

MIDWEST LAND GROUP PRESENTS

23.50 ACRES IN

OSAGE COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

CUSTOM POND BUILD SITE WITH WATER METER AND PAVED FRONTAGE

Experience the ultimate in rural recreation and views with "Field Of Dreams Tract 2", a remarkable 23.50 surveyed acre property with some of the best views Osage County has to offer. This exceptional tract offers mesmerizing rolling terrain views, highway frontage, and a host of amenities, including utilities at the road, a gated entrance, a custom-designed pond, and a water meter.

Located on Highway 56 and Burlingame Road, just 5 miles north of Osage City, this property combines convenient access with serene, rural charm. Enjoy multiple build sites overlooking the stunning custom pond, meticulously designed by pond and fishery expert Terry Fullen along with Flint Hills Stone and Elevation Earthworx. With family fun in mind much passion and thought went into the construction of this pond. The pond features over 300 tons of 4" rock, custom limestone walkways by Flint Hills Stone, spawning beds, fish habitat and structure, and a Texas Hunter fish feeder, ensuring a clear pond and well-managed fish population and environment.

The pond's design includes natural Flint Hills stone blocks creating giant stepping stones and a unique picnic area by the water. Its filtration system includes rock-lined banks and sediment-prevention rock to maintain a crystal-clear pond. Currently Stocked with 1,000 bluegill, 50 pounds of fathead minnows, and equipped with Purina supplemental feeding, this pond promises tons of fishing experiences young to old! The seller will be responsible for stocking predator fish in the spring of 2025.

Adding to its recreational appeal, the property features a dynamic disc frisbee golf basket for fun and challenge around the pond. Positioned within 22 miles of Melvern Lake and Pomona Lake, and just 35 miles from bigger city amenities there's not much this property and area doesn't have for recreation and fun. Don't miss the chance to own this pristine, dream-like property with unparalleled views and top-notch recreation, and get ready to sit back and relax with a lifetime of fishing fun!



PROPERTY FEATURES

PRICE: **\$227,500** | COUNTY: **OSAGE** | STATE: **KANSAS** | ACRES: **23.50**

- Water meter
- 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
- 200+ ringed spawning beds w/pea gravel
- Porcupine fish attractants
- Osage City School District
- Bobwhite quail
- Whitetail deer
- 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



FIELD OF DREAMS POND

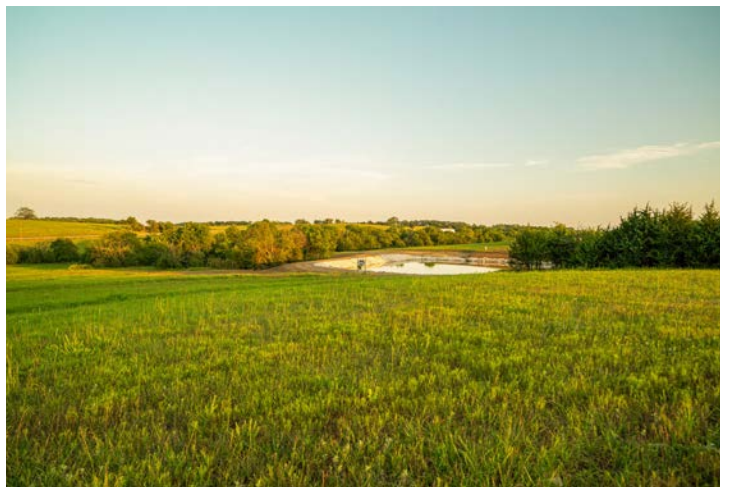
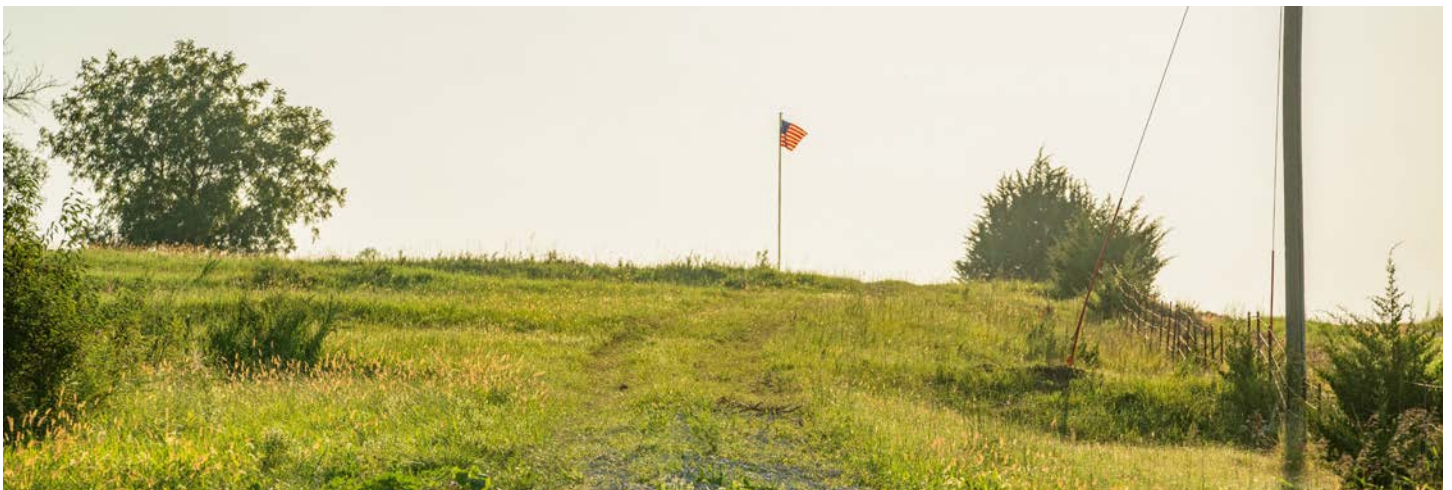
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DYNAMIC DISC FRISBEE GOLF BASKET



HILLTOP VIEWS



HIGHWAY 56 ROAD FRONTAGE

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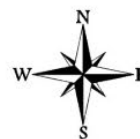
ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 38° 41' 37.9, -95° 50' 25.12



Maps Provided By:



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3-16S-14E
Osage County
Kansas

8/13/2024

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

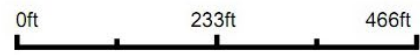
TOPOGRAPHY MAP



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 1 meter dem
 Interval(ft): 10.0
 Min: 1,053.7
 Max: 1,114.8
 Range: 61.1
 Average: 1,081.2
 Standard Deviation: 14.4 ft

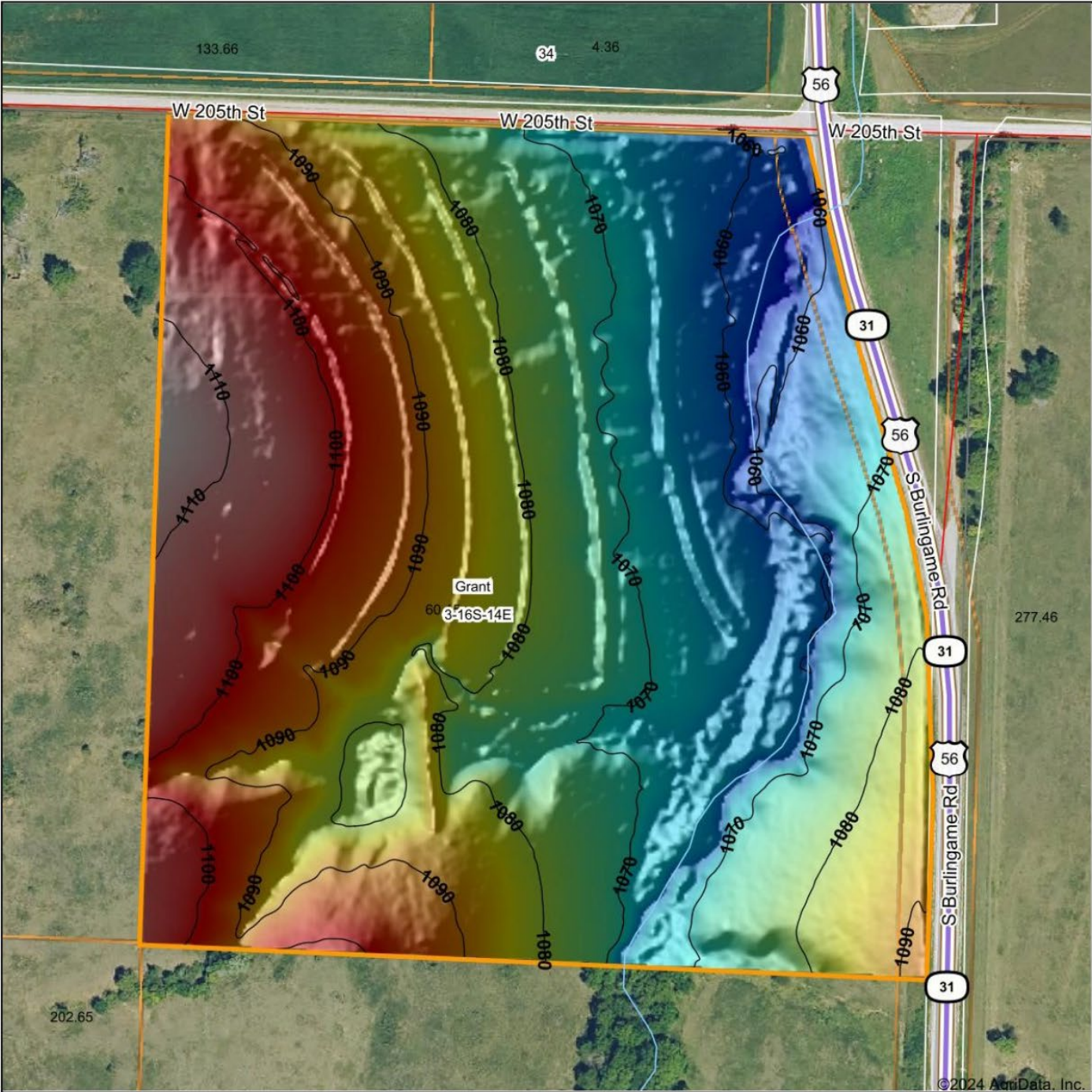


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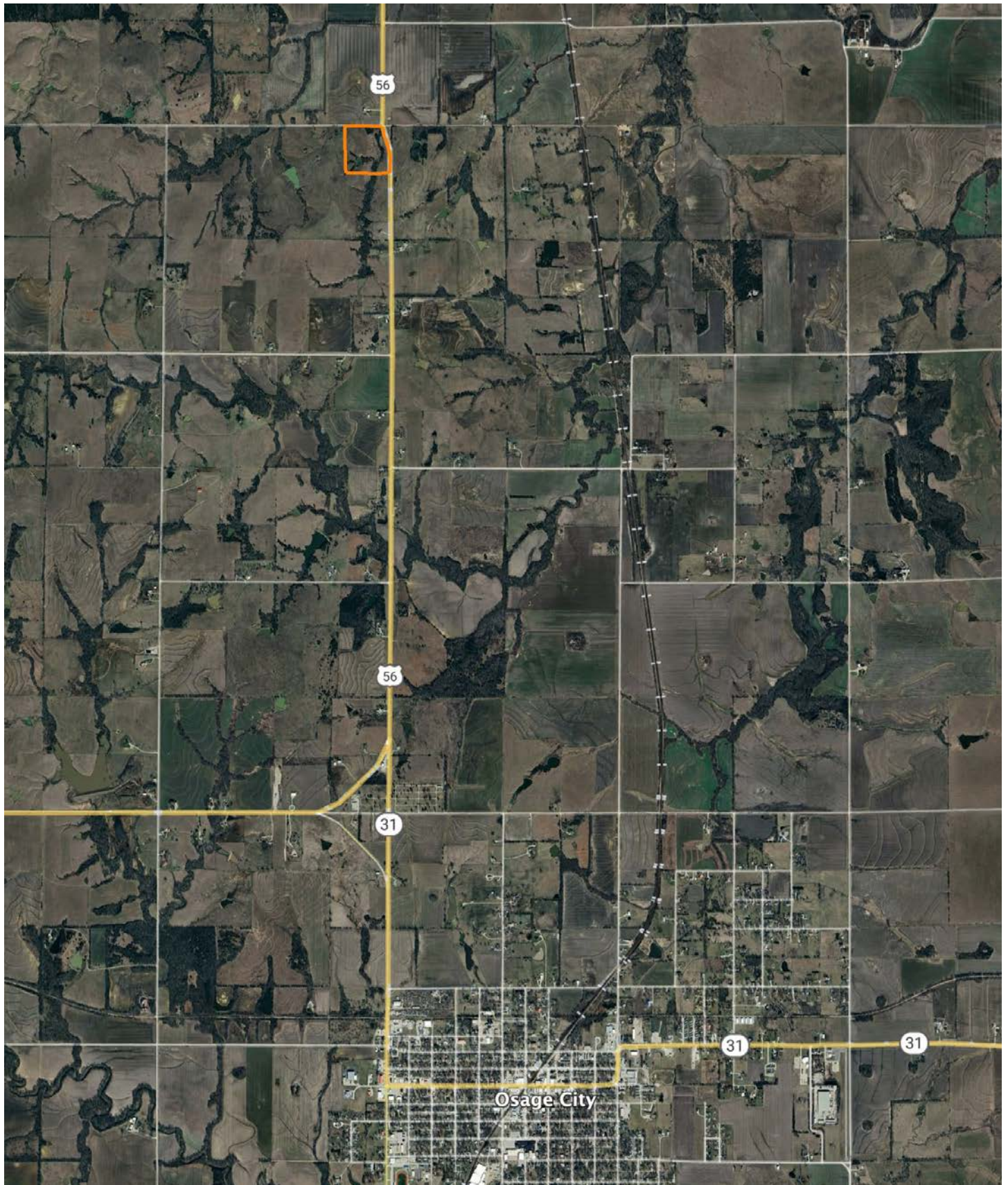
Boundary Center: 38° 41' 37.9, -95° 50' 25.12

HILLSHADE MAP



<p>Low Elevation High</p>	<p>Source: USGS 1 meter dem Interval(ft): 10 Min: 1,053.7 Max: 1,114.8 Range: 61.1 Average: 1,081.2 Standard Deviation: 14.4 ft</p>	<p>0ft 203ft 406ft</p>
<p>Maps Provided By: surety <small>CUSTOMIZED ONLINE MAPPING</small> <small>© AgriData, Inc. 2023 www.AgriDataInc.com</small></p> <p><small>Field borders provided by Farm Service Agency as of 5/21/2008.</small></p>		<p>8/13/2024</p> <p>3-16S-14E Osage County Kansas</p> <p>Boundary Center: 38° 41' 37.9, -95° 50' 25.12</p>

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.



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