

MIDWEST LAND GROUP PRESENTS

9 ACRES IN

ATCHISON COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

ATCHISON COUNTY HILLTOP BUILDING SITE

This 9 +/- acre property offers an excellent combination of productive hay meadows, mature timber, and outstanding building site opportunities. The property features primarily Armster clay loam soils, with the hay meadows seeded to brome grass.

Mature oak and cottonwood trees line many of the property boundaries, providing natural privacy. A wet-weather creek winds through the southern portion of the property, creating ideal habitat for whitetail deer, turkey, and upland birds. The property also offers incredible hilltop views in all directions across the surrounding landscape, with 88± feet of elevation change adding to its character.

The property has excellent access, located just off US Highway 73 along a hard-surface blacktop road that runs through the property, as well as a well-maintained,

year-round gravel road along the north boundary. Electricity, rural water, and fiber-optic cable are nearby, providing potential opportunities for a future building site, subject to applicable approvals and requirements. The property is currently subject to a year-to-year hay lease, and the mineral rights are intact and will transfer to the buyer at closing.

This versatile property offers an excellent opportunity for investment, recreation, or building your forever home. 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: **ATCHISON** | STATE: **KANSAS** | ACRES: **9**

- 9 +/- total acres
- Armster clay loam soils
- Brome grass hay meadows
- Mature hardwood timber edges
- Wet-weather creek winds through the southern portion of the property
- Whitetail deer, turkey, and upland bird hunting
- Incredible hilltop views
- 88 +/- feet of elevation change
- Hard-surface blacktop road that runs through the property
- Well-maintained, year-round gravel road along the north boundary
- Electricity, rural water, and fiber optic cable at the road
- Mineral rights intact and transfer to the buyer at closing
- Year-to-year tenant hay lease
- 2025 property taxes: \$98.54
- 7 miles from Atchison, KS

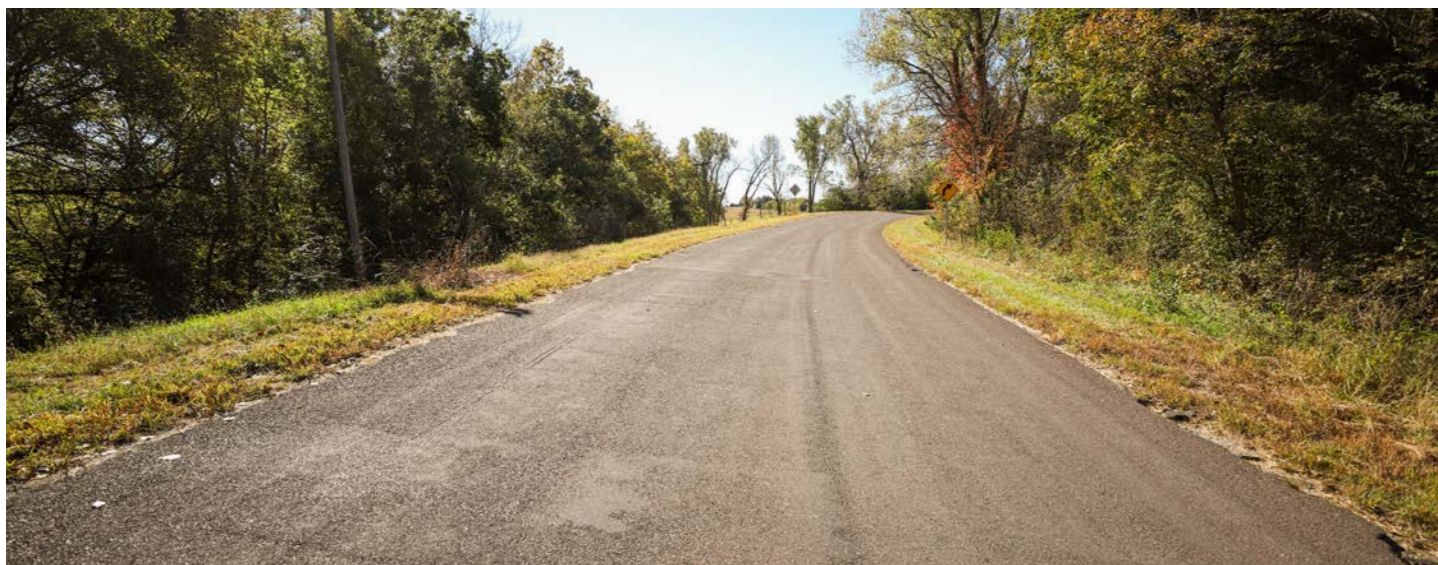


PASTURE & TIMBER

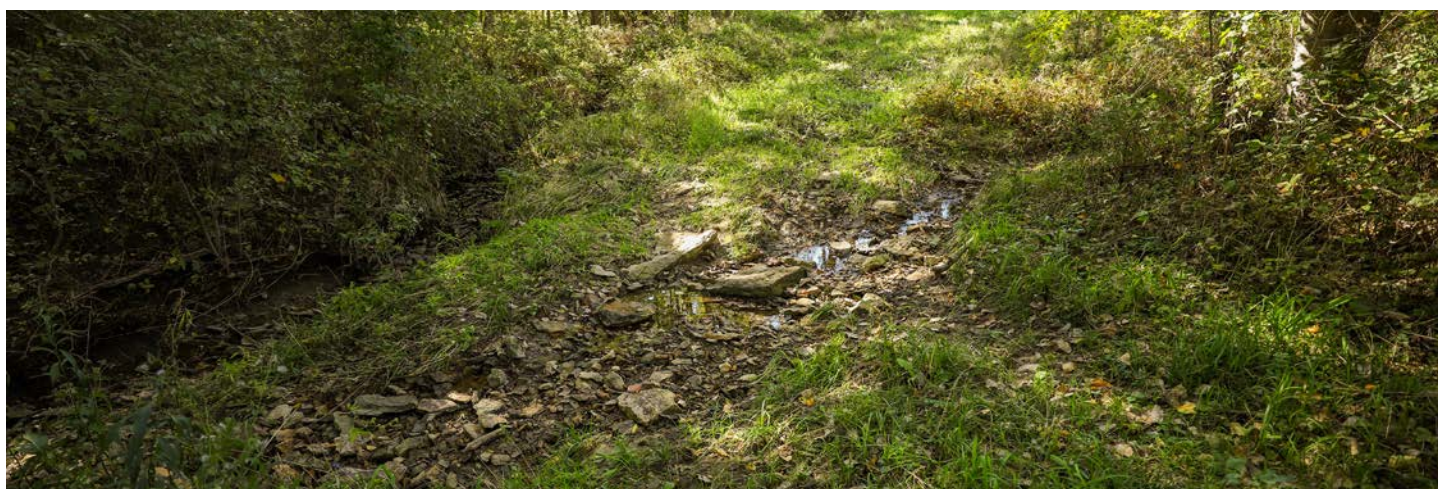
This 9 +/- acre property offers an excellent combination of productive hay meadows, mature timber, and outstanding building site opportunities.



EXCELLENT ACCESS



WET-WEATHER CREEK



INCREDIBLE HILLTOP VIEWS

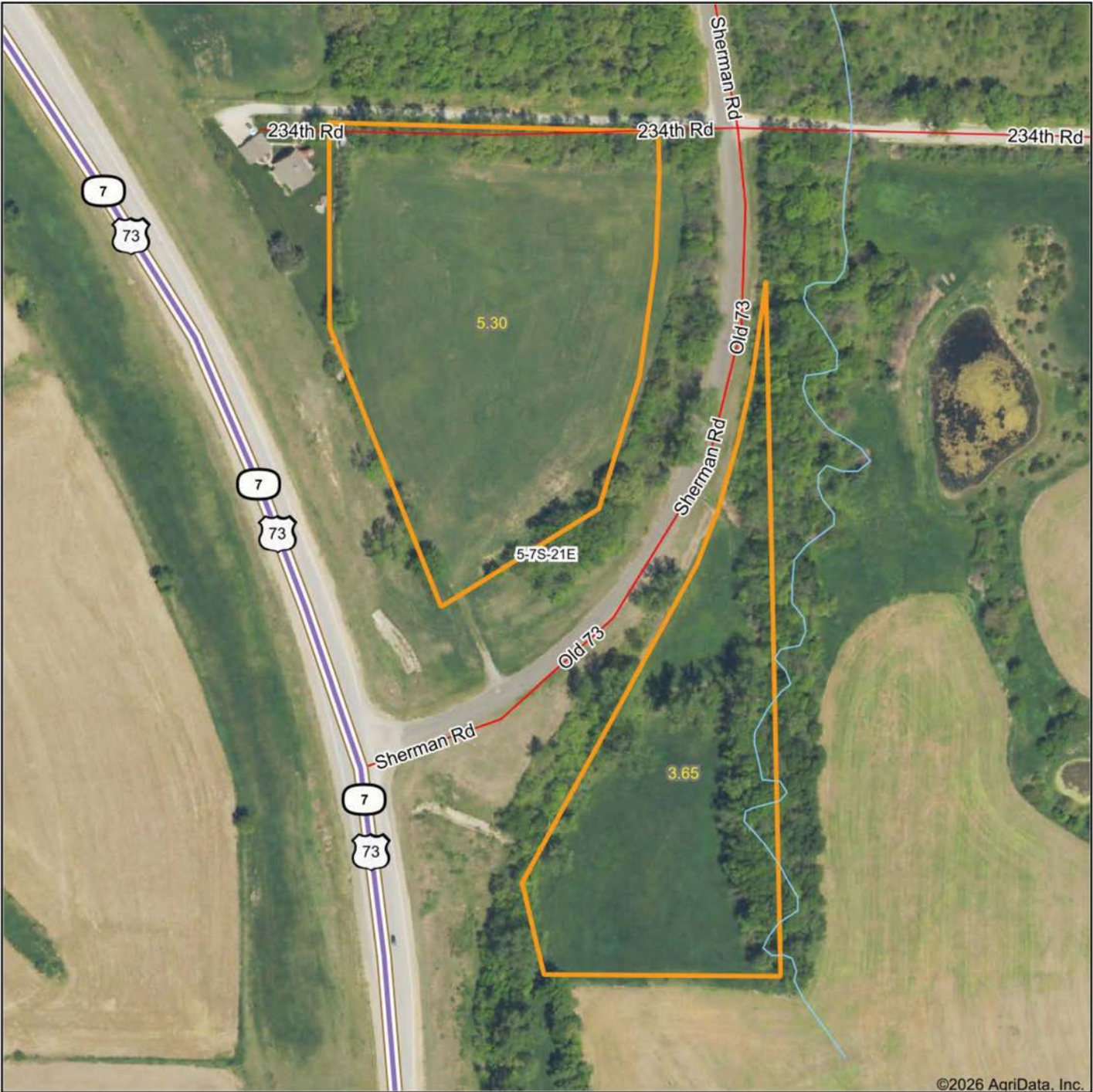
The property also offers incredible hilltop views in all directions across the surrounding landscape, with 88± feet of elevation change adding to its character.



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 39° 28' 5.85, -95° 5' 38.37



5-7S-21E
Atchison County
Kansas

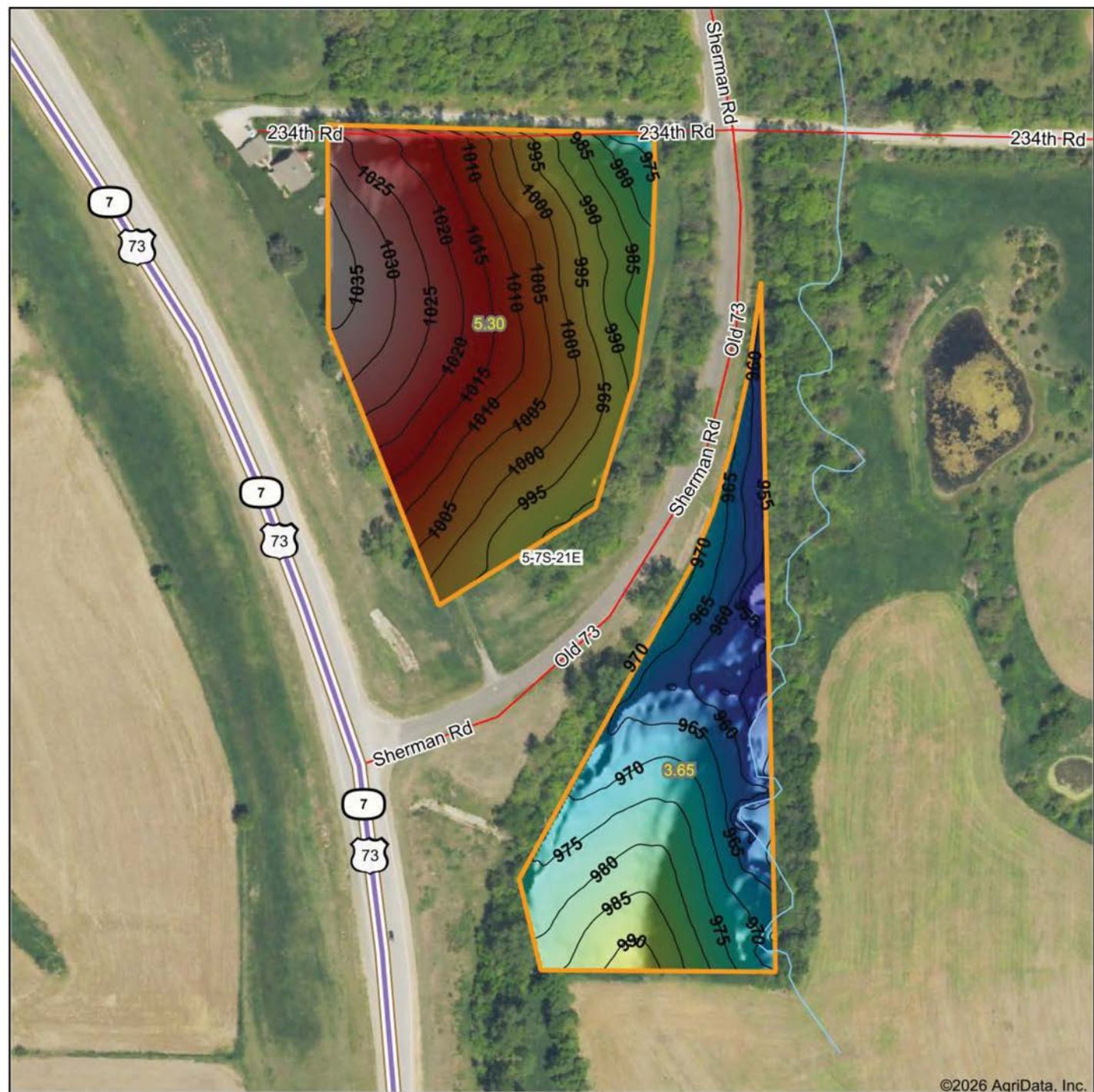


10/8/2026



Maps Provided By:
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CUSTOMIZED ONLINE MAPPING
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HILLSHADE MAP



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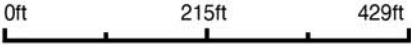
Maps Provided By:



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Source: USGS 1 meter dem
Interval(ft): 5
Min: 950.2
Max: 1,037.7
Range: 87.5
Average: 992.9
Standard Deviation: 22.9 ft

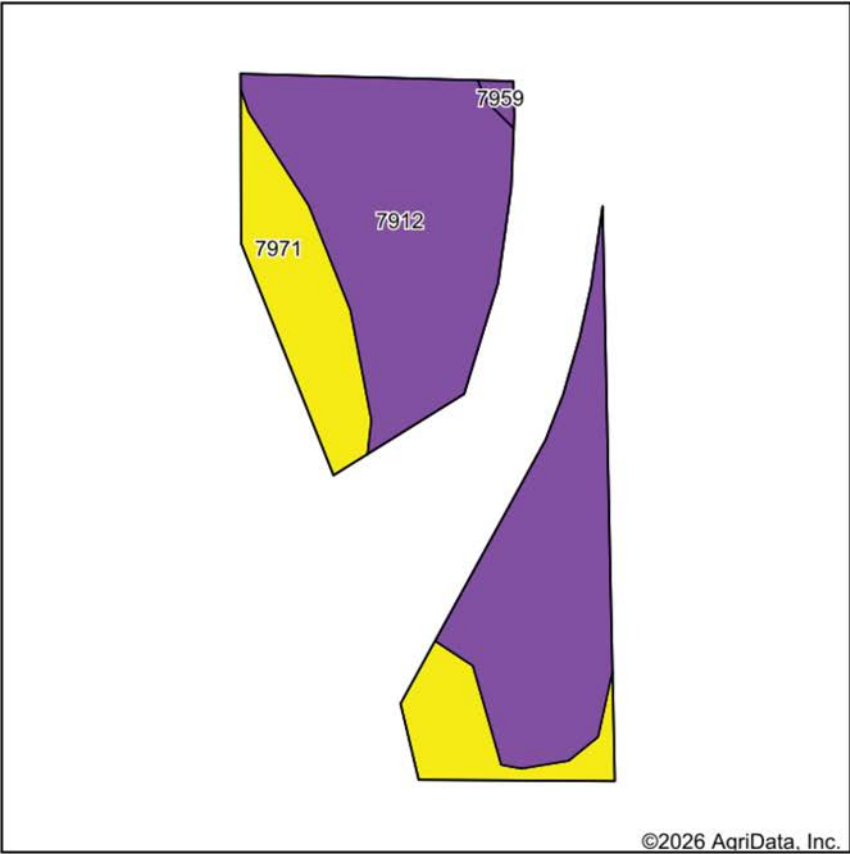


10/8/2026

5-7S-21E
Atchison County
Kansas

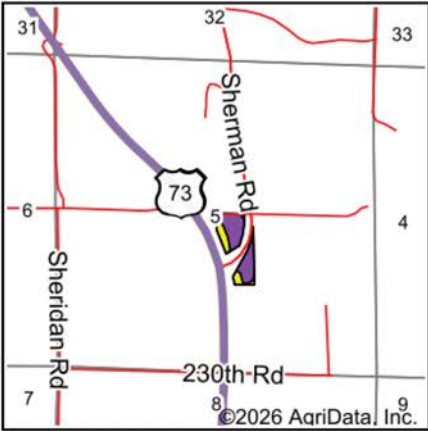
Boundary Center: 39° 28' 5.85, -95° 5' 38.37

SOILS MAP



Soils data provided by USDA and NRCS.

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State: **Kansas**
County: **Atchison**
Location: **5-7S-21E**
Township: **Walnut**
Acres: **8.95**
Date: **10/8/2026**



Maps Provided By:



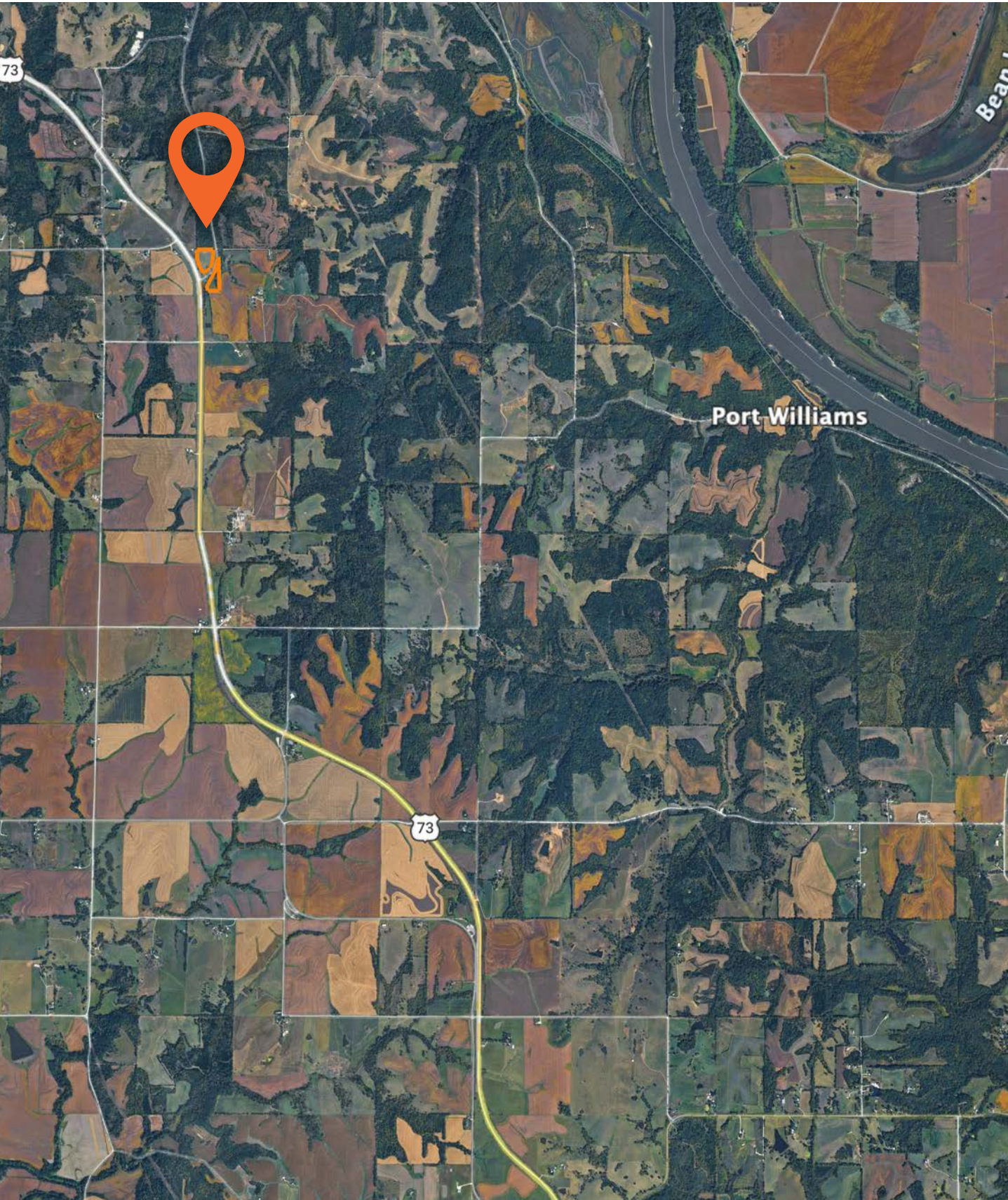
Area Symbol: KS005, Soil Area Version: 23

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 Small Grains	*n NCCPI Soybeans
7912	Armster clay loam, 12 to 20 percent slopes	6.68	74.6%		> 6.5ft.	Vle	3905	49	49	46	42
7971	Palermo-Knox complex, 10 to 18 percent slopes	2.21	24.7%		> 6.5ft.	IVe	0	78	78	67	62
7959	Knox-Gosport complex, 10 to 30 percent slopes	0.06	0.7%		2.9ft. (Paralithic bedrock)	Vle	1694	62	62	50	47
Weighted Average						5.51	2925.9	*n 56.2	*n 56.2	*n 51.2	*n 47

*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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