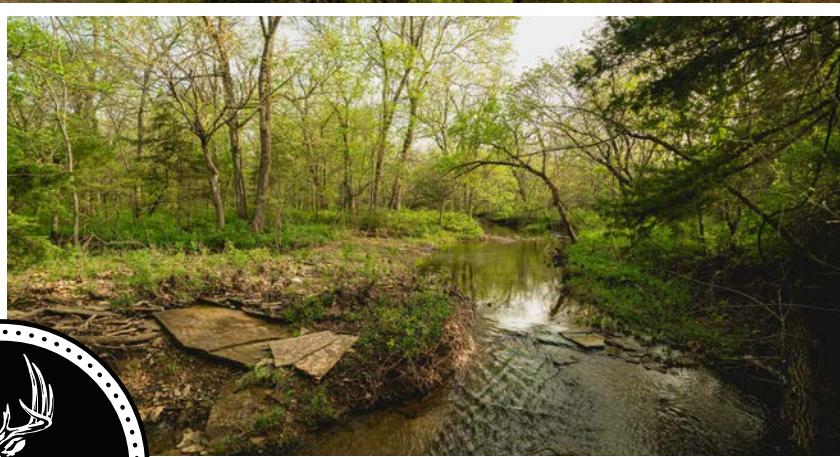


MIDWEST LAND GROUP PRESENTS

76 ACRES

ANDERSON COUNTY, KS

23249 NW MITCHELL ROAD, GARNETT, KS 66032



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

76 +/- ACRES OF HUNTING AND RECREATION WITH HOME AND SHOP NEAR GARNETT, KANSAS

Midwest Land Group is proud to present 76 +/- acres with a home and shop in Anderson County, Kansas. Sitting just a few miles southwest of Garnett, Kansas, this property is ready for someone to put their personal touches on their future home or hunting camp while being surrounded by recreational and hunting opportunities!

This property features around 30 acres of rolling grassland on the east side where the home and shop sit. I have personally seen turkeys here in this open grassland multiple times. A gorgeous west-facing ridge runs through the middle of the property and falls down into nearly a half-mile stretch of the Skunk Branch stream. This stream provides a perfect water source for wildlife as well as a picturesque setting of running water surrounded by hardwoods, as you will find the creek bottom littered with mature oaks and black walnuts. It will come as no surprise that rubs and deer trails can be found along the ridge and the creek bottom as well.

West of the stream, you will find overgrown grassy

areas that contain sporadic cedars and navigable pockets of trees and brush where we have observed deer on multiple different visits and found several rubs. The main 60 +/- acre portion of this property sits on the east side of the Prairie Spirit Rail Trail (walking and bicycle trail). On the west side of the trail is another 15 +/- acres, which sits on Missouri Road and features a pocket of mature hardwoods, a pond, and a grassy hillside dotted with cedars. The game trails weaving through this section are easy to spot, and it provides a secluded, but open, bedding area for deer.

The 2,100 square foot 4 bed, 2 bath home sits on a full 8' foundation and unfinished basement that walks out to a cement patio. The basement is already stubbed out for plumbing as well, making it ready to finish to the new owner's liking. The home also includes a newer heavy-duty roof and wrap-around deck, a tankless water heater, 500 gallon propane on site, rural water, and high-speed internet availability. The 2,400 square foot insulated shop features a concrete floor, interior walls, and electricity is present.



PROPERTY FEATURES

PRICE: **\$596,837** | COUNTY: **ANDERSON** | STATE: **KANSAS** | ACRES: **76**

- 2 miles from US-59 Hwy
- Skunk Branch stream runs through the heart of the property
- Mature hardwood timber throughout the property
- Roughly 30 +/- acres of native grasses around the home
- Whitetail, turkey, and quail hunting
- 2,100 sq. ft. home with basement that is ready to finish out
- 2,400 sq. ft. insulated shop
- Fully fenced
- County road frontage on Mitchell Road and Missouri Road
- Utilities present on Mitchell Road
- 1 hour and 15 minutes from Overland Park, KS
- 5 miles outside of Garnett, KS

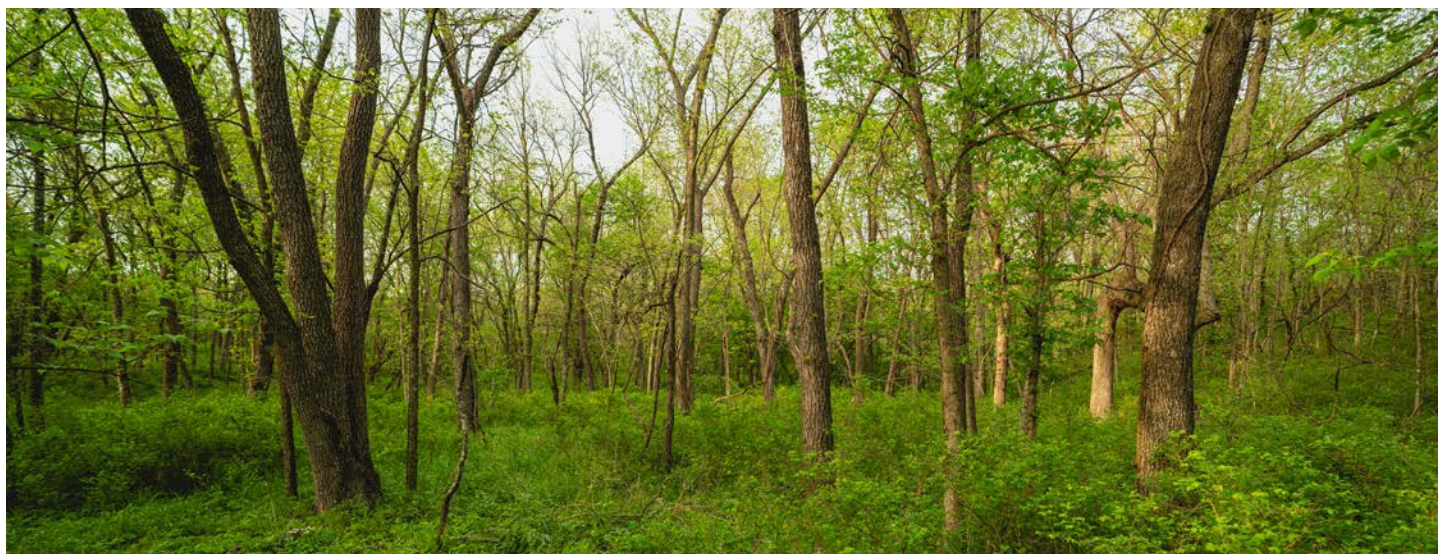


30 +/- ACRES OF NATIVE GRASSES

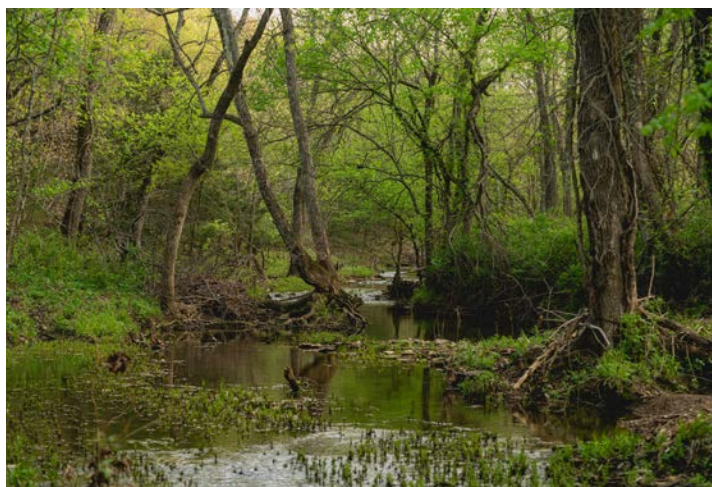
This property features around 30 acres of rolling grassland on the east side where the home and shop sit. I have personally seen turkeys here in this open grassland multiple times.



MATURE HARDWOOD TIMBER



SKUNK BRANCH STREAM



2,100 SQ. FT. HOME & 2,400 SQ. FT. SHOP

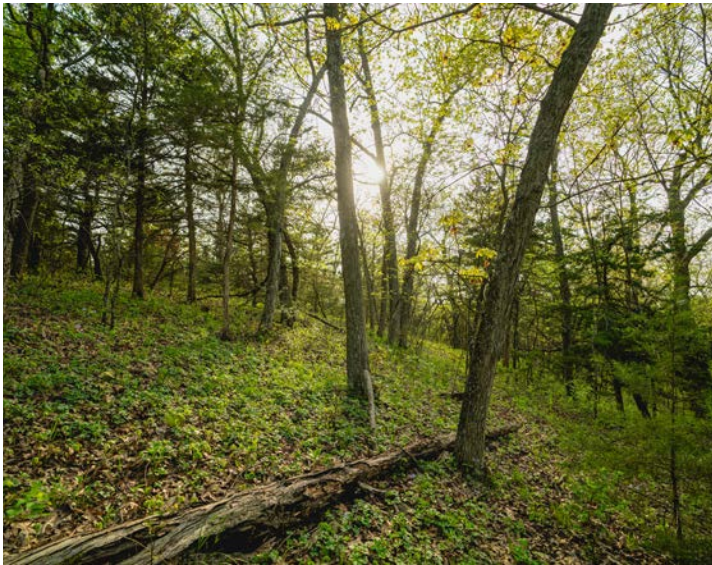
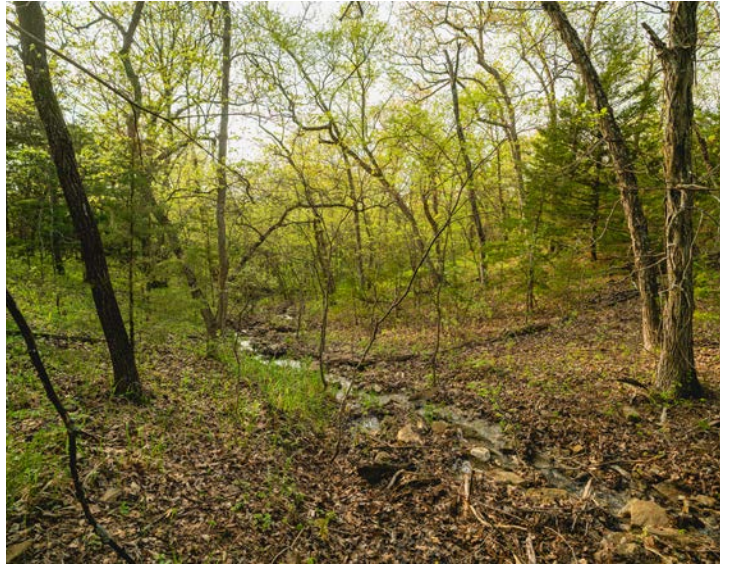
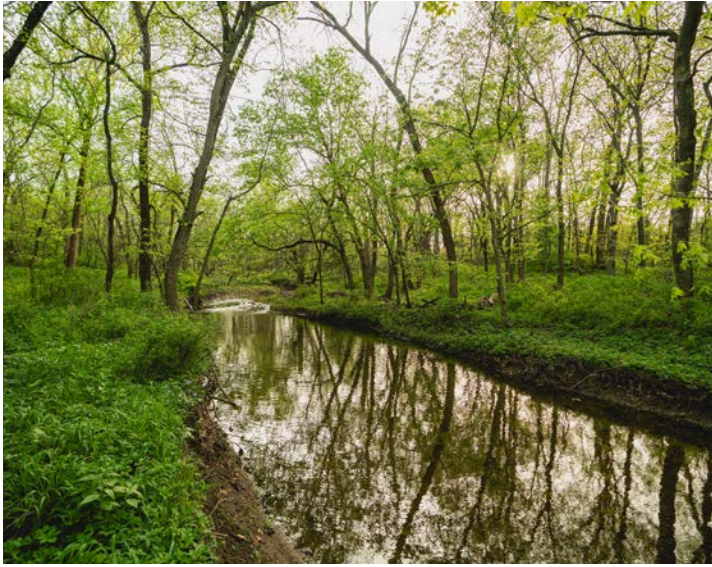
The 2,100 square foot 4 bed, 2 bath home sits on a full 8' foundation and unfinished basement that walks out to a cement patio. The 2,400 square foot insulated shop features a concrete floor, interior walls, and electricity is present.



WHITETAIL, TURKEY, AND QUAIL HUNTING



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 38° 13' 44.21, -95° 16' 24.91

0ft 640ft 1280ft

12-21S-19E
Anderson County
Kansas



Maps Provided By:

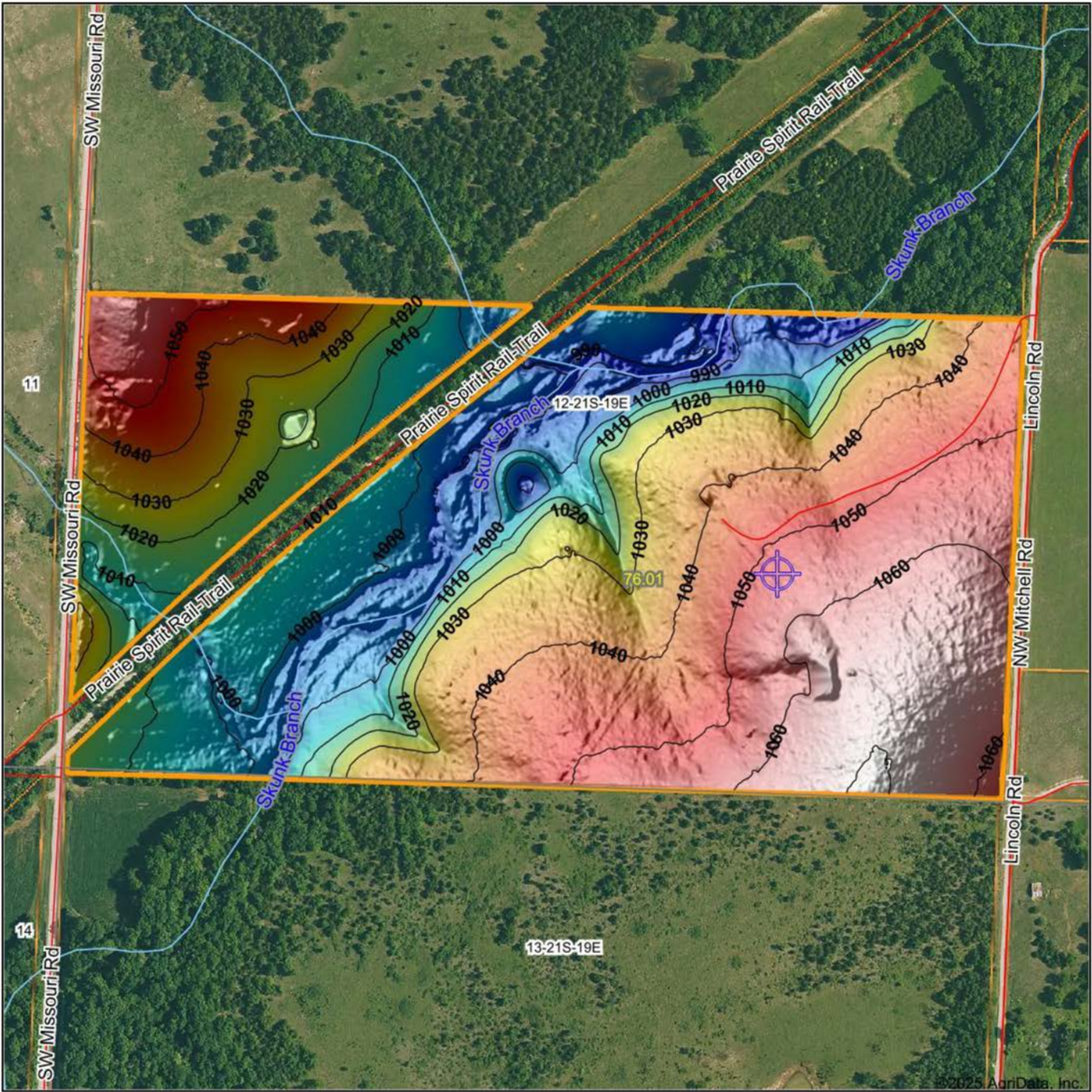
surety
CUSTOMIZED ONLINE MAPPING

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5/5/2025

HILLSHADE MAP



Low Elevation High



Maps Provided By:



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Source: USGS 1 meter dem
Interval(ft): 10
Min: 984.4
Max: 1,070.9
Range: 86.5
Average: 1,030.1
Standard Deviation: 23.59 ft

0ft 433ft 865ft

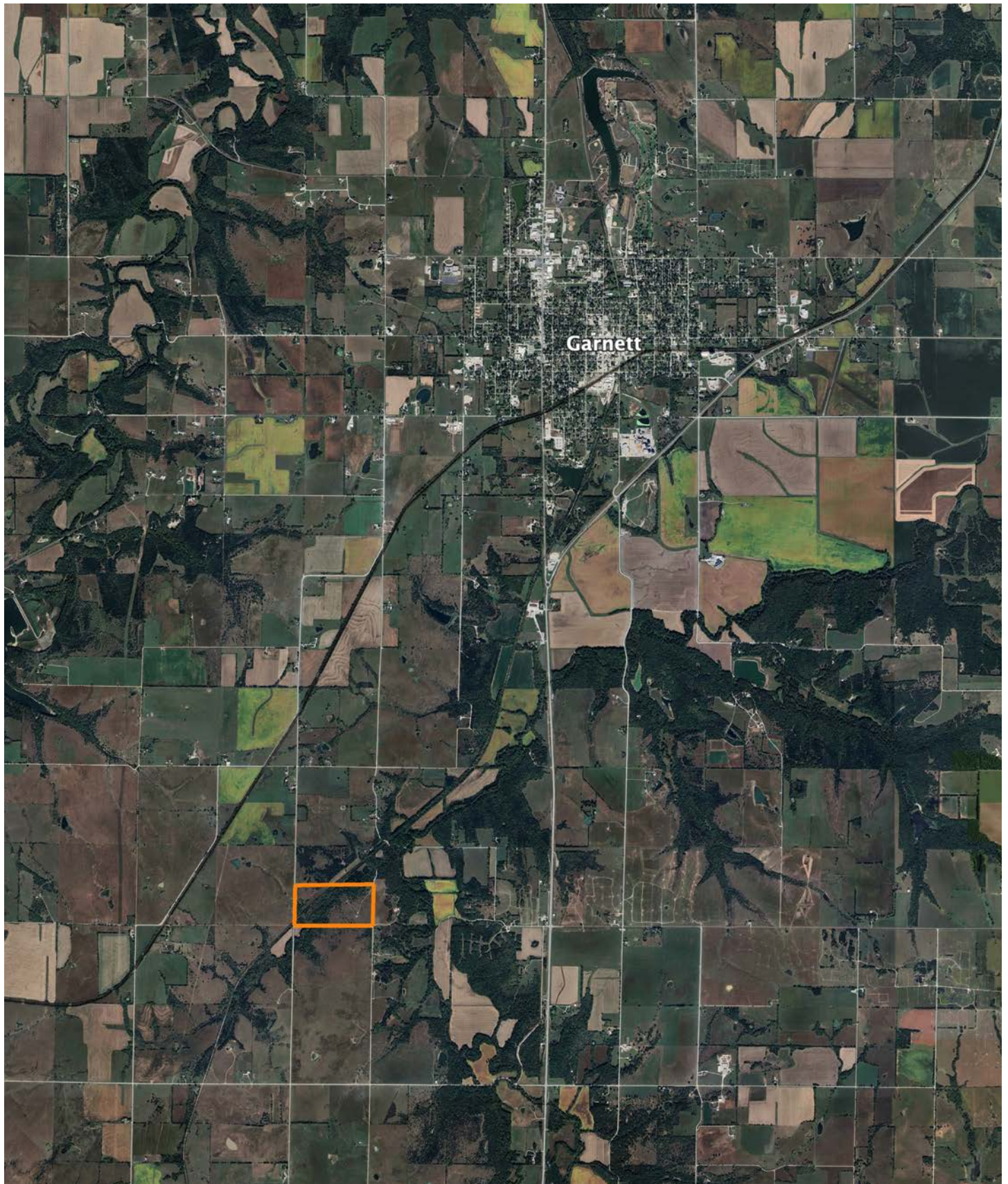


5/5/2025

12-21S-19E
Anderson County
Kansas

Boundary Center: 38° 13' 44.21, -95° 16' 24.91

OVERVIEW MAP



AGENT CONTACT

Based around Kansas City, where he was born and raised, Nick combines his deep-rooted connection to the region with a lifelong passion for the outdoors to help clients navigate the land-buying and selling process. With a degree in International Business from the University of Arkansas, Nick brings a strategic and disciplined approach to land sales. His background includes working with agribusinesses across Kansas and Missouri, giving him valuable insights into the region's rural landscape.

Nick's appreciation for land began at a young age, spending time on his family's hunting property in Eastern Kansas. At just 10 years old, Nick harvested his first deer on that property, an experience that sparked a lifelong passion for hunting and land stewardship. By age 12, he took his first deer with a bow with his dad by his side in the tree. This moment was what solidified his love for the outdoors, eventually inspiring him to learn and experiment with habitat management, food plot strategies, and beyond. Those early experiences shaped his understanding of land management, the importance of conservation, and the value of land as an investment. Over the years, Nick has developed skills in deer herd management, NRCS project coordination and implementation, and working with farmers on sharecrop and cash rent agreements.

Nick's clients benefit from his hands-on land management expertise, empathetic approach, and commitment to keeping their goals at the forefront of every transaction. Whether you're looking to sell your farm or find your dream property, Nick is dedicated to delivering results with passion and professionalism.



NICK BENGE

LAND AGENT

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MidwestLandGroup.com

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