

Osage County Bucks and Tillable
00000 W 237th St
Osage City, KS 66523

\$600,000
135± Acres
Osage County



**Osage County Bucks and Tillable
Osage City, KS / Osage County**

SUMMARY

Address

00000 W 237th St

City, State Zip

Osage City, KS 66523

County

Osage County

Type

Undeveloped Land

Latitude / Longitude

38.633588 / -95.871008

Acreage

135

Price

\$600,000

Property Website

<https://l2realtyinc.com/property/osage-county-bucks-and-tillable-osage-kansas/84170/>



PROPERTY DESCRIPTION

Just a couple miles west of Osage city, sits this 135 acre recreational/tillable farm! With its location about 30 minutes southwest of Topeka and about an hour outside the Kansas City metro, location is everything. Now, lets dig into this beautiful acreage a little deeper!

Lets start on the tillable side. It has approximately 85 acres currently in tillable production. The soils are made up of mostly Class 1 mason silt loam and Class 2 osage silty clay. The tillable acreage is ideal for farm production, but some also has allows for waterfowl opportunities. Either way you look at it, these dirt will pay you back on your investment and also give the opportunity to draw in the ducks come this fall! This acreage is currently sharecropped and the current farmer would love to stay in place.

Now we can move on to what Osage County is known for, the big Kansas bucks. I've only had the cameras out for 10 days, but from what I've seen, the genetics look fantastic! This property has been leased in the past, so buck history on the farm is pretty limited. But between what I've seen and the location, this farm will not disappoint. Salt creek cutting through the property will provide the perfect corridor to catch those cruising bucks this fall. It connects the neighboring properties together and allows the perfect corridor for those big boys and some cover to move in the daylight. In the southeast corner sits about 10 acres of some of the thickest bedding area you could imagine I cannot wait to see what shows as this summer moves along!

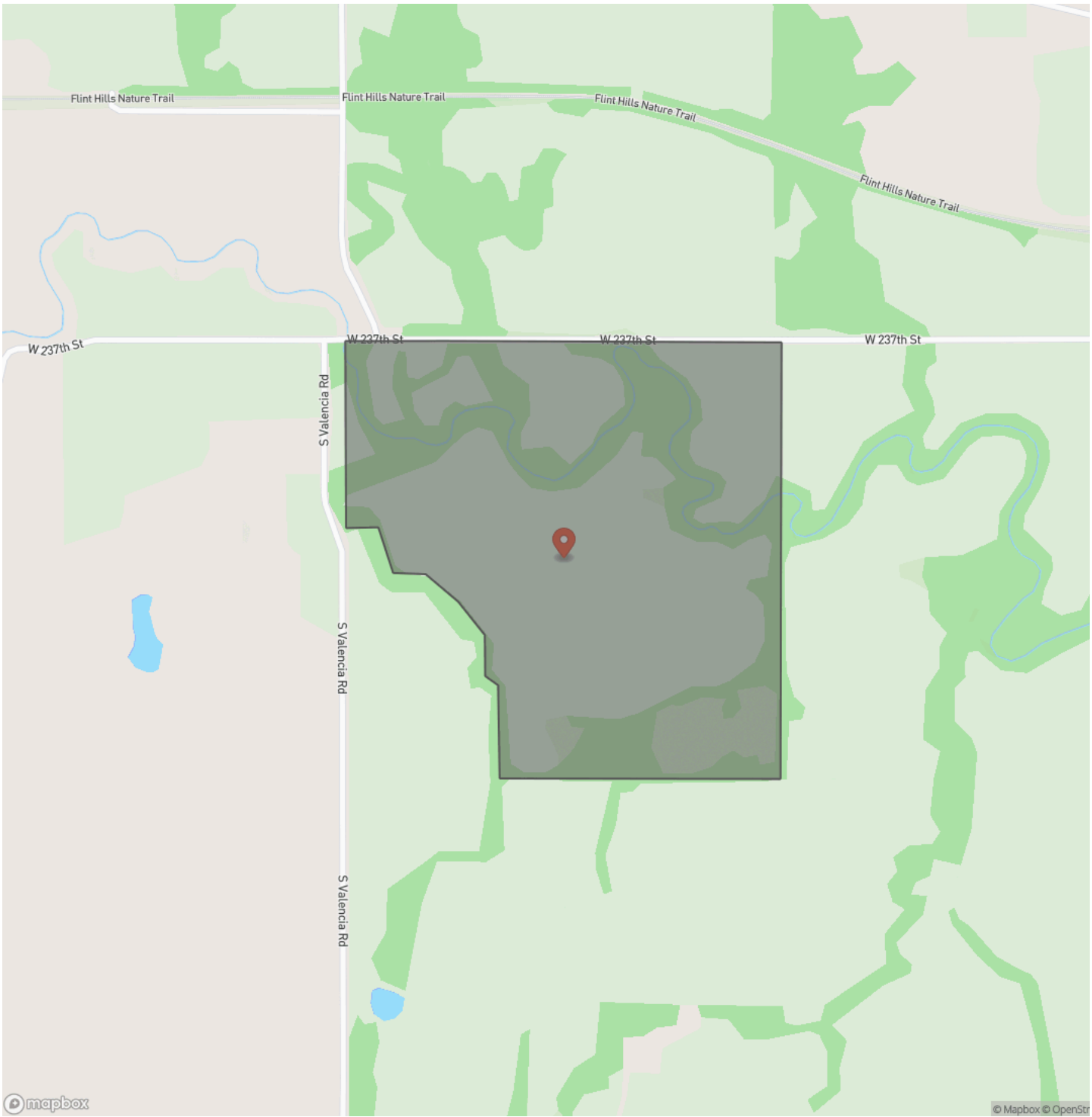
Eventhough the turkey numbers aren't what they used to be, there is still a huntable population in the area. So whether you are looking for the perfect recreational farm or just a solid investment piece, this property checks all the boxes. To set up your own personal tour, contact Brian (620)212-2027, today!

- 30 minutes from Topeka
- 1 hour from Kansas City
- 85 acres tillable
- Big buck area
- 1 mile off pavement
- 1 mile from Osage City
- Live Creek

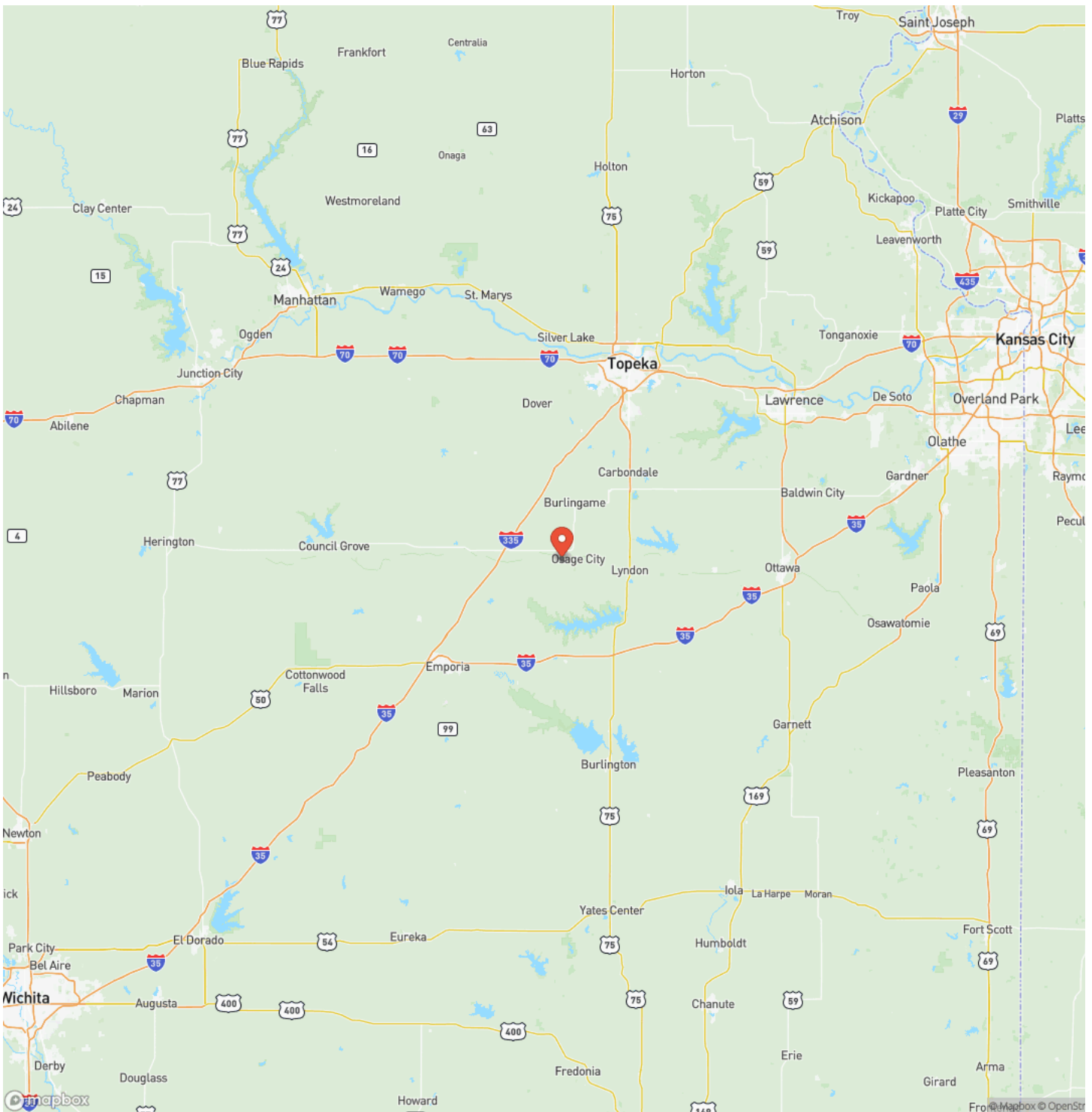
Osage County Bucks and Tillable
Osage City, KS / Osage County



Locator Map



Locator Map



Satellite Map





Address
City / State / Zip

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



L2realtyinc.com

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