

MIDWEST LAND GROUP PRESENTS

80 ACRES IN

OSAGE COUNTY KANSAS



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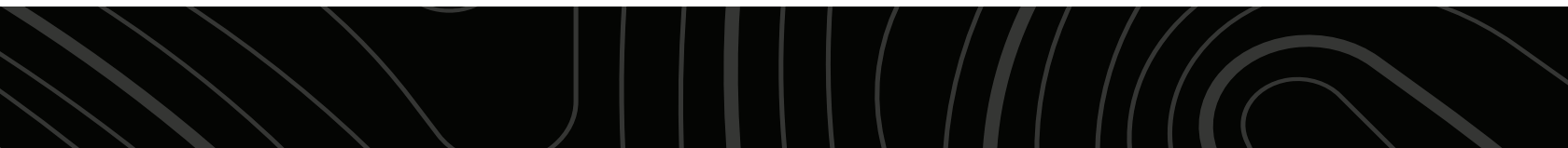
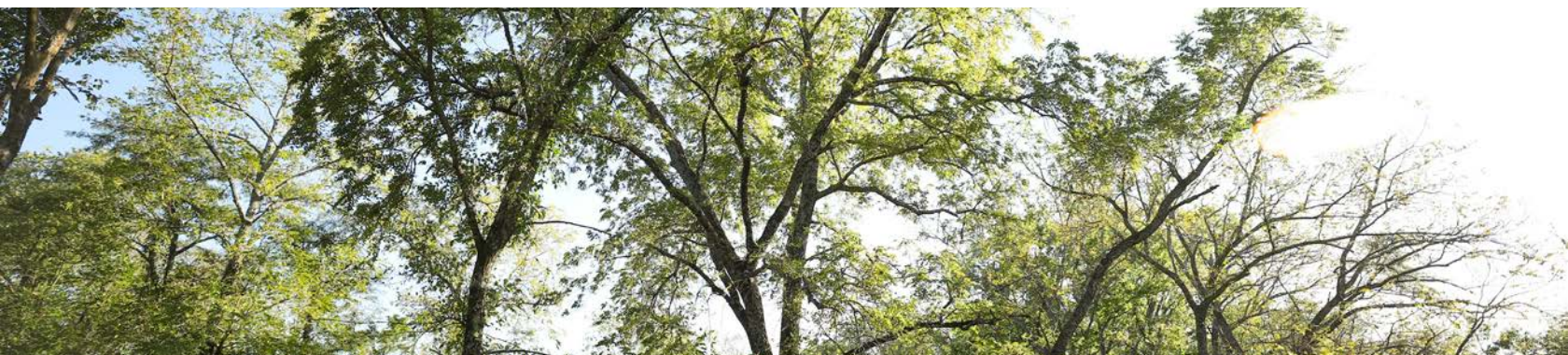
OSAGE COUNTY 80 +/- ACRE RECREATIONAL FARM NEAR POMONA LAKE

Located in east-central Osage County just north of Lyndon, Kansas, this 80 +/- acre property offers an exceptional combination of timber, native grassland, cropland, water, and recreational opportunities. The property includes 18 +/- acres of cropland, with the remaining 62 +/- acres comprised of native grass and mature timber. The cropland consists primarily of Summit silty clay loam soils, with an NCCPI overall weighted average of 64. Well-maintained terraces, waterway, and field edges are in place, with slopes ranging from 3-7%. The cropland is currently seeded to cool-season grass.

Wildlife habitat is a standout feature, with mature hardwood timber, thick cover, warm-season native grass meadows, and a large wet-weather creek winding through the center of the property. These diverse habitat features provide excellent recreational opportunities for whitetail deer, turkey, and upland birds. The property is located in Kansas Deer Management Unit 10.

With approximately 56 feet of elevation change across the tract, the property also offers attractive potential for a building site, providing scenic views across the surrounding countryside. A well-maintained, year-round gravel road borders the south boundary, with electricity, rural water, and fiber-optic cable at the road. Mineral rights are intact and will transfer to the Buyer at closing. The property is currently subject to a year-to-year cash-rent tenant grazing lease.

This versatile 80 +/- acre tract offers a desirable blend of agricultural ground, native grass, mature timber, wildlife habitat, water, utilities, and recreational potential in a convenient Osage County location. Showings are by appointment only, and a licensed real estate agent must be present. Contact Trent Siegle at (620) 767-2926 for additional information, disclosures, or to schedule a private showing.



PROPERTY FEATURES

COUNTY: **OSAGE** | STATE: **KANSAS** | ACRES: **80**

- 80 +/- total acres
- 18 +/- cropland acres
- 62 +/- native grass and timber acres
- Summit silty clay loam cropland soils
- NCCPI overall weighted average of 64
- Well-maintained terraces, waterway, and field edges with 3-7% slopes
- Diverse habitat featuring mature hardwood timber, thickets, and warm-season native grass
- Large wet weather creek winds throughout the property
- Whitetail deer, turkey, and upland bird hunting
- Located in Kansas Deer Management Unit 10
- 56 +/- feet of elevation change
- Well-maintained, year-round gravel road along the south boundary
- Electricity, rural water, and fiber optic cable at the road
- Mineral rights intact and transfer to the buyer at closing
- Year-to-year cash-rent tenant grazing lease
- Additional adjoining acreage available
- 2025 property taxes: \$638.53
- 7 miles from Lyndon, KS



80 +/- TOTAL ACRES

The property includes 18 +/- acres of cropland, with the remaining 62 +/- acres comprised of native grass and mature timber.



POTENTIAL BUILD SITE

With approximately 56 feet of elevation change across the tract, the property also offers attractive potential for a building site, providing scenic views across the surrounding countryside.



LARGE WET WEATHER CREEK

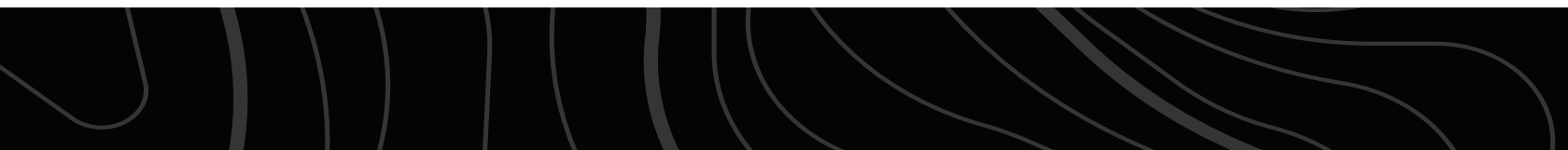


WELL-MAINTAINED GRAVEL ROAD



HUNTING OPPORTUNITIES

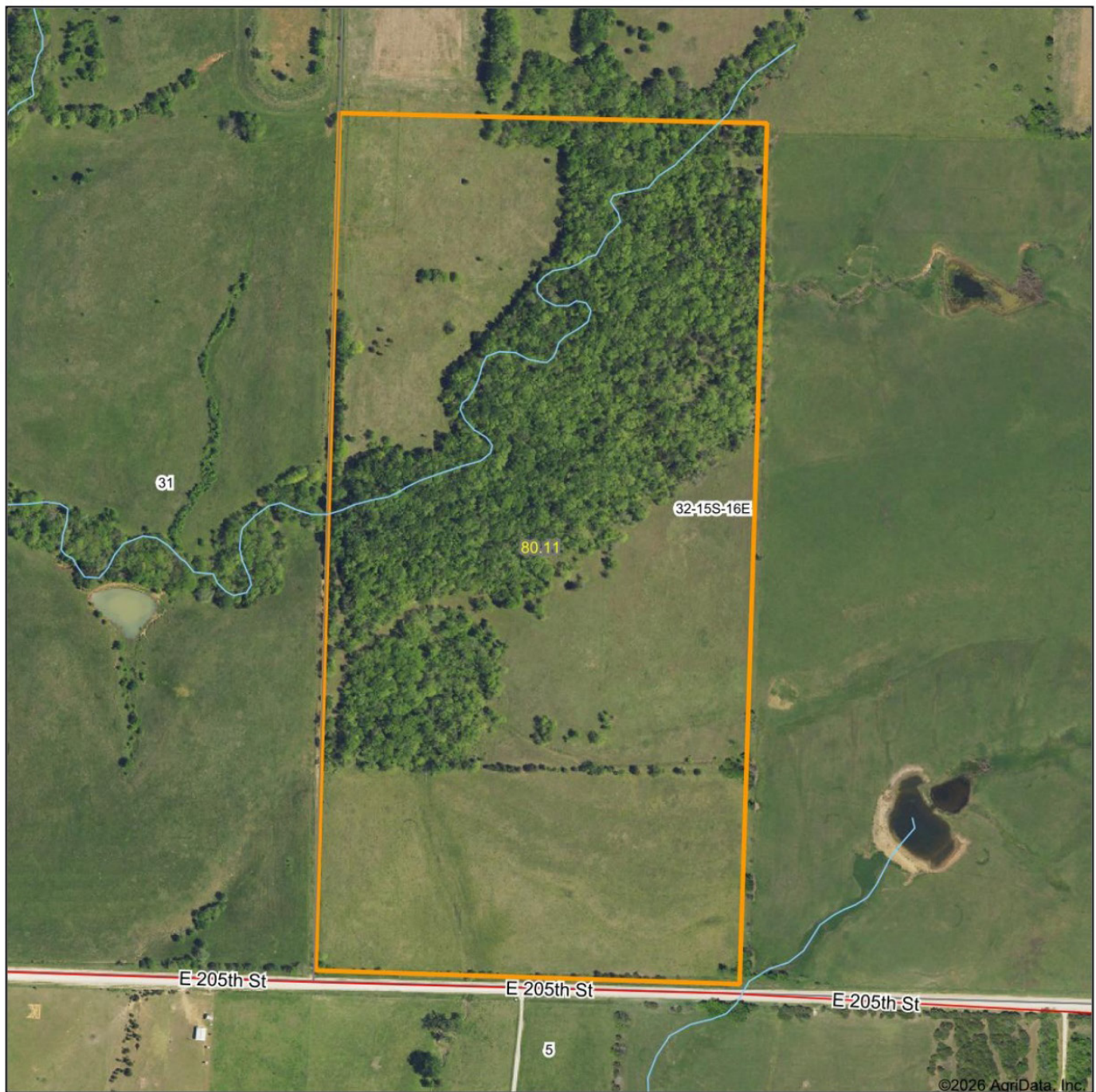
These diverse habitat features provide excellent recreational opportunities for whitetail deer, turkey, and upland birds.



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By



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Boundary Center: 38° 41' 56.52, -95° 39' 55.64

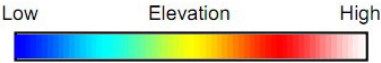
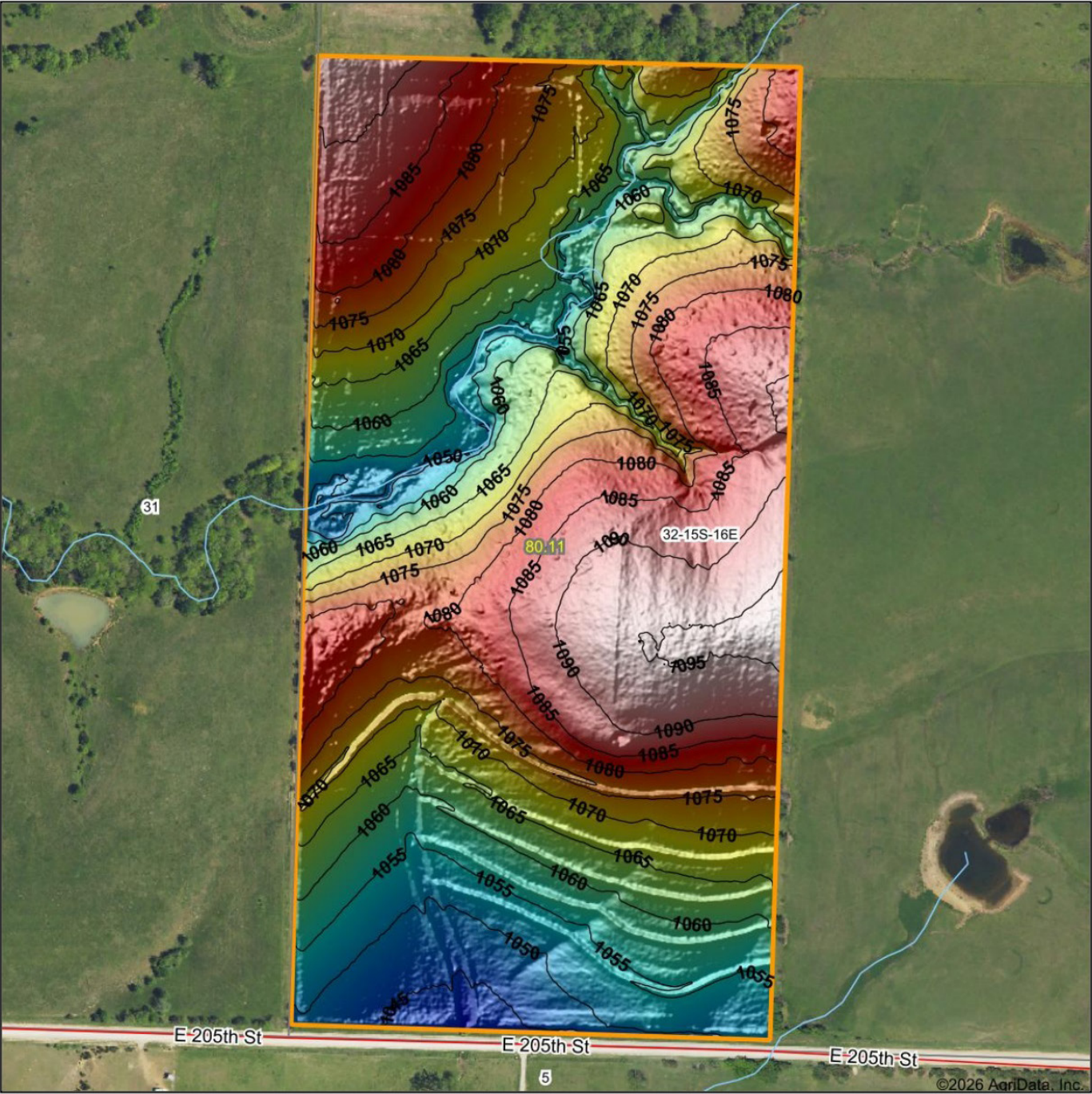
32-15S-16E
Osage County
Kansas

0ft 479ft 958ft



9/2/2026

HILLSHADE MAP



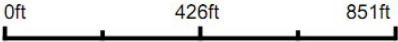
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Source: USGS 1 meter dem
Interval(ft): 5
Min: 1,040.5
Max: 1,096.7
Range: 56.2
Average: 1,071.3
Standard Deviation: 13.55 ft

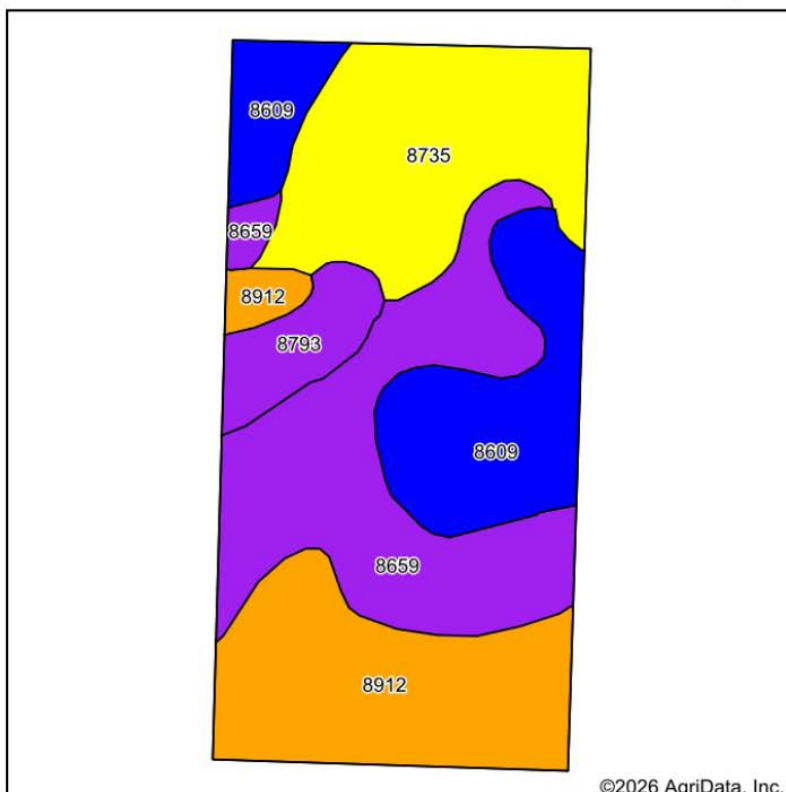


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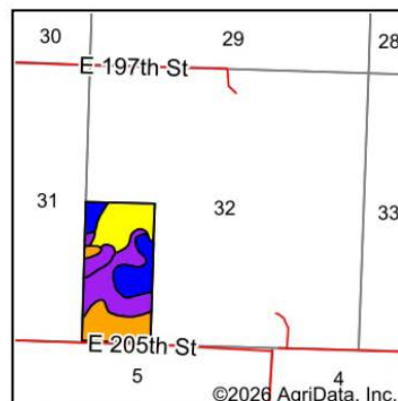
32-15S-16E
Osage County
Kansas

Boundary Center: 38° 41' 56.52, -95° 39' 55.64

SOIL MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Osage**
 Location: **32-15S-16E**
 Township: **Fairfax**
 Acres: **80.11**
 Date: **9/2/2026**



Maps Provided By



surety
 CUSTOMIZED ONLINE MAPPING

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Area Symbol: KS139, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
8659	Clareson-Eram complex, 3 to 15 percent slopes, very rocky	22.87	28.5%		Vle	3935	43	43	29	31
8912	Summit silty clay loam, 3 to 7 percent slopes	18.63	23.3%		IIle	5153	68	68	56	58
8735	Eram silty clay loam, 3 to 7 percent slopes	18.07	22.6%		IVe	4116	58	58	45	41
8609	Aliceville silty clay loam, 1 to 3 percent slopes	16.13	20.1%		Ile	5019	59	59	50	49
8793	Lebo-Summit complex, 8 to 12 percent slopes	4.41	5.5%		Vle	4875	63	63	54	52
Weighted Average					4.05	4529.1	*n 56.5	*n 56.5	*n 44.5	*n 44.3

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

AGENT CONTACT

Trent Siegle knows the value of land. He grew up in a rural community, spending every weekend on the family farm raising crops, caring for livestock, and hunting. This helped sculpt him into the land agent he is today. Born in Wichita, raised in Council Grove, and having graduated from Emporia State University with a Bachelor of Science degree, Trent's roots run deep in Kansas. At Midwest Land Group, he's able to combine his love for farming, land management, and hunting with his goal of making people's dreams come true, whether it's a buyer looking to make memories on a piece of land or a seller looking to get the value their cherished land deserves. This accomplished archery hunter is the founder of the Council Grove Archery Club. He's also a member of QDMA, a Prostaff member of Heartland Bowhunter TV show, and a member of the First Congregational Church. Since he was a teenager, he's been a guide for the local Kansas Department of Wildlife and Parks annual youth turkey hunt. He harvested the second-largest non-typical archery buck in Kansas in 2016, won a Golden Moose Award with Heartland Bowhunter Prostaff/Team for Best Videography, and has had many articles and photos featured in a variety of hunting magazines. When not working, you can find Trent hunting, watching sporting events and spending time with his family, including wife, Catherine, and daughter, Harper.



TRENT SIEGLE, LAND AGENT
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MidwestLandGroup.com

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