



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

98± Acre Southern Kansas Hunting Tract for Sale - Osage County

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



PROPERTY ADDRESS:

00 W 325th Street
 Lebo, KS 66856

PRICE: \$416,500

ACRES: 98

COUNTY: Osage

PROPERTY HIGHLIGHTS:

- 98 ± Acres
- Hunting lease potential
- Massive deer area with loads of waterfowl and turkey with potential for more
- Potential hunting lodge & build site
- Recreation property
- Borders approximately 7,000 acres of water and 18,000 acres of land open for public use
- Amazing views
- 5 minutes from Melvern Marina
- Just over an hour from Kansas City
- Lebo-Waverly Unified School District 243

PROPERTY DESCRIPTION:

Located just over an hour south of Kansas City, you will see this property tucked away off the beaten path just outside Melvern, Kansas, in coveted Osage County, Kansas. This area has a long history with gobs of waterfowl, big strutting toms, and even bigger deer. If you are looking for something unique, then look at this place!

Trophy Properties & Auction is proud to offer this 98± acre tract in southern Osage County, Kansas. This incredibly distinct property already has the making of a multitude of things. However, the most important thing it can be is what you would like for it to be. The property comes with 2 separate ponds, with the highlight being the opportunity to



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build a highly secluded lake on the south-central portion of the farm. This place has is out of view from all surrounding roads and could have hundreds of ducks and geese on it, making this a golden opportunity to create and develop this into a true waterfowl hunting property. Additionally, where this property is in proximity to Melvern Lake is worth its weight in gold. With a low-pressure hunting approach and the use of the other two smaller ponds and potential locations for several other ponds, this place could hold an incredible number of birds.

If deer and turkey hunting are your thing, then this is another highly interesting property. I have personally hunted numerous times in this area. Last year, I harvested a 194" whitetail deer on the property directly west of this and had multiple opportunities to harvest several other deer in the 170"+ range. I have countless photos of them all. The deer pour out of the thick CORP ground on the north side of the property and disperse in all directions from there. Thousands of acres of crop ground send them in all directions as they feed throughout the area. This property, with some native grasses planted in specific spots, would make for one of the most magical properties. Imagine what a large amount of tall grass woven between crop fields surrounded by multiple ponds and springs would look like for any wildlife. They would never need to leave.

Most people see properties as what they are, not what they could be. This place is both. It is already a great property with multiple ponds, cattle pasture, open areas, springs, cover, and borders thousands of acres of more cover, all while having the ability to run your cow-calf pairs or even be a building site for a hunting lodge. One of a kind is the only thing I can think of to describe it.



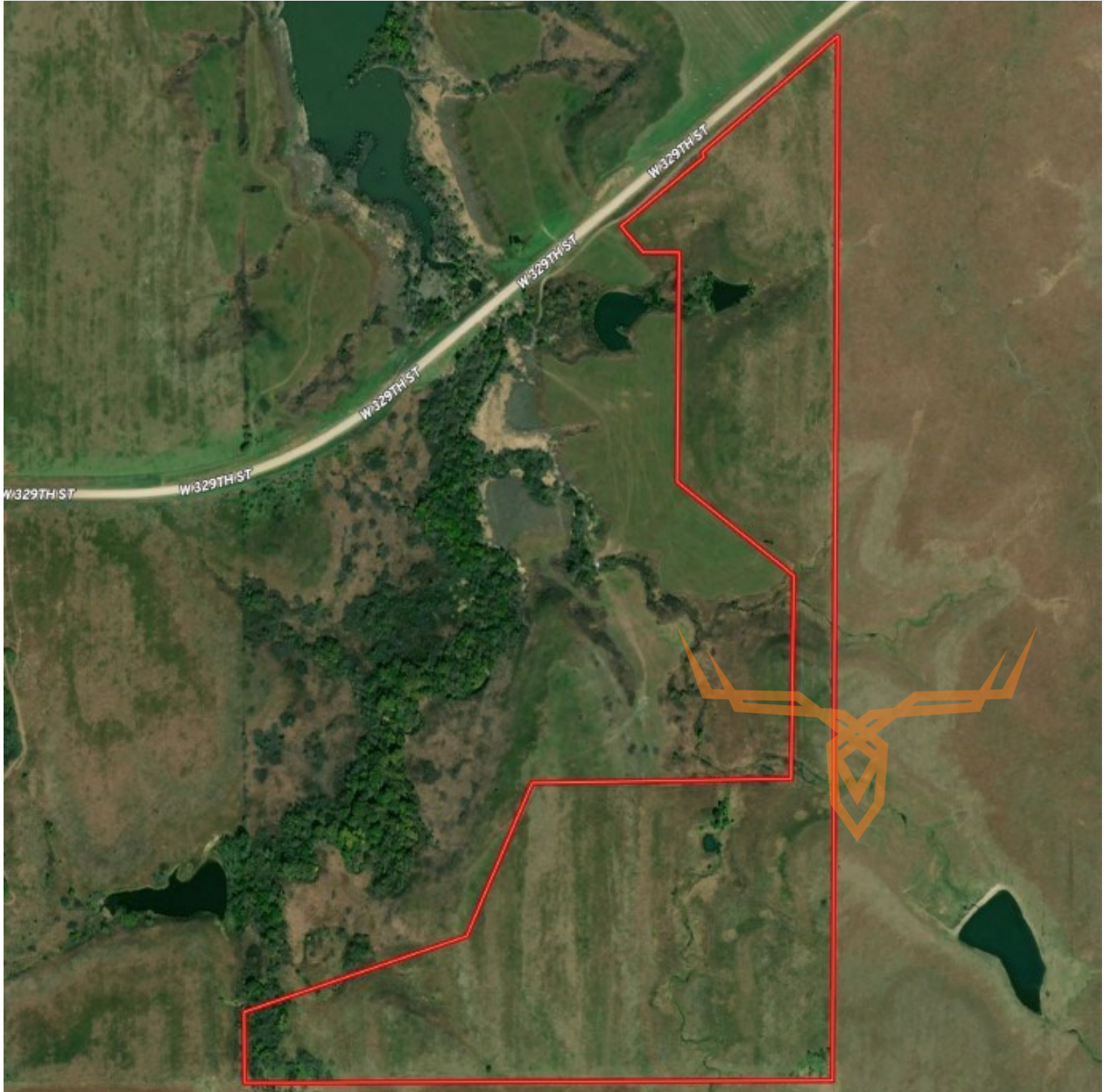
Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals



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TROPHY
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