

MIDWEST LAND GROUP PRESENTS



155 & 160 ACRE TRACTS IN ANDERSON COUNTY, KS

US-169 Highway, Welda, Kansas, 66091



MIDWEST LAND GROUP IS HONORED TO PRESENT

155 ACRE PERFECT PASTURE ON BLACKTOP - CORRAL, CROSS-FENCING AND WATER PRESENT

This well-kept farm sits right outside of Welda on US-169 and is set up perfectly for a cattle operation.

The 155 acres of pasture feature a mix of native and tame grasses. It's fully fenced and cross-fenced, allowing for easy grazing across multiple pastures. There is a gate on Missouri Road on the east side, and on the southwest corner, there is a large double gate providing access from a paved road in Welda. That gate is 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, a wet-weather creek, 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 and functionality of this farm.

Deer and turkey are commonly seen on the property as well as quail. 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: **\$581,250** | COUNTY: **ANDERSON** | STATE: **KANSAS** | ACRES: **155**

- 155 +/- total acres
- Prime location with highway access from US-169
- Fenced and cross-fenced with multiple interior gates
- Access off Missouri road on the east side of the property
- Large double gate off a paved road in Welda, next to the corral
- 3 ponds
- 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



160 ACRE QUARTER SECTION OF NATIVE PASTURE ON US-169

The 160 contiguous acres of gently rolling native pasture contains multiple timbered draws as well as a half acre pond that holds water year round. It's fully fenced with a nearly 30 acre portion fenced off as well interior gates allowing for easy grazing across multiple pastures. There are three gates along Missouri Road on the east side and a holding paddock in the northeast corner of the property.

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 beautiful piece of ground with a little recreational bonus, this place is worth a look.

PROPERTY FEATURES

PRICE: **\$600,000** | COUNTY: **ANDERSON** | STATE: **KANSAS** | ACRES: **160**

- 160 +/- acres of native pasture
- Prime location with highway access from US-169
- Fenced and cross-fenced with multiple exterior and interior gates
- 3 pasture access gates along Missouri Road
- Half-acre pond
- Multiple wooded draws
- Excellent hay production
- Abundant wildlife, including deer, turkey, and quail



155 +/- ACRES



160 +/- ACRES



BOTH TRACTS FENCED & CROSS-FENCED



PONDS



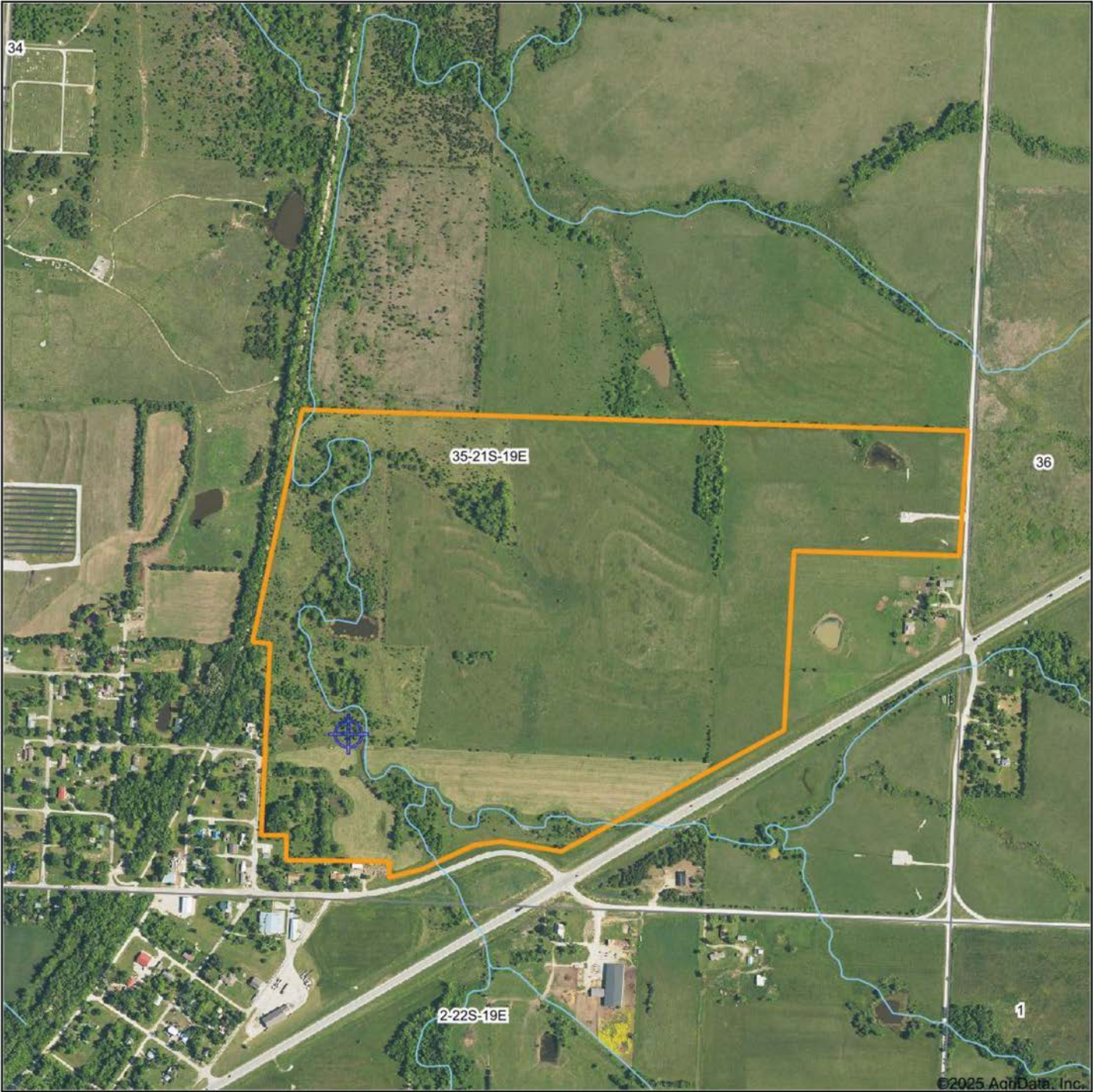
EXCELLENT ACCESS & GATES



HAY PRODUCTION



155 ACRES - AERIAL MAP



Boundary Center: 38° 10' 22.36, -95° 17' 10.49

0ft 836ft 1672ft

35-21S-19E
Anderson County
Kansas



8/29/2025



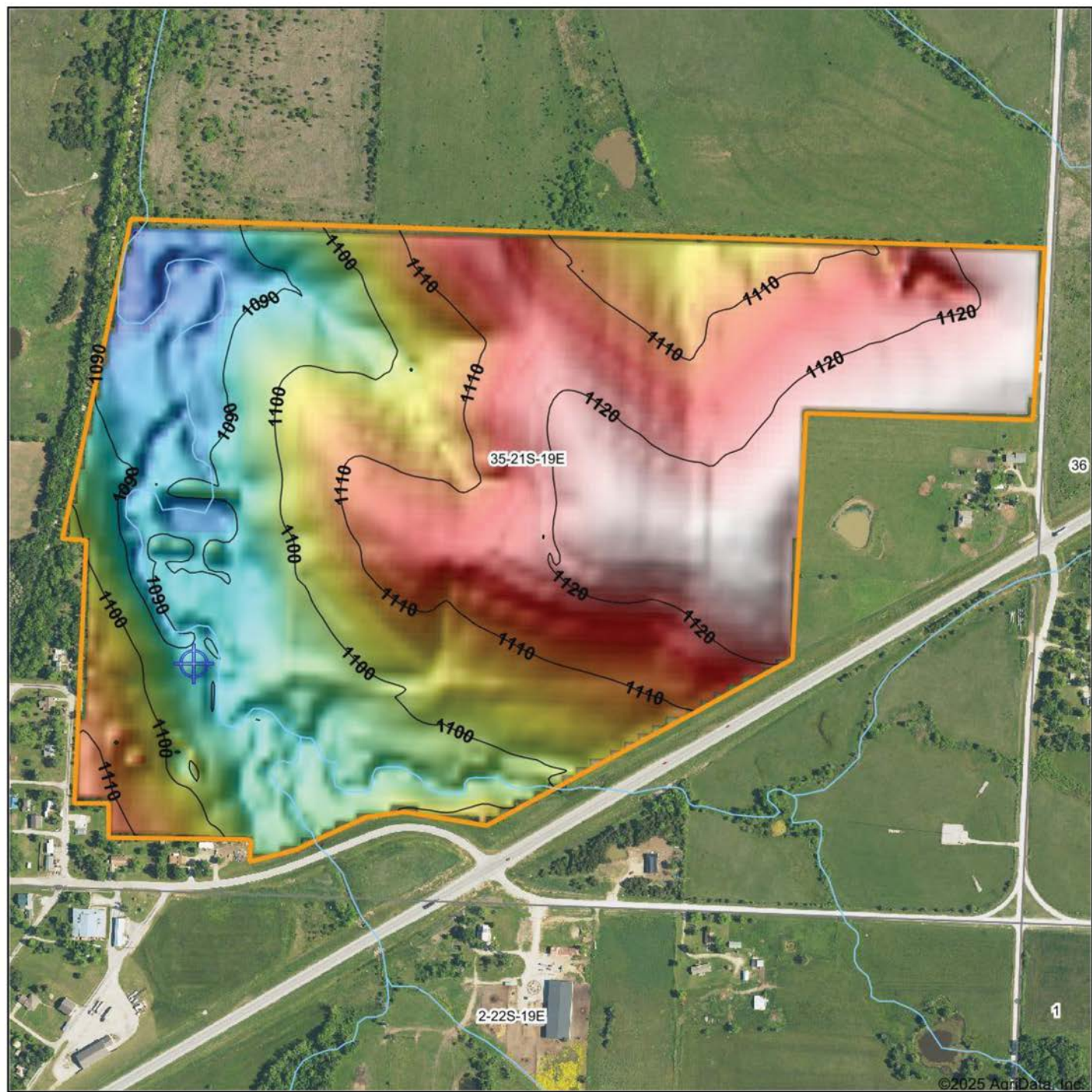
Maps Provided By:



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155 ACRES - HILLSHADE MAP



Low Elevation High



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Source: USGS 10 meter dem
Interval(ft): 10
Min: 1,078.3
Max: 1,127.9
Range: 49.6
Average: 1,106.3
Standard Deviation: 11.98 ft

0ft 605ft 1211ft

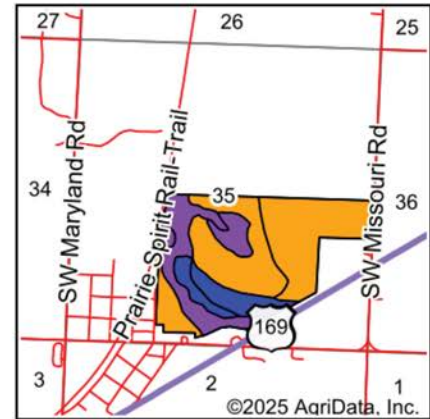
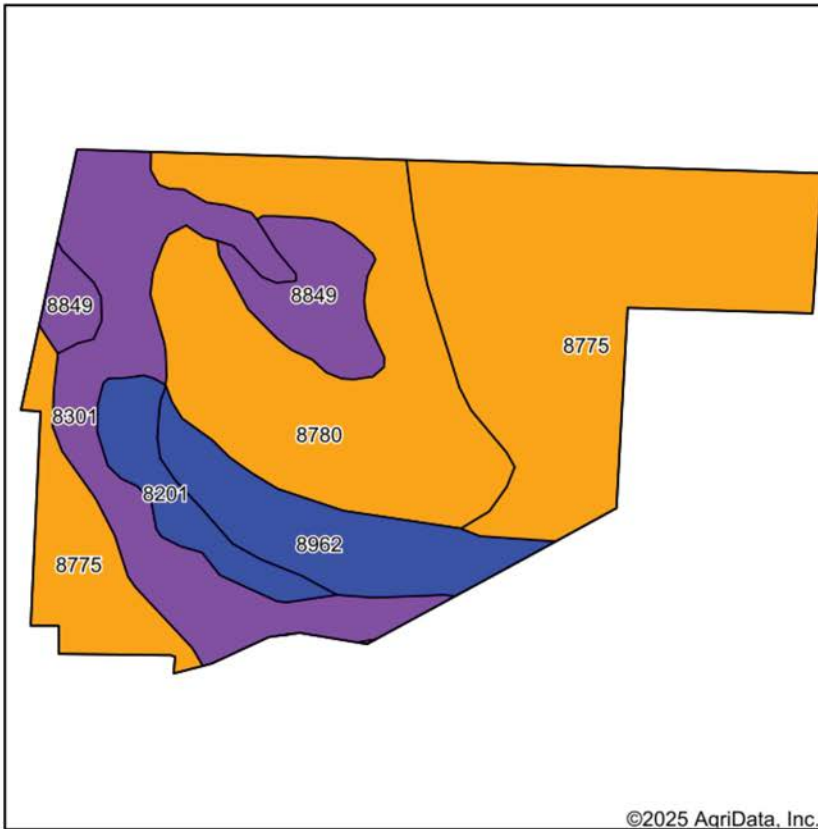


8/29/2025

35-21S-19E
Anderson County
Kansas

Boundary Center: 38° 10' 22.36, -95° 17' 10.49

155 ACRES - SOIL MAP



State: **Kansas**
 County: **Anderson**
 Location: **35-21S-19E**
 Township: **Welda**
 Acres: **154.81**
 Date: **8/29/2025**



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Soils data provided by USDA and NRCS.

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	58.32	37.8%		5.7ft. (Lithic bedrock)	IIIe	3888	59	56	58	59	54
8780	Kenoma-Olpe complex, 3 to 7 percent slopes	39.67	25.6%		5.7ft. (Lithic bedrock)	IIIe	4441	57	55	53	53	52
8301	Verdigris silt loam, 0 to 1 percent slopes, frequently flooded	25.41	16.4%		> 6.5ft.	Vw	8048	63	63	50	52	20
8962	Woodson silt loam, 1 to 3 percent slopes	13.96	9.0%		> 6.5ft.	IIIs	4425	52	47	52	49	44
8849	Olpe gravelly silt loam, 3 to 15 percent slopes	10.58	6.8%		> 6.5ft.	VIe	4624	55	54	49	47	53
8201	Osage silty clay loam, 0 to 1 percent slopes, occasionally flooded	6.87	4.4%		> 6.5ft.	IIw	7282	47	44	46	42	35
Weighted Average						3.40	4961.9	*n 57.7	*n 55.4	*n 53.7	*n 53.8	*n 46.1

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

160 ACRES - AERIAL MAP



Boundary Center: 38° 10' 47.66, -95° 17' 2.89

0ft 823ft 1645ft

35-21S-19E
Anderson County
Kansas

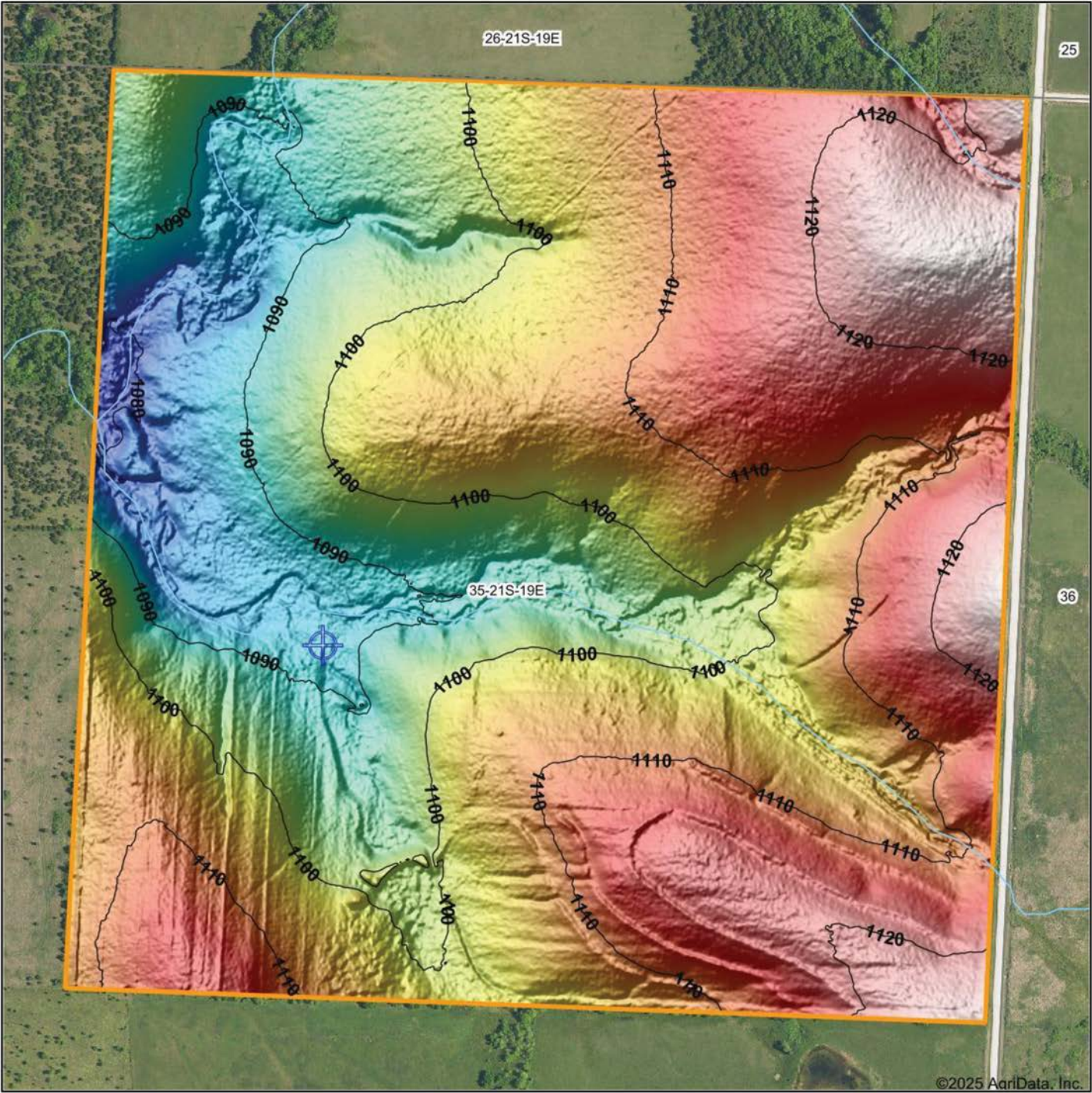


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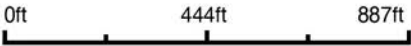
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160 ACRES - HILLSHADE MAP



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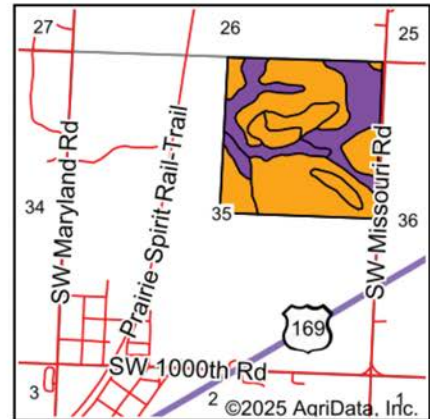
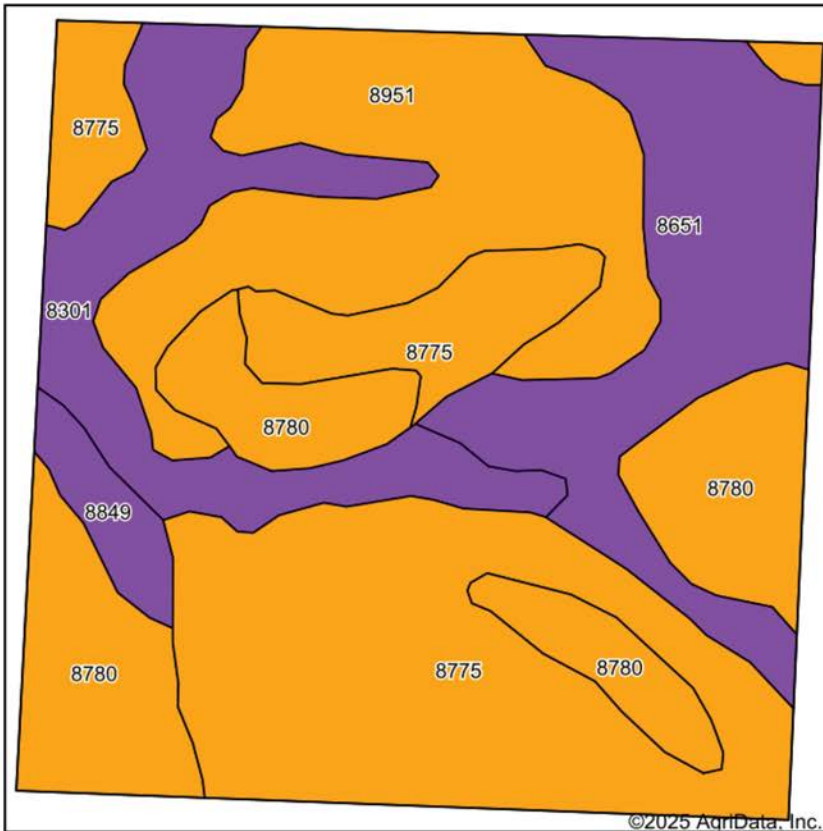
Source: USGS 1 meter dem
Interval(ft): 10
Min: 1,077.3
Max: 1,127.0
Range: 49.7
Average: 1,104.5
Standard Deviation: 10.83 ft



35-21S-19E
Anderson County
Kansas

Boundary Center: 38° 10' 47.66, -95° 17' 2.89

160 ACRES - SOIL MAP



State: **Kansas**
 County: **Anderson**
 Location: **35-21S-19E**
 Township: **Welda**
 Acres: **158.17**
 Date: **8/29/2025**



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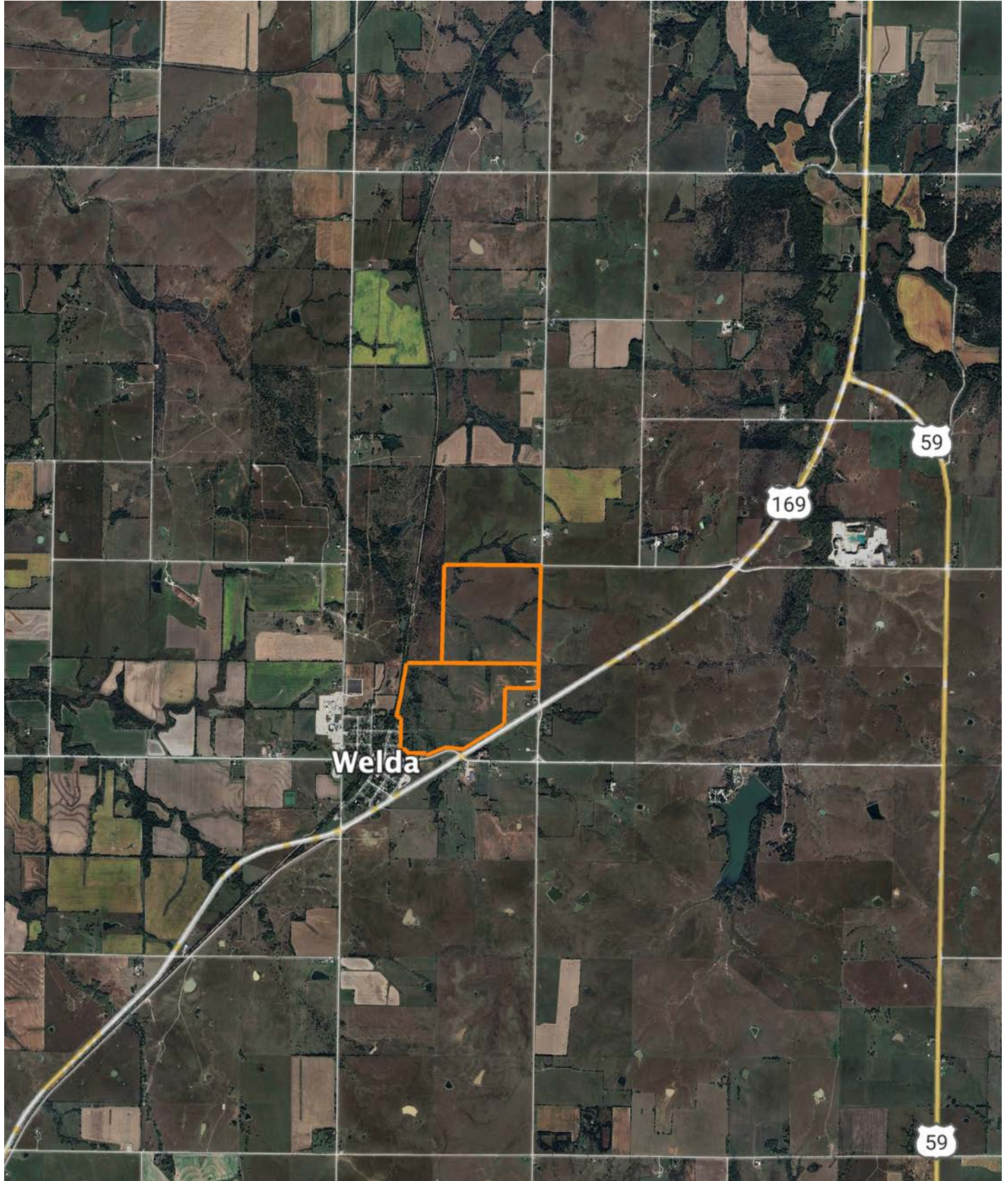
Area Symbol: KS003, Soil Area Version: 24

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	50.56	32.0%		5.7ft. (Lithic bedrock)	Ille	3888	59	56	58	59	54
8951	Wagstaff silty clay loam, 1 to 3 percent slopes	30.32	19.2%		2.5ft. (Lithic bedrock)	Ille	4968	52	51	51	43	46
8780	Kenoma-Olpe complex, 3 to 7 percent slopes	29.63	18.7%		5.7ft. (Lithic bedrock)	Ille	4441	57	55	53	53	52
8651	Clareson-Rock outcrop complex, 1 to 3 percent slopes	25.05	15.8%		2ft. (Lithic bedrock)	Vls	3275	43	43	24	25	27
8301	Verdigris silt loam, 0 to 1 percent slopes, frequently flooded	19.00	12.0%		> 6.5ft.	Vw	8048	63	63	50	52	20
8849	Olpe gravelly silt loam, 3 to 15 percent slopes	3.61	2.3%		> 6.5ft.	Vle	4624	55	54	49	47	53
Weighted Average						3.78	4618.1	*n 55.1	*n 53.6	*n 49.2	*n 48.3	*n 43.7

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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.



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LAND AGENT

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