



Buyers, Sellers & Land Connected

142.43 ACRES - OSAGE COUNTY, KS



PRICE: \$377,439.50

ACRES: 142.43

COUNTY: Osage

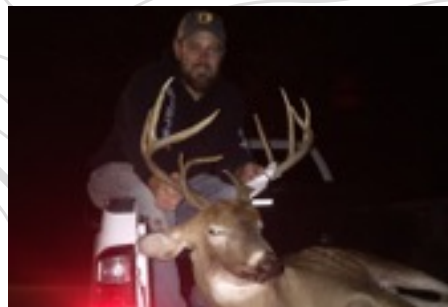
STATE: Kansas

For More Information contact:
BRYHN CRAFT, Land Broker

913.940.7373

BCraft@MidwestLandGroup.com

MidwestLandGroup.com



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142.43 ACRES - OSAGE COUNTY, KS



Excellent CRP, Recreational and Hunting Farm in Eastern Kansas

If you are looking for a great looking hunting and recreational tract within an hour of Kansas city, you need to check out this 142 acres just south of Overbrook in Osage County, KS. The property offers a great diversity of terrain, consisting of timber draws, 70 acres of beautiful rolling CRP fields, a gorgeous year round creek and an abundant population of deer, turkey and small game. One of the neatest features of this property is the year round creek that laces through the center of the property. It has several deep and wide holes throughout it that make it seem like ponds within the banks of the creek. It is surrounded by timber and CRP fields and makes for excellent hunting. The current owner hunted one afternoon this season and took the buck pictured. An added bonus is the excellent access to Pomona Lake and Cedar Park boat ramps and fishing access is less than 2 miles from the property. This is a great tract of land that will be a pleasure to hunt each fall and spring, and manage year round. Call today with questions or to arrange a private tour.

- Beautiful 142.42 surveyed acre of hunting, CRP and recreational property.
- Located in north east Osage County Kansas
- Just 2 miles to Pomona Reservoir and, Cedar Park public boat launch and fishing access.
- Property is located in Overbrook, KS; 15 minutes from Ottawa, KS; 1 hour from Kansas City, KS and 20 minutes south of Topeka, KS.
- Beautiful creek winds through the center of the property.
- Great looking well-established CRP fields surrounded by timbered draws.
- 70+ acres of this farm is enrolled into the Conservation Reserve Program and will expire in 2017.
- The CRP payment is currently \$3802 annually
- Awesome hidden fields tucked in the timber draws that would make incredible food plots with minimal work.
- Great access provided by an established trail system.
- Excellent deer, turkey and small game populations.
- Great access provided by a County Maintained gravel 189th St., which is only 1.25 miles off the Black top.
- Utilities are on 189th St.
- Property taxes are approximately \$604 annually.

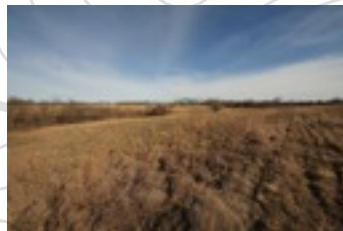
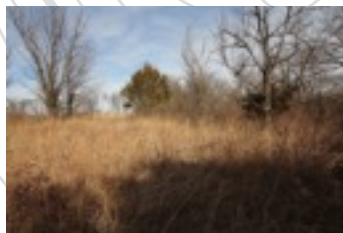
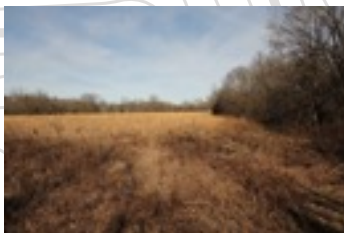
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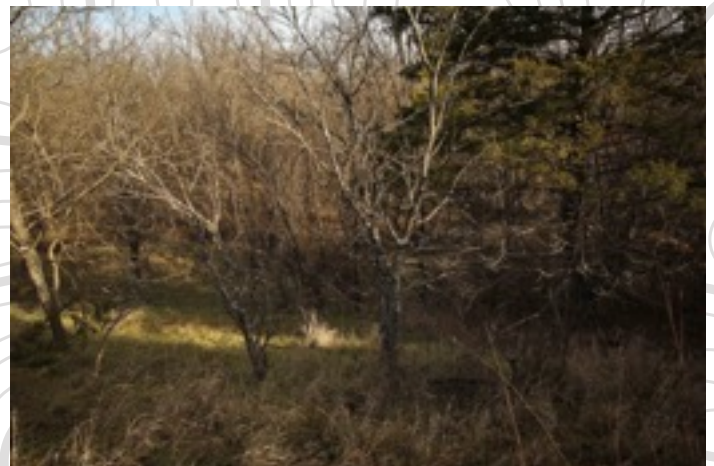
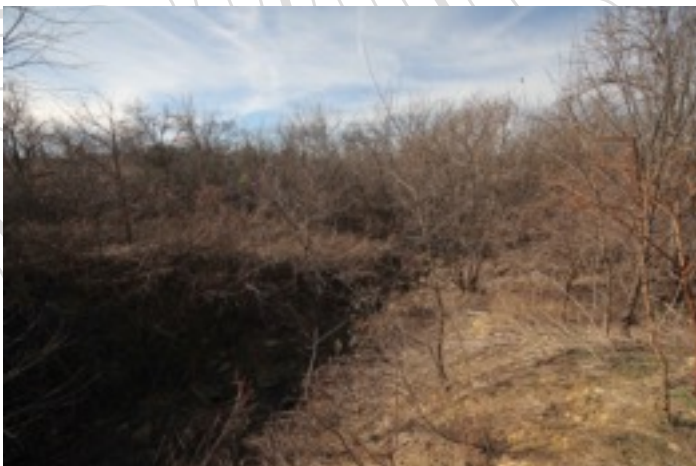
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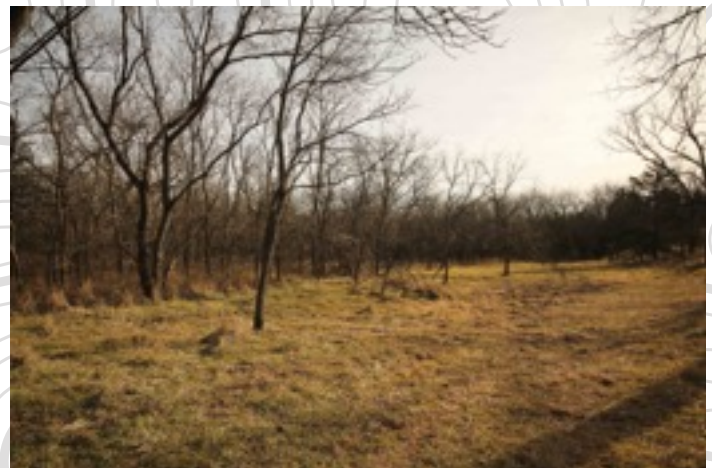
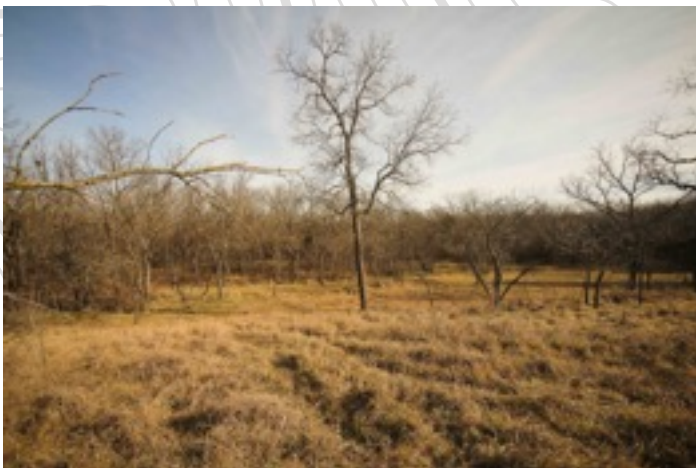
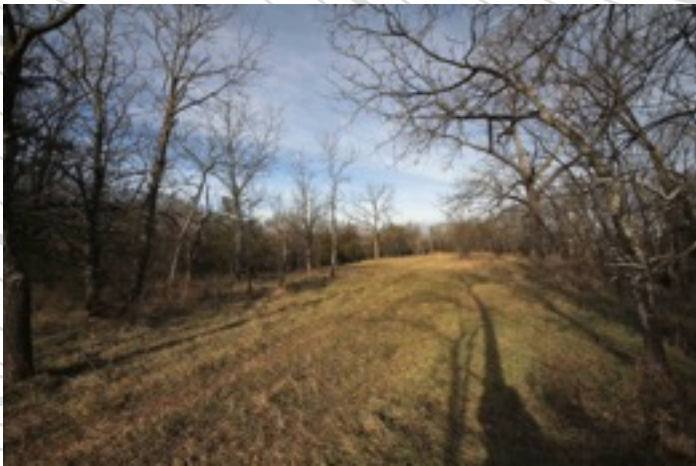
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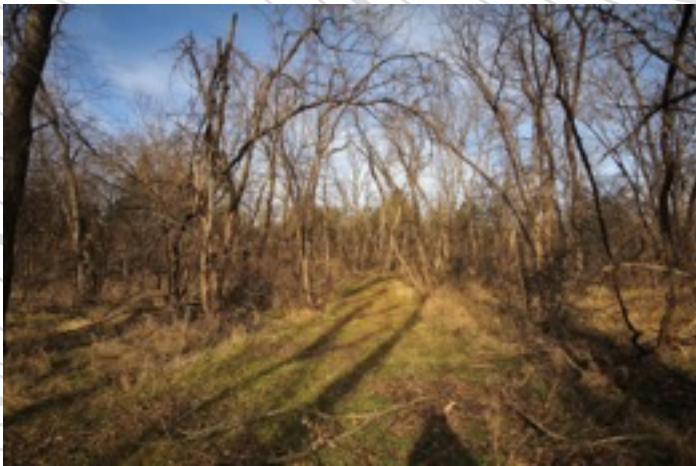
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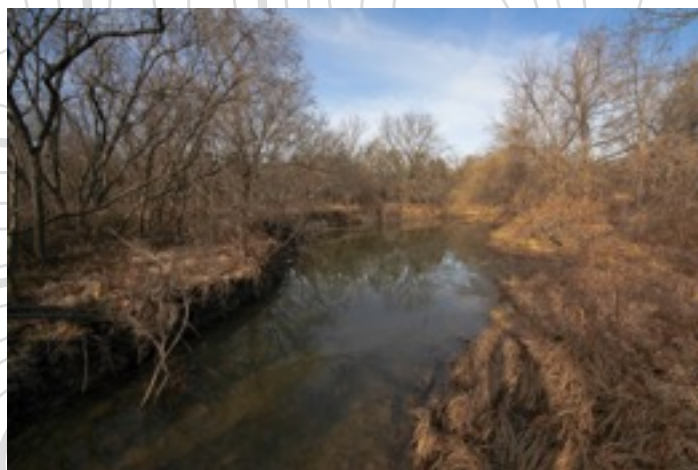
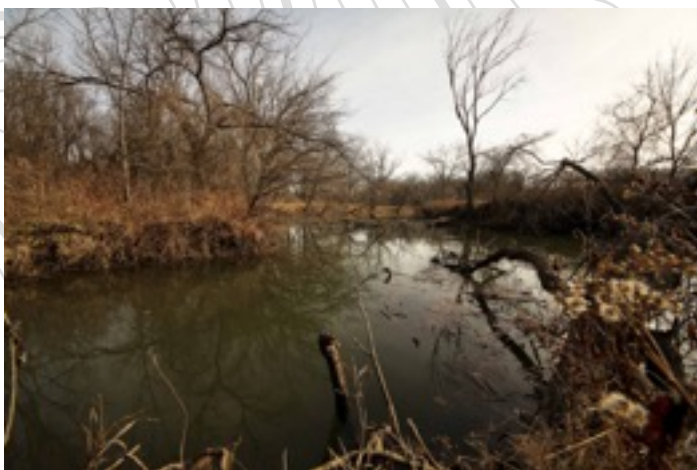
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This beautiful creek runs the entire length of the property from north to south and is flanked by hidden fields, timber and thickets the whole way. It would be an awesome place to be during November. There are plenty of reminders of this years rut left behind in the form of rubs, scrapes and trails. There are numerous hidden fields that could easily be converted into food plots and the CRP fields are at the right stages to hold deer throughout the season.



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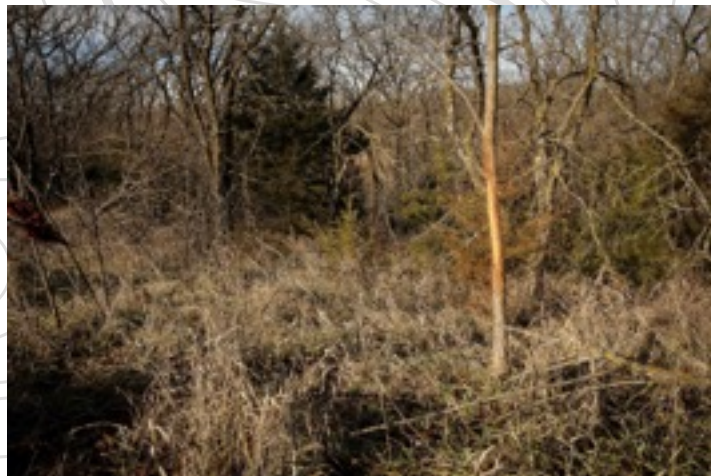
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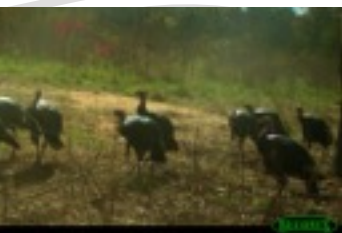
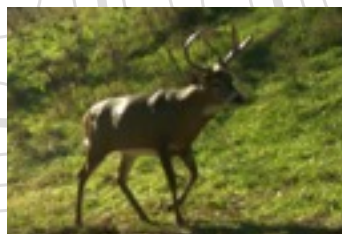
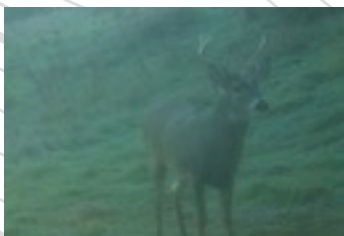
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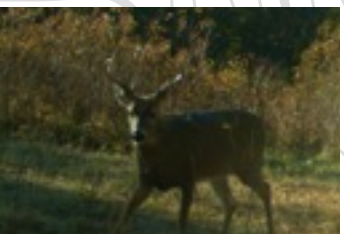
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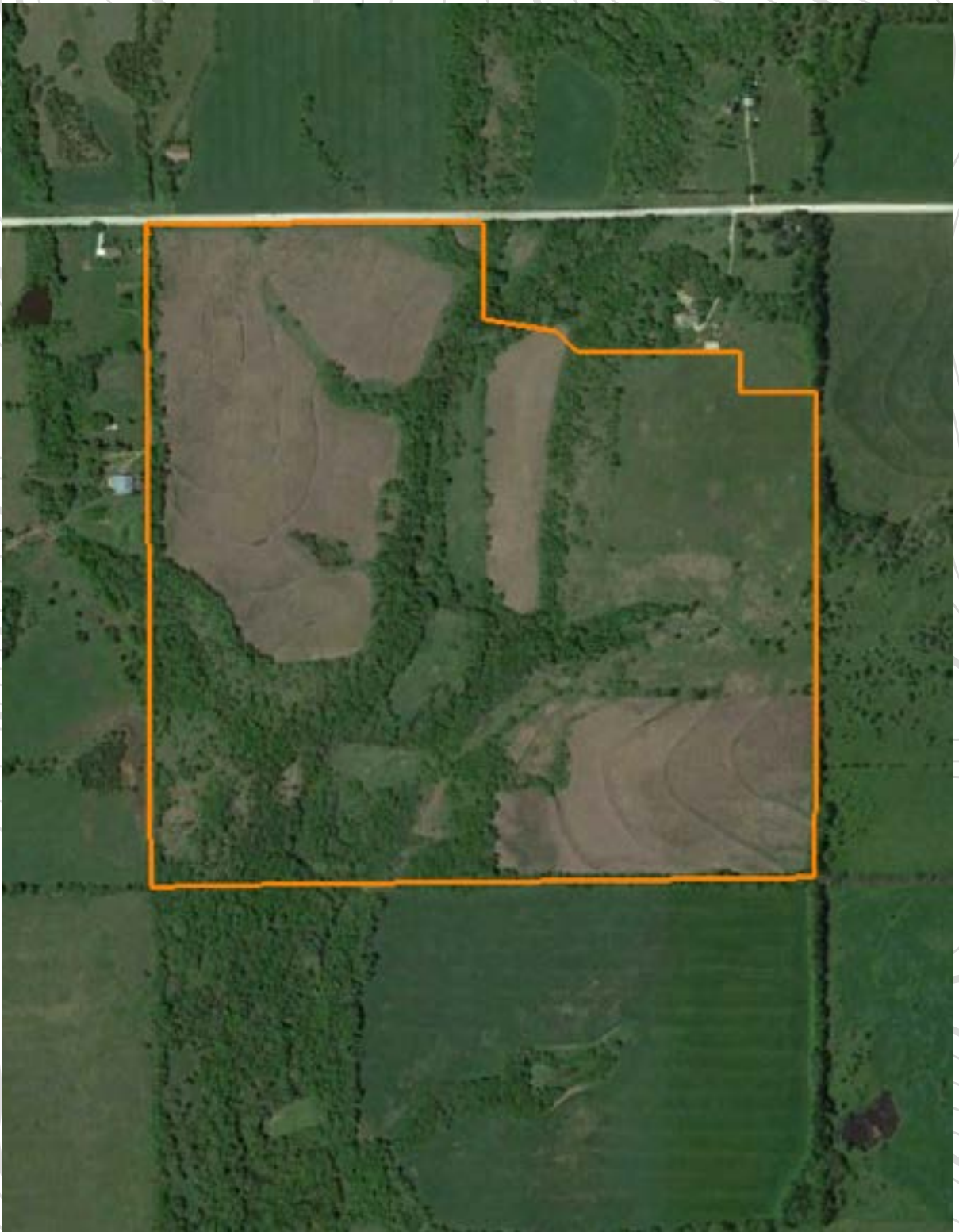
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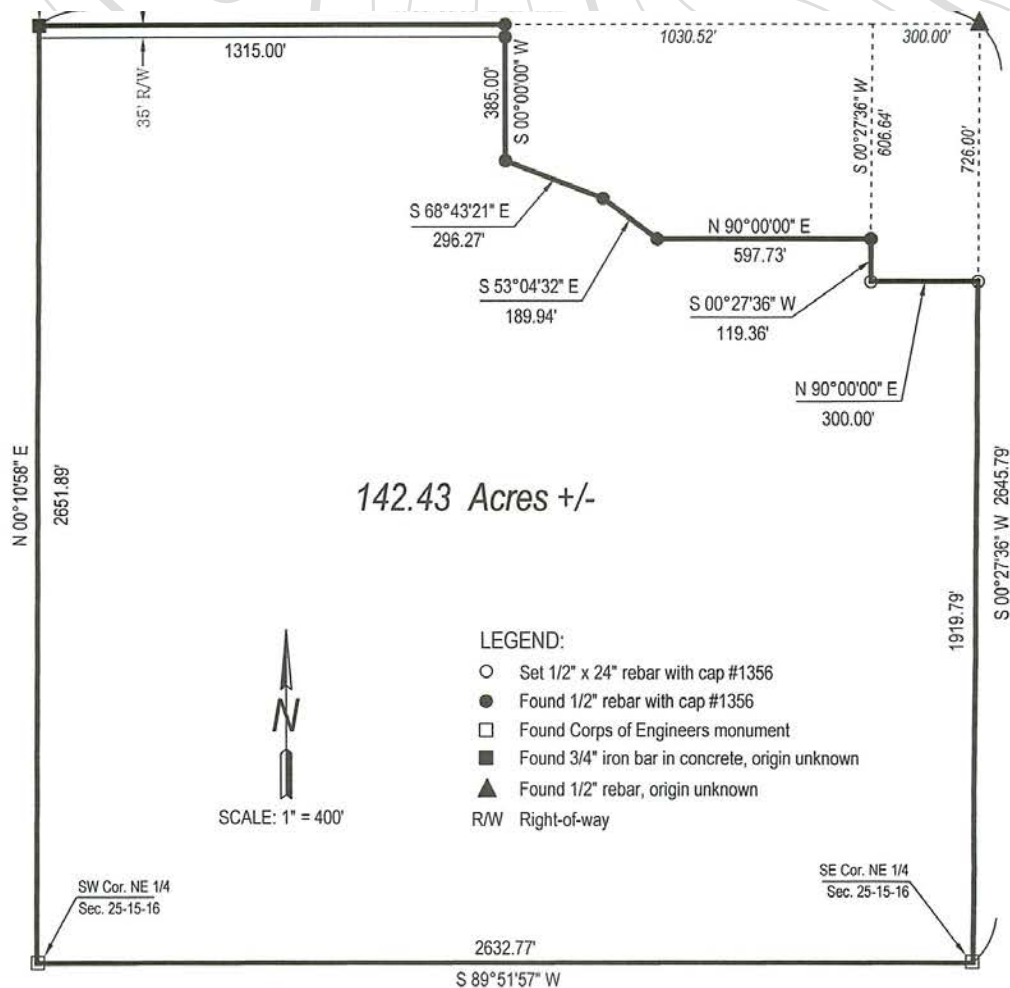
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REFERENCE SURVEY:

- 1) Survey by D. Stebbins, dated 6/30/2015 and filed in Book N41, Page 251.

NOTES:

- 1) Except as shown, no easements, restrictions or other encumbrances are a part of this survey.
- 2) Bearings are based on the North Line of the Northeast Quarter assumed as N 90°00'00\"/>

DESCRIPTION from Book N41, Page 285:

The Northeast Quarter of Section 25, Township 15 South, Range 16 East of the 6th P.M., Osage County, Kansas LESS a 5 acre tract described as follows: Beginning at the Northeast corner of said Northeast Quarter; thence West 300 feet; thence South 726 feet; thence East 300 feet; thence North 726 feet to the Point of Beginning, in Osage County, Kansas and EXCEPT a parcel of land in the Northeast Quarter of Section 25, Township 15 South, Range 16 East of the 6th P.M., Osage County, Kansas and more particularly described as follows: Commencing at the Northeast corner of the Northeast Quarter of said Section 25; thence South 90 degrees 00 minutes 00 seconds West along the North line of the Northeast Quarter of said Section 25 a distance of 300.00 feet for the Point of Beginning; thence South 00 degrees 27 minutes 36 seconds West a distance of 606.64 feet; thence South 90 degrees 00 minutes 00 seconds West a distance of 597.73 feet; thence North 53 degrees 04 minutes 32 seconds West a distance of 189.94 feet; thence North 68 degrees 43 minutes 21 seconds West a distance of 296.27 feet; thence North 00 degrees 00 minutes 00 seconds East a distance of 385.00 feet to the North line of the Northeast Quarter of said Section 25; thence North 90 degrees 00 minutes 00 seconds East along the North line of the Northeast Quarter of said Section 25 a distance of 1030.52 feet to the Point of Beginning.



Danny L. Stebbins PS No. 1356

Survey ordered by: Jeff Terry

STEBBINS SURVEYING LLC

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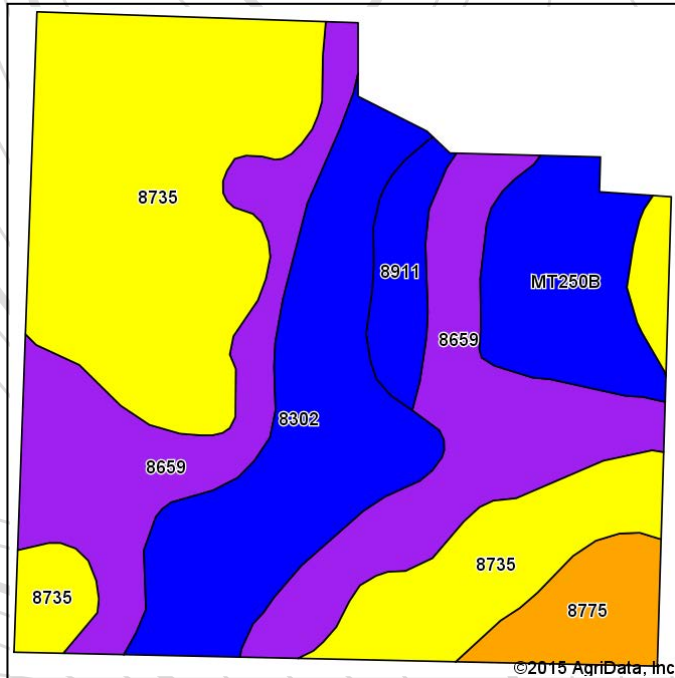
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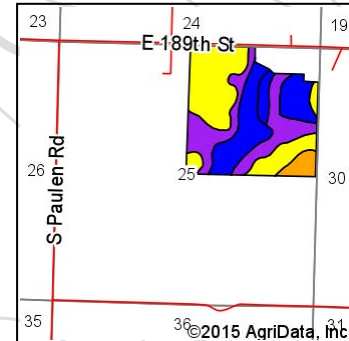


142.43 ACRES - OSAGE COUNTY, KS

Soil Map



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Osage**
 Location: **25-15S-16E**
 Township: **Junction**
 Acres: **142.28**
 Date: **12/14/2015**



Area Symbol: KS139, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Improved bermudagrass	Fescue	Smooth bromegrass	Bromegrass hay	Common bermudagrass	Caucasian bluestem	Warm season grasses	Orch red c
8735	Eram silty clay loam, 3 to 7 percent slopes	52.81	37.1%		IVe		5	3		3	2		
8659	Clareon-Eram complex, 3 to 15 percent slopes, very rocky	39.84	28.0%		VIe								
8302	Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded	25.24	17.7%		IIw								
MT250B	Aliceville silty clay loam, 1 to 3 percent slopes	12.72	8.9%		Ile						1	1	8
8775	Kenoma silt loam, 1 to 3 percent slopes	6.59	4.6%		IIle								
8911	Summit silty clay loam, 1 to 3 percent slopes	5.08	3.6%		Ile								
Weighted Average							1.9	1.1	1.1	0.7	0.1	0.1	0.7

Area Symbol: KS139, Soil Area Version: 14

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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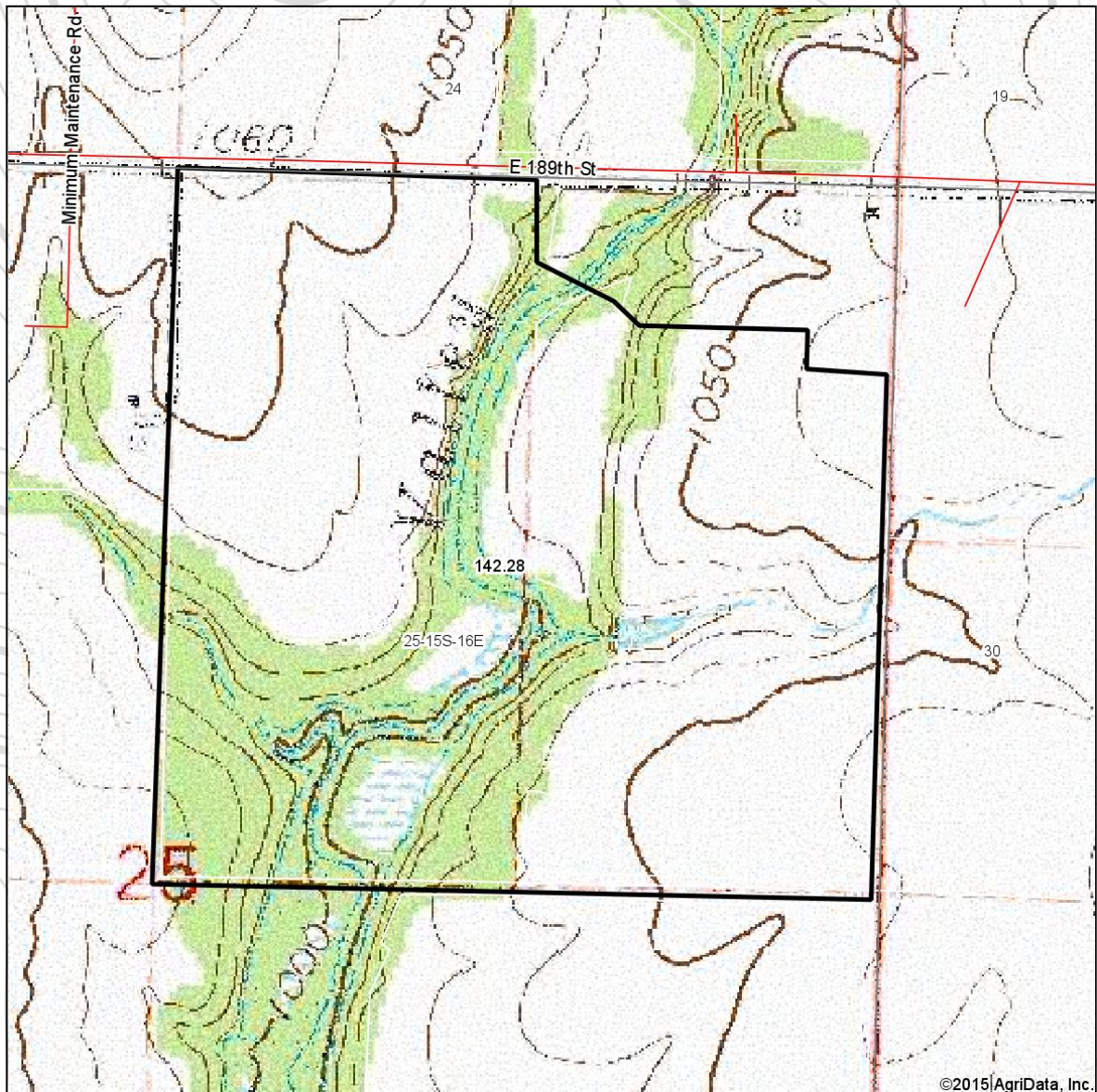
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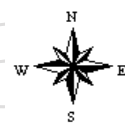
Topography Map



map center: 38° 43' 13.87, 95° 34' 45.63

0ft 571ft 1142ft

25-15S-16E
Osage County
Kansas



12/14/2015

Field borders provided by Farm Service Agency as of 5/21/2008.

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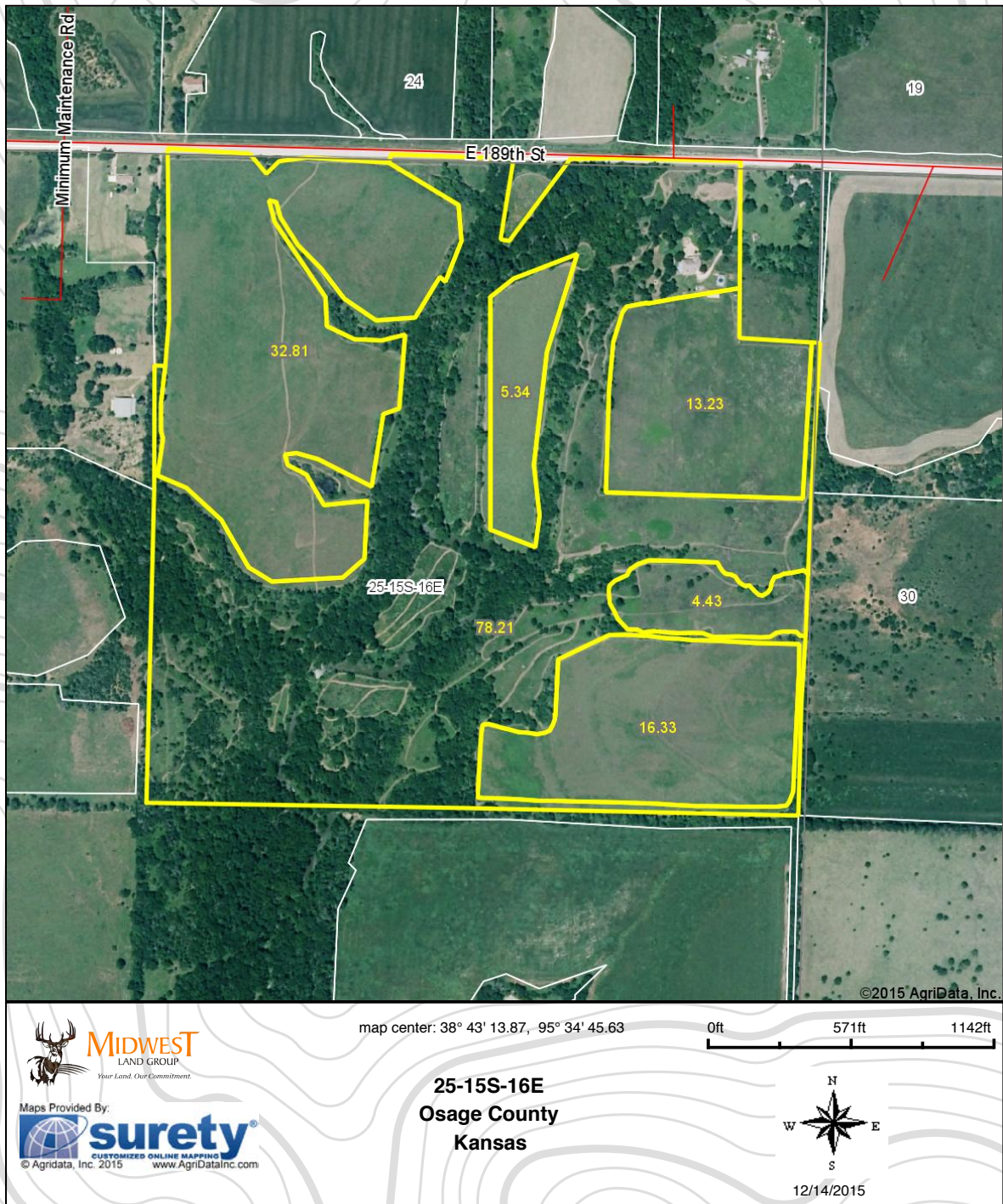
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Aerial Map



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This form is available electronically.

CRP-1 (03-26-04)	U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation	1. ST. & CO. CODE & ADMIN. LOCATION 20139	2. SIGN-UP NUMBER 32 ✓
CONSERVATION RESERVE PROGRAM CONTRACT		3. CONTRACT NUMBER 543 ✓	4. ACRES FOR ENROLLMENT 73.1 ✓
7. COUNTY OFFICE ADDRESS (Include Zip Code): OSAGE COUNTY FARM SERVICE AGENCY 115 W 17TH ST LYNDON, KS 66451-9561		5. FARM NUMBER 0003811 ✓	6. TRACT NUMBER(S) 2944000 ✓
TELEPHONE NUMBER (Include Area Code): (785)828-4631		8. OFFER (Select one) GENERAL <input checked="" type="checkbox"/> ENVIRONMENTAL PRIORITY <input type="checkbox"/>	9. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2007 TO: (MM-DD-YYYY) 09-30-2017

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (who may be referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection.

The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1, CRP-1 Appendix and any addendum thereto, CRP-2 or CRP-2C, if applicable; and, if applicable, CRP-15.

10A. Rental Rate Per Acre	\$52.01	11. Identification of CRP Land				
B. Annual Contract Payment	\$3802	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
C. First Year Payment		2944000	8888	CP1	73.1	\$0.00
(Item 10C applicable only to continuous signup when the first year payment is prorated.)						

12. PARTICIPANTS	
A(1). PARTICIPANT'S NAME AND ADDRESS (Zip Code): Stanley R Conner 4829 E 189th ST Overbrook, KS 66524_9180	(2) SHARE 50.00%
B(1). PARTICIPANT'S NAME AND ADDRESS (Zip Code): Markanna I Conner 4829 E 189th ST Overbrook, KS 66524_9180	(2) SHARE 50.00%
C(1). PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE %
(If more than three individuals are signing, continue on attachment.)	
13. CCC USE ONLY - Payments according to the shares are approved	A. SIGNATURE OF CCC REPRESENTATIVE Adrianne Conner CED
	B. DATE (MM-DD-YYYY) 8-21-06

NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a) and the Paperwork Reduction Act of 1995, as amended. The authority for requesting the following information is the Food Security Act of 1985, (Pub. L. 99-198), as amended and the Farm Security and Rural Investment Act of 2002 (Pub. L. 107-171) and regulations promulgated at 7 CFR Part 1410 and the Internal Revenue code (26 USC 6109). The information requested is necessary for CCC to consider and process the offer to enter into a Conservation Reserve Program contract, to assist in determining eligibility and to determine the correct parties to the contract. Furnishing the requested information is voluntary. Failure to furnish the requested information will result in determination of ineligibility for certain program benefits and other financial assistance administered by USDA agency. This information may be provided to other agencies, IRS, Department of Justice, or other State and Federal Law Enforcement agencies, and in response to a court magistrate or administrative tribunal. The provisions of criminal and civil fraud statutes, including 18 USC 286, 287, 371, 641, 651, 1001; 15 USC 714m; and 31 USC 3729, may be applicable to the information provided.

RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

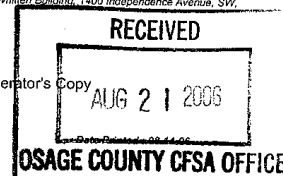
The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, gender, religion, age, disability, political beliefs, sexual orientation, and marital and family status. (Not all prohibited bases apply to all programs). Persons with disabilities who require alternative means for communication of program information (Braille, large print, audio tapes etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write USDA, Director, Office of Civil Rights, Room 326-W, Whitten Building, 1400 Independence Avenue, SW, Washington, DC 20250-9410 or call (202) 720-5964 (voice or TDD). USDA is an equal opportunity provider and employer.

☐ Original - County Office Copy

☐ Owner's Copy

☐ Operator's Copy

2ND Party Rev.
BN 9-26-06



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United States Department of Agriculture
Farm Service Agency

April 11, 2015

Farm: 3811
Tract: 2944000

3456789: : < > 2
1:4,414



Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area.
Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.

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Property Detail Information

LGIS v5



THOMSON REUTERS

1 of 7

Generated: 12/14/2015 9:55:39 PM

Osage County, Kansas

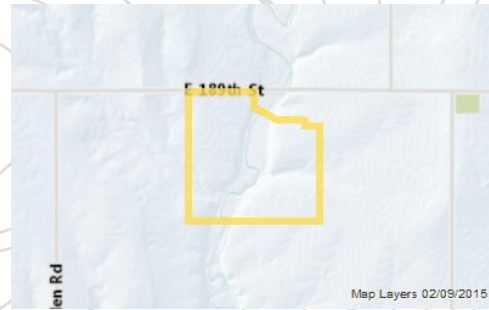
Report for Parcel No. 070-097-25-0-00-00-002.00-0

(Quick Ref. ID R4519)

Property Physical (Situs) Address
4829 E 189TH ST, Overbrook, KS 66524

Tract (Legal) Description
S25, T15, R16E, ACRES 152.1, NE1/4 EXC N 726' OF E 300' LES S ROW

Owner(s)	Owner Mailing Address
CONNER TRUSTEES, STANLEY R & MARKAN - (P)	4829 E 189TH ST OVERBROOK, KS 66524



Property Factors	
Topography	Above Street - 2 Rolling - 4
Utilities	Public Water - 3 Lagoon - 9
Access	Semi Improved Road - 2
Fronting	Secondary Street - 3
Location	Neighborhood or Spot - 6
Parking Type	Off Street - 1
Parking Quantity	Adequate - 2
Parking Proximity	On Site - 3
Covered Parking	Not Available
Uncovered Parking	Not Available

Tax Detail Information

LGIS v5



THOMSON REUTERS

1 of 3

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Osage County, Kansas

Inquiry for OVERBROOK LAND CO, LLC - 4829 189TH ST

Tax Year 2015

Tax ID		TaxType	Parcel ID (PIN)		Parcel Class			
07338		Real Estate	070-097-25-0-00-00-002.00-0		Agricultural Real Estate Farmstead			
Description					Subdivision			
NE1/4 EX N726 OF E300 & EX TR BEG 300W								
Tax Unit	USD	City / Town		S-T-R	Block	Lot	Book Page	Trans. Date
110	434	JUNCTION TOWNSHIP		25-15-16E			N 41R - 285	071615
Assessed Valuation		Mill Levy	Ad Valorem	Special Tax	Total Tax	Total Paid	Deliq.	
\$4,263.00		141.778	\$604.40	\$0.00	\$604.40	\$0.00	No	

Historic Tax Information

Tax Year 2014

Tax ID		TaxType	Parcel ID (PIN)		Parcel Class			
07338		Real Estate	070-097-25-0-00-00-002.00-0		Agricultural Real Estate Farmstead			
Description					Subdivision			
NE1/4 E N726' OF E 300'; LESS ROW								
Tax Unit	USD	City / Town		S-T-R	Block	Lot	Book Page	Trans. Date
110	434	JUNCTION TOWNSHIP		25-15-16E			N 38R - 618	070314
Assessed Valuation		Mill Levy	Ad Valorem	Special Tax	Total Tax	Total Paid	Deliq.	

BRYHN CRAFT, Land Broker

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