

MIDWEST LAND GROUP PRESENTS

315 ACRES IN

# ANDERSON COUNTY KANSAS



[MidwestLandGroup.com](http://MidwestLandGroup.com)



MIDWEST LAND GROUP IS HONORED TO PRESENT

# LARGE GRAZING AND HAY FARM ON US-169 HIGHWAY

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Midwest Land Group is proud to present 315 +/- acres in Anderson County, Kansas. This well-kept farm sits right outside of Welda on US-169 and is set up perfectly for a cattle operation.

The 315 contiguous acres of gently rolling pasture feature a mix of native and tame grasses. It's fully fenced and cross-fenced, allowing for easy grazing across multiple pastures. There are four gates along Missouri Road on the east side, giving you convenient access no matter which pasture you need to get to. On the southwest corner, a large double gate is accessible from a paved road in Welda, sitting right next to an existing corral and cattle chute, ready to be put back into regular use.

The property is well-watered with three ponds, two freeze-proof cattle waterers, an active rural water meter, and a 165-foot well with a two-phase pump that all add to the convenience functionality of this farm. The land features rolling pasture, multiple wooded draws for shade, shelter, and wildlife, and it consistently produces strong hay yields.

To top it off, there's no shortage of wildlife. Deer and turkey are commonly seen on the property, and bob-white quail are frequently heard. Whether you're growing your cattle operation or looking for a productive piece of ground with a little recreational bonus, this place is worth a look.





# PROPERTY FEATURES

PRICE: **\$1,120,140** | COUNTY: **ANDERSON** | STATE: **KANSAS** | ACRES: **315**

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- 315 +/- contiguous acres of grazing and hay ground
- Prime location with highway access from US-169
- Fenced and cross-fenced with multiple interior gates
- 4 pasture access gates along Missouri Road
- Large double gate off a paved road in Welda next to the corral
- Native and tame grasses throughout
- 3 ponds
- Multiple wooded draws
- 2 freeze-proof cattle waterers
- 165' water well with 2-phase 240V pump
- Active rural water meter
- Excellent hay production
- Abundant wildlife, including deer, turkey, and quail





# GRAZING AND HAY GROUND

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It's fully fenced and cross-fenced, allowing for easy grazing across multiple pastures. There are four gates along Missouri Road on the east side, giving you convenient access no matter which pasture you need to get to.





# PONDS

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# MULTIPLE WOODED DRAWS

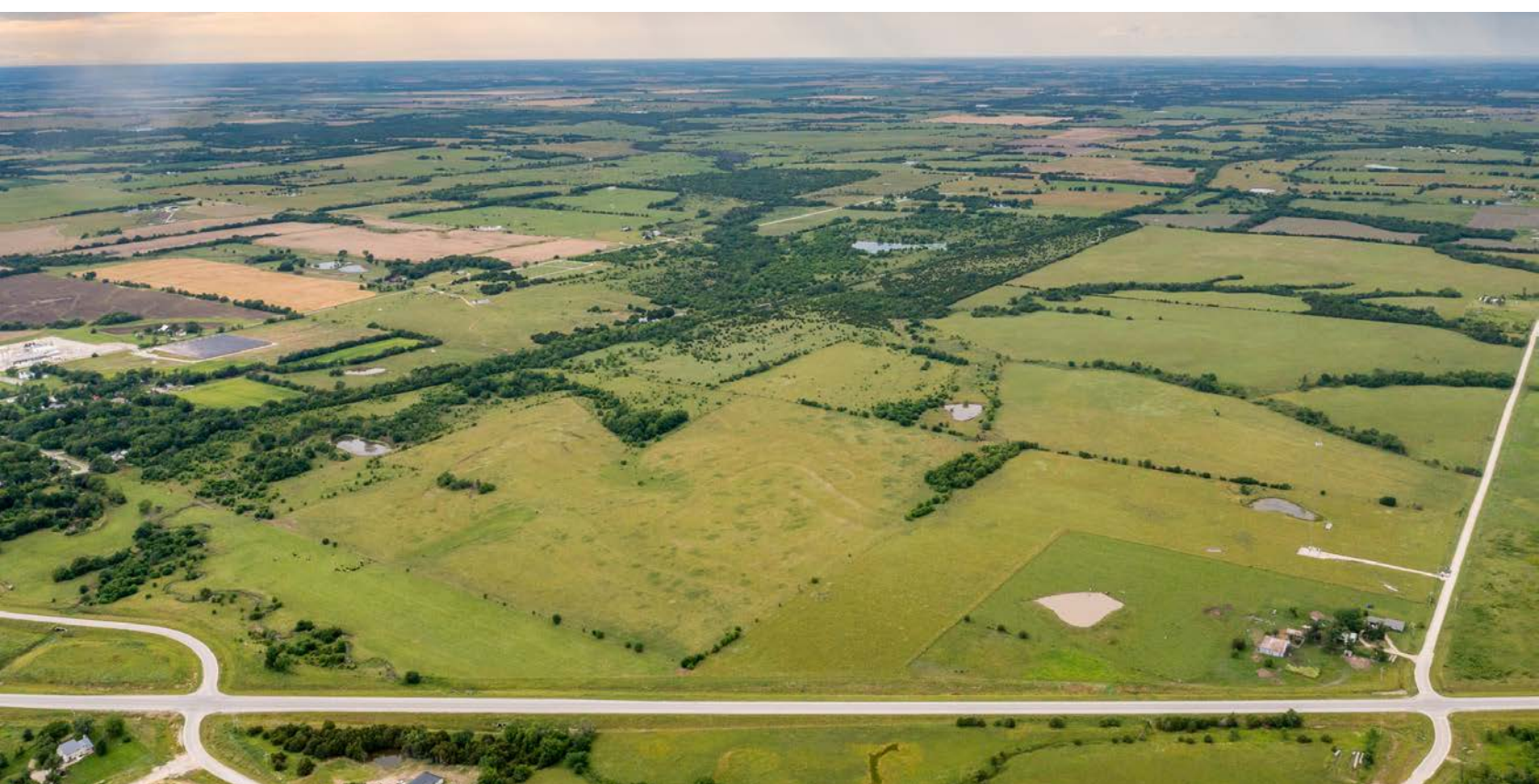
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# HIGHWAY ACCESS FROM US-169

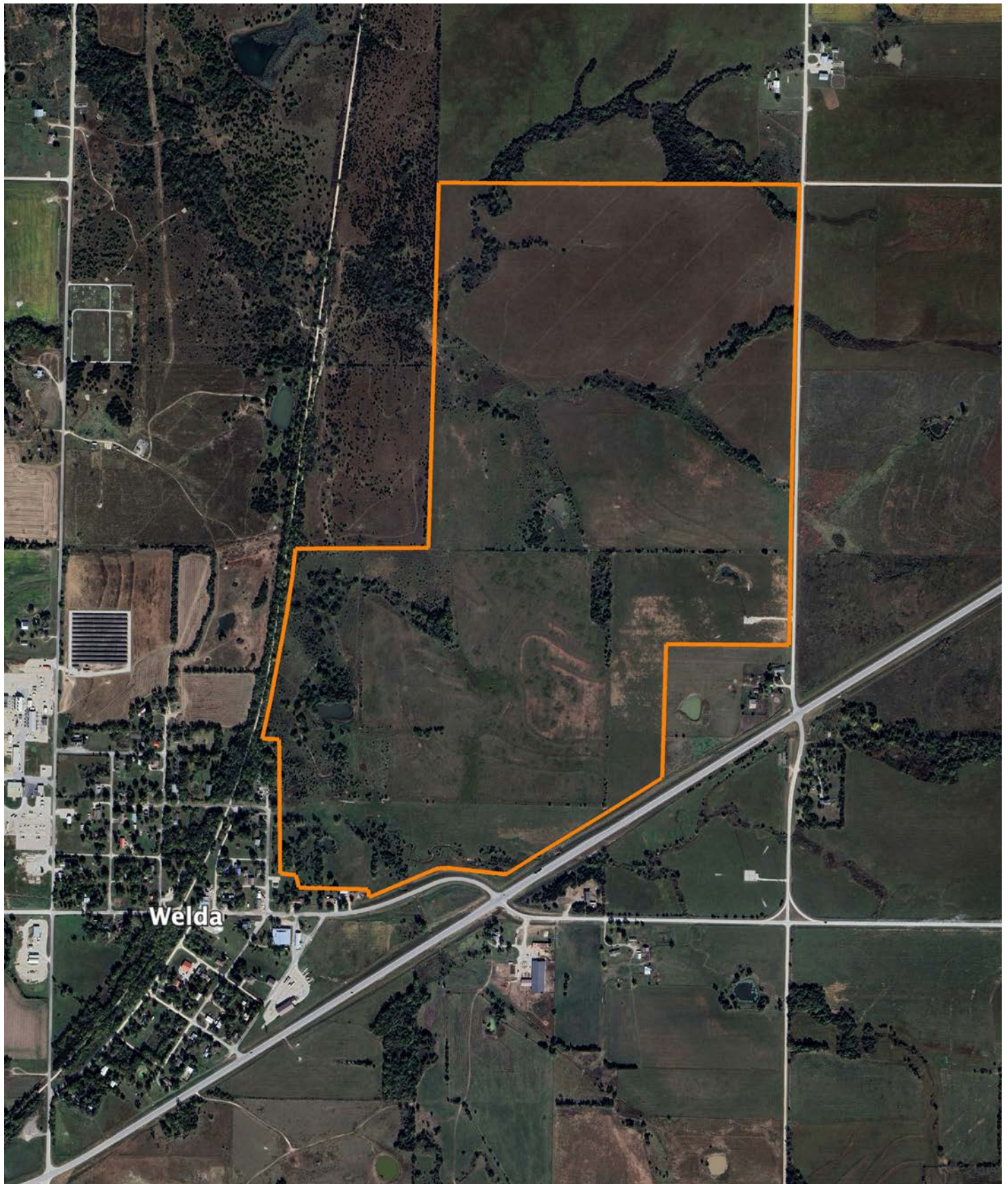
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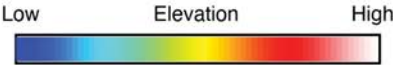
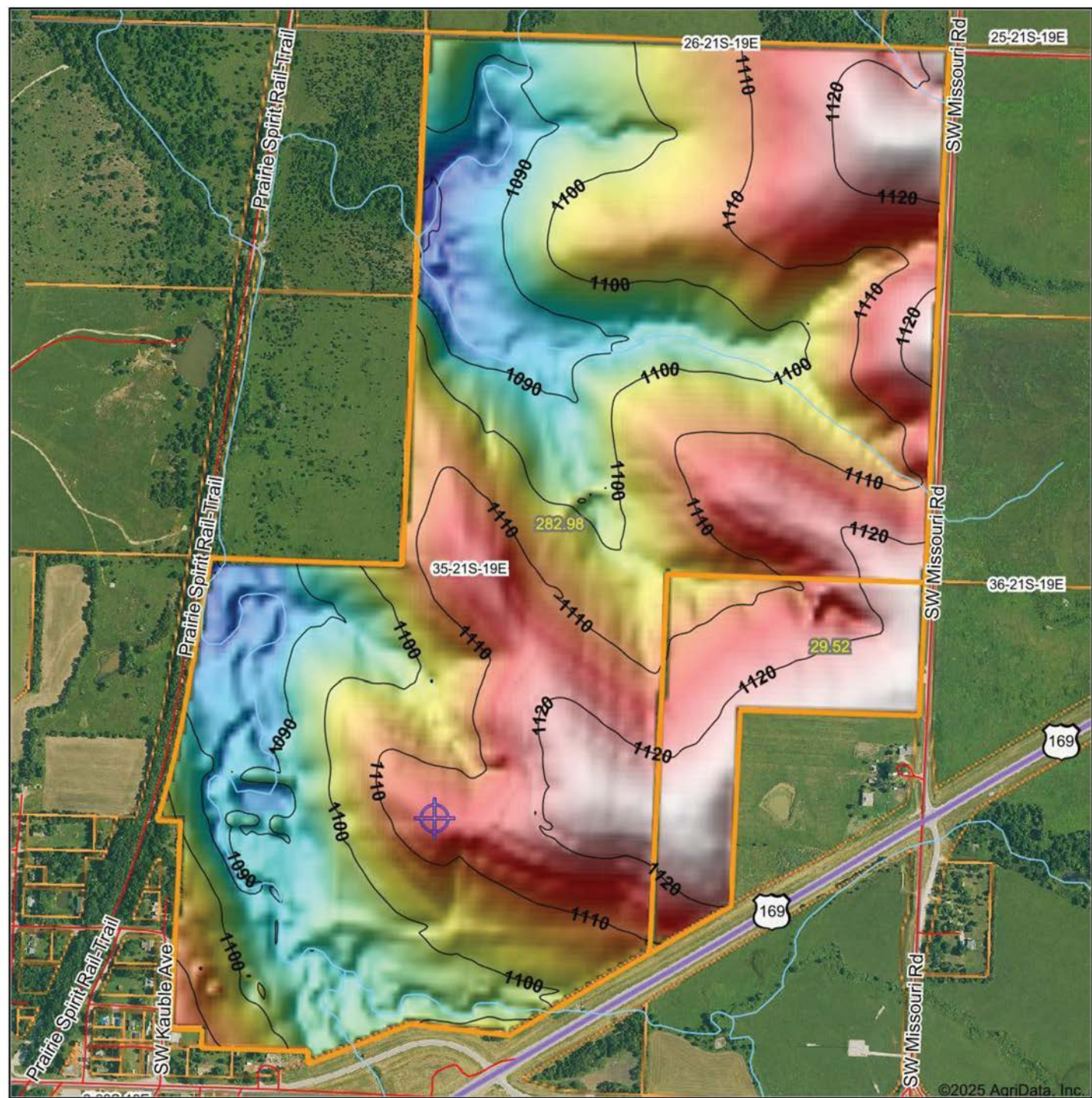
# AERIAL MAP

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# HILLSHADE MAP



Maps Provided By:

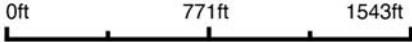


**surety**  
CUSTOMIZED ONLINE MAPPING

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Source: USGS 10 meter dem  
Interval(ft): 10  
Min: 1,077.4  
Max: 1,127.9  
Range: 50.5  
Average: 1,105.4  
Standard Deviation: 11.42 ft



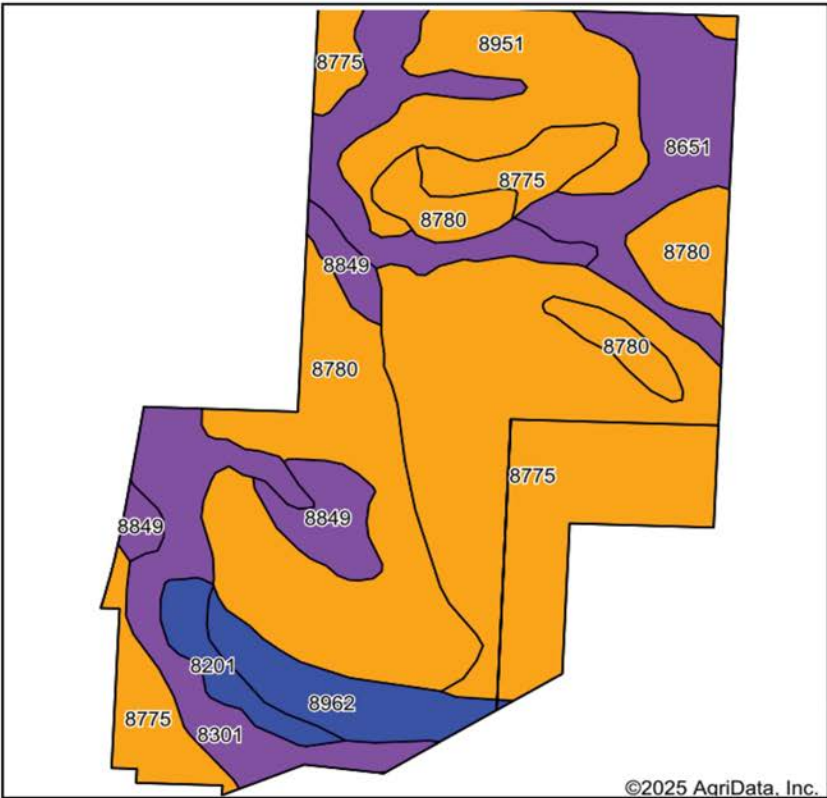
6/10/2025

**35-21S-19E**  
**Anderson County**  
**Kansas**

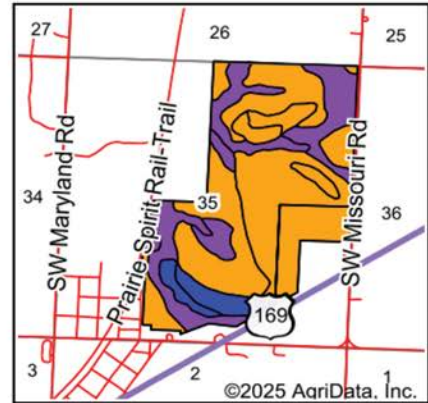
Boundary Center: 38° 10' 35.61, -95° 17' 10.27



# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**  
County: **Anderson**  
Location: **35-21S-19E**  
Township: **Welda**  
Acres: **312.45**  
Date: **6/10/2025**



Maps Provided By: **surety**  
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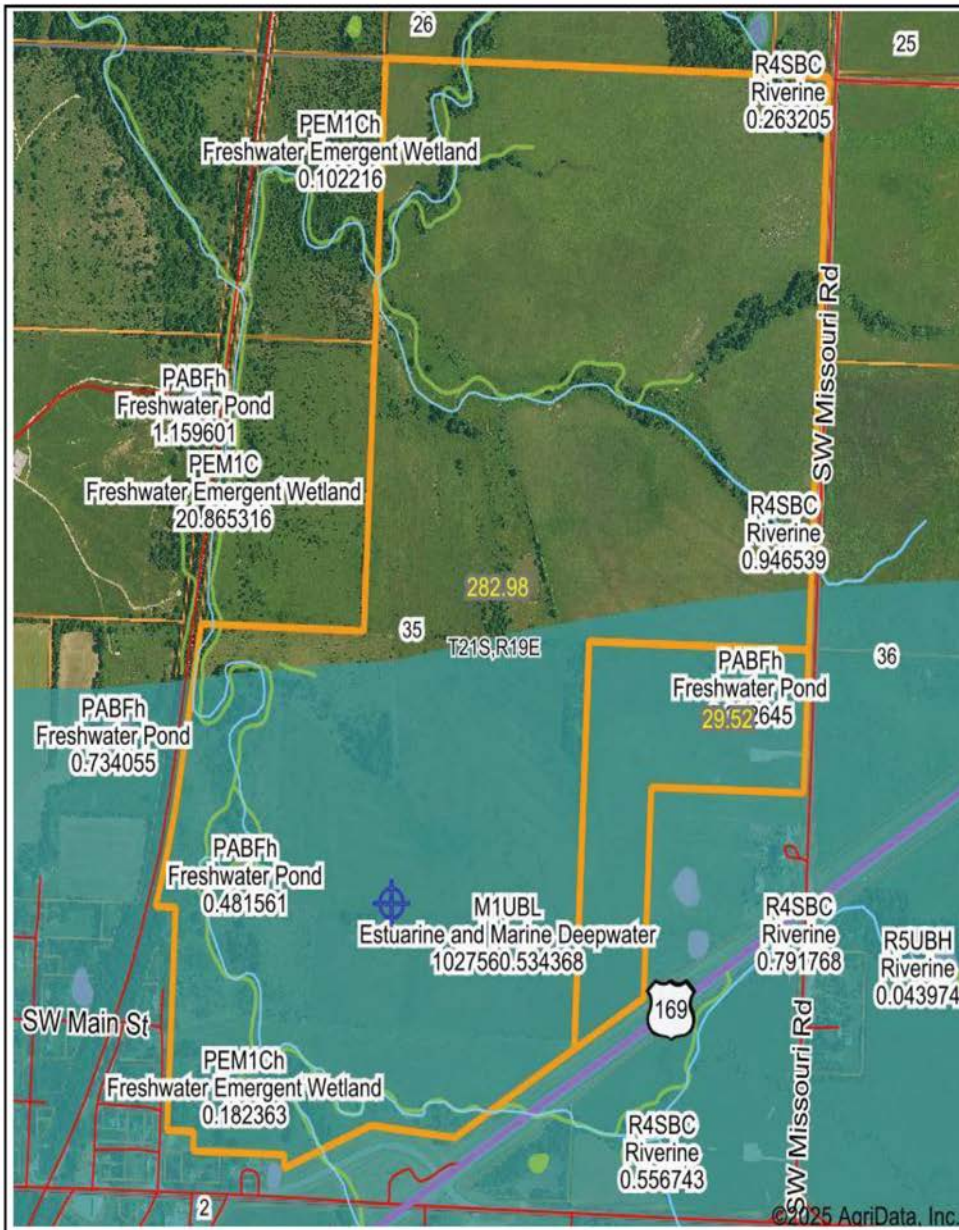


Area Symbol: KS003, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
8775	Kenoma silt loam, 1 to 3 percent slopes	108.07	34.6%		5.7ft. (Lithic bedrock)	IIIe	3888	59	56	58	59	54
8780	Kenoma-Olpe complex, 3 to 7 percent slopes	69.49	22.2%		5.7ft. (Lithic bedrock)	IIIe	4441	57	55	53	53	52
8301	Verdigris silt loam, 0 to 1 percent slopes, frequently flooded	44.21	14.1%		> 6.5ft.	VW	8048	63	63	50	52	20
8951	Wagstaff silty clay loam, 1 to 3 percent slopes	30.59	9.8%		2.5ft. (Lithic bedrock)	IIIe	4968	52	51	51	43	46
8651	Clareon-Rock outcrop complex, 1 to 3 percent slopes	25.23	8.1%		2ft. (Lithic bedrock)	VIIs	3275	43	43	24	25	27
8849	Olpe gravelly silt loam, 3 to 15 percent slopes	14.00	4.5%		> 6.5ft.	VIe	4624	55	54	49	47	53
8962	Woodson silt loam, 1 to 3 percent slopes	13.99	4.5%		> 6.5ft.	IIIs	4425	52	47	52	49	44
8201	Osage silty clay loam, 0 to 1 percent slopes, occasionally flooded	6.87	2.2%		> 6.5ft.	IIW	7282	47	44	46	42	35
Weighted Average						3.59	4787.5	*n 56.4	*n 54.5	*n 51.4	*n 51	*n 44.9



# WETLANDS MAP



State: **Kansas**  
 Location: **35-21S-19E**  
 County: **Anderson**  
 Township: **Welda**  
 Date: **6/10/2025**



Maps Provided By:



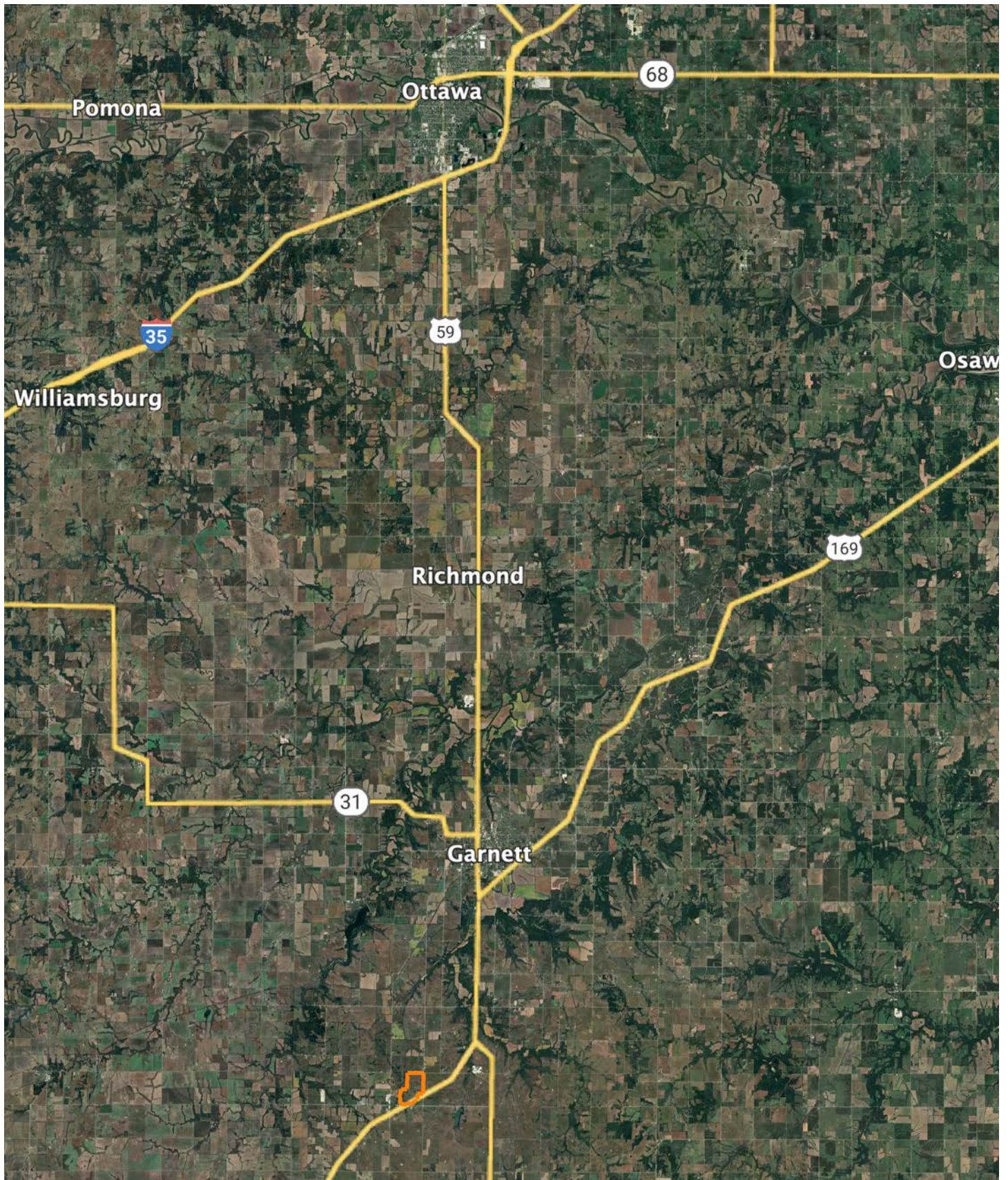
0ft 1166ft 2331ft

Classification Code	Type	Acres
M1UBL	Estuarine and Marine Deepwater	154.85
PEM1A	Freshwater Emergent Wetland	3.46
PEM1C	Freshwater Emergent Wetland	1.36
PABFh	Freshwater Pond	0.80
R4SBC	Riverine	0.75
PEM1Ch	Freshwater Emergent Wetland	0.41
Total Acres		161.63

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>



# 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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