



United
Country
Real Estate

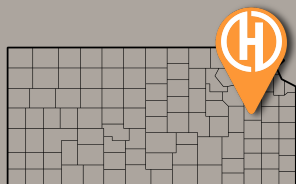
HEARTLAND
LAND COMPANY



*ALL BOUNDARIES DISPLAYED IN THIS FLYER ARE APPROXIMATE.

LOCATION »

● **KANSAS**
● **COUNTY COUNTY**



PROPERTY FEATURES



Whitetail Deer



Turkey



Small Game



Waterfowl

ACRES » **200 ± ACRES**

PRICE » **\$980,000**

CONTACT DETAILS »

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



HEARTLAND LAND COMPANY

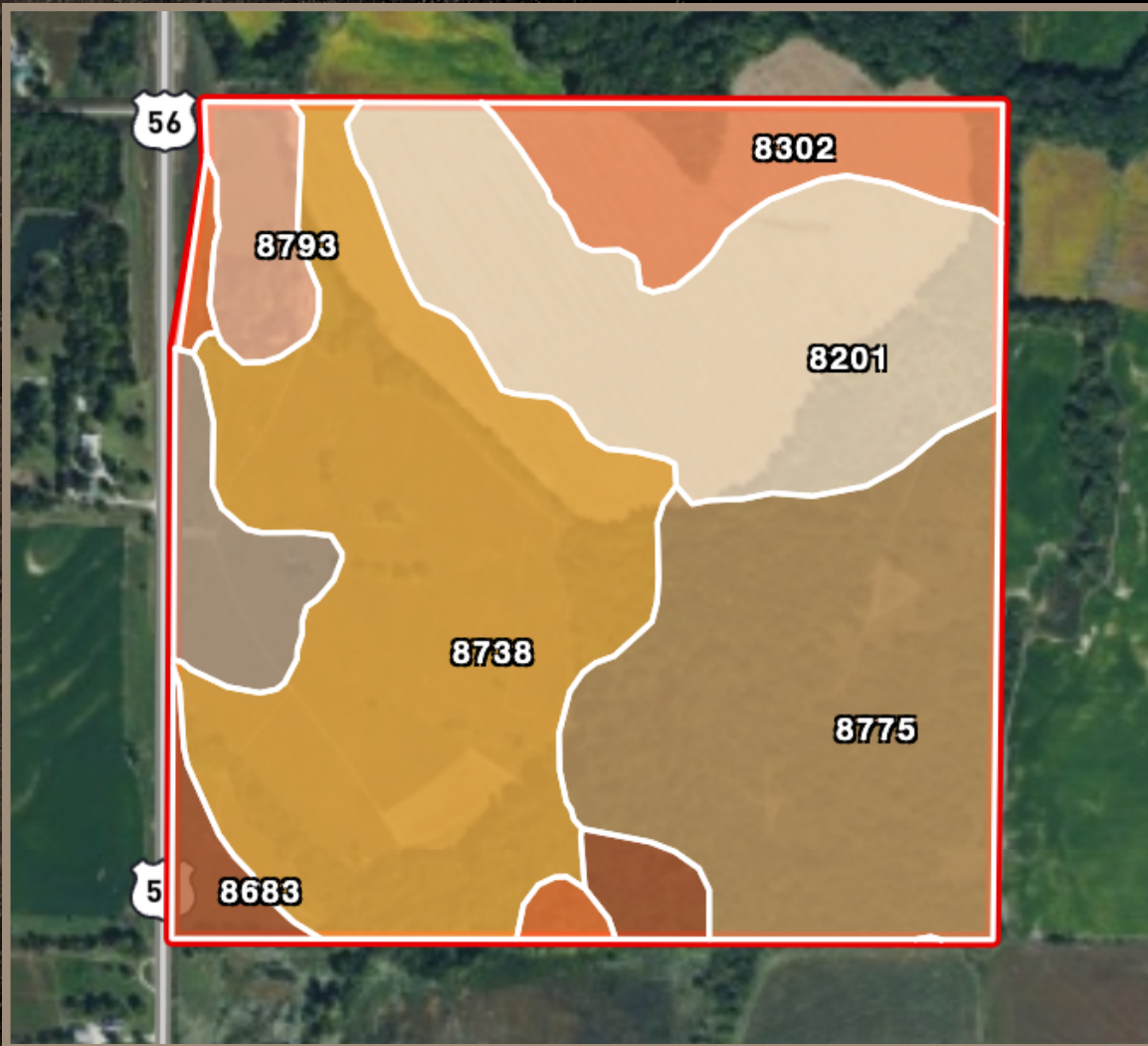


Heartland Land Company is proud to present this premier 200± acre tract in Osage County, Kansas. The property features approximately 50± tillable acres, excellent access from Highway 56, and a great mix of grass, thick cover, and mature timber. Smith Creek runs through the north side, while two stocked ponds provide additional water. Established food plots, stand sites, two Redneck blinds, and three feeders make it ready to hunt. Located in Unit 14, the property holds loads of whitetail deer, turkey, and small game while offering income and year-round recreation.





SOIL MAP



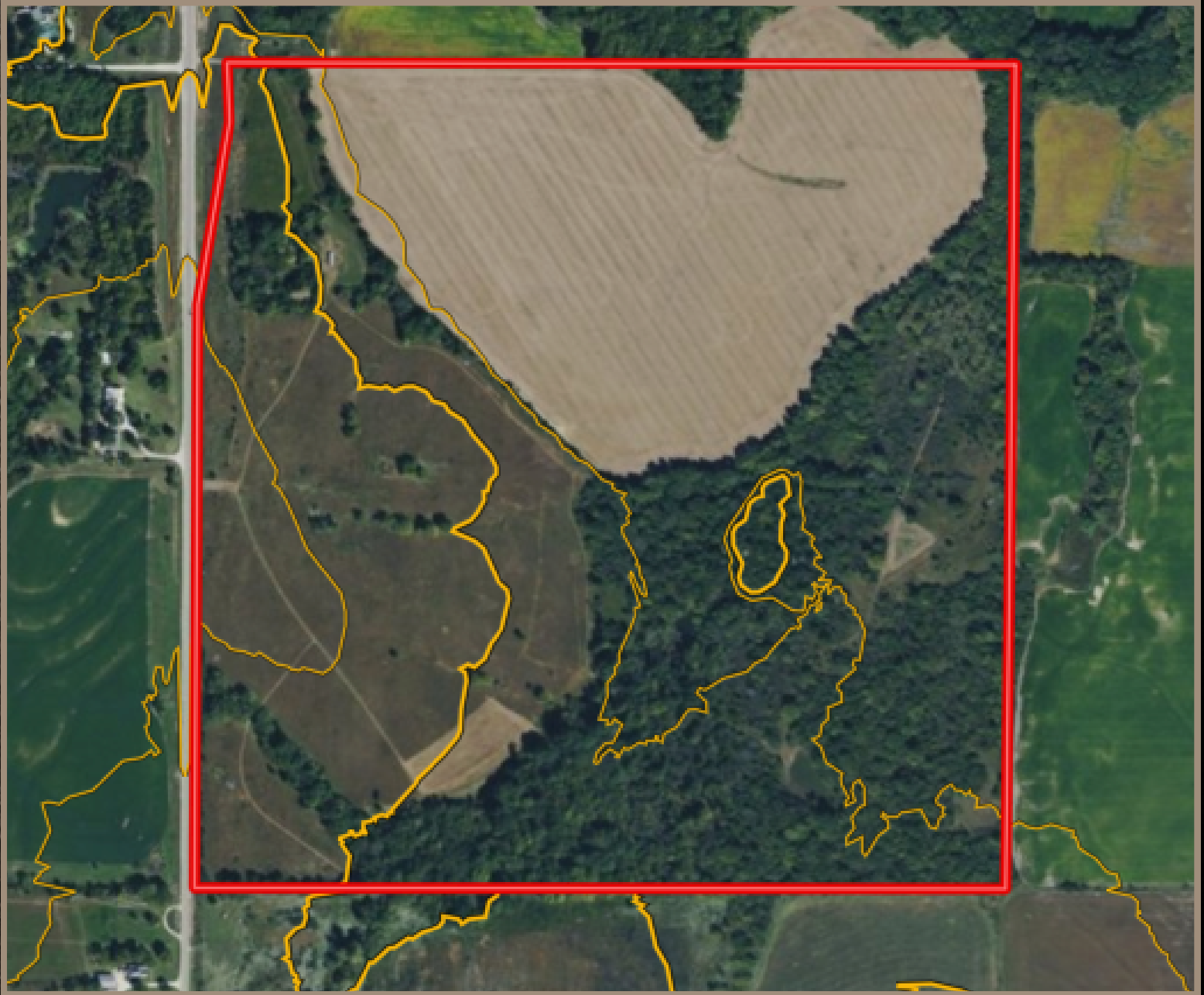
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8738	Eram silty clay, 3 to 7 percent slopes, eroded	52.87	33.27	0	41	4e
8775	Kenoma silt loam, 1 to 3 percent slopes	39.36	24.77	0	59	3e
8201	Osage silty clay loam, 0 to 1 percent slopes, occasionally flooded	34.5	21.71	0	44	2w
8302	Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded	12.88	8.11	0	87	2w
8912	Summit silty clay loam, 3 to 7 percent slopes	6.53	4.11	0	68	3e
8793	Lebo-Summit complex, 8 to 12 percent slopes	5.43	3.42	0	63	6e
8683	Dennis silt loam, 3 to 7 percent slopes	5.38	3.39	0	77	3e
7230	Elmont loam, 3 to 7 percent slopes	1.93	1.21	0	88	3e
TOTALS		158.8 8(*)	100%	-	53.49	3.14





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CONTOUR MAP



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