

MIDWEST LAND GROUP PRESENTS

657 ACRES IN

OSBORNE COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

HARD TO BEAT HUNTING RANCH IN NORTH CENTRAL KANSAS

In what is one of Kansas' best-kept secrets for giant whitetail deer and all-around excellent hunting, you would be hard-pressed to find a better ranch. This area of Kansas is arguably some of the best bang-for-the-buck value when it comes to price per acre and hunt quality. World-class whitetails are consistently produced in this region thanks to its overall habitat quality, ample nutrient-dense food sources, seclusion, and relatively low hunting pressure. These factors create the perfect environment to allow whitetail deer to reach full maturity and potential. When properties like this are set up and managed the right way, there's no doubt they will consistently produce a hunting experience that can stand toe-to-toe with anything in the Midwest.

Road access along three sides of this 657 +/- acre gem allows easy access to hunt any wind without compromising the hunt to follow. Currently, two Redneck Blinds sit on either side of the massive central bedding area atop 10' towers overlooking nearly every inch of the ranch. For a less intrusive glassing experience, one of the highest points in the county is located at the southwest corner of the ranch, which provides an easy-to-access panoramic view for miles around, perfect for glassing the entire ranch prior to a hunt.

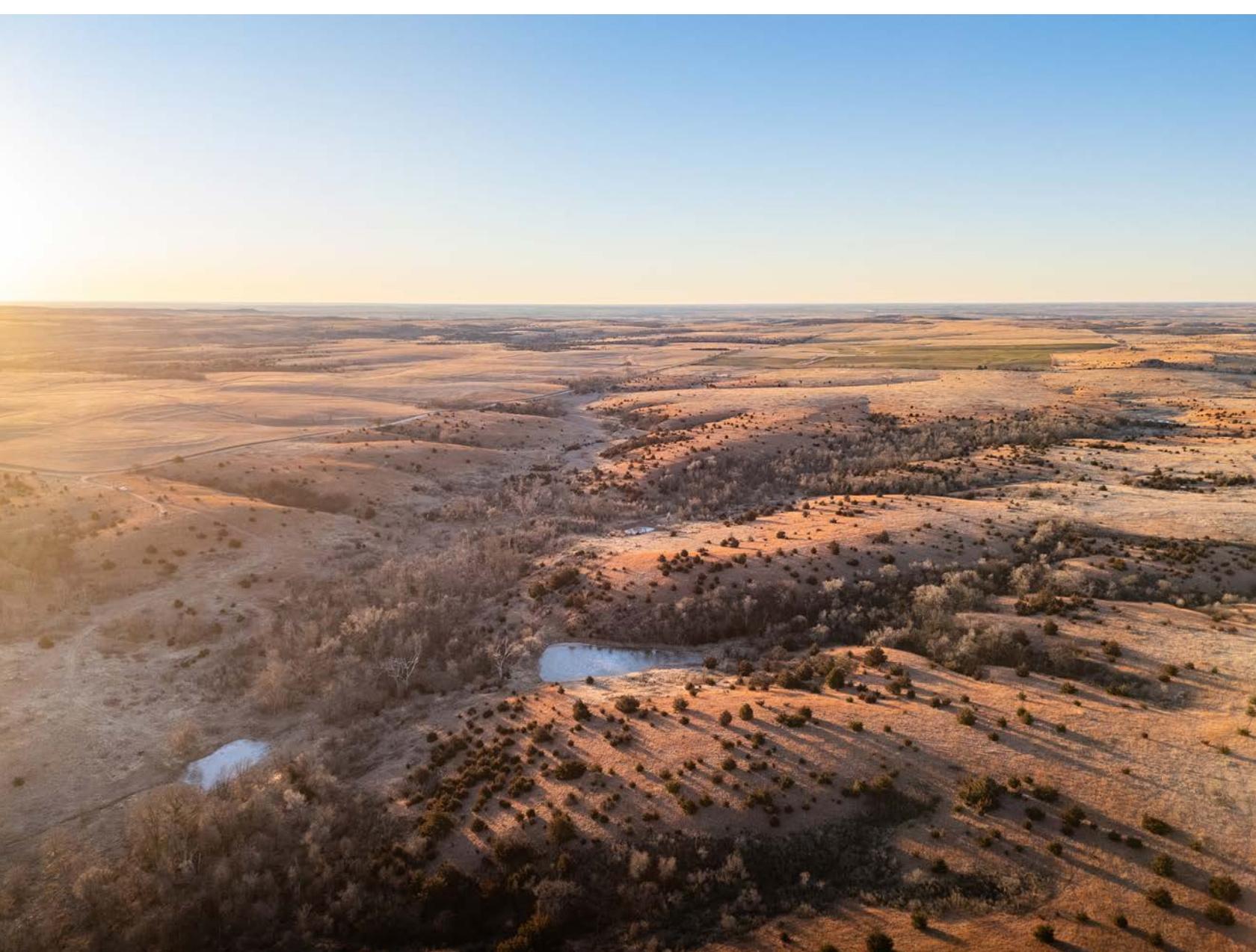
There is approximately 200 +/- acres of actively farmed cropland acres with more that could be added. The layout of this cropland is perfect for funneling deer movement up and out of thousands of acres of surrounding bedding areas. Miles of road-less and mostly cropland-less acres funnel up to these cropland acres that have an incredible amount of edge. There is no shortage of stand locations that would provide an easy to access and highly efficient hunting experience. There are six different ponds and multiple wells that provide water year-round, and additional set-up locations that can be developed.

The quality of cover on this ranch is second to none. The entire ranch is covered in impressively thick native grasses, scattered cedars, and thickly timbered draws. The wildlife simply has everything they could possibly need within the boundaries of this ranch. It is not only full of whitetail deer, but the property boasts one of the most robust quail populations I have seen to date. Coveys can be found throughout the entire ranch, along with some pheasants and Rio Grande turkeys in the spring. For the avid outdoorsman, this ranch excels in all aspects and comes at a great value. Opportunities to procure a ranch of this caliber do not come around very often. Reach out to the listing agent to get more information on this incredible ranch!

PROPERTY FEATURES

COUNTY: **OSBORNE** | STATE: **KANSAS** | ACRES: **657**

- 657 +/- acres in Osborne County, KS
- Extremely secluded
- 200 +/- acres of active cropland
- More cropland could be broken out
- One of the highest points in the county at southwest corner
- Live spring
- Multiple wells
- Multiple ponds
- Thick native cover
- Giant whitetail bucks
- A-plus hunting farm
- Rio Grande turkeys
- Robust upland bird numbers

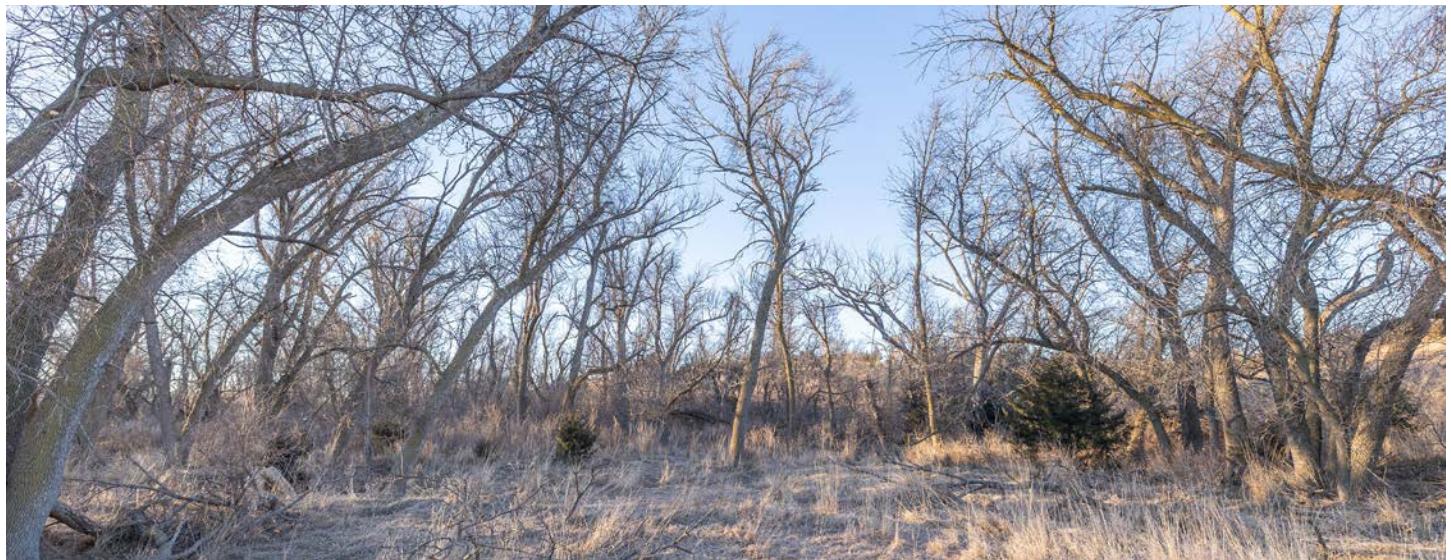


A-PLUS HUNTING FARM

World-class whitetails are consistently produced in this region thanks to its overall habitat quality, ample nutrient-dense food sources, seclusion, and relatively low hunting pressure.



THICKLY TIMBERED DRAWS



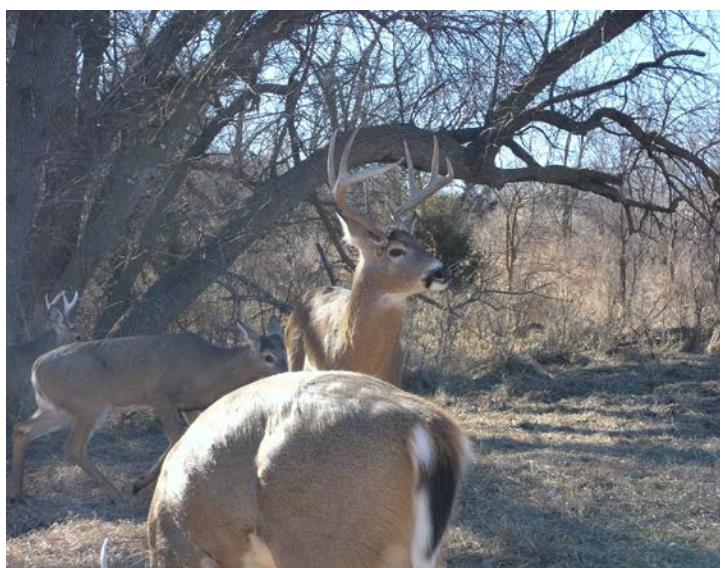
MULTIPLE PONDS & LIVE SPRING



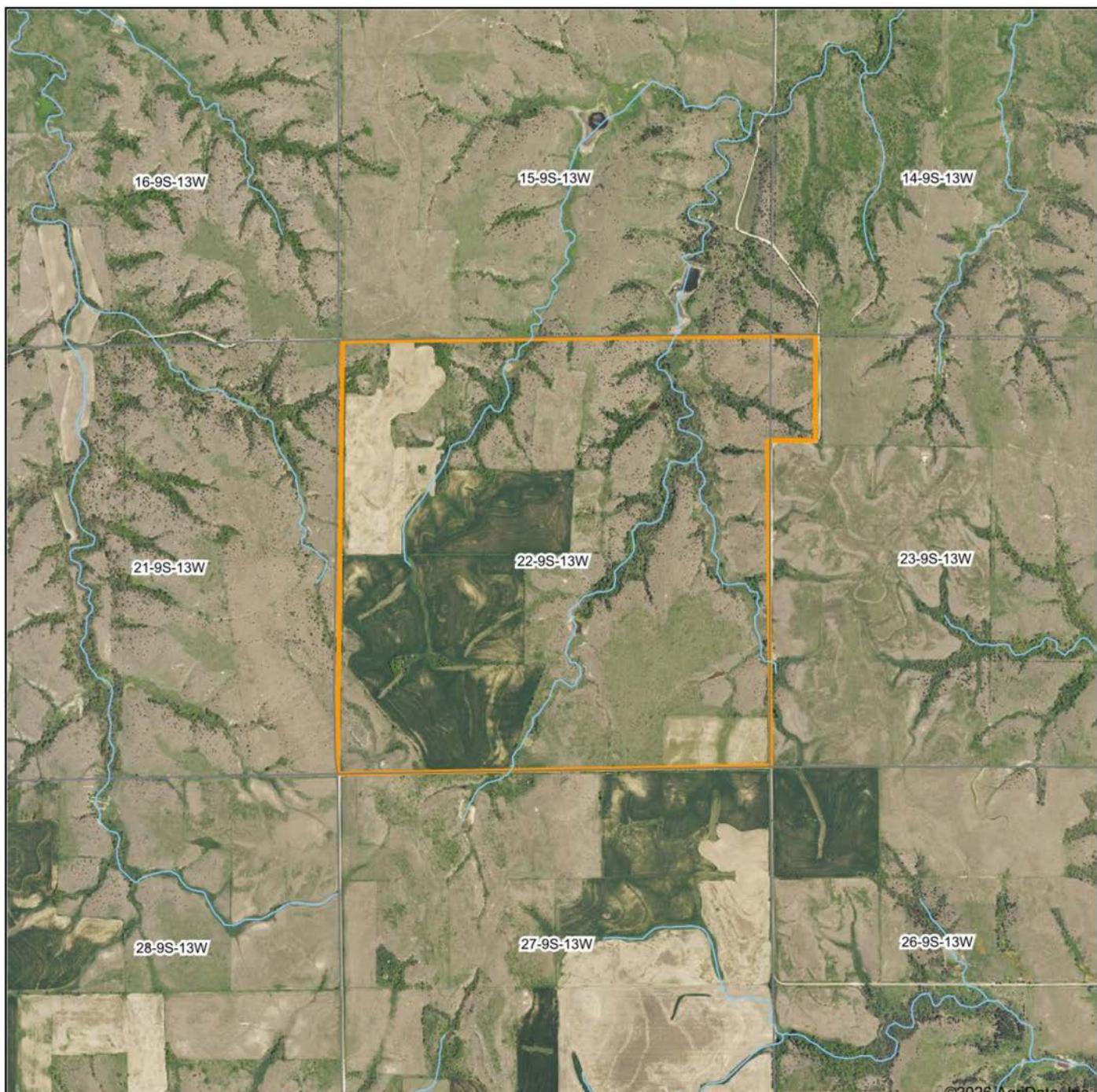
200 +/- ACRES OF ACTIVE CROPLAND



TRAIL CAM PICTURES



AERIAL MAP



Maps Provided By:



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Boundary Center: 39° 15' 24.79", -98° 45' 34.02"

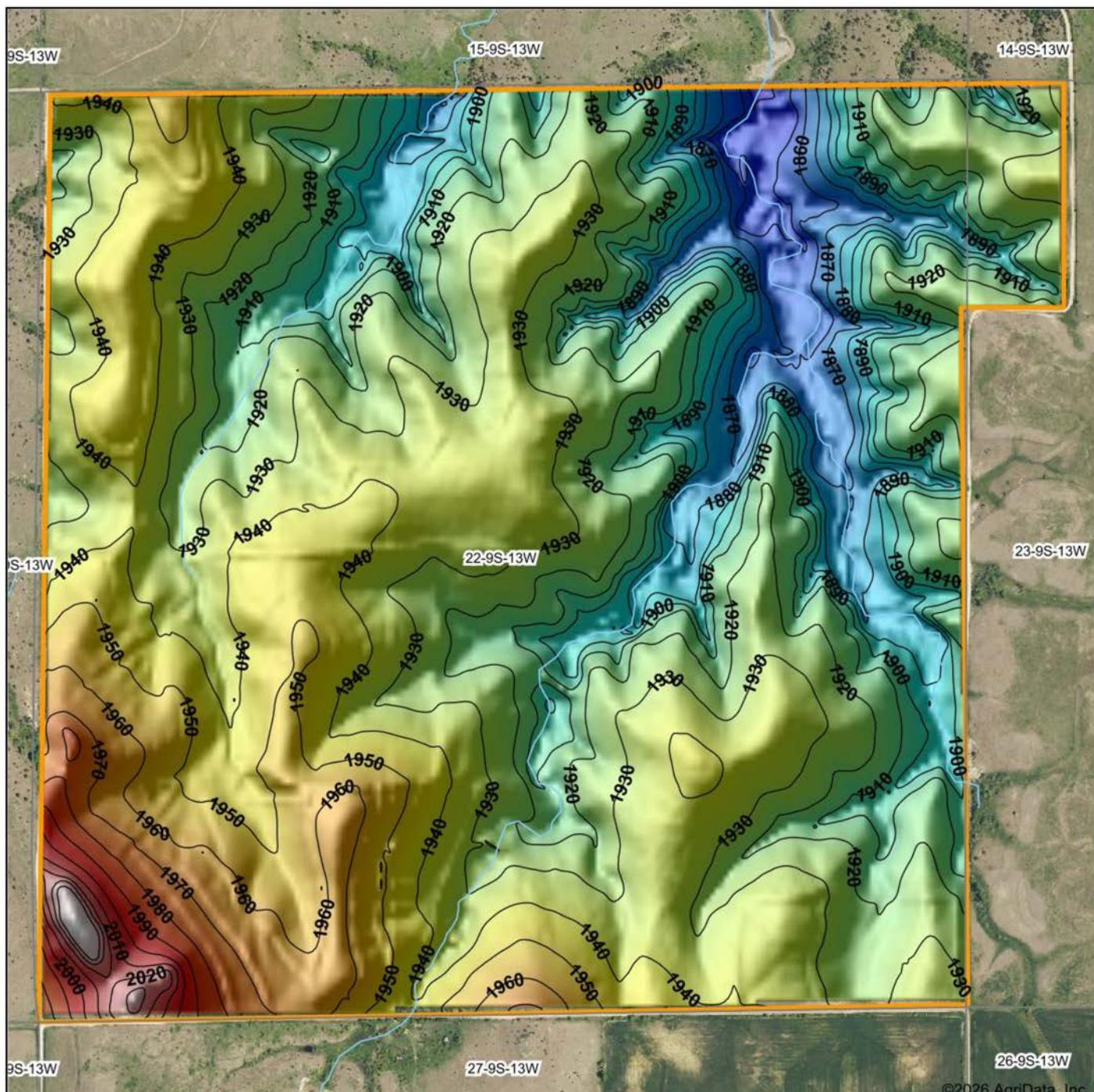
0ft 1917ft 3833ft

22-9S-13W
Osborne County
Kansas



1/26/2026

HILLSHADE MAP



Source: USGS 10 meter dem

0ft 891ft 1782ft

Interval(ft): 10

Min: 1,837.2

Max: 2,049.8

Range: 212.6

Average: 1,925.6

Standard Deviation: 28.51 ft



22-9S-13W
Osborne County
Kansas

1/26/2026

Boundary Center: 39° 15' 24.79", -98° 45' 34.02"

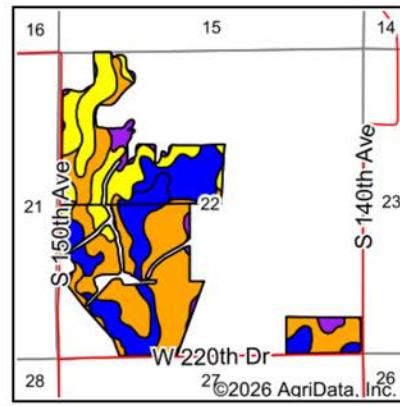
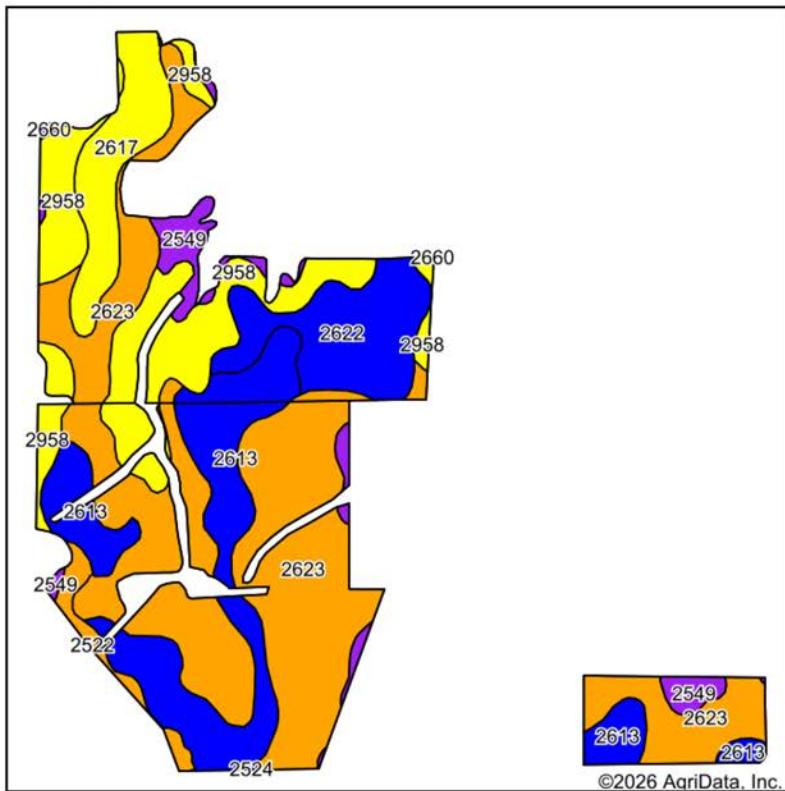


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SOILS MAP



State: **Kansas**
 County: **Osborne**
 Location: **22-9S-13W**
 Township: **Covert**
 Acres: **218.69**
 Date: **1/26/2026**



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Area Symbol: KS141, Soil Area Version: 23

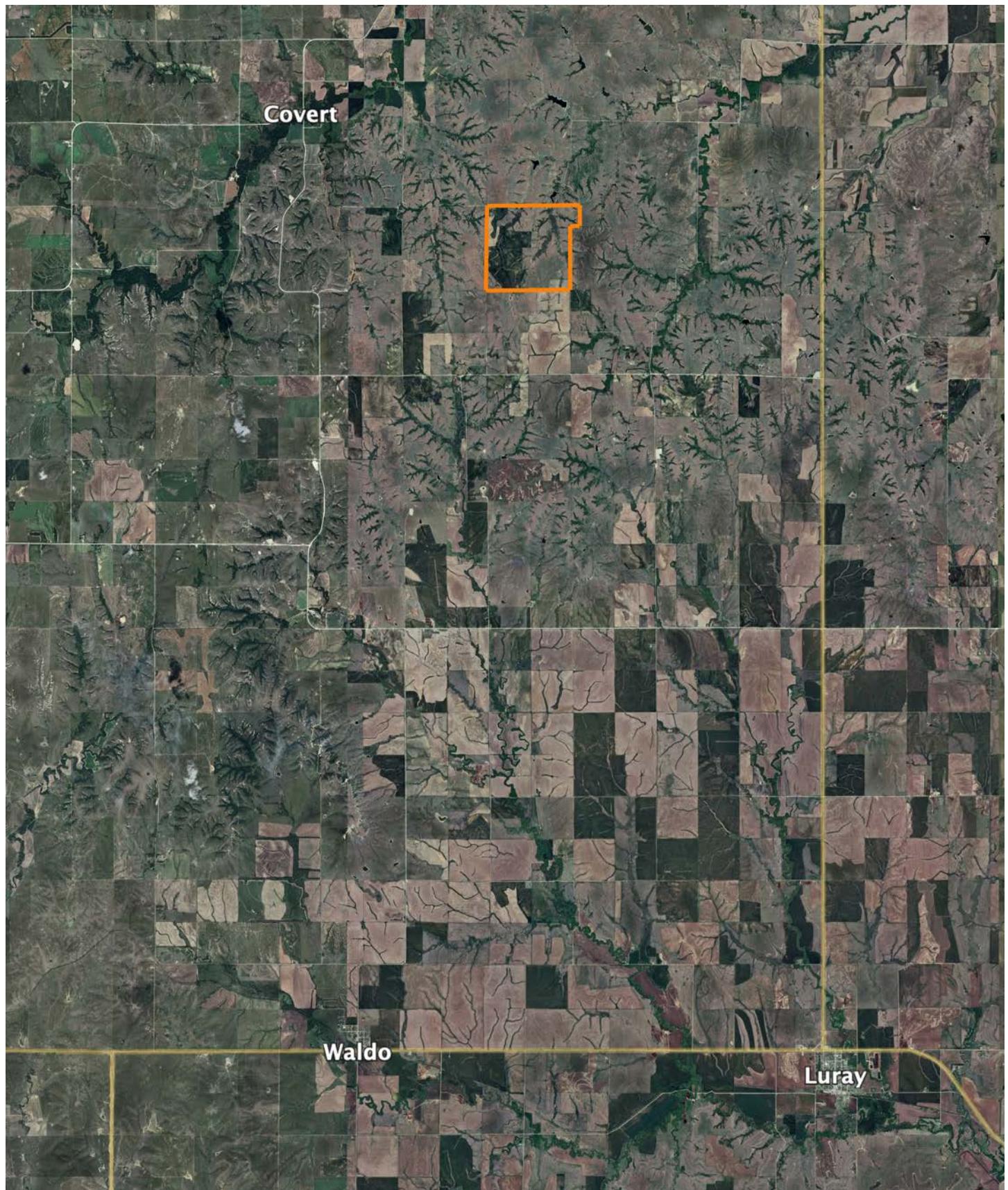
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans	
2623	Harney-Mento complex, 3 to 7 percent slopes	93.00	42.5%	Orange	4.1ft. (Lithic bedrock)	IIIe	2962	62	45	62	
2613	Harney silt loam, 1 to 3 percent slopes	41.81	19.1%	Blue	> 6.5ft.	IIe	3002	68	51	68	
2958	Wakeen-Mento complex, 3 to 7 percent slopes	34.41	15.7%	Yellow	2.6ft. (Paralithic bedrock)	IVe	2865	56	38	56	
2622	Harney-Mento complex, 1 to 3 percent slopes	20.75	9.5%	Blue	4.1ft. (Lithic bedrock)	IIe	2960	64	47	64	
2617	Harney silty clay loam, 3 to 7 percent slopes, eroded	15.44	7.1%	Yellow	> 6.5ft.	IVe	2972	58	44	58	
2549	Brownell-Wakeen complex, 8 to 20 percent slopes	9.16	4.2%	Purple	2.5ft. (Lithic bedrock)	Vle	2473	37	27	37	
2522	Armo silt loam, 3 to 7 percent slopes	3.76	1.7%	Orange	> 6.5ft.	IIIe	2673	56	36	55	
2660	Heizer-Brownell complex, 5 to 30 percent slopes	0.36	0.2%	Purple	1.2ft. (Lithic bedrock)	VIIIs	2221	26	18	24	
Weighted Average							3.07	2928.2	*n 60.9	*n 44.2	*n 60.9

*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

An avid hunter, Cole spends his free time outdoors. He loves chasing giant whitetails and other big game, as well as turkey and upland hunting. Born in Hays, Kansas, Cole enjoys scouting and running cameras across the state, as well as shed hunting, doing conservation work and habitat improvements on the family farm, and introducing youth to the great outdoors. With a knack for harvesting world-class whitetails, Cole has killed two bucks over 200" and many over the Boone & Crockett mark.

Cole attended Fort Hays State University where he earned his Bachelor's degree in Biology, researching fawn recruitment and mortality in whitetail deer, mule deer, and elk. While in school, Cole worked in the state conservation department, helping manage and improve local state wildlife areas. After earning his Bachelor's degree, Cole pursued a career in land real estate to fulfill his passion for land and its native inhabitants. At Midwest Land Group, he's able to bring extensive knowledge on all things outdoors, thanks to a lifetime immersed in hunting, agriculture, and ranching.

This driven agent strives to make both buyers and sellers leave the table with a smile on their face. Between his grasp on creating and improving farms, from food plot placement to improving native cover, and his vast network of landowner relationships, Cole is able to help his clients plan their next move. If you're ready to buy or sell, give Cole a call.



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