

MIDWEST LAND GROUP PRESENTS

95 ACRES
OSAGE COUNTY, KS

W 133RD STREET, BURLINGAME, KANSAS, 66413



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

DIVERSE OSAGE COUNTY RECREATIONAL PROPERTY WITH TILLABLE INCOME

This 95 +/- acre tract is located in northwest Osage County, Kansas. The property is full of diversity with creek-bottom tillable fields, rolling hay meadows, and wooded draws for hunting! It has 47 +/- tillable acres actively in production primarily made of silty clay loam soils with well-kept terraces, waterways, and field edges. There are also 5 +/- tillable acres currently seeded to Roundup Ready Alfalfa. The remaining 43 +/- acres consist of rolling native grass hillsides and a live creek lined with mature timber. The native grass is very clean with a great mix of little bluestem, big bluestem, and Indian grass. Some areas are currently being hayed for additional income. The timber has a good mix of elm, hackberry, cottonwood, hedge, and eastern red cedar trees as well as a good amount of mature walnut trees. Switzler Creek winds throughout the eastern part of the property providing year-round water, and a natural travel corridor for wildlife. There are also two small

watering ponds on the west side of the property. It is no surprise with the great balance of diversity that this property has, the whitetail deer history is incredible! The property is being sold with two Banks Outdoors The Stump 4 Hunting Blinds, as well as, a 3,000 lb bulk gravity grain bin for feed storage. The property would also make a great building site as it is located on a well-maintained year-round gravel road with electricity, rural water, and a telephone line at the road. A feasibility study has also been completed and approved for a new water meter installation. Mineral rights are intact and will be transferred to the buyer at closing. There is a cash rent oral year-to-year lease agreement in place on the hay and tillable acres. This property truly has a little bit of everything from rolling terrain, tillable income, native grass, mature timber, live creek, and giant bucks! For additional information, disclosures, or to schedule a showing, contact Trent Siegle at (620) 767-2926.



PROPERTY FEATURES

PRICE: **\$379,165** | COUNTY: **OSAGE** | STATE: **KANSAS** | ACRES: **95**

- 47 +/- tillable acres
- 43 +/- native grass acres
- 5 +/- alfalfa acres (Roundup Ready)
- Diverse habitat
- Mature walnut timber
- Switzler Creek
- 2 watering ponds
- 73 +/- feet of elevation change
- Whitetail deer, turkey, and quail hunting
- Mature whitetail deer history
- Kansas Deer Management Unit 14
- Banks Outdoors The Stump 4 Hunting Blind x2
- 3,000 lb bulk gravity grain bin
- Well-maintained year-round gravel road
- Electricity, rural water, and telephone line at the road
- Feasibility study completed and approved for water meter
- Mineral rights intact and transfer
- Oral year-to-year tenant lease agreement
- 2023 taxes: \$651.04
- 6 miles from Harveyville, KS
- 10 miles from Burlingame, KS
- 22 miles from Topeka, KS

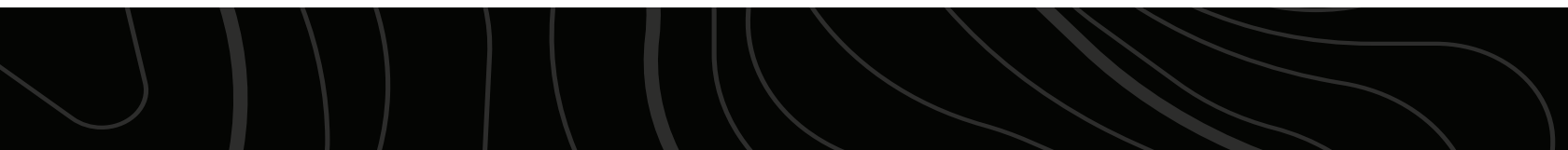


47 +/- TILLABLE ACRES

The tillable acres actively in production primarily made of silty clay loam soils with well-kept terraces, waterways, and field edges. There are also 5 +/- tillable acres currently seeded to Roundup Ready Alfalfa.



43 +/- NATIVE GRASS ACRES



SWITZLER CREEK



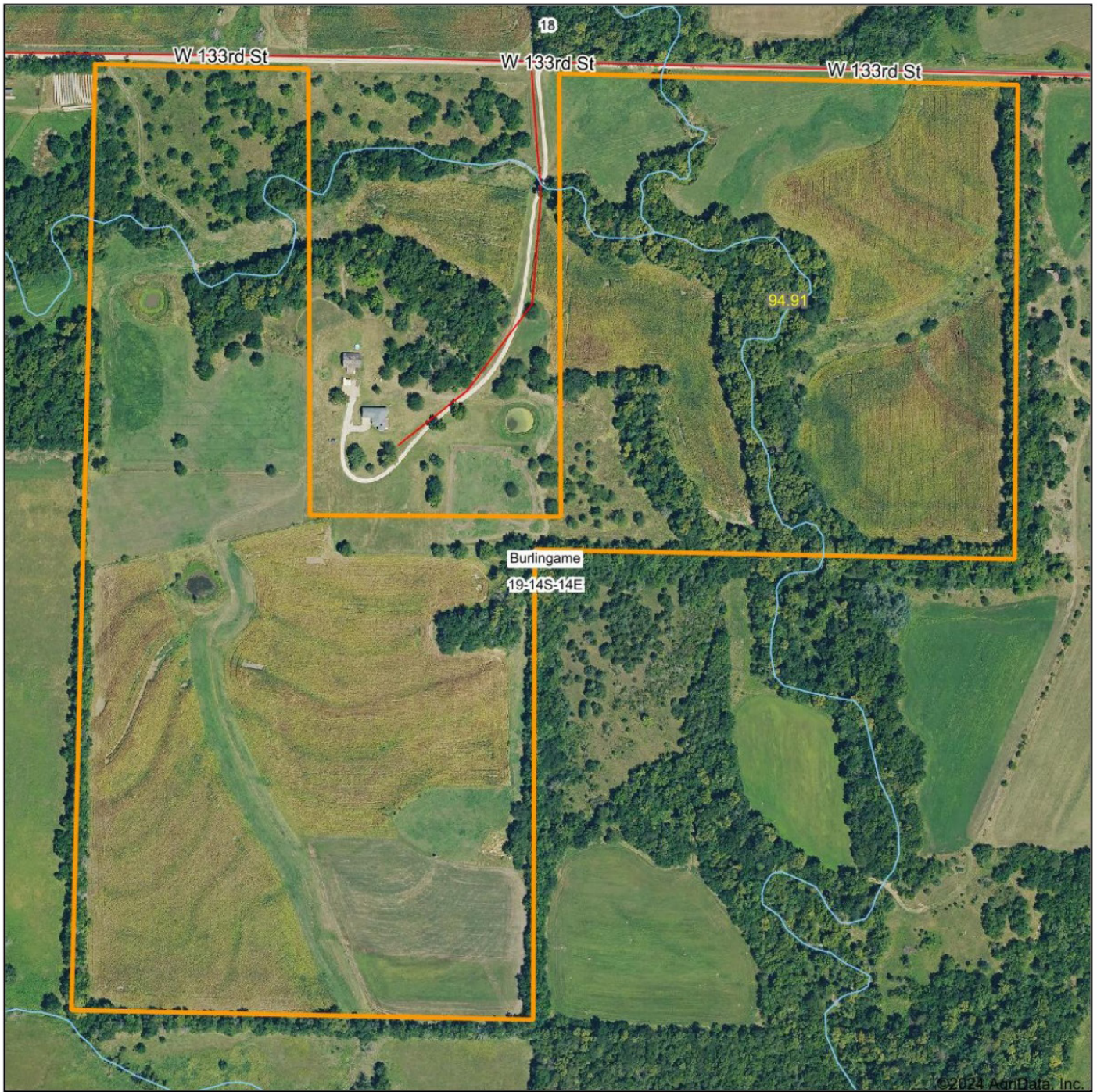
2 WATERING PONDS



TRAIL CAM PICTURES



AERIAL MAP



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Map Center: 38° 49' 21.99, -95° 54' 1.97

0ft 428ft 856ft



Maps Provided By:



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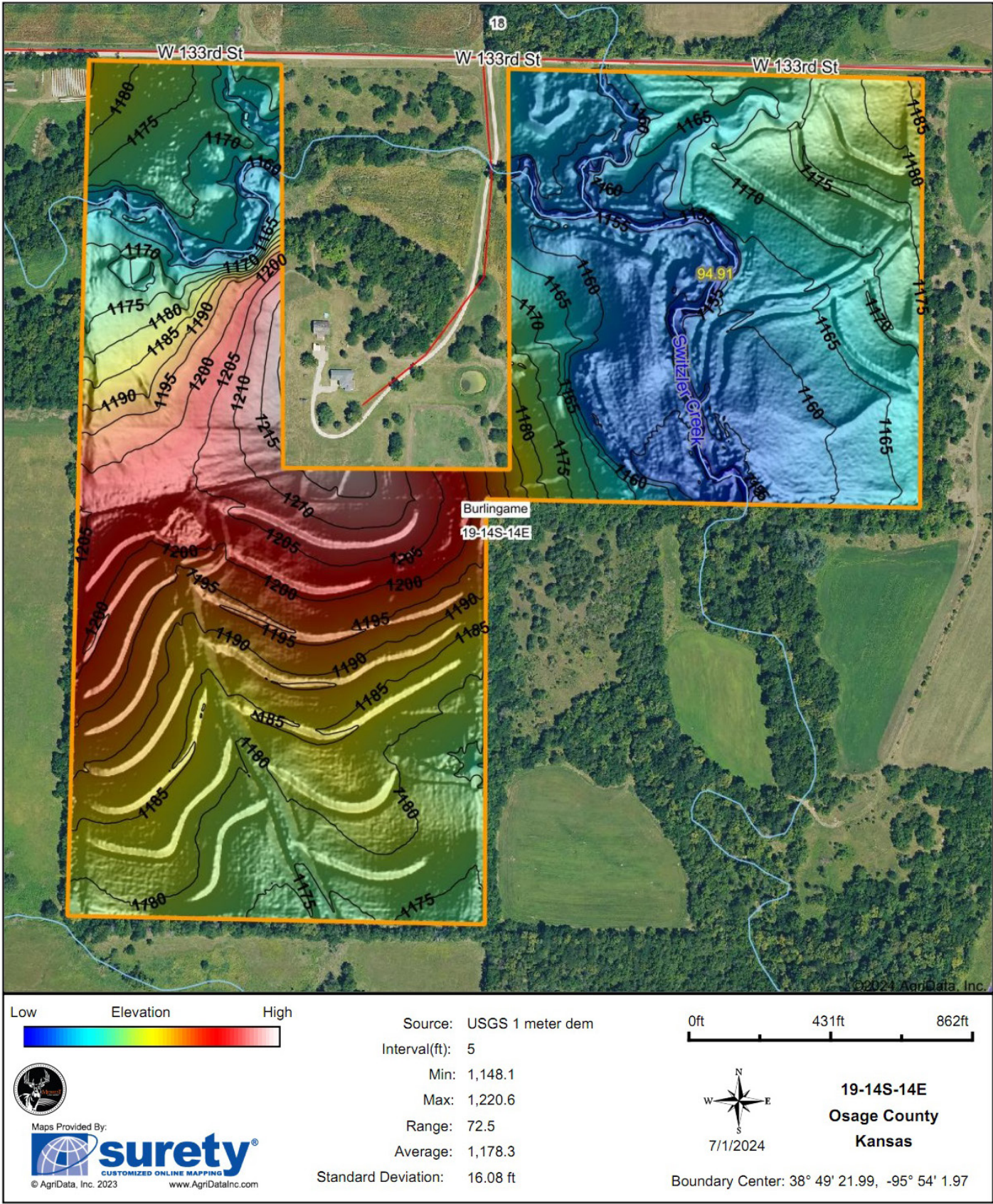
www.AgriDataInc.com

19-14S-14E
Osage County
Kansas

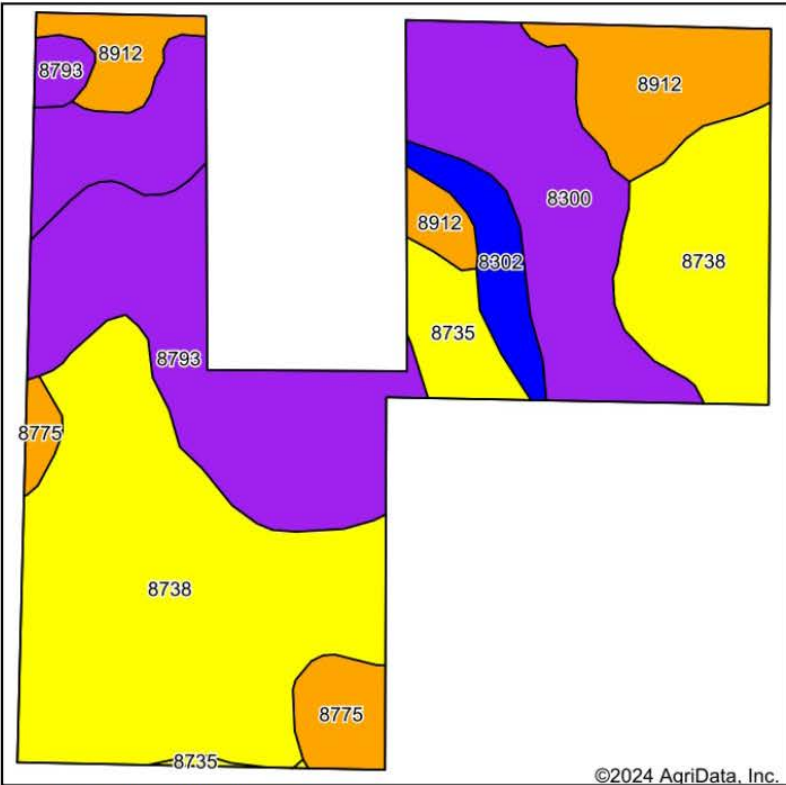


7/1/2024

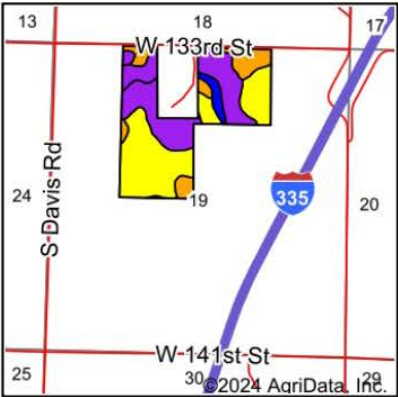
HILLSHADE MAP



SOIL MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Osage**
Location: **19-14S-14E**
Township: **Burlingame**
Acres: **94.91**
Date: **7/1/2024**



Maps Provided By:



Area Symbol: KS139, Soil Area Version: 22

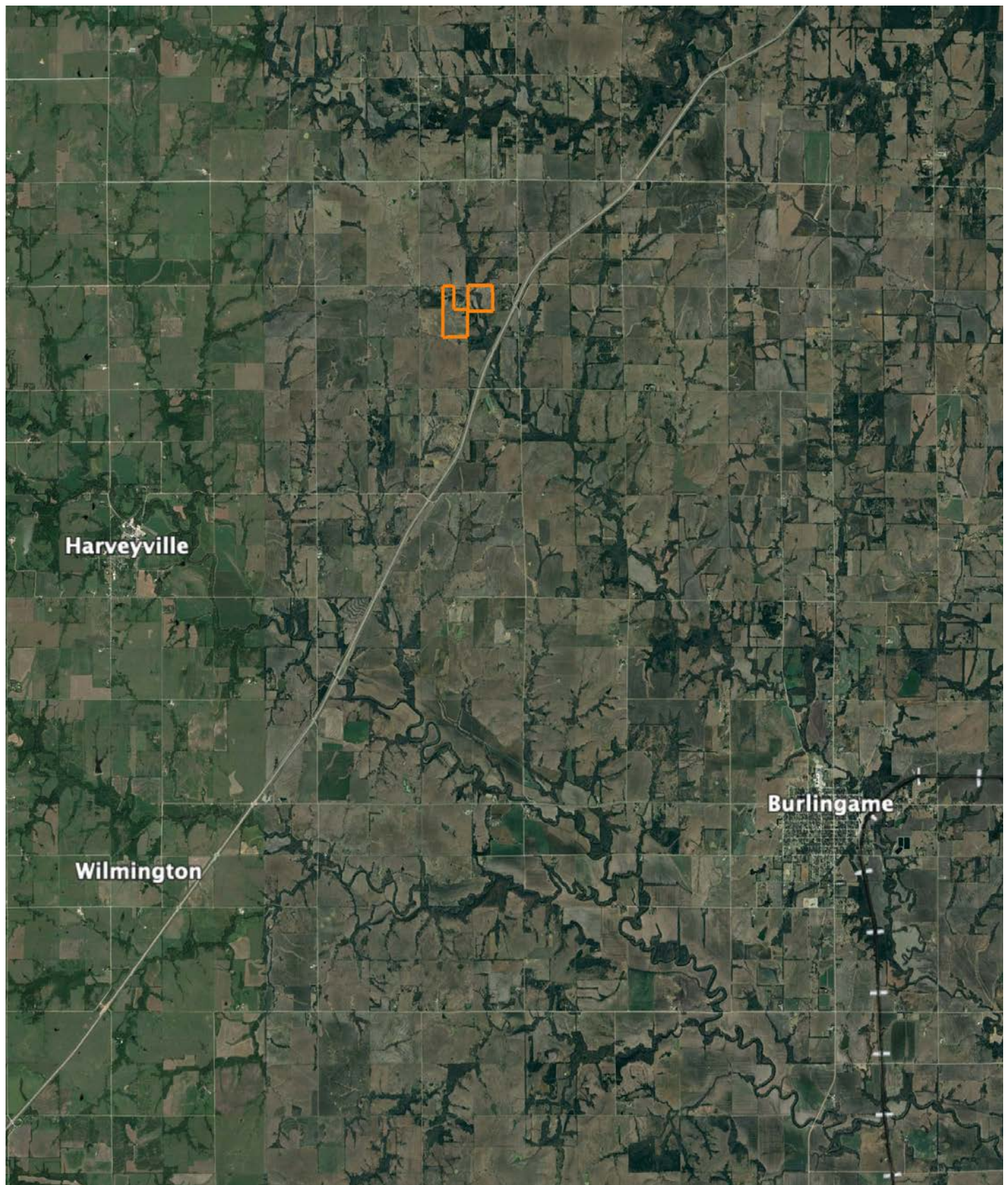
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
8738	Eram silty clay, 3 to 7 percent slopes, eroded	38.51	40.5%		2.3ft. (Paralithic bedrock)	IVe	4090	41	41	31	24
8300	Verdigris silt loam, channeled, 0 to 2 percent slopes, frequently flooded	18.61	19.6%		> 6.5ft.	Vw	7668	48	48	27	39
8793	Lebo-Summit complex, 8 to 12 percent slopes	17.47	18.4%		3.2ft. (Paralithic bedrock)	Vle	4875	63	63	54	52
8912	Summit silty clay loam, 3 to 7 percent slopes	10.22	10.8%		> 6.5ft.	IIle	5153	68	68	56	58
8775	Kenoma silt loam, 1 to 3 percent slopes	3.47	3.7%		5.7ft. (Lithic bedrock)	IIle	3888	59	56	58	59
8735	Eram silty clay loam, 3 to 7 percent slopes	3.41	3.6%		2.6ft. (Paralithic bedrock)	IVe	4116	58	58	45	41
8302	Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded	3.22	3.4%		> 6.5ft.	IIw	7758	82	82	63	75
Weighted Average						4.35	5168.5	*n 52	*n 51.9	*n 39.7	*n 39.4

*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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