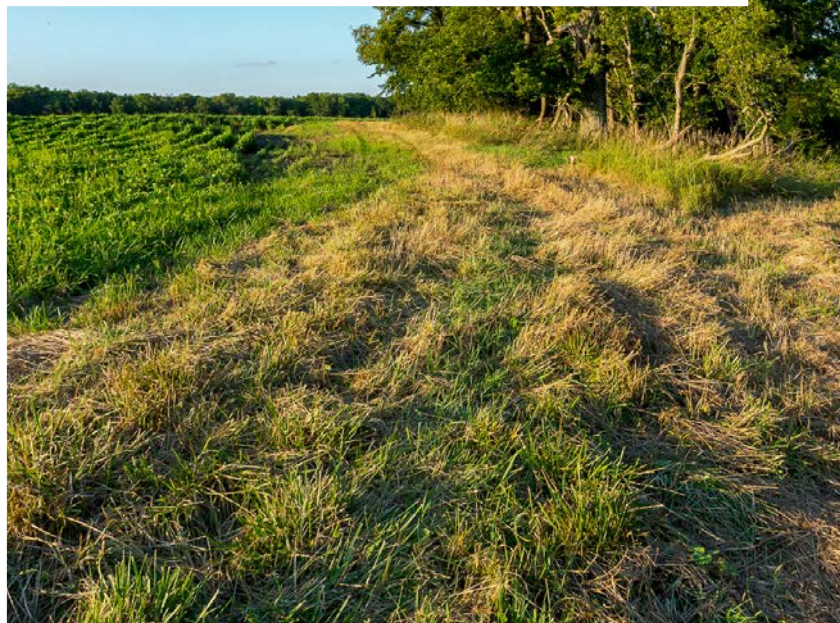


MIDWEST LAND GROUP PRESENTS



155 ACRES
ANDERSON COUNTY, KS

Southeast Texas Road, Garnett, Kansas 66032



MIDWEST LAND GROUP IS HONORED TO PRESENT

HIGHLY TILLABLE 155 +/- WITH BLACKTOP ACCESS AND MATURE DEER

Midwest Land Group is proud to present this 155 +/- acre farm in Anderson County, Kansas. This highly tillable tract offers an excellent opportunity for investors, farming operations, or those looking for a property with both agricultural and recreational potential.

Of the total acreage, approximately 130 acres are tillable (~84%), consisting primarily of productive Class II Woodson Silt Loam (0–3% slopes) and Verdigris Silt Loam (0–1% slopes). The fields are terraced, drain well, and have been maintained for consistent crop production. A dyke has been constructed along Sugar Creek, which runs through the property, adding protection from flooding. The farm was grid sampled and fertilized accordingly last year.

Beyond the tillable ground, this property also offers quality hunting opportunities. Timbered creek beds provide natural habitat, and multiple mature bucks have been observed both on trail camera and in person this

year, making it an appealing option for hunters as well. Turkey and quail are present in the area, adding to the recreational opportunities of this farm. The current farmer is willing to allow the next owner to buy back and leave a portion of the existing soybeans standing. There are also a few areas to establish future food plots to hunt over.

For those looking to build, the property features multiple potential build sites, along with a water meter already in place and electricity available. Access is excellent with blacktop frontage on Texas Road to the east and gravel frontage along 1300 Road to the north.

Conveniently located, it sits just 1 hour and 20 minutes from Overland Park and only 15 minutes from Garnett, offering both rural seclusion and easy access to town. This is a versatile farm with productive tillable acres, recreational value, and great build potential.

PROPERTY FEATURES

PRICE: **\$744,000** | COUNTY: **ANDERSON** | STATE: **KANSAS** | ACRES: **155**

- Approximately 130 tillable acres (~84% of the farm) of productive Class II soils
- Terraced fields that drain well
- Grid sampled and fertilized
- Dyke along Sugar Creek protects from flooding
- Excellent hunting opportunities with timbered draws and mature bucks observed on trail cams and in person
- Multiple potential build sites with a water meter on-site and electricity available
- Blacktop frontage on Texas Road and gravel frontage on 1300 Road for easy access
- Convenient location: 15 minutes to Garnett and 1 hour 20 minutes to Overland Park
- Versatile property with strong agricultural income potential and recreational/hunting opportunities

HIGHLY TILLABLE

Of the total acreage, approximately 130 acres are tillable (~84%), consisting primarily of productive Class II Woodson Silt Loam (0–3% slopes) and Verdigris Silt Loam (0–1% slopes). The fields are terraced, drain well, and have been maintained for consistent crop production.



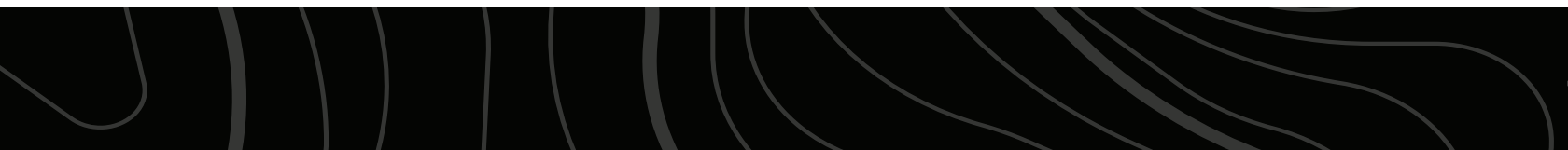
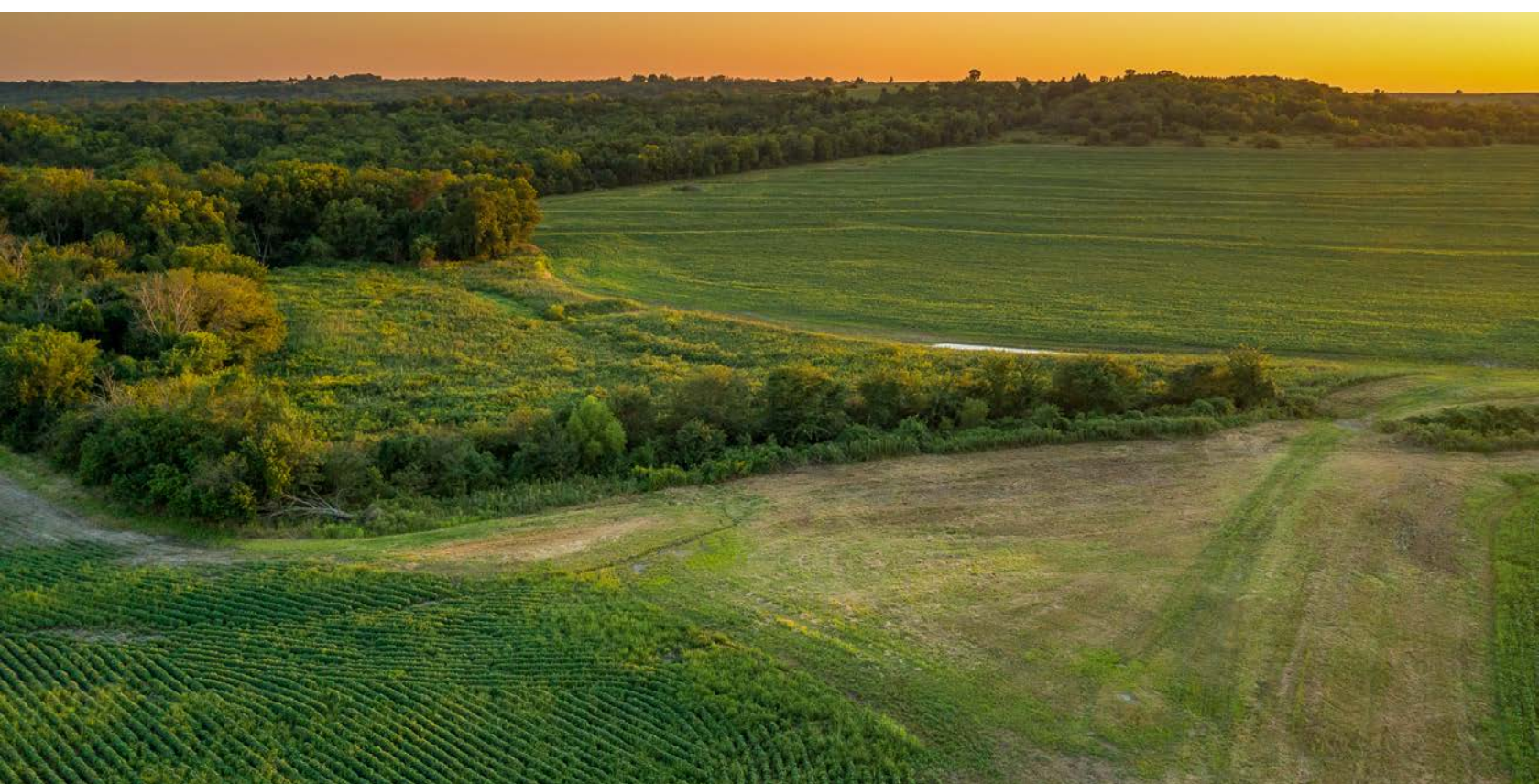
BLACKTOP FRONTAGE



DYKE ALONG SUGAR CREEK



MULTIPLE POTENTIAL BUILD SITES



HUNTING OPPORTUNITIES

Timbered creek beds provide natural habitat, and multiple mature bucks have been observed both on trail camera and in person this year, making it an appealing option for hunters as well. Turkey and quail are present in the area, adding to the recreational opportunities of this farm.



AERIAL MAP



©2025 AgriData, Inc.

Boundary Center: 38° 12' 31.22, -95° 9' 10.89

0ft 920ft 1840ft



Maps Provided By:



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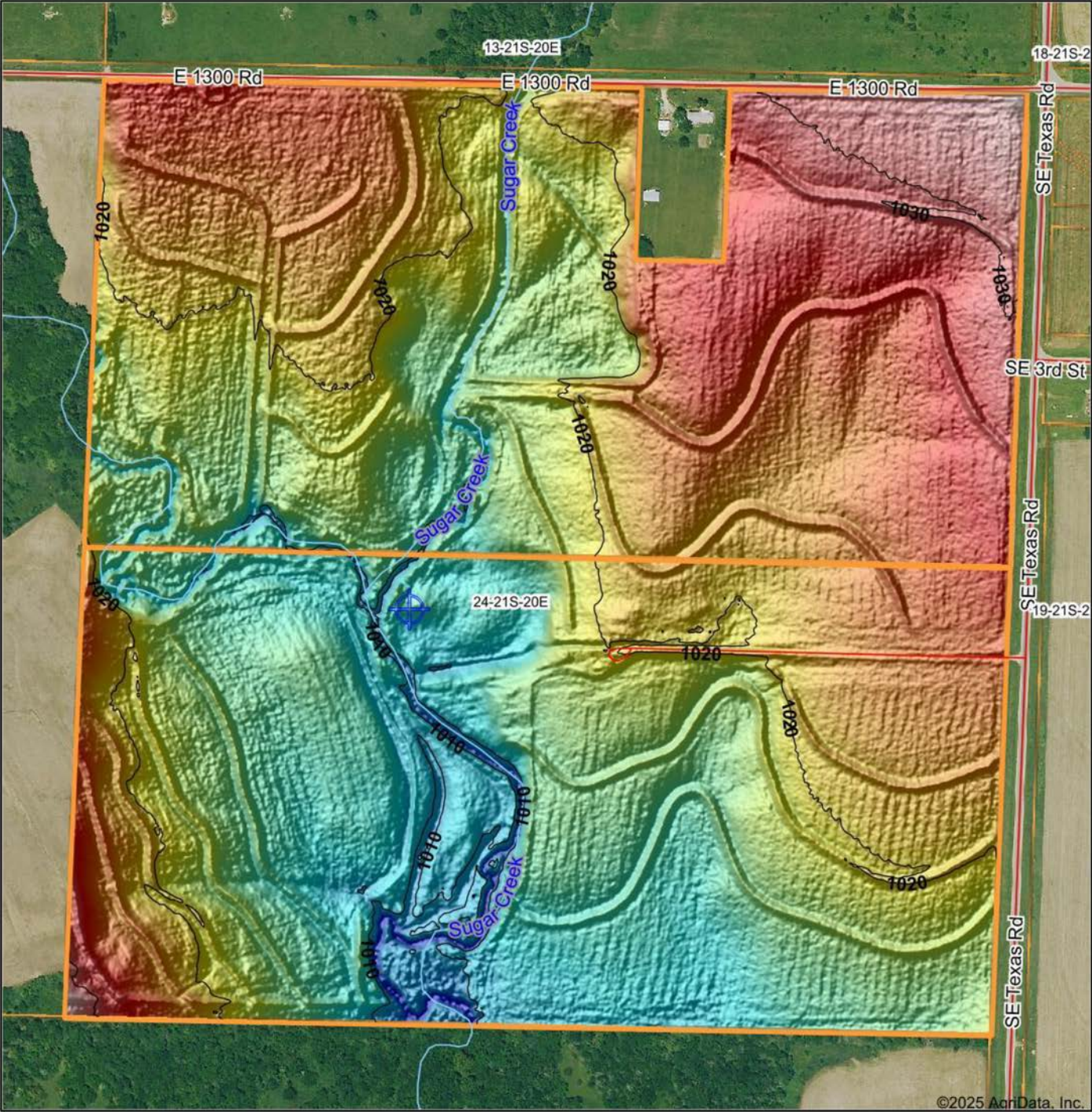
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24-21S-20E
Anderson County
Kansas



7/11/2025

HILLSHADE MAP



Low Elevation High



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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Source: USGS 1 meter dem

Interval(ft): 10

Min: 1,004.0

Max: 1,034.9

Range: 30.9

Average: 1,019.2

Standard Deviation: 5.54 ft

0ft 441ft 881ft

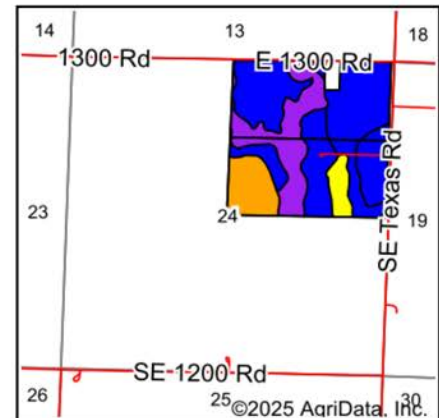
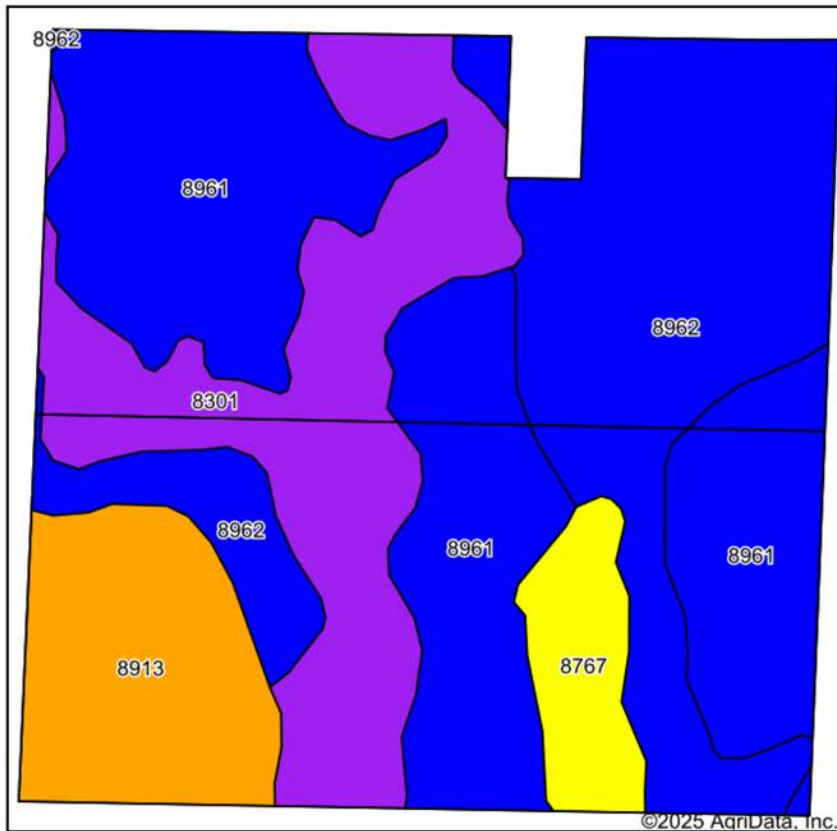


7/11/2025

24-21S-20E
Anderson County
Kansas

Boundary Center: 38° 12' 31.22, -95° 9' 10.89

SOILS MAP



State: **Kansas**
 County: **Anderson**
 Location: **24-21S-20E**
 Township: **Lincoln**
 Acres: **154.69**
 Date: **7/11/2025**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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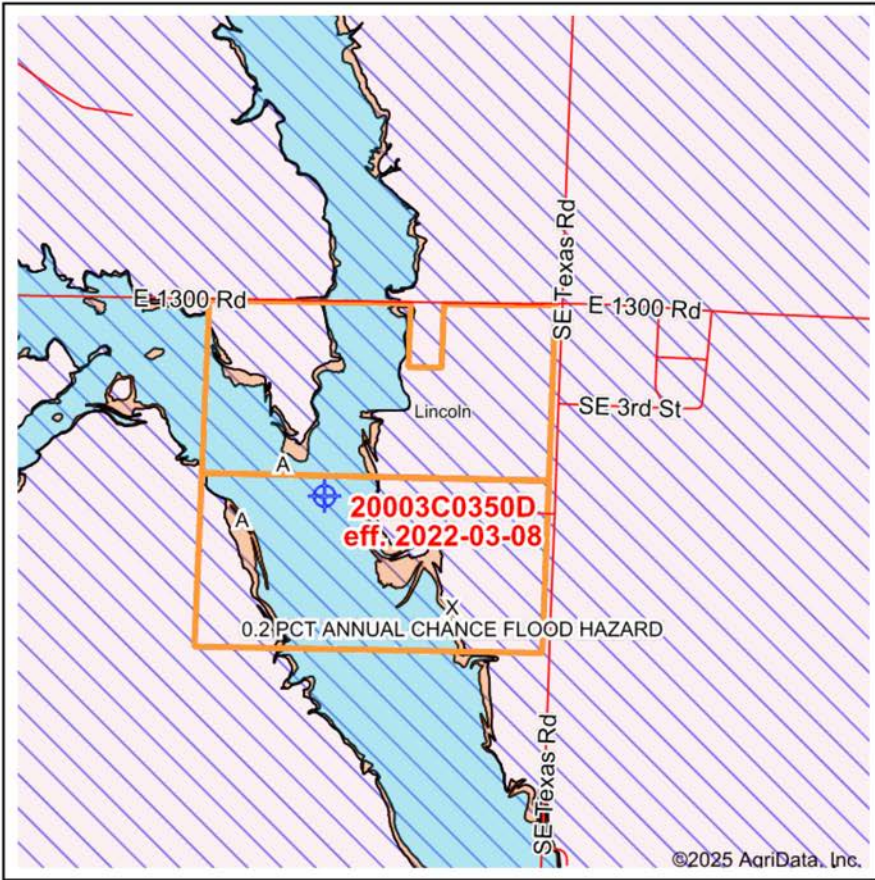


Area Symbol: KS003, Soil Area Version: 24

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
8961	Woodson silt loam, 0 to 1 percent slopes	54.26	35.0%		> 6.5ft.	IIs	4233	53	48	52	50	44
8962	Woodson silt loam, 1 to 3 percent slopes	43.56	28.2%		> 6.5ft.	IIs	4425	52	47	52	49	44
8301	Verdigris silt loam, 0 to 1 percent slopes, frequently flooded	32.43	21.0%		> 6.5ft.	Vw	8048	63	63	50	52	20
8913	Summit soils, 1 to 5 percent slopes, eroded	17.18	11.1%		> 6.5ft.	IIIe	5338	58	57	52	50	50
8767	Eram-Verdigris complex, 0 to 8 percent slopes	7.26	4.7%		2.6ft. (Paralithic bedrock)	IVe	5256	66	66	48	46	43
Weighted Average						2.83	5257.6	*n 56	*n 52.7	*n 51.4	*n 49.9	*n 39.6

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

FEMA MAP



Map Center: 38° 12' 33.92, -95° 9' 4.52
State: KS Acres: 154.69
County: Anderson Date: 7/11/2025
Location: 24-21S-20E
Township: Lincoln



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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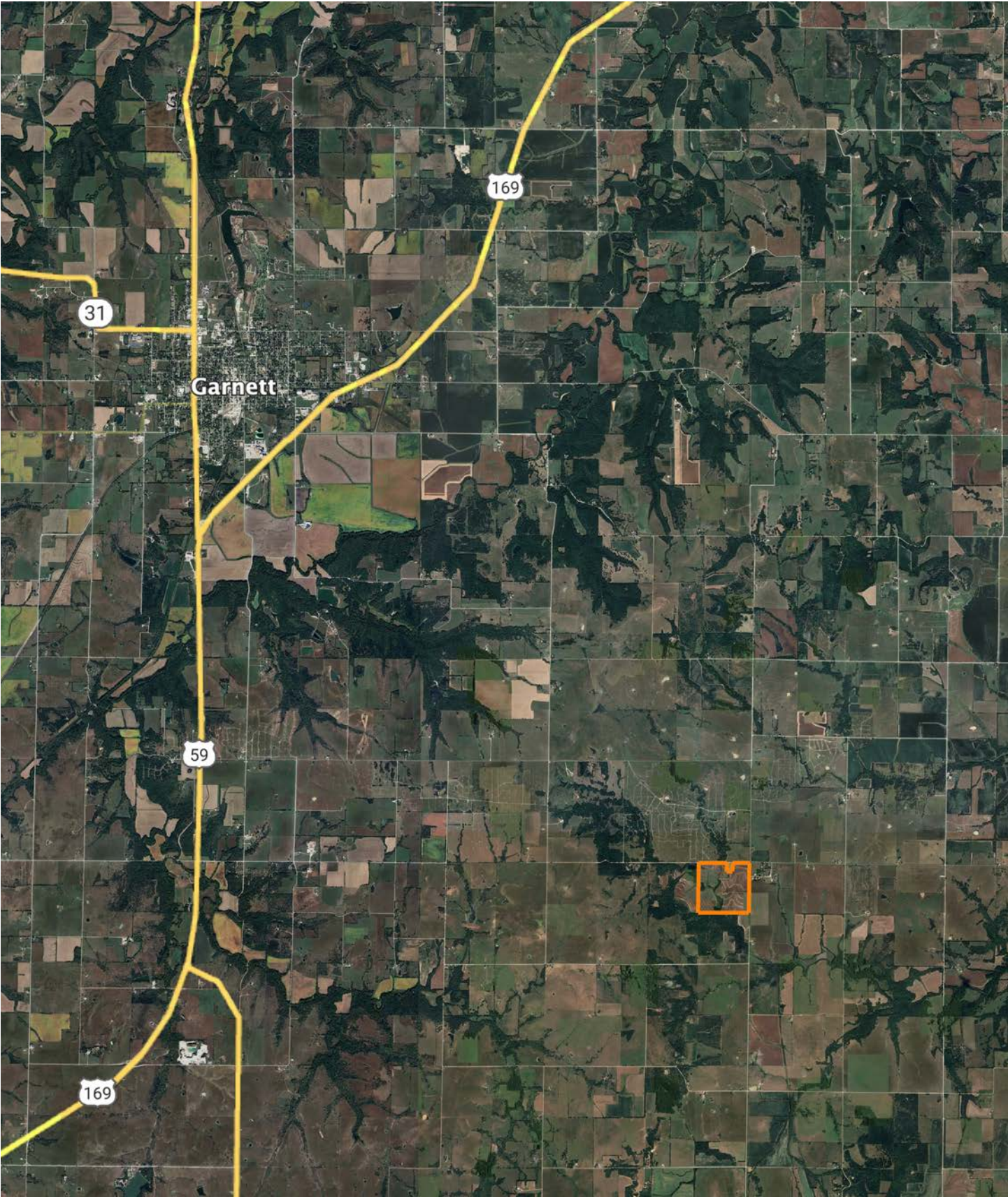
Name	Number	County	NFIP Participation	Acres	Percent
ANDERSON COUNTY	200569	Anderson	Regular	154.69	100%
Total				154.69	100%

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

Zone	SubType	Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	85.62	55.3%
A		100-year Floodplain	59.45	38.4%
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD	500-year floodplain	4.32	2.8%
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD	500-year floodplain	2.75	1.8%
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD	500-year floodplain	2.26	1.5%
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD	500-year floodplain	0.2	0.1%
A		100-year Floodplain	0.09	0.1%
Total			154.69	100%

Panel	Effective Date	Acres	Percent
20003C0350D	3/8/2022	154.69	100%
Total		154.69	100%

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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