

MIDWEST LAND GROUP PRESENTS

15 ACRES IN

OSAGE COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SECLUDED 15 +/- ACRES NEAR MELVERN LAKE

This 15 +/- acre property is located in southwest Osage County, just north of Melvern Lake. The property is very secluded and adjoins the Melvern Wildlife Area. The property is primarily a warm-season native grass hay meadow with timbered edges. There is one wooded draw with a small watering pond on the property. The diverse habitat provides whitetail deer, turkey, and upland bird hunting opportunities! The property has great views for a

future building site with 36 +/- feet of elevation change! The property is located on a dead-end, well-maintained year-round gravel road. Mineral rights are intact and will be transferred to the buyer at closing. There are no active leases or tenants' rights currently in place. This property would make a great future building site, or even a small recreational tract! Showings are by appointment only, and an agent must be present to enter the property.



PROPERTY FEATURES

PRICE: **\$114,525** | COUNTY: **OSAGE** | STATE: **KANSAS** | ACRES: **15**

- 15 +/- total acres
- Very secluded
- Warm-season native grass hay meadow
- Timbered draw and edges
- One watering pond
- Adjoins the Melvern Wildlife Area
- Whitetail deer, turkey, and upland bird hunting
- Kansas Deer Management Unit 14
- 36 +/- feet of elevation change
- Dead-end, well-maintained, year-round gravel road
- Mineral rights intact and transfer
- No active farm leases or tenants' rights currently in place
- 2024 taxes: \$60.38
- 7 miles from Reading, KS
- 10 miles from Osage City, KS



SECLUDED 15 +/- TOTAL ACRES



WARM-SEASON NATIVE GRASS HAY MEADOW



TIMBERED DRAW AND EDGES



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 38° 30' 17.01, -95° 50' 58.54

0ft 278ft 556ft



Maps Provided By:



© AgriData, Inc. 2023

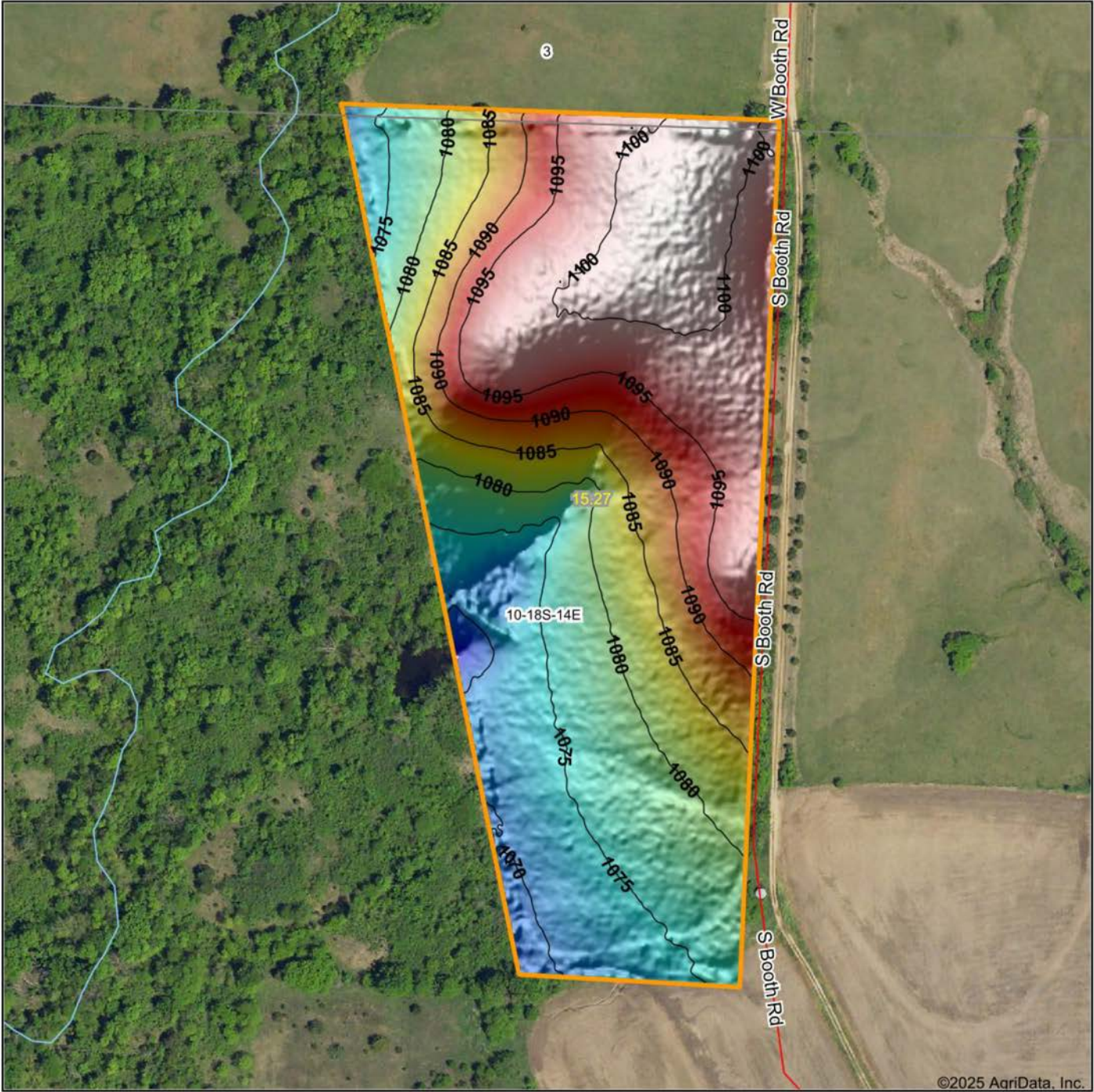
www.AgriDataInc.com

10-18S-14E
Osage County
Kansas



10/6/2025

HILLSHADE MAP



Low Elevation High



Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

Source: USGS 1 meter dem
Interval(ft): 5
Min: 1,065.5
Max: 1,101.7
Range: 36.2
Average: 1,085.7
Standard Deviation: 10.43 ft

0ft 238ft 475ft

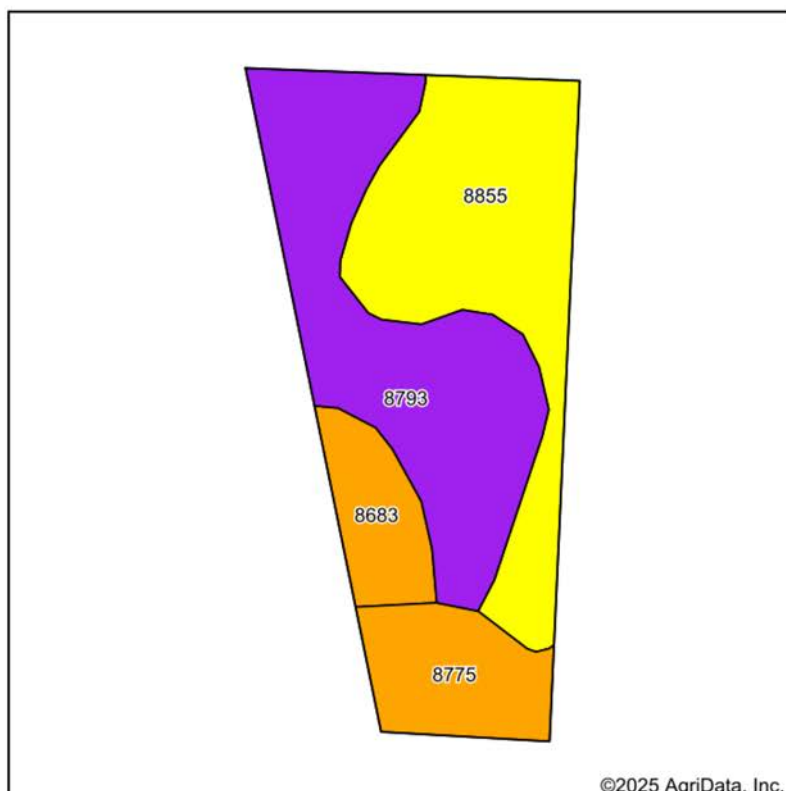


10/6/2025

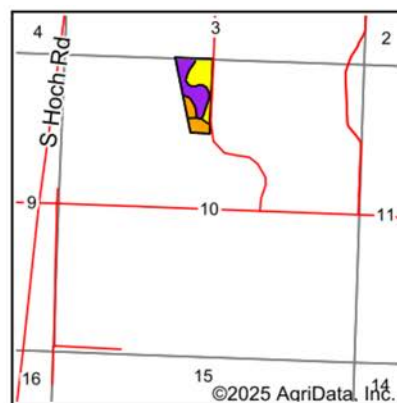
10-18S-14E
Osage County
Kansas

Boundary Center: 38° 30' 17.01, -95° 50' 58.54

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Osage**
 Location: **10-18S-14E**
 Township: **Arvon**
 Acres: **15.27**
 Date: **10/6/2025**



Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com



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	6.19	40.5%		3.2ft. (Paralithic bedrock)	Vle	4875	63	63	54	52	31
8855	Olpe-Kenoma complex, 1 to 3 percent slopes	5.68	37.2%		5.7ft. (Lithic bedrock)	IVe	4515	56	56	50	50	31
8775	Kenoma silt loam, 1 to 3 percent slopes	2.00	13.1%		5.7ft. (Lithic bedrock)	IIle	3888	59	56	58	59	54
8683	Dennis silt loam, 3 to 7 percent slopes	1.40	9.2%		> 6.5ft.	IIle	5048	76	76	60	65	66
Weighted Average						4.59	4627.7	*n 61.1	*n 60.7	*n 53.6	*n 53.4	*n 37.2

*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

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Alabama, Arkansas, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Minnesota, Mississippi, Missouri, Montana, Nebraska, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.