

MIDWEST LAND GROUP PRESENTS

17 ACRES IN

OSAGE COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SECLUDED BARNDOMINIUM ON ACREAGE

Welcome to your own slice of country paradise and hobby farm! This beautiful property combines the best of peaceful rural living with all the modern conveniences your family needs. Set on a private drive and surrounded by mature trees and open pasture, it's the perfect place to put down roots.

The welcoming home features a metal roof, fenced yard, and plenty of outdoor space for kids, pets, and family gatherings. Step inside this 2,100 square foot, 3 bed, 2 bath barn home and you'll find a bright, open-concept layout designed for family living. The spacious living room features vaulted ceilings, recessed lighting, and plenty of natural light, creating a warm and welcoming gathering place. The large kitchen offers custom soft-close cabinetry, ample counter space, and room for cooking and entertaining with ease. An oversized and roomy utility and laundry room makes country living practical, complete with abundant cabinetry, counter space, and a utility sink.

Outside, enjoy your mornings and evenings in the covered patio, perfect for grilling, porch swings, or

simply taking in the sunset views. Beyond the home, you'll find a 2,400 square foot barn built in 2018 with cement floors, blown insulation, and it's rough plumbed in for a bathroom. Plenty of room for storage, workshop space, and equipment!

Just minutes away, Melvern Lake offers endless opportunities for outdoor adventure, from boating, fishing, and swimming to hiking trails and lakeside picnics. With campgrounds, beaches, and miles of shoreline, it's the perfect weekend getaway spot right in your backyard.

With plenty of pasture and a mix of open space and wooded areas, this property is ideal for hobby farming, 4-H projects, or simply just enjoying the seclusion and peaceful countryside. Whether you're dreaming of a working homestead, a cozy family retreat, or just a quiet place to enjoy the countryside, this property is move-in ready and waiting for you! Call Listing Agent Cody Thurston today at (620) 794-1229 for more information and to set up a showing!



PROPERTY FEATURES

PRICE: **\$387,500** | COUNTY: **OSAGE** | STATE: **KANSAS** | ACRES: **17**

- 2,100 sq. ft., 3 bed, 2 bath barndominium
- Quartz countertops
- Custom cabinets
- Oversized utility/mud room
- Open concept living room/kitchen
- Osage RWD 7
- Pond
- Steel frame barndominium
- 2,400 sq. ft. insulated shop
- 210 amp plug-in in shop
- 3 miles to Melvern Lake
- 37 miles to Emporia
- 40 miles to Topeka
- 76 miles to Overland Park



STEEL FRAME BARNDOMINIUM

Step inside this 2,100 square foot, 3 bed, 2 bath barn home and you'll find a bright, open-concept layout designed for family living.



QUARTZ COUNTERTOPS & CUSTOM CABINETS



OVERSIZED UTILITY/MUD ROOM

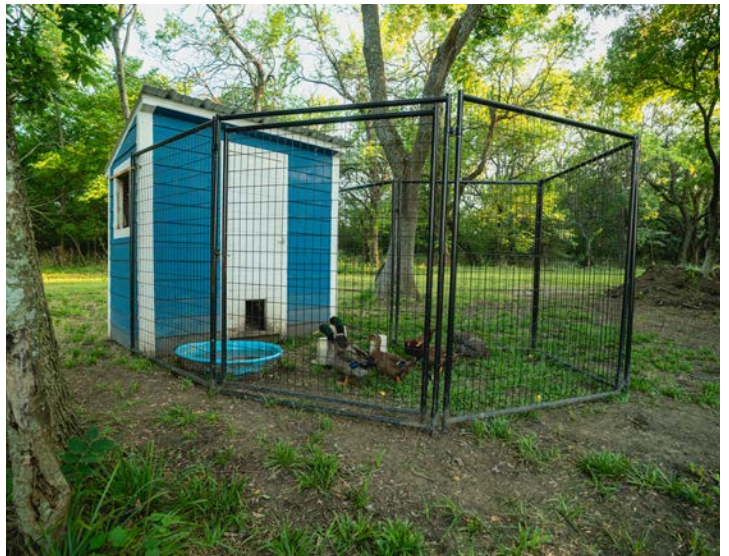


2,400 SQ. FT. INSULATED SHOP

Beyond the home, you'll find a 2,400 square foot barn built in 2018 with cement floors, blown insulation, and it's rough plumbed in for a bathroom. Plenty of room for storage, workshop space, and equipment!



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



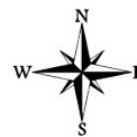
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Boundary Center: 38° 34' 23.47, -95° 46' 56.74

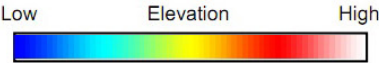
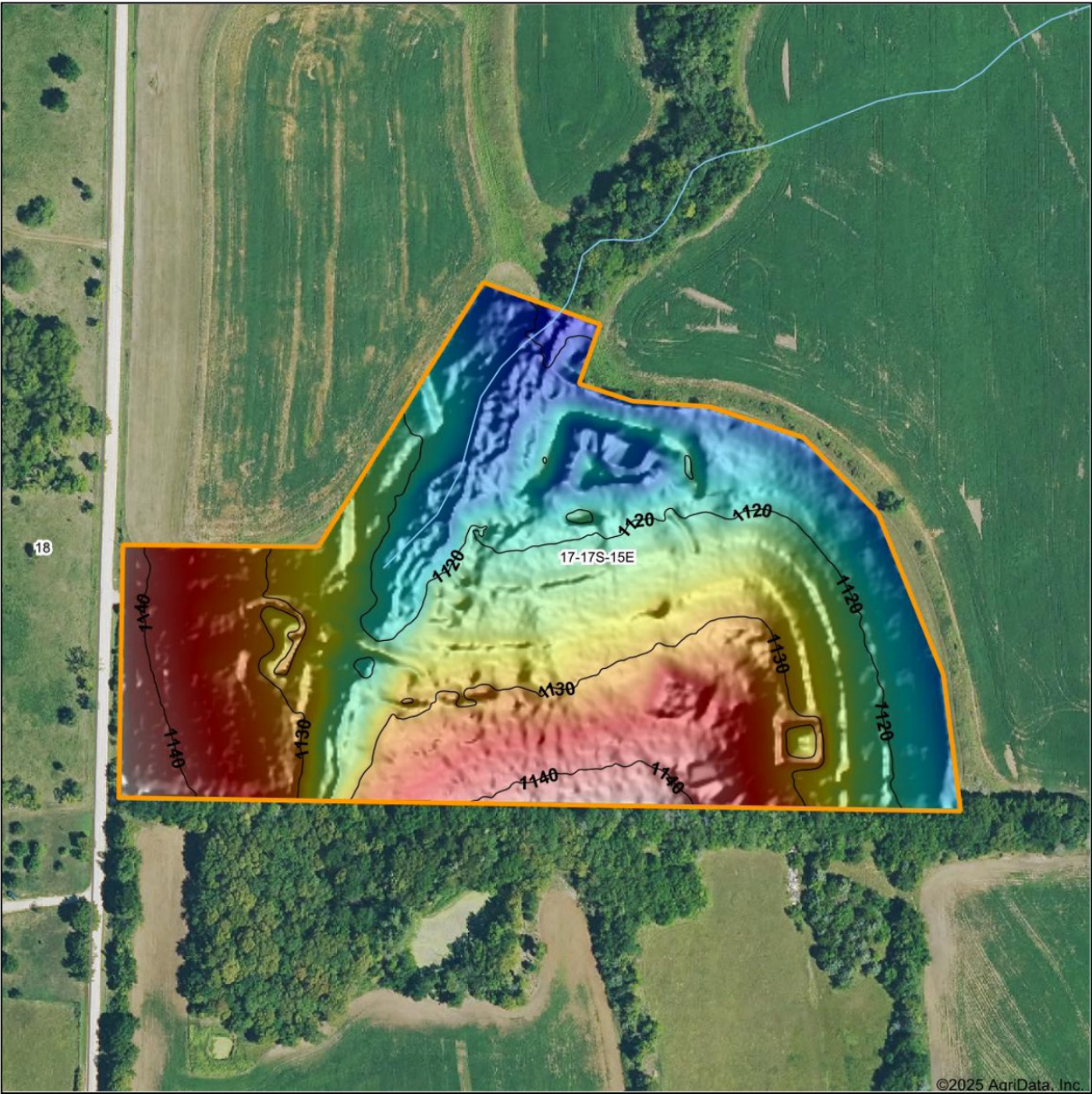
17-17S-15E
Osage County
Kansas

0ft 278ft 557ft



8/19/2025

HILLSHADE MAP



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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Source: USGS 1 meter dem
Interval(ft): 10
Min: 1,108.7
Max: 1,145.5
Range: 36.8
Average: 1,125.7
Standard Deviation: 8.73 ft

0ft 241ft 483ft

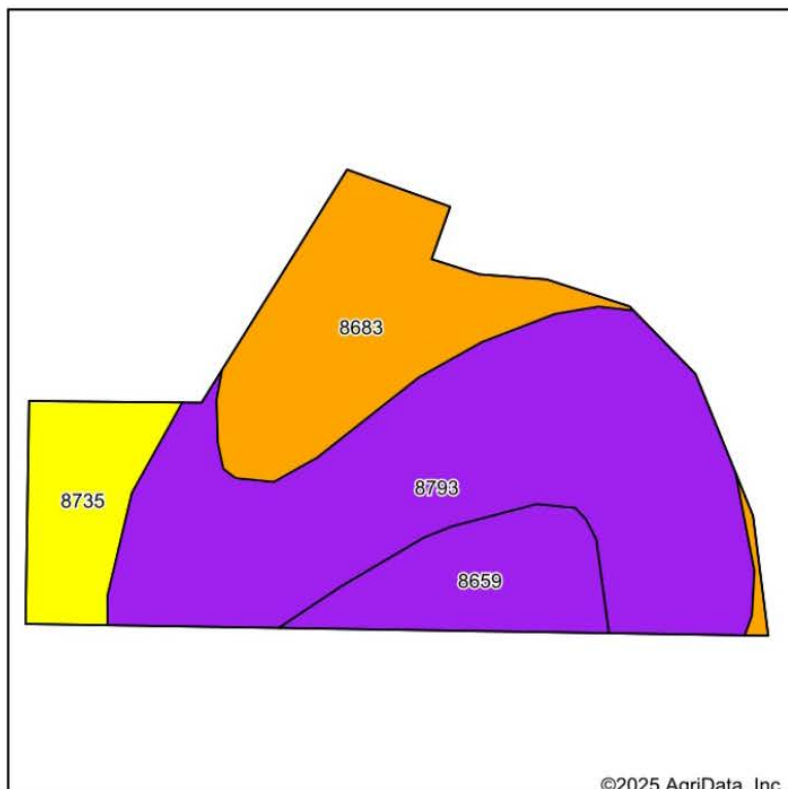


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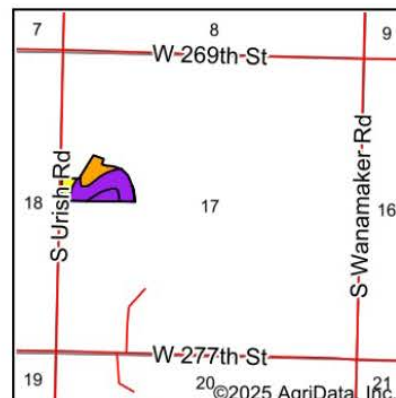
17-17S-15E
Osage County
Kansas

Boundary Center: 38° 34' 23.47, -95° 46' 56.74

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Osage**
 Location: **17-17S-15E**
 Township: **Olivet**
 Acres: **16.15**
 Date: **8/19/2025**



Maps Provided By:



Area Symbol: KS139, Soil Area Version: 23

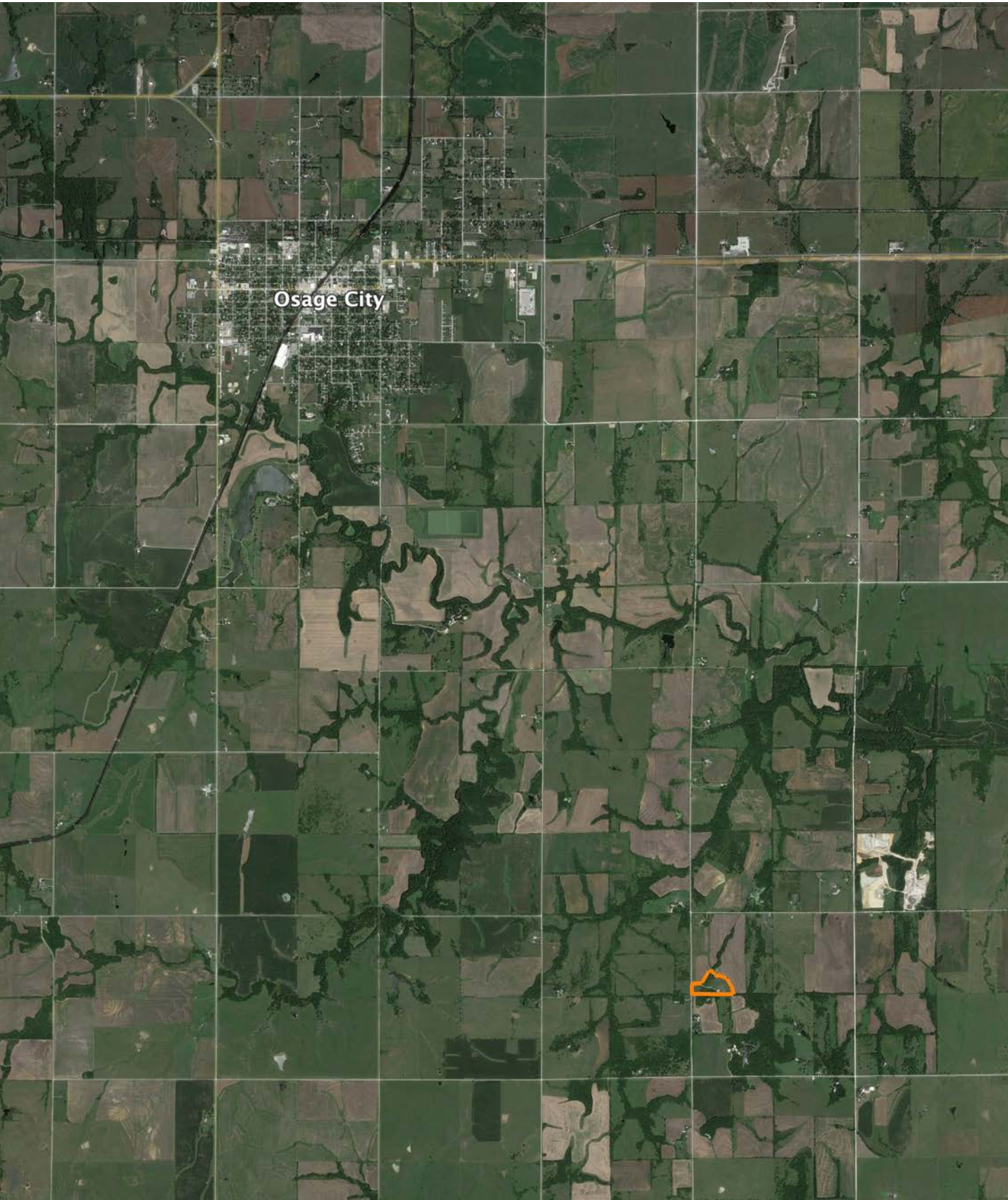
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
8793	Lebo-Summit complex, 8 to 12 percent slopes	8.66	53.6%		3.2ft. (Paralithic bedrock)	Vle	4875	63	63	54	52	31
8683	Dennis silt loam, 3 to 7 percent slopes	3.87	24.0%		> 6.5ft.	IIle	5048	76	76	60	65	66
8659	Clareson-Eram complex, 3 to 15 percent slopes, very rocky	1.94	12.0%		2ft. (Lithic bedrock)	Vle	3935	43	43	29	31	16
8735	Eram silty clay loam, 3 to 7 percent slopes	1.68	10.4%		2.6ft. (Paralithic bedrock)	IVe	4116	58	58	45	41	43
Weighted Average						5.07	4724.6	*n 63.2	*n 63.2	*n 51.5	*n 51.4	*n 38.8

*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

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,
LAND AGENT

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