

MIDWEST LAND GROUP PRESENTS

77 ACRES IN

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# DICKINSON COUNTY KANSAS



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# DICKINSON COUNTY LIME CREEK BOTTOM CROPLAND AND RECREATIONAL FARM

This exceptional 77 +/- acre tract is located in southeastern Dickinson County, just outside of Herington, Kansas, and offers a rare combination of highly productive creek-bottom cropland, outstanding wildlife habitat, and excellent future building potential. Approximately 71 +/- acres are currently in cropland production, consisting primarily of Class I Muir silt loam and Class II Hobbs silt loam soils. The gently rolling fields feature 1-7% slopes, well-maintained field edges, and a recently established waterway. The cropland boasts a weighted NCCPI average rating of 76 and includes approximately 66 DCP crop base acres, making it a highly desirable addition to any farming operation or investment portfolio.

Lime Creek winds through the property, with approximately 6 +/- acres of mature timber and natural habitat lining its banks. The timbered draws along the creek provide exceptional cover and serve as a natural travel corridor for wildlife. The combination of productive agricultural fields, mature timber, and a reliable year-round water source creates outstanding habitat for whitetail deer, turkey, upland birds, and waterfowl, offering excellent recreational and hunting

opportunities. Access is provided by well-maintained, year-round gravel roads located less than one-half mile from a hard-surface blacktop road. Electric service is along both road frontages, and city water is located near the northeast boundary, providing multiple attractive building locations with beautiful sunset views.

All mineral rights are believed to be intact and will transfer to the buyer at closing. There are currently no active farm leases or tenant rights in place, allowing for immediate possession and operational flexibility upon closing. Properties that combine highly productive creek-bottom farmland, quality wildlife habitat, and strong building potential are becoming increasingly difficult to find. Whether you are looking to expand your farming operation, invest in a quality land asset, enjoy premier recreational opportunities, or build your dream home in the country, this property offers an outstanding opportunity.

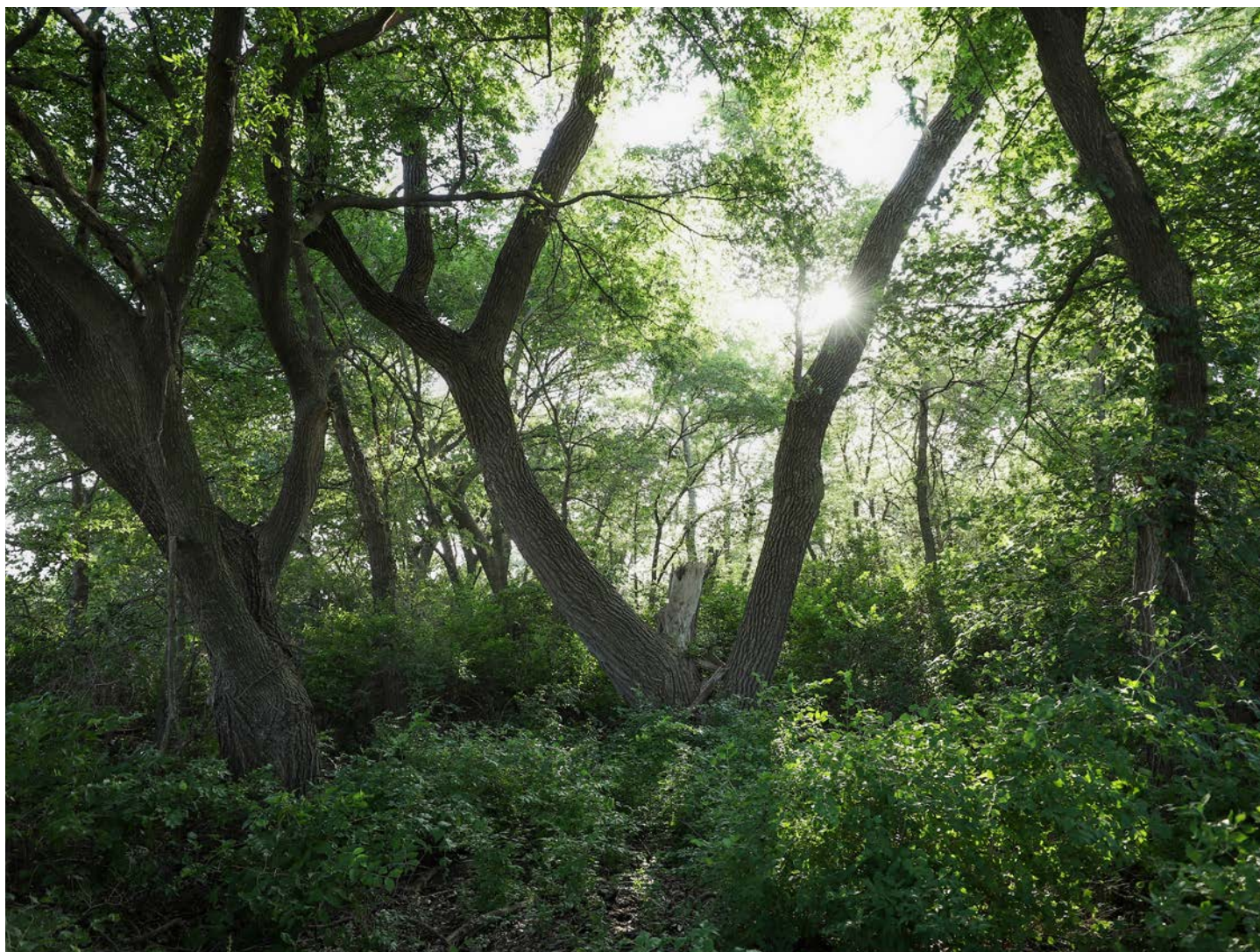
Showings are by appointment only, and a licensed real estate agent must be present. Contact Trent Siegle at (620) 767-2926 for additional information, disclosures, or to schedule a private showing.



# PROPERTY FEATURES

COUNTY: **DICKINSON** | STATE: **KANSAS** | ACRES: **77**

- 71 +/- cropland acres
- 6 +/- grass/timber acres
- Class I Muir and Class II Hobbs silt loam soils
- 1-7 percent slopes
- NCCPI overall weighted average of 76
- Well-kept fields and field edges
- Newly established waterway
- 66 +/- DCP crop base acres
- Lime Creek winds throughout
- Whitetail deer, turkey, upland birds, and waterfowl hunting
- Kansas Deer Management Unit 6
- Well-maintained, year-round gravel roads
- Less than one-half mile from a hard-surface blacktop road
- Electric service along both road frontages
- Mineral rights intact and will transfer
- No active farm leases or tenant rights in place
- 2025 taxes: \$1,100.16
- 1 mile from Herington, Kansas



# CROPLAND ACRES

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Approximately 71 +/- acres are currently in cropland production, consisting primarily of Class I Muir silt loam and Class II Hobbs silt loam soils. The cropland boasts a weighted NCCPI average rating of 76 and includes approximately 66 DCP crop base acres, making it a highly desirable addition to any farming operation or investment portfolio.



# NEW WATERWAY

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# LIME CREEK WINDS THROUGHOUT

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# 6 +/- GRASS/TIMBER ACRES

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# WELL-MAINTAINED GRAVEL ROADS

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# ELECTRIC SERVICE ALONG BOTH ROADS

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# AERIAL MAP



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Boundary Center: 38° 39' 23.67, -96° 56' 31.03



Maps Provided By:



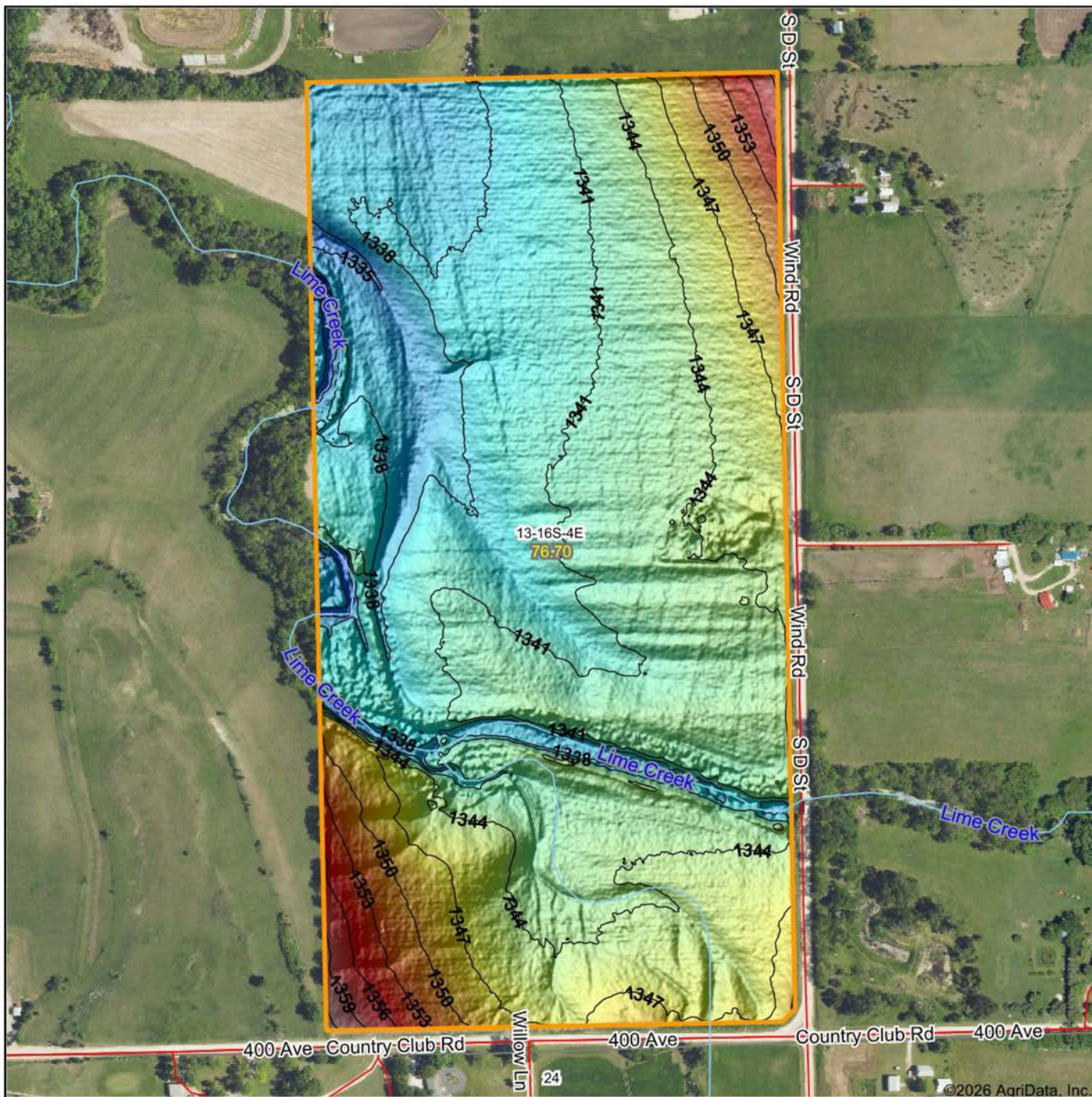
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**13-16S-4E**  
**Dickinson County**  
**Kansas**



4/16/2026

# HILLSHADE MAP



Maps Provided By:



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Source: USGS 1 meter dem  
 Interval(ft): 3  
 Min: 1,330.7  
 Max: 1,363.4  
 Range: 32.7  
 Average: 1,342.6  
 Standard Deviation: 4.46 ft

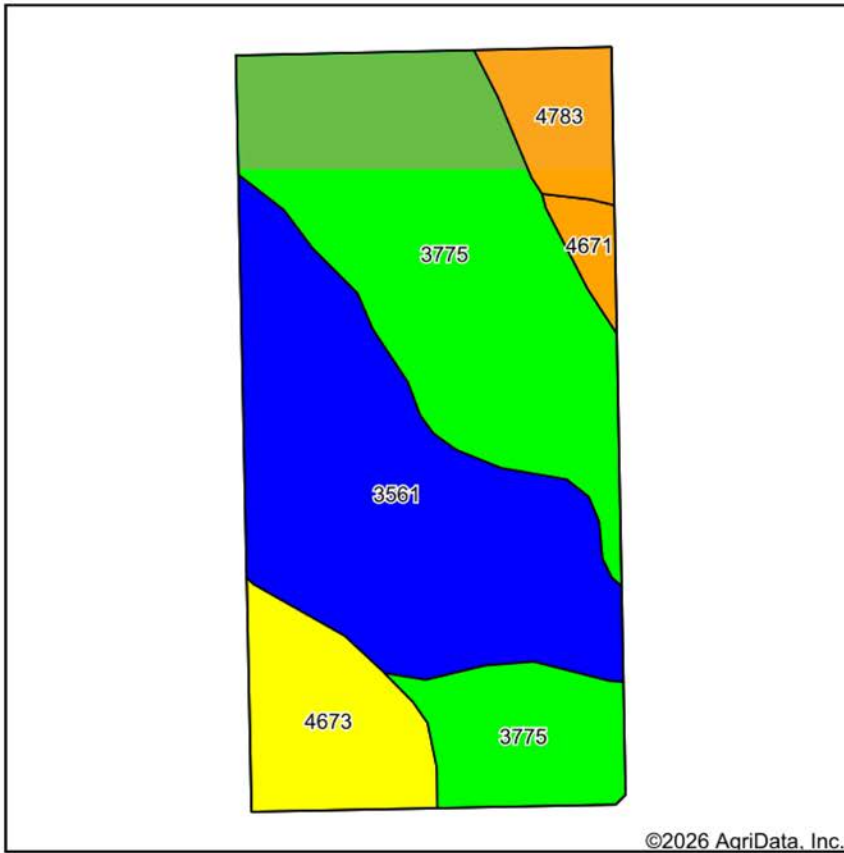


4/16/2026

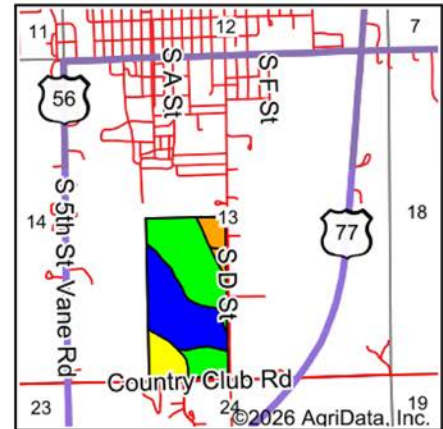
**13-16S-4E**  
**Dickinson County**  
**Kansas**

Boundary Center: 38° 39' 23.67, -96° 56' 31.03

# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**  
 County: **Dickinson**  
 Location: **13-16S-4E**  
 Township: **Lyon**  
 Acres: **76.7**  
 Date: **4/16/2026**



Maps Provided By:  
**surety**  
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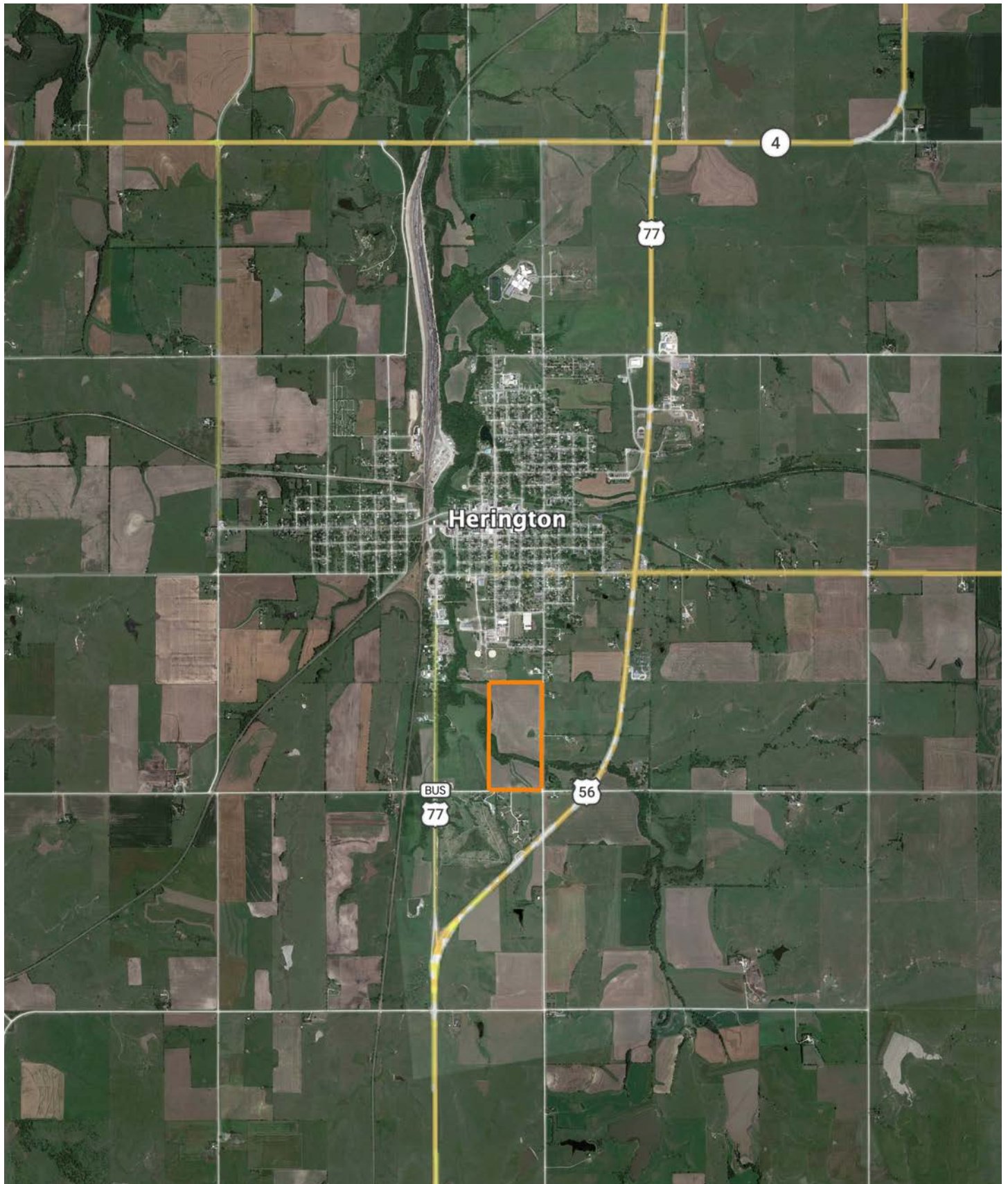
Area Symbol: KS041, Soil Area Version: 24

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
3775	Muir silt loam, rarely flooded	35.05	45.8%		> 6.5ft.	Iw	4655	81	73	81
3561	Hobbs silt loam, occasionally flooded	27.65	36.0%		> 6.5ft.	IIw	5845	79	68	79
4673	Irwin silty clay loam, 3 to 7 percent slopes	8.36	10.9%		> 6.5ft.	Ive	3550	58	48	57
4783	Tully silty clay loam, 3 to 7 percent slopes	4.23	5.5%		> 6.5ft.	IIle	4985	60	59	60
4671	Irwin silty clay loam, 1 to 3 percent slopes	1.41	1.8%		> 6.5ft.	IIIs	3585	56	45	55
<b>Weighted Average</b>						<b>1.83</b>	<b>4962.1</b>	<b>*n 76.2</b>	<b>*n 67.2</b>	<b>*n 76</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  
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