

MIDWEST LAND GROUP PRESENTS

160 ACRES IN

OSAGE COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

IDYLIC OSAGE COUNTY FARMSTEAD

This incredible 160 +/- acre property offers everything you need for a successful farming operation in the heart of Osage County, Kansas! The well-maintained 4 bedroom, 2 bathroom farmhouse has been lovingly cared for and includes modern updates to comfortably accommodate your family and friends. The property comes with a range of practical outbuildings. A 48'x60' barn features horse stalls, a hay loft, and hay racks. The 34'x54' garage/shop is equipped with a heavy-duty car lift. A 24'x60' tool shed, 15' grain bin, 360-square-foot insulated workshop, chicken house, and loafing shed add to the ample workspace and storage on this property to house your tools, equipment, and livestock.

On-site grazing and feed options (for livestock) include 17 +/- acres of fescue, 45 +/- acres of terraced brome hay ground, and 20 +/- acres currently in alfalfa. The remaining acreage is made up of well-maintained native grass pastures. Five ponds, turkey, and whitetail deer provide recreational fun for outdoor enthusiasts.

Despite its rural setting, this property is less than a mile from paved roads and offers convenient access to nearby Emporia and Ottawa. Don't wait to see this stunning property! Call Justin Lombard at (913) 660-9163 to schedule a tour.



PROPERTY FEATURES

PRICE: **\$770,000** | COUNTY: **OSAGE** | STATE: **KANSAS** | ACRES: **160**

- Charming and well-maintained 4-bedroom, 2-bathroom farmhouse
- 48'x60' barn with horse stalls, hay loft, and hay racks
- Spacious 34'x54' garage/shop with a 4.5 ton car lift
- Additional outbuildings: 24'x60' tool shed, chicken house, 15' grain bin, 360 sq. ft. insulated workshop, and loafing shed
- Fenced and cross-fenced
- 17 +/- acres of fescue
- 45 +/- acres of brome hay ground
- 20 +/- acres of alfalfa
- Well-maintained native grass pasture
- Five ponds
- Excellent hunting opportunities for turkey and whitetail deer
- Convenient access to Emporia and Ottawa
- Less than a mile from paved roads
- Ideal property for a turnkey farming operation



4-BEDROOM, 2-BATHROOM FARMHOUSE

The well-maintained farmhouse on this property is a true gem. It's been lovingly cared for and has many modern updates, making it cozy and comfortable for everyday living.



34'X54' GARAGE/SHOP WITH CAR LIFT



48'X60' BARN WITH STALLS, LOFT, & RACKS



WELL-MAINTAINED PASTURE

The farm features 17 +/- acres of fescue, 45 +/- acres of terraced brome hay ground, and 20 +/- acres currently in alfalfa. The remaining land consists of well-maintained native grass pastures.



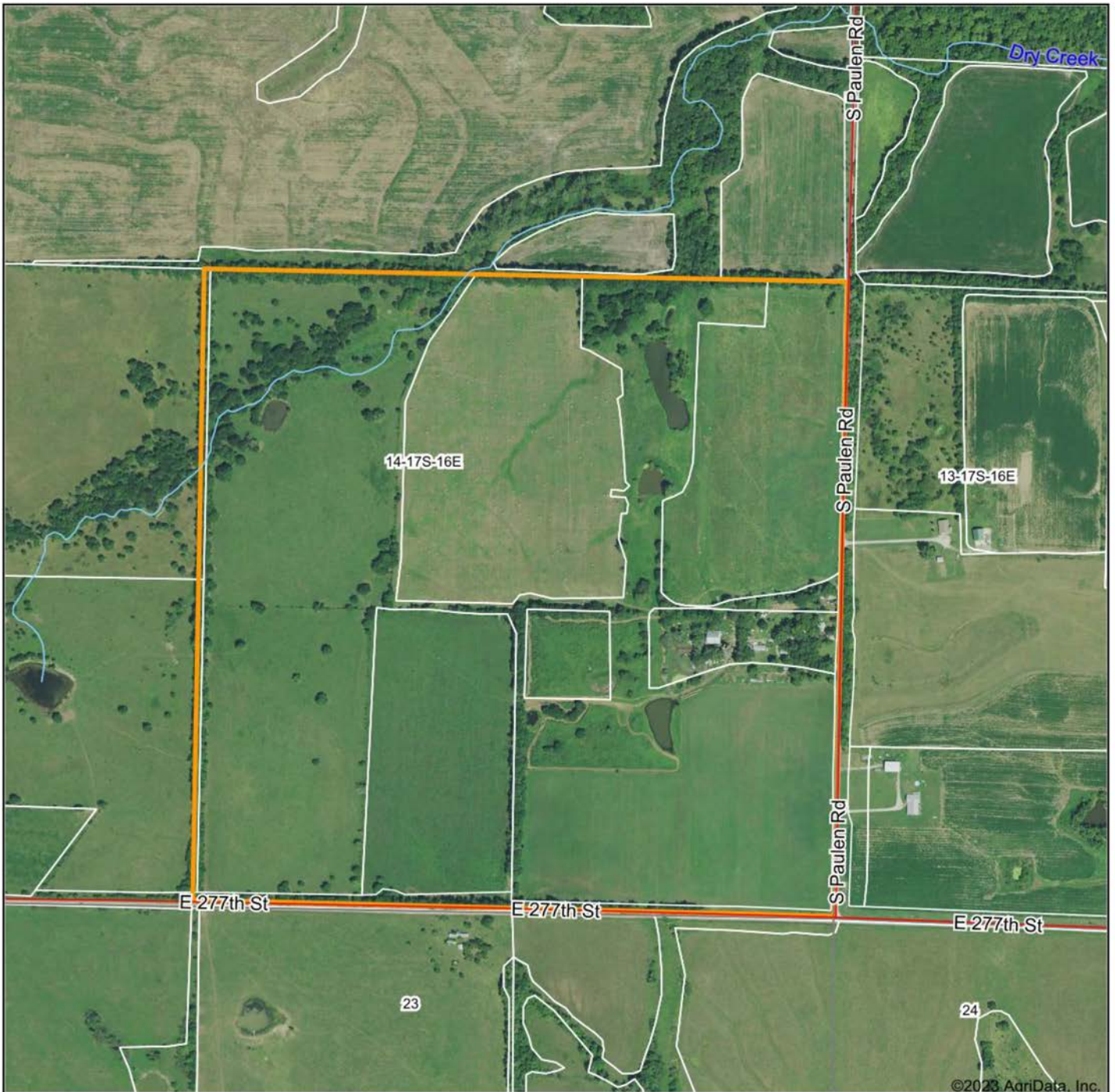
ADDITIONAL OUTBUILDINGS & FURNACE



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 38° 34' 8.2, -95° 36' 23.1



14-17S-16E
Osage County
Kansas



7/10/2023

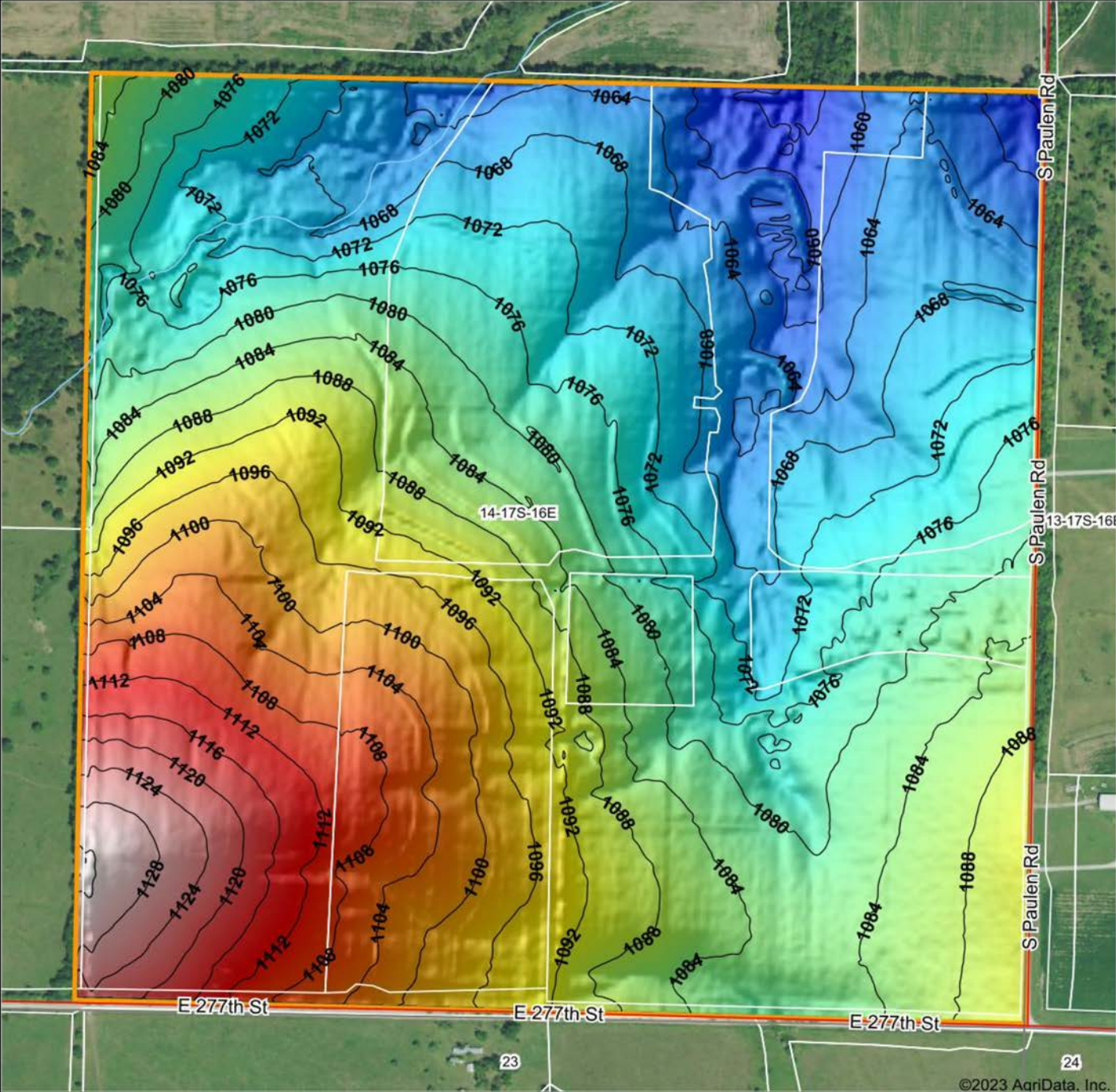


Maps Provided By:



Field borders provided by Farm Service Agency as of 5/21/2008

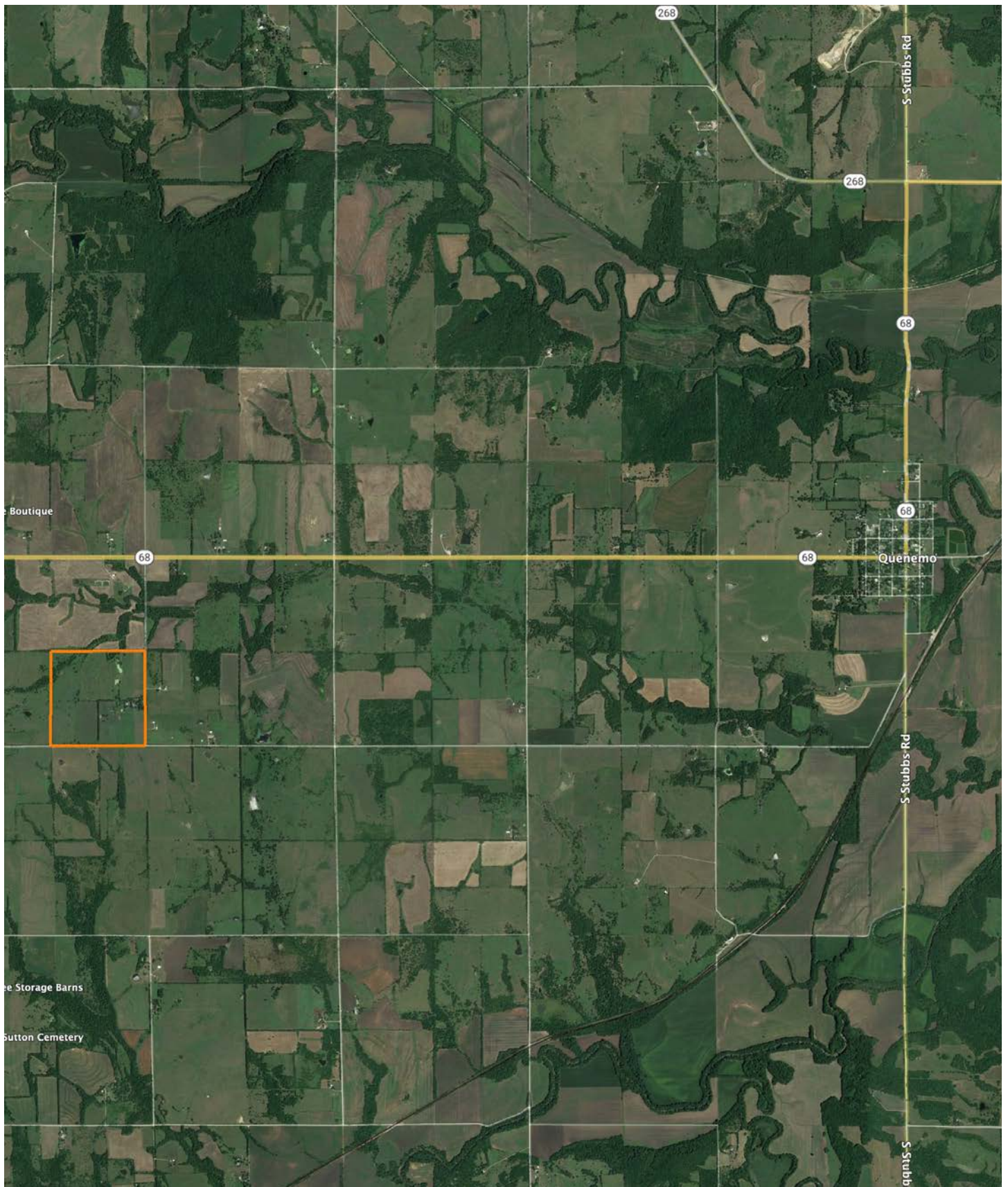
HILLSHADE MAP



<p>Low Elevation High</p>	<p>Source: USGS 3 meter dem Interval(ft): 4 Min: 1,053.5 Max: 1,132.9 Range: 79.4 Average: 1,084.1 Standard Deviation: 16.54 ft</p>	<p>0ft 442ft 884ft</p> <p> 7/10/2023 14-17S-16E Osage County Kansas Boundary Center: 38° 34' 8.2, -95° 36' 23.1 </p>
-------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com
Field borders provided by Farm Service Agency as of 5/21/2008.

OVERVIEW MAP



AGENT CONTACT

Born into a farming family in Southwest Missouri, Justin Lombard quickly developed a love for the outdoors and became a lifetime fisherman. Learning how to hunt quail was a highlight of his childhood and, as he grew into adulthood, he became consumed with bowhunting whitetails. He graduated from Blue Valley Northwest High School in Overland Park, Kansas, and attended the University of Kansas. Before coming to Midwest Land Group, Justin was a licensed general contractor specializing in residential remodeling and investment properties.

What truly makes Justin Lombard stand out is his creativity. A commissioned portrait artist and painter with an eye for everything outdoors, Justin not only sells originals and prints but also donates to the Kansas Horse Council's fundraising auctions. This ability to think outside the box allows Justin to provide timely and unique solutions for his clients. As a land agent, Justin works tirelessly to surpass the expectations of his clients, using direct and honest communications to ensure a successful working relationship. Buyers and sellers alike benefit from quick and easy access, as well as guaranteed follow through.

Justin lives in Overland Park, KS, with his wife, Jill, and daughters, Madelyn and Vivienne. When he's not working, this QDMA member can be found hunting, fishing, hiking, painting, or coaching his oldest daughter's softball team.



JUSTIN LOMBARD,

LAND AGENT

913.660.9163

JLombard@MidwestLandGroup.com



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Arkansas, Illinois, Iowa, Kansas, Missouri, Nebraska, Oklahoma, South Dakota, and Wisconsin.