

MIDWEST LAND GROUP PRESENTS



# OSAGE COUNTY, KS

80 ACRES



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# OSAGE COUNTY HUNTING AND RECREATIONAL PROPERTY

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This 80 +/- acre property is located in central Osage County, Kansas. The property is diverse with timbered draws, thickets, warm-season grasses, and multiple creeks! The property has 40 +/- cropland acres primarily consisting of Eram and Summit silty clay loam soils with 3 to 7 percent slopes, and a NCCPI overall weighted average of 63. The cropland acres are currently seeded to grass. The remaining 40 +/- native grass acres are loaded with cover with densely wooded draws, cedar and dogwood thickets, and tall warm-season native grasses. The property has multiple wet-weather creeks winding throughout.

The diverse habitat with abundant food and water creates some of the best whitetail deer, turkey, and upland bird hunting that Kansas is known for! The property is located in Kansas Deer Management Unit 10, and has excellent whitetail deer and turkey numbers as well as good mature buck history! The sale includes a Redneck Buck Palace 6'x6' blind on a 10-foot stand, and a Texas Wildlife Supply Lucky Buck 2,000lb Broadcast Feeder. The property is located on a hard surface blacktop road with rural water at the road. Mineral rights are intact and will be transferred to the buyer at closing. There are no active leases or tenants' rights in place. This property is turn-key ready to hunt this year, and is a must-see to truly appreciate all of the diversity it has!





# PROPERTY FEATURES

PRICE: **\$379,665** | COUNTY: **OSAGE** | STATE: **KANSAS** | ACRES: **80**

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- 80 +/- total acres
- 40 +/- cropland acres
- 40 +/- grass/timber acres
- Diverse habitat
- Timbered draws, cedar and dogwood thickets, and warm-season grasses
- 40 +/- DCP cropland acres
- Primarily Eram and Summit silty clay loam soils
- 3 to 7 percent slopes
- NCCPI overall weighted average of 63
- Multiple wet-weather creeks
- Whitetail deer, turkey, and upland bird hunting
- Excellent whitetail deer and turkey numbers
- Kansas Deer Management Unit 10
- Redneck Blind Buck Palace 6'x6' Blind on 10' Stand
- Texas Wildlife Supply Lucky Buck 2,000lb Broadcast Feeder
- Hard surface blacktop road
- Rural water at the road
- Mineral rights intact and transfer
- No active leases or tenants' rights are in place
- 2024 taxes: \$548.34
- 4 miles from Lyndon, KS
- 10 miles from Osage City, KS

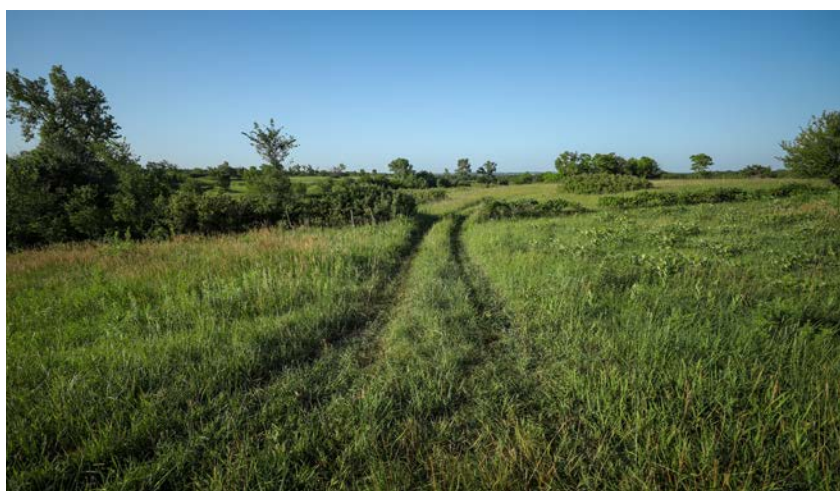




# 40 +/- CROPLAND ACRES

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The property has 40 +/- cropland acres primarily consisting of Eram and Summit silty clay loam soils with 3 to 7 percent slopes, and a NCCPI overall weighted average of 63. The cropland acres are currently seeded to grass.





## REDNECK BLIND & FEEDER

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## MULTIPLE WET-WEATHER CREEKS

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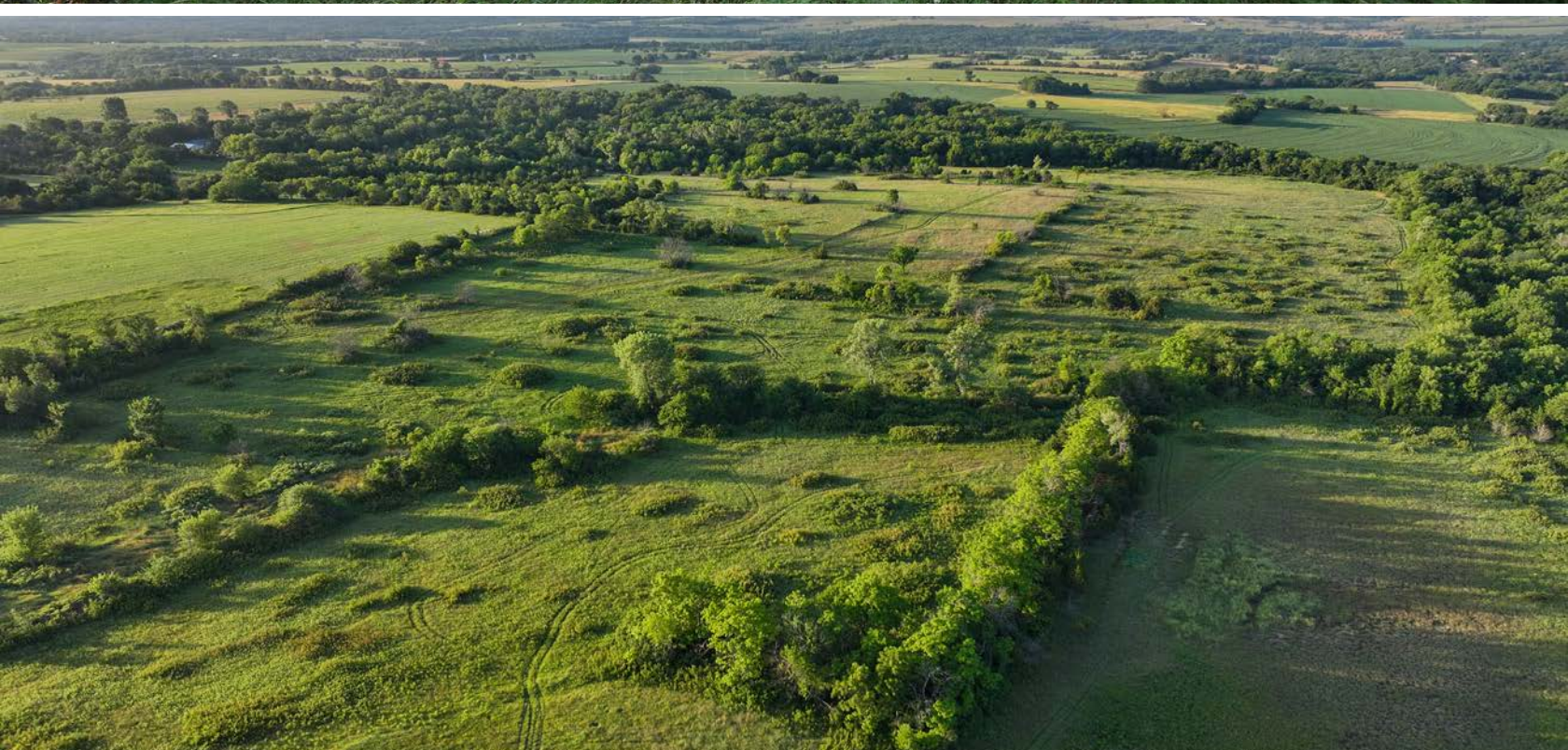




# 40 +/- ACRES TIMBER/GRASS

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The remaining 40 +/- native grass acres are loaded with cover with densely wooded draws, cedar and dogwood thickets, and tall warm-season native grasses.





# TRAIL CAM PICTURES





# AERIAL MAP



Maps Provided By:



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Boundary Center: 38° 38' 1.39, -95° 38' 43.03

**28-16S-16E**  
**Osage County**  
**Kansas**

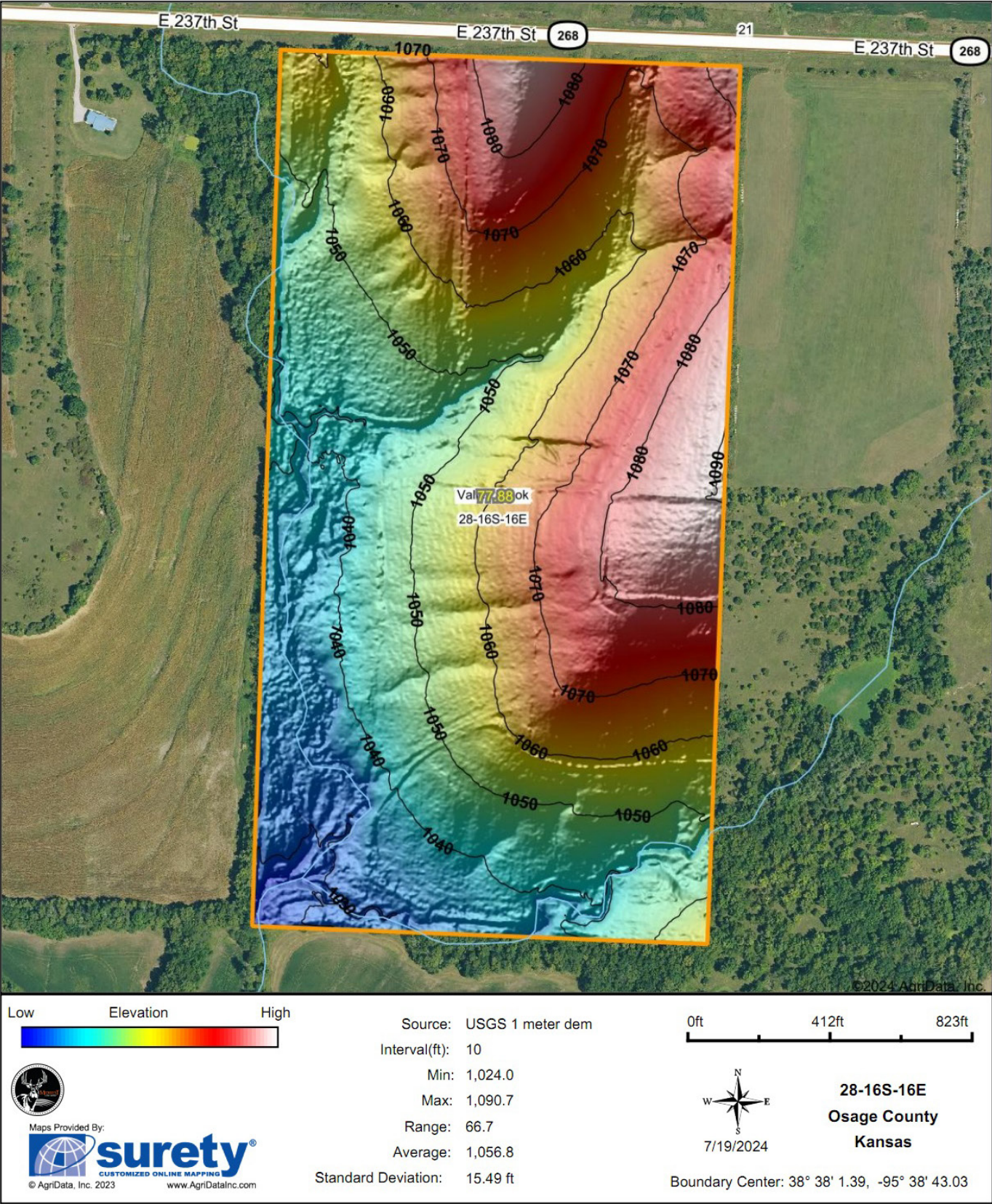
0ft 404ft 809ft



7/19/2024

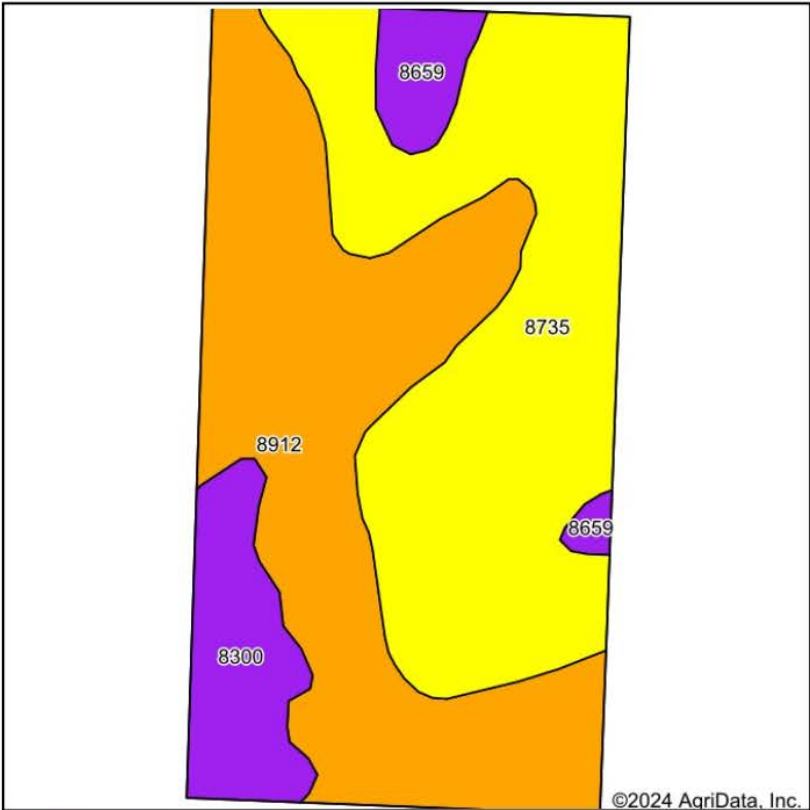


# HILLSHADE MAP

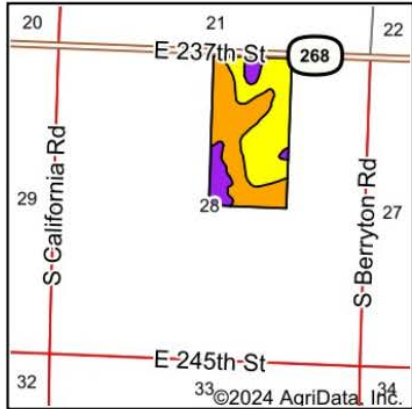




# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**  
County: **Osage**  
Location: **28-16S-16E**  
Township: **Valley Brook**  
Acres: **77.88**  
Date: **7/19/2024**



Maps Provided By:

**surety**  
CUSTOMIZED ONLINE MAPPING  
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Area Symbol: KS139, Soil Area Version: 22

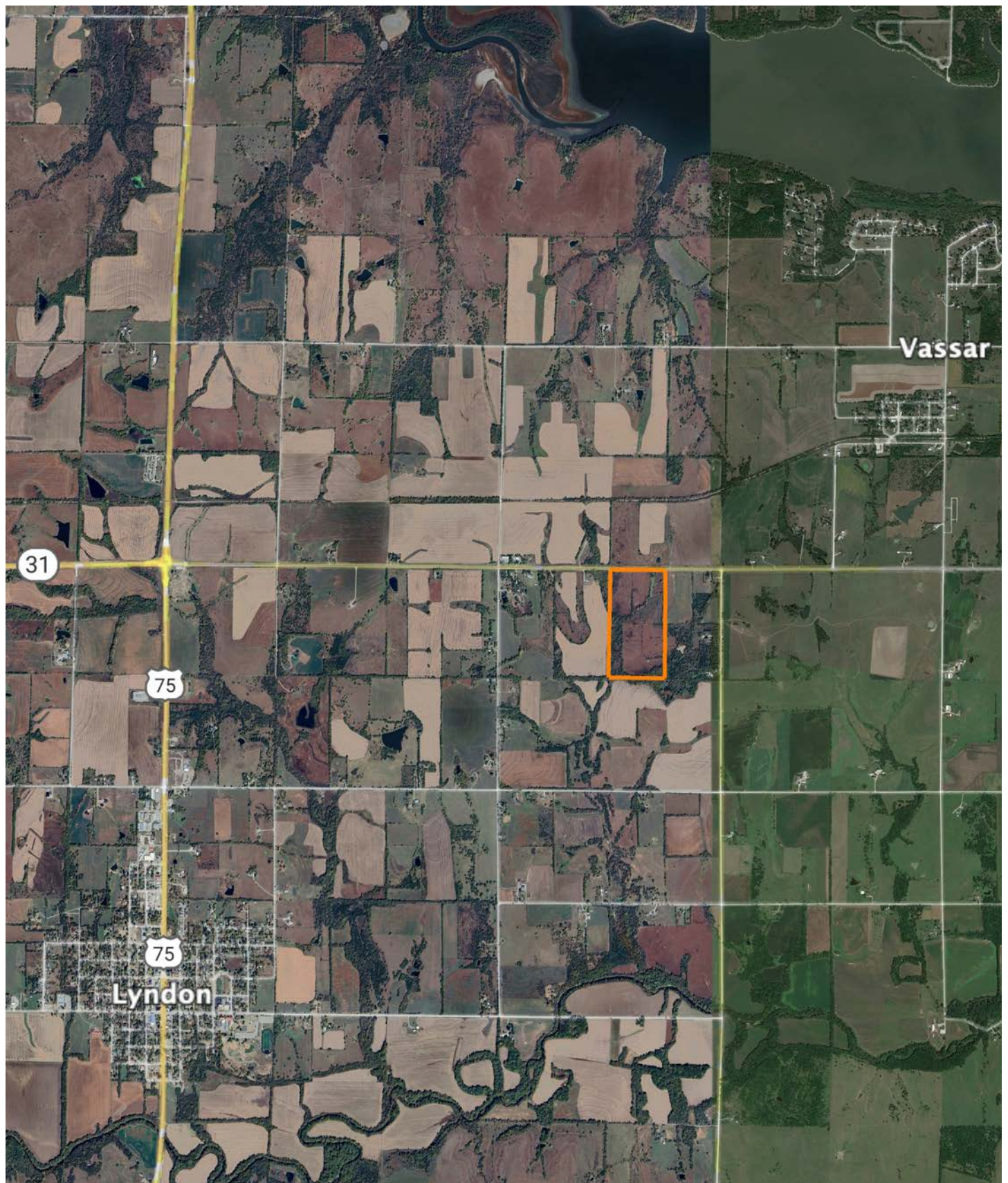
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
8735	Eram silty clay loam, 3 to 7 percent slopes	33.80	43.4%		2.6ft. (Paralithic bedrock)	IVe	4116	58	58	45	41
8912	Summit silty clay loam, 3 to 7 percent slopes	33.62	43.2%		> 6.5ft.	IIIe	5153	68	68	56	58
8300	Verdigris silt loam, channeled, 0 to 2 percent slopes, frequently flooded	7.18	9.2%		> 6.5ft.	Vw	7668	48	48	27	39
8659	Clareson-Eram complex, 3 to 15 percent slopes, very rocky	3.28	4.2%		2ft. (Lithic bedrock)	VIe	3935	43	43	29	31
Weighted Average						3.74	4883.5	*n 60.8	*n 60.8	*n 47.4	*n 47.7

\*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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## MidwestLandGroup.com

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