

MIDWEST LAND GROUP PRESENTS

28 ACRES IN

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# WOODSON COUNTY KANSAS



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# RARE WOODSON COUNTY BUILDING SITE

This 28 +/- acre tract in southern Woodson County, located just south of Yates Center, Kansas, offers an exceptional combination of productive pastureland and quality wildlife habitat. The property features approximately 17 +/- acres of grassland consisting of a mix of warm- and cool-season grasses. The pasture has perimeter fencing on three sides, along with cross fencing already in place. The grassland is clean, well-maintained, and has historically been utilized for both hay production and grazing.

The remaining 11 +/- acres consist of timbered draws, thick cover, and blackjack oak ridges that provide excellent bedding habitat, natural travel corridors, and cover for wildlife. The property offers outstanding hunting opportunities for whitetail deer, turkey, and upland birds. An active spring provides a reliable year-

round water source, and the property also features a small spring-fed pond suitable for livestock watering or fishing. Improvements include a 32'x45' barn with a metal pipe corral.

The property is located along a well-maintained, year-round gravel road and offers attractive views and rolling topography that could make an excellent future building site. Utilities include electricity, a water well, telephone service, and a lagoon. 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. 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: **WOODSON** | STATE: **KANSAS** | ACRES: **28**

- 28 +/- total acres
- 17 +/- grassland acres
- 11 +/- timbered acres
- Warm-season and cool-season mixed grass pastures
- Timbered draws and thickets with blackjack oak ridges
- Year-round active spring
- Spring-fed watering/fishing pond
- Perimeter fencing on three sides with cross fencing
- 46 +/- feet of elevation change
- Whitetail deer, turkey, and quail hunting
- Kansas Deer Management Unit 12
- 32'x45' barn with metal pipe corral
- Well-maintained, year-round gravel road
- Electricity, water well, telephone line, and lagoon
- Mineral rights intact and transfer
- No active leases or tenants' rights in place
- Survey pending
- 2025 taxes: ~\$161.73
- 10 miles from Yates Center, Kansas



# GRASSLAND & TIMBER

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The property features approximately 17 +/- acres of grassland consisting of a mix of warm- and cool-season grasses. The remaining 11 +/- acres consist of timbered draws, thick cover, and blackjack oak ridges that provide excellent bedding habitat, natural travel corridors, and cover for wildlife.



# WELL-MAINTAINED GRAVEL ROAD FRONTAGE

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# BARN & PIPE CORRAL

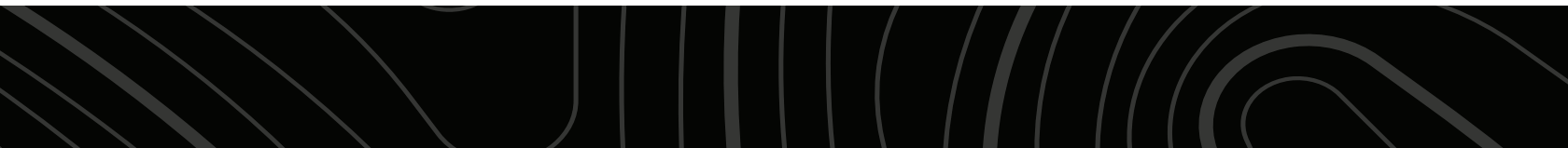
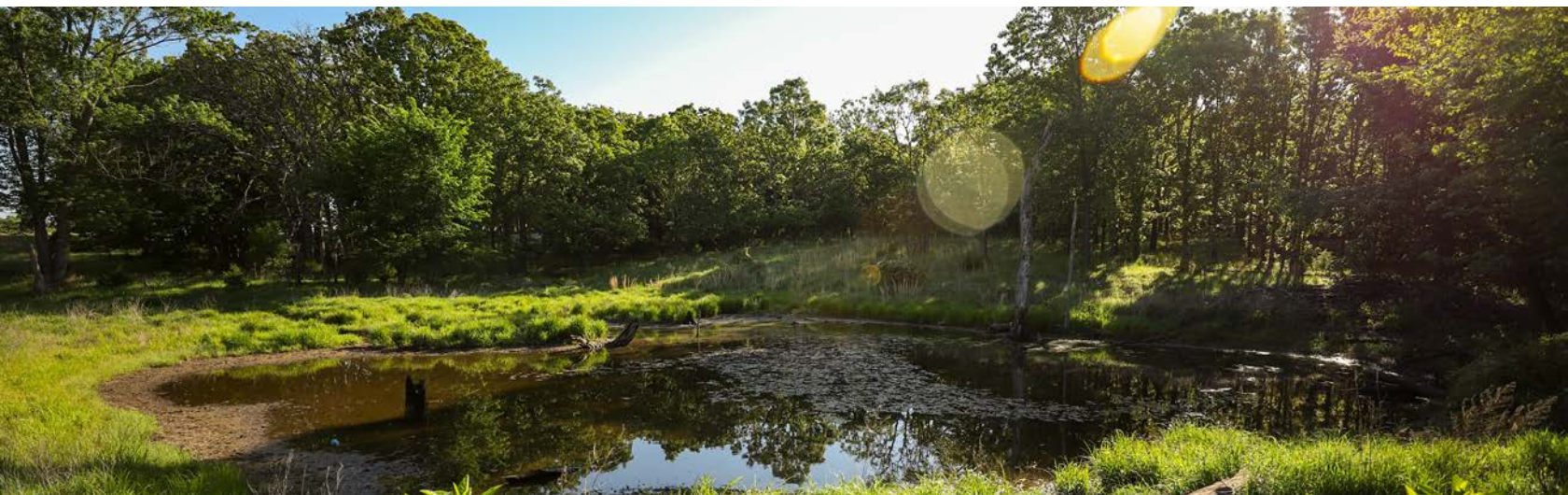
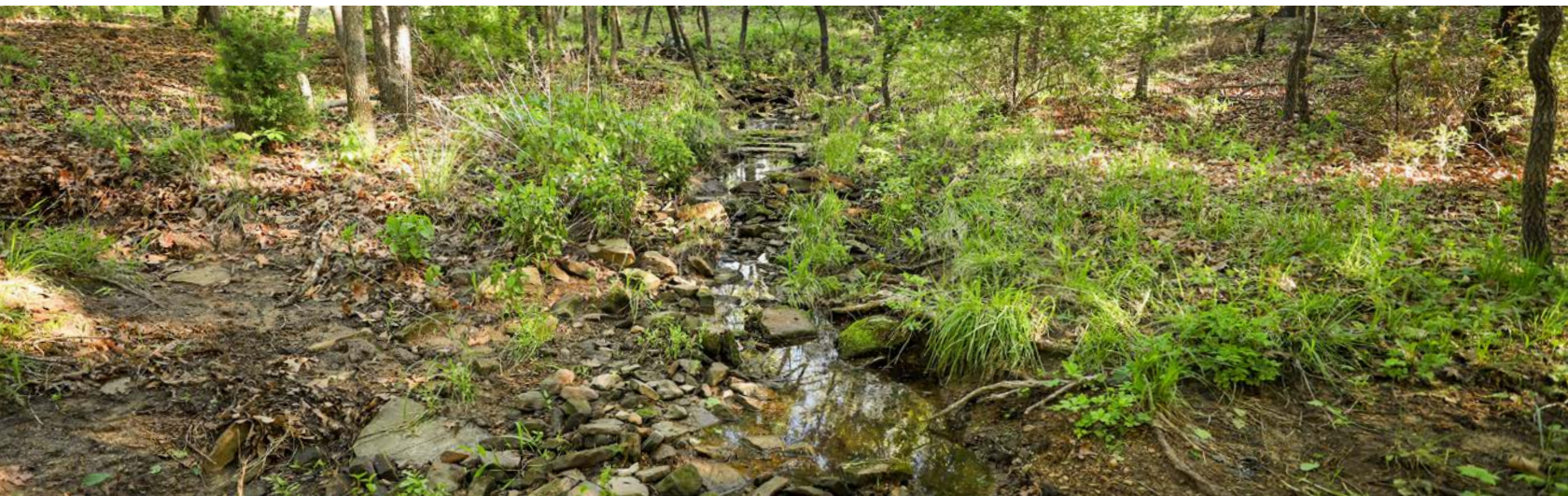
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# POND & ACTIVE SPRING

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An active spring provides a reliable year-round water source, and the property also features a small spring-fed pond suitable for livestock watering or fishing.

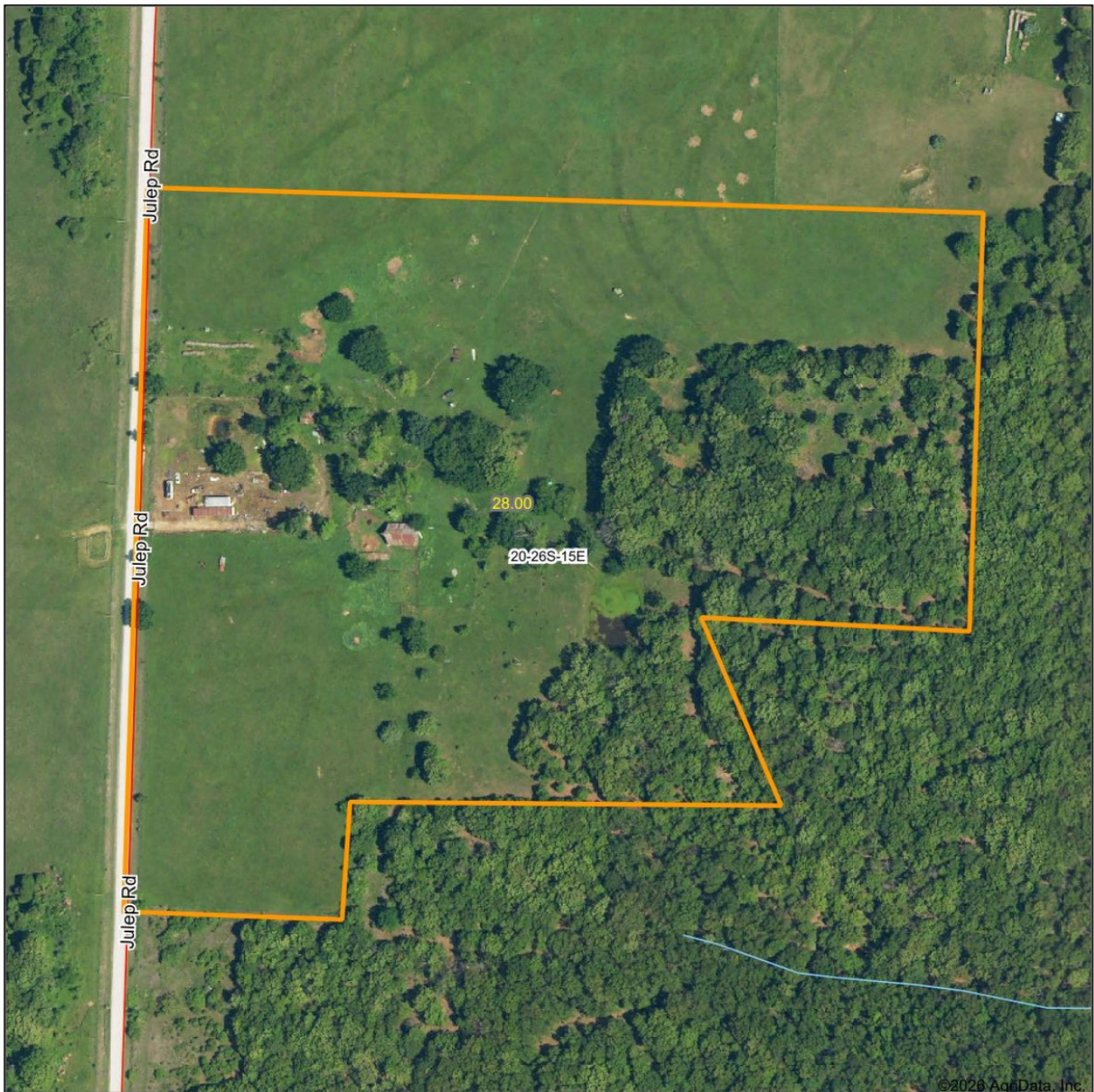


# ADDITIONAL PHOTOS

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# AERIAL MAP



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Boundary Center: 37° 46' 27.41, -95° 47' 12.8

0ft 245ft 490ft



Maps Provided By



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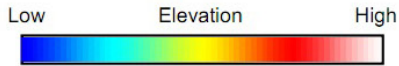
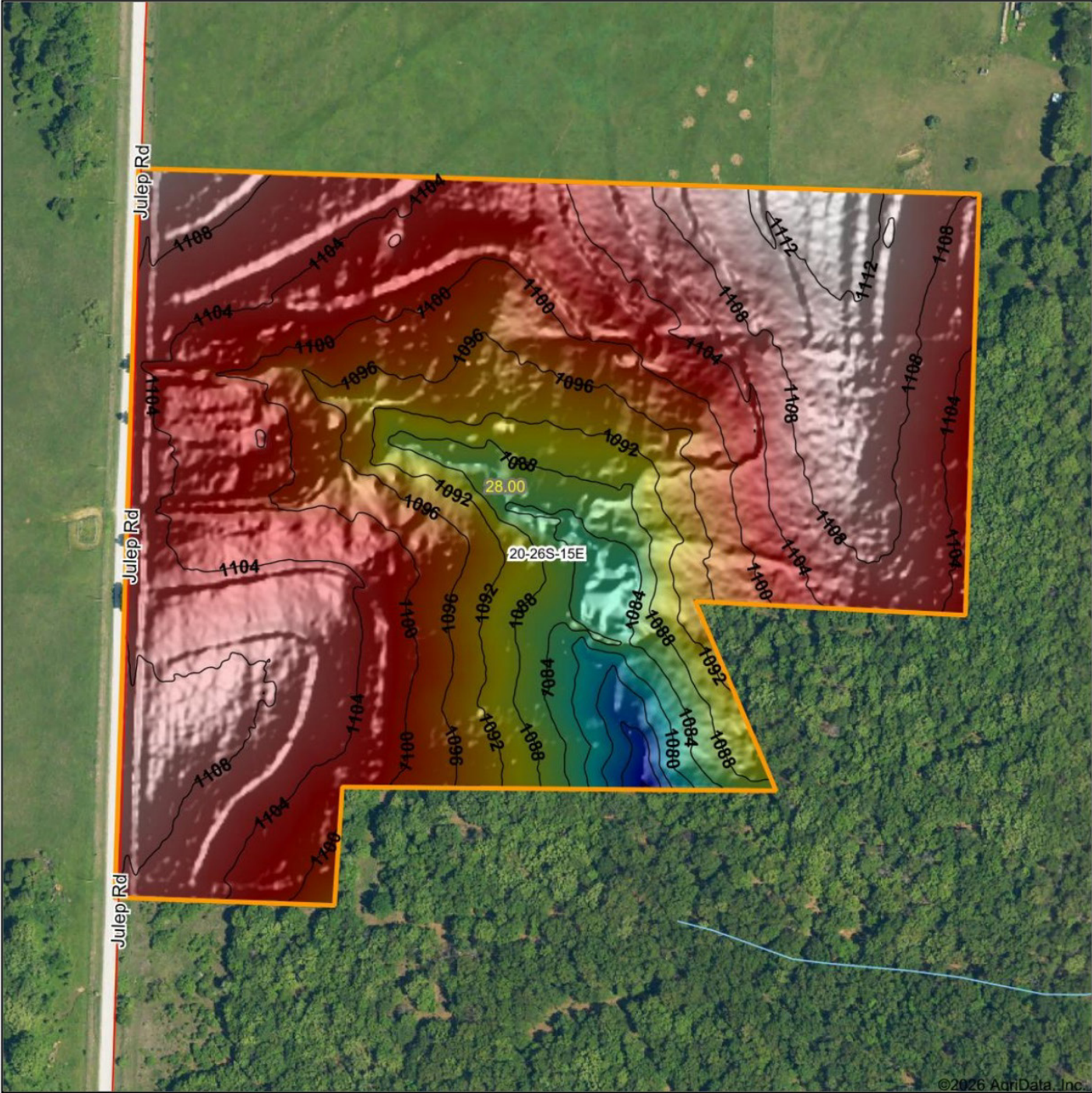
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20-26S-15E  
Woodson County  
Kansas



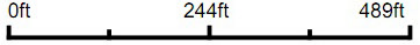
5/8/2026

# HILLSHADE MAP



Maps Provided By  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Source: USGS 1 meter dem  
 Interval(ft): 4  
 Min: 1,067.8  
 Max: 1,113.4  
 Range: 45.6  
 Average: 1,100.7  
 Standard Deviation: 8.33 ft

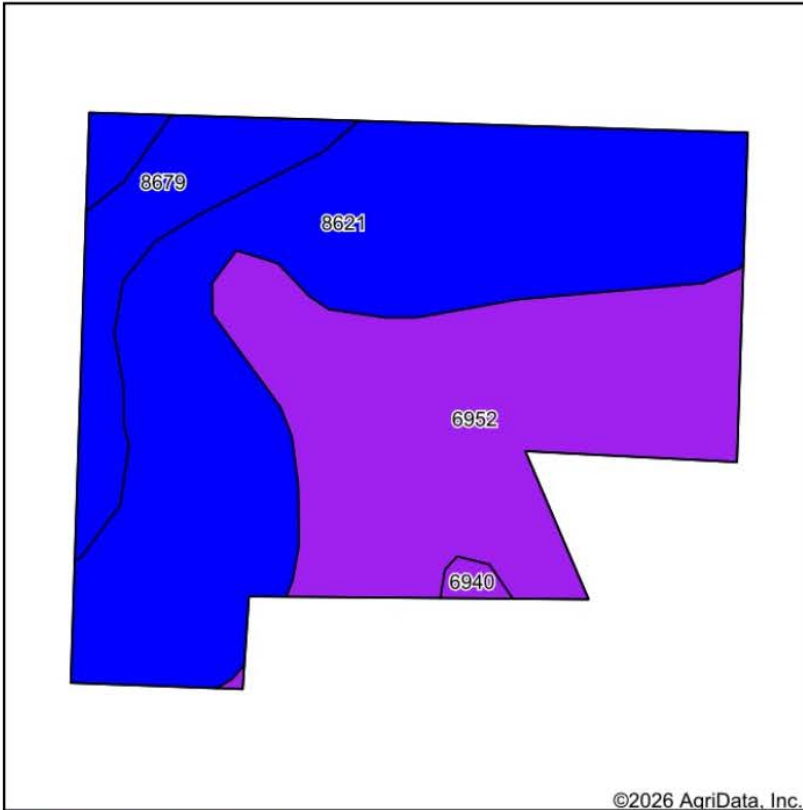


5/8/2026

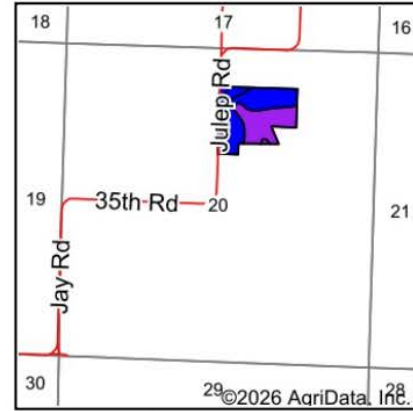
**20-26S-15E**  
**Woodson County**  
**Kansas**

Boundary Center: 37° 46' 27.41, -95° 47' 12.8

# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**  
 County: **Woodson**  
 Location: **20-26S-15E**  
 Township: **Center**  
 Acres: **28**  
 Date: **5/8/2026**



Maps Provided By  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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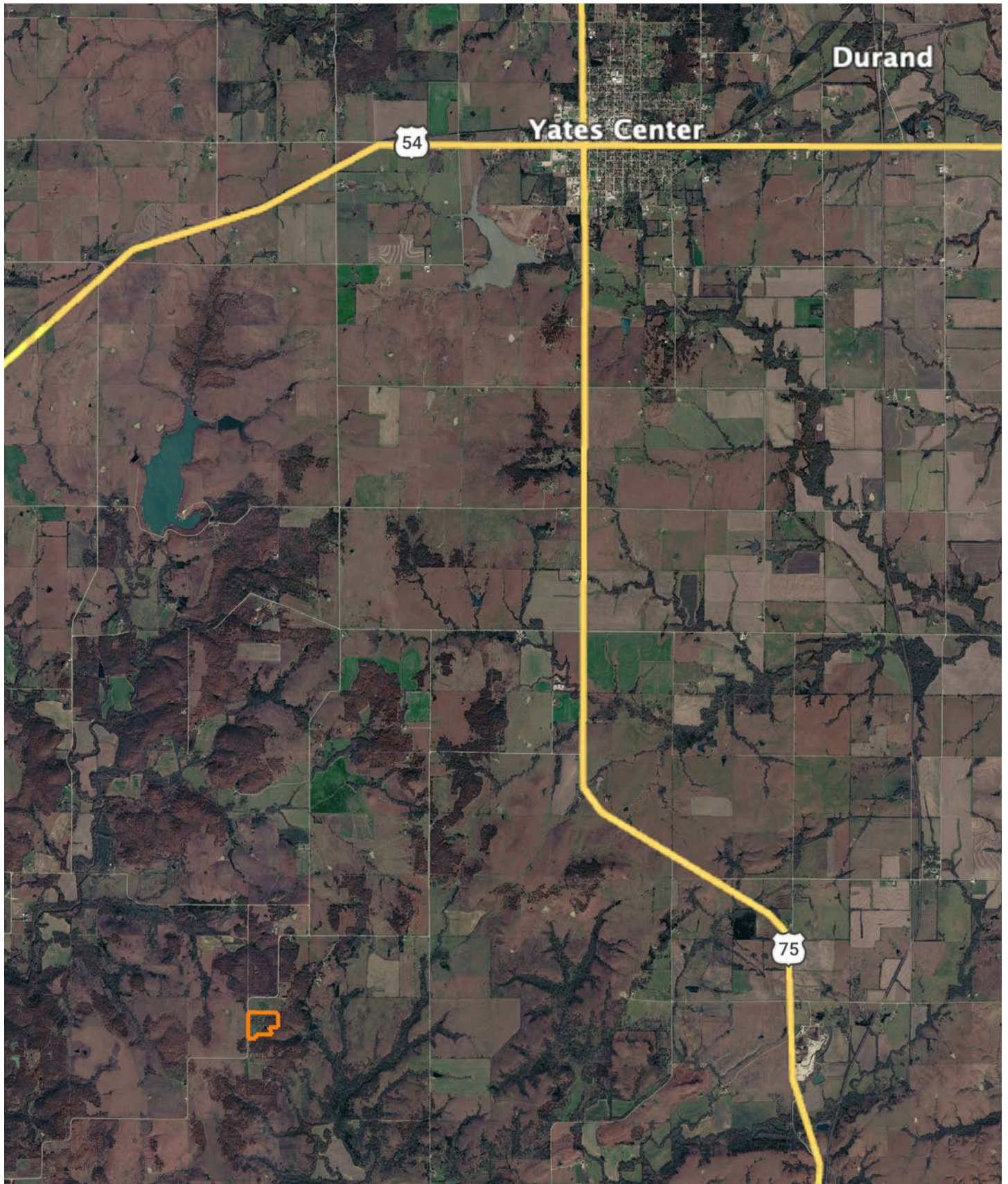
Area Symbol: KS207, Soil Area Version: 24

| 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 |
|-------------------------|--|-------|------------------|----------------------|-----------------------------|------------------|--------------------------------|------------------|----------------|-------------------|
| 8621                    | Bates loam, 1 to 3 percent slopes                      | 14.43 | 51.5%            |                      | 2.7ft. (Paralithic bedrock) | Ile              | 4735                           | 65               | 65             | 52                |
| 6952                    | Niotaze - Stephenville complex, 4 to 25 percent slopes | 10.56 | 37.7%            |                      | 2ft. (Paralithic bedrock)   | Vle              | 3770                           | 44               | 41             | 29                |
| 8679                    | Dennis silt loam, 1 to 3 percent slopes                | 2.82  | 10.1%            |                      | > 6.5ft.                    | Ile              | 4838                           | 79               | 78             | 64                |
| 6940                    | Darnell-Niotaze complex, 25 to 45 percent slopes       | 0.19  | 0.7%             |                      | 1.3ft. (Paralithic bedrock) | Vlls             | 2818                           | 8                | 8              | 3                 |
| <b>Weighted Average</b> |  |       |                  |                      |                             | <b>3.54</b>      | <b>4368.4</b>                  | <b>*n 58.1</b>   | <b>*n 56.9</b> | <b>*n 44.2</b>    |

\*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



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