

MIDWEST LAND GROUP PRESENTS

145 ACRES

COFFEY COUNTY, KS

00000 TREFOIL ROAD, WAVERLY, KANSAS 66871



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PREMIER COFFEY COUNTY TILLABLE & RECREATIONAL FARM

This 145 +/- acre property is located in northeast Coffey County, just south of Waverly, Kansas, and offers an exceptional combination of income-producing cropland, diverse habitat, water, and recreational opportunities. The property consists of 87 +/- acres of cropland, with the remaining 58 +/- acres comprised of native grass and timber. The soils primarily consist of Dennis silt loam and Aliceville silty clay loam, with an NCCPI overall weighted average of 64. The cropland features well-maintained terraces, waterways, and field edges, with 1-3% slopes, and includes 86 +/- DCP crop base acres.

The property offers diverse wildlife habitat, featuring mature hardwood timber, thick cover, and warm-season native grass hay meadows. Multiple wet-weather creeks wind throughout the property, providing water sources and enhancing the overall wildlife habitat. The property offers excellent hunting opportunities

for whitetail deer, turkey, upland birds, and waterfowl, and is located in Kansas Deer Management Unit 11. Numerous potential building sites are located throughout the property, with approximately 55 feet of elevation change providing beautiful views across the varied terrain. A hard-surface blacktop road runs along the west boundary, with electricity, rural water, and fiber-optic cable. Mineral rights are intact and will transfer to the buyer at closing. The property is subject to a year-to-year cash-rent tenant farm lease.

This property is a must-see to fully appreciate the combination of productive cropland, diverse habitat, varied terrain, and recreational opportunities it offers. 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: **COFFEY** | STATE: **KANSAS** | ACRES: **145**

- 87 +/- cropland acres
- 58 +/- native grass and timber acres
- Dennis silt loam and Aliceville silty clay loam soils
- NCCPI overall weighted average of 64
- 86 +/- DCP crop base acres
- Well-maintained terraces, waterways, and field edges with 1-3% slopes
- Diverse habitat featuring mature hardwood timber, thickets, and warm-season native grass hay meadows
- Multiple wet-weather creeks wind throughout the property
- Deer, turkey, upland bird, and waterfowl hunting
- Located in Kansas Deer Management Unit 11
- 55 +/- feet of elevation change
- Hard-surface blacktop road along the west boundary
- Electricity, rural water, and fiber optic cable at the road
- Mineral rights intact and transfer to the buyer at closing
- Year-to-year cash-rent tenant farm lease
- 2025 property taxes: \$974.96
- 5 miles from Waverly, KS
- 30 miles from Ottawa, KS



87 +/- CROPLAND ACRES

The soils primarily consist of Dennis silt loam and Aliceville silty clay loam, with an NCCPI overall weighted average of 64. The cropland features well-maintained terraces, waterways, and field edges, with 1-3% slopes, and includes 86 +/- DCP crop base acres.



MATURE HARDWOOD TIMBER



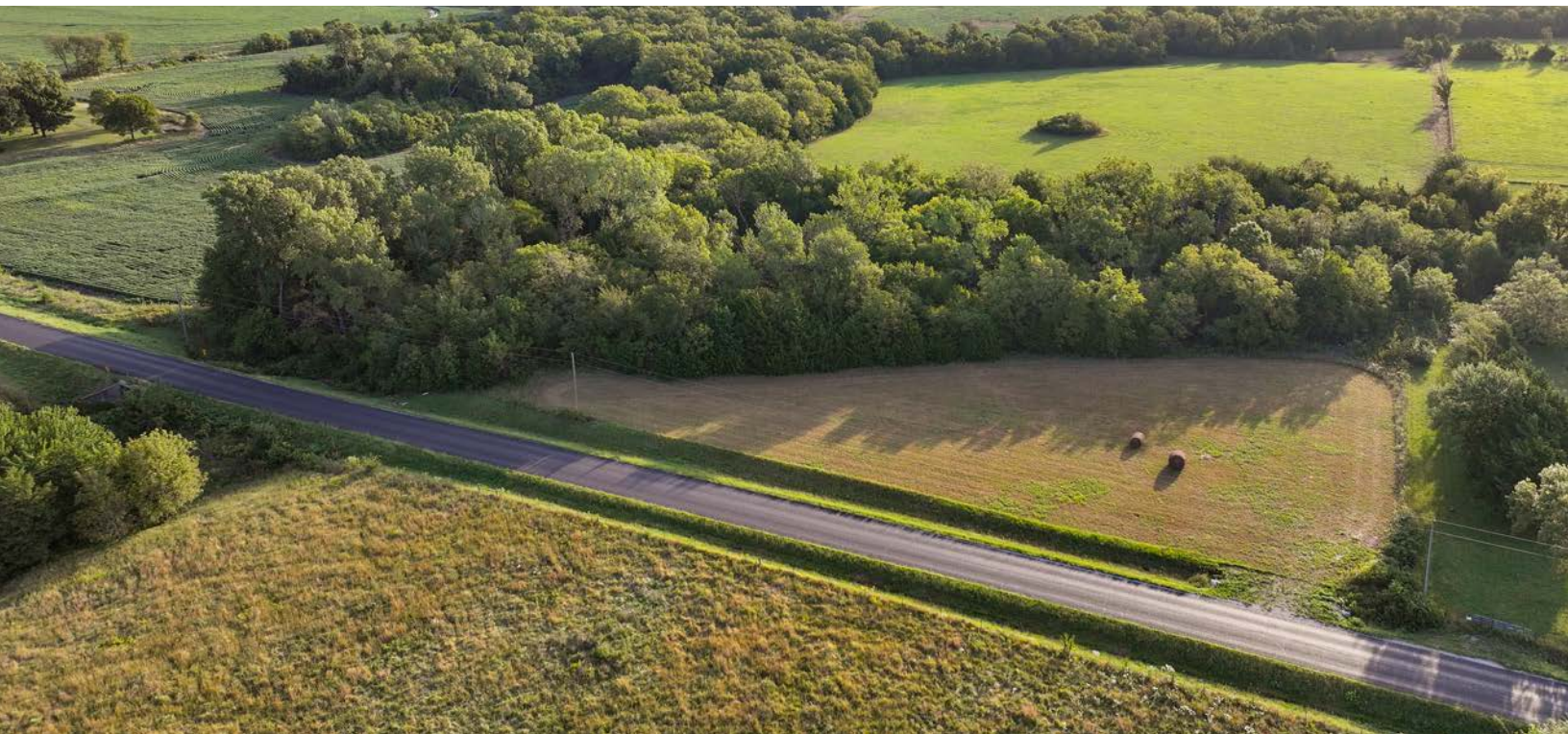
NATIVE GRASS HAY MEADOWS



MULTIPLE WET-WEATHER CREEKS



BLACKTOP ALONG WEST BOUNDARY



TRAIL CAM PHOTOS



AERIAL MAP



Maps Provided By



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Boundary Center: 38° 19' 42.52, -95° 35' 43.85

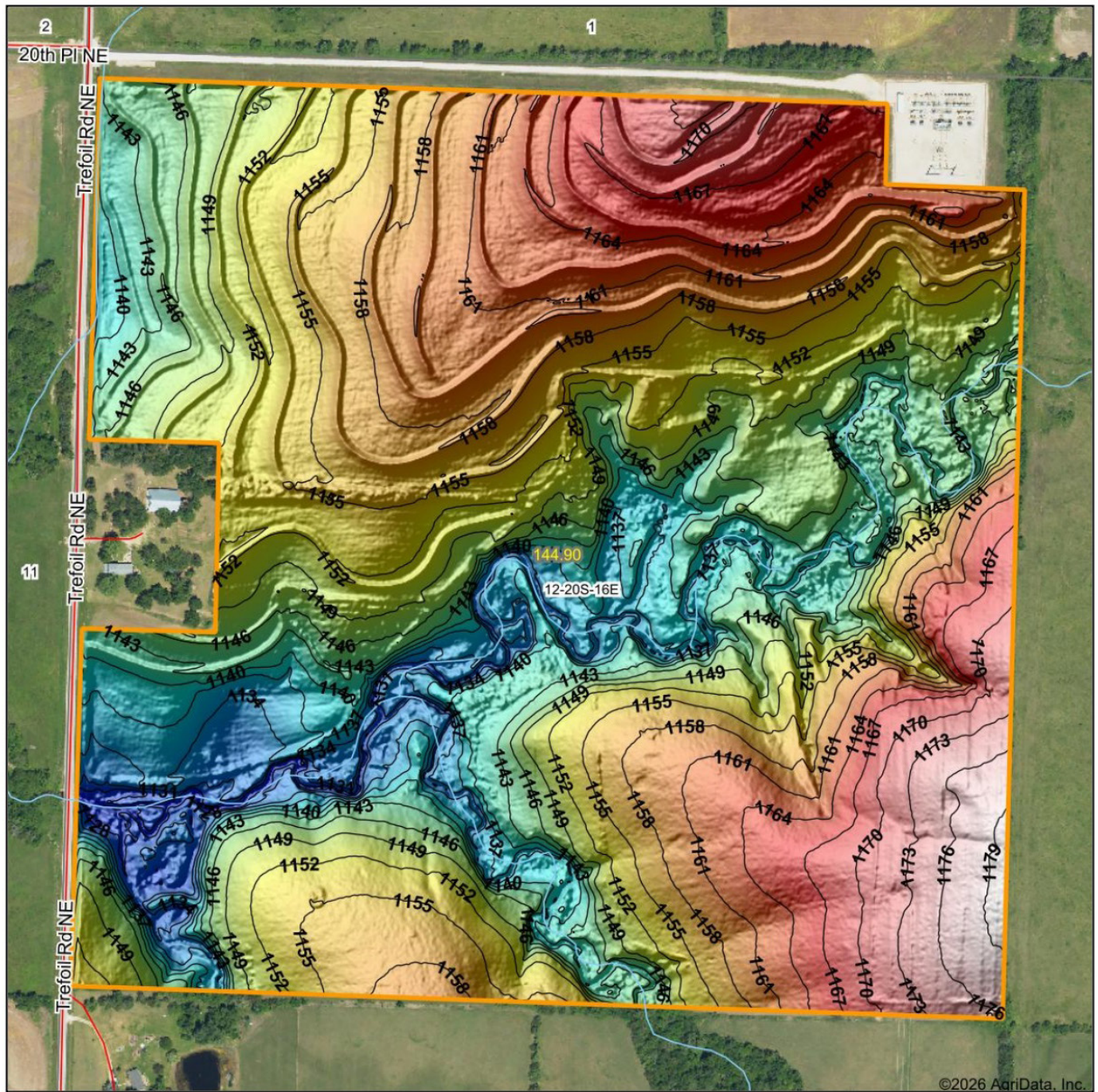
12-20S-16E
Coffey County
Kansas

0ft 460ft 920ft



8/18/2026

HILLSHADE MAP



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CUSTOMIZED ONLINE MAPPING

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Source: USGS 1 meter dem

Interval(ft): 3

Min: 1,124.7

Max: 1,179.9

Range: 55.2

Average: 1,152.4

Standard Deviation: 10.89 ft

0ft 433ft 866ft

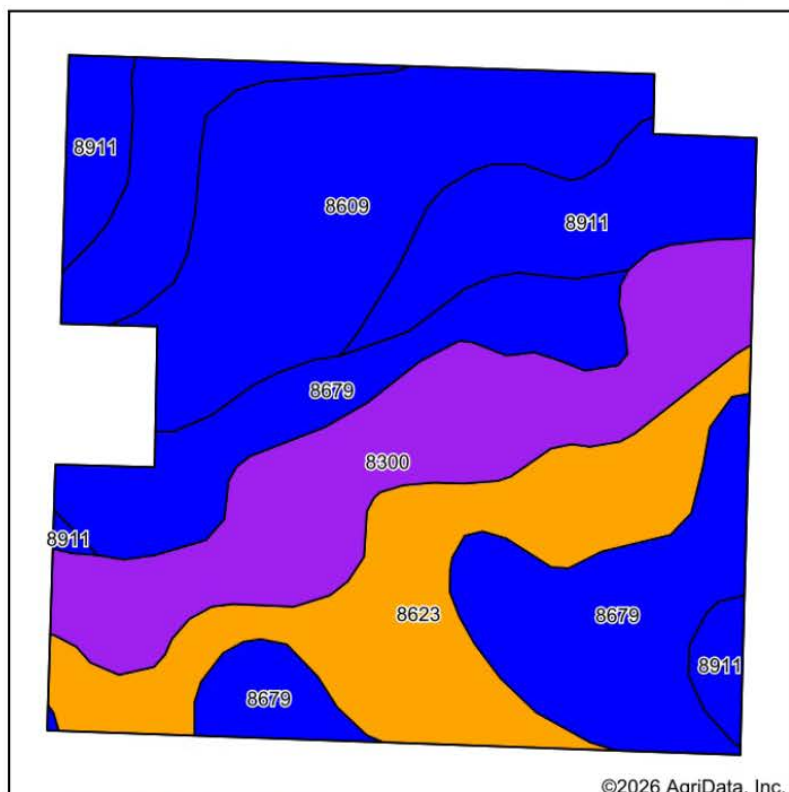


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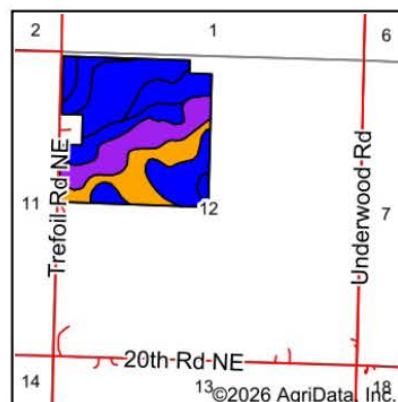
12-20S-16E
Coffey County
Kansas

Boundary Center: 38° 19' 42.52, -95° 35' 43.85

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Coffey**
 Location: **12-20S-16E**
 Township: **Pottawatomie**
 Acres: **144.9**
 Date: **8/18/2026**



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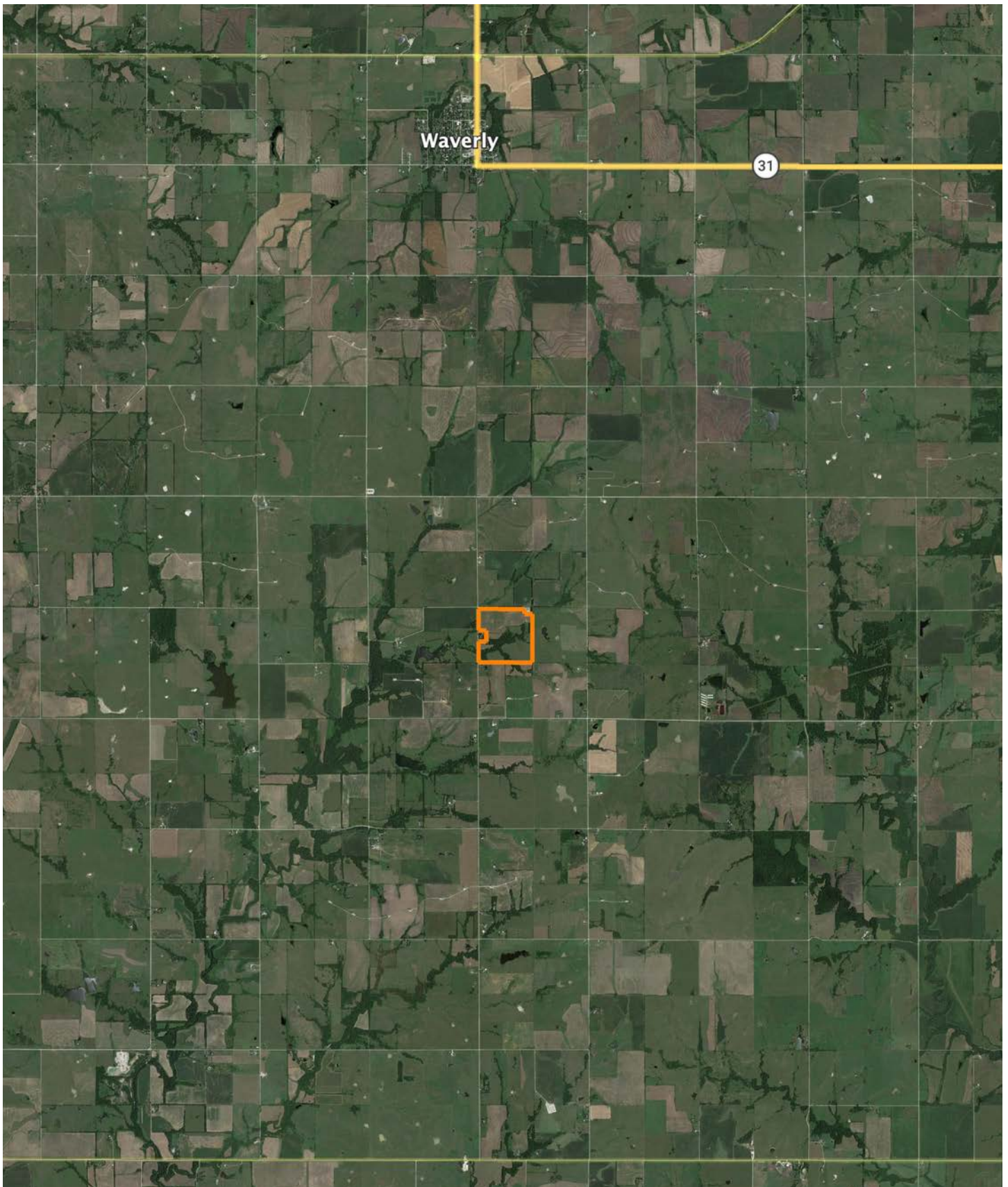
Area Symbol: KS031, Soil Area Version: 23

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 Soybeans
8679	Dennis silt loam, 1 to 3 percent slopes	43.08	29.7%		Ile	4838	79	78	64
8609	Aliceville silty clay loam, 1 to 3 percent slopes	28.99	20.0%		Ile	5019	59	59	49
8300	Verdigris silt loam, channeled, 0 to 2 percent slopes, frequently flooded	27.76	19.2%		Vw	7668	48	48	39
8623	Bates loam, 3 to 7 percent slopes	25.99	17.9%		IIle	4910	63	63	49
8911	Summit silty clay loam, 1 to 3 percent slopes	19.08	13.2%		Ile	4828	61	61	60
Weighted Average					2.75	5428	*n 63.8	*n 63.5	*n 53

*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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