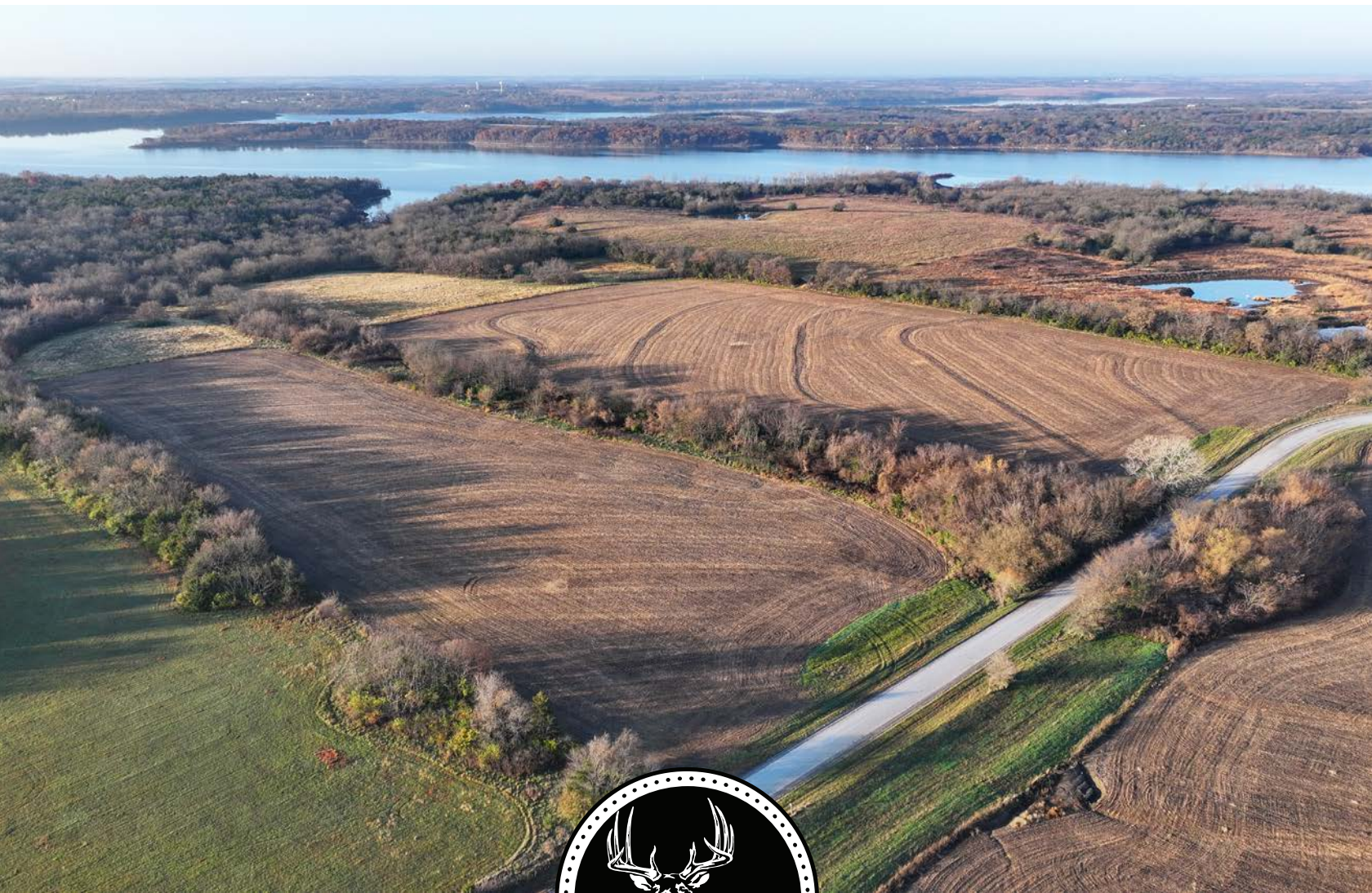


MIDWEST LAND GROUP PRESENTS

38 ACRES IN

OSAGE COUNTY KANSAS

EAST 209TH STREET, OVERBROOK, KS 66524



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

CROPLAND AND RECREATIONAL FARM NEAR POMONA LAKE

This 38 +/- acre tract in eastern Osage County sits just north of Pomona Lake and offers an exceptional blend of productive cropland and high-quality wildlife habitat. The farm includes approximately 34 +/- tillable acres currently in active production, primarily composed of silty clay loam soils. The cropland features 1-7% slopes, well-maintained terraces, established waterways, and clean field edges, carrying a NCCPI weighted average of 58.

The remaining 4 +/- acres consist of native grass edges, cool-season grass waterways, and wooded draws that border the tillable fields. These areas provide ideal bedding, cover, and natural travel corridors for wildlife. With abundant food sources from the cropland, the property offers excellent opportunities for whitetail deer, turkey, upland birds, and waterfowl.

Located along a well-maintained, year-round gravel road, the property also provides attractive views and topography suitable for a potential future building site. Mineral rights are intact and will transfer to the buyer at closing. The tillable acres are currently subject to an oral year-to-year farm lease.

This is a rare chance to own a productive, income-generating, wildlife-rich recreational property in a highly desirable area. Showings are by appointment only, and an agent must be present. Contact Trent Siegle at (620) 767-2926 for additional information, disclosures, trail camera photos, or to schedule a showing.



PROPERTY FEATURES

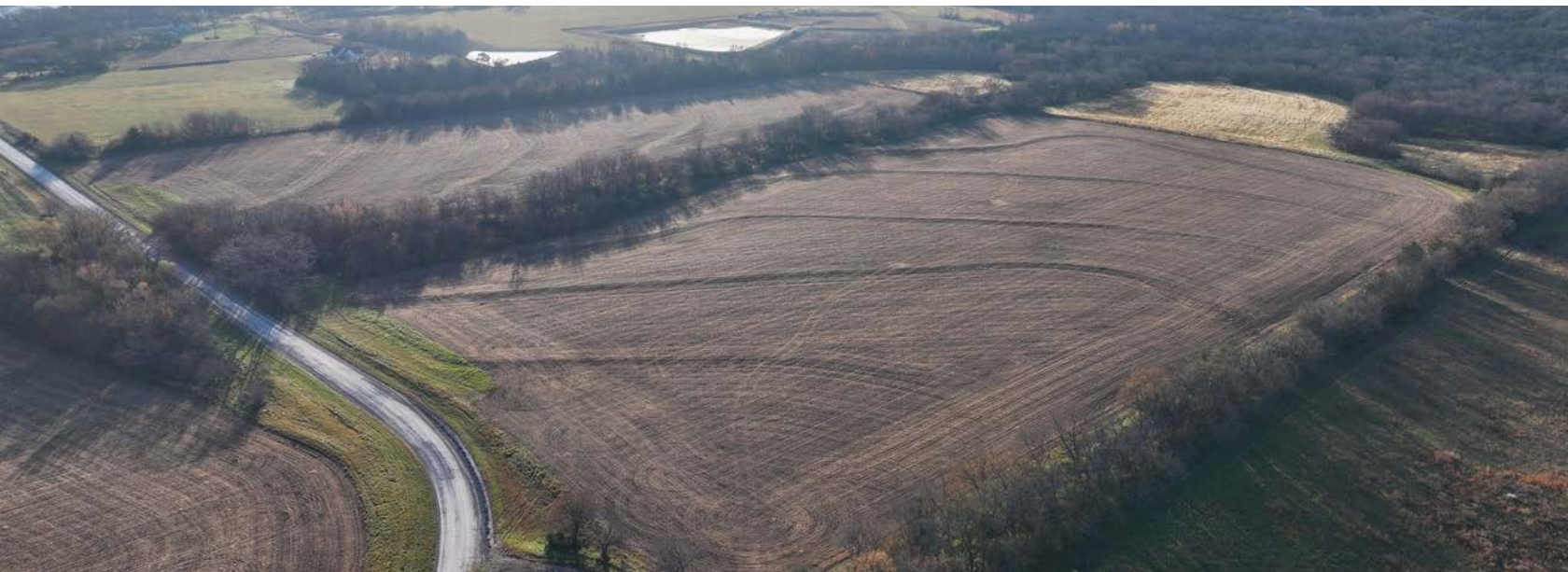
COUNTY: **OSAGE** | STATE: **KANSAS** | ACRES: **38**

- 38 +/- total acres
- 34 +/- tillable acres
- 4 +/- grass/timber acres
- Very secluded
- Near the Pomona Lake Wildlife Area
- Mixed warm and cool-season grass edges
- Timbered draws
- Silty clay loam soils
- 1 to 7 percent slopes
- NCCPI's overall weighted average of 58
- Well-kept terraces, waterway, and field edges
- ARC County crop election
- Whitetail deer, turkey, upland birds, and waterfowl hunting
- Trail camera photos available upon request
- Kansas Deer Management Unit 10
- 34 +/- feet of elevation change
- Well-maintained, year-round gravel road
- Mineral rights intact and transfer
- Oral year-to-year farm lease agreement currently in place
- 2024 taxes: \$185.90
- 8 miles from Overbrook, KS
- 31 miles from Topeka, KS



34 +/- TILLABLE ACRES

The cropland features 1–7% slopes, well-maintained terraces, established waterways, and clean field edges, carrying a NCCPI weighted average of 58.



NEAR THE POMONA LAKE WILDLIFE AREA



TIMBERED DRAWS

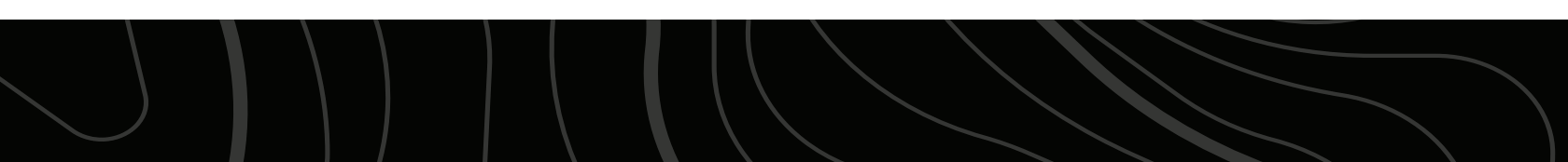


WELL-MAINTAINED GRAVEL ROAD

Located along a well-maintained, year-round gravel road, the property also provides attractive views and topography suitable for a potential future building site.



ADDITIONAL PHOTOS



AERIAL MAP



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Maps Provided By:

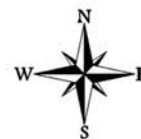


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Boundary Center: 38° 41' 10.35, -95° 35' 18.08

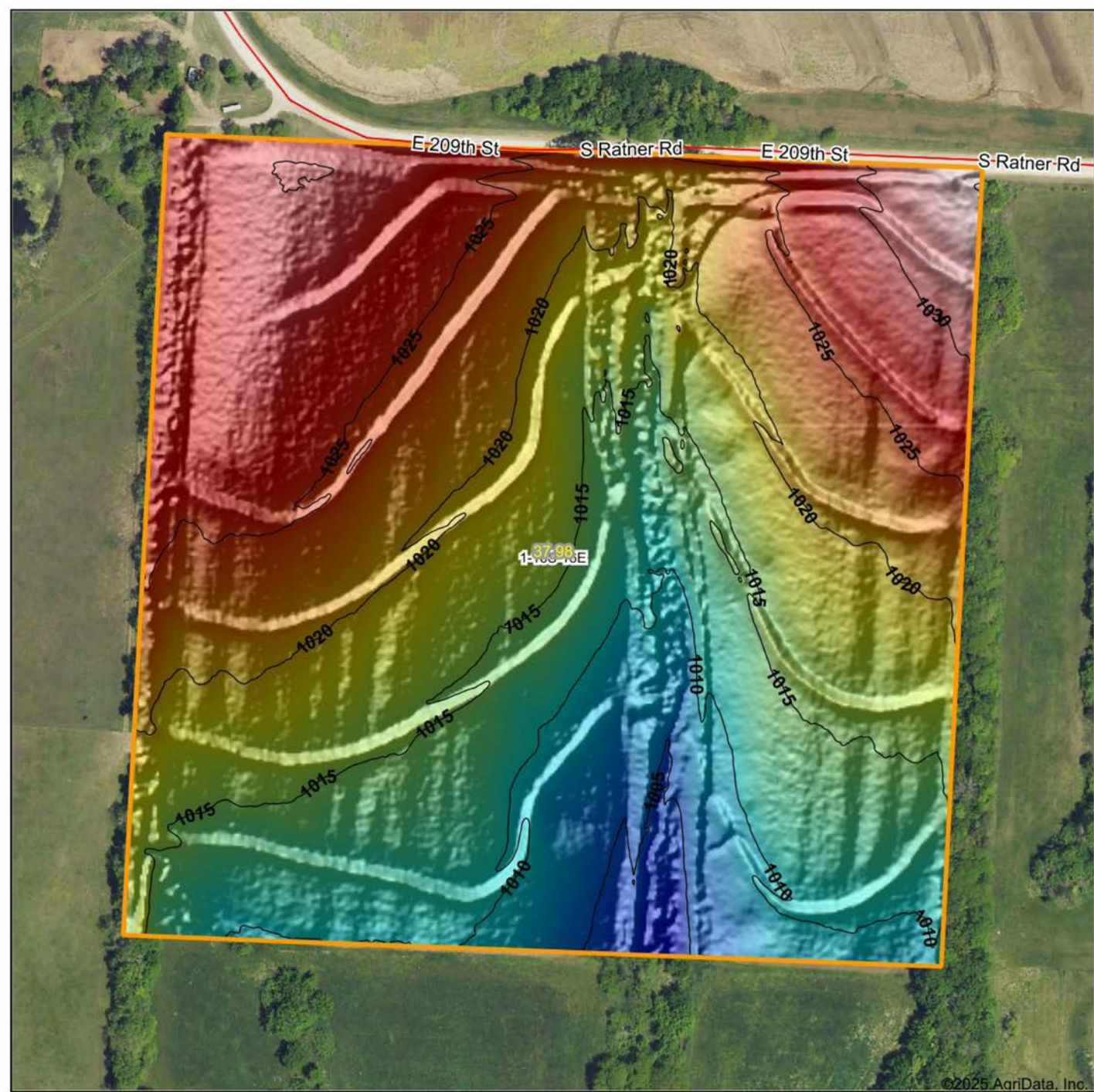
1-16S-16E
Osage County
Kansas

0ft 281ft 562ft

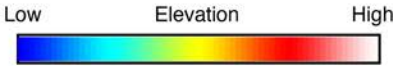


9/9/2025

HILLSHADE MAP



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Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
Interval(ft): 5
Min: 1,001.7
Max: 1,035.3
Range: 33.6
Average: 1,018.5
Standard Deviation: 6.92 ft

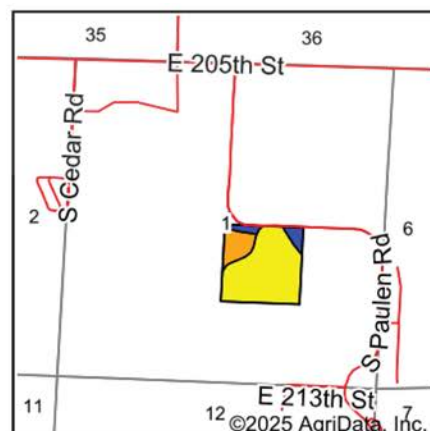
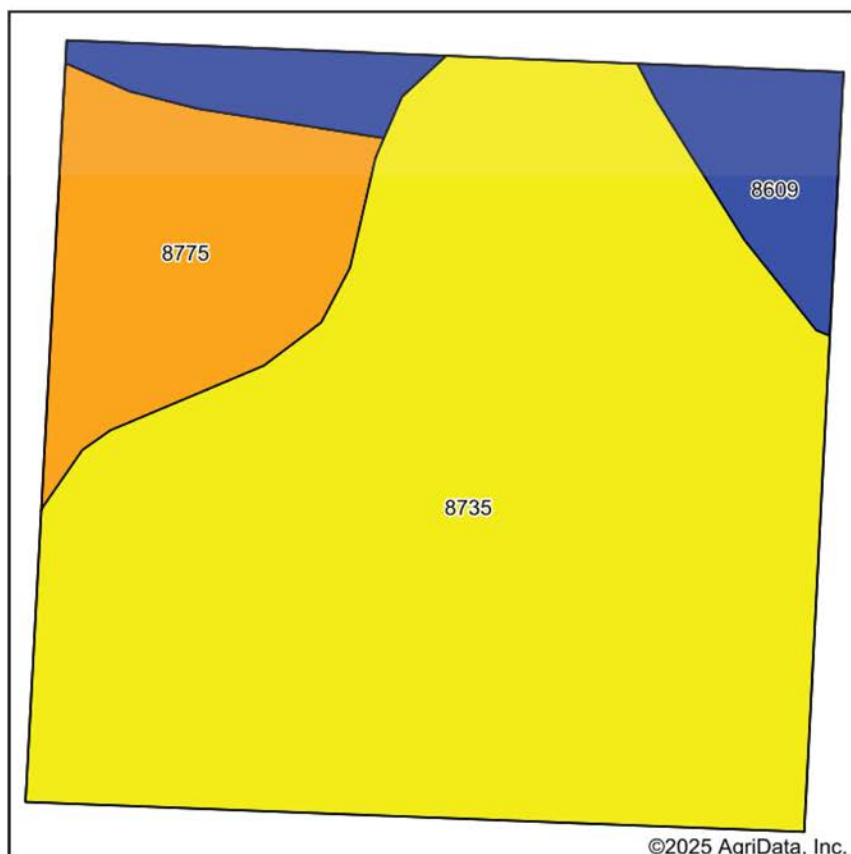


9/9/2025

1-16S-16E
Osage County
Kansas

Boundary Center: 38° 41' 10.35, -95° 35' 18.08

SOILS MAP



State: **Kansas**
 County: **Osage**
 Location: **1-16S-16E**
 Township: **Junction**
 Acres: **37.98**
 Date: **9/9/2025**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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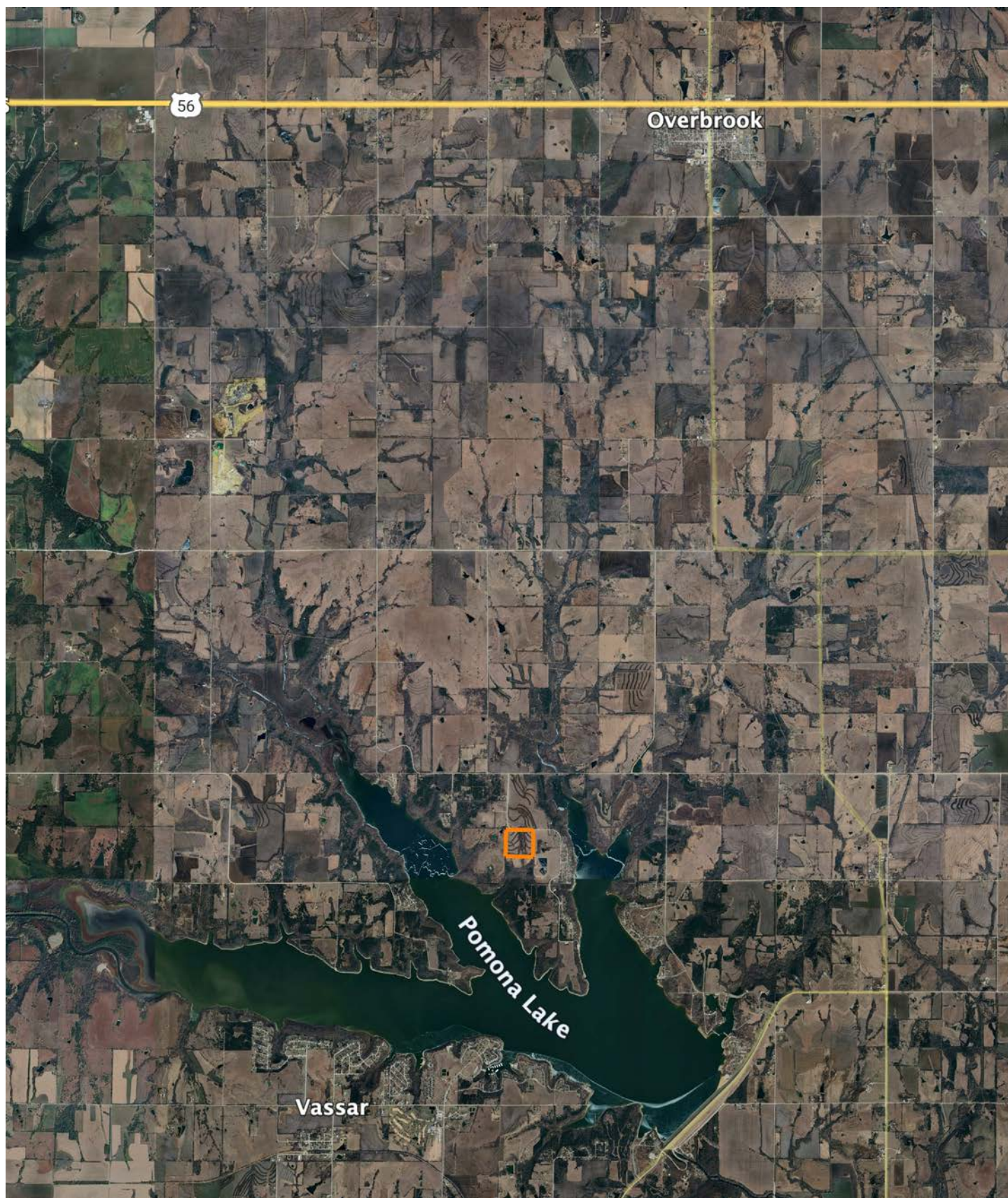
Area Symbol: KS139, Soil Area Version: 23

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
8735	Eram silty clay loam, 3 to 7 percent slopes	29.09	76.6%		2.6ft. (Paralithic bedrock)	IVe	4116	58	58	45	41	43
8775	Kenoma silt loam, 1 to 3 percent slopes	5.54	14.6%		5.7ft. (Lithic bedrock)	IIle	3888	59	56	58	59	54
8609	Aliceville silty clay loam, 1 to 3 percent slopes	3.35	8.8%		3.8ft. (Lithic bedrock)	Ile	5019	59	59	50	49	31
Weighted Average						3.68	4162.4	*n 58.2	*n 57.8	*n 47.3	*n 44.3	*n 43.5

*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
620.767.2926
TSiegle@MidwestLandGroup.com



MidwestLandGroup.com

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