

MIDWEST LAND GROUP PRESENTS



OSAGE COUNTY, KS

165 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PREMIER SPORTSMAN'S PARADISE IN OSAGE COUNTY, KANSAS

Midwest Land Group is proud to present the dream recreational farm in Osage County, Kansas. This 165 acres is a true sportsman's paradise, A beautiful and strategic 17 feet deep crafted pond, a build site with a water meter, immaculate hardwood timber, 26 acres of CRP grasses, 42 acres of fertile tillable, big bucks, and turkeys. What more could one want?!

Pull down the private drive to the park-like setting that leads to the build site overlooking the pond. The custom pond was meticulously and strategically designed by master pond builder Terry Fullen with easy fishing and fun top of mind! Get your gear ready to have a ball and rip some lips! Along the pond dam has 15 trimmed hedge trees with pea gravel spawning beds on each side, standing timber towards the middle, over 150 individual bluegill spawning beds, an island, peninsulas, a swim beach, and a fish feeder. The pond was built In 2021 and was stocked with 2000 bluegill, 60 pounds of fathead minnows, 40 pounds of crawdads, and a full 2 years before any predator fish were introduced. 150 crappie and 25 bass were introduced in 2023 along with a handful of 3-5lb bass that were tagged and recorded weight and length.

Pull through passed the pond and into some smaller CRP fields opens up to a beautiful 7-acre CRP field with a 2-acre clover food plot. Overlooking the food plot is a Redneck Blind. Follow the trail down into the immaculate hardwood timber bottom. Giant sycamores and Cottonwoods are along Switzler Creek which holds an outstanding amount of turkeys. The majority of the 87 acres of timber and native pasture consists of sycamores, cottonwoods, oaks, walnuts, hedges, and some cedars sprinkled throughout.

The tillable fields are concealed from the road by Giant miscanthus plantings in 2022. The 42 tillable acres primarily consist of class II Verdigris silt loam and class III Dennis silt loam and are sure to produce great returns. The tillable fields are lined with CRP buffer strips to improve habitat for bird nesting and deer bedding. There are 3 different CRP programs consisting of 26.35 acres averaging \$155/acre.

This property is sure to turn some heads, as it has it all—big bucks, turkey, tillable ground, a live creek, and a build site overlooking the pond! What more could anyone want? Give listing agent Cody Thurston a call at (620) 794-1229 to schedule a showing and get more information.



PROPERTY FEATURES

PRICE: **\$866,000** | COUNTY: **OSAGE** | STATE: **KANSAS** | ACRES: **165**

- 165 +/- acres
- 26 +/- acres CRP
- 42 +/- acres tillable production
- 97 +/- acres timber/native pasture
- 3 Redneck Blinds
- 2, 650lb feeders
- Build site with water meter
- Custom pond
- Big buck history
- Trail camera history
- Turkeys, deer, quail
- 27 miles to Topeka
- 77 miles to Overland Park
- 2 miles to Burlingame
- 41 miles to Emporia



165 +/- ACRES



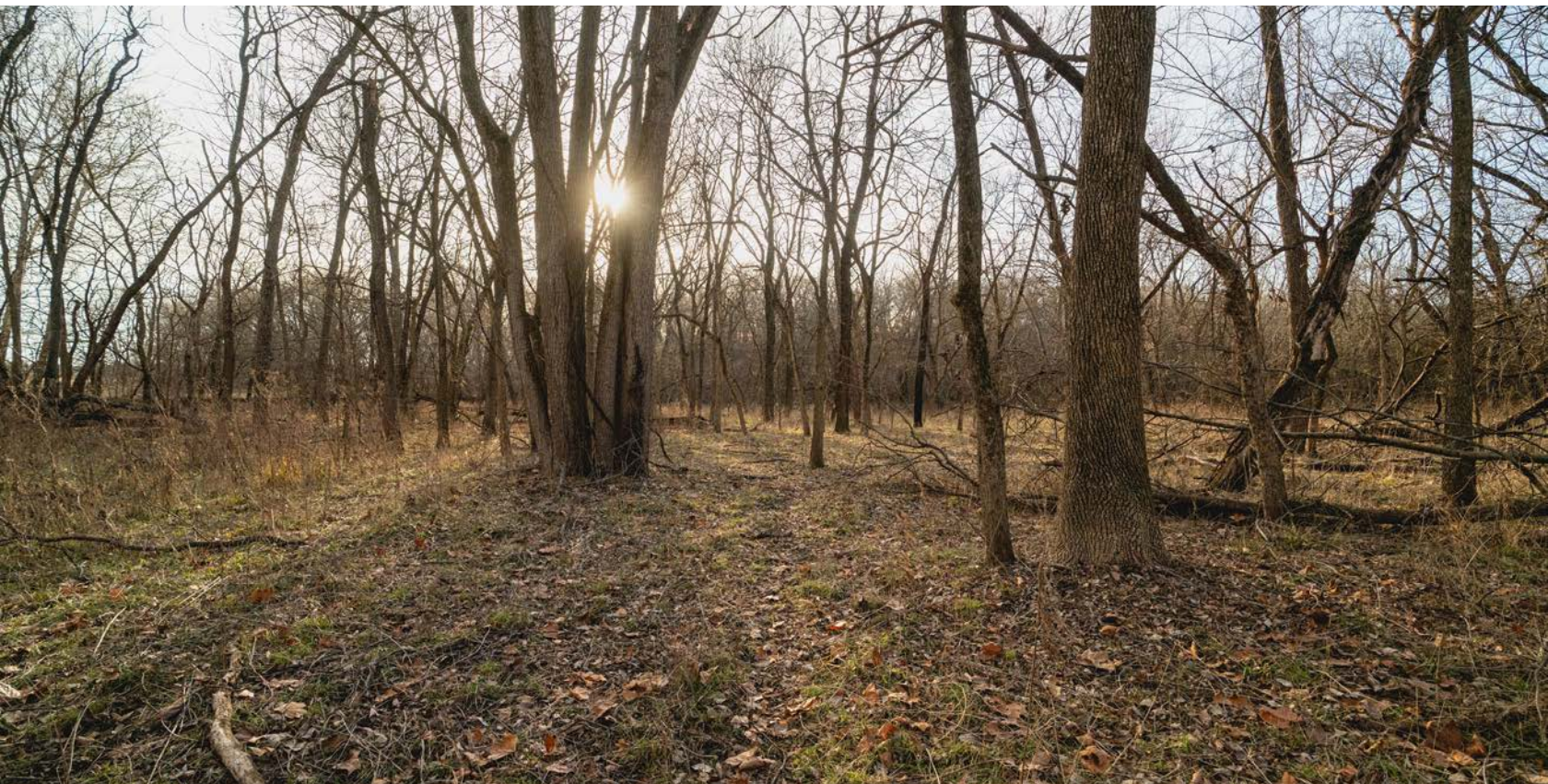
42 +/- ACRES TILLABLE PRODUCTION



3 REDNECK BLINDS



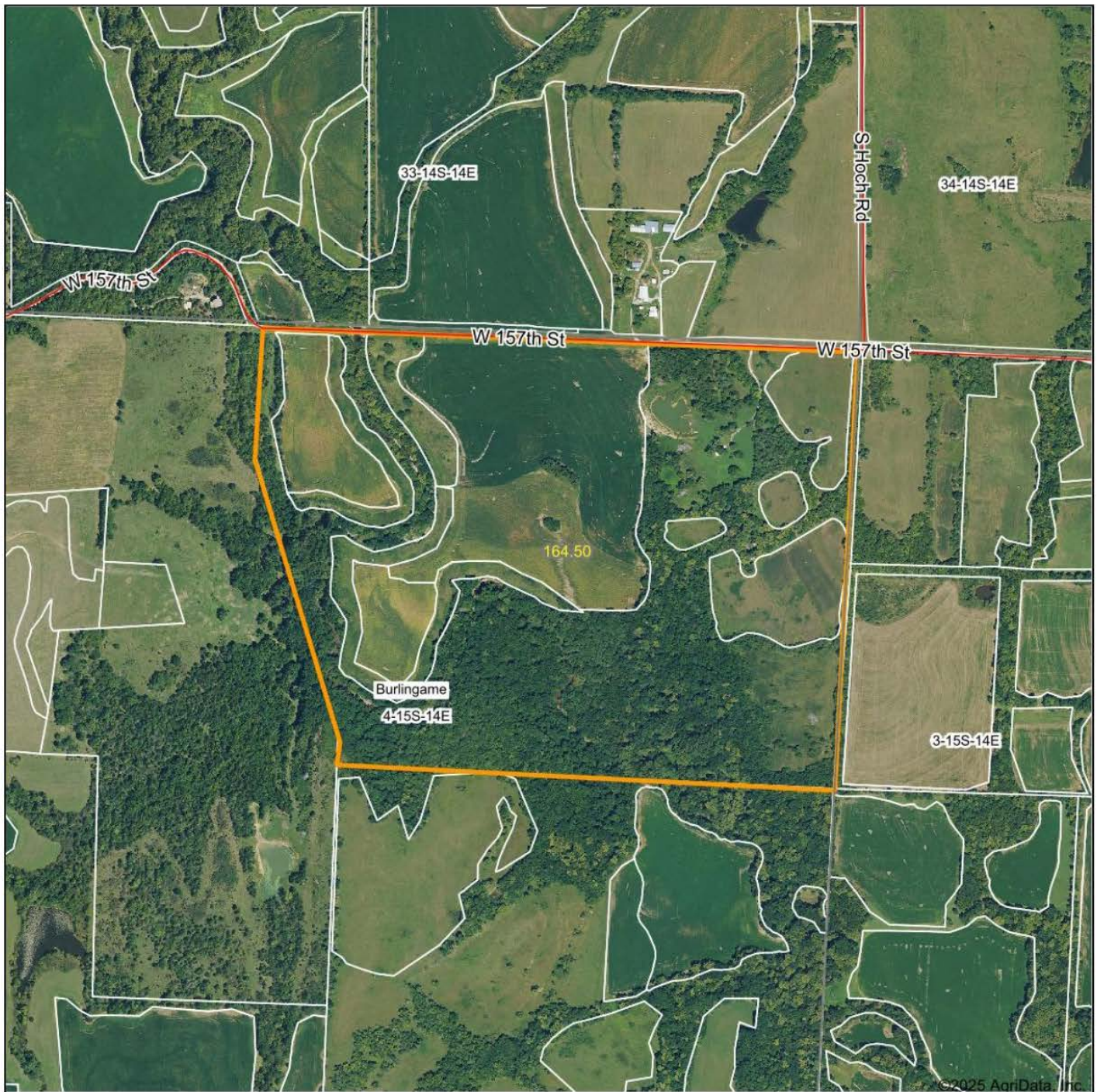
97 +/- ACRES TIMBER/NATIVE PASTURE



TRAIL CAM PICTURES



AERIAL MAP



Boundary Center: 38° 46' 44.12, -95° 51' 31.1

0ft 842ft 1685ft



Maps Provided By:



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4-15S-14E
Osage County
Kansas



3/24/2025

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

TOPOGRAPHY MAP



Maps Provided By:



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

Source: USGS 3 meter dem

Interval(ft): 10.0

Min: 1,062.7

Max: 1,165.3

Range: 102.6

Average: 1,096.3

Standard Deviation: 18.67 ft

0ft 556ft 1112ft

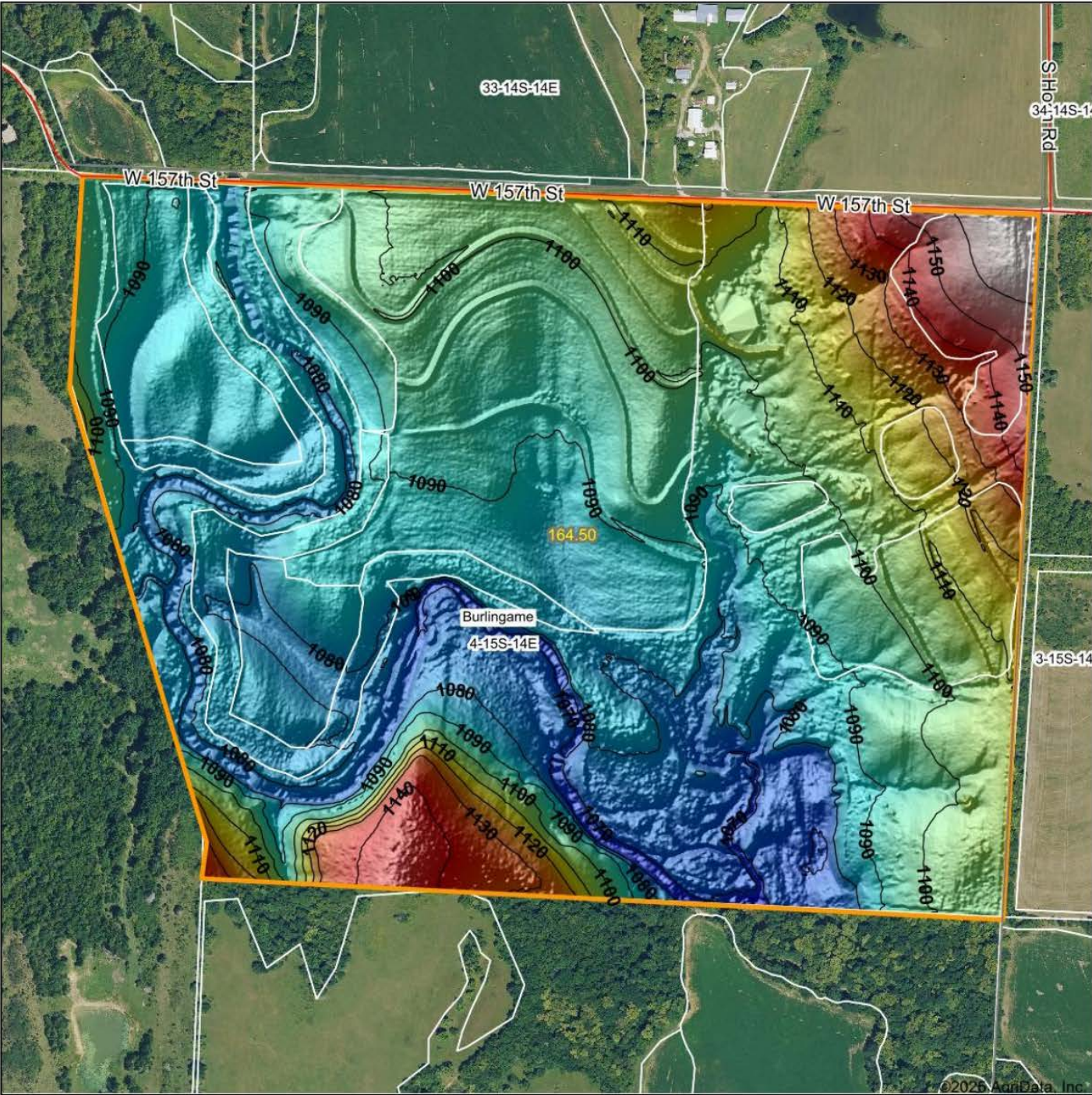


3/24/2025

4-15S-14E
Osage County
Kansas

Boundary Center: 38° 46' 44.12, -95° 51' 31.1

HILLSHADE MAP



Low Elevation High

Source: USGS 1 meter dem
Interval(ft): 10
Min: 1,062.7
Max: 1,165.3
Range: 102.6
Average: 1,096.3
Standard Deviation: 18.67 ft

0ft 526ft 1052ft

N
W E
S

3/24/2025

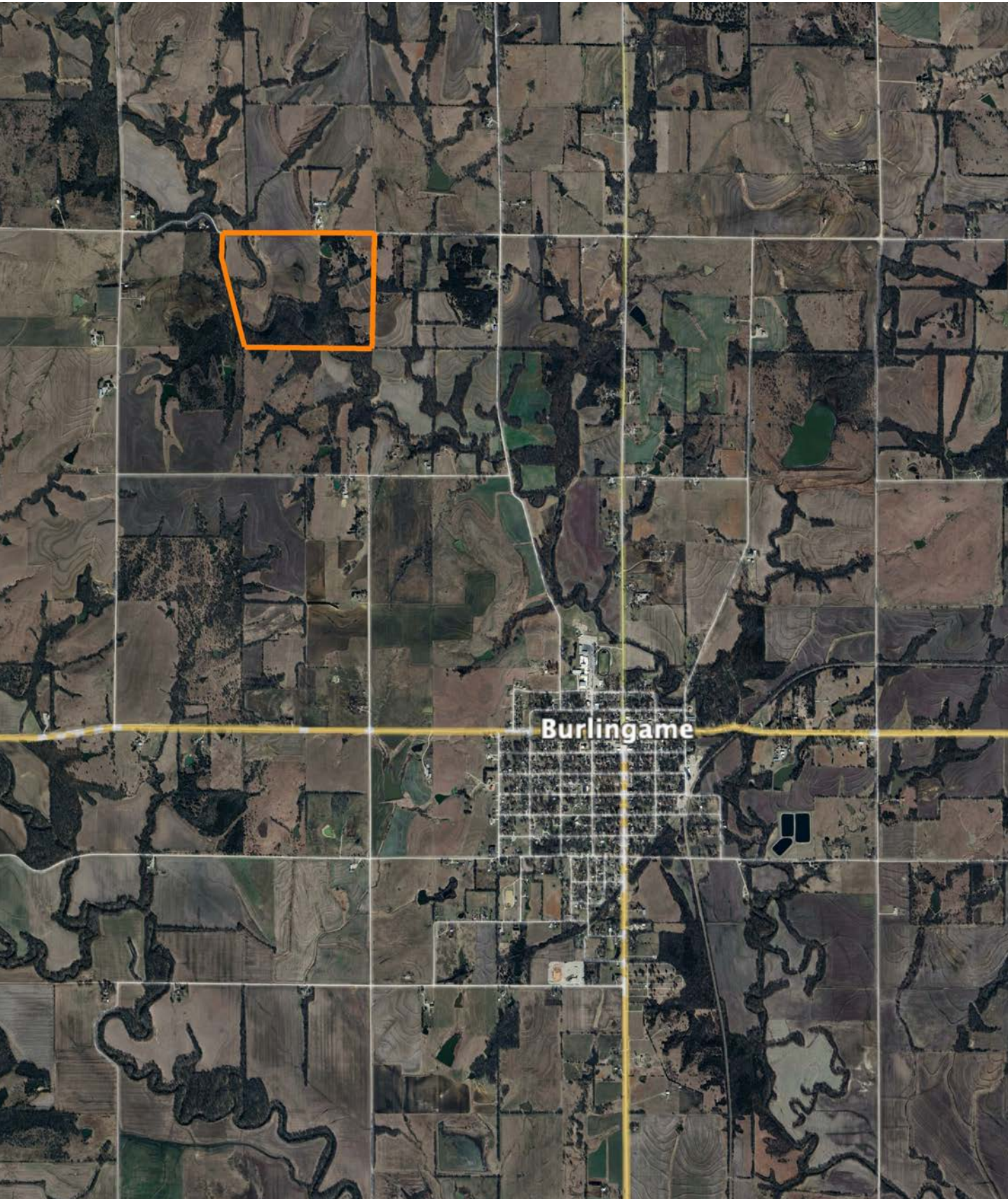
4-15S-14E
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Boundary Center: 38° 46' 44.12, -95° 51' 31.1

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

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,
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