



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

78± Acres "The Arena" Kansas Hunting Land for Sale - Pottawatomie County

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



PROPERTY ADDRESS:

00 Greene Road
Olsburg, KS 66520

PRICE: \$365,000

ACRES: 78±

COUNTY: Pottawatomie

PROPERTY HIGHLIGHTS:

- 78 ± Acres with deeded access from the south
- Tremendous deer history
- Massive deer area with loads of turkeys
- Beautiful recreation property
- Creek running through the property creating a heavily used travel corridor
- Multiple class 2 soils for food plot sites on the property
- Amazing views with incredible seclusion
- 2 hours from Kansas City
- 30 minutes from Manhattan, Kansas
- 1 hour from Topeka, Kansas
- 3 miles from Olsburg, Kansas
- Blue Valley Unified School District 384

PROPERTY DESCRIPTION:

Located just south of Olsburg, Kansas, in Pottawatomie County, lies a stunning 78± acre tract of land that boasts a rich history of giant whitetail deer and big strutting toms. Known as "The Arena," this highly diverse property has endless possibilities and is a dream come true for hunters and nature lovers.

The highlight of the property is an 8-acre field that runs through the heart of the land from the east line to the west line along a flowing creek that serves as a travel corridor for wildlife. This



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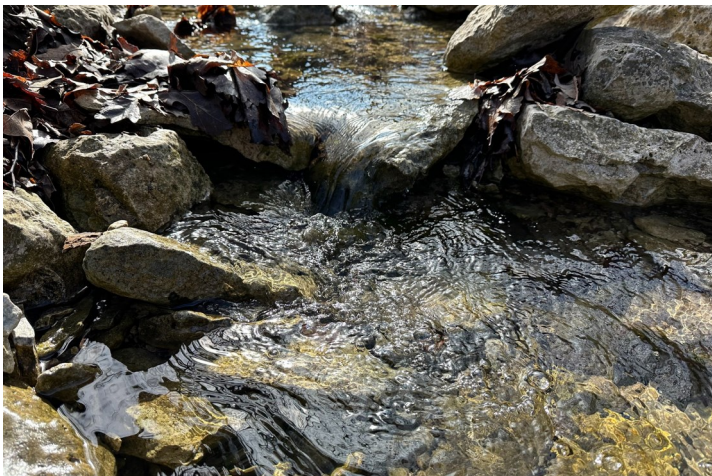
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field, which the current owner calls "The Arena," has class 2 soils that can support a wide variety of wildlife food and can be developed into a true hunting paradise with minimal effort. The hills on the north and south side of the property provide cover for everything around, making it an ideal shelter for all types of wildlife.

Last year, the current owner harvested a 191-inch Boone & Crockett deer on the property, which is a testament to the incredible wildlife that calls "The Arena" home. If hunting isn't your cup of tea, the seclusion of the area makes it an ideal spot for a quiet retreat. The 8-acre field would also make for a great ATV track or a place for your kids or horses to run around.

In summary, this 78± acre tract of land in Pottawatomie County is a rare gem that offers endless possibilities for hunters and nature lovers alike. It's a piece of land that will capture your heart and leave you and your family wanting to stay forever.

Most people see properties as what they are, and not what they will be. This place is all of that in 1 except it is already high-end but could be world class with very little effort. It is already a great property with many attributes that are stellar but could be even better with your touch of personality. The one thing I know is that it is NOT normal. It is a one-of-a-kind property that can only be described as such.



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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