

MIDWEST LAND GROUP PRESENTS

18 ACRES

DICKINSON COUNTY, KS

2312 1350 AVEUE, WOODBINE, KANSAS, 67492



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

HISTORIC DICKINSON COUNTY TWO-STORY HOME ON 18 +/- ACRES

This 18 +/- acre property is located just south of Woodbine, Kansas, and offers a unique opportunity to own a piece of local history. The home on the property was previously used as the Woodbine Hotel and features 7 bedrooms and 1 bathroom. Additional improvements include a detached two-car garage and multiple outbuildings.

The property features pristine warm-season native grass and mature, tree-lined windbreaks that add beauty and character to the landscape. An old water well near the barns was previously used to water livestock. Conveniently accessed by both a hard-surface blacktop

road and a year-round gravel road, the property offers a combination of accessibility, rural charm, and historical character. On-site utilities include electricity, rural water, propane, a lagoon, and fiber-optic cable.

A survey is pending. There are currently no active leases or tenant rights in effect on the property. This unique property must be seen in person to fully appreciate its history, character, and potential! 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: **DICKINSON** | STATE: **KANSAS** | ACRES: **18**

- Located just south of Woodbine, Kansas
- Historic home previously used as the Woodbine Hotel
- 7 bedrooms, 1 bathroom
- Detached two-car garage and multiple outbuildings
- Pristine warm-season native grass with mature, tree-lined windbreaks
- Old water well near the barns, previously used for livestock
- Survey pending
- Hard-surface blacktop road and a year-round gravel road access
- Utilities on-site include electricity, rural water, propane, lagoon, and fiber-optic cable
- Mineral rights intact and transfer to the buyer at closing
- No active leases or tenant rights currently in effect
- 2025 property taxes: ~\$2,094.85
- Less than 1 mile from Woodbine, KS



HISTORIC HOME

The home on the property was previously used as the Woodbine Hotel and features 7 bedrooms and 1 bathroom.



DETACHED TWO-CAR GARAGE



MULTIPLE OUTBUILDINGS



WARM-SEASON NATIVE GRASS

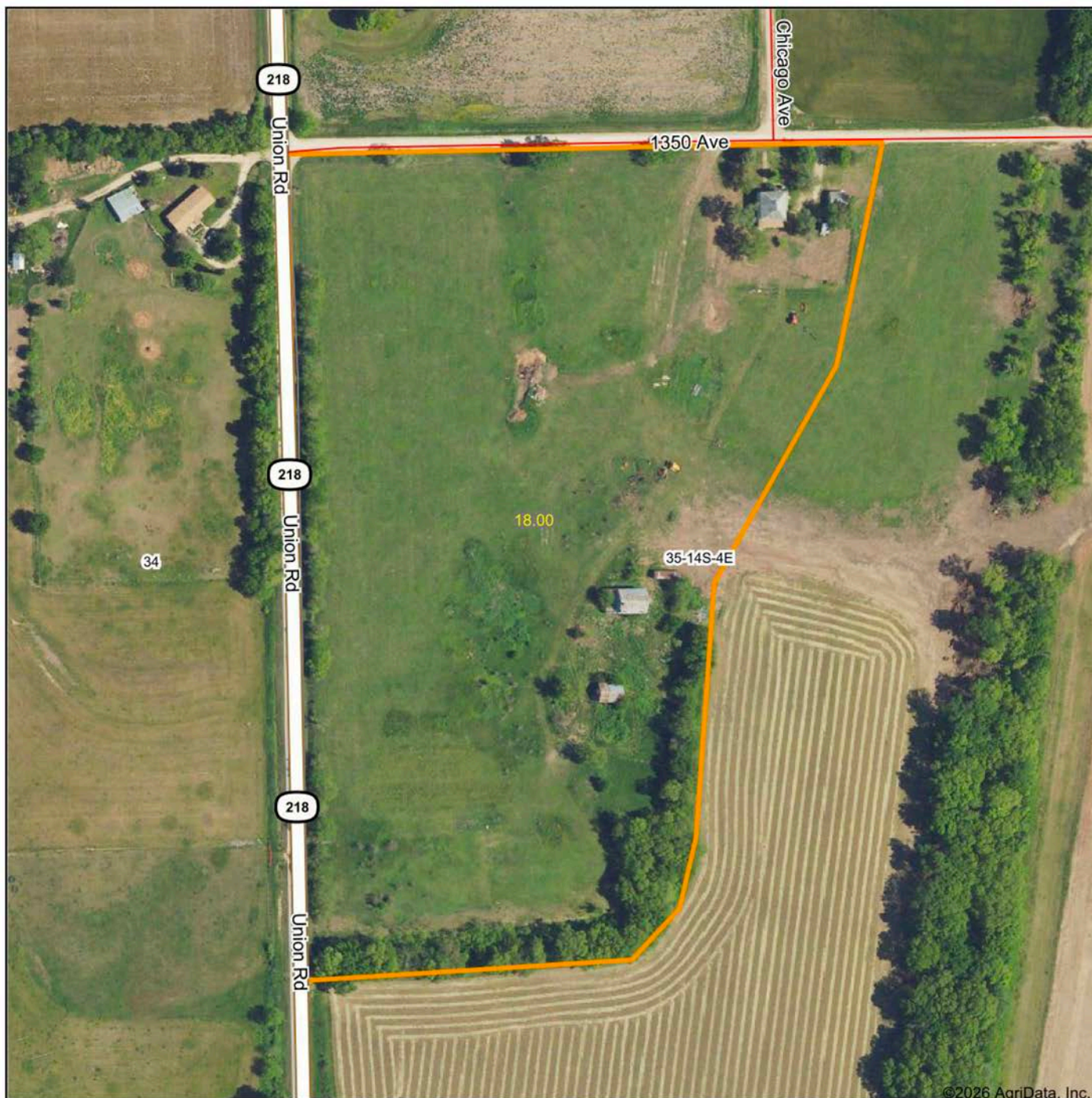
The property features pristine warm-season native grass and mature, tree-lined windbreaks that add beauty and character to the landscape.



ADDITIONAL PHOTOS



AERIAL MAP



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Maps Provided By:



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Boundary Center: 38° 47' 20.44, -96° 57' 45.72

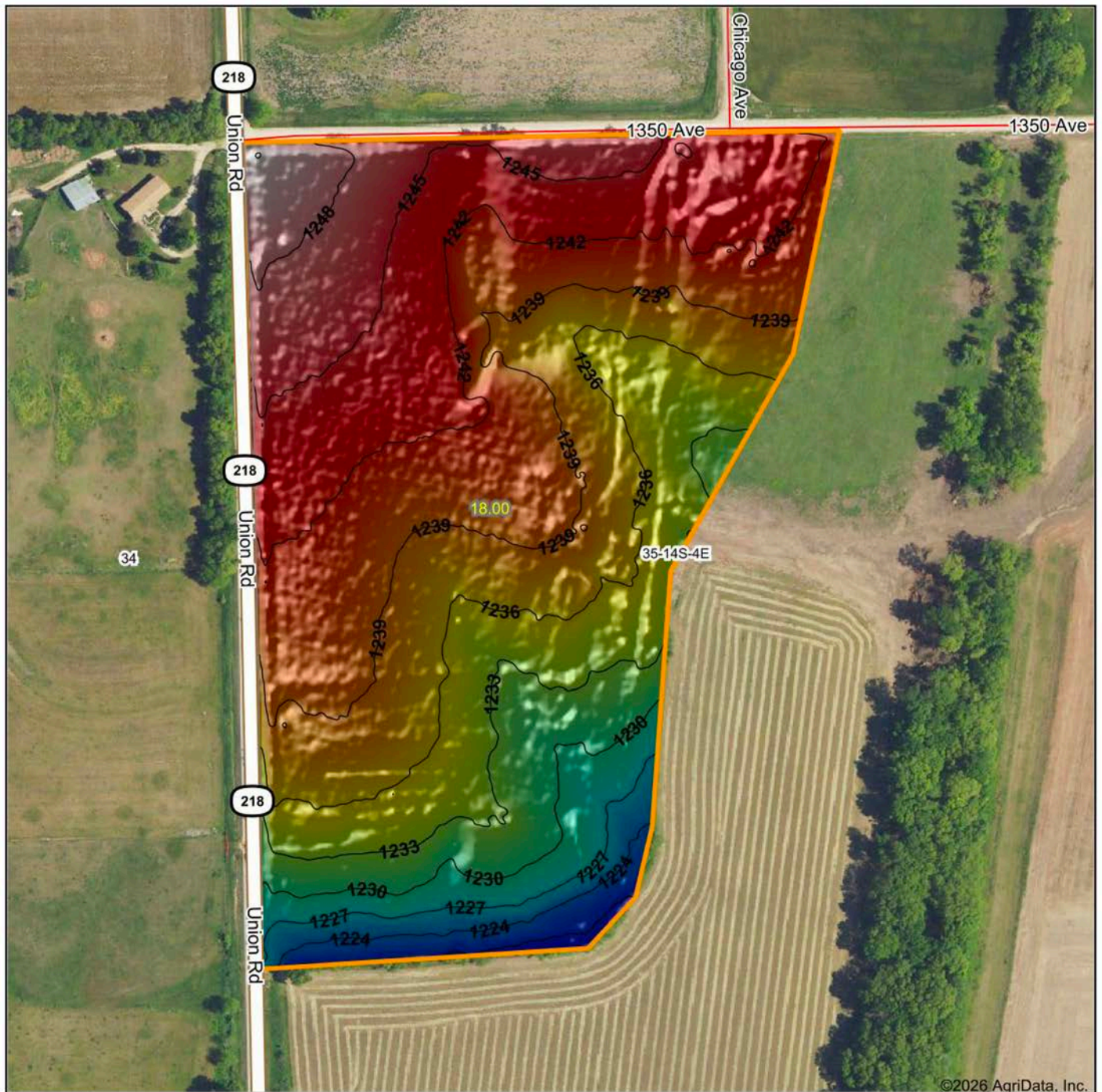
35-14S-4E
Dickinson County
Kansas

0ft 224ft 448ft



10/2/2026

HILLSHADE MAP



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Low Elevation High



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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Source: USGS 1 meter dem

Interval(ft): 3

Min: 1,219.8

Max: 1,251.1

Range: 31.3

Average: 1,238.1

Standard Deviation: 6.07 ft

0ft 223ft 445ft

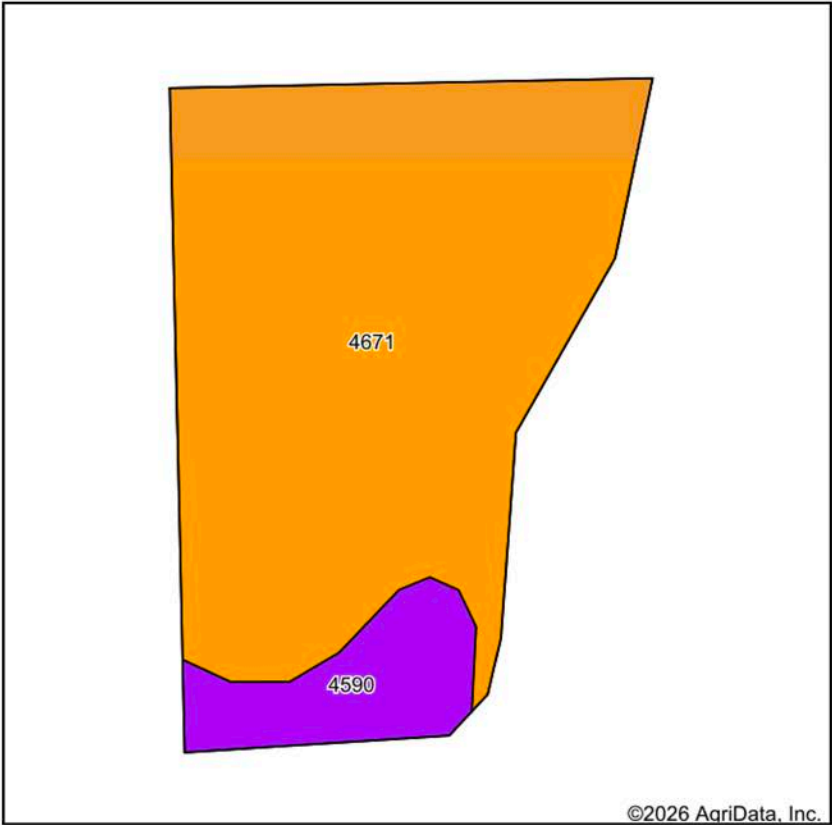


10/2/2026

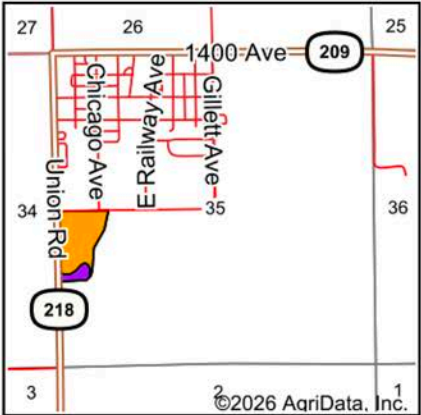
35-14S-4E
Dickinson County
Kansas

Boundary Center: 38° 47' 20.44, -96° 57' 45.72

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Dickinson**
Location: **35-14S-4E**
Township: **Liberty**
Acres: **18**
Date: **10/2/2026**



Maps Provided By:



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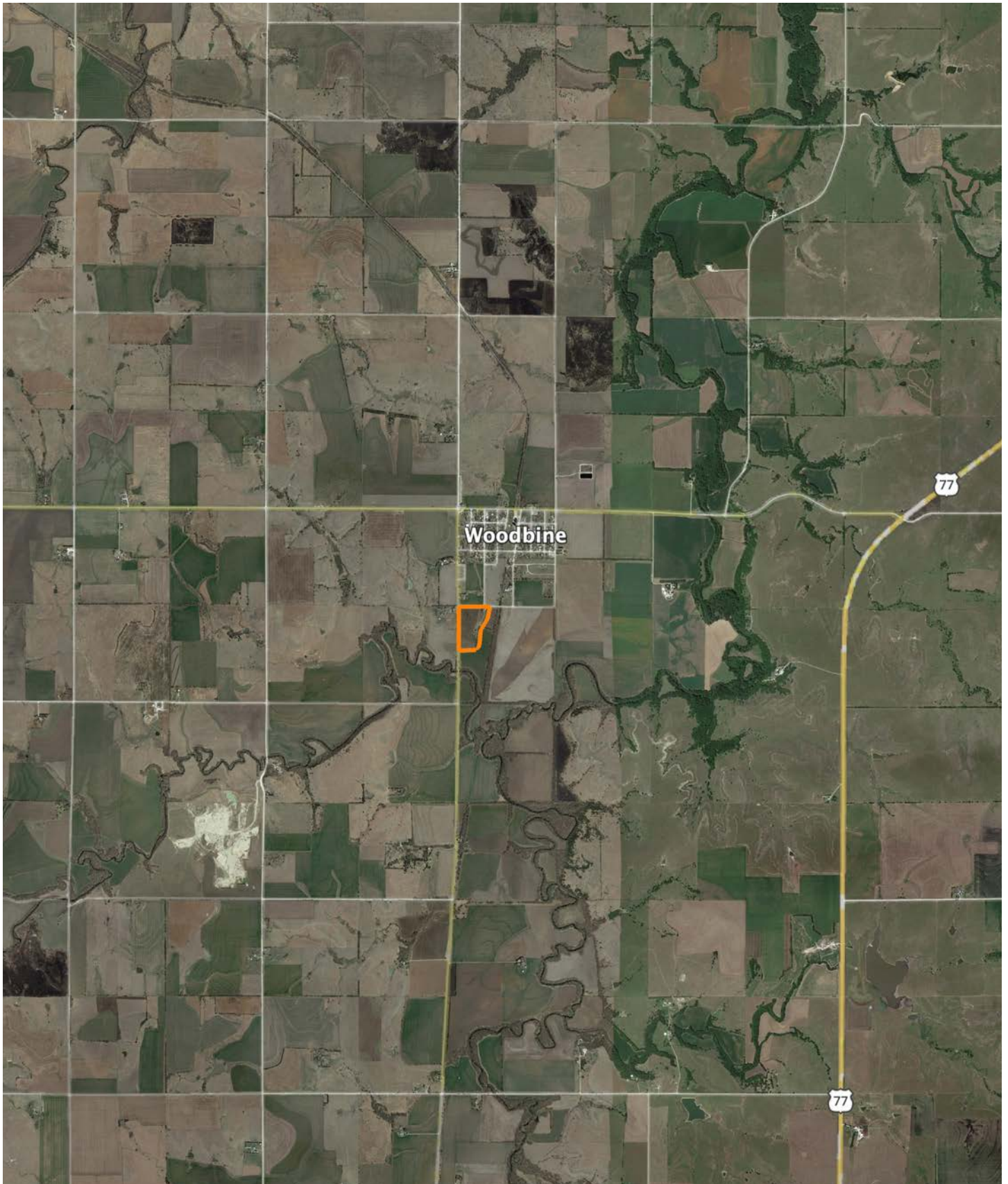


Area Symbol: KS041, Soil Area Version: 24										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
4671	Irwin silty clay loam, 1 to 3 percent slopes	15.87	88.2%		Ills	3585	56	45	55	55
4590	Clime-Sogn complex, 3 to 20 percent slopes	2.13	11.8%		Vle	3310	36	32	36	33
Weighted Average					3.35	3552.5	*n 53.6	*n 43.5	*n 52.8	*n 52.4

*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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MidwestLandGroup.com

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