

MIDWEST LAND GROUP PRESENTS

79 ACRES IN

DICKINSON COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

DICKINSON COUNTY MIXED-USE FARM WITH OIL INCOME

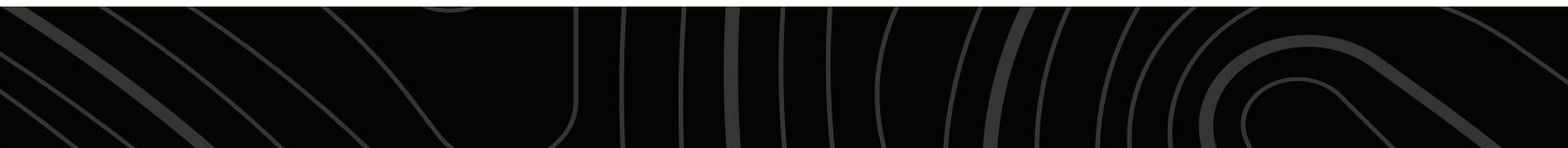
This 79 +/- acre tract is located in southeastern Dickinson County, just a few miles south of Herington, Kansas. The property offers an excellent combination of productive cropland, quality native grass pasture, and outstanding wildlife habitat. Approximately 59 +/- acres are currently in cropland production, consisting primarily of Irwin and Clime silty clay loam soils. The fields feature gentle 1–7% slopes with well-maintained fields and edges. The cropland carries a weighted NCCPI average rating of 54 and includes approximately 40 DCP crop base acres.

The remaining 20 +/- acres consist of a clean, warm-season native grass pasture with perimeter fencing already in place. The pasture includes a spring-fed pond that provides a reliable water source, as well as a mature cottonwood grove offering shade and cover for livestock and wildlife. A wooded draw along a wet-weather creek creates additional habitat and serves as a natural travel corridor for wildlife. The combination of productive farmland, native grass, timber cover, abundant food

sources, and year-round water creates excellent hunting opportunities for whitetail deer and upland birds.

The property is accessed by a well-maintained dirt road. Mineral rights are intact and will transfer to the buyer at closing. The property is subject to an active mineral lease and includes one actively producing oil well. There are no active farm leases or tenant rights in place, allowing the new owner immediate possession and operational flexibility. Multi-use farms of this quality are becoming increasingly difficult to find in the area. Whether you're looking to expand your farming operation, add a recreational property to your portfolio, or invest in a versatile land asset, this tract deserves your attention.

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: **79**

- 79 +/- total acres
- 59 +/- cropland acres
- 20 +/- grassland acres
- Irwin and Clime silty clay loam soils
- 1–7 percent slopes
- NCCPI overall weighted average of 54
- Well-kept fields and field edges
- 40 +/- DCP crop base acres
- Warm-season native grass pasture
- Perimeter fencing around pasture
- Multiple wet-weather creeks
- Spring-fed watering pond
- 54 +/- feet of elevation change
- Whitetail deer and upland bird hunting
- Kansas Deer Management Unit 6
- Well-maintained dirt road
- Electricity installed
- Mineral rights intact and will transfer
- Mineral lease with one active oil well
- No active farm leases or tenant rights in place
- 2025 taxes: \$633.32
- 5 miles from Herington, Kansas



59 +/- CROPLAND ACRES

Approximately 59 +/- acres are currently in cropland production, consisting primarily of Irwin and Clime silty clay loam soils. The fields feature gentle 1–7% slopes with well-maintained fields and edges.



NATIVE GRASS PASTURE



SPRING-FED WATERING POND

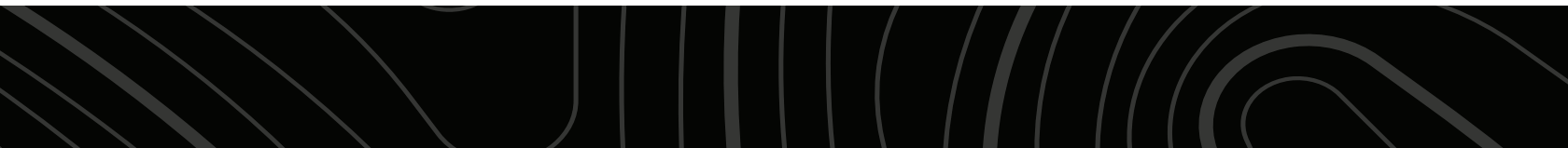


OIL WELL

The property is subject to an active mineral lease and includes one actively producing oil well. There are no active farm leases or tenant rights in place, allowing the new owner immediate possession and operational flexibility.



PERIMETER FENCING



WELL-MAINTAINED DIRT ROAD



MATURE TIMBER



AERIAL MAP



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Boundary Center: 38° 36' 46.63, -96° 58' 26.66

0ft 438ft 877ft



Maps Provided By



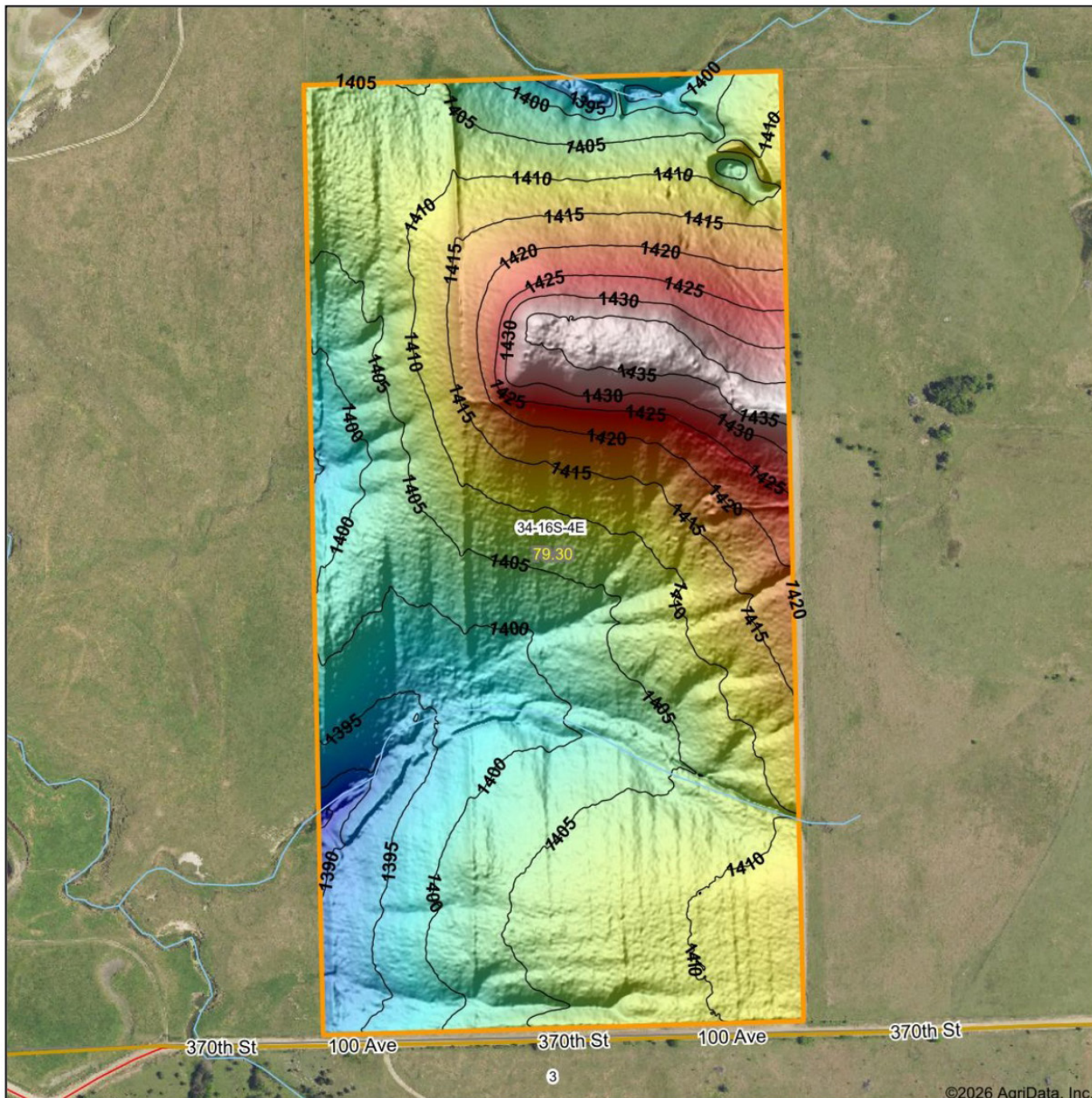
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34-16S-4E
Dickinson County
Kansas



4/15/2026

HILLSHADE MAP



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Maps Provided By

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CUSTOMIZED ONLINE MAPPING

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Source: USGS 1 meter dem
Interval(ft): 5
Min: 1,384.2
Max: 1,437.7
Range: 53.5
Average: 1,408.7
Standard Deviation: 10.14 ft

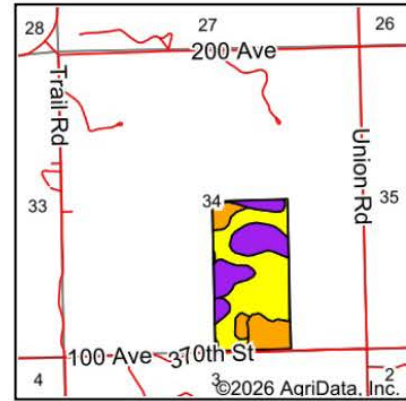
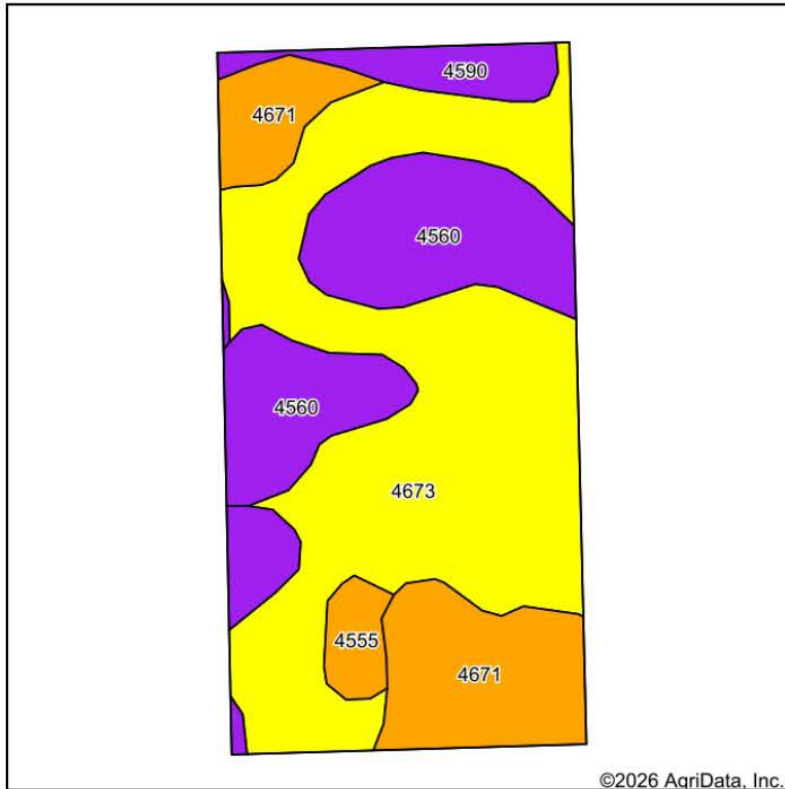


4/15/2026

34-16S-4E
Dickinson County
Kansas

Boundary Center: 38° 36' 46.63, -96° 58' 26.66

SOILS MAP



State: **Kansas**
 County: **Dickinson**
 Location: **34-16S-4E**
 Township: **Lyon**
 Acres: **79.3**
 Date: **4/15/2026**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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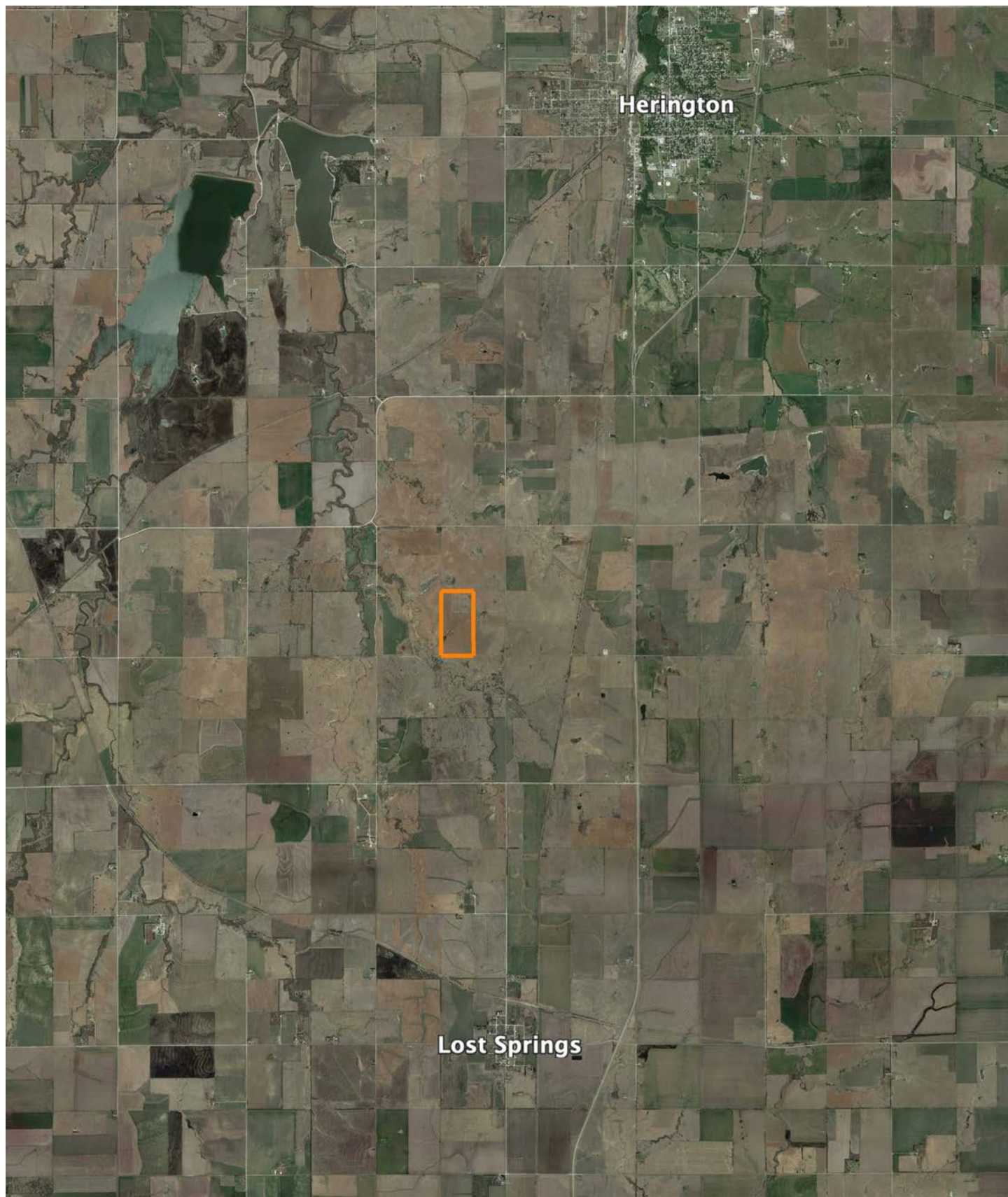
Soils data provided by USDA and NRCS.

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	
4673	Irwin silty clay loam, 3 to 7 percent slopes	40.64	51.2%		> 6.5ft.	IVe	3550	58	48	57	
4560	Clime silty clay loam, 7 to 15 percent slopes	17.38	21.9%		2.2ft. (Paralithic bedrock)	VIe	3540	42	37	40	
4671	Irwin silty clay loam, 1 to 3 percent slopes	13.23	16.7%		> 6.5ft.	IIIs	3585	56	45	55	
4590	Clime-Sogn complex, 3 to 20 percent slopes	5.93	7.5%		2.5ft. (Paralithic bedrock)	VIe	3310	36	32	33	
4555	Clime silty clay loam, 3 to 7 percent slopes	2.12	2.7%		2.5ft. (Paralithic bedrock)	IIIe	3555	44	39	43	
Weighted Average							4.39	3535.8	*n 52.1	*n 43.7	*n 50.8

*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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MidwestLandGroup.com

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