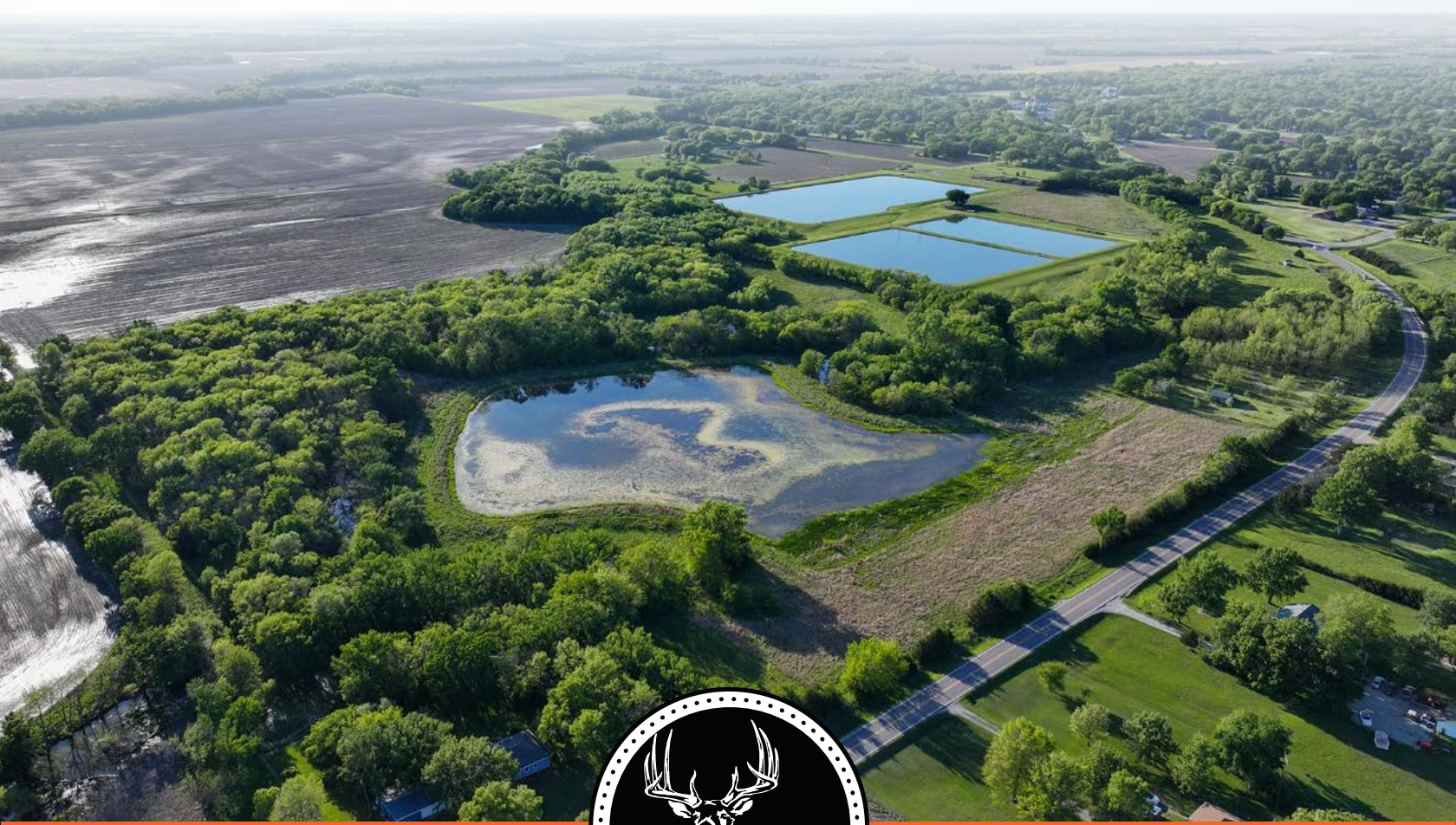


MIDWEST LAND GROUP PRESENTS

54 ACRES IN

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# LYON COUNTY KANSAS



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# PREMIER PESTER CREEK WRP HUNTING & RECREATIONAL PROPERTY

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Located in central Lyon County just south of Americus, this exceptional 54 +/- acre tract offers a rare opportunity to own a highly improved Wetland Reserve Program (WRP) property with outstanding wildlife habitat, year-round water, and excellent recreational appeal. Designed with both conservation and recreation in mind, the property features approximately 32 +/- acres of quality native grassland and timber habitat, including warm-season grasses, thick bedding cover, wooded draws, and natural travel corridors. The habitat has been carefully maintained and provides exceptional hunting opportunities for whitetail deer, turkey, upland birds, and waterfowl. An additional 17 +/- acres of former cropland have been established into wildlife habitat, further enhancing the property's diversity, carrying capacity, and overall habitat quality.

The centerpiece of the property is a meticulously designed 5 +/- acre pond constructed specifically to attract and hold waterfowl. Situated within a strong migratory flyway, the pond experiences consistent waterfowl activity throughout the year while also offering excellent fishing opportunities.

Adding even more character and long-term value is a producing pecan orchard located on the property. Pester Creek winds throughout the tract, providing a reliable year-round water source and a natural wildlife

corridor. Several additional seasonal creeks and wet-weather drainages further contribute to the property's exceptional habitat and water resources.

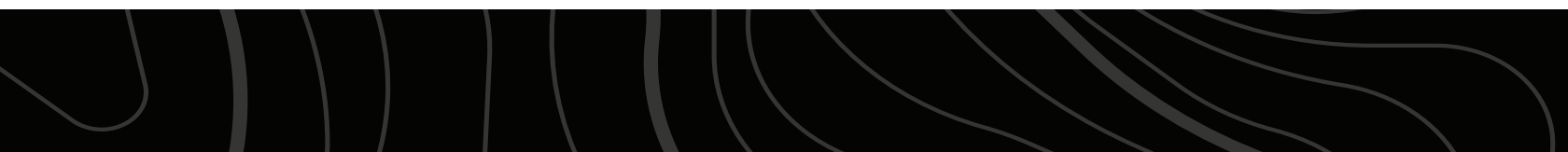
The property is perimeter fenced with additional cross fencing already in place. Improvements include a two-car garage with a concrete floor and an installed private water well. The tract is located along a hard-surface blacktop road with electricity, rural water, and telephone service at the road. With attractive water features, nearby utilities, and excellent access, the property also offers outstanding future homesite potential. Mineral rights are intact and will transfer to the Buyer at closing. There are currently no active leases or tenant rights associated with the property. Approximately 49 acres of the property are enrolled in a 30-year WRP easement, with approximately 17 years remaining on the agreement.

Properties that combine premium wildlife habitat, dependable water, producing orchard income potential, and future building opportunities are increasingly difficult to find. Whether you are seeking a premier hunting property, recreational retreat, or long-term investment, this Lyon County tract deserves serious consideration. Showings are by appointment only, and a licensed agent must be present. For additional information, disclosures, or to schedule a private showing, contact Trent Siegle at (620) 767-2926.

# PROPERTY FEATURES

COUNTY: **LYON** | STATE: **KANSAS** | ACRES: **54**

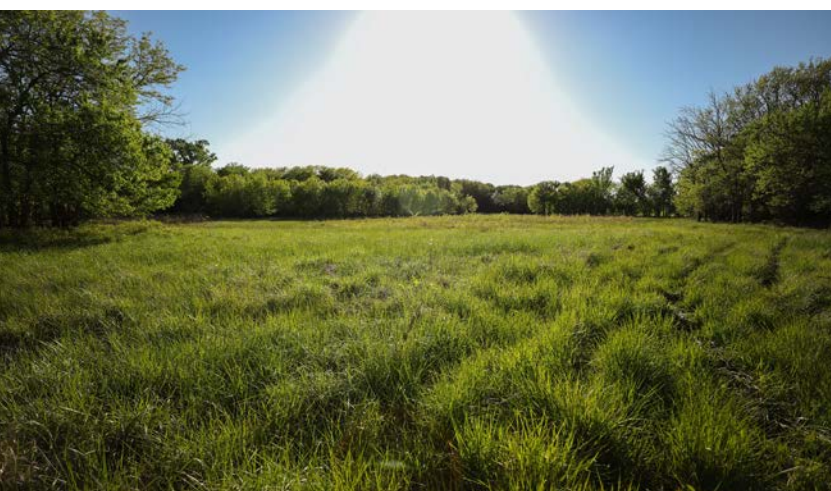
- 32 +/- grassland/timber acres
- 17 +/- cropland acres
- 5 +/- acre pond
- Wetland Reserve Program easement (~49 acres)
- Cropland acres seeded to wildlife habitat
- Warm-season native grass meadows
- Timbered draws and thickets
- Mature cottonwood roost trees
- Producing pecan tree orchard
- Pester Creek winds throughout
- Multiple wet-weather seasonal creeks
- Waterfowl/fishing pond
- Established trails and creek crossings
- Perimeter fencing with cross fencing
- 20 +/- feet of elevation change
- Whitetail deer, turkey, quail, and waterfowl hunting
- Kansas Deer Management Unit 14
- Two-car garage with concrete floor
- Hard surface blacktop road
- Private water well installed
- Electricity, rural water, and telephone line at the road
- Mineral rights intact and transfer
- No active leases or tenants' rights in place
- 2025 taxes: \$389.58
- 1 mile from Americus, KS
- 7 miles from Emporia, KS



# 32 +/- GRASSLAND/TIMBER ACRES

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The property features approximately 32 +/- acres of quality native grassland and timber habitat, including warm-season grasses, thick bedding cover, wooded draws, and natural travel corridors.



# 17 +/- CROPLAND ACRES

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# 5 +/- ACRE POND

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# PESTER CREEK WINDS THROUGHOUT

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Pester Creek winds throughout the tract, providing a reliable year-round water source and a natural wildlife corridor. Several additional seasonal creeks and wet-weather drainages further contribute to the property's exceptional habitat and water resources.



# TRAIL CAM PICTURES



# AERIAL MAP



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Boundary Center: 38° 29' 44.98, -96° 15' 18.5



Maps Provided By



© AgriData, Inc. 2025

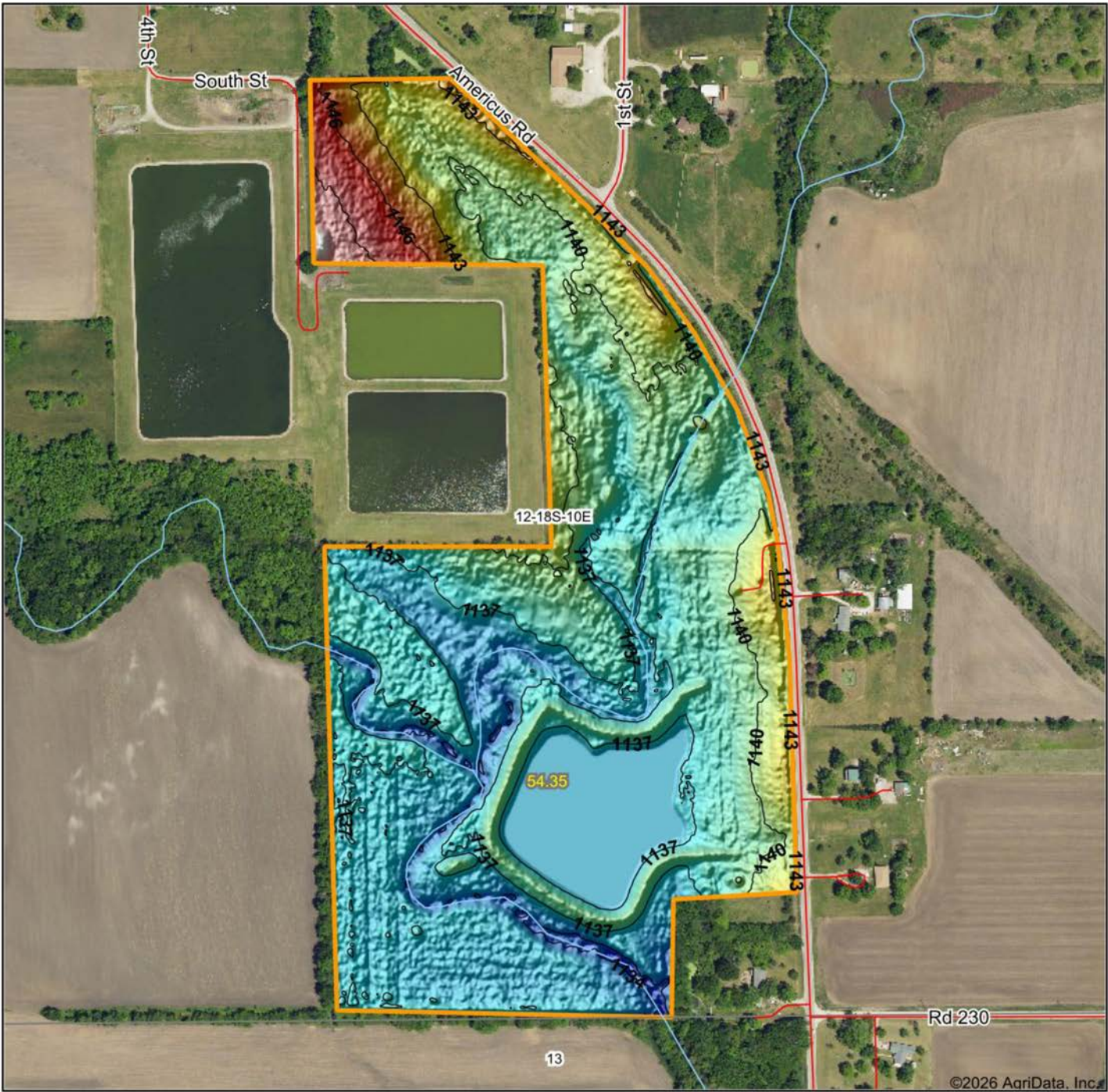
www.AgriDataInc.com

**12-18S-10E**  
**Lyon County**  
**Kansas**



4/11/2026

# HILLSHADE MAP

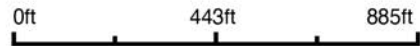


Low Elevation High



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Source: USGS 1 meter dem  
 Interval(ft): 3  
 Min: 1,132.2  
 Max: 1,151.7  
 Range: 19.5  
 Average: 1,138.4  
 Standard Deviation: 2.82 ft

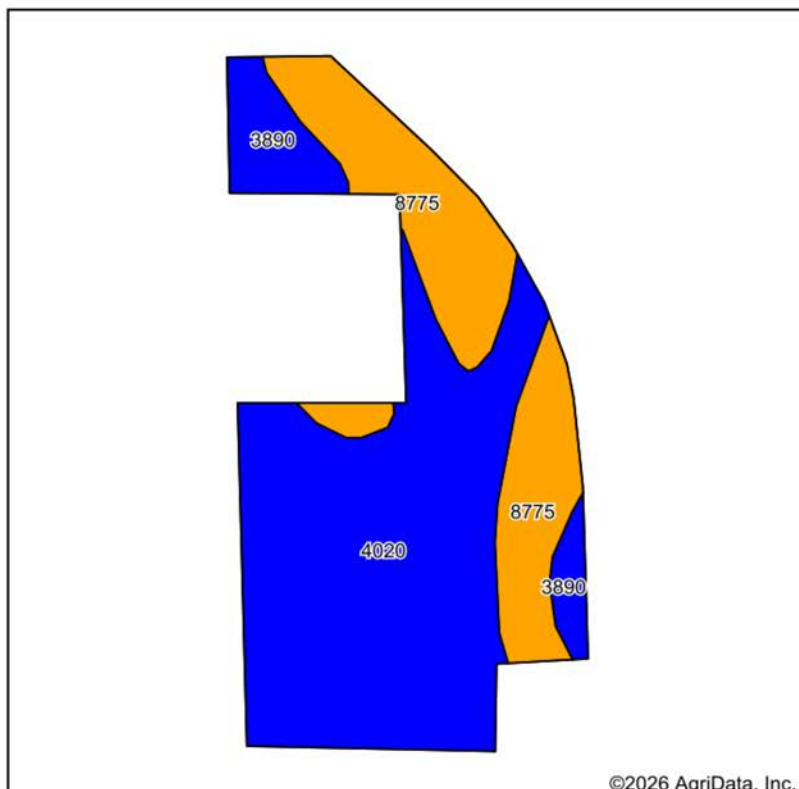


4/11/2026

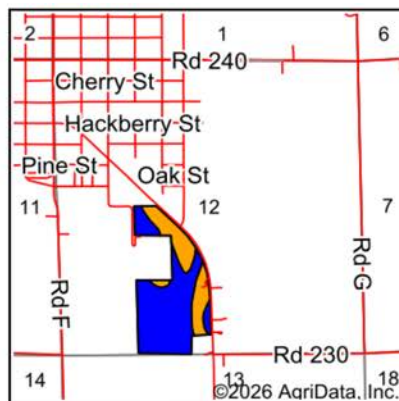
**12-18S-10E**  
**Lyon County**  
**Kansas**

Boundary Center: 38° 29' 44.98, -96° 15' 18.5

# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**  
 County: **Lyon**  
 Location: **12-18S-10E**  
 Township: **Americus**  
 Acres: **54.35**  
 Date: **4/11/2026**



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



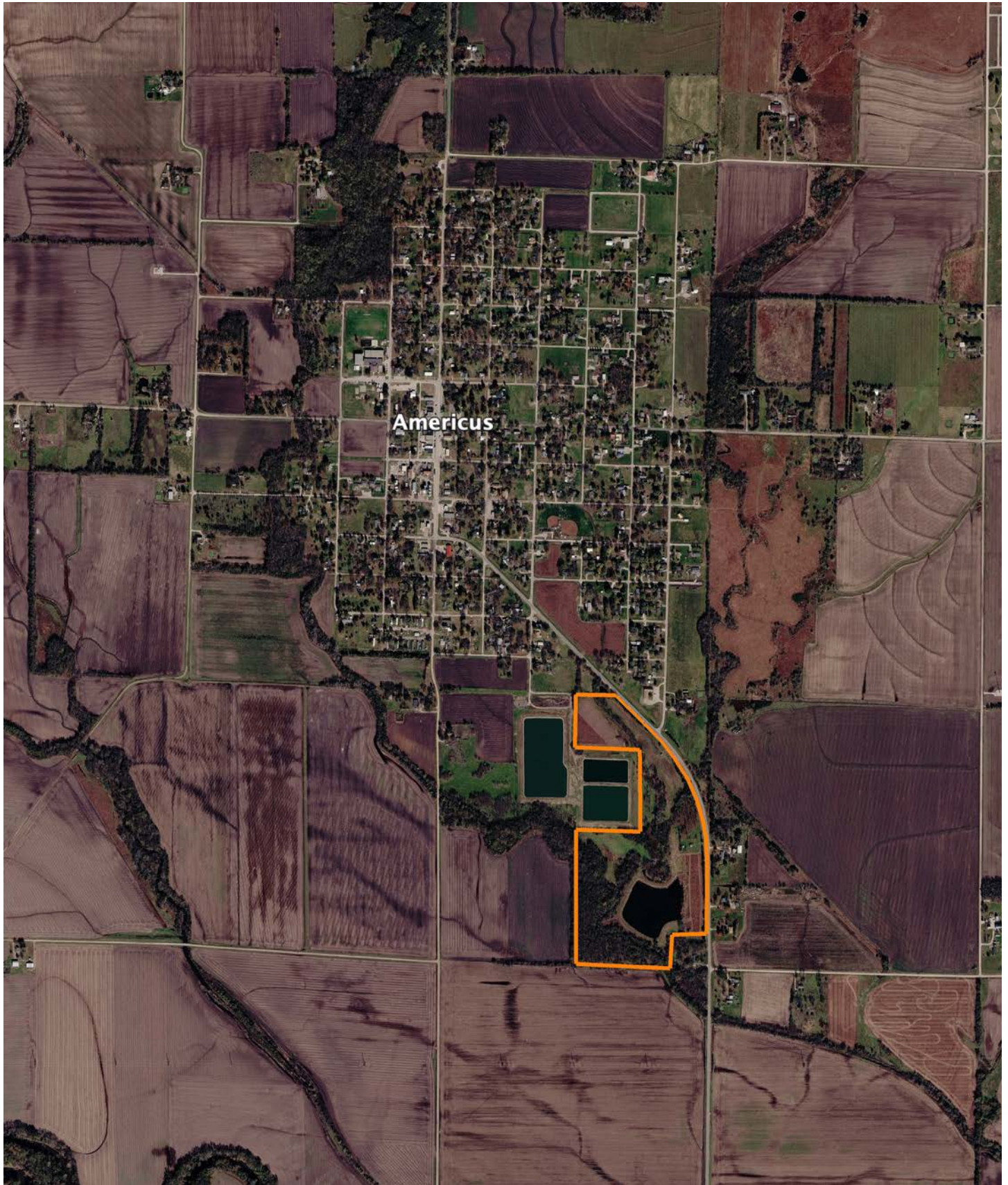
Area Symbol: KS111, Soil Area Version: 24										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
4020	Chase silty clay loam, occasionally flooded	32.94	60.6%		> 6.5ft.	Ilw	7975	67	64	66
8775	Kenoma silt loam, 1 to 3 percent slopes	16.41	30.2%		5.7ft. (Lithic bedrock)	IIIe	3888	59	56	59
3890	Ladysmith silty clay loam, 0 to 1 percent slopes	5.00	9.2%		> 6.5ft.	IIIs	3525	53	39	52
<b>Weighted Average</b>						<b>2.30</b>	<b>6331.6</b>	<b>*n 63.3</b>	<b>*n 59.3</b>	<b>*n 62.6</b>

\*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

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# 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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