



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

# 93± Acre Kansas Recreational Tract Near Melvern Lake for Sale - Osage County

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

**PRICE IMPROVED**



## PROPERTY ADDRESS:

00 E 31 Hwy  
Melvern, KS 66523

**PRICE:** \$399,000

**ACRES:** 93

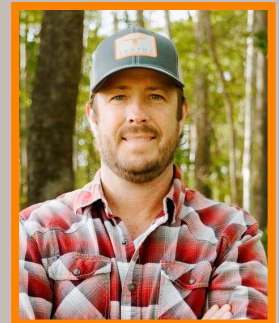
**COUNTY:** Osage

## PROPERTY HIGHLIGHTS:

- Located minutes from Melvern Lake Marina
- Pasture ground for livestock
- Two ponds offer rear round water
- Utilities at the Road
- Income potential with proximity to Melvern Lake & opportunity for boat storage or other recreational facilities
- Blacktop Road Access and easy access to 75 Hwy
- Approx 1 hour drive from Greater Kansas City
- 25-minute commute south of Topeka
- Rural life and urban convenience

## PROPERTY DESCRIPTION:

Located just minutes away from Melvern Lake Marina and the swim beach, this rolling 93-acre property offers a rural retreat with convenient access to local recreational activities. The land features fully fenced pasture ground for livestock, along with two ponds that provide year-round water and offer potential recreational opportunities. Additionally, utilities are available at the road (buyer to verify), simplifying the process of building your dream home. Whether you envision a cozy weekend getaway or a sprawling estate, this property provides the perfect setting. With its proximity to Melvern Lake, there's also potential for boat storage or other recreational facilities, presenting an enticing investment opportunity. Easy accessibility year-round with blacktop road frontage and easy access to 75 Hwy. Located just an hour's drive from Greater Kansas City and a short 25-minute commute south of Topeka, this property offers the perfect balance of rural tranquility and urban convenience.



**PRESENTED BY:**

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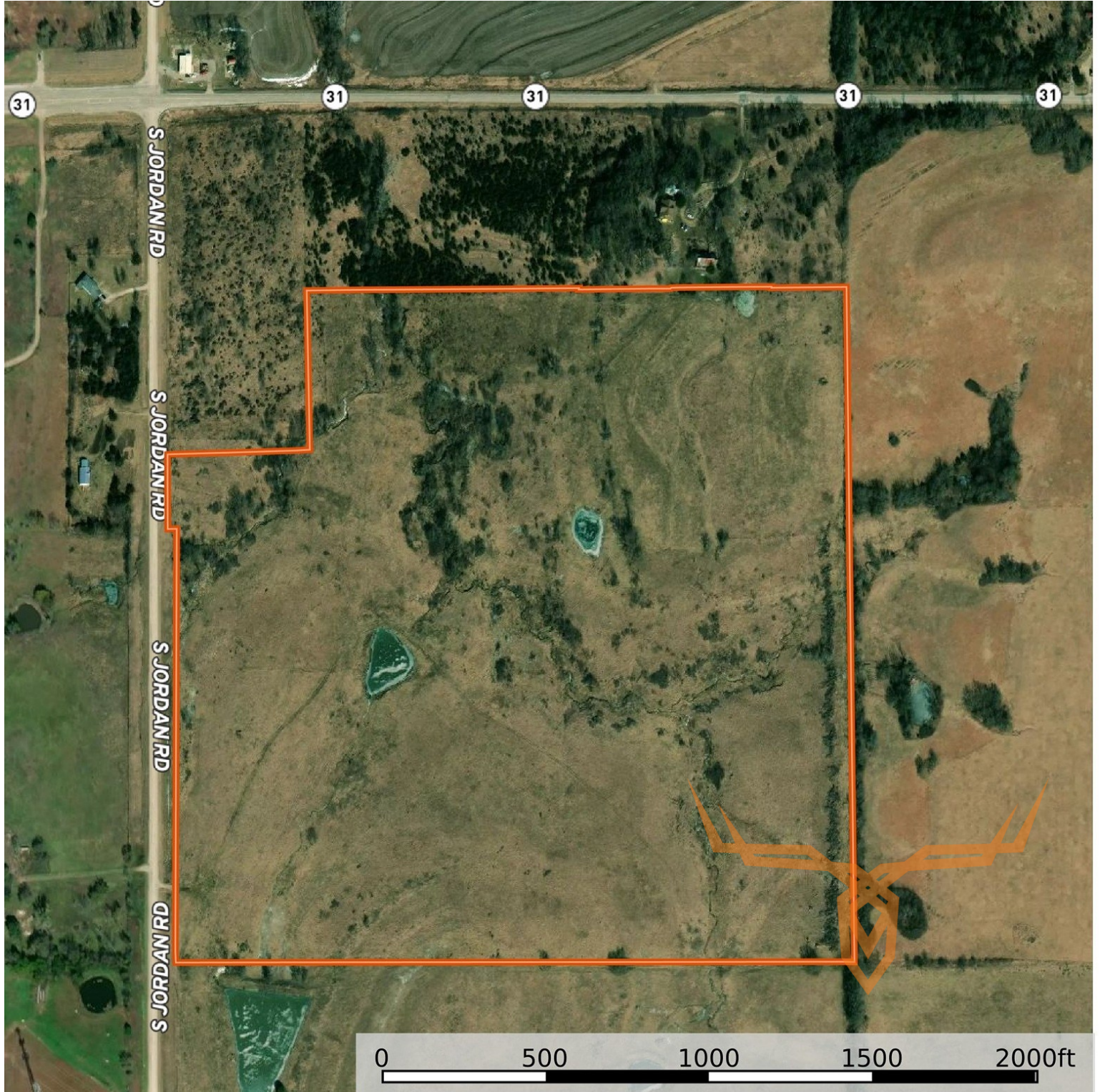




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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal