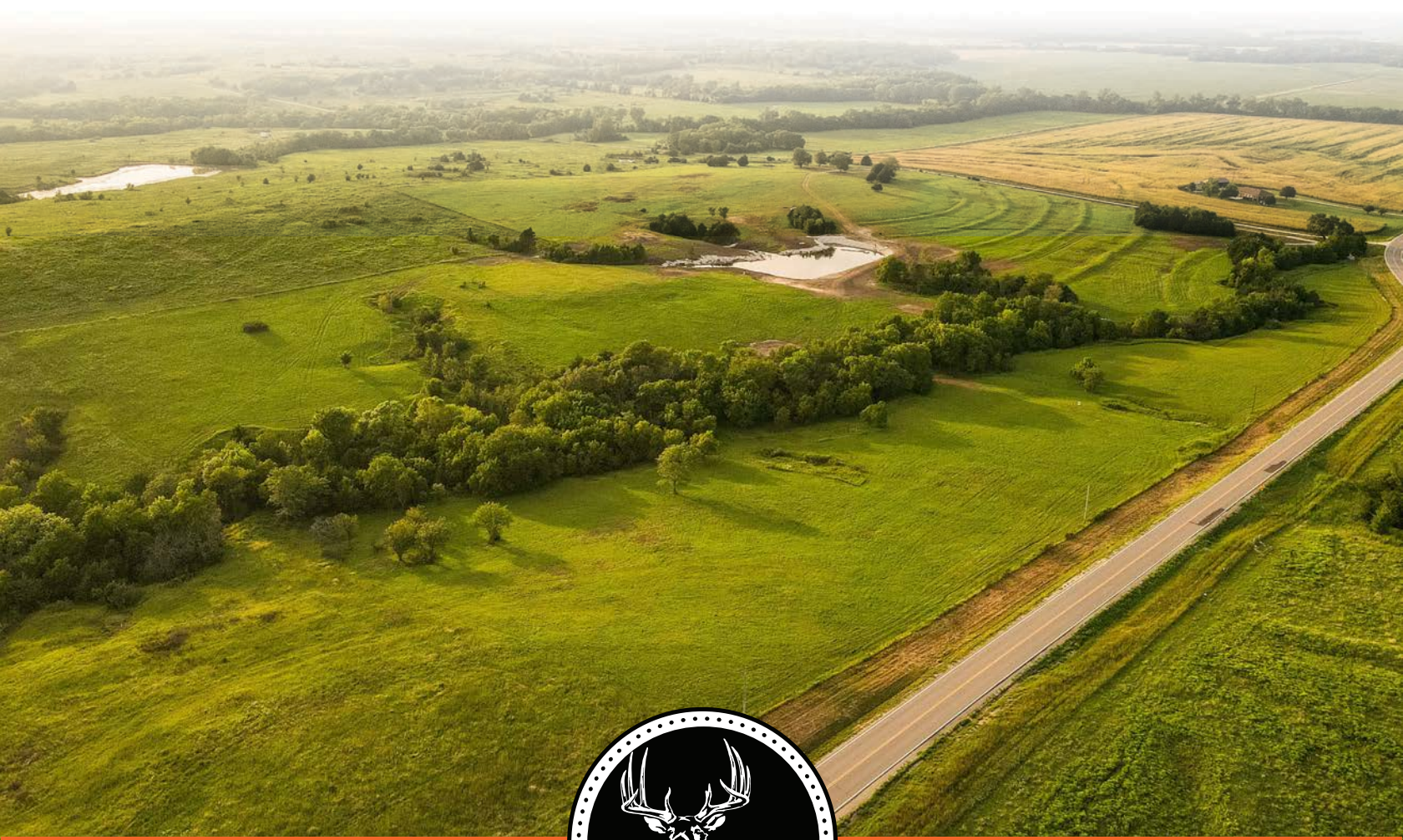


MIDWEST LAND GROUP PRESENTS

17.30 ACRES IN

OSAGE COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

17.30 SURVEYED ACRE BUILD SITE WITH WATER METER APPROVED

Discover tract 1 "Field Of Dreams", an exceptional 17.30 surveyed acre property in Osage County, Kansas, offering unparalleled beauty and versatility. Presented by Midwest Land Group, this unique tract features breathtaking views of rolling terrain with convenient highway frontage, utilities at the road, and approved water meter installation.

Situated on Highway 56 and Burlingame Road, just 5 miles north of Osage City, this property provides easy access while maintaining a serene, rural atmosphere. Enjoy the luxury of multiple picturesque build sites—whether right off the road or tucked away over the creek and through the woods, all offering stunning views of a newly constructed custom pond.

This tract is perfectly positioned within a true recreational paradise. Melvern Lake and Pomona Lake, both within 22 miles, offer a combined 11,000 acres of water and 18,000 acres of public land for activities such as fishing, skiing, hunting, and camping.

Additionally, the property is located just 28 miles from the proposed new computer chip manufacturing facility in Beto Junction, which is expected to create over 1,000 new jobs.

Don't miss this opportunity to own a pristine, dream-like build site with extraordinary views and recreational opportunities. Call today for more details and to schedule your private showing!



PROPERTY FEATURES

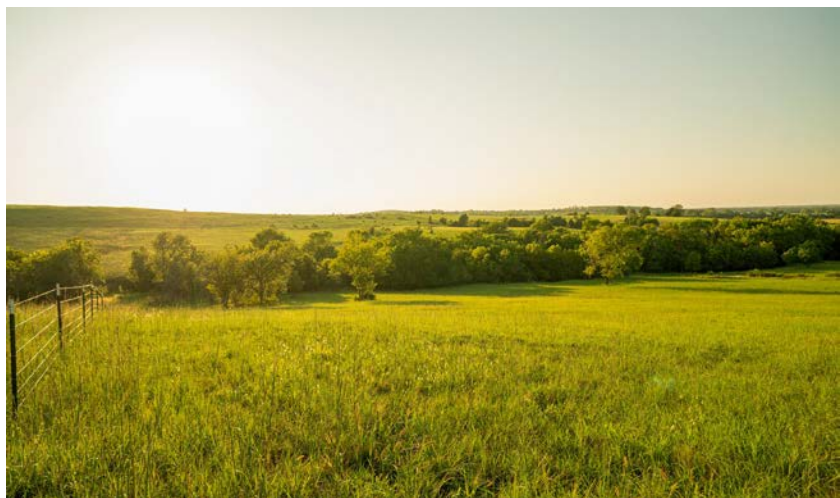
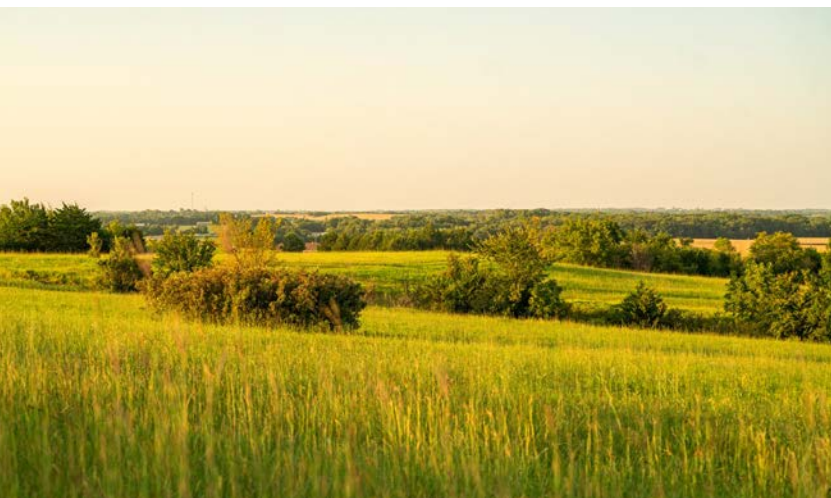
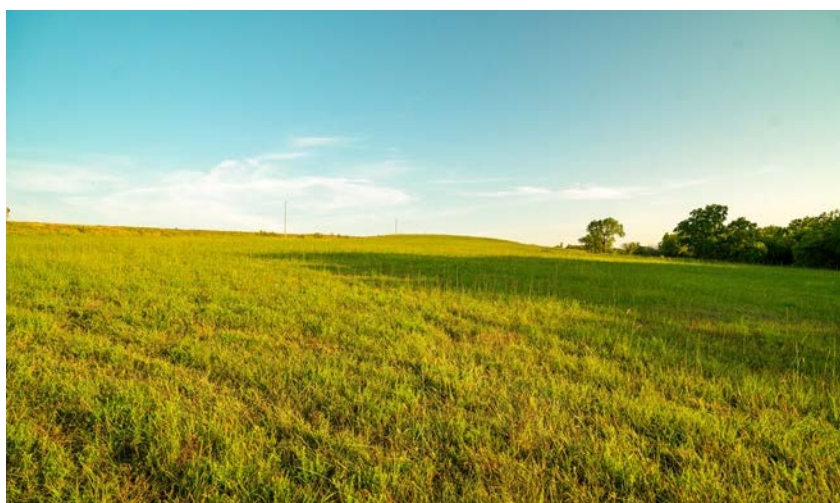
PRICE: **\$113,500** | COUNTY: **OSAGE** | STATE: **KANSAS** | ACRES: **17.30**

- Water meter approved
- Osage RWD #7
- Highway 56 Road frontage
- Multiple incredible build sites
- Electric, water, and gas at the road
- Dynamic disc frisbee golf basket
- Hilltop views
- Creek Crossing
- Rolling terrain
- New 6-strand barbed wire fencing
- 1,725 feet of new fence
- Osage City School District
- 34 miles to Topeka
- 5 miles to Osage City
- 28 miles to Beto Junction
- 22 miles to Melvern Lake
- 18 miles to Pomona Lake
- 79 miles to Overland Park

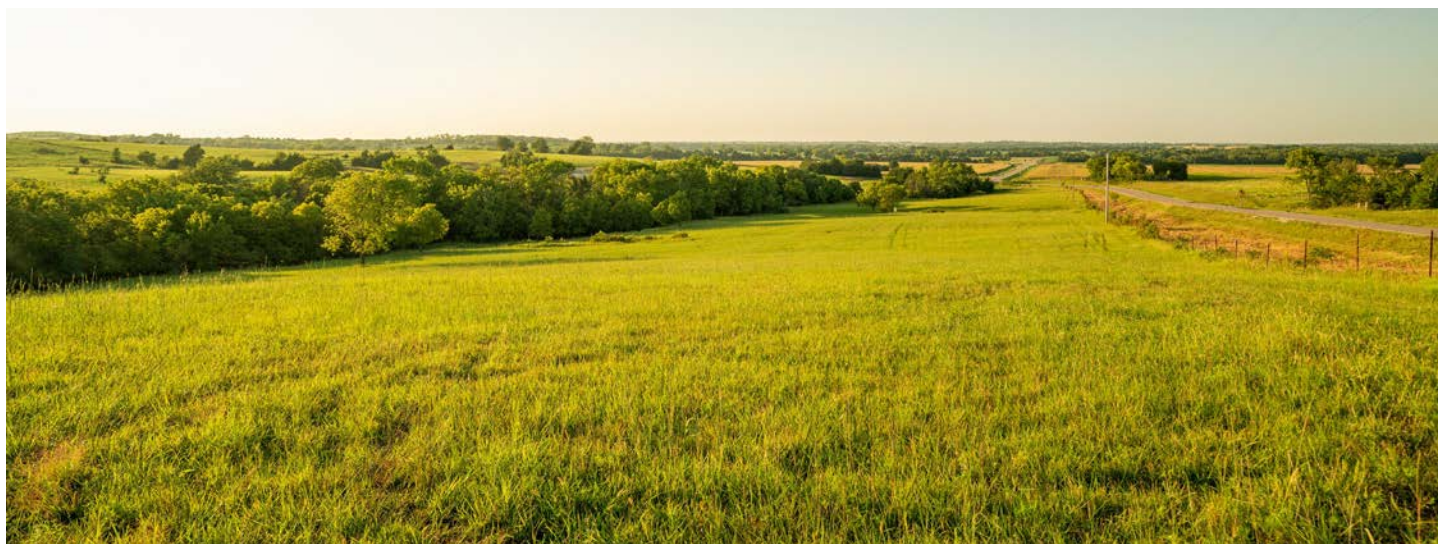


INCREDIBLE BUILD SITES

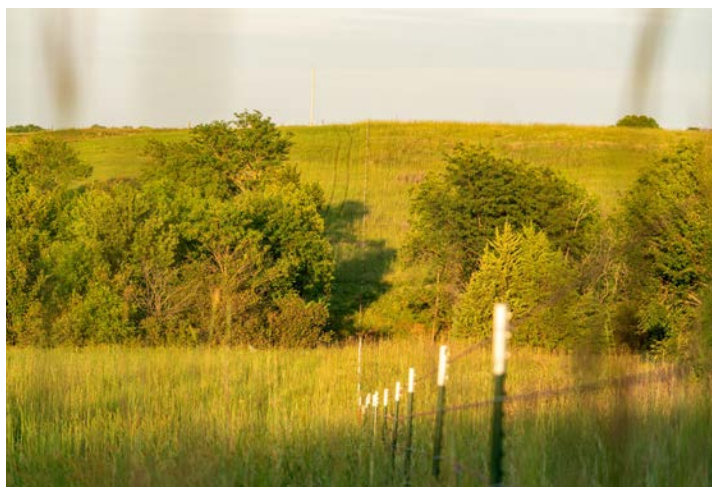
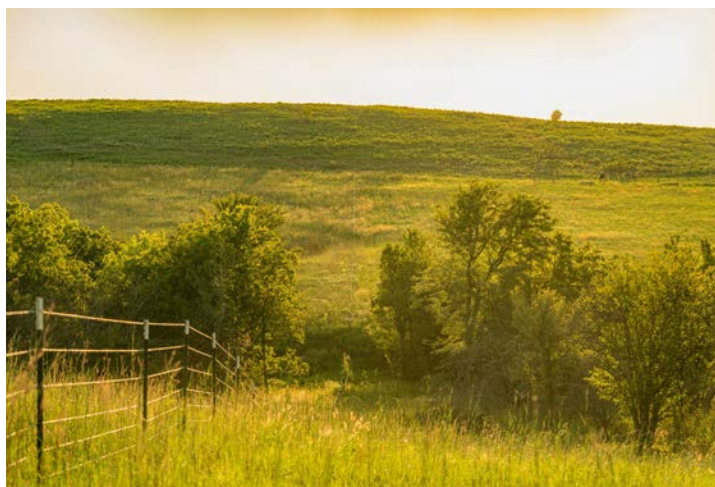
Enjoy the luxury of multiple picturesque build sites—whether right off the road or tucked away over the creek and through the woods, all offering stunning views of a newly constructed custom pond.



HILLTOP VIEWS

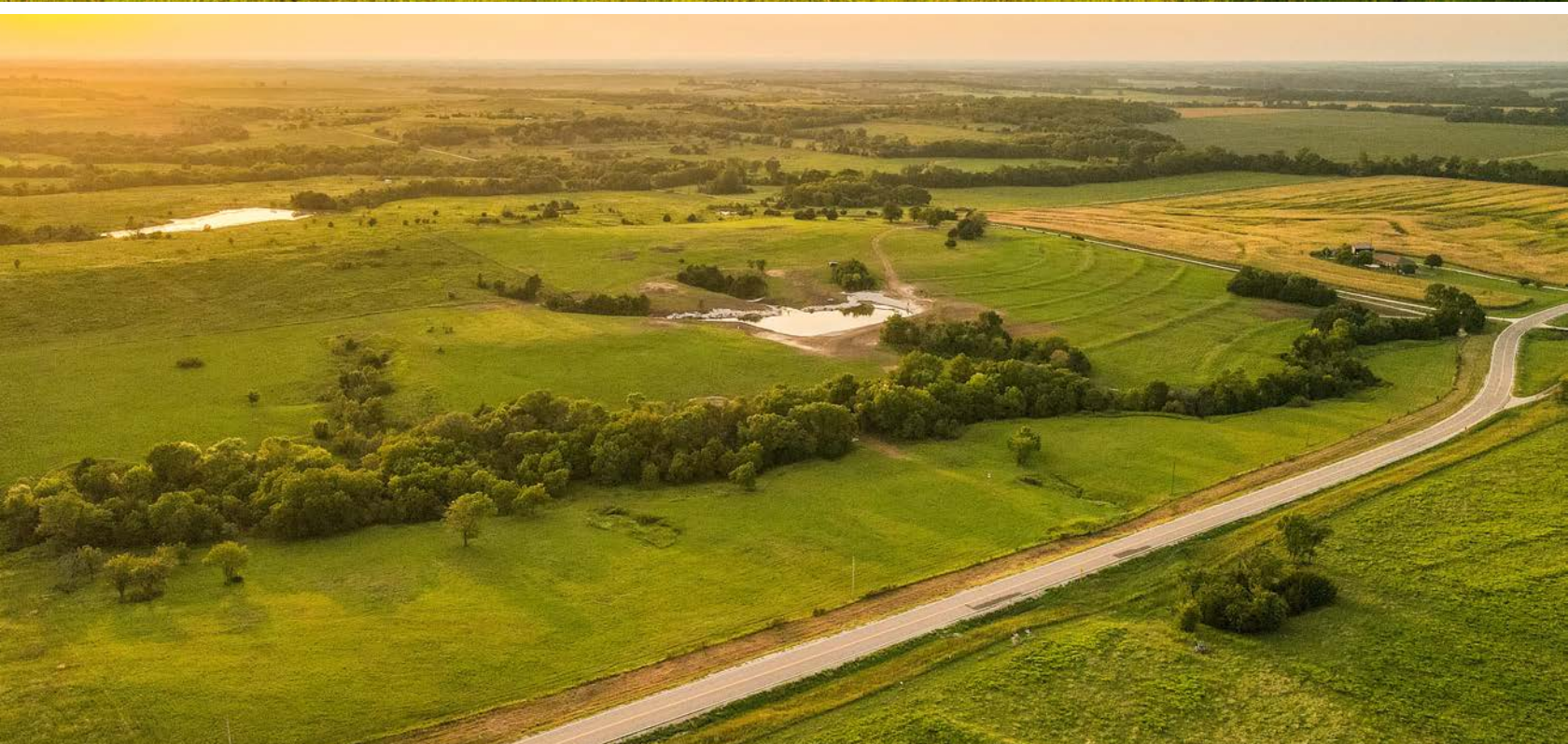


1,725 FEET OF NEW FENCE

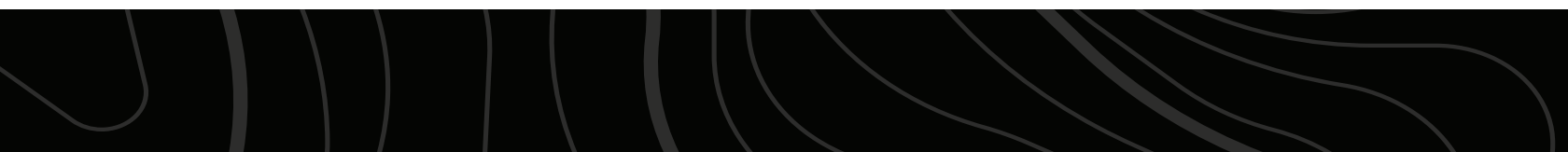


ELECTRIC, WATER, AND GAS

This unique tract features breathtaking views of rolling terrain with convenient highway frontage, utilities at the road, and approved water meter installation.



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 38° 41' 29.24, -95° 50' 25.1

0ft 391ft 782ft



Maps Provided By:



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www.AgriDataInc.com

3-16S-14E
Osage County
Kansas



8/28/2024

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

TOPOGRAPHY MAP



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.

Source: USGS 1 meter dem
Interval(ft): 10.0
Min: 1,063.9
Max: 1,128.0
Range: 64.1
Average: 1,092.0
Standard Deviation: 13.45 ft

0ft 231ft 463ft



8/28/2024

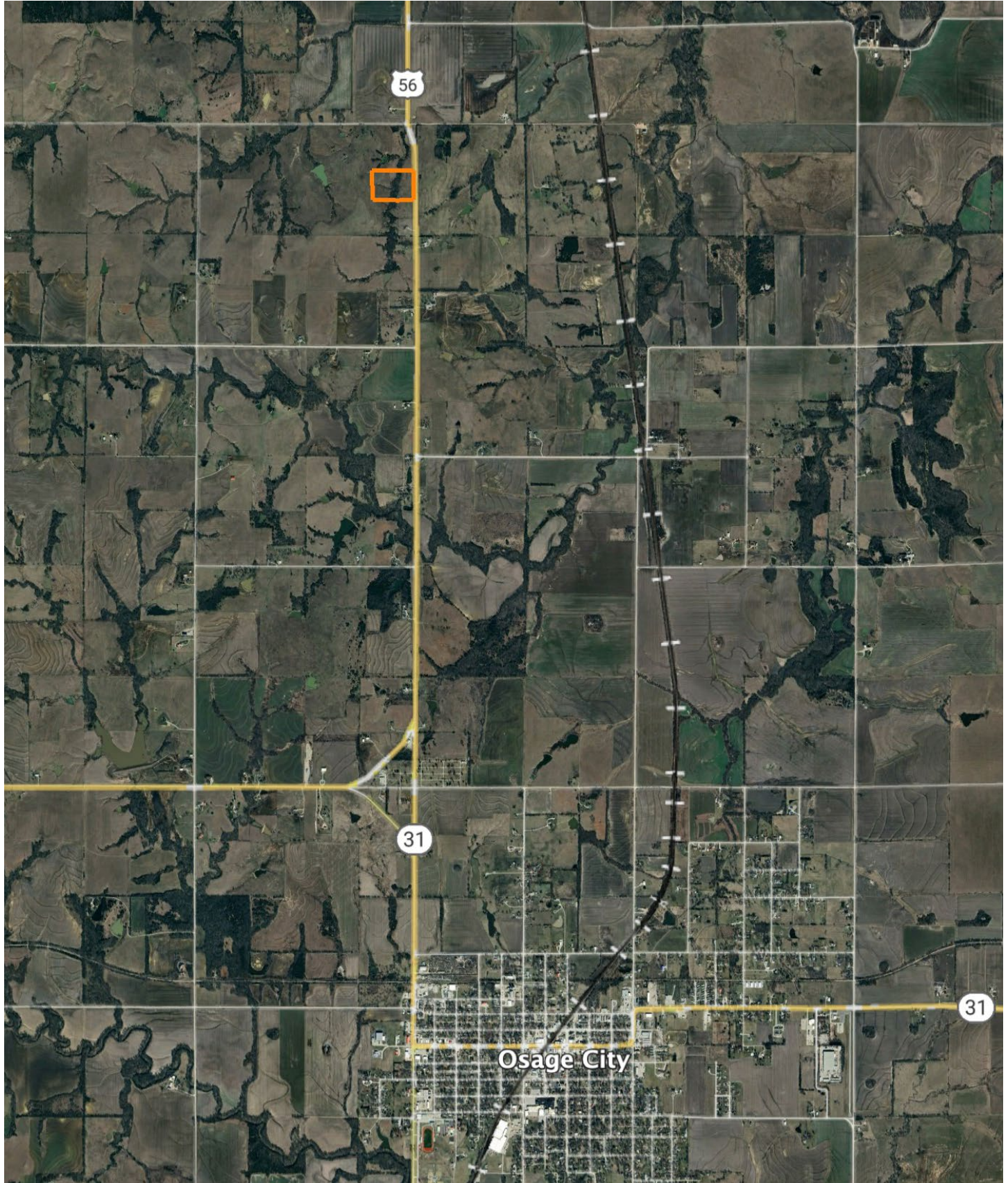
3-16S-14E
Osage County
Kansas

Boundary Center: 38° 41' 29.24, -95° 50' 25.1

This aerial map displays topographic contour lines and elevation data for a specific geographic area. The map features a color-coded overlay representing elevation, with labels such as 1080, 1090, 1100, 1110, and 1120. A road labeled "S Burlingame Rd" runs vertically along the right side of the map. A small inset box highlights a specific area labeled "Grant 3-16S-14E". The map also shows surrounding terrain, including fields and a pond.



OVERVIEW MAP



AGENT CONTACT

Cody Thurston has an overpowering love for the great outdoors. He absolutely loves seeing a property's potential and making that potential come to life. At Midwest Land Group, he does whatever it takes to ensure a smooth transaction for his clients, both buyers and sellers. Born in Emporia, Kansas, Cody grew up on the family farm in east central Kansas and helped with his dad's outfitting business, managing, planting, improving, and guiding on 15,000 acres.

If Cody looks familiar, it may be because he's been a cast member on Drury Outdoors' Bow Madness on The Outdoor Channel. He's also a guide for The Dave Hollond Memorial Youth Deer Hunt (formerly The Clint Bowyer Youth Deer Hunt), in which 15-20 kids are taken into the great outdoors to experience the excitement of the hunt. Cody gets great satisfaction helping the kids and passing on his deep rooted excitement for the outdoors. If you have any real estate needs and want to put Cody's knowledge and professionalism to work for you, give him a call, he would be happy to talk land or hunting with you.



CODY THURSTON,
LAND AGENT

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CThurston@MidwestLandGroup.com



MidwestLandGroup.com

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