



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

Miami County 76 Acres with Excellent Agricultural Income & Hunting Opportunities

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



PROPERTY ADDRESS:

00 Bethel Church Rd.
 Osawatomie, KS 66064

PRICE: \$323,000

ACRES: 76±

COUNTY: Miami

PROPERTY HIGHLIGHTS:

- 55 acres of tillable highly productive class #2 and #3 soils
- .8 miles of Marias des Cygnes River frontage
- Paved road access
- Excellent farm income producing property
- Adjacent to Osawatomie City Lake and public golf course
- 30 miles from Olathe, Kansas
- 67 miles from MCI Airport

PROPERTY DESCRIPTION:

Highly productive Marais des Cygnes River bottom with whitetail deer hunting opportunities. The property includes approximately .8 miles of river frontage.

Approximately 76 ± acres per Miami County tax records. Approximately 55.3 tillable acres of highly productive Marais des Cygnes River bottom that is currently farmed by a tenant on a one third / two third crop share. The 2022 crop is being retained by the seller.

2021 net income for landowner - \$10,058

2020 net income for landowner - \$10,160



PRESENTED BY:

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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 inspection and with appropriate professionals