



MIDWEST LAND GROUP PRESENTS

18.17 ACRE SCENIC BUILD SITE IN OSAGE COUNTY

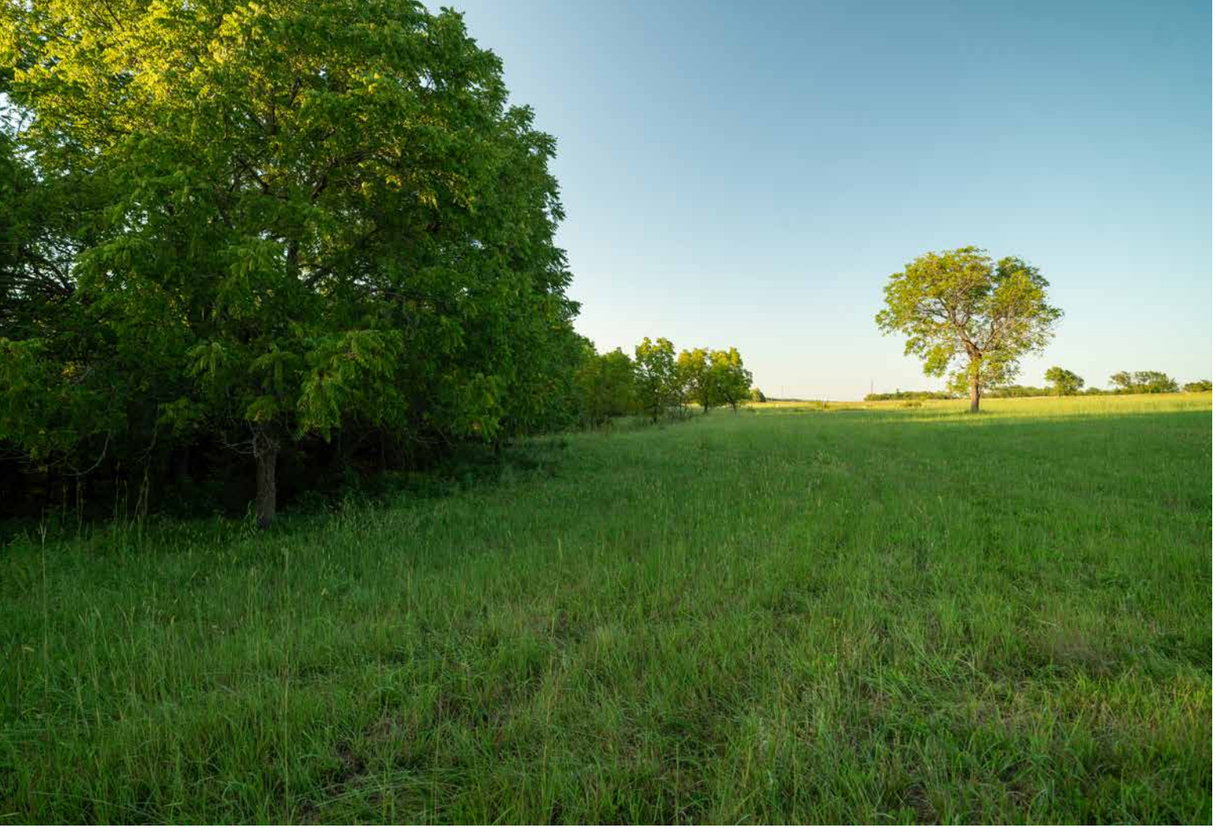


MIDWEST LAND GROUP

18.17 ACRES
OSAGE COUNTY
KANSAS









18.17 ACRE SCENIC BUILD SITE IN OSAGE COUNTY

COUNTY: OSAGE | **STATE:** KANSAS | **ACRES:** 18.17

If you've been looking for the perfect place to build in the country, this 18.17 acre surveyed property deserves a look! Offering beautiful rolling terrain, scenic views, and a wet-weather creek, this property provides an excellent opportunity to create your own country homesite with room to spread out and enjoy the outdoors.

Conveniently located along South Burlingame Road between Osage City and Burlingame, the property offers highway frontage with utilities available at the road. The Osage City School District adds to the appeal for those looking to establish a home in the area.

Beyond the homesite potential, this property is positioned in a true recreational paradise. Melvern Lake and Pomona Lake are both within approximately 22 miles, offering a combined 11,000 acres of water and 18,000 acres of public land. From fishing, boating, and skiing to hunting, camping, and exploring the outdoors, endless recreational opportunities are just a short drive away.

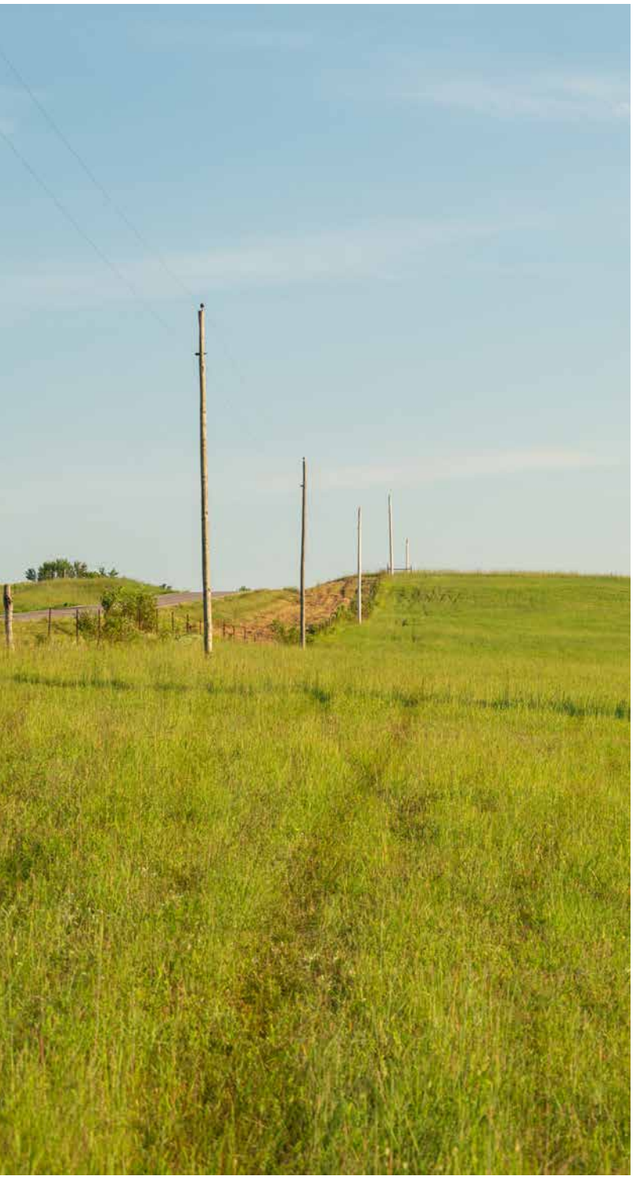
Whether you're looking to build your forever home, establish a small hobby farm, or simply own a scenic piece of Kansas countryside, this 18.17 acre property offers the space, setting, and location to make it happen. Give listing agent Cody Thurston a call today at (620) 794-1229 to schedule your private tour.

PROPERTY FEATURES

- 18.17 surveyed acres
- Electric, water, and gas at the road
- Osage RWD #7
- Highway 56 road frontage
- Multiple incredible build sites
- Dynamic disc frisbee golf basket
- Hilltop views
- Creek crossing
- Rolling terrain
- New 6-strand barbed wire fencing
- 1,725 feet of new fence
- Osage City School District
- 34 miles to Topeka
- 5 miles to Osage City
- 28 miles to Beto Junction
- 22 miles to Melvern Lake
- 18 miles to Pomona Lake
- 79 miles to Overland Park

HIGHWAY 56 ROAD FRONTAGE

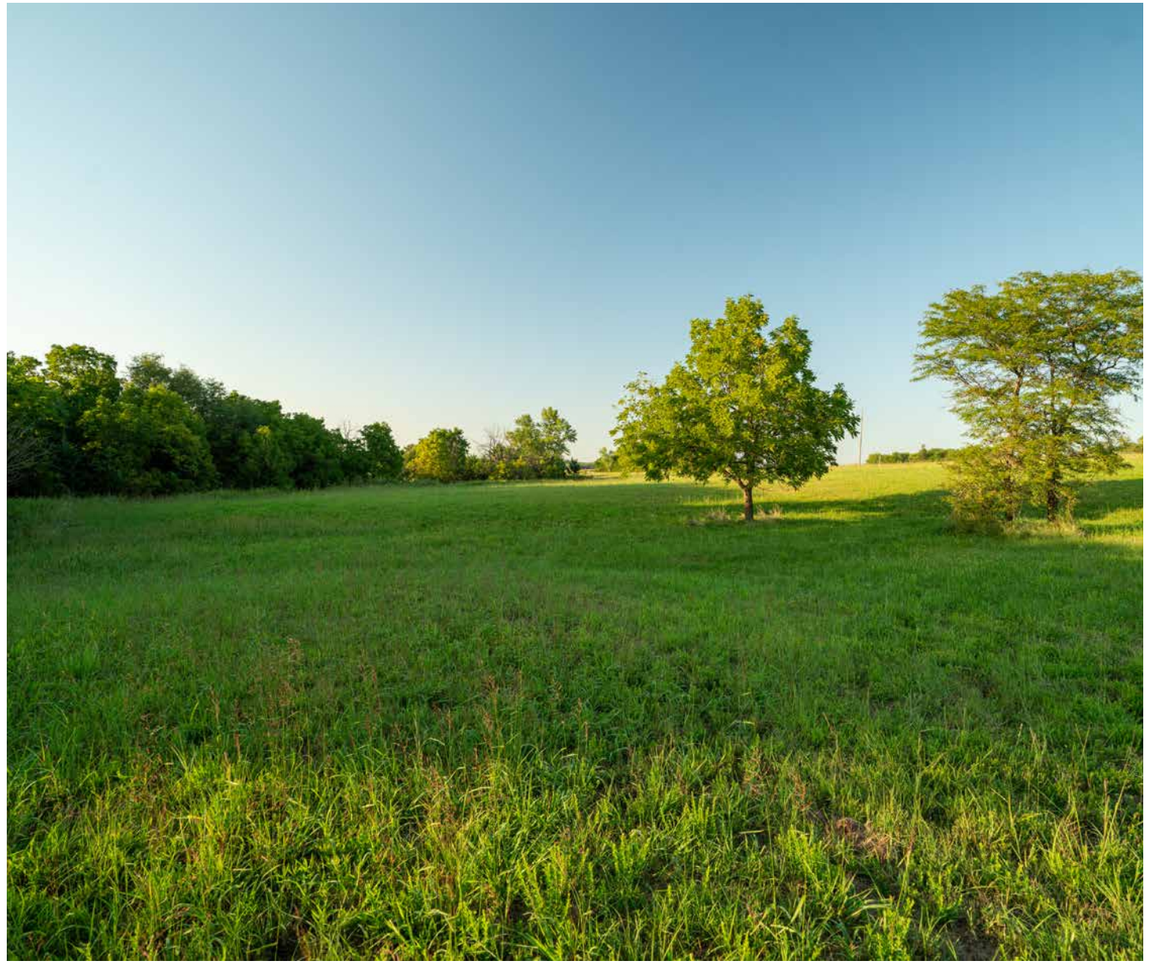
Conveniently located along South Burlingame Road between Osage City and Burlingame, the property offers highway frontage with utilities available at the road.









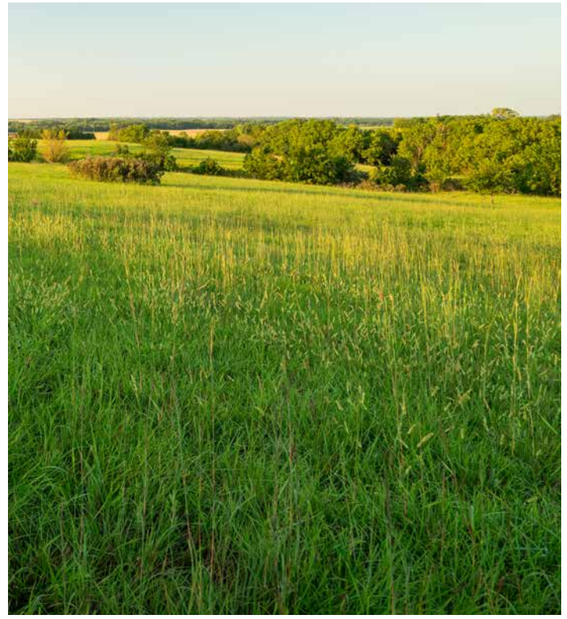






INCREDIBLE BUILD SITES

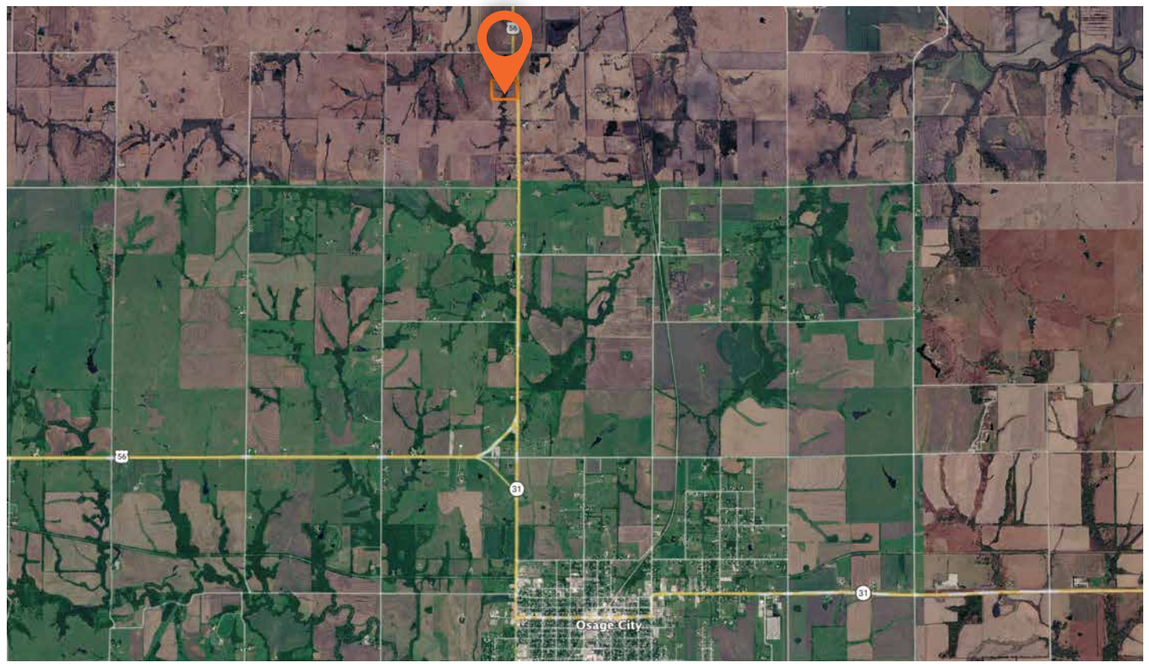
Offering beautiful rolling terrain, scenic views, and a wet-weather creek, this property provides an excellent opportunity to create your own country homesite with room to spread out and enjoy the outdoors.





AERIAL MAPS







Boundary Center: 38° 41' 29.24, -95° 50' 25.1

0ft 391ft 782ft

3-16S-14E
Osage County
Kansas

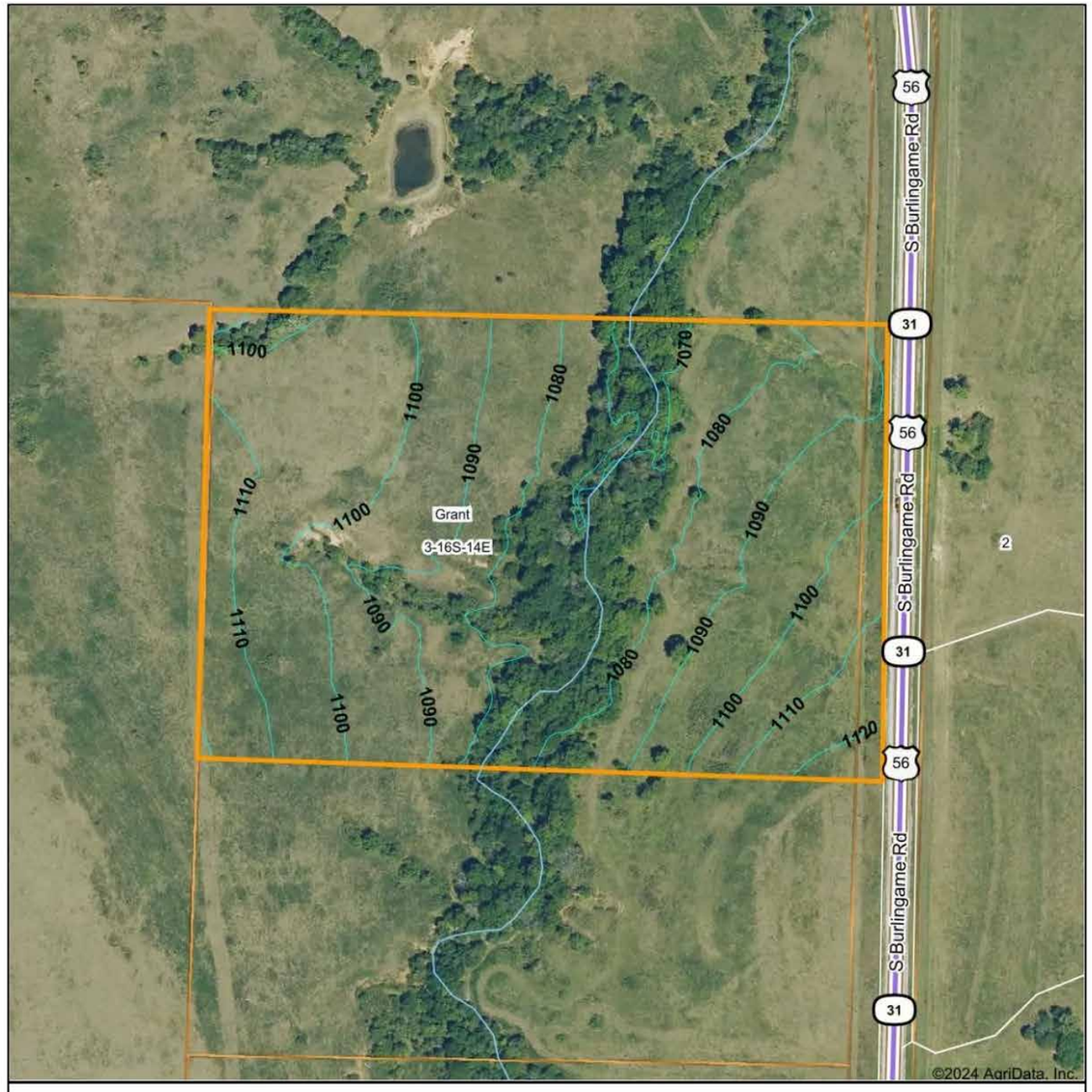
N W E S

8/28/2024

Maps Provided By:
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Field borders provided by Farm Service Agency as of 5/21/2008.

TOPOGRAPHY MAP



Source:	USGS 1 meter dem
Interval(ft):	10.0
Min:	1,063.9
Max:	1,128.0
Range:	64.1
Average:	1,092.0
Standard Deviation:	13.45 ft

0ft 231ft 463ft

8/28/2024

3-16S-14E
Osage County
Kansas

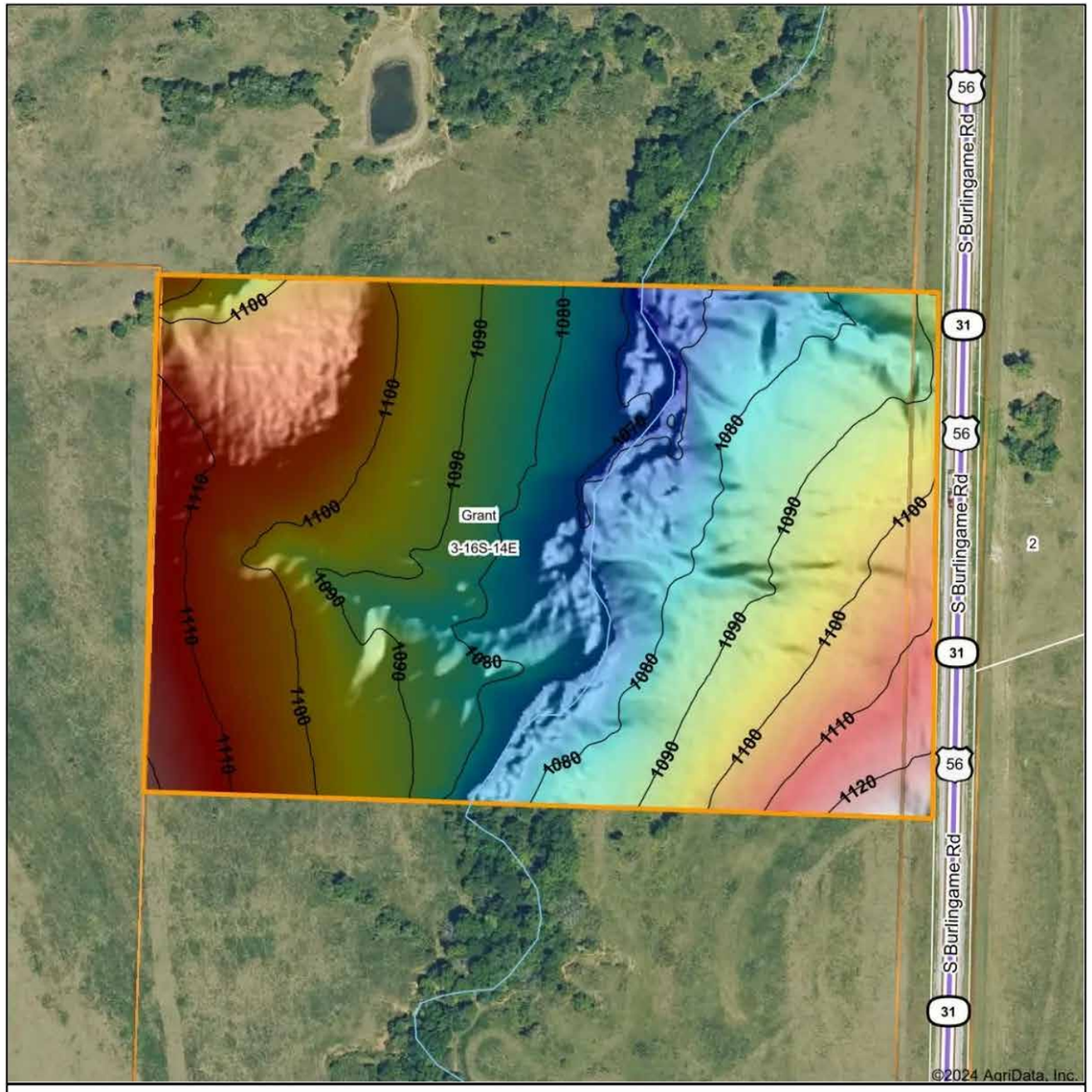
Boundary Center: 38° 41' 29.24, -95° 50' 25.1

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HILLSHADE MAP



Low Elevation High

Source:	USGS 1 meter dem
Interval(ft):	10
Min:	1,063.9
Max:	1,128.0
Range:	64.1
Average:	1,092.0
Standard Deviation:	13.45 ft

0ft 201ft 402ft

8/28/2024

3-16S-14E
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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 | Serving Kansas

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MidwestLandGroup.com

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