

MIDWEST LAND GROUP PRESENTS

78 ACRES IN

OSAGE COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

78 +/- ACRES WITH NEW 60'X60' SHOP

Welcome to 78 +/- acres of opportunity in Quenemo, Kansas, where wide-open space meets unmatched functionality. On the south side, 13 +/- acres of fertile crop ground offer immediate income potential or the perfect place to plant your own fields. At the heart of the property is a brand-new 60'x60' shop built in 2024, ready to house your equipment, serve as a workshop,

or become the headquarters for your operation. The balance of the acreage provides a versatile mix of open ground and natural beauty, making it ideal for farming, recreation, or future development. With its modern infrastructure, productive land, and prime location, this property is ready to serve as your dream farm, income-producing asset, or private Kansas retreat.



PROPERTY FEATURES

PRICE: **\$386,022** | COUNTY: **OSAGE** | STATE: **KANSAS** | ACRES: **78**

- Brand-new 60'x60' shop built in 2024
- Water and electric
- 13 +/- acres of productive crop ground on the south side
- Majority is open pasture, ideal for grazing or hay production
- Excellent setup for livestock, horses, or hobby farming
- Convenient access from the main road with a wide entry
- Ample space for equipment storage, workshop, or business use
- Potential for hunting and outdoor recreation
- Scenic rural setting with privacy and wide-open views
- Endless opportunities to build your dream home or expand operations

60'X60' SHOP



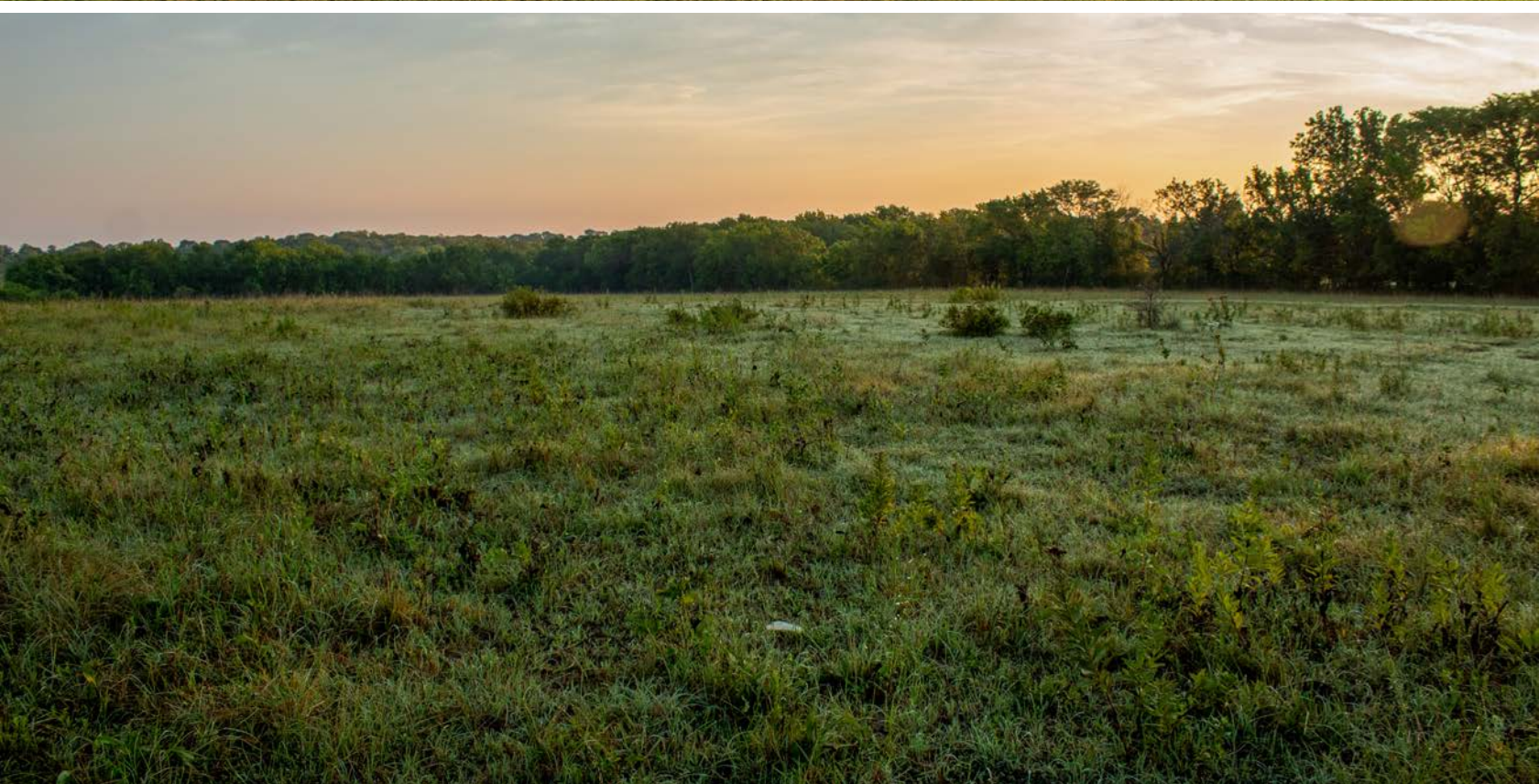
POTENTIAL HUNTING



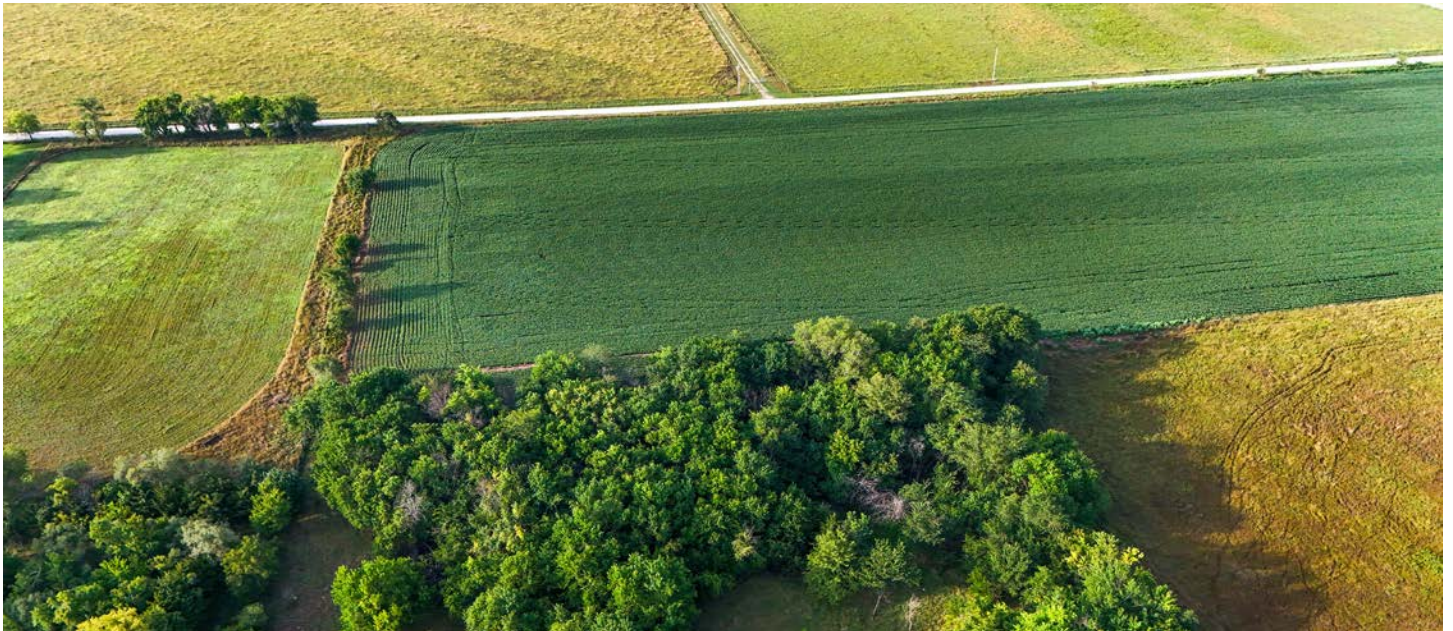
EXCELLENT SETUP FOR LIVESTOCK



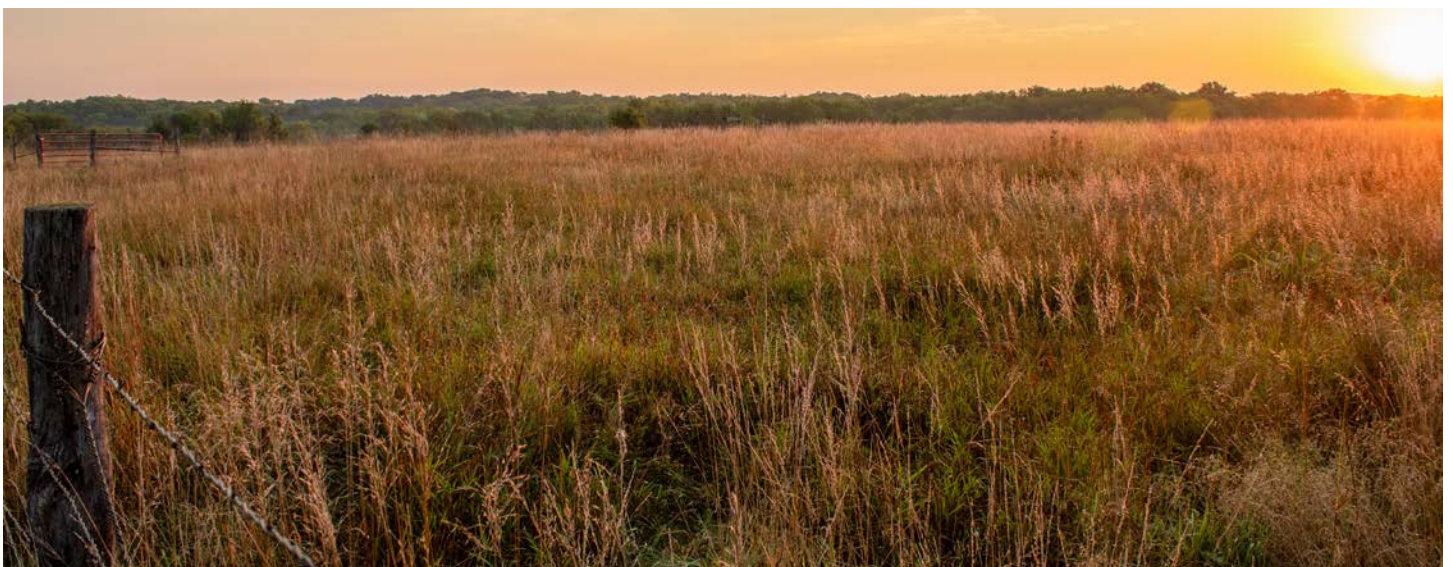
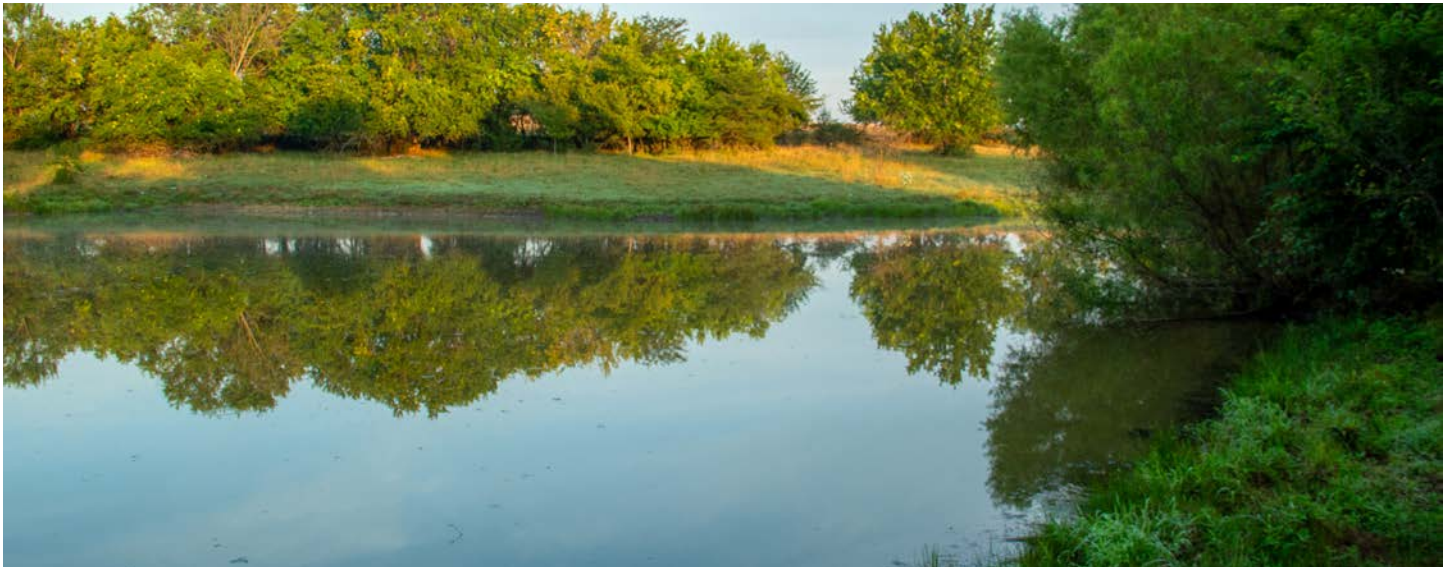
BUILD YOUR DREAM HOME



13 +/- ACRES PRODUCTIVE CROP GROUND



SCENIC RURAL SETTING



AERIAL MAP



Boundary Center: 38° 34' 8.26, -95° 33' 43.45

0ft 503ft 1006ft



Maps Provided By:



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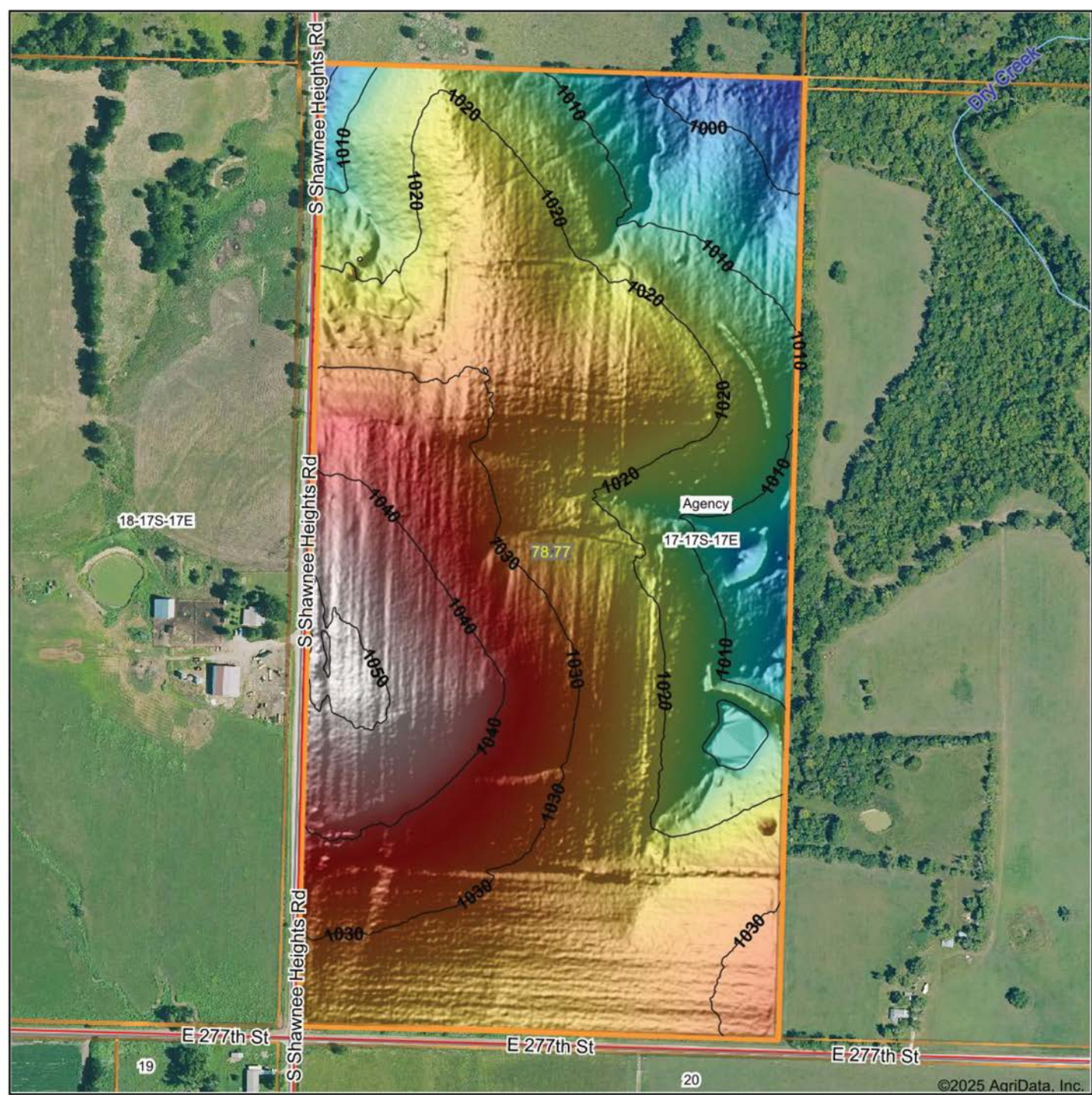
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17-17S-17E
Osage County
Kansas



7/23/2025

HILLSHADE MAP



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 10

Min: 991.9

Max: 1,051.1

Range: 59.2

Average: 1,024.6

Standard Deviation: 11.91 ft

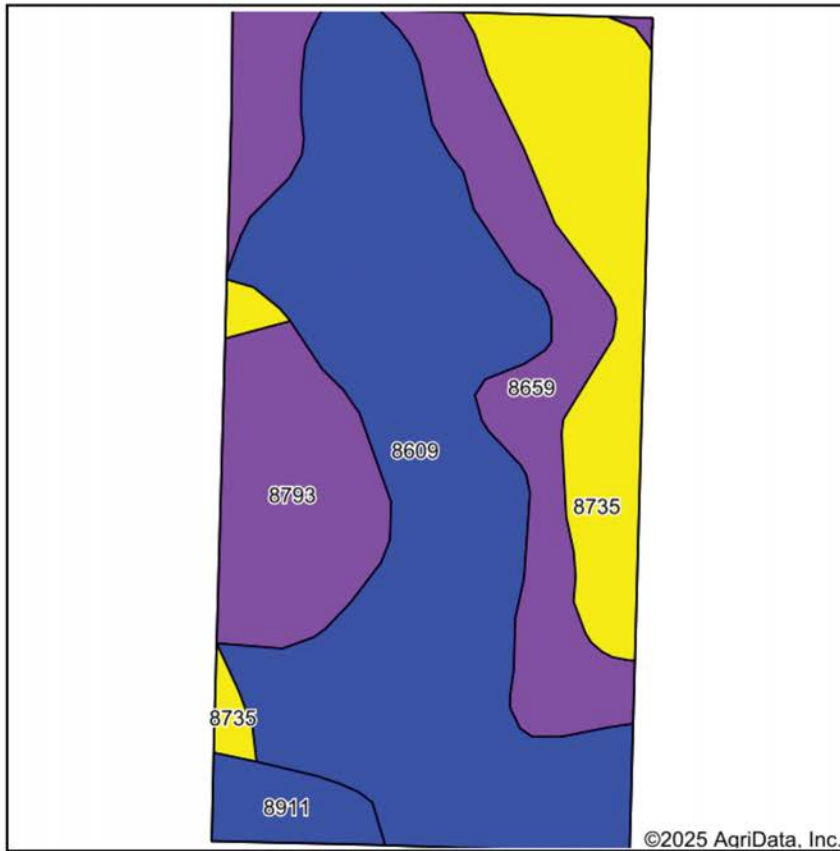


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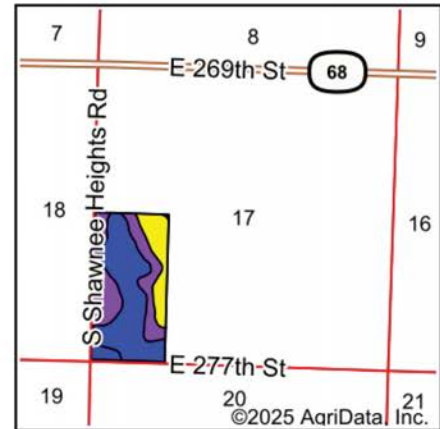
17-17S-17E
Osage County
Kansas

Boundary Center: 38° 34' 8.26, -95° 33' 43.45

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Osage**
 Location: **17-17S-17E**
 Township: **Agency**
 Acres: **78.77**
 Date: **7/23/2025**



Maps Provided By:
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 CUSTOMIZED ONLINE MAPPING
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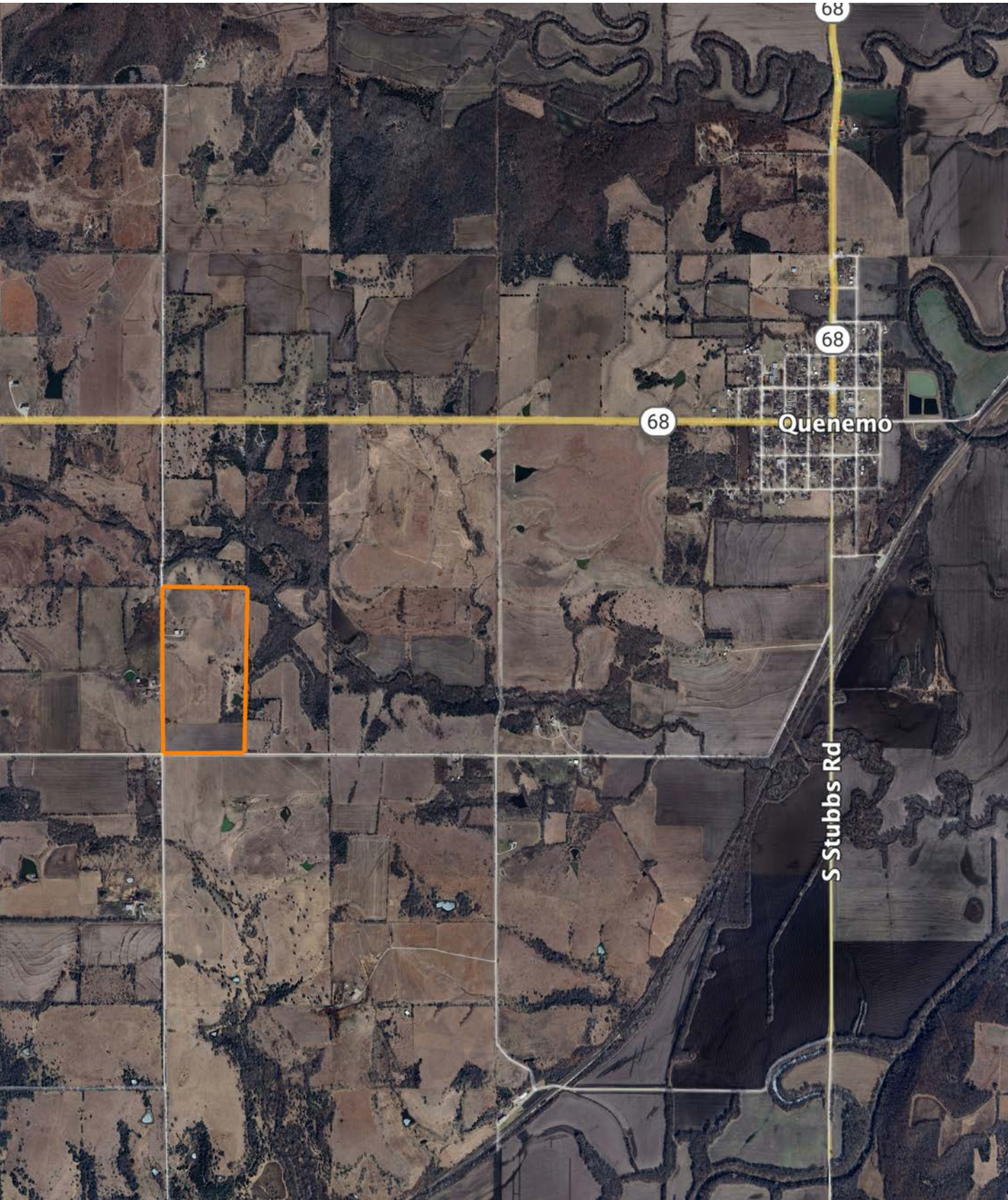
Area Symbol: KS139, Soil Area Version: 23

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	*n NCCPI Cotton
8609	Aliceville silty clay loam, 1 to 3 percent slopes	37.85	48.0%		3.8ft. (Lithic bedrock)	Ile	5019	59	59	50	49	31
8659	Clareson-Eram complex, 3 to 15 percent slopes, very rocky	15.12	19.2%		2ft. (Lithic bedrock)	Vle	3935	43	43	29	31	16
8735	Eram silty clay loam, 3 to 7 percent slopes	13.45	17.1%		2.6ft. (Paralithic bedrock)	IVe	4116	58	58	45	41	43
8793	Lebo-Summit complex, 8 to 12 percent slopes	9.73	12.4%		3.2ft. (Paralithic bedrock)	Vle	4875	63	63	54	52	31
8911	Summit silty clay loam, 1 to 3 percent slopes	2.62	3.3%		> 6.5ft.	Ile	4828	62	61	58	60	47
Weighted Average						3.60	4632.6	*n 56.4	*n 56.3	*n 45.9	*n 44.9	*n 30.7

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Kendall Jeffers doesn't just sell land, he lives it every day. Born and raised in Coffey County, Kansas, Kendall grew up hunting and fishing alongside his father and grandfather, learning early what it means to care for the land and pass it down better than you found it. That passion became a profession when he founded True Kansas Outdoors, a hunting guide service built around helping others experience that same connection.

Kendall brings a rare combination of land expertise to every client he serves. From planting food plots and hanging stands to assisting local farmers with row crops and cattle work, he understands the details that make a property valuable for hunting, recreation, or production. With several years of land sales experience already under his belt, he pairs that insight with honest, hands-on guidance that buyers and sellers trust.

He's also active in the outdoor community through groups like OK Kids and Giving Back Outdoors, where he helps introduce veterans and young people to the outdoors. Based in Burlington, Kendall serves Central and Southeast Kansas with the same work ethic, respect, and deep-rooted knowledge he's carried since day one in the field.



KENDALL JEFFERS,

LAND AGENT

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