

MIDWEST LAND GROUP PRESENTS

104 ACRES IN

OSAGE COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

INCREDIBLE HUNTING FARM AND BUILD SITES ON BLACKTOP

Just east of beautiful Burlingame, Kansas, sits this 104 +/- acre tract that is ready for you to make it your forever place! Blacktop access, and more than one turn-in off the highway makes this property suitable for multiple build site options and access for hunting, farming, and recreation. 57.76 acres of the property are open ground, and majority of it in expired CRP, rich in native grasses and wildflowers. This property is not only beautiful but loaded with wildlife cover. The farm is 80% Class III soils, making for options to break out into

farm production or easily grow some incredible food plots in secluded locations. Most of the farm cannot be seen from the road, so privacy abounds. The creek bottoms are full of nice walnuts and other hardwoods and are great habitat zones for bedding areas. Utilities including rural water and electricity are available at the road. It's a short 30-minute drive to Topeka and 1 hour and 15 minutes to Kansas City. Call Shay Haddock for your private showing today at (913) 222-4257.



PROPERTY FEATURES

COUNTY: **OSAGE** | STATE: **KANSAS** | ACRES: **104**

- Blacktop access on 56 Highway
- 30 minutes from Topeka
- 1 hour and 15 minutes from Kansas City
- Beautiful creek bottom
- Excellent stand of walnut trees
- Big deer neighborhood
- Warm-season grasses abound
- Hidden from the road for privacy
- 2 great build sites
- Utilities available

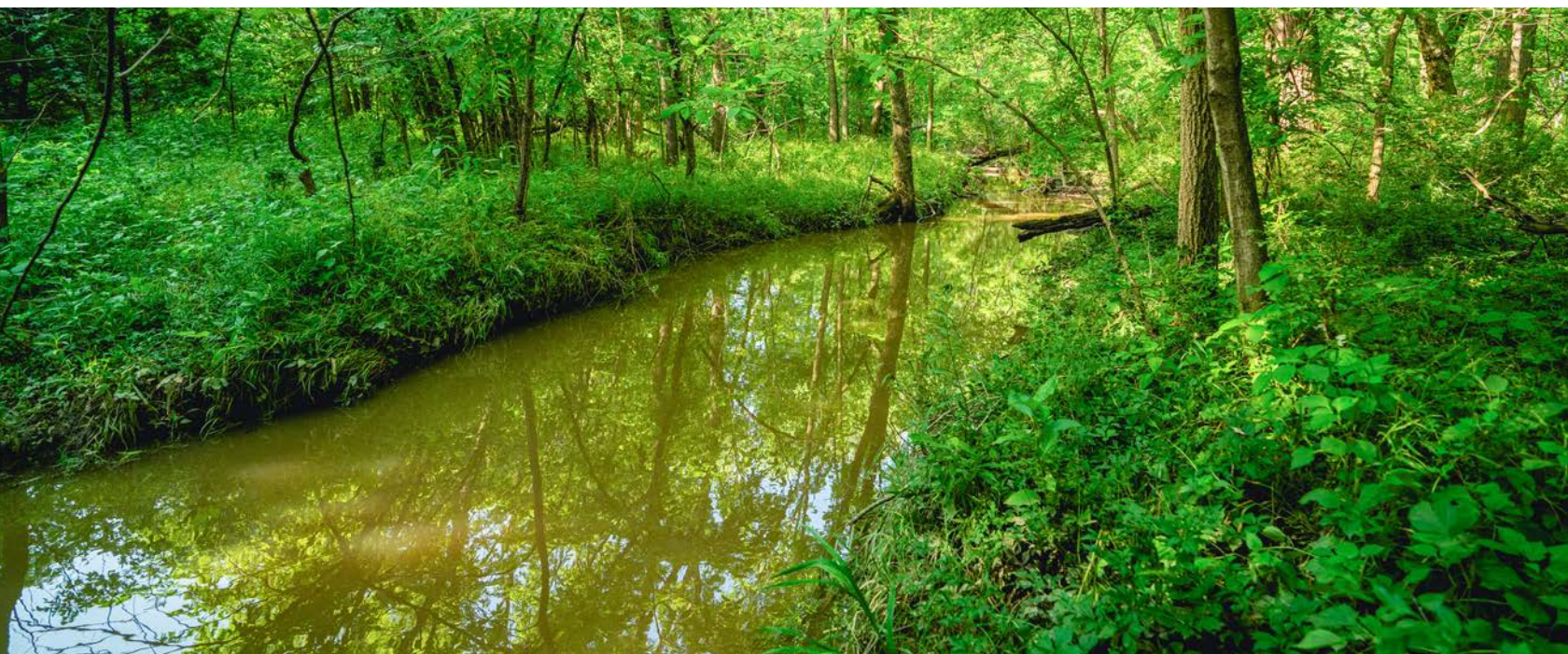


BLACKTOP ACCESS ON 56 HIGHWAY

Blacktop access, and more than one turn-in off the highway makes this property suitable for multiple build site options and access for hunting, farming, and recreation.

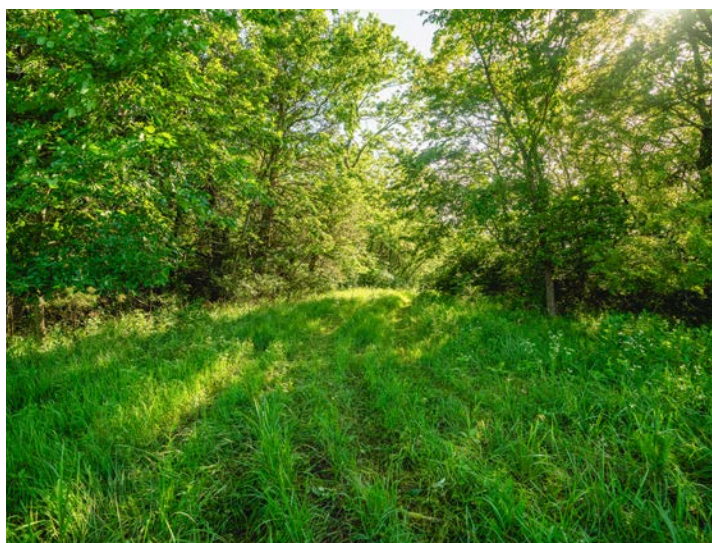


BEAUTIFUL CREEK BOTTOM



QUALITY SOILS

The farm is 80% Class III soils, making for options to break out into farm production or easily grow some incredible food plots in secluded locations.



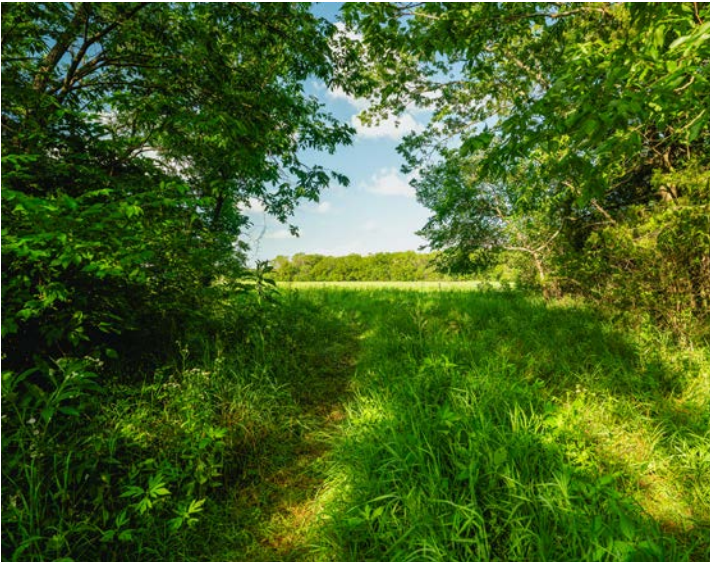
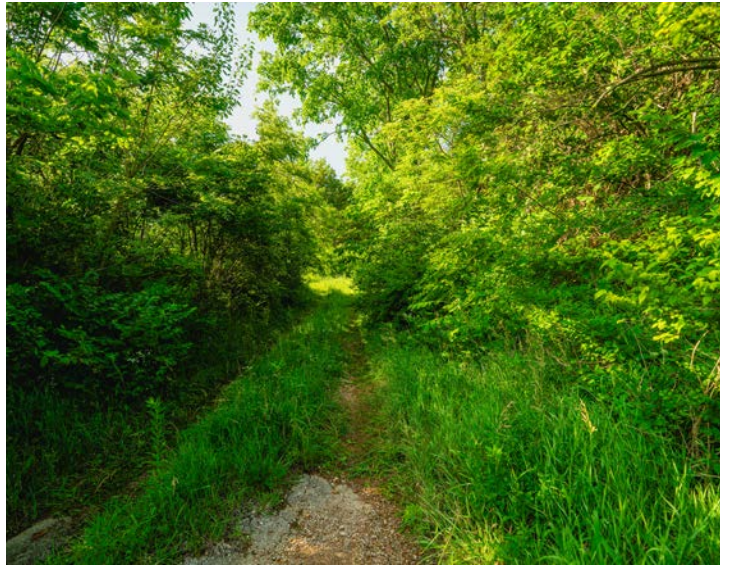
WARM-SEASON GRASSES ABOUT

57.76 acres of the property are open ground, and majority of it in expired CRP, rich in native grasses and wildflowers.

This property is not only beautiful but loaded with wildlife cover.



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 38° 45' 26.36, -95° 47' 31.61

0ft 835ft 1671ft



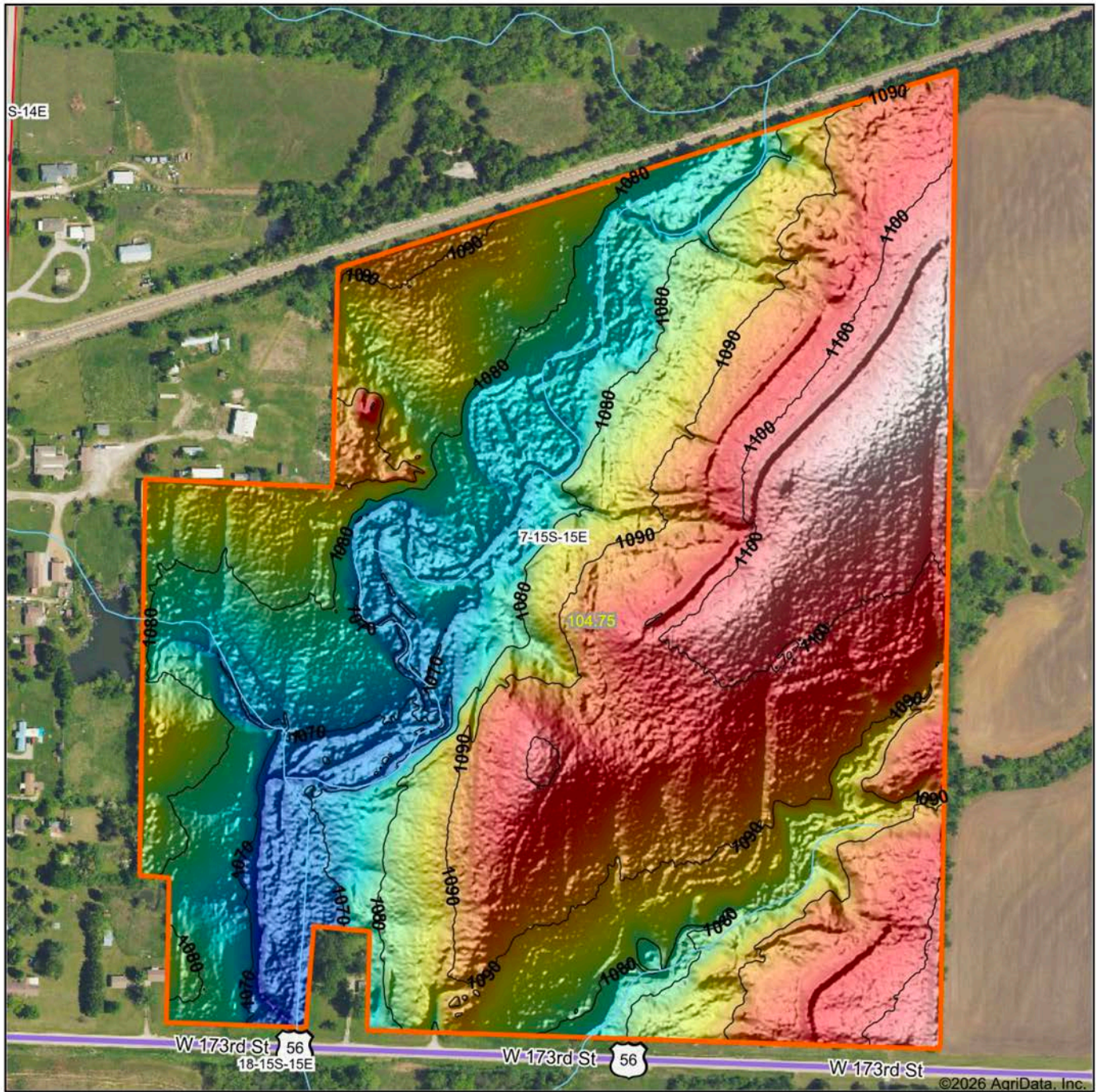
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7-15S-15E
Osage County
Kansas



6/12/2026

TOPOGRAPHY MAP



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Source: USGS 1 meter dem
 Interval(ft): 10
 Min: 1,063.5
 Max: 1,109.1
 Range: 45.6
 Average: 1,087.5
 Standard Deviation: 10.37 ft

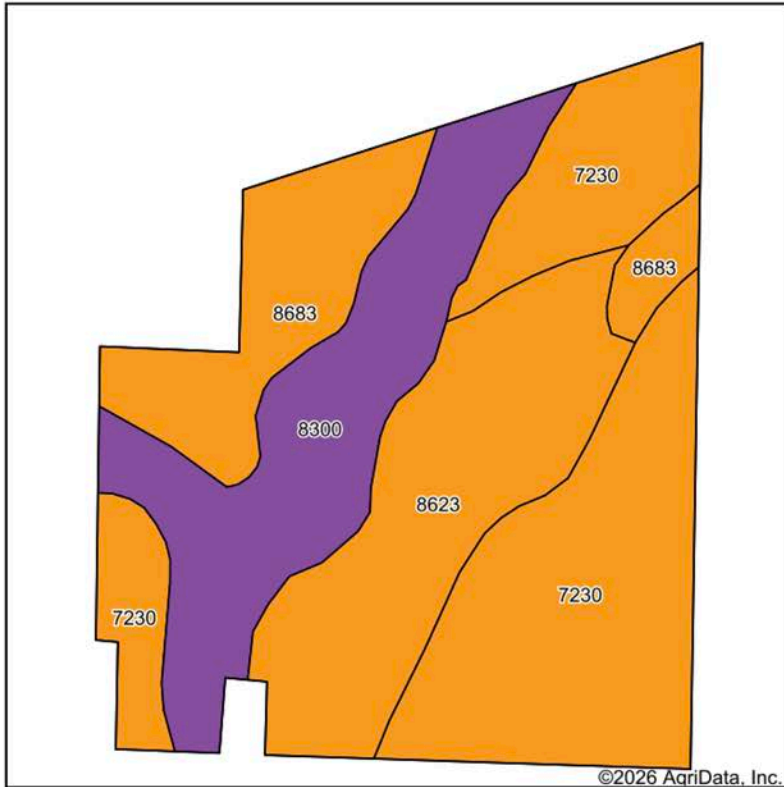


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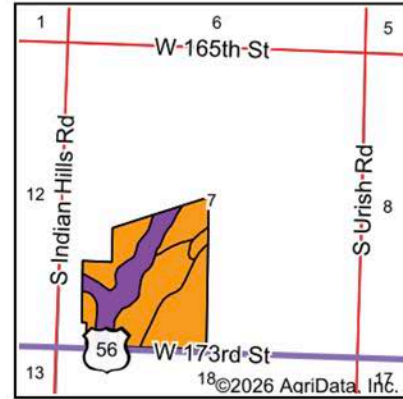
7-15S-15E
Osage County
Kansas

Boundary Center: 38° 45' 26.36, -95° 47' 31.61

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Osage**
 Location: **7-15S-15E**
 Township: **Scranton**
 Acres: **104.75**
 Date: **6/12/2026**



Maps Provided By:

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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
7230	Elmont loam, 3 to 7 percent slopes	40.81	38.9%		4.3ft. (Paralithic bedrock)	Ille	5320	83	83	65
8300	Verdigris silt loam, channeled, 0 to 2 percent slopes, frequently flooded	24.30	23.2%		> 6.5ft.	Vw	7668	48	48	39
8623	Bates loam, 3 to 7 percent slopes	24.28	23.2%		2.5ft. (Paralithic bedrock)	Ille	4910	63	63	49
8683	Dennis silt loam, 3 to 7 percent slopes	15.36	14.7%		> 6.5ft.	Ille	5048	76	76	65
Weighted Average						3.46	5729.8	*n 69.2	*n 69.2	*n 55.3

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

A lifelong sportsman and recreational enthusiast, Shay Haddock brings his passions to the job: sales and the outdoors. With a background in sales, Shay spent several years at GE Healthcare, where he was in the top 10% of the company. At Midwest Land Group, he's not only fulfilled his dream of connecting people and passions to land and landowners, but he is now considered a top producer, consistently landing in the top 5%. Shay has been with us for 8+ years, and currently serves as our National Sales Director.

Born in Dallas, Texas, Shay graduated from Arlington High School before heading north to the University of Arkansas to obtain a Bachelor's Degree in Communications. It was here that he was the starting field goal kicker for the Razorbacks in 2008 and 2009. An experienced whitetail hunter with a passion to fly fish and hunt out west with his friends and family. Shay also serves as the Senior Pastor of Appleton City Fellowship church. He lives on his farm in Appleton City, Missouri, with his wife, Molly, and their four kids, Gabriel, Joshua, Sadie, and Zeke. When he's not out bowhunting whitetails, you can usually find him fly fishing, bass fishing, golfing, camping, or playing sports with his kids.

A solid and seasoned agent with a proven track record, Shay is dedicated to sharing his passion for the Lord and the outdoors to help others achieve their dreams. If you're in the market to buy or sell land, be sure to give Shay a call.



SHAY HADDOCK, LAND AGENT
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MidwestLandGroup.com

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