

MIDWEST LAND GROUP PRESENTS

39 ACRES IN

OSAGE COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

39 +/- ACRE RECREATIONAL BUILD SITE PROPERTY ALONG SWITZLER CREEK

This 39 +/- 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 19 +/- tillable acres actively in production primarily made of silt loam soils with well-kept terraces, waterways, and field edges. The remaining 20 +/- 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 middle of the property providing year-round water, and a natural travel corridor for wildlife.

It is no surprise with the great balance of diversity that this property has, the whitetail deer history is incredible! The property also includes a new Banks Outdoors The Stump 4 hunting blind. 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 or a year-to-year lease agreement in place on the hay and tillable acres. This property has a little bit of everything from rolling terrain, tillable income, native grass, mature timber, live creek, and giant bucks! Contact Trent Siegle at (620) 767-2926 for additional information, disclosures, or to schedule a showing.



PROPERTY FEATURES

PRICE: **\$212,335** | COUNTY: **OSAGE** | STATE: **KANSAS** | ACRES: **39**

- 39 +/- total acres
- 19 +/- tillable acres
- 20 +/- native grass acres
- Diverse habitat
- Mature walnut timber
- Switzler Creek
- 47 +/- 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
- 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: \$266.91
- 6 miles from Harveyville, KS
- 10 miles from Burlingame, KS
- 22 miles from Topeka, KS



19 +/- TILLABLE ACRES

It has 19 +/- tillable acres actively in production primarily made of silt loam soils with well-kept terraces, waterways, and field edges. There is a cash rent oral year-to-year lease agreement in place on the hay and tillable acres.



POTENTIAL BUILD SITE

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.



HUNTING OPPORTUNITIES

It is no surprise with the great balance of diversity that this property has, the whitetail deer history is incredible! The property also includes a new Banks Outdoors The Stump 4 hunting blind.



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 38° 49' 28.51, -95° 53' 53.94

0ft 279ft 558ft



Maps Provided By:



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19-14S-14E
Osage County
Kansas



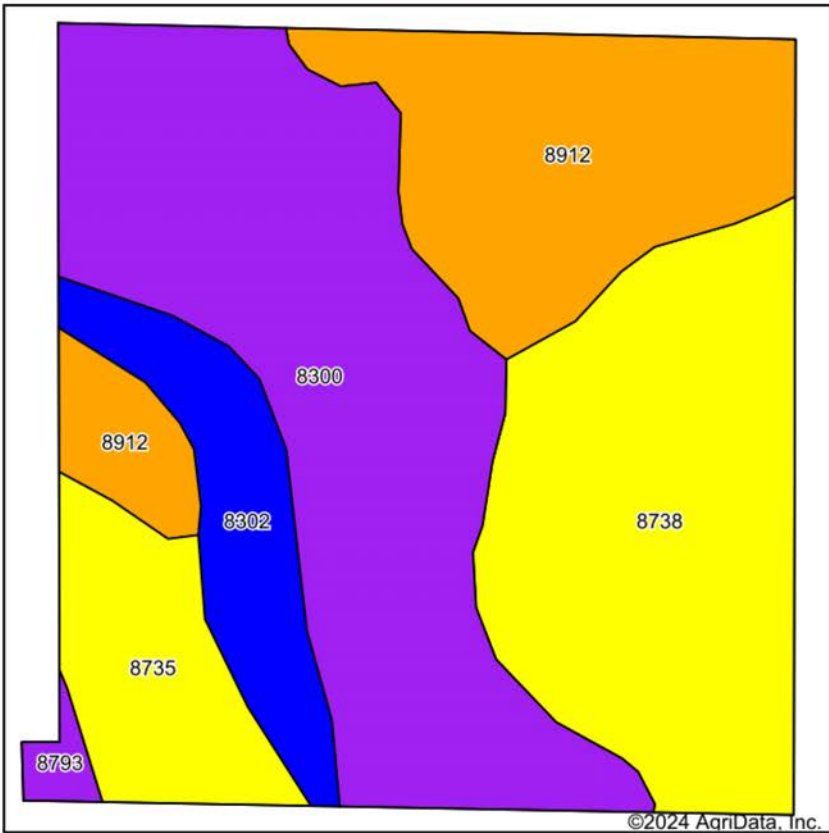
8/8/2024

This topographic map displays a section of land in Osage County, Kansas, identified by the section number 19-14S-14E. The map features a stream flowing through the center, with a peak elevation of 38.91 feet. The surrounding terrain is characterized by various contour lines and color-coded elevation zones. The map is bordered by W 133rd St to the north and east. The map is provided by Surety, Inc., and is dated 8/8/2024.

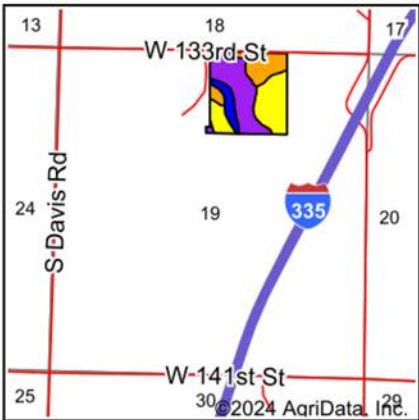
Elevation Scale: Low (Blue) to High (Red).
Source: USGS 1 meter dem
Interval (ft): 5
Min: 1,148.1
Max: 1,195.8
Range: 47.7
Average: 1,164.5
Standard Deviation: 8.07 ft

Scale: 0ft, 247ft, 493ft
North Arrow: N, S, E, W
Date: 8/8/2024
Section: 19-14S-14E
County: Osage County
State: Kansas
Boundary Center: 38° 49' 28.51, -95° 53' 53.94

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Osage**
Location: **19-14S-14E**
Township: **Burlingame**
Acres: **38.91**
Date: **8/8/2024**



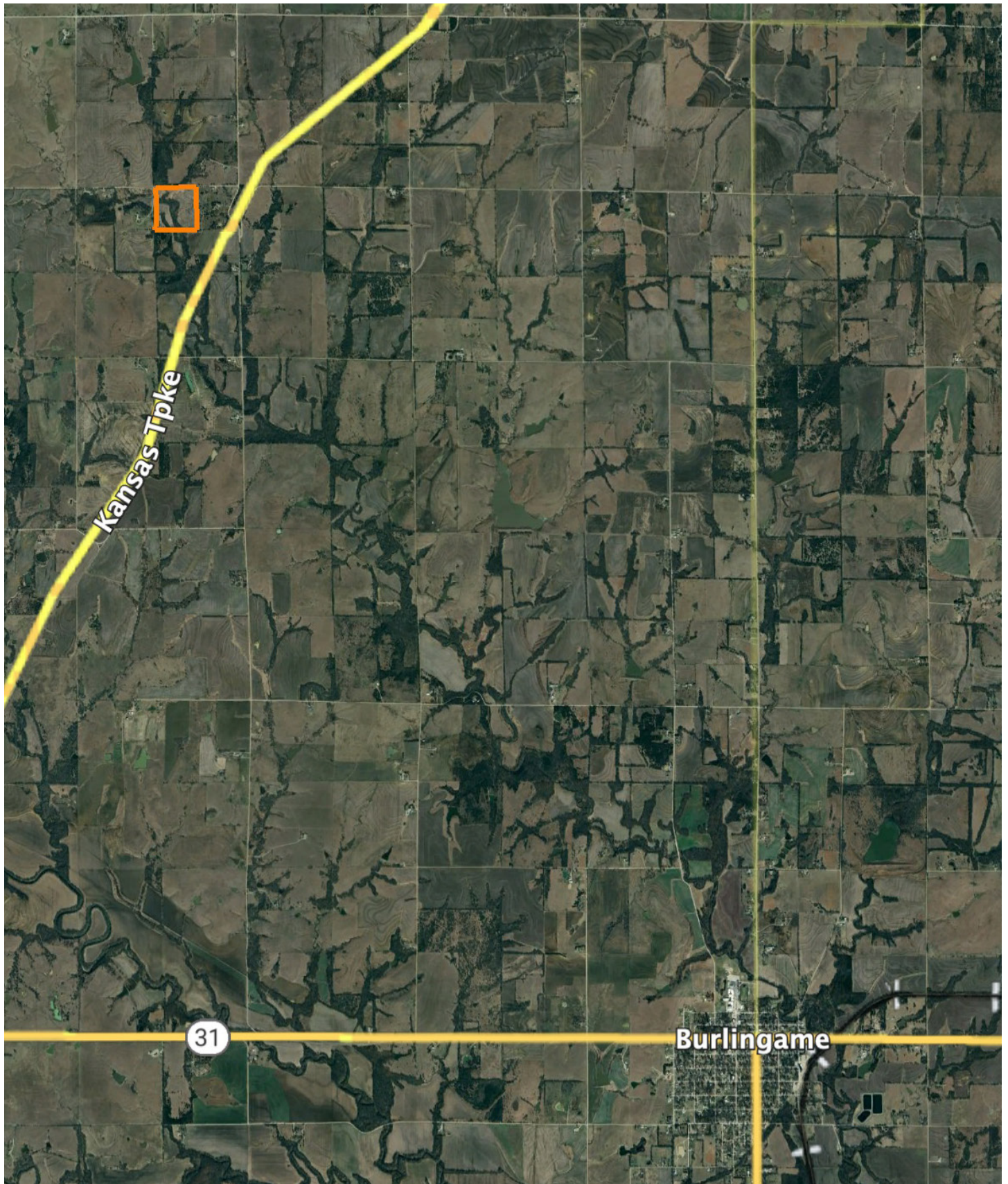
Maps Provided By:



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
8300	Verdigris silt loam, channeled, 0 to 2 percent slopes, frequently flooded	13.76	35.4%		> 6.5ft.	Vw	7668	48	48	27	39
8738	Eram silty clay, 3 to 7 percent slopes, eroded	10.21	26.2%		2.3ft. (Paralithic bedrock)	IVe	4090	41	41	31	24
8912	Summit silty clay loam, 3 to 7 percent slopes	8.10	20.8%		> 6.5ft.	IIIe	5153	68	68	56	58
8735	Eram silty clay loam, 3 to 7 percent slopes	3.27	8.4%		2.6ft. (Paralithic bedrock)	IVe	4116	58	58	45	41
8302	Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded	3.22	8.3%		> 6.5ft.	IIw	7758	82	82	63	75
8793	Lebo-Summit complex, 8 to 12 percent slopes	0.35	0.9%		3.2ft. (Paralithic bedrock)	Vle	4875	63	63	54	52
Weighted Average						4.00	5889.4	*n 54.1	*n 54.1	*n 38.8	*n 42.3

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

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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