

MIDWEST LAND GROUP PRESENTS

82 ACRES IN

ANDERSON COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

ANDERSON COUNTY 80 READY TO HUNT

Talk about seclusion and privacy, this farm has 82 acres of awesome habitat that you can't see into from the road. This farm lies southeast of Garnett and is ready to hunt right now while also allowing for more habitat improvements and a blank canvas for food plot architecture. With a great pond, topography, and some wooly cover surrounded by agriculture fields, the farm sets up well and comes with a Redneck on a ten-foot tower overlooking a newly cleared acre ready to plant into the food plot of your choosing.

Access to this piece is an owned lane that allows for the farm to have no road frontage except the width of the lane where there is a gate, providing maximum seclusion and security. Deer trails are so numerous and

well-defined on this farm that it's mind-boggling and with the topography features combined with the wooly bedding cover, the farm hunts big for an 80. The seller has done the heavy lifting on improvements by bringing in a skid steer and clearing trails as well as the one-acre food plot. Farm can be maintained at this point with minimal effort if you choose or there is plenty of room to add more food and habitat improvements if that's what you prefer.

No deer were harvested in the 2023 season and with last year's trail camera history there are sure to be some slammers on this farm for the coming fall! Give Ryan Litwin, Land Agent, a call today for a private showing - you have to step foot on this farm to appreciate it!



PROPERTY FEATURES

PRICE: **\$374,500** | COUNTY: **ANDERSON** | STATE: **KANSAS** | ACRES: **82**

- Great pond
- Woolly bedding cover
- Proven big buck history
- Private & secluded
- Trail system
- Redneck on tower
- Topography
- Hour and a half to KC airport
- 10 minutes to Garnett



82 +/- ACRES



GREAT POND



WOOLY BEDDING COVER



PRIVATE & SECLUDED



TRAIL CAM PICTURES

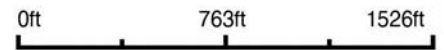


AERIAL MAP



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Boundary Center: 38° 14' 55.1, -95° 9' 40.63



Maps Provided By:



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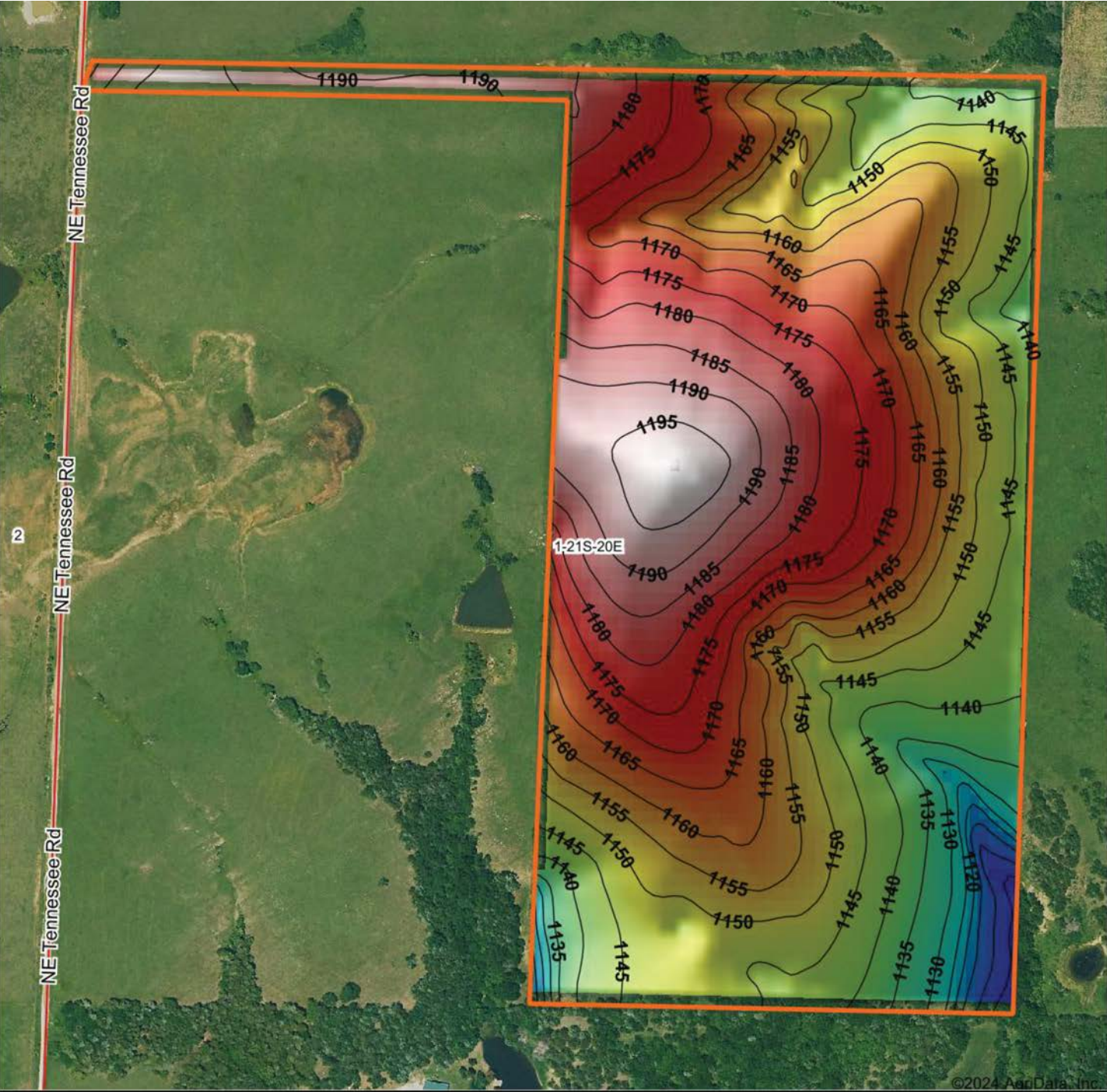
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1-21S-20E
Anderson County
Kansas

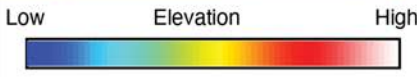


3/18/2024

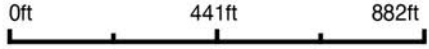
HILLSHADE MAP



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Source: USGS 10 meter dem
 Interval(ft): 5
 Min: 1,102.3
 Max: 1,198.4
 Range: 96.1
 Average: 1,160.9
 Standard Deviation: 18.9 ft



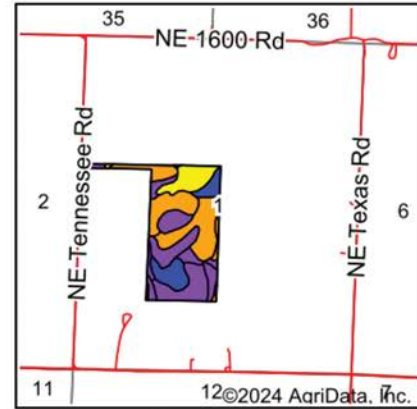
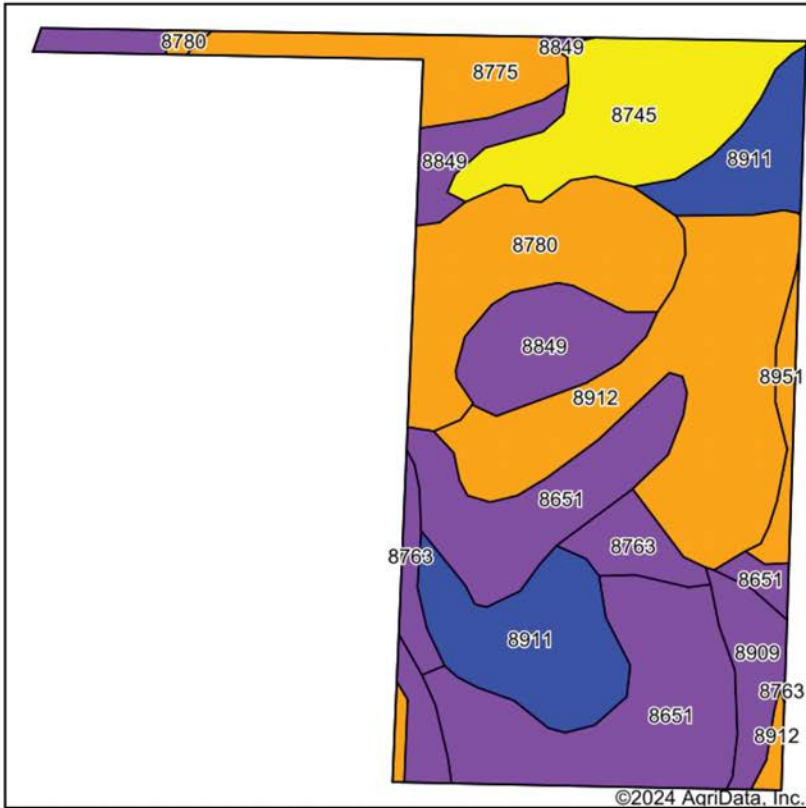
1-21S-20E
Anderson County
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Maps Provided By:
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SOIL MAP



State: **Kansas**
 County: **Anderson**
 Location: **1-21S-20E**
 Township: **Lincoln**
 Acres: **82**
 Date: **3/18/2024**



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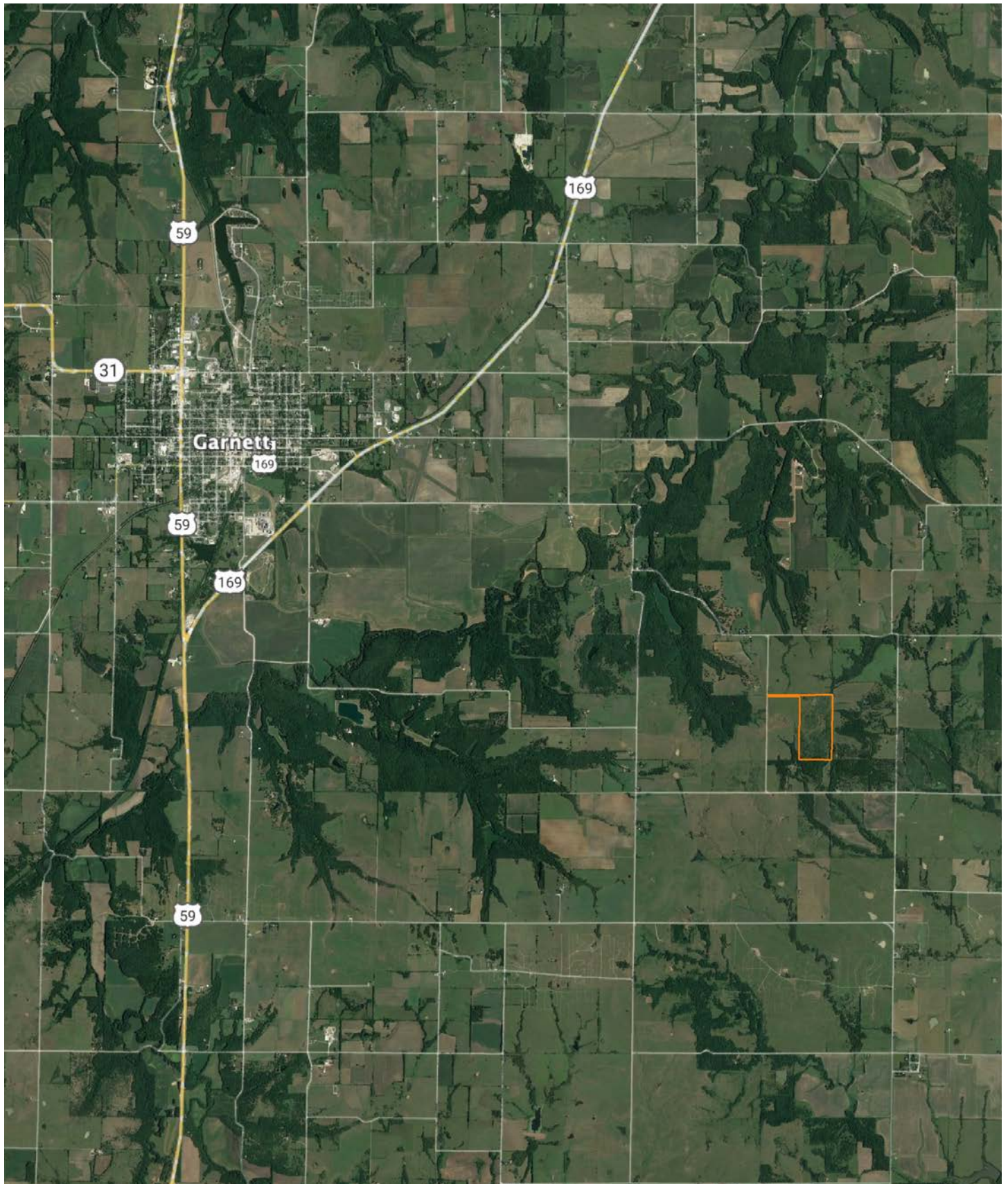
Soils data provided by USDA and NRCS.

Area Symbol: KS003, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
8651	Clareson-Rock outcrop complex, 1 to 3 percent slopes	17.46	21.3%		Vls	43	43	25
8912	Summit silty clay loam, 3 to 7 percent slopes	15.69	19.1%		Ille	68	68	58
8911	Summit silty clay loam, 1 to 3 percent slopes	10.36	12.6%		Ile	61	61	60
8780	Kenoma-Olpe complex, 3 to 7 percent slopes	9.68	11.8%		Ille	57	55	53
8745	Eram-Clareson complex, 1 to 15 percent slopes	8.65	10.5%		IVe	59	59	37
8849	Olpe gravelly silt loam, 3 to 15 percent slopes	7.49	9.1%		Vle	54	54	47
8775	Kenoma silt loam, 1 to 3 percent slopes	4.50	5.5%		Ille	59	56	59
8909	Stony Land-Talihina complex, 15 to 45 percent slopes	3.77	4.6%		Vlle	37	37	25
8763	Eram-Talihina complex, 5 to 20 percent slopes	3.11	3.8%		Vle	41	40	30
8951	Wagstaff silty clay loam, 1 to 3 percent slopes	1.29	1.6%		Ille	52	51	43
Weighted Average					4.19	*n 55.1	*n 54.6	*n 44.7

*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Working with Ryan Litwin is sure to put a smile on your face. This energetic agent comes with a 20+ year background as a professional rodeo clown and entertainer. Ryan spent most of his adult life in Montana, hunting and guiding elk hunters. He attended Montana State University—Bozeman and, after getting married and moving to Texas, Texas A&M's Beef Cattle Short Course and the intensive Ranch Management University. He and his wife, Alyssa, built and grew a small cow calf operation, managing several lease properties and a family ranch in College Station. A lifelong hunter, Ryan's been involved in the outfitting industry for over two decades as a guide, outfitter and booking agent with experience out west as well as Kansas, Texas and Missouri. While elk and elk hunting remain Ryan's number one passion, Midwest whitetails have consumed his mind since moving to Missouri with his wife and son, Bridger, and managing farms both in his home state and in Kansas. Ryan's passion is designing properties that can sustain the balance between ranching and hunting, and at Midwest Land Group, Ryan is able to heed the natural call to follow his passion for land and use his sales and marketing experience to achieve his dream of helping sellers and buyers. Ryan is a member of QDMA, NWTF and RMEF.



RYAN LITWIN, LAND AGENT
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