

MIDWEST LAND GROUP PRESENTS

29 ACRES IN

DICKINSON COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

DICKINSON COUNTY CROPLAND WITH BUILDING SITE

Located in southeastern Dickinson County, just a few miles south of Herington, Kansas, this 29 +/- acre tract offers an outstanding combination of productive cropland, native grass hay meadows, wildlife habitat, and a potential building site. Approximately 25 +/- acres are currently in cropland production, consisting primarily of Irwin silty clay loam soils. The fields feature gentle 1-7% slopes, well-maintained fields and field edges, and a weighted NCCPI rating of 55. The property also includes approximately 20 DCP crop base acres, adding value for agricultural operators and investors alike.

The remaining 4 +/- acres consist of clean, warm-season native grass hay meadows and a wet-weather creek lined with mature timber. The wooded draws along the creek provide excellent wildlife habitat and serve as natural travel corridors for game. With productive farmland, native grass, timber cover, abundant food sources, and seasonal water, the property offers

outstanding hunting opportunities for whitetail deer and upland birds.

Access is provided by a well-maintained, all-weather gravel road located less than 0.5 mile from a hard-surface blacktop road. Electric and telephone service are along the road frontage. Mineral rights are intact and will transfer to the buyer at closing. There are currently no active farm leases or tenant rights, allowing for immediate possession and operational flexibility. Quality smaller-acreage farms of this caliber are becoming increasingly difficult to find. Whether you are looking to expand your farming operation, establish a recreational property, make an investment, or build your dream home, this tract warrants consideration.

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



PROPERTY FEATURES

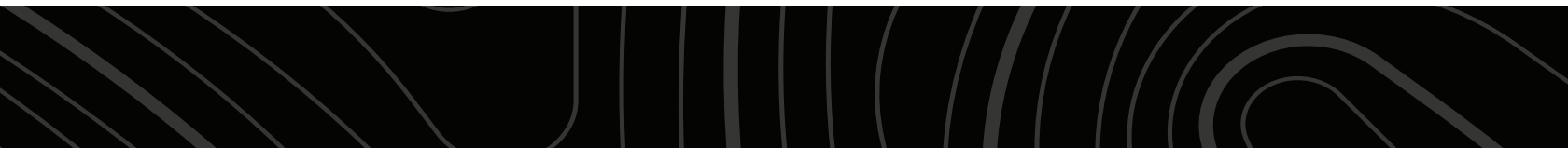
COUNTY: **DICKINSON** | STATE: **KANSAS** | ACRES: **29**

- 25 +/- cropland acres
- 4 +/- grass/timber acres
- Irwin silty clay loam soils
- 1-7 percent slopes
- NCCPI overall weighted average of 55
- Well-kept fields and field edges
- 20 +/- DCP crop base acres
- Warm-season native grass hay meadows
- Wet-weather creek
- Mature timbered draws
- 22 +/- feet of elevation change
- Whitetail deer and upland bird hunting
- Well-maintained, year-round gravel road
- Electricity and telephone line at the road
- Mineral rights intact and will transfer
- No active farm leases or tenant rights in place
- 2025 taxes: \$320.58
- 3 miles from Herington, KS



25 +/- CROPLAND ACRES

Approximately 25 +/- acres are currently in cropland production, consisting primarily of Irwin silty clay loam soils. The fields feature gentle 1-7% slopes, well-maintained fields and field edges, and a weighted NCCPI rating of 55.



WET-WEATHER CREEK



4 +/- GRASS/TIMBER ACRES



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 38° 38' 24.72, -96° 57' 18.02

0ft 237ft 474ft



Maps Provided By



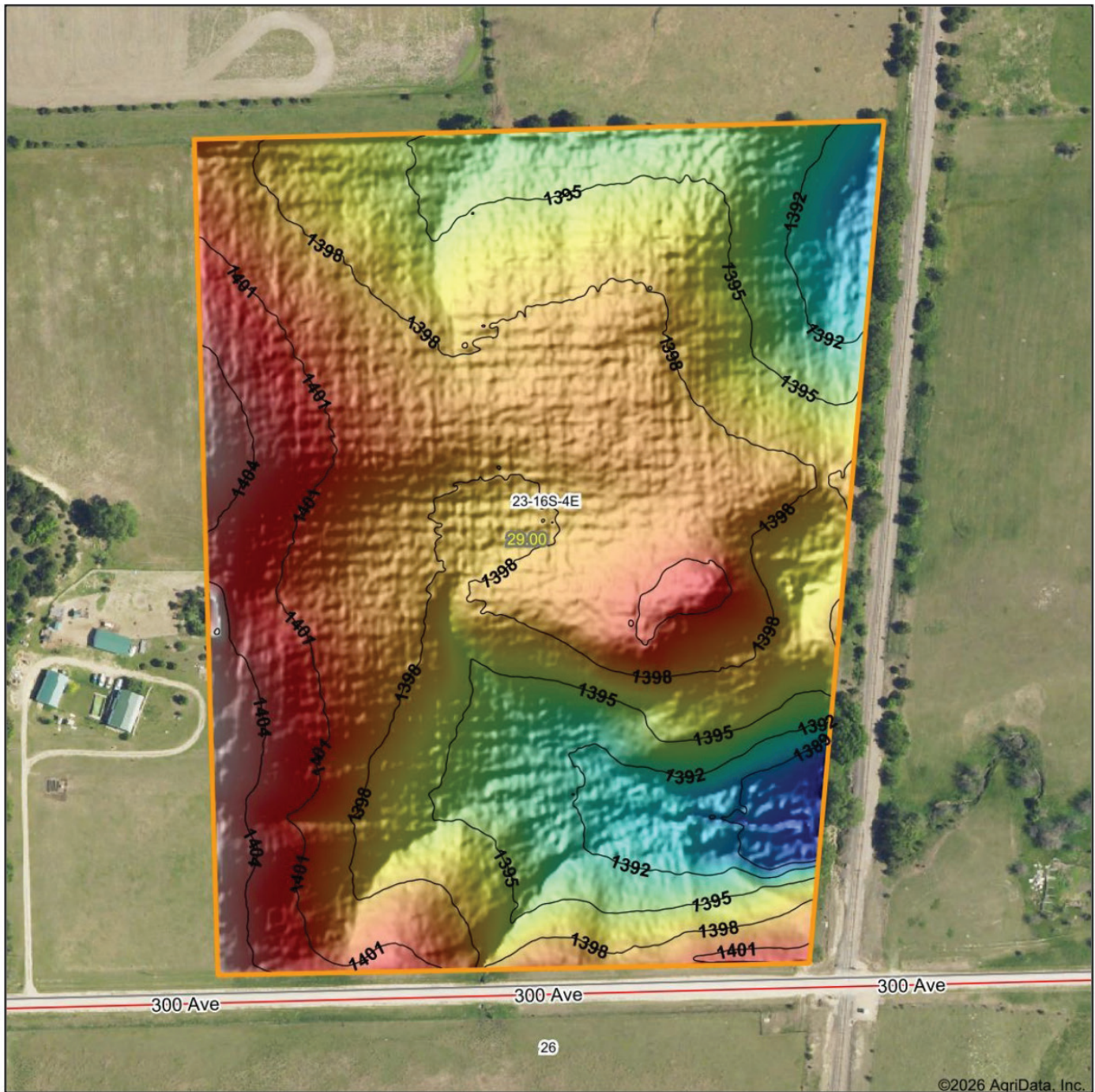
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23-16S-4E
Dickinson County
Kansas

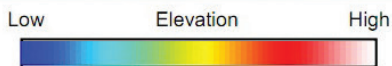


4/16/2026

HILLSHADE MAP



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Maps Provided By:



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Source: USGS 1 meter dem
 Interval(ft): 3
 Min: 1,385.6
 Max: 1,407.2
 Range: 21.6
 Average: 1,397.4
 Standard Deviation: 3.58 ft

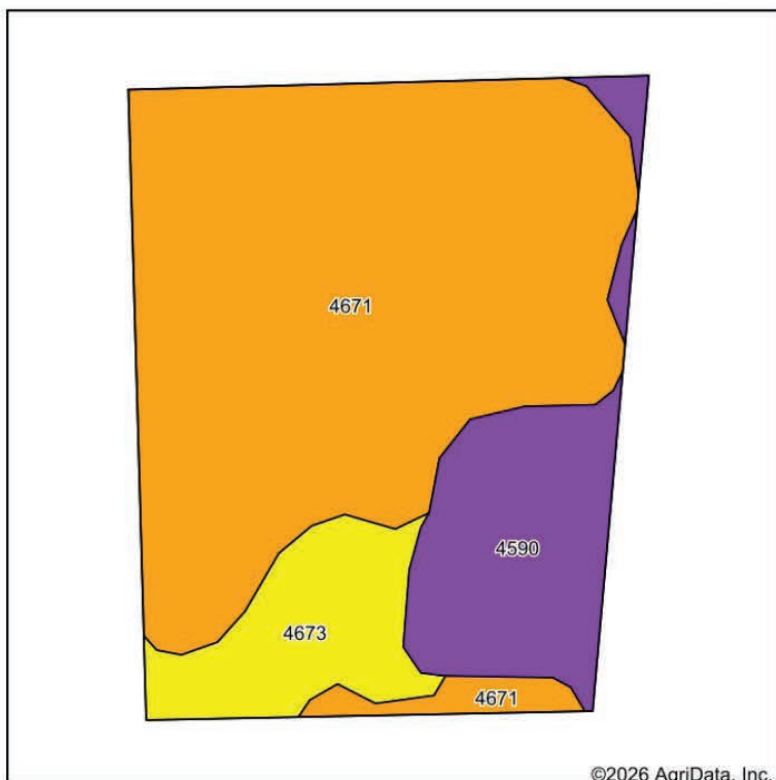


4/16/2026

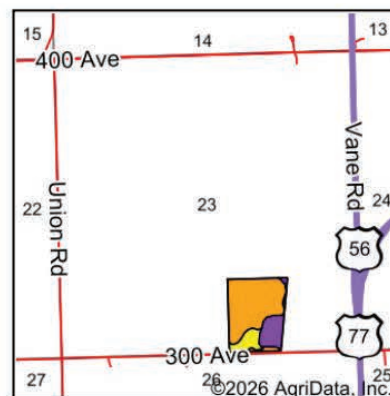
23-16S-4E
Dickinson County
Kansas

Boundary Center: 38° 38' 24.72, -96° 57' 18.02

SOILS MAP - ALL 29 +/- ACRES



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Dickinson**
 Location: **23-16S-4E**
 Township: **Lyon**
 Acres: **29**
 Date: **4/16/2026**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: KS041, Soil Area Version: 24

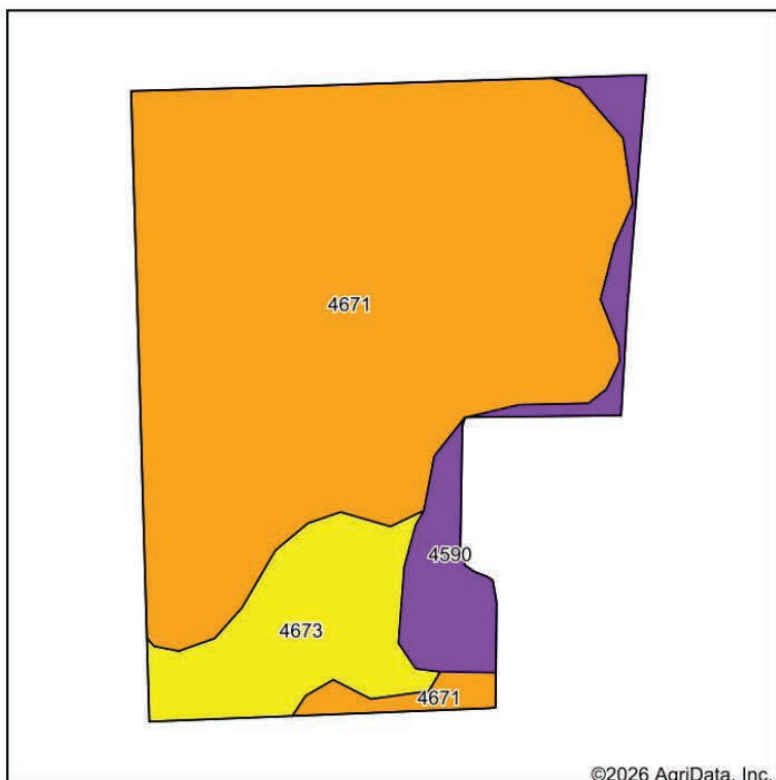
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans	
4671	Inwin silty clay loam, 1 to 3 percent slopes	20.43	70.4%		> 6.5ft.	IIIs	3585	56	45	55	
4590	Clime-Sogn complex, 3 to 20 percent slopes	5.18	17.9%		2.5ft. (Paralitric bedrock)	VIe	3310	36	32	33	
4673	Inwin silty clay loam, 3 to 7 percent slopes	3.39	11.7%		> 6.5ft.	IVe	3550	58	48	57	
Weighted Average							3.65	3531.8	*n 52.7	*n 43	*n 51.3

*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.

SOILS MAP - CROPLAND ACRES ONLY



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Dickinson**
 Location: **23-16S-4E**
 Township: **Lyon**
 Acres: **25.63**
 Date: **4/16/2026**



Maps Provided By:
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 CUSTOMIZED ONLINE MAPPING
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Area Symbol: KS041, Soil Area Version: 24

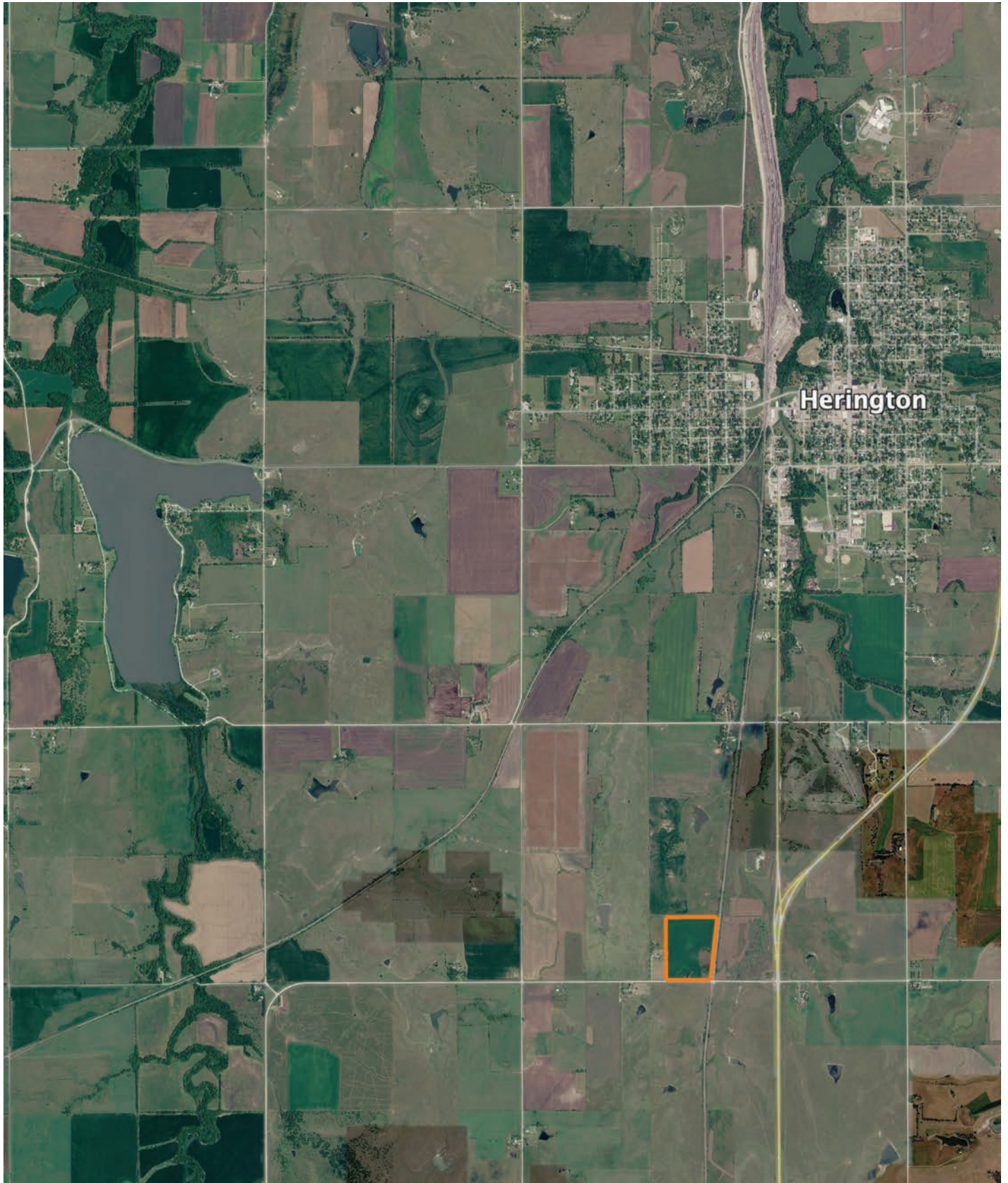
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
4671	Inwin silty clay loam, 1 to 3 percent slopes	20.00	78.1%		> 6.5ft.	IIIs	3585	56	45	55
4673	Inwin silty clay loam, 3 to 7 percent slopes	3.42	13.3%		> 6.5ft.	IVe	3550	58	48	57
4590	Clime-Sogn complex, 3 to 20 percent slopes	2.21	8.6%		2.5ft. (Paralithic bedrock)	Vle	3310	36	32	33
Weighted Average						3.39	3556.6	*n 54.5	*n 44.3	*n 53.4

*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



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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MidwestLandGroup.com

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