MIDWEST LAND GROUP PRESENTS

## 30 ACRES IN

# McPHERSON COUNTY
# KANSAS



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# McPHERSON COUNTY CROPLAND WITH APPROVED BUILDING SITE ALONG WOLF CREEK

This 30 +/- acre property is located in southwest McPherson County, just northwest of Inman, Kansas, and offers an excellent combination of income-producing cropland, diverse wildlife habitat, recreational opportunities, and potential building sites. The property consists of 27 +/- acres of cropland, with the remaining 3 +/- acres in native grass and timber. The soils consist primarily of Longford silty clay loam, with an overall weighted average NCCPI of 63. The cropland features recently cleared and maintained terraces, waterways, and field edges, with 1–7% slopes. The property also includes 26 +/- DCP crop base acres.

The property offers diverse wildlife habitat, featuring mature cottonwood tree draws and warm-season native grass edges. Wolf Creek winds through the property, providing a water source and natural travel corridor for wildlife. These features create excellent hunting opportunities for whitetail deer, turkey, and upland birds. The property is located in Kansas Deer Management Unit 6.

In addition to its agricultural and recreational appeal, this property offers an attractive potential building site along a hard-surface road, with electricity, rural water, and telephone service available along the road. The parcel was established prior to the adoption of the 40-acre minimum zoning regulation and has been approved by the Planning and Zoning Department as a building site. Mineral rights are intact and will transfer to the buyer at closing. The property is subject to a year-to-year crop-share lease with a 1/3, 2/3 arrangement.

This property is a great opportunity to own a versatile tract offering productive cropland, quality wildlife habitat, recreational opportunities, and potential building sites in a convenient location. The property must be seen in person to fully appreciate all 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: **McPHERSON** | STATE: **KANSAS** | ACRES: **30**

- 30 +/- total acres
- 27 +/- cropland acres
- 3 +/- native grass and timber acres
- Primarily Longford silty clay loam soils
- NCCPI overall weighted average of 63
- 26 +/- DCP crop base acres
- Well-maintained terraces, waterways, and field edges with 1–7% slopes
- Diverse habitat featuring productive cropland, mature timber draws, and warm-season native grass edges
- Wolf Creek winds throughout the property
- Whitetail deer, turkey, and upland bird hunting
- Located in Kansas Deer Management Unit 6
- 24 +/- feet of elevation change
- Hard-surface blacktop road along the south boundary
- Electricity, rural water, and telephone line at the road
- Approved building site by the Planning and Zoning Department
- Mineral rights intact and transfer to the buyer at closing
- Year-to-year 1/3, 2/3 share crop tenant farm lease in place
- 2025 property taxes: $318.12
- 8 miles from Inman, KS
- 16 miles from McPherson, KS



# 27 +/- CROPLAND ACRES







# 3 +/- NATIVE GRASS AND TIMBER ACRES



# APPROVED BUILDING SITE

This property offers an attractive potential building site along a hard-surface road, with electricity, rural water, and telephone service available along the road. The parcel was established prior to the adoption of the 40-acre minimum zoning regulation and has been approved by the Planning and Zoning Department as a building site.





# TERRACES, WATERWAYS, & FIELD EDGES









# DIVERSE HABITAT







# AERIAL MAP




Boundary Center: 38° 17' 36.09, -97° 51' 25.05

0ft 440ft 880ft

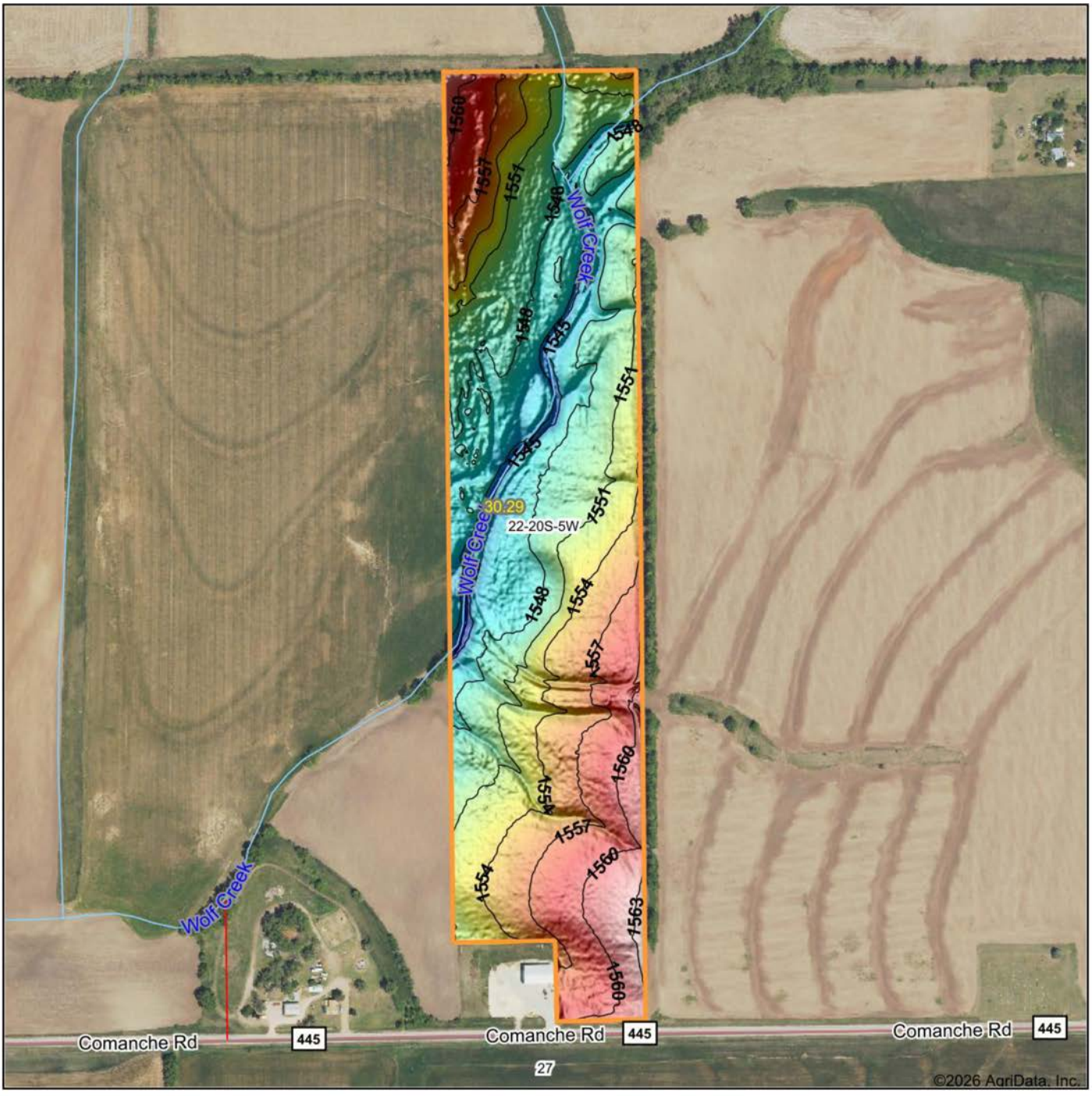
**22-20S-5W**
**McPherson County**
**Kansas**

N
W E
S

8/25/2026

Maps Provided By:
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# HILLSHADE MAP




Low Elevation High

Maps Provided By:
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| | |
|---|---|
| Source: | USGS 1 meter dem |
| Interval(ft): | 3 |
| Min: | 1,541.1 |
| Max: | 1,564.6 |
| Range: | 23.5 |
| Average: | 1,552.1 |
| Standard Deviation: | 4.79 ft |

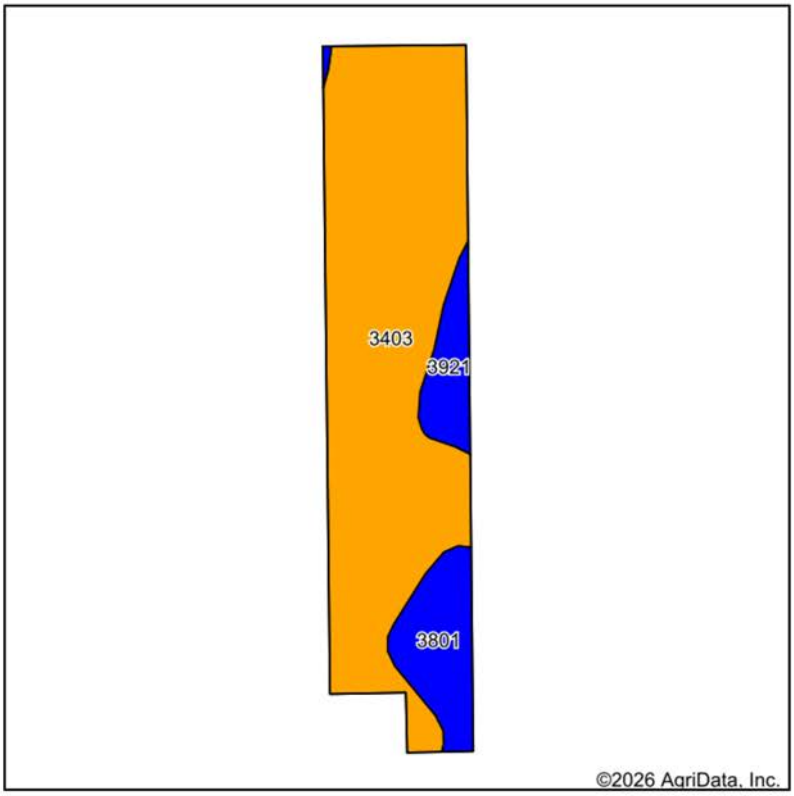
0ft 426ft 852ft

8/25/2026

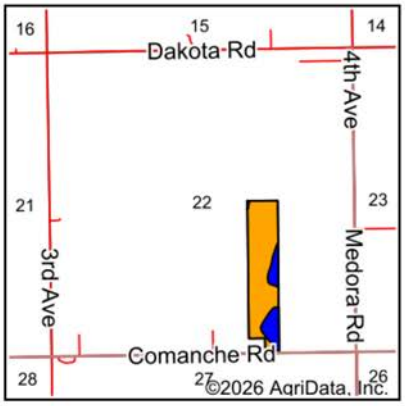
**22-20S-5W**
**McPherson County**
**Kansas**

Boundary Center: 38° 17' 36.09, -97° 51' 25.05

# SOILS MAP




Soils data provided by USDA and NRCS.




State: **Kansas**
County: **McPherson**
Location: **22-20S-5W**
Township: **Hayes**
Acres: **30.29**
Date: **8/25/2026**

Maps Provided By:
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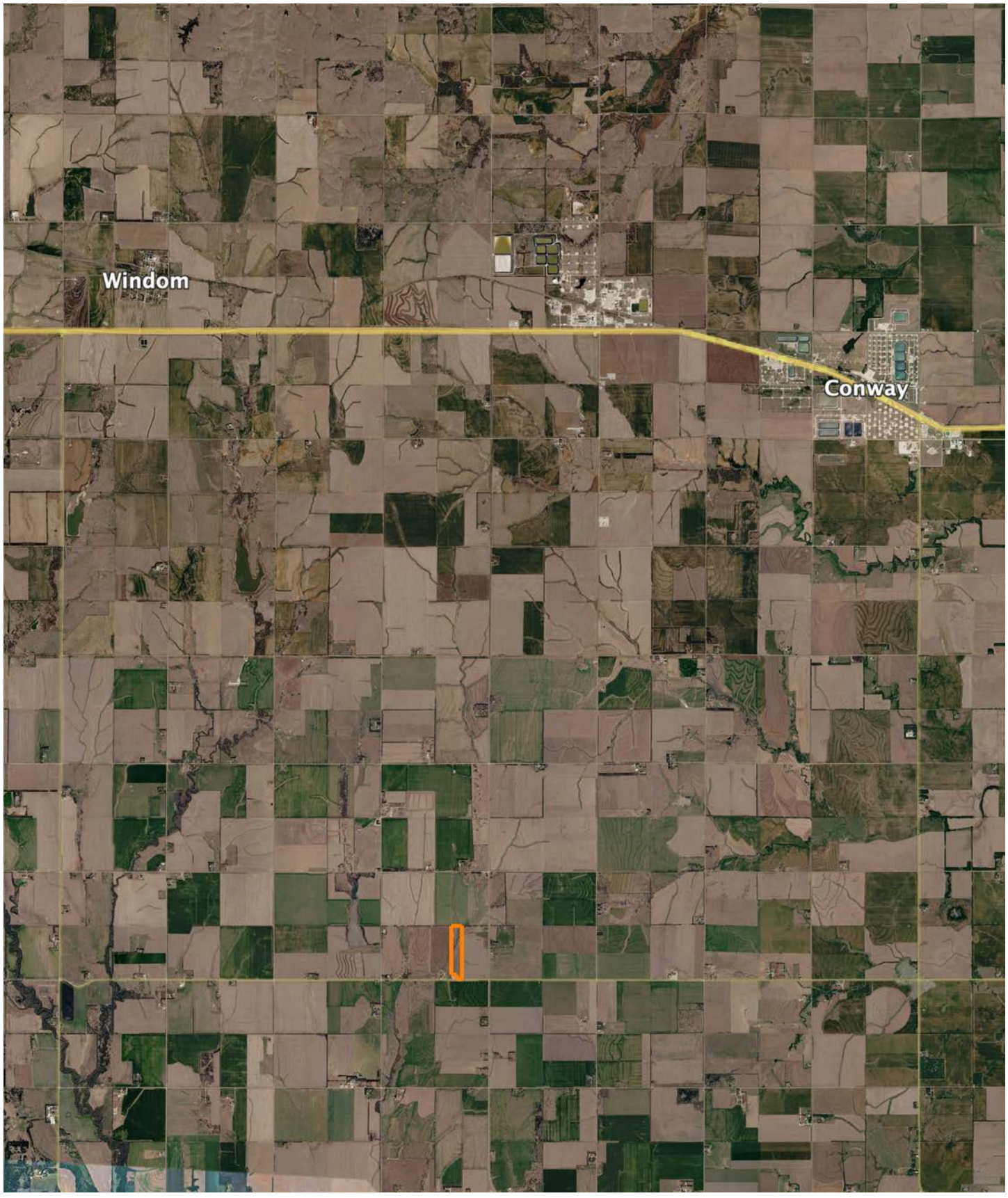



| Area Symbol: KS113, Soil Area Version: 23 | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Code | Soil Description | Acres | Percent of field | Non-Irr Class Legend | Non-Irr Class *c | Range Production (lbs/acre/yr) | *n NCCPI Overall | *n NCCPI Corn | *n NCCPI Small Grains | *n NCCPI Soybeans |
| 3403 | Longford silty clay loam, 3 to 7 percent slopes | 24.57 | 81.1% | | IIIe | 4025 | 63 | 59 | 61 | 63 |
| 3801 | Crete silt loam, 1 to 3 percent slopes, loess plains and breaks | 3.65 | 12.1% | | IIe | 3650 | 64 | 55 | 60 | 64 |
| 3921 | Smolan silty clay loam, 1 to 3 percent slopes | 2.07 | 6.8% | | IIe | 4905 | 65 | 62 | 63 | 65 |
| | | | **Weighted Average** | | **2.81** | **4040** | ***n 63.3** | ***n 58.7** | ***n 61** | ***n 63.3** |

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

# 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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