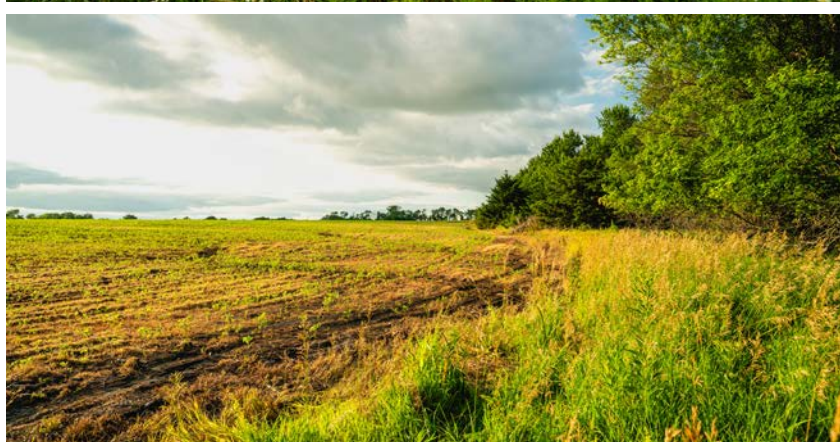


MIDWEST LAND GROUP PRESENTS



OSAGE COUNTY, KS

119.2 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

119.2 +/- ACRE OSAGE COUNTY KANSAS COMBINATION FARM WITH BIG BUCKS

This 119.2 +/- acre property offers an exceptional opportunity to own a highly productive farm with outstanding recreational value in Osage County, Kansas.

Approximately 80 +/- acres of productive tillable ground have been well cared for through years of thoughtful management and continuous improvements by the owner and tenant farmer. The current local tenant has done an excellent job maintaining the farm and would appreciate the opportunity to continue farming beyond the 2026 crop year, offering a seamless transition for a new owner. The tillable acreage is currently planted in a corn and soybean rotation and has been consistently maintained to a high standard.

Beyond its agricultural value, this farm is an outstanding hunting property with a habitat layout that consistently attracts and holds wildlife. The combination of productive crop fields, thick native cover, and a creek winding through the property creates ideal travel

corridors and bedding areas for whitetail deer. Trail cameras have been lighting up with quality velvet bucks showing a strong population, and the property has all the ingredients necessary to produce mature Kansas bucks.

Wildlife is abundant, with healthy populations of whitetail deer, turkey, and quail regularly seen throughout the farm. Multiple coveys of quail have been observed.

With a few strategically placed late-season food plots, this farm has the potential to become an even stronger hunting destination while continuing to generate dependable annual farm income.

Whether you're looking for a productive agricultural investment, an exceptional recreational retreat, or the perfect combination of both, this Kansas farm offers tremendous potential.



PROPERTY FEATURES

COUNTY: **OSAGE** | STATE: **KANSAS** | ACRES: **119.2**

- 80 +/- acres of productive tillable ground
- Corn and soybean rotation
- Excellent local tenant interested in continuing after the 2026 crop year
- Creek corridor with thick native cover
- Excellent whitetail, turkey, and quail
- Trail camera history with strong deer activity
- Income-producing farm with outstanding recreational value
- Excellent combination of investment, farming, and hunting opportunities
- Near strong fishing lakes - Melvern and Pomona



80 +/- ACRES PRODUCTIVE TILLABLE

The current local tenant has done an excellent job maintaining the farm and would appreciate the opportunity to continue farming beyond the 2026 crop year, offering a seamless transition for a new owner.



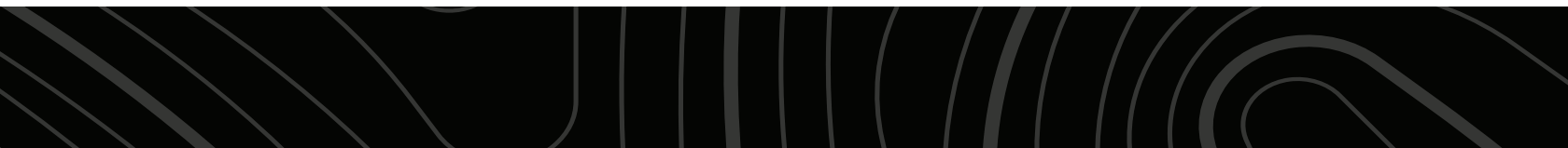
OUTSTANDING RECREATIONAL VALUE



CREEK CORRIDOR WITH THICK COVER



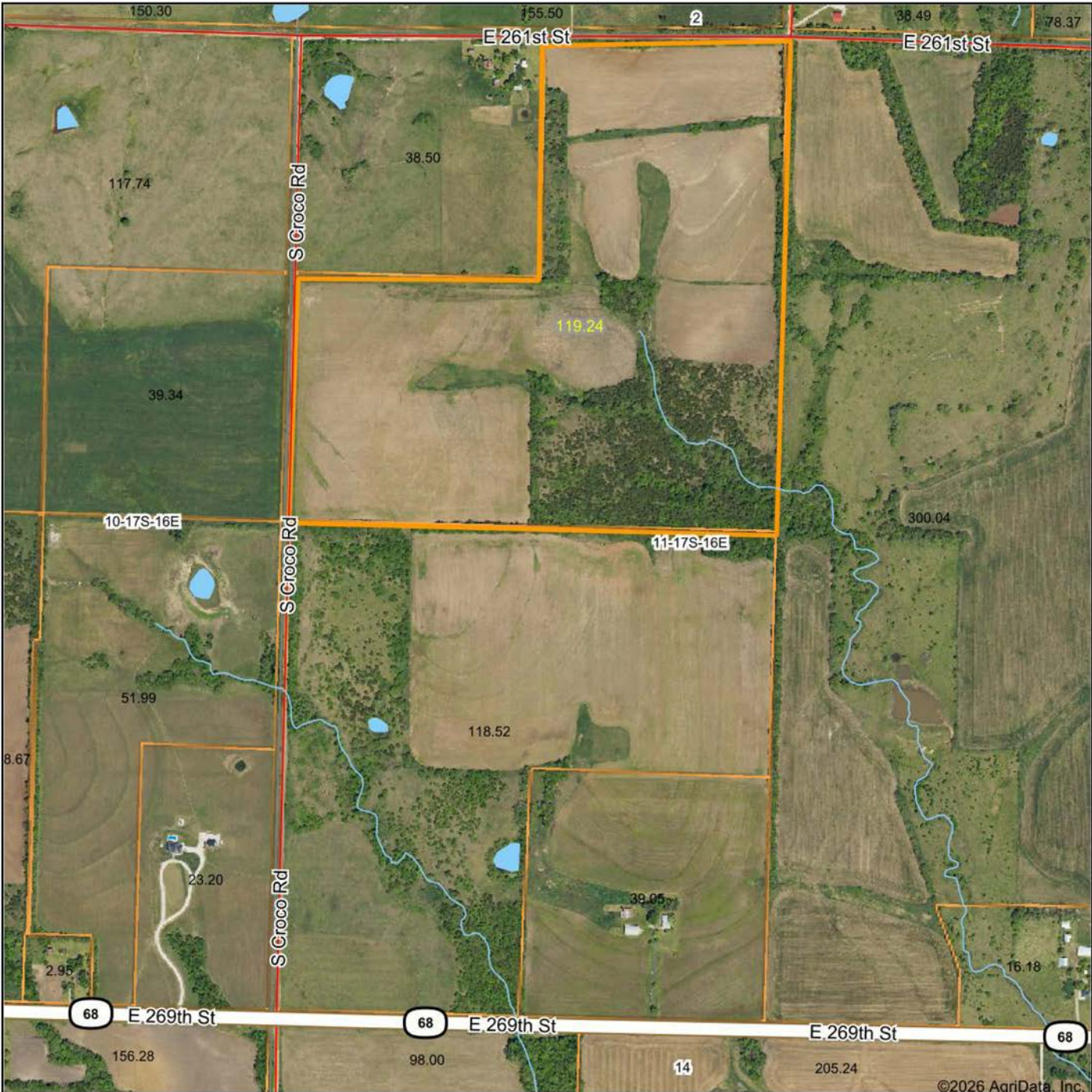
NEAR STRONG FISHING LAKES



HUNTING OPPORTUNITIES

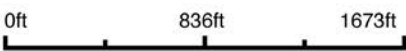


AERIAL MAP



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Boundary Center: 38° 35' 26.48, -95° 36' 56.68



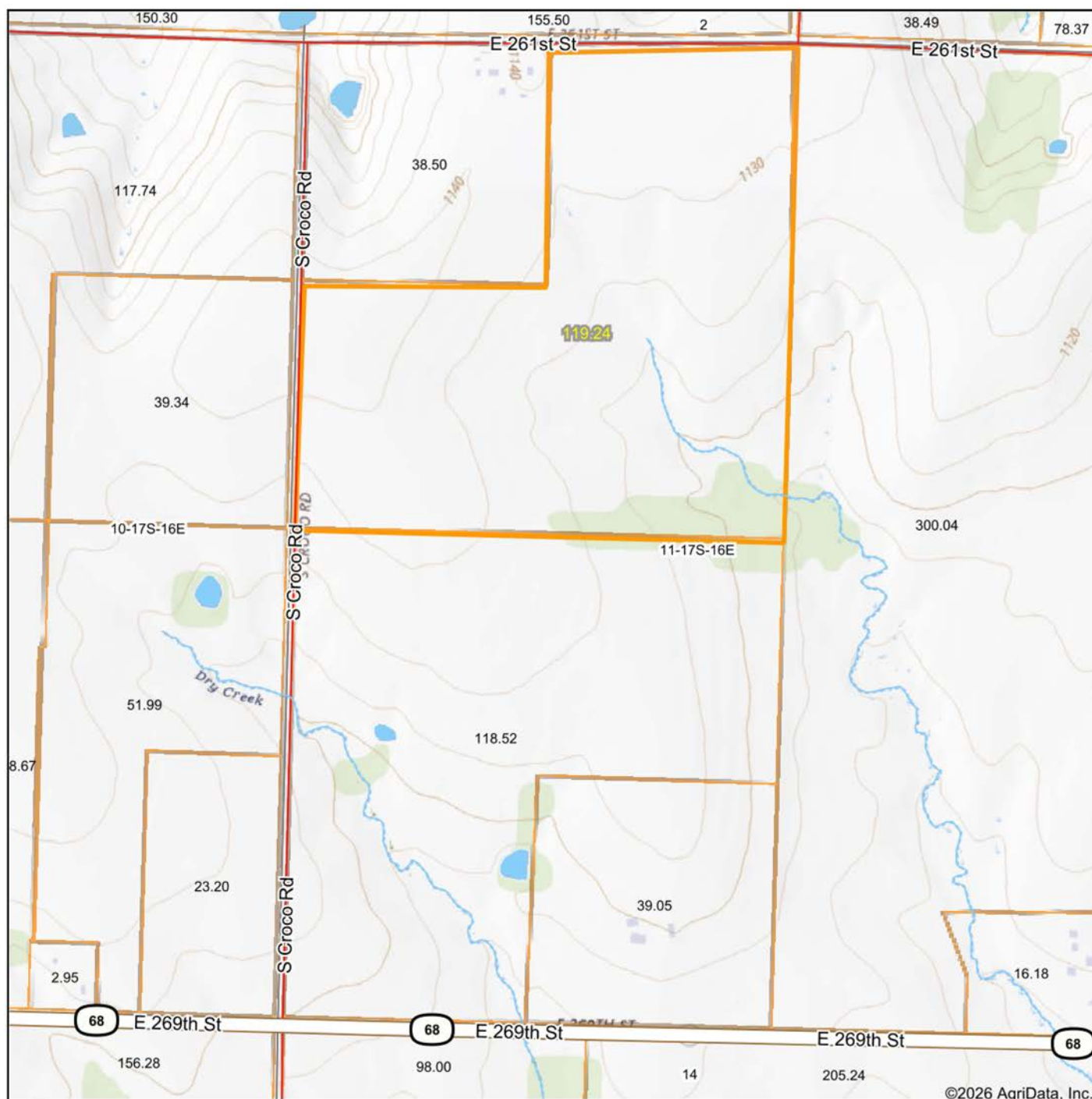
Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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11-17S-16E
Osage County
Kansas



6/28/2026

TOPOGRAPHY MAP



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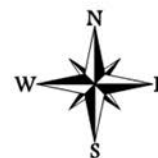
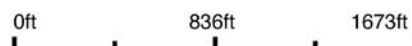
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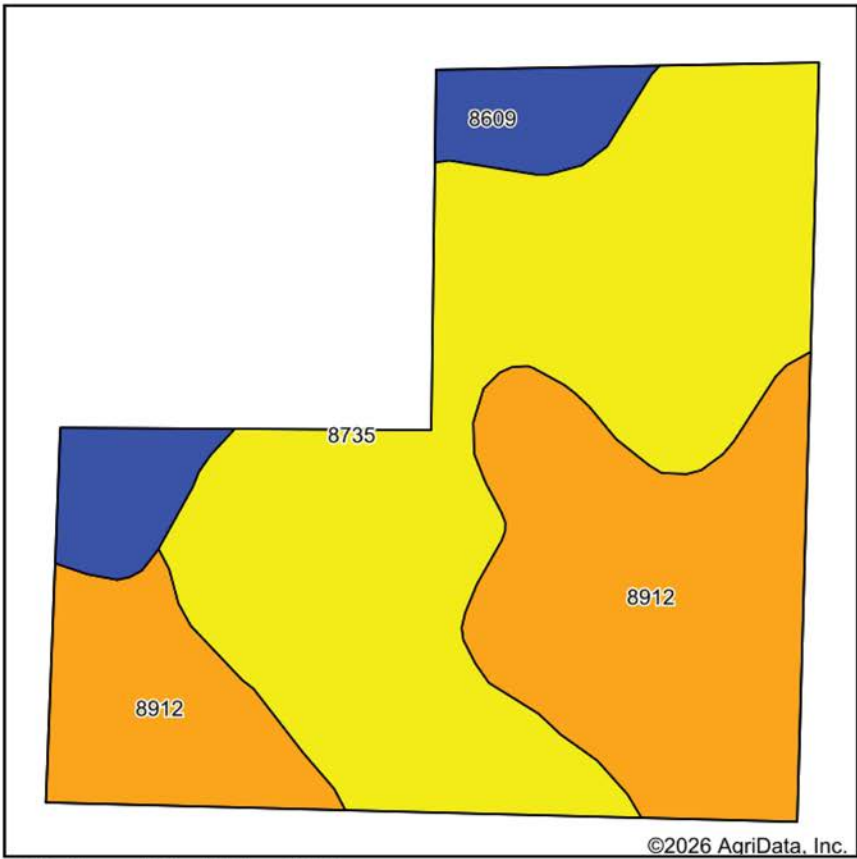
Map Center: 38° 35' 12.37, -95° 36' 55.68

11-17S-16E
Osage County
Kansas

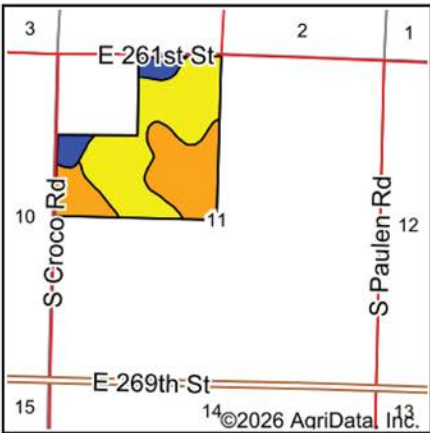


6/28/2026

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Osage**
Location: **11-17S-16E**
Township: **Agency**
Acres: **119.24**
Date: **6/28/2026**



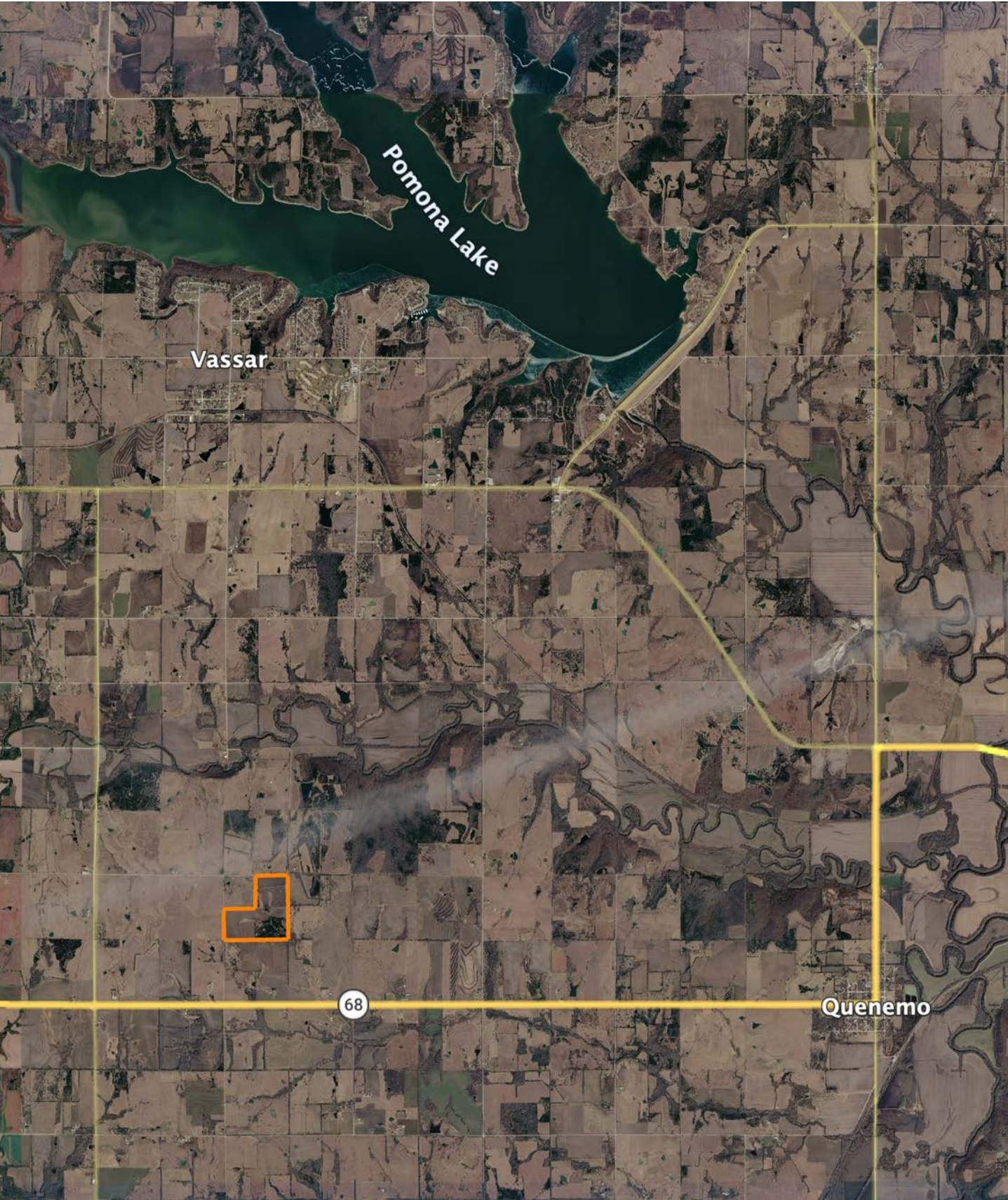
Maps Provided By:



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
8735	Eram silty clay loam, 3 to 7 percent slopes	62.60	52.5%		2.6ft. (Paralithic bedrock)	IVe	4116	58	58	41
8912	Summit silty clay loam, 3 to 7 percent slopes	46.13	38.7%		> 6.5ft.	IIle	5153	68	68	58
8609	Aliceville silty clay loam, 1 to 3 percent slopes	10.51	8.8%		3.8ft. (Lithic bedrock)	Ile	5019	59	59	49
Weighted Average						3.44	4596.8	*n 62	*n 62	*n 48.3

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Originally from Garland, Texas, Aaron came to Kansas on a football scholarship to Emporia State University and quickly fell in love with the Midwest lifestyle, strong communities, and outstanding hunting opportunities.

Aaron's passion for the outdoors began at a young age, hunting and fishing alongside his grandfathers and uncles. Today, he and his wife, Jade, are raising their two sons, Bowen and Beckett, in Osawatomie, Kansas, where family, faith, and the outdoors remain central to their lives.

An avid hunter and land enthusiast, Aaron enjoys more than just the pursuit of game. He is passionate about improving properties through habitat management, food plots, timber improvements, and wildlife conservation. His firsthand experience gives clients valuable insight into both recreational and agricultural land.

Before joining Midwest Land Group, Aaron served eight years in law enforcement, rising to the rank of Sergeant and earning the 2017 Valor Award from the Kansas Association of Chiefs of Police. His career was built on integrity, leadership, and service, qualities he brings to every client relationship.

Whether you're buying your first farm, searching for a hunting property, or selling a family farm that has never changed hands, Aaron is committed to making the process straightforward and successful. His knowledge of the land, dedication to his clients, and genuine passion for helping others make him a trusted resource throughout Kansas and Missouri.



AARON BLOUNT,
LAND AGENT

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