

MIDWEST LAND GROUP PRESENTS



OSAGE COUNTY, KS

20 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PRIVATE HILLTOP ESCAPE ON PAVED HIGHWAY WITH ENDLESS VIEWS

Welcome to 7723 West Highway K-31 in Burlingame, Kansas—a beautifully updated country property that blends modern living with the peace and privacy of rural Kansas. The home features a fully updated main level, spacious gathering areas, and a flexible floor plan offering 4 conforming bedrooms, 1 non-conforming bedroom, and 3.5 bathrooms. A walk-out basement provides additional living space that's ideal for entertaining, accommodating guests, or creating the perfect recreation room, home office, or guest suite.

Step outside and discover a backyard built for both relaxation and recreation. Spend summer afternoons in the swimming pool, host family and friends on the expansive back patio, or unwind year-round in the fully enclosed gazebo complete with a hot tub. Just beyond the home, the 20-foot-deep pond with its own swimming dock creates the perfect setting for swimming, fishing,

kayaking, or simply taking in the peaceful Kansas sunsets. Every inch of this property has been designed to maximize outdoor living while providing the privacy and tranquility that country buyers are searching for.

Beyond the home, the property's rolling topography and heavily wooded southern half create outstanding recreational opportunities. The mature timber provides exceptional cover and travel corridors for wildlife, making this property an excellent candidate for Kansas whitetail deer hunting while also enhancing the beauty and privacy of the landscape. Completing the property is an impressive 30'x40' insulated stud-frame shop, offering ample space for equipment, vehicles, hobbies, or a workshop. Combining luxury amenities, quality updates, and premier recreational features, this property delivers a rare opportunity to own a true Kansas country retreat where everyday living feels like a getaway.



PROPERTY FEATURES

COUNTY: **OSAGE** | STATE: **KANSAS** | ACRES: **20**

- Fully updated main level
- 4 conforming bedrooms + 1 non-conforming bedroom
- 3.5 bathrooms
- Walk-out basement
- In-ground swimming pool
- Fully enclosed gazebo with hot tub
- Expansive back patio for outdoor entertaining
- 20' deep pond with swimming dock
- 30'x40' insulated stud-frame shop
- Rolling topography with scenic views
- Heavily wooded southern acreage with excellent whitetail deer habitat
- Paved Highway K-31 frontage for easy year-round access
- Peaceful country setting with outstanding recreational opportunities



3,377 SQUARE FOOT HOME



ADDITIONAL INTERIOR PHOTOS



POND WITH SWIMMING DOCK

Just beyond the home, the 20-foot-deep pond with its own swimming dock creates the perfect setting for swimming, fishing, kayaking, or simply taking in the peaceful Kansas sunsets.



IN-GROUND POOL, GAZEBO & HOT TUB

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30'X40' INSULATED STUD-FRAME SHOP



ROLLING TOPOGRAPHY & SCENIC VIEWS



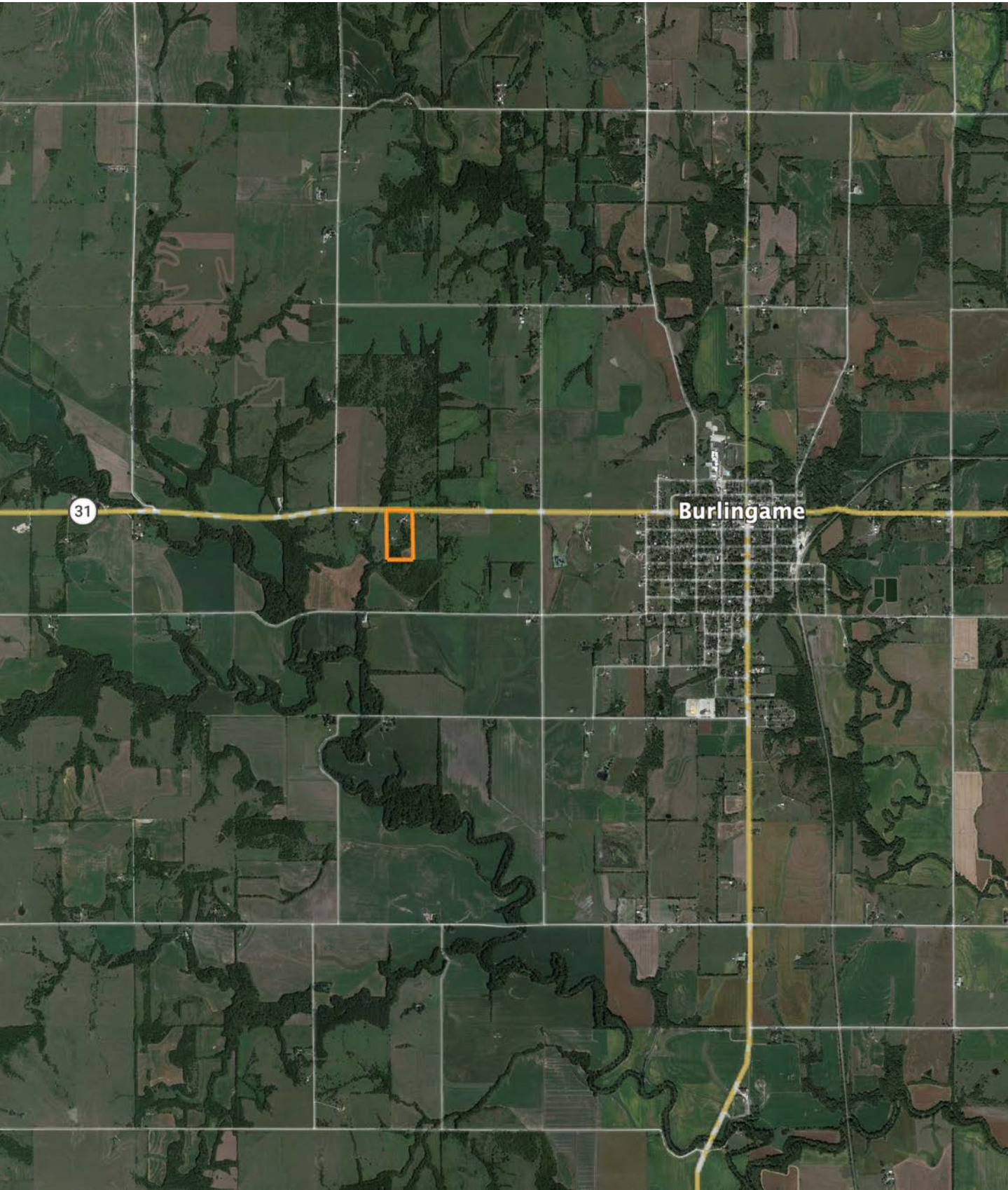
EXCELLENT WHITETAIL DEER HABITAT



AERIAL MAP



OVERVIEW MAP



AGENT CONTACT

Kendall Jeffers doesn't just sell land, he lives it every day. Born and raised in Coffey County, Kansas, Kendall grew up hunting and fishing alongside his father and grandfather, learning early what it means to care for the land and pass it down better than you found it. That passion became a profession when he founded True Kansas Outdoors, a hunting guide service built around helping others experience that same connection.

Kendall brings a rare combination of land expertise to every client he serves. From planting food plots and hanging stands to assisting local farmers with row crops and cattle work, he understands the details that make a property valuable for hunting, recreation, or production. With several years of land sales experience already under his belt, he pairs that insight with honest, hands-on guidance that buyers and sellers trust.

He's also active in the outdoor community through groups like OK Kids and Giving Back Outdoors, where he helps introduce veterans and young people to the outdoors. Based in Burlington, Kendall serves Central and Southeast Kansas with the same work ethic, respect, and deep-rooted knowledge he's carried since day one in the field.



KENDALL JEFFERS,

LAND AGENT

620.203.1109

KJeffers@MidwestLandGroup.com



MidwestLandGroup.com

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