

MIDWEST LAND GROUP PRESENTS

235 ACRES IN

OSBORNE COUNTY KANSAS



0 COUNTY ROAD, PORTIS, KANSAS, 67474

MIDWEST LAND GROUP IS HONORED TO PRESENT

DIVERSE OSBORNE COUNTY FARM OUTSIDE OF PORTIS

Here's an excellent opportunity to add a diverse investment to your portfolio or farming operation in northern Osborne County. This property is located just two miles south of Portis, Kansas, and two miles west of HWY 9. It sits on the fringe of Joy Creek with all-season road frontage along two sides. The 235 +/- acres have 116 +/- acres of quality Class II and III soils. There is a cash rent agreement in place with a reputable tenant through the year 2025. There are 30.6 +/- acres of expired CRP that can either be reenrolled, broken

out, utilized for cattle, or a source of excellent upland bird hunting. There are 80 +/- acres of grassland with scattered cover and rolling hills with two ponds still holding water. The remaining acreage is comprised of a timbered creek bottom and an old home site. An additional source of income will be available to the new owner with a newly-inked Grain Belt Express agreement. For additional information or to schedule a tour contact Cole Schumacher at (785) 656-1738.



PROPERTY FEATURES

PRICE: **\$539,000** | COUNTY: **OSBORNE** | STATE: **KANSAS** | ACRES: **235**

- 235 +/- acres total
- 116 +/- acres tillable NCCPI 68.4
- 30.6 +/- acres expired CRP NCCPI 62.8
- 80 +/- acres rolling native grassland
- Cash rent agreement through 2025
- New Grain Belt Express contract (contact agent for details)
- Old home site acts as potential build-site
- Multiple water wells
- Two ponds
- Quality whitetail deer region
- Power at the road
- Seller's mineral rights are included
- For additional information or to schedule a tour contact Cole Schumacher at (785) 656-1738



235 +/- ACRES TOTAL



30.6 +/- ACRES EXPIRED CRP NCCPI 62.8



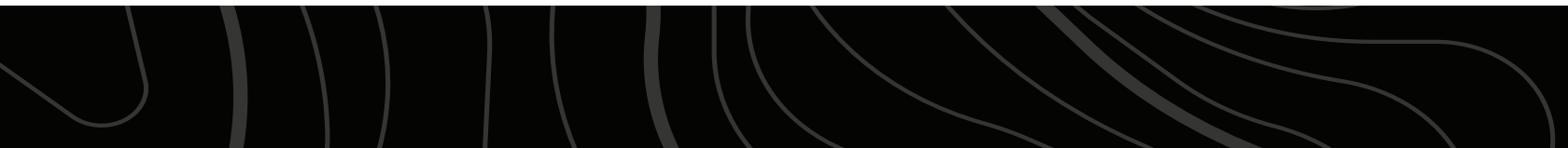
116 +/- ACRES TILLABLE NCCPI 68.4



80 +/- ACRES ROLLING NATIVE GRASSLAND



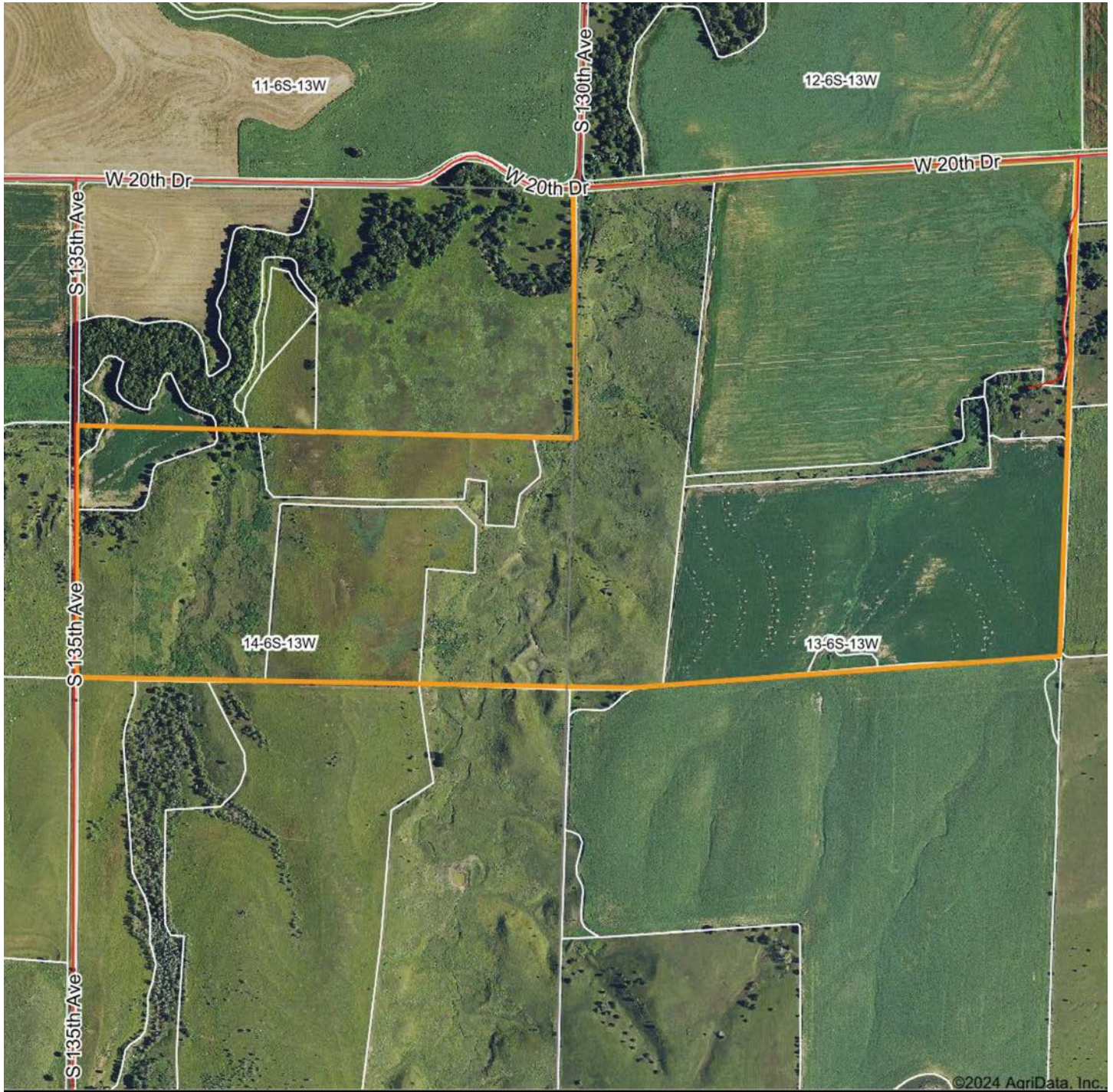
TWO PONDS



ADDITIONAL PHOTOS

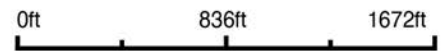


AERIAL MAP



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Boundary Center: 39° 32' 8.36, -98° 43' 48.73



Maps Provided By:



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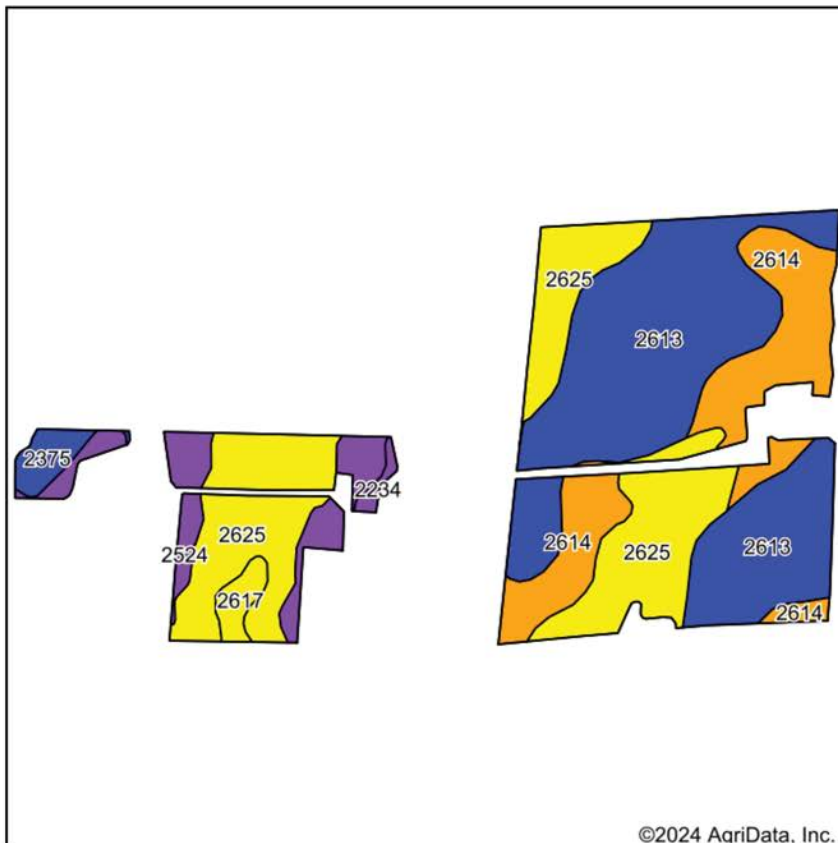
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13-6S-13W
Osborne County
Kansas

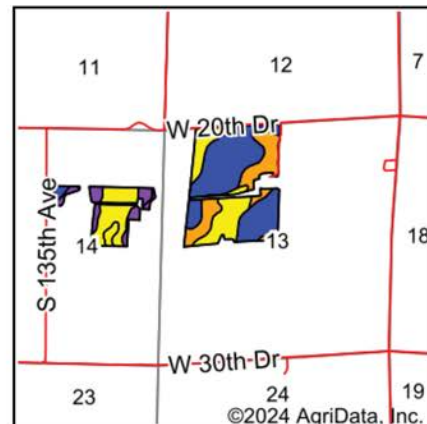


2/6/2024

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Osborne**
 Location: **14-6S-13W**
 Township: **Lawrence**
 Acres: **146.18**
 Date: **2/6/2024**



Maps Provided By:



Area Symbol: KS141, Soil Area Version: 21

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
2613	Harney silt loam, 1 to 3 percent slopes	59.64	40.8%		> 6.5ft.	Ile	3002	68	51	59	68
2625	Harney-Nuckolls complex, 3 to 7 percent slopes	44.64	30.5%		> 6.5ft.	IVe	3225	71	50	55	71
2614	Harney silt loam, 3 to 7 percent slopes	25.54	17.5%		> 6.5ft.	IIIe	3002	67	50	58	67
2524	Armo-Bogue complex, 7 to 20 percent slopes	10.18	7.0%		2.7ft. (Paralithic bedrock)	Vle	2655	48	31	40	47
2375	Roxbury silt loam, rarely flooded	2.96	2.0%		> 6.5ft.	Ile	3513	76	50	56	76
2617	Harney silty clay loam, 3 to 7 percent slopes, eroded	2.34	1.6%		> 6.5ft.	IVe	2972	57	44	49	57
2234	Roxbury silt loam, channeled, frequently flooded	0.88	0.6%		> 6.5ft.	Vw	4423	46	32	24	46
Weighted Average						3.11	3064.4	*n 67.2	*n 48.9	*n 55.8	*n 67.1

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

An avid hunter, Cole spends his free time outdoors. He loves chasing giant whitetails and other big game, as well as turkey and upland hunting. Born in Hays, Kansas, Cole enjoys scouting and running cameras across the state, as well as shed hunting, doing conservation work and habitat improvements on the family farm, and introducing youth to the great outdoors. With a knack for harvesting world-class whitetails, Cole has killed two bucks over 200" and many over the Boone & Crockett mark.

Cole attended Fort Hays State University where he earned his Bachelor's degree in Biology, researching fawn recruitment and mortality in whitetail deer, mule deer, and elk. While in school, Cole worked in the state conservation department, helping manage and improve local state wildlife areas. After earning his Bachelor's degree, Cole pursued a career in land real estate to fulfill his passion for land and its native inhabitants. At Midwest Land Group, he's able to bring extensive knowledge on all things outdoors, thanks to a lifetime immersed in hunting, agriculture, and ranching.

This driven agent strives to make both buyers and sellers leave the table with a smile on their face. Between his grasp on creating and improving farms, from food plot placement to improving native cover, and his vast network of landowner relationships, Cole is able to help his clients plan their next move. If you're ready to buy or sell, give Cole a call.



COLE SCHUMACHER,

LAND AGENT

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