

MIDWEST LAND GROUP PRESENTS

7 ACRES IN

---

# LYON COUNTY KANSAS



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

# NORTH LYON COUNTY UPDATED FARMHOUSE ON 7 +/- ACRES

Located just north of Americus, Kansas, this beautiful 7 +/- acre property offers the perfect combination of country living, functional acreage, and modern updates. The 1.5 story farmhouse was originally built in 1900 and extensively remodeled in 2007. The home features 4 bedrooms, 1 bathroom, and 2,594 finished square feet of living space. Utilities include electricity, rural water, propane, fiber internet, and a lagoon. Numerous recent improvements have been completed, including a new roof and a dual-zone HVAC system installed in 2023. The gas range, refrigerator, propane tank, and security cameras will all remain with the property.

The attractive yard is shaded by mature trees and includes several established fruit trees. The pasture consists of a mix of warm and cool season grasses with perimeter fencing in place. Two outdoor water hydrants

provide convenient access to water for livestock. Additional improvements include a storage shed, barn, and grain silos, offering ample space for equipment, livestock, or hobby farm operations. Mineral rights are intact and will transfer to the Buyer at closing. There are currently no active farm leases or tenant rights in place.

If you have been searching for a well-maintained rural property with acreage, updates, and excellent access, this property deserves a look. Don't miss this opportunity to own a beautifully updated farmhouse and acreage in a highly desirable location. Showings are by appointment only, and a licensed real estate agent must be present. For additional information, property disclosures, or to schedule a private showing, contact Trent Siegle at (620) 767-2926.



# PROPERTY FEATURES

COUNTY: **LYON** | STATE: **KANSAS** | ACRES: **7**

- 7 +/- total acres
- 1.5 story home
- Built in 1900, remodeled in 2007
- 4 bedrooms, 1 bathroom
- 2,594 finished square feet
- Utilities include electricity, rural water, propane, fiber internet, and a lagoon
- Numerous recent updates and improvements
- New roof installed in 2023
- Dual-zone HVAC system installed in 2023
- Range (gas), refrigerator, propane tank, and security cameras included with the sale
- Mature shade trees and established fruit trees
- Mixed warm and cool season grass pasture
- Fenced and terraced pasture
- Two outdoor water hydrants
- Storage shed, barn, and grain silos
- Located on a hard-surface blacktop road
- Mineral rights intact and will transfer
- No active farm leases or tenant rights in place
- Located in the USD 251 North Lyon County School District
- 2 miles from Americus, KS
- 11 miles from Emporia, KS



# 1.5 STORY HOME

---

The 1.5 story farmhouse was originally built in 1900 and extensively remodeled in 2007. The home features 4 bedrooms, 1 bathroom, and 2,594 finished square feet of living space.



# SHADE TREES & ESTABLISHED FRUIT TREES

---



# STORAGE SHED, BARN, & GRAIN SILOS

---



# FENCED & TERRACED PASTURE

---

The pasture consists of a mix of warm and cool season grasses with perimeter fencing in place.



# ADDITIONAL PHOTOS

---



# AERIAL MAP



©2026 AgriData, Inc.

Map Center: 38° 32' 20.26, -96° 15' 36.81

0ft 128ft 255ft



Maps Provided By:



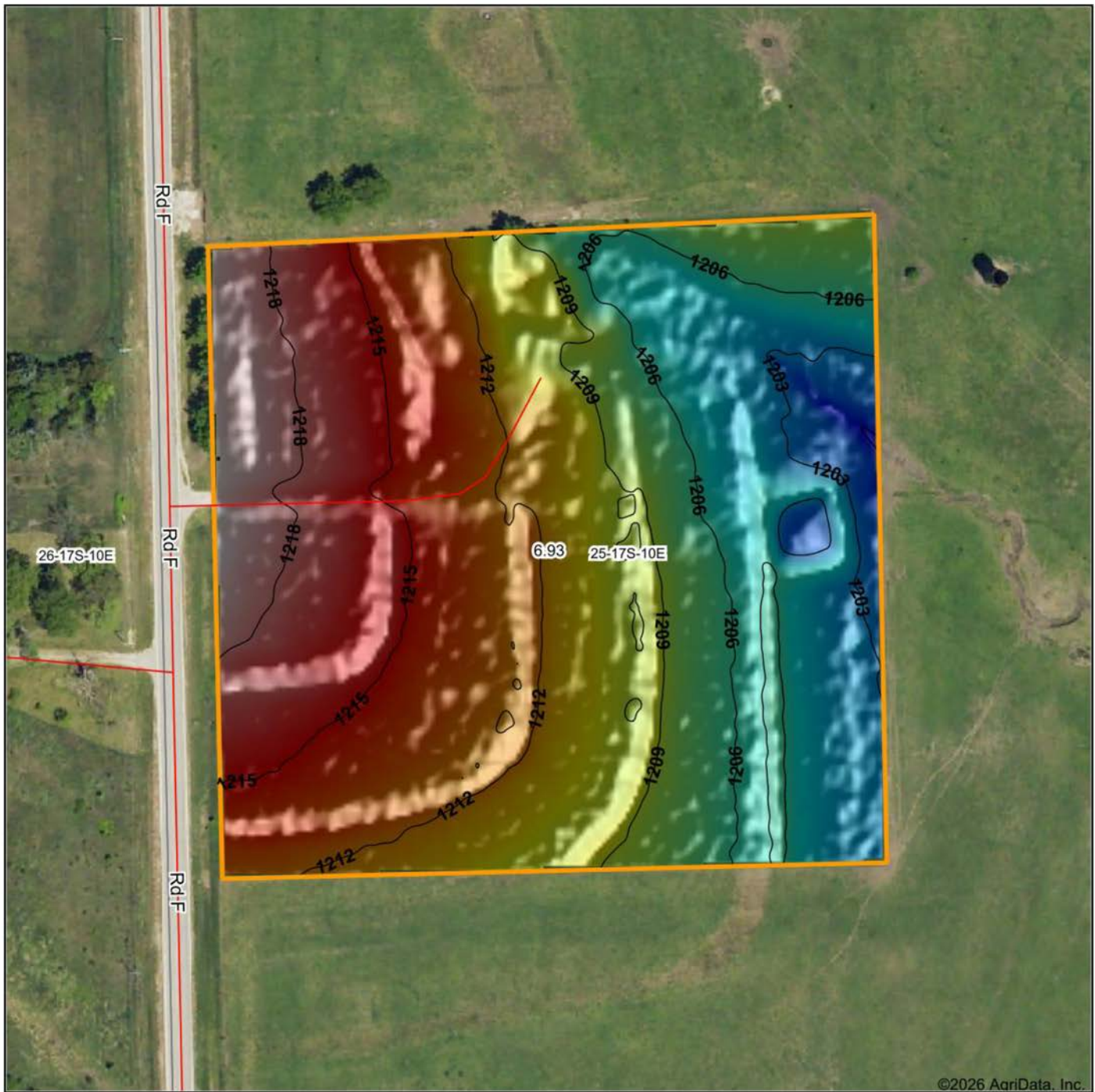
© AgriData, Inc. 2025 www.AgrDataInc.com

**25-17S-10E**  
**Lyon County**  
**Kansas**



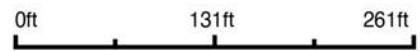
2/7/2026

# HILLSHADE MAP



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

Source: USGS 1 meter dem  
 Interval(ft): 3  
 Min: 1,199.9  
 Max: 1,220.3  
 Range: 20.4  
 Average: 1,210.5  
 Standard Deviation: 4.82 ft

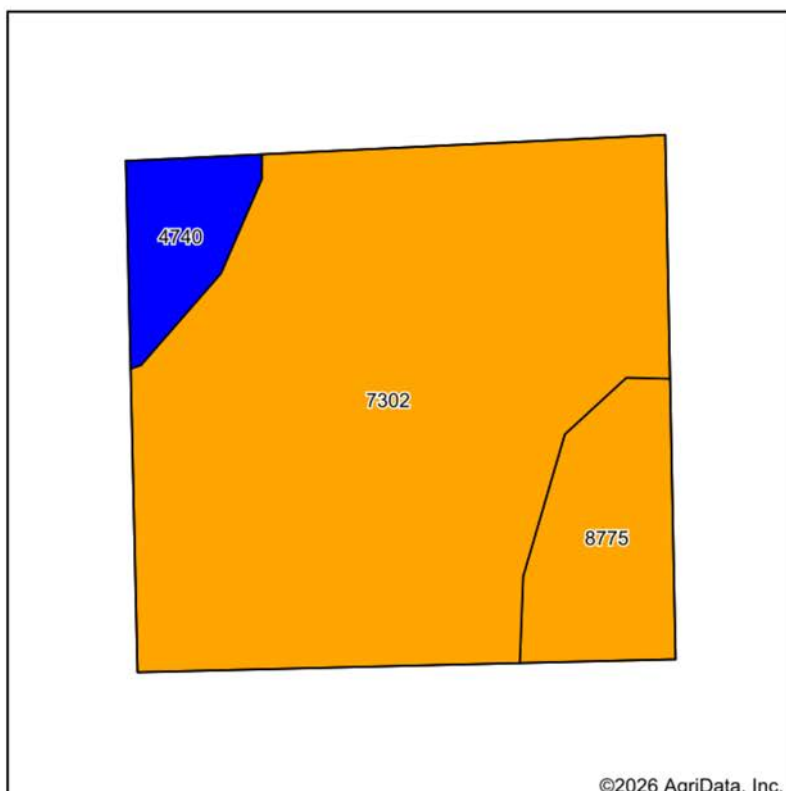


2/7/2026

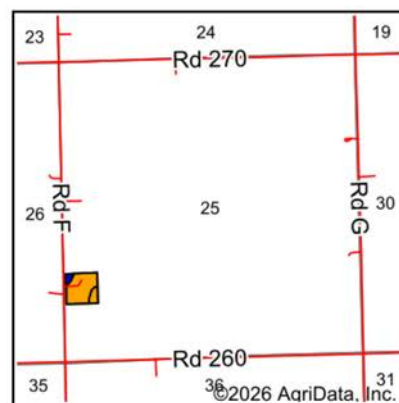
**25-17S-10E**  
**Lyon County**  
**Kansas**

Boundary Center: 38° 32' 20.26, -96° 15' 36.81

# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**  
 County: **Lyon**  
 Location: **25-17S-10E**  
 Township: **Americus**  
 Acres: **6.93**  
 Date: **2/7/2026**



Maps Provided By:



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
7302	Martin silty clay loam, 3 to 7 percent slopes	5.59	80.7%		> 6.5ft.	IIIe	4935	53	45	49
8775	Kenoma silt loam, 1 to 3 percent slopes	0.88	12.7%		5.7ft. (Lithic bedrock)	IIIe	3888	59	56	59
4740	Labette silty clay loam, 1 to 3 percent slopes	0.46	6.6%		3ft. (Lithic bedrock)	Ile	4710	47	40	43
<b>Weighted Average</b>						<b>2.93</b>	<b>4787.1</b>	<b>*n 53.4</b>	<b>*n 46.1</b>	<b>*n 49.9</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



# 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**

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Alabama, Arkansas, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Minnesota, Mississippi, Missouri, Montana, Nebraska, North Dakota, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.