

MIDWEST LAND GROUP PRESENTS



OSAGE COUNTY, KS

73 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

OSAGE COUNTY TURN-KEY HUNTING PROPERTY

This 73 +/- acre property is located just west of Osage City, Kansas. It has a great balance of creek-bottom tillable fields, a large year-round active creek, and hardwood draws for hunting! The 54 +/- tillable acres primarily consist of highly productive Class II and III silt loam soils with an average NCCPI overall rating of 72. The tillable acres are subject to a year-to-year tenant farm lease agreement and are currently cash-rented at \$115/acre. The remaining 19 +/- acres have a diverse native habitat that many whitetail deer, turkey, and quail call home. Salt Creek winds throughout the south side of the property and is lined with giant mature hardwood timber. The timber on the property includes a great mix of cedar, oak, sycamore, and cottonwood trees.

The oak hardwoods provide an abundant variety of

acorns in the fall. The treed draws on the field edges create excellent contiguous cover travel corridors for the wildlife. The property has an established trail and creek crossing leading back into an incredible clover food plot. The property sale includes Banks Outdoors Stump 2 and Stump 4 Hunting Blinds, and an All Season Feeder 1,250lb Stand & Fill Protein Deer Feeder. The property is located on a year-round, well-maintained gravel road less than one mile off US Highway 56. Electricity, rural water, and telephone line are at the road. Mineral rights are intact and will be transferred to the buyer at closing. The property has some giant bucks on trail camera right now, and is fully set up and ready to hunt this fall! Don't miss out on this amazing recreational property! For additional information, disclosures, or to schedule a showing, contact Trent Siegle at (620) 767-2926.



PROPERTY FEATURES

PRICE: **\$414,846** | COUNTY: **OSAGE** | STATE: **KANSAS** | ACRES: **73**

- 73 +/- total acres
- 54 +/- tillable acres
- 19 +/- native grass acres
- Class II and III silt loam soils
- NCCPI overall average rating of 72 on the tillable acres
- Year-to-year tenant lease agreement in place
- Tillable acres are cash rented at \$115/acre
- Salt Creek is lined with mature timber and hardwoods
- Whitetail deer, turkey, and quail hunting
- Kansas Deer Management Unit 14
- Great mature buck genetics and history
- Established trail and creek crossing
- Wildlife clover food plot
- Banks Outdoors The Stump 2 Hunting Blind
- Banks Outdoors The Stump 4 Hunting Blind
- ASF 1,250lb Stand & Fill Protein Deer Feeder
- Year-round, well-maintained gravel road
- Electric, rural water, and telephone line at the road
- Mineral rights intact and transfer
- 2023 taxes: \$1,042.52
- 6 miles from Osage City



73 +/- TOTAL ACRES



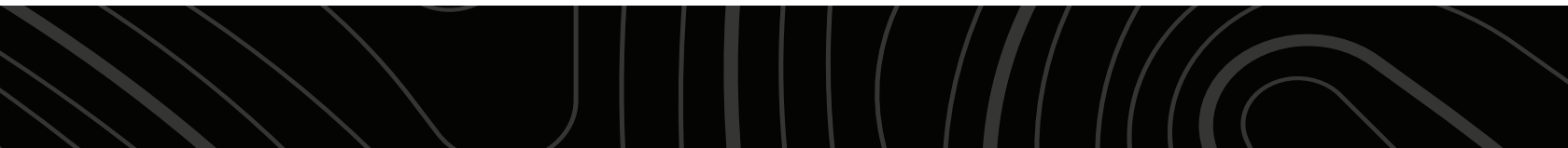
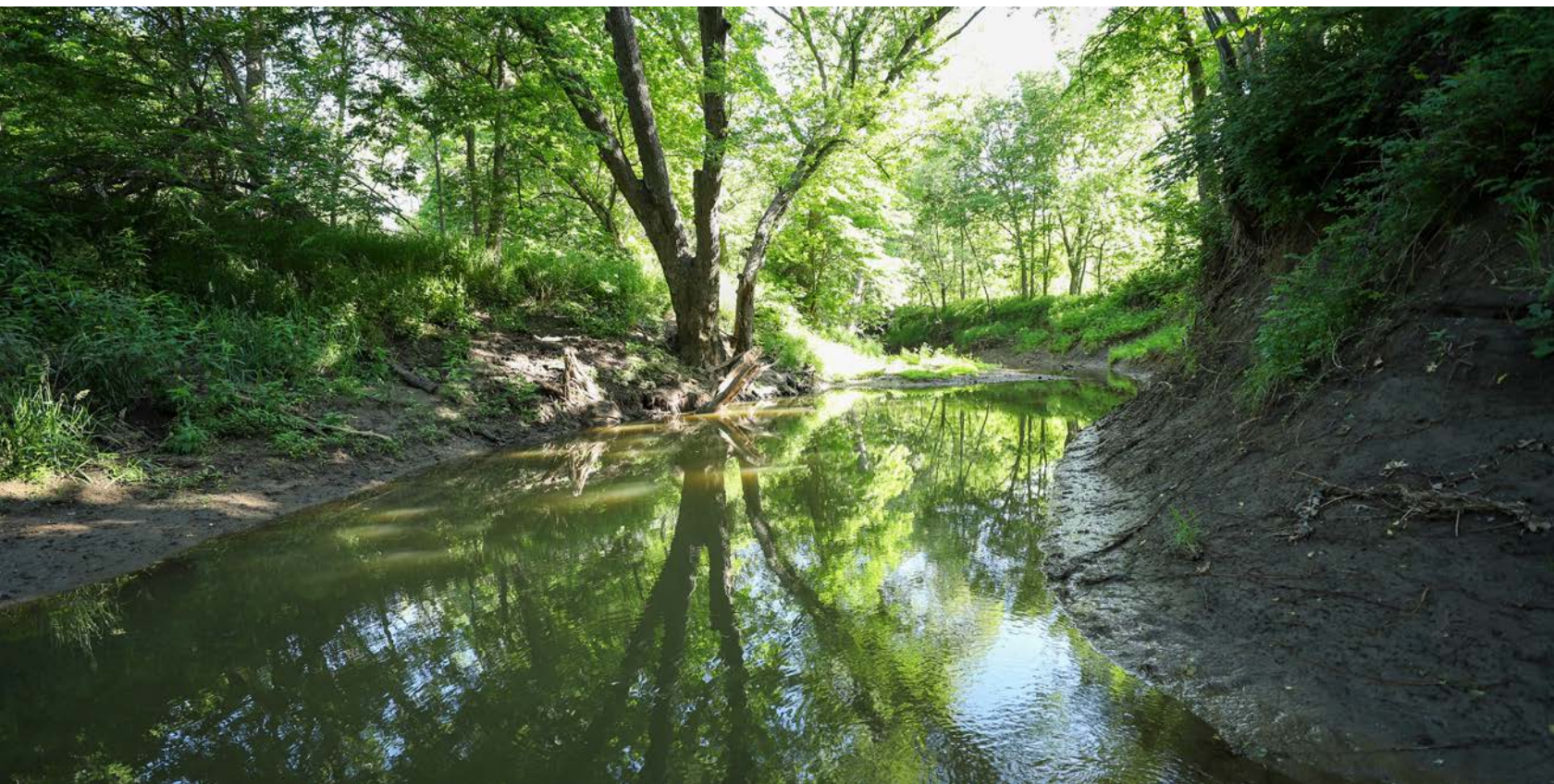
WILDLIFE CLOVER FOOD PLOT



54 +/- TILLABLE ACRES



SALT CREEK LINED WITH MATURE TIMBER



TRAIL CAM PICTURES



AERIAL MAP



Map Center: 38° 38' 25.86, -95° 54' 20.52



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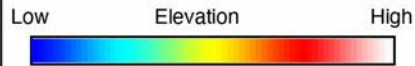
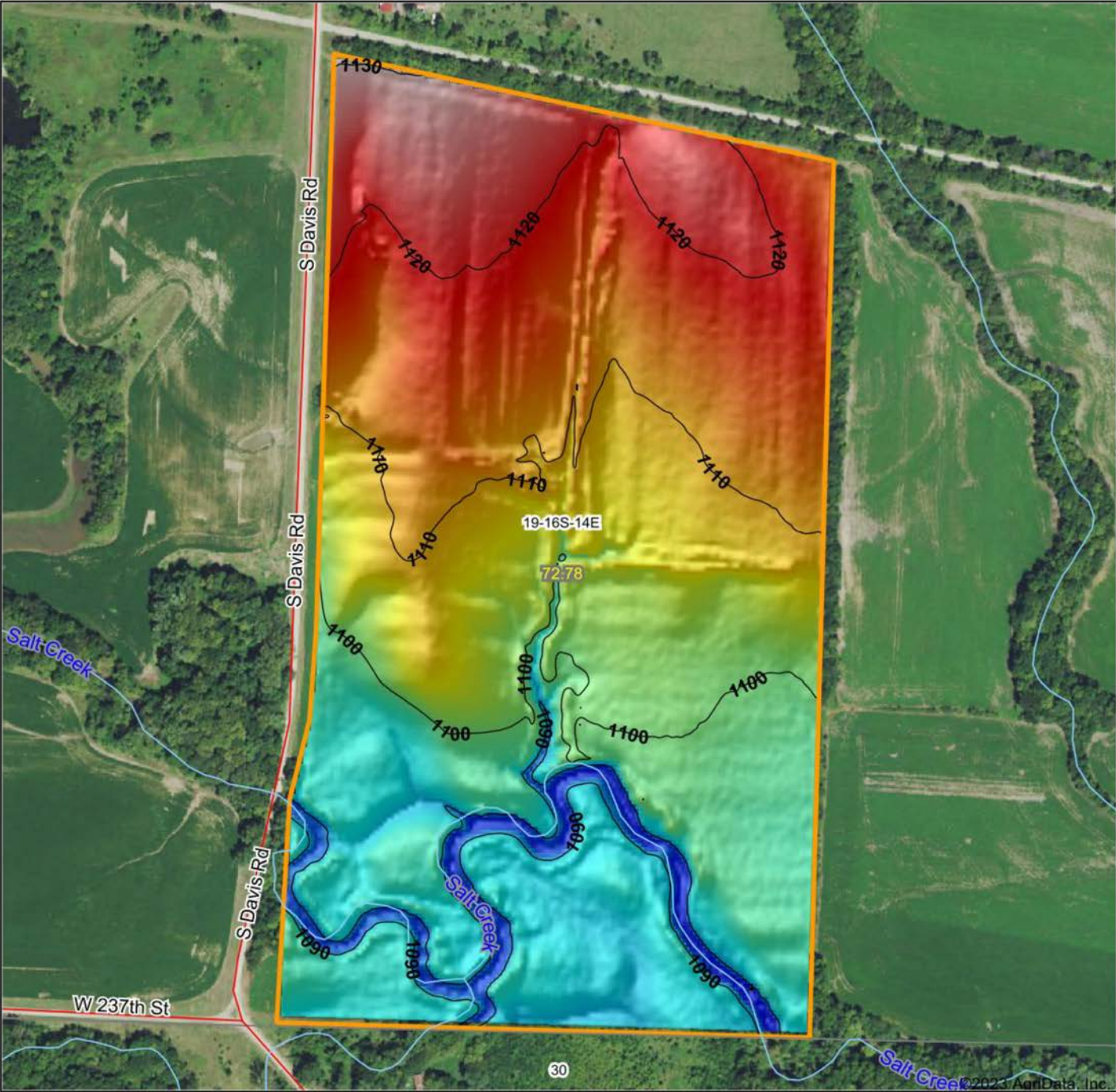
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19-16S-14E
Osage County
Kansas



1/23/2023

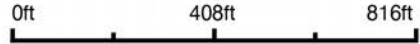
HILLSHADE MAP





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Source: USGS 3 meter dem
 Interval(ft): 10
 Min: 1,080.8
 Max: 1,132.1
 Range: 51.3
 Average: 1,105.9
 Standard Deviation: 11.02 ft

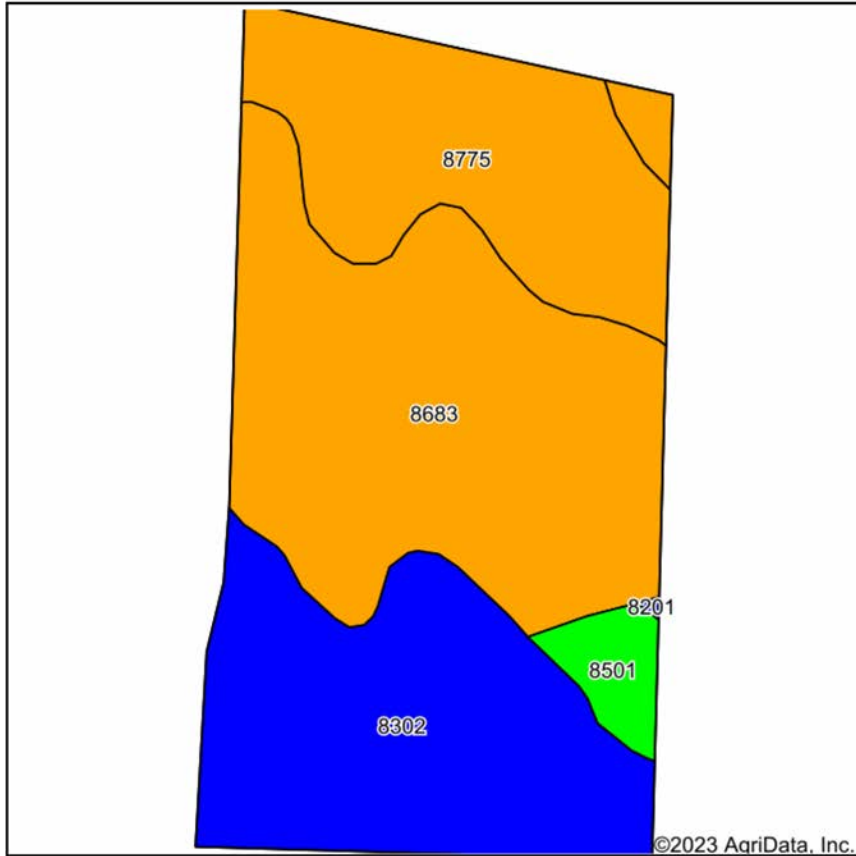


1/23/2023

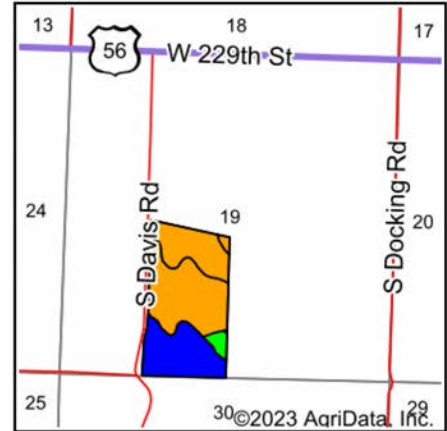
19-16S-14E
Osage County
Kansas

map center: 38° 38' 25.86, -95° 54' 20.52

SOIL MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Osage**
 Location: **19-16S-14E**
 Township: **Grant**
 Acres: **72.78**
 Date: **1/23/2023**



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Area Symbol: KS139, Soil Area Version: 21

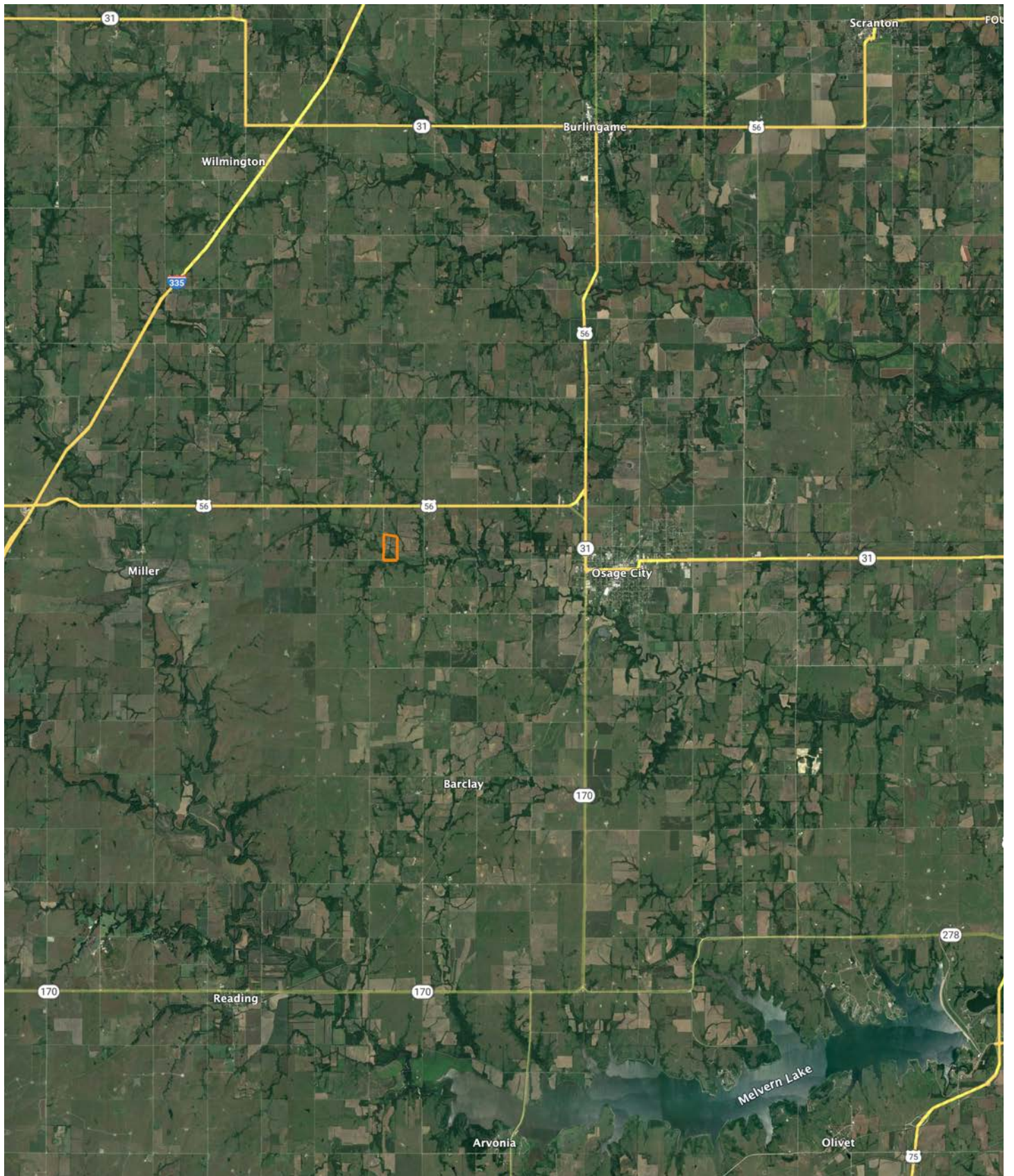
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton	
8683	Dennis silt loam, 3 to 7 percent slopes	31.44	43.2%		> 6.5ft.	Somewhat poorly drained	Ille	5048	76	76	59	65	66	
8302	Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded	22.16	30.4%		> 6.5ft.	Well drained	Ilw	7758	82	82	63	75	55	
8775	Kenoma silt loam, 1 to 3 percent slopes	16.84	23.1%		5.7ft. (Lithic bedrock)	Moderately well drained	Ille	3888	59	56	56	59	54	
8501	Mason silt loam, 0 to 1 percent slopes, rarely flooded	2.34	3.2%		> 6.5ft.	Well drained	lw	8250	77	77	68	71	62	
Weighted Average								2.63	5707.7	*n 73.9	*n 73.2	*n 59.8	*n 66.8	*n 59.7

*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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