

MIDWEST LAND GROUP PRESENTS

156 ACRES

JACKSON COUNTY, KS

00000 150TH ROAD, EMMETT, KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

TOP-TIER RECREATIONAL FARM WITH CRP INCOME ALONG ILLINOIS CREEK

This 156 +/- acre property is located in southwest Jackson County near Emmett, Kansas, and offers an outstanding combination of diverse habitat, income-producing CRP, water, agricultural ground, and exceptional recreational opportunities.

The property consists of 83 +/- acres of cropland, 68 +/- acres of native grass and timber, and 5 +/- acres associated with the watershed lake. Currently, 71 +/- acres are enrolled in CRP, generating \$6,419.00 in annual income. The soils primarily consist of Martin silty clay loam and Kennebec silt loam, with an NCCPI overall weighted average of 61. The cropland acres feature well-maintained terraces, waterways, and field edges, with 3-8% slopes.

The property offers exceptionally diverse habitat, featuring mature timbered draws, thick cover, and warm-season native grasses. Illinois Creek winds throughout the property, providing an additional water source and enhancing the property's wildlife habitat. Numerous established trails provide excellent access throughout the tract, while two large wildlife food plots provide valuable supplemental food sources. The property offers excellent opportunities for whitetail deer, turkey, upland birds, and waterfowl hunting and is located in Kansas Deer Management Unit 9.

One of the property's major recreational features is the 20 +/- acre adjoining watershed lake, offering excellent fishing and waterfowl hunting opportunities. The property also includes a Redneck Blinds Buck Palace 6' x 6' blind positioned on a 15' stand, an Outback Wildlife 2,000-lb. Gravity Protein Feeder, and an Outback Wildlife 1,000-lb. Corn Feeder.

Nearly 70 +/- feet of elevation change across the property creates numerous ideal building sites while providing beautiful views and varied terrain. Access is convenient with a well-maintained, year-round gravel road along the north boundary and a low-maintenance dirt road along the east boundary. Electricity and a rural water line are at the road. Mineral rights are intact and will transfer to the Buyer at closing. There are no active farm leases or tenant rights currently in place.

This property is ready to hunt this fall and is a must-see to truly appreciate the diversity, recreational opportunities, varied terrain, and incredible views it has to offer. 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: **JACKSON** | STATE: **KANSAS** | ACRES: **156**

- 156 +/- total acres
- 83 +/- cropland acres
- 68 +/- native grass and timber acres
- 5 +/- watershed lake acres
- 71 +/- acres currently enrolled in CRP
- \$6,419.00 annual CRP income
- Martin silty clay loam and Kennebec silt loam soils
- NCCPI overall weighted average of 61
- Well-maintained terraces, waterways, and field edges with 3-8% slopes
- Diverse habitat featuring mature timbered draws, thickets, and warm-season native grasses
- Illinois Creek winds throughout the property
- Established trails and wildlife food plots
- Whitetail deer, turkey, upland birds, and waterfowl hunting
- Fishing in the 20 +/- acre adjoining watershed lake
- Located in Kansas Deer Management Unit 9
- Redneck Blinds Buck Palace 6' x 6' blind on 15' stand
- Outback Wildlife 2,000-lb. Gravity Protein Feeder
- Outback Wildlife 1,000-lb. Corn Feeder
- 69 +/- feet of elevation change
- Well-maintained, year-round gravel road along the north boundary
- Low-maintenance dirt road along the east boundary
- Electricity and rural water line at the road
- Mineral rights intact and transferring to buyer at closing
- No active farm leases or tenant rights in place
- 2025 property taxes: \$1,855.04
- 5 miles from Emmett, Kansas
- 12 miles from Saint Marys, Kansas



83 +/- CROPLAND ACRES



68 +/- NATIVE GRASS & TIMBER ACRES



5 +/- WATERSHED LAKE ACRES



ILLINOIS CREEK



INCLUDED PERSONAL PROPERTY



TRAIL CAMERA & HARVEST PICTURES



AERIAL MAP



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Boundary Center: 39° 18' 51.88, -95° 59' 3.51

32-8S-13E
Jackson County
Kansas

0ft 473ft 947ft



8/24/2026

150th Rd

150th Rd

150th Rd

Illinois Creek

Illinois Creek

32-8S-13E

155.95

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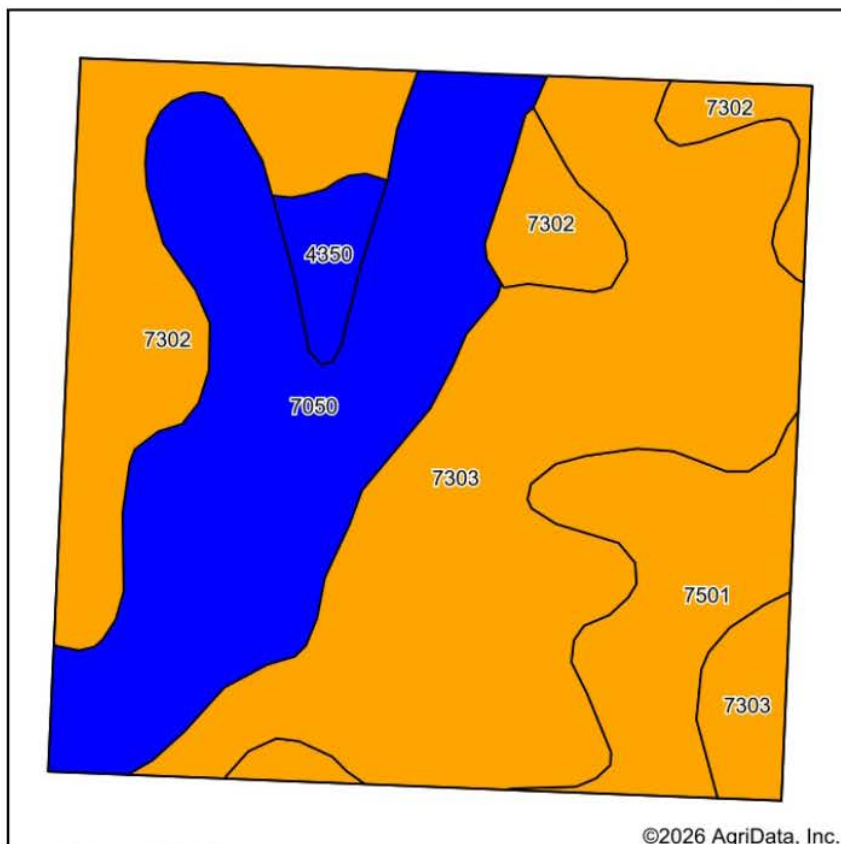


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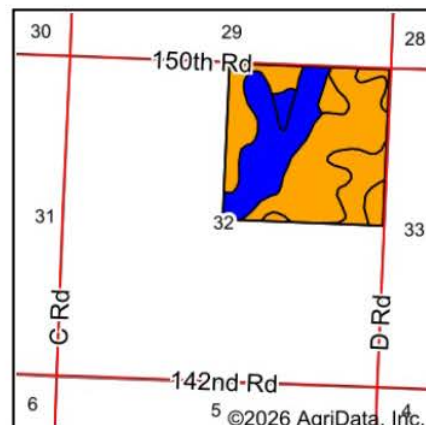
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Boundary Center: 39° 18' 51.88, -95° 59' 3.51

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Jackson**
 Location: **32-8S-13E**
 Township: **Adrian**
 Acres: **155.95**
 Date: **8/24/2026**



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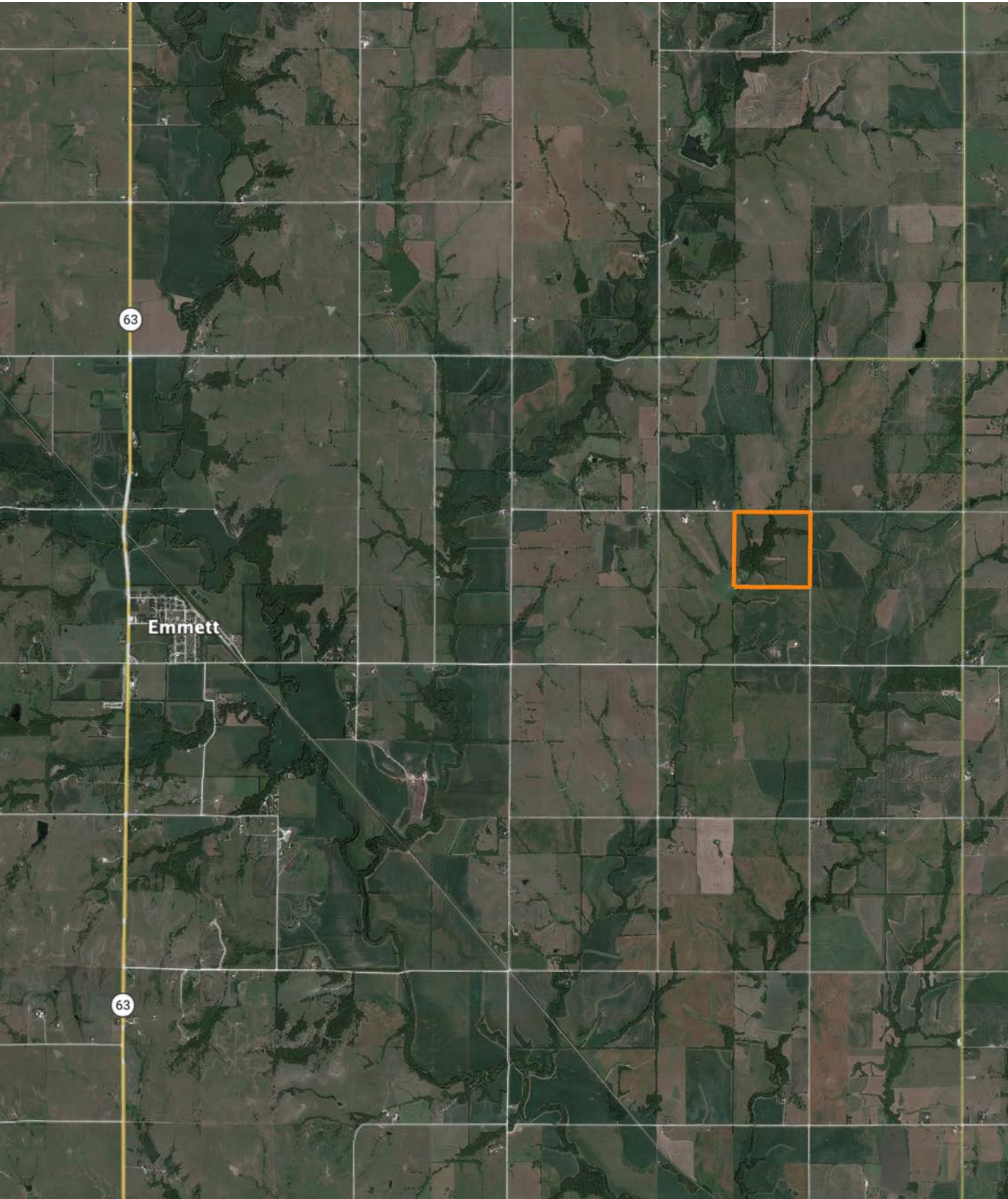
Area Symbol: KS085, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
7303	Martin silty clay loam, 3 to 7 percent slopes, eroded	61.35	39.4%		IIIe	4190	47	44	47	39
7050	Kennebec silt loam, occasionally flooded	44.35	28.4%		IIw	4361	89	89	69	82
7302	Martin silty clay loam, 3 to 7 percent slopes	29.46	18.9%		IIIe	4228	54	50	53	47
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	17.23	11.0%		IIIe	3883	48	38	47	39
4350	Chase silty clay loam, rarely flooded	3.56	2.3%		IIw	4365	72	71	69	68
Weighted Average					2.69	4215.9	*n 60.9	*n 57.9	*n 54.9	*n 53.4

*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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