



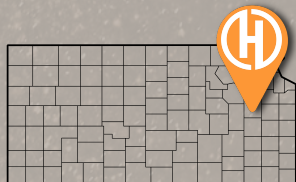
HEARTLAND LAND COMPANY



*ALL BOUNDARIES DISPLAYED IN THIS FLYER ARE APPROXIMATE.

LOCATION »

● **KANSAS**
● **OSAGE COUNTY**



PROPERTY FEATURES



Pasture



Whitetail Deer



Turkey



Paved Road

ACRES »

144 ± ACRES

PRICE »

\$676,000

CONTACT DETAILS »

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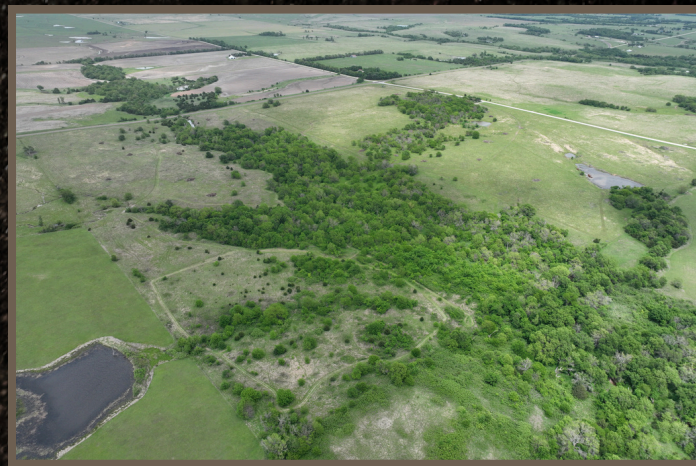
UNITED COUNTRY REAL ESTATE - HEARTLAND LAND COMPANY (BROKER)
www.heartlandlandco.com 913-210-0679



HEARTLAND LAND COMPANY



Located just north of Lebo, Kansas within the heart of Osage County, this remarkable 144-acre property offers a once-in-a-lifetime opportunity for hunters, outdoor enthusiasts, hobby farmers, and cattlemen. Situated just 1 hour and 15 minutes from Kansas City, this is where accessibility meets seclusion in the most harmonious manner. The property is currently used for light grazing of 14 cow calf pairs along with deer hunting in the fall. The ample grass and water offer a great place for livestock year-round or seasonally, fitting the needs of full-time farmers and hobby farmers alike. The wildlife on this property is truly exceptional. A thriving deer population calls this place home, drawn in by thick bedding, year-round water, and many travel corridors — making it a great spot to harvest whitetail deer and turkeys. The trail camera and shed antler history speak volumes about the caliber of hunting opportunities it presents. A diverse cover blankets the property, providing the perfect environment for wildlife to flourish. Trails meander throughout, and multiple bodies of water are mixed among the ample cover. Whether you are looking for a cattle operation, hunting property, or simply an addition to your land portfolio, this place checks all the boxes.





SOIL MAP



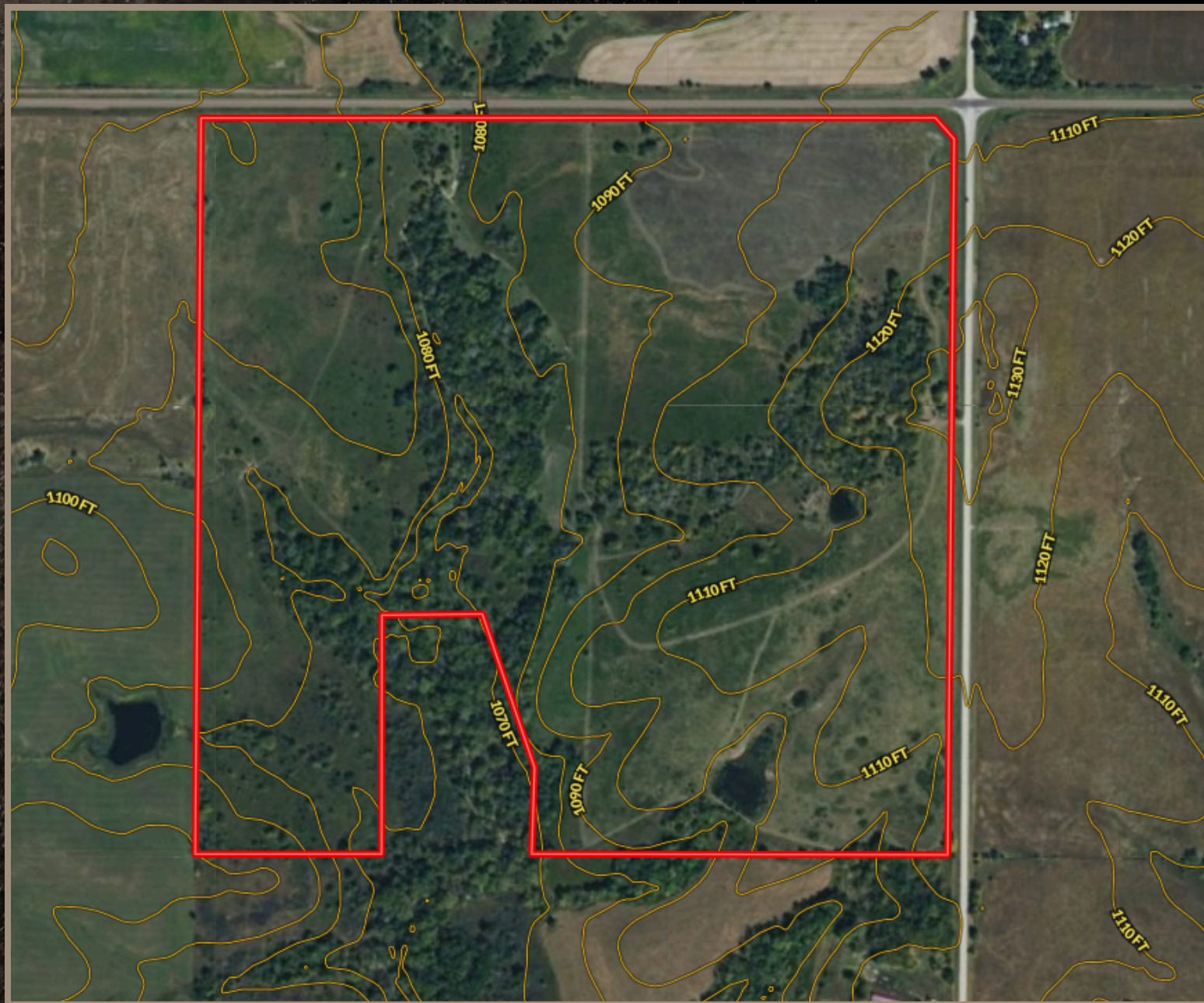
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8855	Olpe-Kenoma complex, 1 to 3 percent slopes	28.74	19.93	0	56	4e
8659	Clareson-Eram complex, 3 to 15 percent slopes, very rocky	25.59	17.75	0	43	6e
8683	Dennis silt loam, 3 to 7 percent slopes	25.3	17.55	0	77	3e
8735	Eram silty clay loam, 3 to 7 percent slopes	25.21	17.49	0	58	4e
8300	Verdigris silt loam, channeled, 0 to 2 percent slopes, frequently flooded	16.74	11.61	0	50	5w
8775	Kenoma silt loam, 1 to 3 percent slopes	14.58	10.11	0	59	3e
8609	Aliceville silty clay loam, 1 to 3 percent slopes	4.82	3.34	0	62	2e
8302	Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded	3.19	2.21	0	87	2w
TOTALS		144.17(*)	100%	-	58.22	4.08





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CONTOUR MAP



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