

MIDWEST LAND GROUP PRESENTS



LYON COUNTY, KS

196 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

NORTHERN LYON COUNTY NATIVE GRASS PASTURE

This 196 +/- acre property is located in northern Lyon County, just southwest of Allen, Kansas. Offering expansive prairie views, excellent native grass production, abundant water, and diverse wildlife habitat, this property presents an outstanding opportunity for a rancher, recreational landowner, or buyer seeking a scenic rural setting. The rolling terrain showcases beautiful views across clean, well-maintained warm-season native grass pasture, featuring a strong mix of big bluestem, little bluestem, Indiangrass, and switchgrass. The property is perimeter fenced and well suited for livestock grazing.

The property has an abundance of water resources, with three watering ponds, one active spring, and three private hand-dug watering wells located on the property. Approximately 79 feet of elevation change across the acreage creates multiple potential building sites, with attractive prairie views and the opportunity to take advantage of the property's natural

topography. The diverse combination of native grass, water, and cover also provides excellent habitat for whitetail deer, turkey, and upland game birds, adding great recreational value to the property in addition to its agricultural value.

The property is located on a well-maintained, year-round gravel road, with electricity and rural water at the road. The property's mineral rights are intact and will transfer to the buyer at closing. The current tenant farm lease expires October 1, 2026. Whether you're looking for productive native grassland, a recreational hunting property, or a scenic location for a future rural homesite, this 196 +/- acre tract offers a rare combination of land, water, wildlife, views, and accessibility in northern Lyon County. Showings are by appointment only, and an agent must be present to enter the property. Contact Trent Siegle at (620) 767-2926 for additional information, disclosures, or to schedule a private showing.



PROPERTY FEATURES

COUNTY: **LYON** | STATE: **KANSAS** | ACRES: **196**

- 196 +/- total acres
- Clean, well-maintained warm-season native grass pasture
- Perimeter fenced
- Three watering ponds with one active spring
- Three private water wells
- 57 +/- previous cropland acres
- 56 +/- DCP crop base acres
- ARC County crop election
- Kenoma silt loam and Martin silty clay loam soils
- NCCPI overall weighted average of 52
- Diverse habitat featuring mature timbered draw and warm-season native grasses
- Whitetail deer, turkey, and upland bird hunting opportunities
- Located in Kansas Deer Management Unit 14
- 79 +/- feet of elevation change
- Well-maintained, year-round gravel road access along the north boundary
- Electricity and rural water line at the road
- Mineral rights intact and transfer to the Buyer
- No active farm leases or tenant rights in place after 10/01/2026
- 2025 property taxes: \$767.68
- 4 miles from Allen, Kansas
- 15 miles from Emporia, Kansas



NATIVE GRASS PASTURE



PERIMETER FENCED



79 +/- FEET OF ELEVATION CHANGE



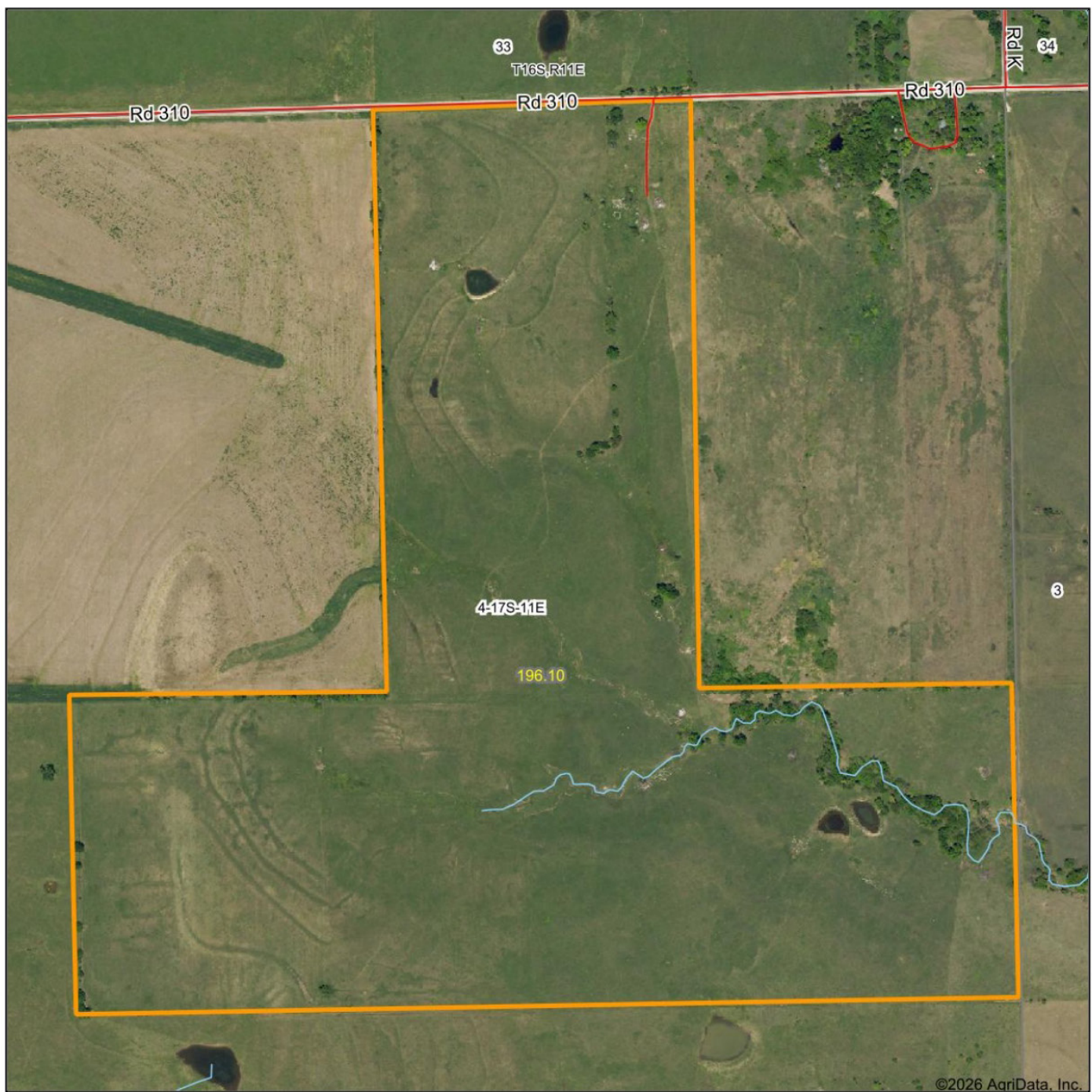
3 PONDS



ADDITIONAL PICTURES



AERIAL MAP



Maps Provided By



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CUSTOMIZED ONLINE MAPPING

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Boundary Center: 38° 36' 9.31, -96° 11' 42.84

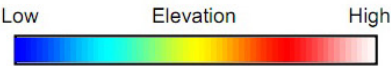
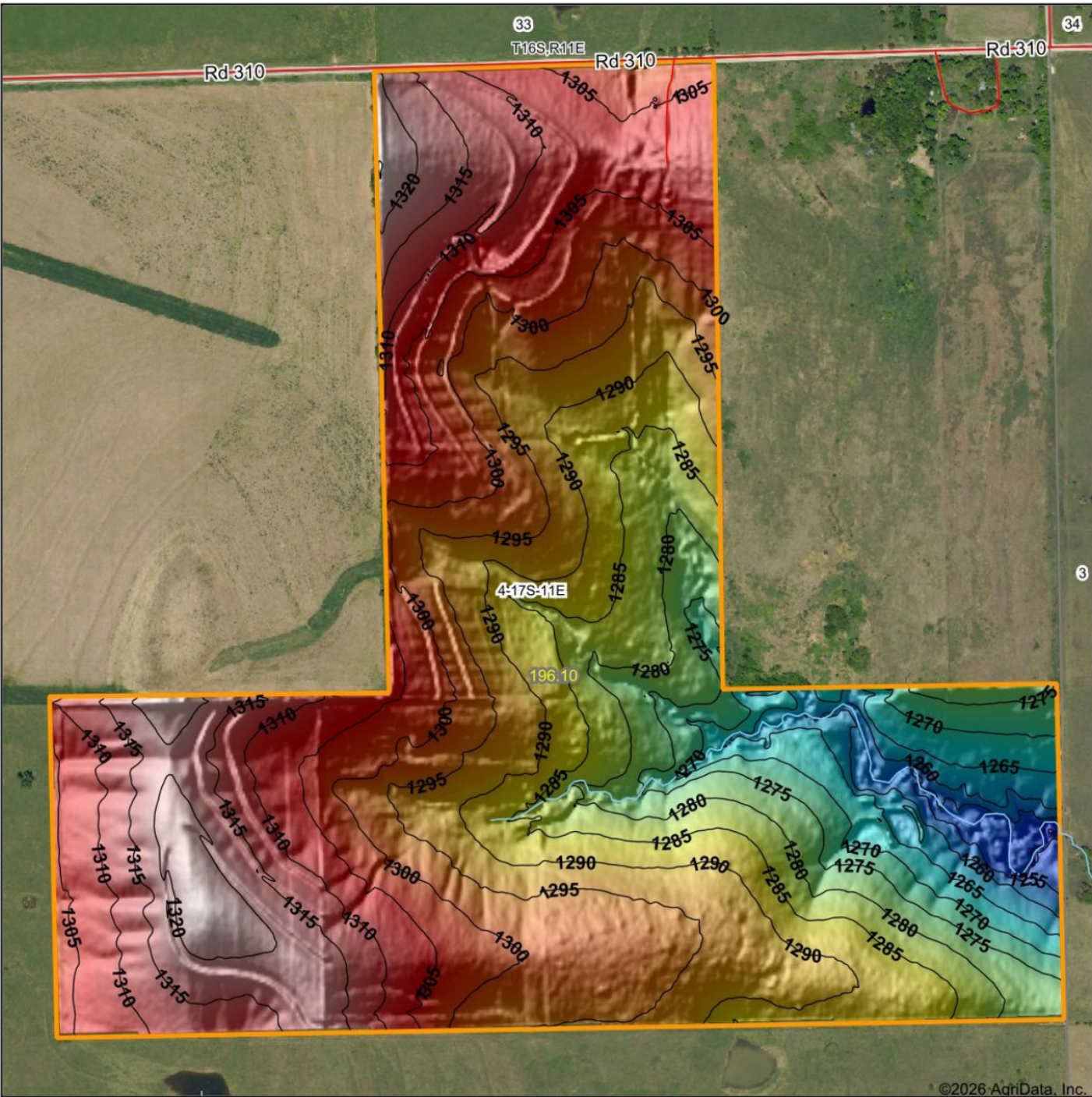
4-17S-11E
Lyon County
Kansas

0ft 651ft 1301ft



9/10/2026

HILLSHADE MAP



Maps Provided By

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CUSTOMIZED ONLINE MAPPING

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Source: USGS 3 meter dem
Interval(ft): 5
Min: 1,246.5
Max: 1,325.4
Range: 78.9
Average: 1,294.3
Standard Deviation: 16.08 ft

0ft 614ft 1228ft

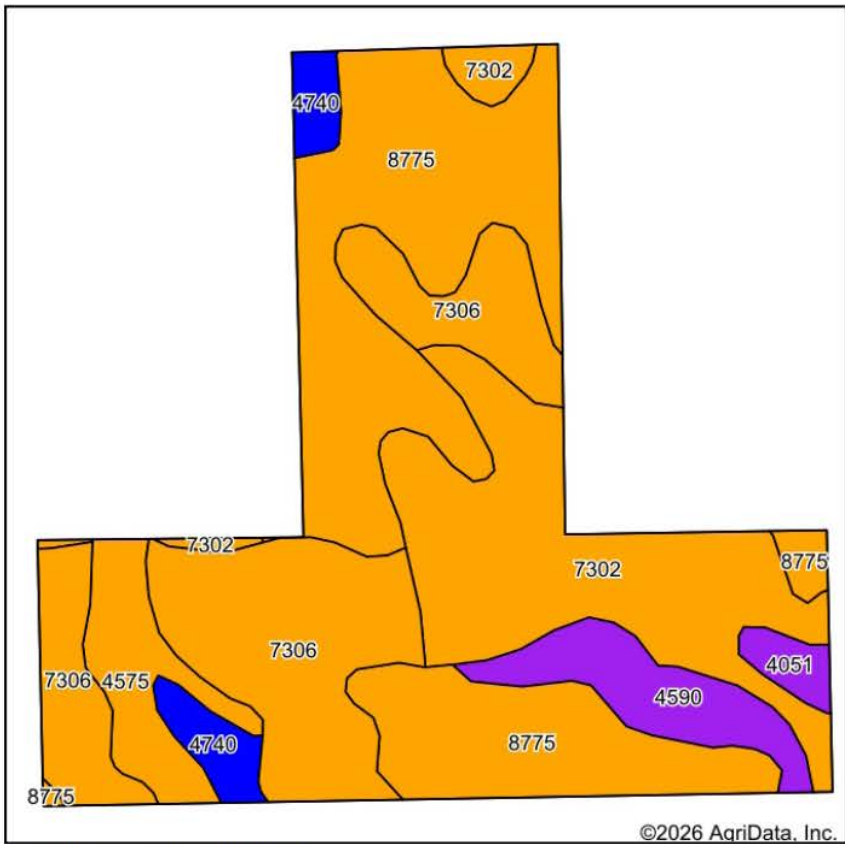


9/10/2026

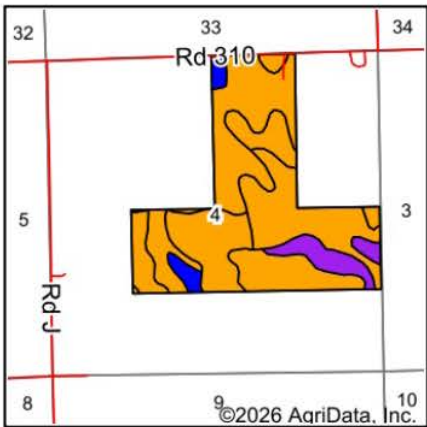
4-17S-11E
Lyon County
Kansas

Boundary Center: 38° 36' 9.31, -96° 11' 42.84

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Lyon**
Location: **4-17S-11E**
Township: **Fremont**
Acres: **196.1**
Date: **9/10/2026**



Maps Provided By



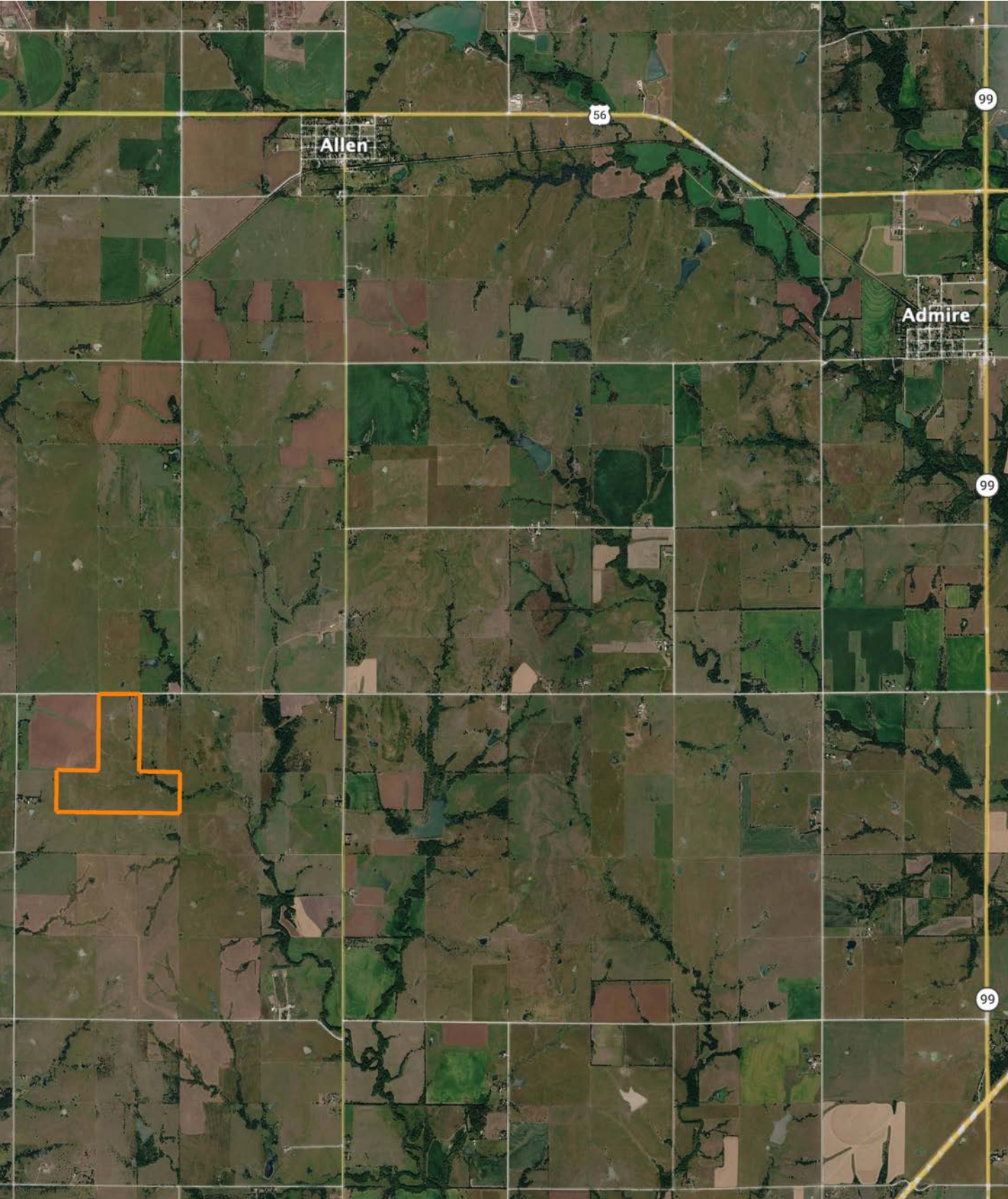
Area Symbol: KS111, Soil Area Version: 24

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
8775	Kenoma silt loam, 1 to 3 percent slopes	69.87	35.6%		IIIe	3888	59	56	58	59
7306	Martin silty clay, 3 to 7 percent slopes, eroded	49.00	25.0%		IIIe	4890	47	40	47	42
7302	Martin silty clay loam, 3 to 7 percent slopes	44.35	22.6%		IIIe	4935	53	45	52	49
4590	Clime-Sogn complex, 3 to 20 percent slopes	11.95	6.1%		VIe	3310	36	32	36	33
4575	Clime silty clay, 3 to 7 percent slopes, eroded	11.52	5.9%		IIIe	3680	38	35	38	33
4740	Labette silty clay loam, 1 to 3 percent slopes	6.66	3.4%		Ile	4710	47	40	47	43
4051	Ivan silt loam, channeled	2.75	1.4%		Vw	7935	52	43	31	51
Weighted Average					3.18	4412.4	*n 51.5	*n 46.1	*n 50.6	*n 48.7

*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
620.767.2926
TSiegle@MidwestLandGroup.com



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