

MIDWEST LAND GROUP PRESENTS

80.5 ACRES IN

OSAGE COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

THE ULTIMATE SECLUDED HONEY HOLE IN OSAGE COUNTY

This 80 +/- acre turn-key hunting farm in eastern Osage County, Kansas, is the kind of property serious hunters wait years to find. A proven big buck producer, this farm has an outstanding history of mature whitetails supported by extensive trail camera history.

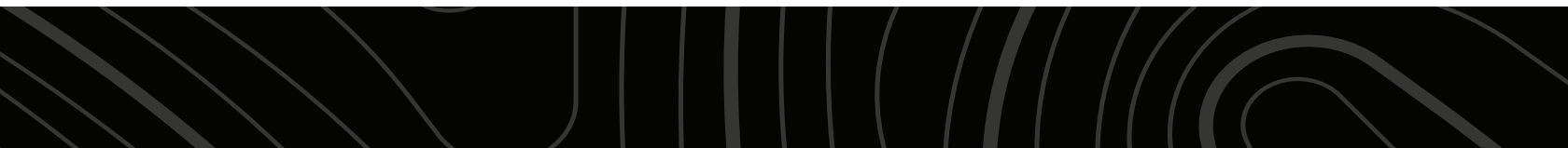
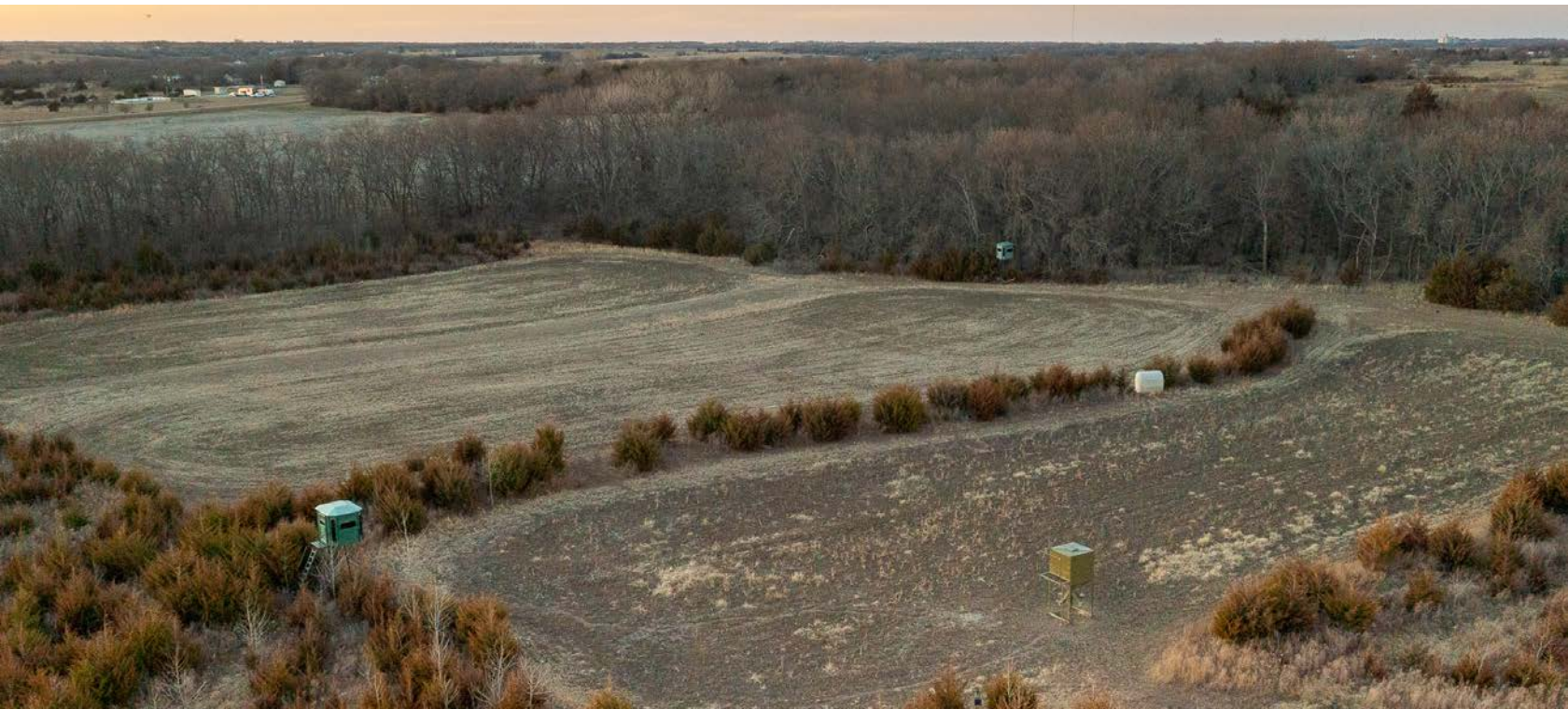
It boasts an exceptional mix of timbered draws, cedar and dogwood thickets, warm-season native grasses, and established food plots, creating ideal bedding, feeding, and travel corridors. Thick brushy cover, food, and water. This property definitely has it all!

Multiple wet-weather creeks and ponds are the water supply for the wildlife on the farm. In addition to elite whitetail hunting, the farm supports strong turkey and

quail numbers, making it a well-rounded farm, not just a whitetail farm.

Located in Kansas Deer Management Unit 10, the property features excellent access via 197th Street, metal swinging gates, and interior trails, all while remaining secluded and less than a half a mile from hard road surface access.

This is a rare, ready-to-hunt farm that checks every box, habitat diversity, water, access, and proven results. Properties like this don't last long. If you're looking for a true Kansas honey hole, this one is a must-see! Contact listing agent Cody Thurston today at (620) 794-1229!



PROPERTY FEATURES

COUNTY: **OSAGE** | STATE: **KANSAS** | ACRES: **80.5**

- 2 Redneck Buck Palaces on 10' stands
- 2 Texas Wildlife 5,000 lb feeders
- 1 Redneck Haybale blind
- Mineral rights intact and transferring
- Diverse habitat
- Multiple wet-weather creeks
- Multiple ponds
- Taxes \$634.00
- 7 miles from Overbrook
- 10 miles from Quenemo
- 61 miles to Overland Park



DIVERSE HABITAT



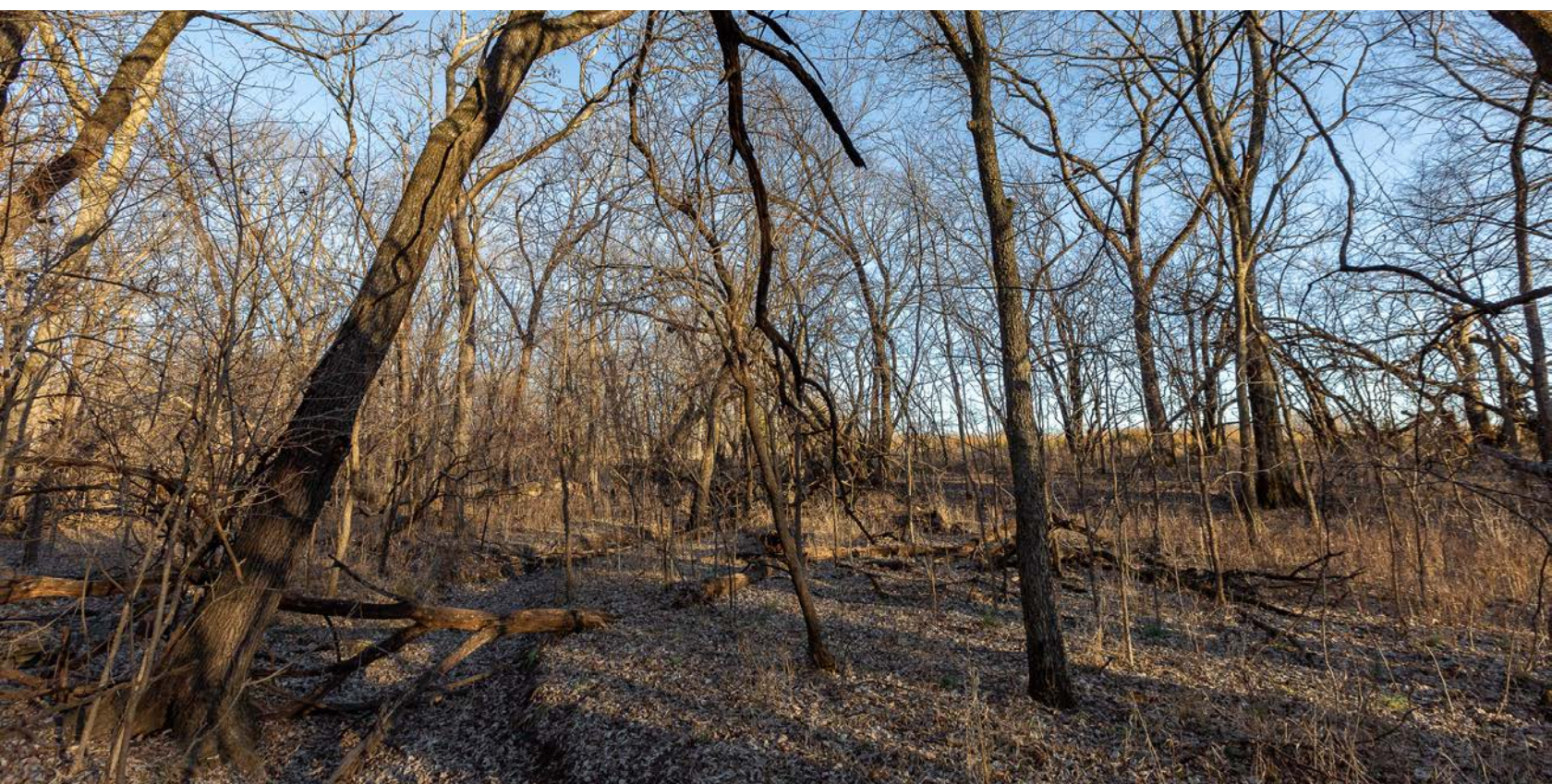
2 TEXAS WILDLIFE 5,000 LB FEEDERS



2 REDNECK BUCK PALACES & 1 HAYBALE BLIND



MULTIPLE WET-WEATHER CREEKS & PONDS



TRAIL CAM PICTURES



AERIAL MAP



Boundary Center: 38° 42' 48.62, -95° 31' 51.6

0ft 830ft 1659ft



Maps Provided By



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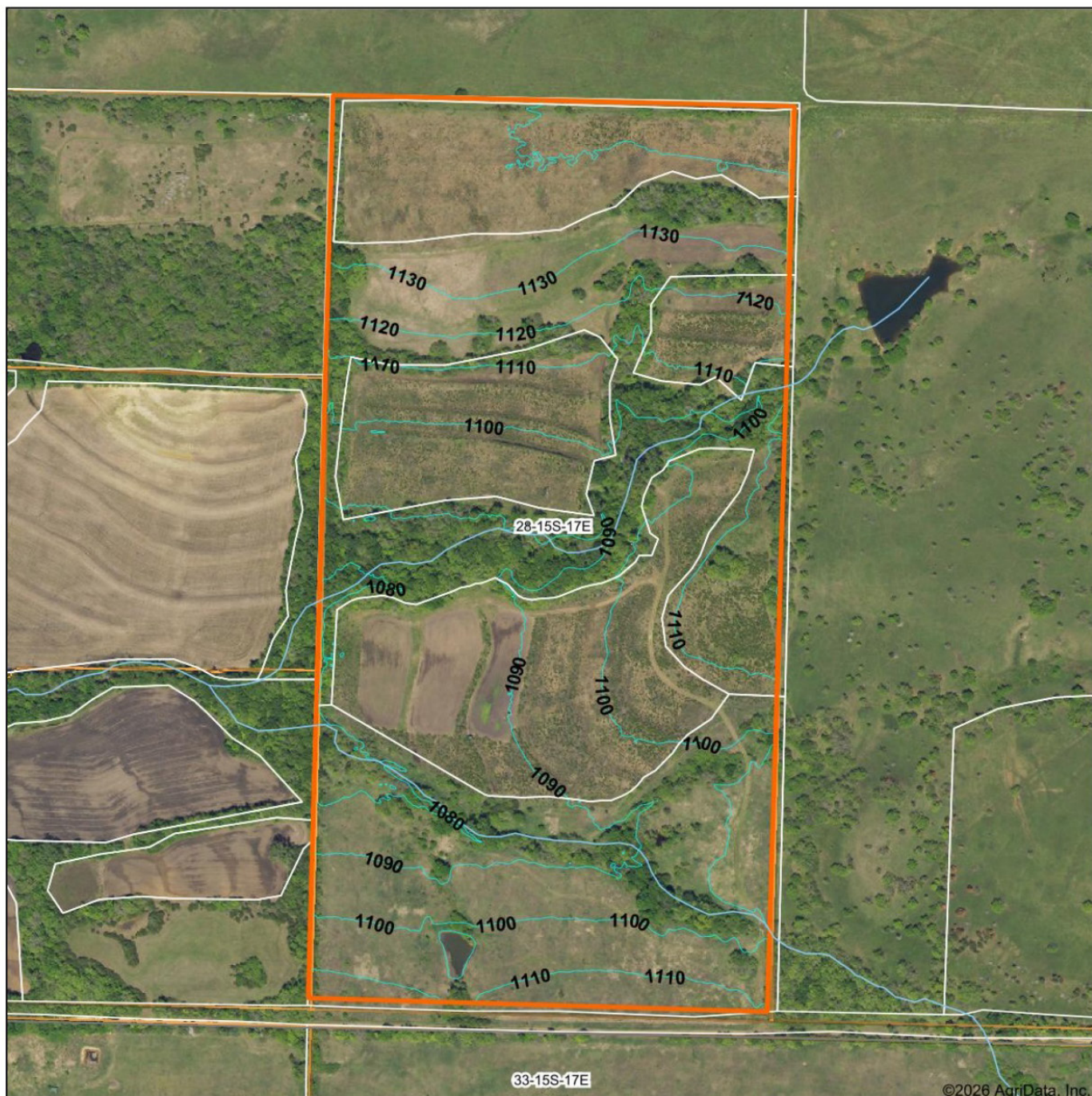
28-15S-17E
Osage County
Kansas



2/1/2026

Field borders provided by Farm Service Agency as of 5/21/2008.

TOPOGRAPHY MAP



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 1 meter dem

Interval(ft): 10.0

Min: 1,071.3

Max: 1,145.4

Range: 74.1

Average: 1,106.6

Standard Deviation: 18.14 ft

0ft 451ft 902ft

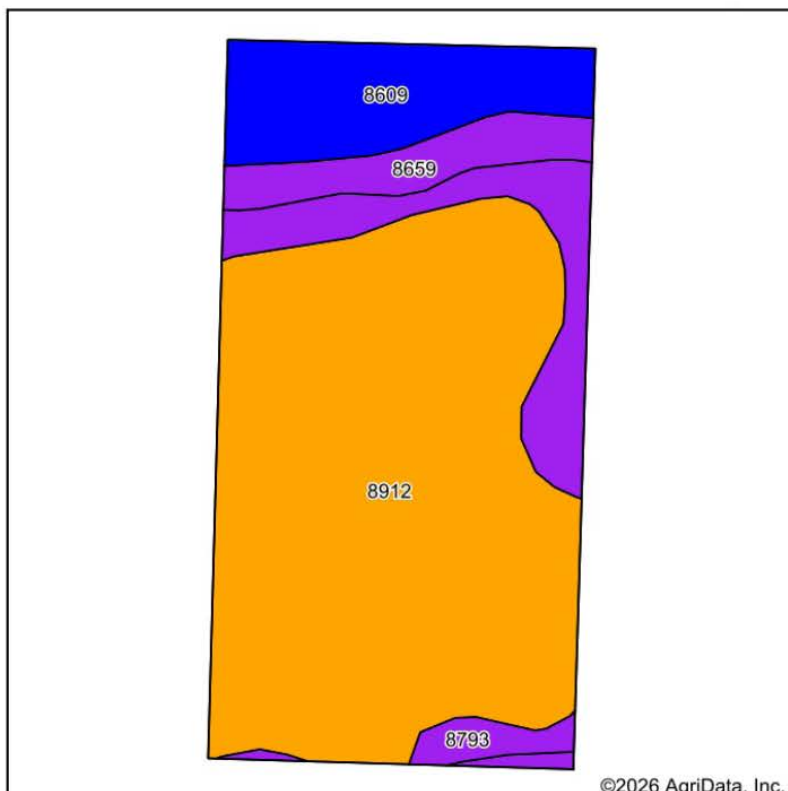


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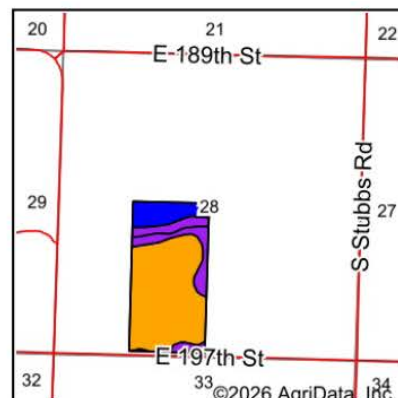
28-15S-17E
Osage County
Kansas

Boundary Center: 38° 42' 48.62, -95° 31' 51.6

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Osage**
 Location: **28-15S-17E**
 Township: **Junction**
 Acres: **80.16**
 Date: **2/1/2026**



Maps Provided By:



Area Symbol: KS139, Soil Area Version: 24

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
8912	Summit silty clay loam, 3 to 7 percent slopes	54.37	67.8%		> 6.5ft.	IIIe	5153	68	68	58
8609	Aliceville silty clay loam, 1 to 3 percent slopes	10.76	13.4%		3.8ft. (Lithic bedrock)	Ile	5019	59	59	49
8793	Lebo-Summit complex, 8 to 12 percent slopes	9.45	11.8%		3.2ft. (Paralithic bedrock)	VIe	4875	63	63	52
8659	Clareson-Eram complex, 3 to 15 percent slopes, very rocky	5.58	7.0%		2ft. (Lithic bedrock)	VIe	3935	43	43	31
Weighted Average						3.43	5017.5	*n 64.5	*n 64.5	*n 54.2

*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

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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