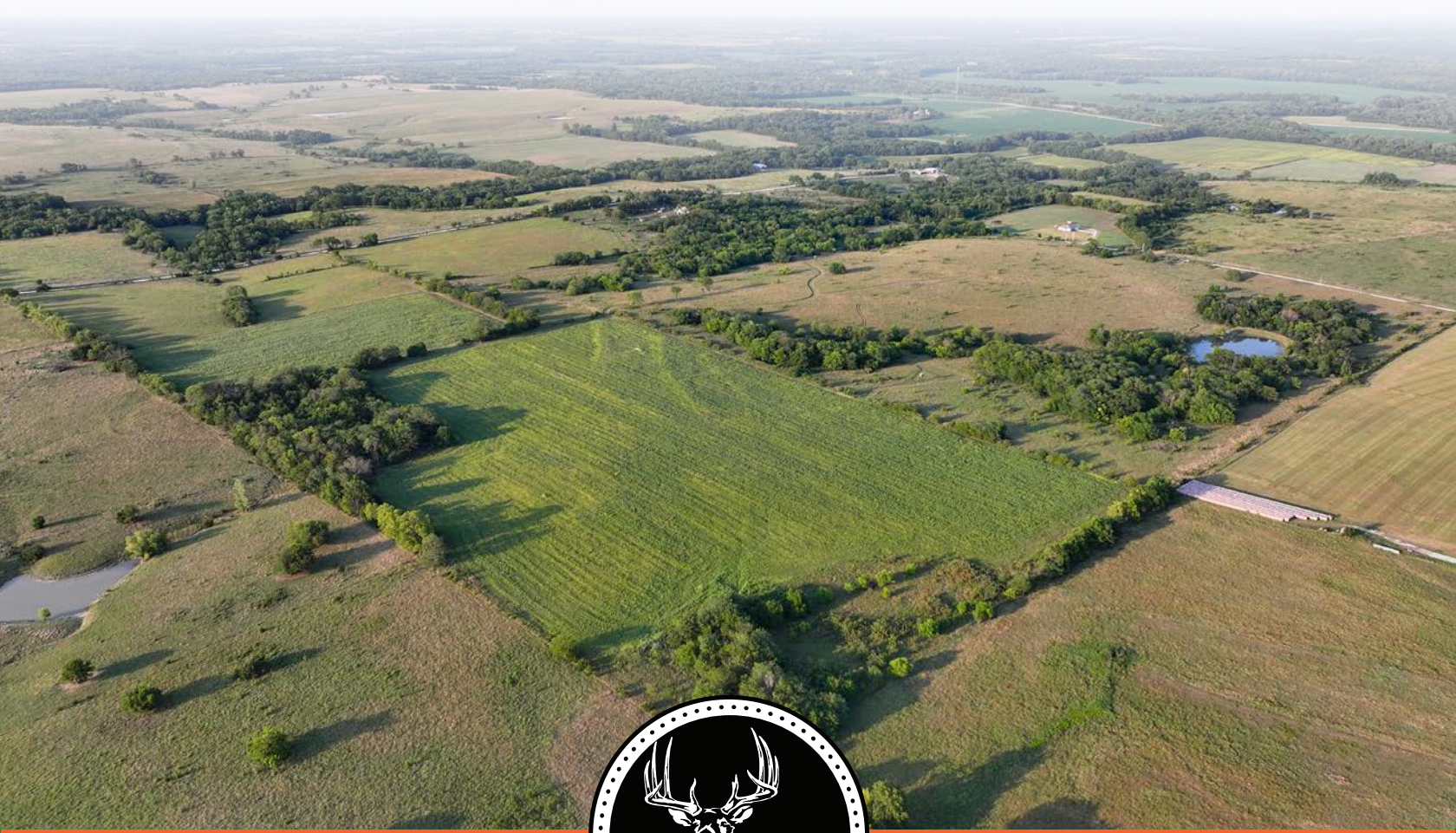


MIDWEST LAND GROUP PRESENTS

148 ACRES IN

OSAGE COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

TURN-KEY OSAGE COUNTY RECREATION FARM WITH EXCELLENT BUCK HISTORY

This 148 +/- acre property is located in southeast Osage County, Kansas. The property is diverse with alfalfa fields, timbered draws, thickets, warm-season grass meadows, and multiple wet-weather creeks and watering ponds! The property has 31 +/- cropland acres, primarily consisting of Olpe-Kenoma complex soils with 1 to 3 percent slopes, and a NCCPI overall weighted average of 56. The cropland acres have well-kept terraces and field edges, and were seeded to alfalfa in the spring of 2025. The remaining 117 +/- acres are loaded with cover, including densely wooded draws, thickets, and tall warm-season native grasses. The property has multiple wet-weather creeks winding throughout, along with one fishing pond and one watering pond.

This area is commonly known for producing 170-190" bucks routinely every year. The Kansas archery whitetail typical state record was harvested within a few miles of this property. The diverse habitat with abundant food and water provides some of the best whitetail deer,

turkey, and upland bird hunting opportunities that Kansas is known for! The property is located in Kansas Deer Management Unit 10, and has excellent whitetail deer as well as great mature buck history! The sale includes a Redneck Buck Palace 6'x6' blind on a 5-foot stand, a Redneck Buck Palace 6'x6' blind on a 10-foot stand, and two All Season Feeders 1,250 lb Protein Stand & Fill feeders. The property has multiple great hilltop building sites overlooking the property. The property is located on well-maintained year-round gravel roads with electricity and rural water at the roads. 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! Showings are by appointment only, and an agent must be present to enter the property. Contact Trent Siegle at (620) 767-2926 for additional information, disclosures, or to schedule a showing.



PROPERTY FEATURES

PRICE: **\$687,550** | COUNTY: **OSAGE** | STATE: **KANSAS** | ACRES: **148**

- 148 +/- total acres
- 31 +/- cropland acres
- 117 +/- grass/timber acres
- Diverse habitat
- Timbered draws, thickets, and warm-season grasses
- Perimeter and cross-fenced with gated entrances
- 31 +/- DCP cropland acres
- Olpe-Kenoma complex soils
- 1 to 3 percent slopes
- NCCPI overall weighted average of 56
- Well-kept terraces and field edges
- Cropland acres seeded to alfalfa in spring of 2025
- Multiple wet-weather creeks
- One fishing pond and one watering pond
- 71 +/- feet of elevation change
- Whitetail deer, turkey, and upland bird hunting
- Excellent whitetail deer numbers
- Kansas Deer Management Unit 10
- Redneck Blind Buck Palace 6'x6' Blind on 5' stand
- Redneck Blind Buck Palace 6'x6' Blind on 10' stand
- All Season Feeders 1,250 lb Protein Stand & Fill feeder x2
- Multiple hilltop building sites with impressive sunrise/sunset views
- Well-maintained year-round gravel roads
- Electric and rural water at the roads
- Mineral rights intact and transfer
- No active leases or tenants' rights are in place
- 2024 taxes: \$652.84
- 3 miles from Quenemo, KS
- 20 miles from Ottawa, KS



31 +/- CROPLAND ACRES

Primarily consisting of Olpe-Kenoma complex soils with 1 to 3 percent slopes, and a NCCPI overall weighted average of 56, the cropland acres have well-kept terraces and field edges, and were seeded to alfalfa in the spring of 2025.



117 +/- GRASS/TIMBER ACRES



FENCED WITH GATED ENTRANCES



BLINDS & FEEDERS



TRAIL CAM PICTURES



AERIAL MAP



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Maps Provided By:



surety
CUSTOMIZED ONLINE MAPPING

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Boundary Center: 38° 33' 41.68, -95° 33' 1.9

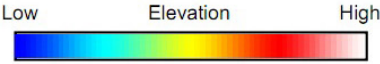
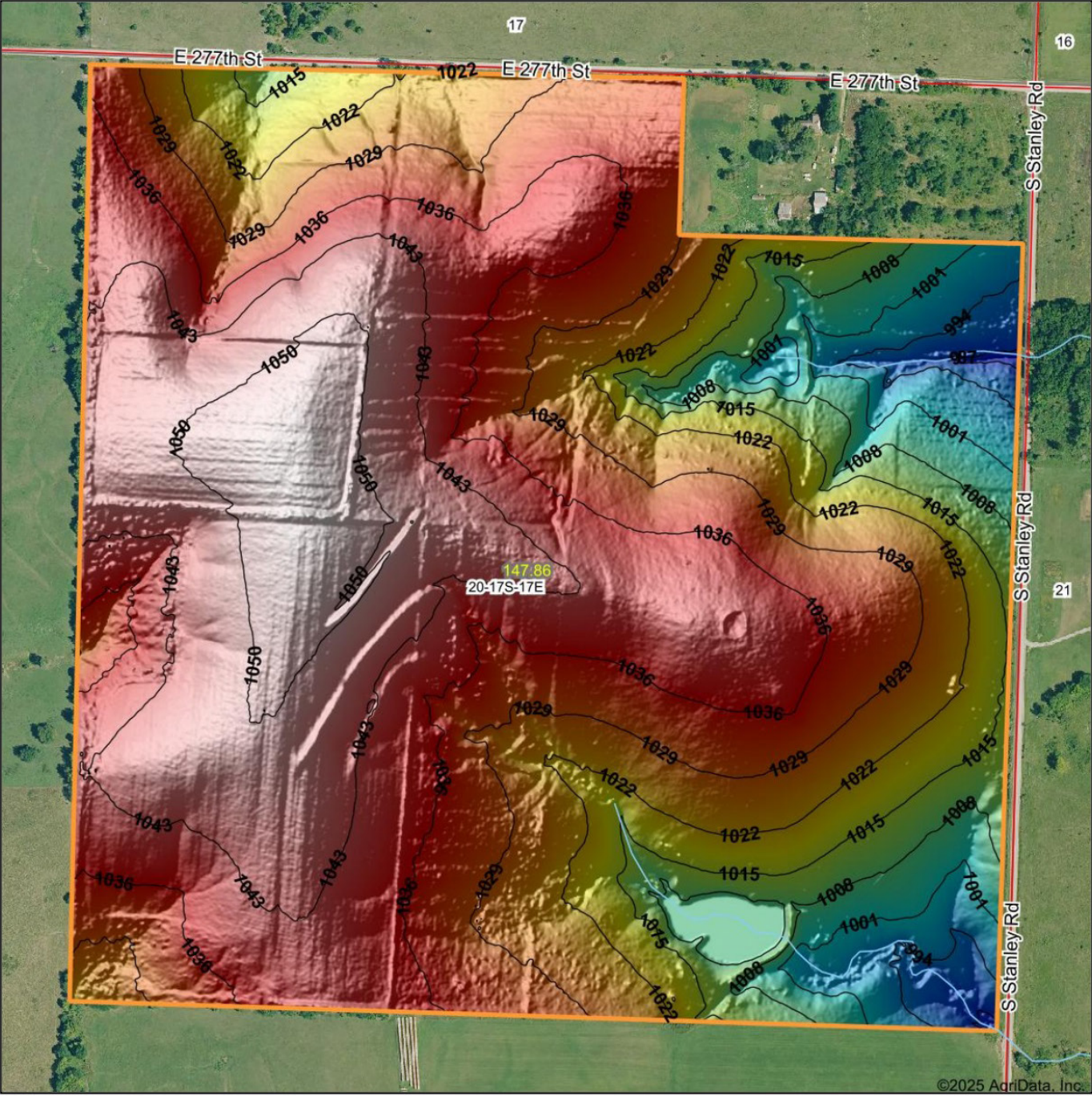
20-17S-17E
Osage County
Kansas

0ft 433ft 867ft



6/23/2025

HILLSHADE MAP



Maps Provided By:



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Source: USGS 1 meter dem
Interval(ft): 7
Min: 983.3
Max: 1,054.3
Range: 71.0
Average: 1,030.4
Standard Deviation: 15.12 ft

0ft 436ft 872ft

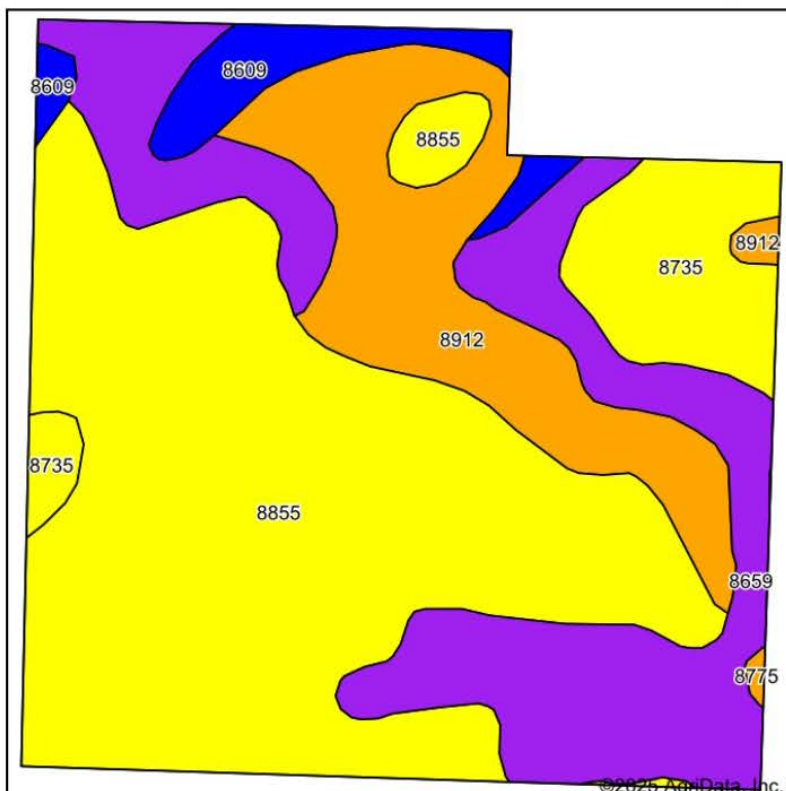


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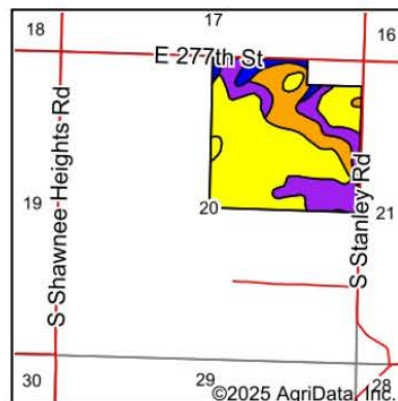
20-17S-17E
Osage County
Kansas

Boundary Center: 38° 33' 41.68, -95° 33' 1.9

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Osage**
 Location: **20-17S-17E**
 Township: **Agency**
 Acres: **147.86**
 Date: **6/23/2025**



Maps Provided By:



Area Symbol: KS139, Soil Area Version: 23

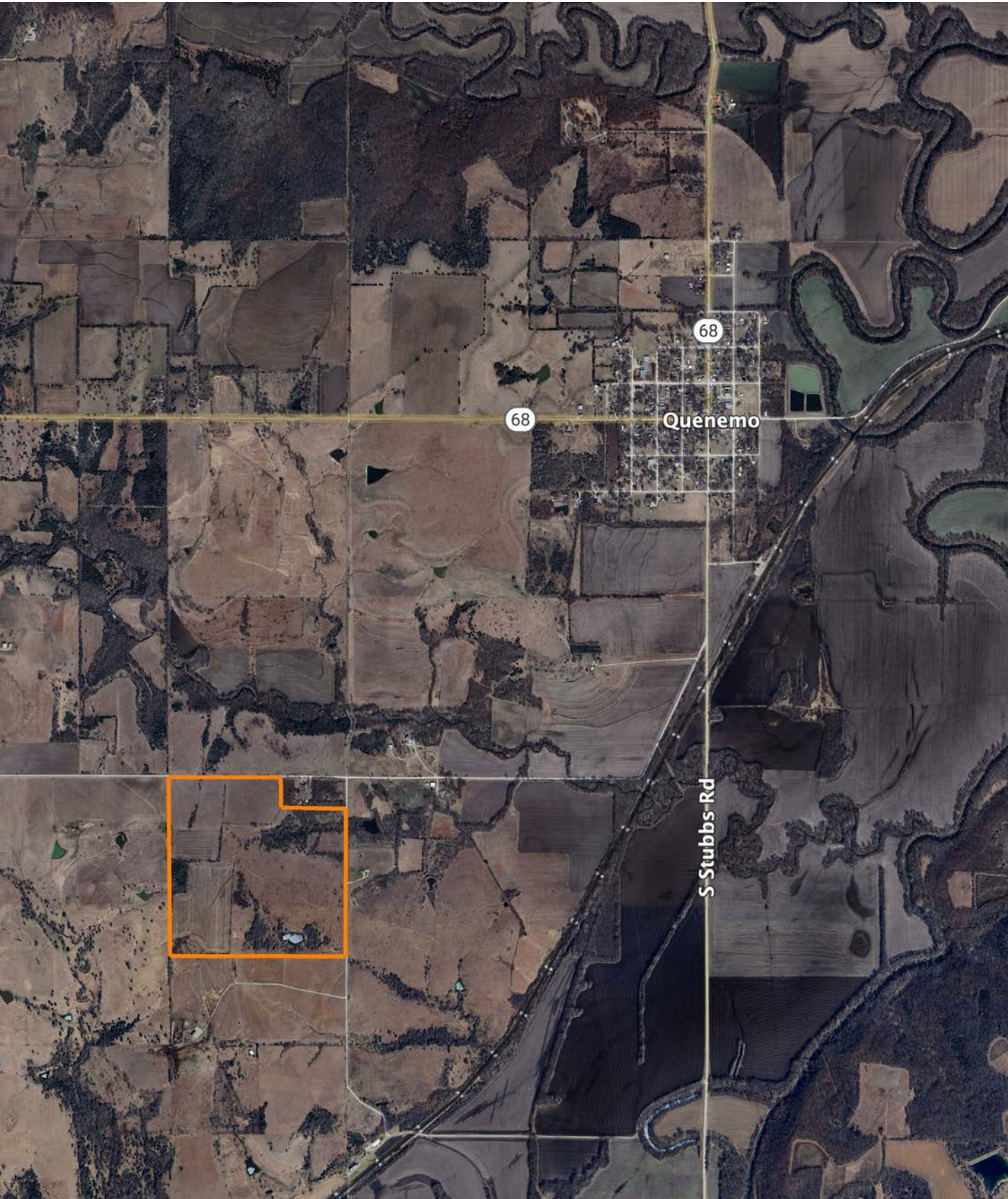
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
8855	Olpe-Kenoma complex, 1 to 3 percent slopes	73.08	49.4%		5.7ft. (Lithic bedrock)	IVe	4515	56	56	50	50	31
8659	Clareson-Eram complex, 3 to 15 percent slopes, very rocky	32.97	22.3%		2ft. (Lithic bedrock)	VIe	3935	43	43	29	31	16
8912	Summit silty clay loam, 3 to 7 percent slopes	23.24	15.7%		> 6.5ft.	IIIe	5153	68	68	56	58	53
8735	Eram silty clay loam, 3 to 7 percent slopes	12.13	8.2%		2.6ft. (Paralithic bedrock)	IVe	4116	58	58	45	41	43
8609	Aliceville silty clay loam, 1 to 3 percent slopes	6.21	4.2%		3.8ft. (Lithic bedrock)	Ile	5019	59	59	50	49	31
8775	Kenoma silt loam, 1 to 3 percent slopes	0.23	0.2%		5.7ft. (Lithic bedrock)	IIIe	3888	59	56	58	59	54
Weighted Average						4.20	4473.4	*n 55.3	*n 55.3	*n 45.9	*n 46.3	*n 32.1

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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
620.767.2926
TSiegle@MidwestLandGroup.com



MidwestLandGroup.com

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