



**T R O P H Y**  
PROPERTIES AND AUCTION  
LAND | RECREATIONAL | RESIDENTIAL

# 80± Acre Prime Kansas Hunting Tract for Sale - Osage County

www.TrophyPA.com • (855) 573-5263 • leads@trophyapa.com



## PROPERTY ADDRESS:

00 E 309th Ave  
Melvern, KS 66510

**PRICE:** \$380,000

**ACRES:** 80

**COUNTY:** Osage

## PROPERTY HIGHLIGHTS:

- 80± Acres
- 1 hours from Kansas City
- 30 minutes from Ottawa
- Electric on north the property line
- Well water on site currently
- Abundant tree and grass cover
- North and west property entrance
- 1 new Redneck box blind
- 2 wildlife feeders
- Multiple build sites
- Multiple watering holes
- Additional Acreage Available

## PROPERTY DESCRIPTION:

When you think about Southeast Kansas deer hunting you often think about thick brushy timber tracts with lots of cover and multiple hiding spots for those elusive white-tail deer. People come from long and far every year from September to January in search of that exact thing. They pour hours upon hours of time as well as endless amounts of dollars into providing habitat, water holes, feeding sites, food plots, hunting blinds, deer stands, mineral sites, trail cameras and many other things to make that hunting experience a memorable one for them as well as their family and friends. If your bucket list item is to own such a property that allows you to find this year after year, then you have no doubt looked at Osage County, Kansas to buy that farm. It has long been a strong hold in the wildlife community and revered as a great place to hunt and spend time while making those memories or having long weekends of recreation anyway you see fit. This place is the epitome of that idea.



## PRESENTED BY:

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If you look just east of Melvern, Kansas you will find 80± acres of prime real estate consisting of some of the best hunting habitat you can find. The property itself contains a mix of hardwoods and softwoods along with some warm season grasses and open areas cut out amongst the timber. New red gates on the north side of the property just off 309th St. give you access to some of the best wildlife cover around. The property is located about 5 minutes off Interstate 35 at the Williamsburg Kansas exit making it a quick drive from Kansas City. From there a vast trail system allows you to walk to any number of stand sites, watering holes and food plots. Several plots have been put in to not only draw the deer in, but also to hold those deer in the dense cover the property offers. This country has cover and thickets that you could only imagine. Honestly the pictures on this place do not do the property justice. The endless rubs, scrapes and trails weaving through the property can get your blood pumping in just a few minutes and you can instantly see why this place is a gem. This tract is nothing short of an excellent recreational property and is ready to be a build site for a permanent residence or a weekend cabin. It has an endless amount of potential for many years to come!

This property is part of 144 total acres that the sellers would sell as well. Please ask if interested in the entire parcel.



Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals



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