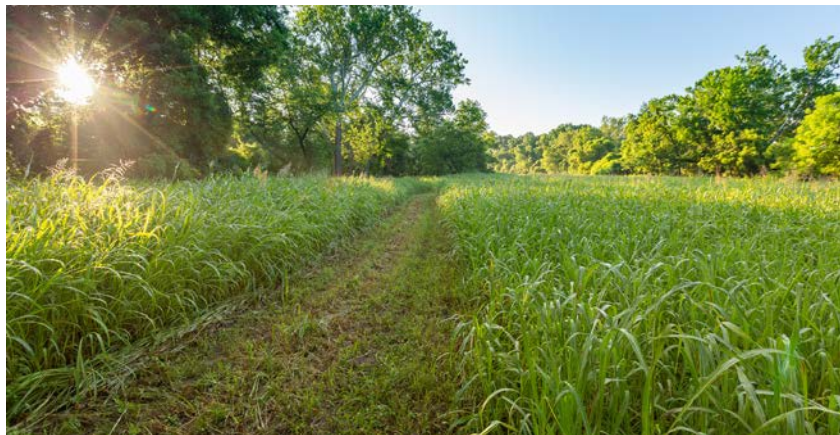
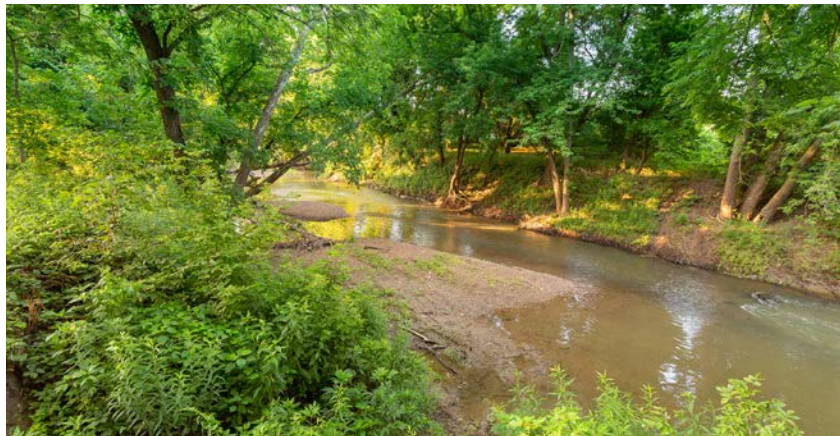


MIDWEST LAND GROUP PRESENTS



ANDERSON COUNTY, KS

40 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

JAM-PACKED 40 +/- ACRES OUTSIDE OF GARNETT, KANSAS

Midwest Land Group is proud to present this incredible 40 +/- acre hunting tract just 4 miles outside of Garnett in Anderson County, Kansas. If you've been dreaming of owning your own piece of ground before the rut kicks off this fall, this one checks all the boxes.

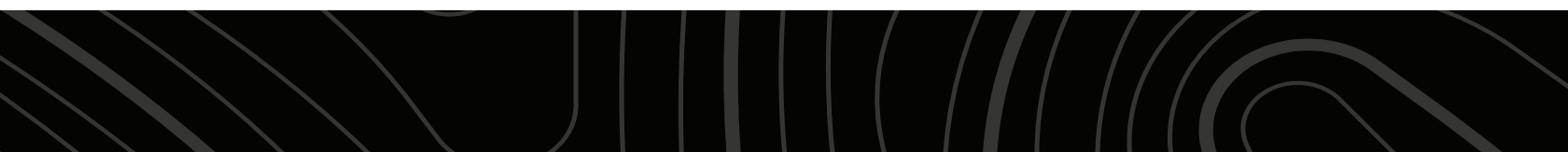
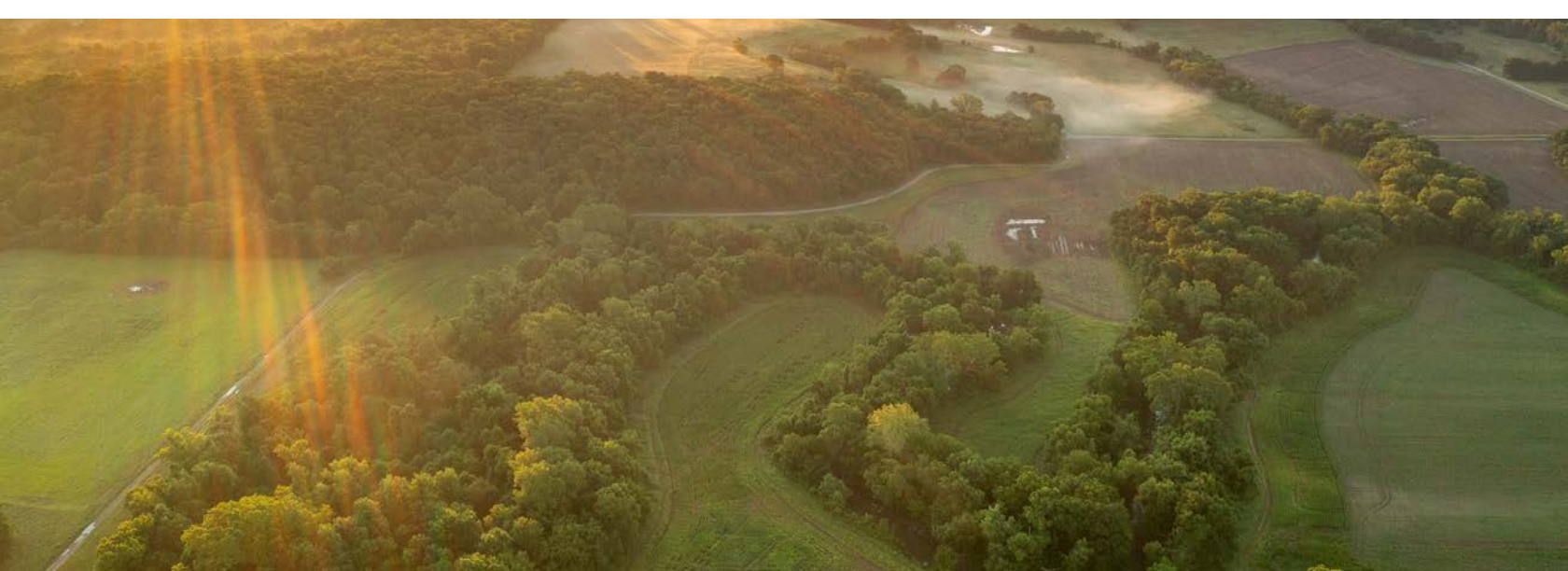
This property offers a unique and diverse blend of habitat and terrain to hold and attract deer and turkey. Over 13 acres of hardwoods and cedar on the ridge that sits on the east side of the road provide great cover with the bonus early fall acorns. Facing west, this ridge is an ideal location to conduct TSI and bedding cuts to enhance the potential of the farm.

South Fork Pottawatomie Creek winds through the tract for 1/3 of a mile, flanked by mature walnut and oak trees that not only add beauty but serve as fall food sources as well as future income potential.

Over 8 acres of tillable ground give you options for food plots or rental income, and a network of established ATV trails makes access easy across the property. With road frontage on two sides, getting in and out with the wind in your favor is a breeze.

Located just 1 mile from US-169 Highway and 4 miles from Garnett, this property offers the ideal combination of convenience and seclusion. 40s like this that feature great food, water, and cover don't last long, especially as we head into hunting season. Timing couldn't be better as you will be able to start taking inventory of velvet bucks and begin putting a strategy in place for the fall as soon as you close on this farm!

Don't miss your chance to lock in your own slice of Kansas hunting ground this year. Give Nick Bengé a call to schedule a tour!



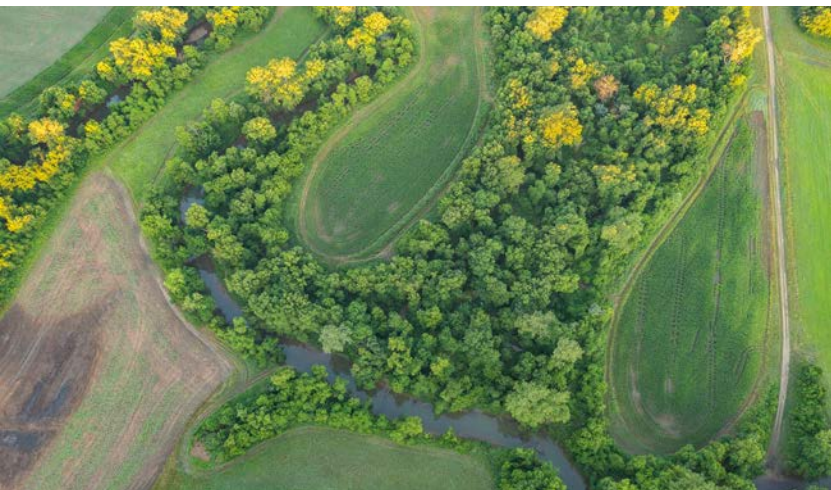
PROPERTY FEATURES

PRICE: **\$225,000** | COUNTY: **ANDERSON** | STATE: **KANSAS** | ACRES: **40**

- 8+ tillable acres
- 1/3 of a mile of South Fork Pottawatomie Creek
- 13 acres of bedding cover on the east side of the road – combination of hardwoods and cedar
- Creek bottom packed with oak and walnut trees
- Road access from two sides
- ATV trails established throughout
- 4 miles from Garnett
- 1 mile from US-169 Highway
- Known area for big deer and turkey
- 1 hour from Overland Park, KS



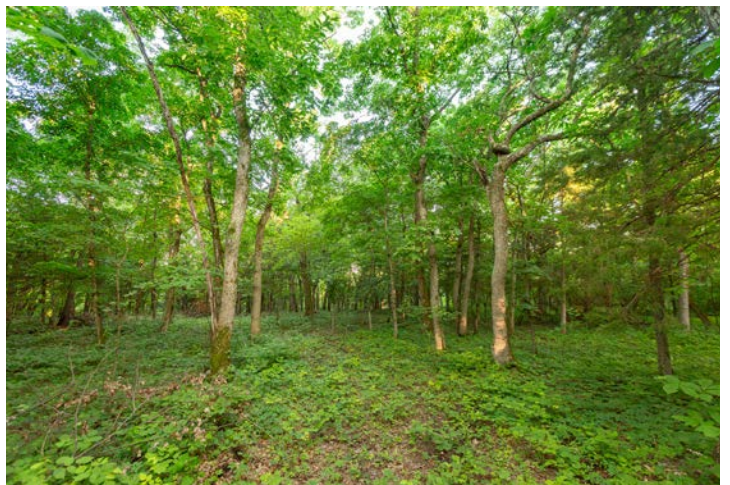
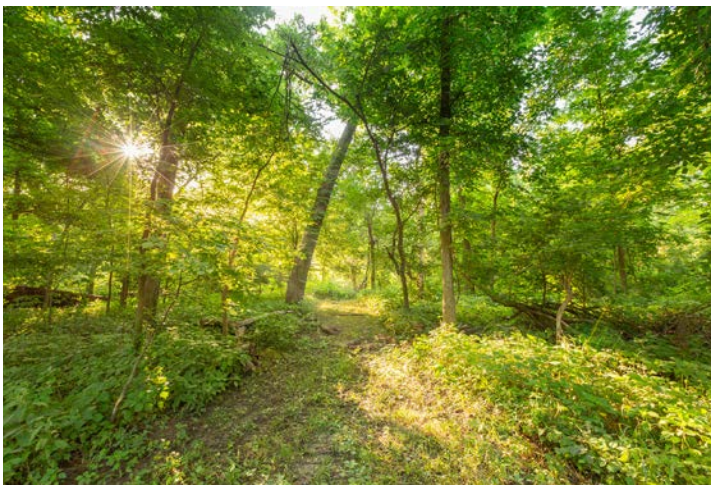
8+ TILLABLE ACRES



ATV TRAILS

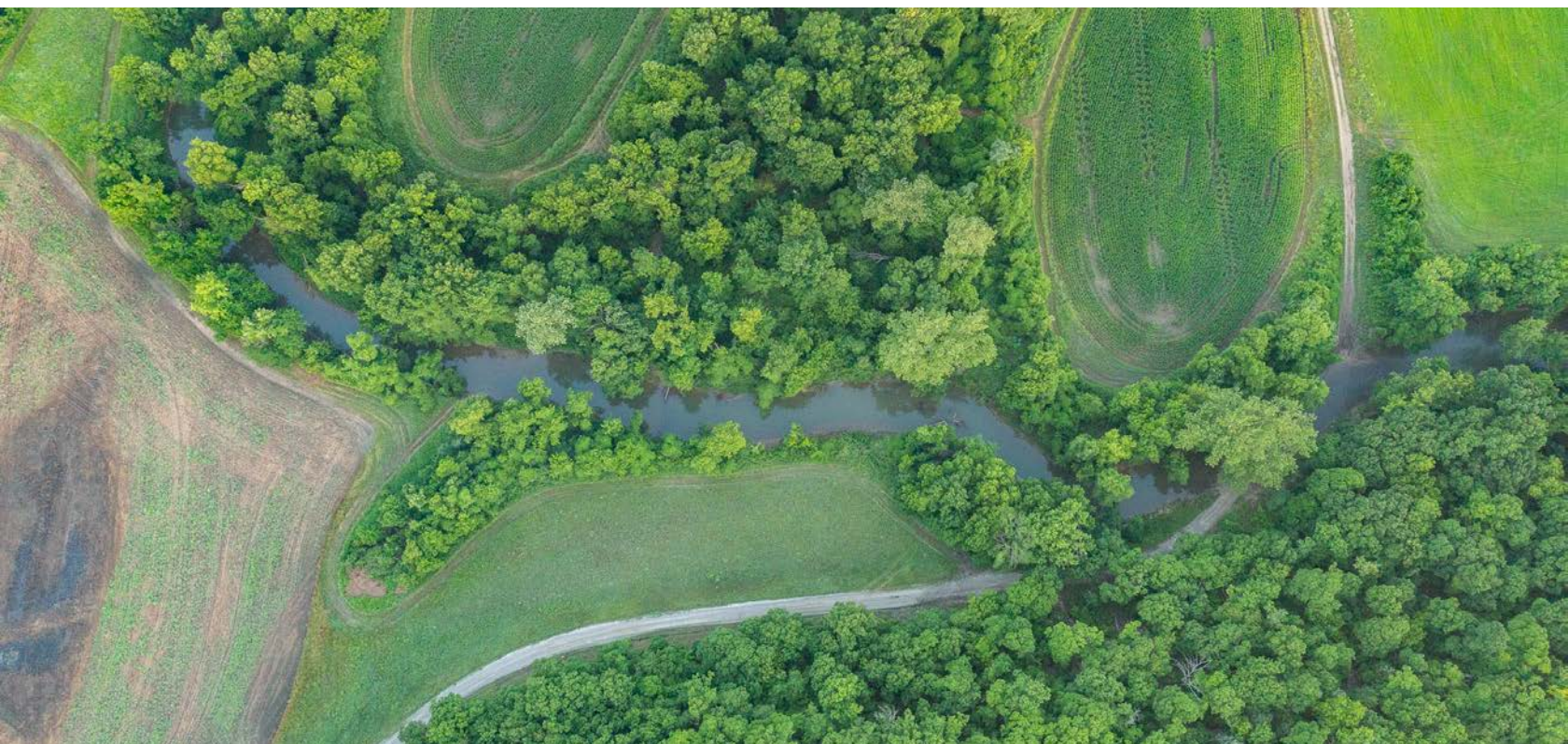


13 ACRES OF BEDDING COVER

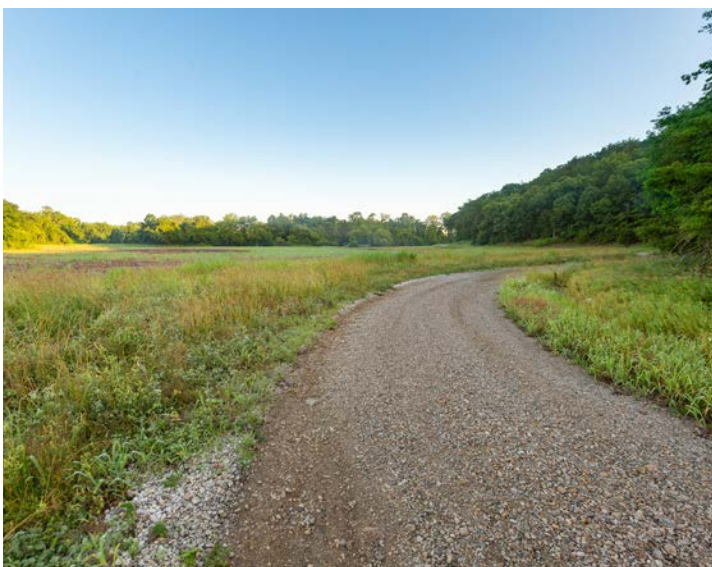


SOUTH FORK POTTAWATOMIE CREEK

South Fork Pottawatomie Creek winds through the tract for 1/3 of a mile, flanked by mature walnut and oak trees that not only add beauty but serve as fall food sources as well as future income potential.



ADDITIONAL PHOTOS



TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 10.0

Min: 910.0

Max: 1,045.6

Range: 135.6

Average: 949.5

Standard Deviation: 41.21 ft

0ft 270ft 539ft

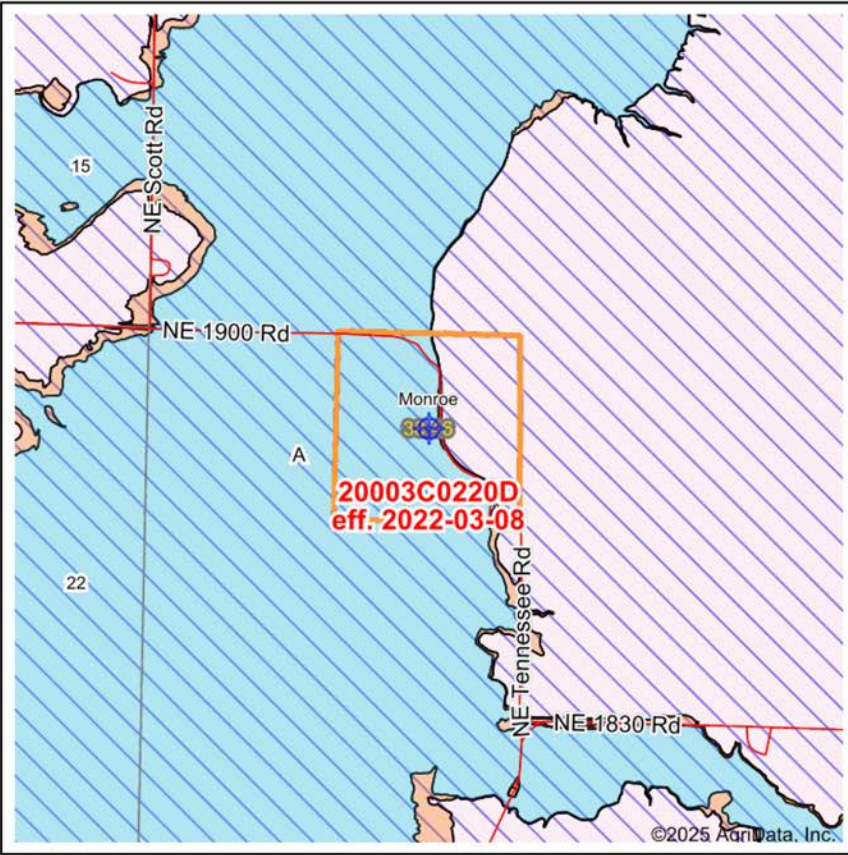


6/25/2025

23-20S-20E
Anderson County
Kansas

Boundary Center: 38° 18' 2.56, -95° 10' 8.64

FEMA MAP



Map Center: 38° 18' 2.59, -95° 10' 8.68
State: KS Acres: 38.46
County: Anderson Date: 6/25/2025
Location: 23-20S-20E
Township: Monroe



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
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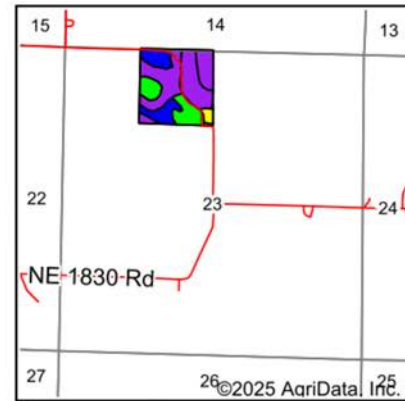
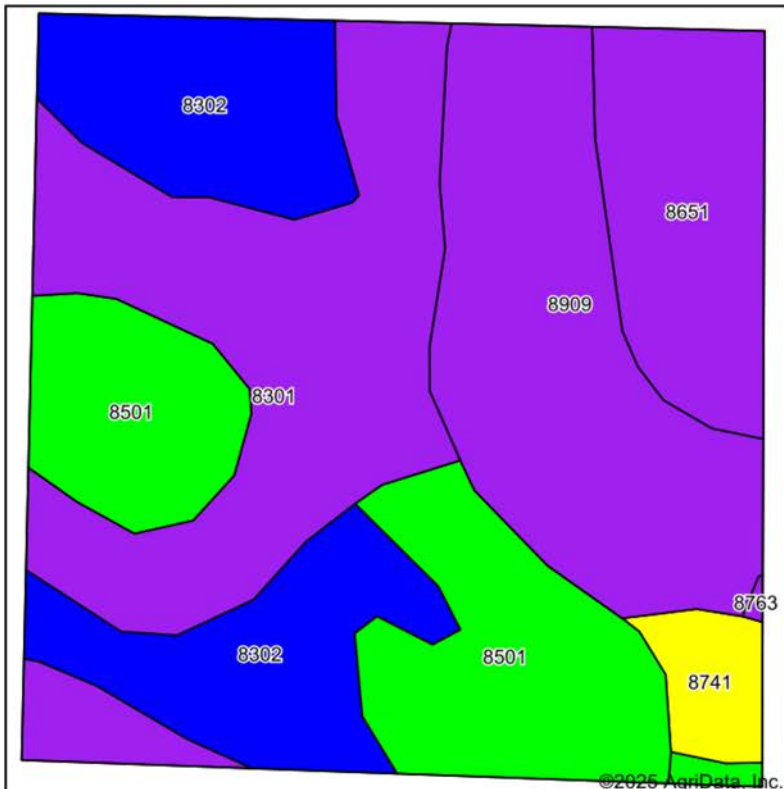
Name	Number	County	NFIP Participation	Acres	Percent
ANDERSON COUNTY	200569	Anderson	Regular	38.46	100%
Total				38.46	100%

Map Change	Date	Case No.	Acres	Percent
No			0	0%

Zone	SubType	Description	Acres	Percent
A		100-year Floodplain	24.58	63.9%
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	13.39	34.8%
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD	500-year floodplain	0.49	1.3%
Total			38.46	100%

Panel	Effective Date	Acres	Percent
20003C0220D	3/8/2022	38.46	100%
Total		38.46	100%

SOILS MAP



State: **Kansas**
 County: **Anderson**
 Location: **23-20S-20E**
 Township: **Monroe**
 Acres: **38.46**
 Date: **6/25/2025**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: KS003, Soil Area Version: 24

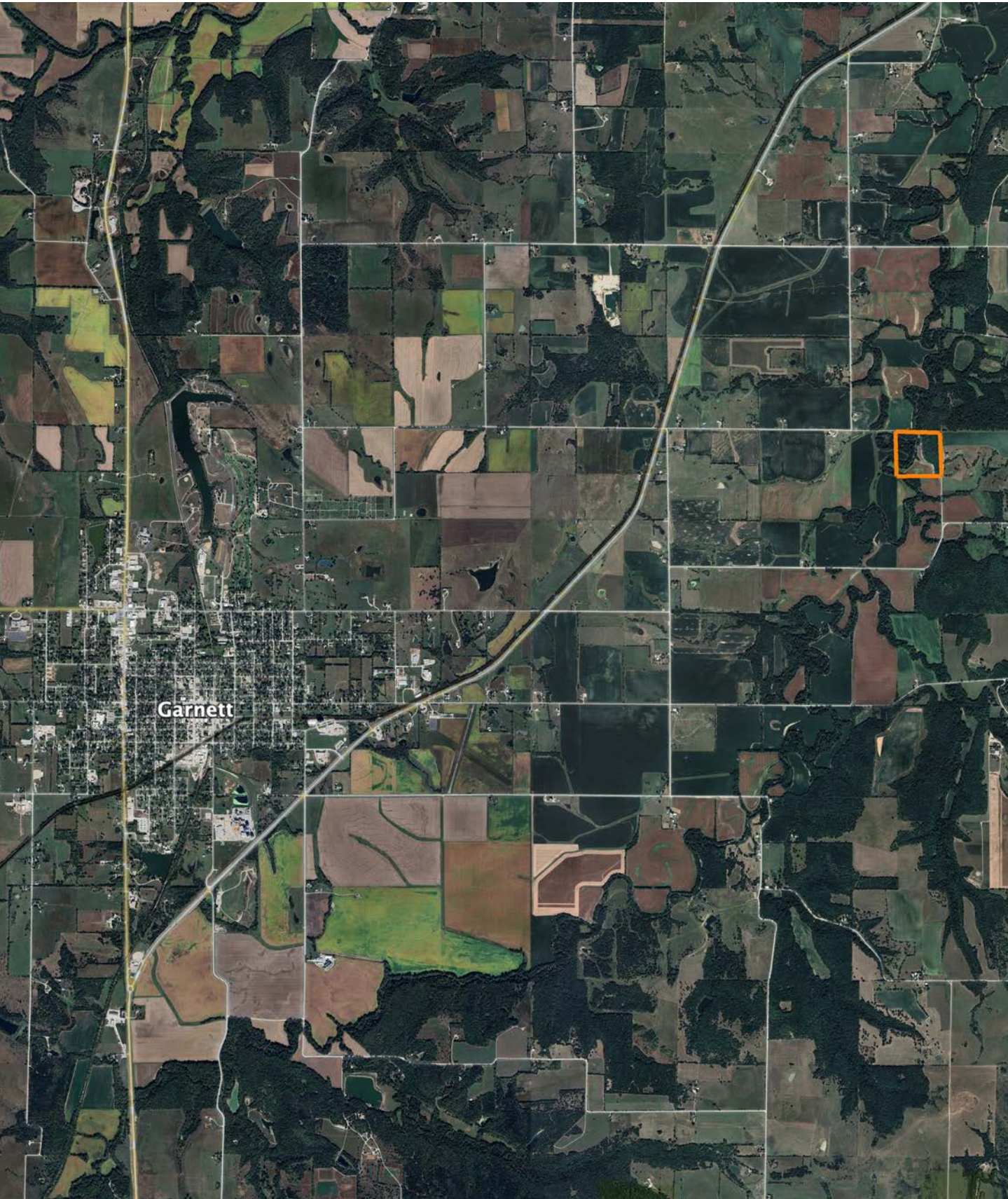
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
8301	Verdigris silt loam, 0 to 1 percent slopes, frequently flooded	10.25	26.7%		> 6.5ft.	Vw	8048	63	63	50	52	20
8909	Stony Land-Talihina complex, 15 to 45 percent slopes	8.13	21.1%		1.2ft. (Paralithic bedrock)	Vlle	1796	37	37	29	25	13
8501	Mason silt loam, 0 to 1 percent slopes, rarely flooded	7.37	19.2%		> 6.5ft.	lw	8250	78	77	68	71	62
8302	Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded	7.33	19.1%		> 6.5ft.	llw	7758	82	82	63	75	55
8651	Clareson-Rock outcrop complex, 1 to 3 percent slopes	4.16	10.8%		2ft. (Lithic bedrock)	Vls	3275	43	43	24	25	27
8741	Eram silty clay, 3 to 7 percent slopes, eroded	1.05	2.7%		2.3ft. (Paralithic bedrock)	IVe	4090	41	41	31	24	14
7676	Welda silt loam, 0 to 2 percent slopes	0.17	0.4%		> 6.5ft.	le	4863	68	67	56	54	48
Weighted Average						4.15	6071.4	*n 61.3	*n 61.1	*n 48.2	*n 50.6	*n 34

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class, Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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

816.287.8025

NBenge@MidwestLandGroup.com



MidwestLandGroup.com

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