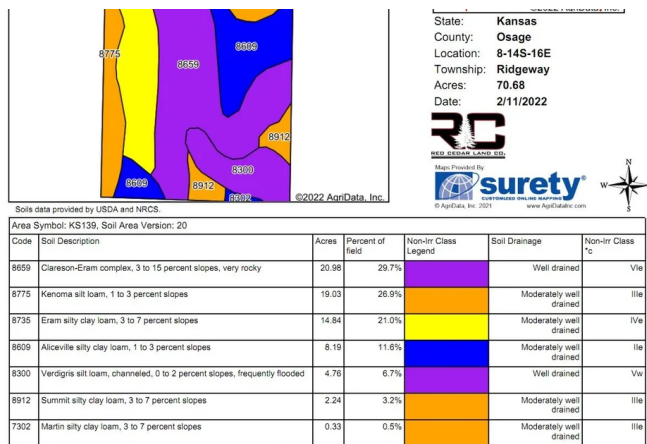


72+/- Acres in Osage County Kansas  
Carbondale, KS 66414

**\$252,000**  
72 +/- acres  
Osage County



## 72+/- Acres in Osage County Kansas Carbondale, KS / Osage County

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### **SUMMARY**

**City, State Zip**

Carbondale, KS 66414

**County**

Osage County

**Type**

Farms, Ranches

**Latitude / Longitude**

38.851874 / -95.665259

**Acreage**

72

**Price**

\$252,000

**Property Website**

<https://redcedarland.com/detail/72-acres-in-osage-county-kansas-osage-kansas/23699>





## 72+/- Acres in Osage County Kansas Carbondale, KS / Osage County

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### **PROPERTY DESCRIPTION**

**Just Listed! 72+/- Acres of Hay Ground / Tillable Acres in Osage County, Kansas - Only 10 Minutes South of Topeka, Kansas!**

**Legal Description:** 72+/- Acres in S08-T14-R16E. W1/2 NW1/4 EX BEG NWCOR OF SD TRTH E538 S651.83 W189.82 SWLY 86.10 NWLY 122.66 W 172.13 N 623.68 TO POB LESS ROW.

**Road Intersections:** E. 117th St / S. Adams Rd

**Driving Directions:** From Topeka Kansas head south approximately 9 miles on 75 HWY to E. 117th St. Turn east on E. 117th St. and go 1.25 miles. The property is on the south side of the road. From Carbondale Kansas head 1 miles east to S. Adams Rd. Turn north on S. Adams Rd and go 2 miles. The property is on the east side of the road.

**Property Description:** Great Location to build a new house or add more acres to your resume! This farm is located just 10 minutes south east of Topeka, Kansas. This 72 acre tract consists of 42+/- acres in brome hay with the remaining acres in mixed timber and open meadows in the south east corner. The hay ground would make great tillable acres if someone would want to break it out. The farm land in the area is well known for a corn / soybean rotation and with a silt loam soil you can expect great yields with average rainfall. The pond is a little over a half acre and a great water source for cattle, wildlife, or could potentially be expanded or dug out to hold fish. The south east portion of the property has mature timber and good cover for deer and quail hunting. Osage county is well known for great hunting and public land access to many good fishing lakes close by.

#### **Key Features:**

Close to HWY-75

Pond

60'x30' Hay Shed

Potential Tillable Acres

Potential Build Site



42+/- Acres of Hay Production

Deer Hunting

Quail Hunting

Close to Topeka, Kansas

**For more information or to schedule a showing contact agent Larry Boss at 785-633-1317.**



**72+/- Acres in Osage County Kansas  
Carbondale, KS / Osage County**

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## Locator Maps





## Aerial Maps



72+/- Acres in Osage County Kansas  
Carbondale, KS / Osage County

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**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Larry Boss

**Mobile**

(785) 633-1317

**Email**

lboss@redcedarland.com

**Address**

502 Main St

**City / State / Zip**

Osage, KS 66523

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**NOTES**

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## 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.



## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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