

MIDWEST LAND GROUP PRESENTS



275 ACRES
ANDERSON COUNTY, KS

Southeast Virginia Road, Kincaid, Kansas 66039



MIDWEST LAND GROUP IS HONORED TO PRESENT

275 +/- ACRES WITH LOG CABIN AND BIG BUCKS - READY TO HUNT TODAY

Midwest Land Group is proud to present this incredible 275 +/- acre farm that offers a rare combination of privacy, recreation, and comfortable living. With dead-end road access from both the southwest and north sides, this private rec farm sits in the heart of big deer country.

Tucked into the southwest corner of the property at the end of Wyoming Road is a 2,200-square-foot log cabin. The home includes four bedrooms and two bathrooms, a wood-burning stove, a cedar-lined mudroom for storing hunting gear, fixtures made from deer antlers, and a large statement metal fan. The cabin runs on a 2,000-gallon cistern, and a fifth-wheel trailer with a 1,000-gallon water tank is conveyed with the sale, making it easy and affordable to keep the cistern full. It's the perfect hunting base camp or family getaway.

The land itself includes 120 +/- tillable acres, which the owner trades with a neighboring farmer in exchange for hunting rights on more than 500 adjoining acres. This arrangement could be available to the next owner, which opens the door to an even larger hunting footprint while keeping the tillable ground in production. The North Fork Little Osage River winds around the southwest corner near the cabin, providing over a third of a mile of river frontage. Several wooded draws feed into the river, creating natural bedding cover where deer have been seen bedding on multiple occasions. Four additional ponds spread across the property provide year-round water sources.

The property is fully set up for hunting with seven of eight elevated blinds already in place, plus a two-man ladder stand. Eight feeders are spread across the farm, including five 2,000-pound gravity feeders, one 2,000-pound broadcast feeder, a 600-pound gravity feeder, and one 300-pound broadcast feeder. Nearly four acres of established food plots round out the turnkey hunting setup.

Habitat diversity is a strong point here. Around the cabin, 30+ acres of river-bottom hardwoods hold deer and turkey. On the east side, nearly 20 acres of grassy, west-facing hillside provide thick cover with cedar, hedge, and hardwood growth. The northeast corner features another 20+ acres of heavy timber in a drainage system. Scattered throughout the farm are open areas with grasses, shrubs, and saplings where multiple bucks and doe groups have already been observed bedding.

Additional improvements add value and utility to the farm. A 45'x35' three-sided equipment shed, a 40'x30' barn, two 20' insulated storage containers, a 30-ton overhead feed bin, and an older barn in solid condition provide plenty of storage and functionality.

This 275 +/- acre farm is the total package for the serious outdoorsman — a private retreat with a cabin, well-thought-out hunting infrastructure, diverse cover, plenty of food, and a river winding through it.

PROPERTY FEATURES

PRICE: **\$1,874,100** | COUNTY: **ANDERSON** | STATE: **KANSAS** | ACRES: **275**

- 275 +/- total acres with 120 +/- tillable acres
- Dead-end road access on both the southwest and north sides for privacy
- 2,200-square-foot log cabin with 4 bedrooms, 2 bathrooms, wood stove, cedar mudroom, fixtures made from deer antlers, and large statement fan
- 8 elevated blinds (7 set and ready to hunt) plus 2-man ladder stand
- 8 feeders: five 2,000-pound gravity, one 2,000-pound broadcast, a 600-pound gravity feeder, one 300-pound broadcast
- Nearly 4 acres of established food plots
- Over 1/3 mile of North Fork Little Osage River frontage, plus 4 small ponds
- Multiple bedding areas of various habitats
- Great deer and turkey hunting
- Outbuildings: 45'x35' 3-sided shed, 40'x30' barn, 2 insulated storage containers, 30-ton overhead feed bin



NEW LOG CABIN

The home includes four bedrooms and two bathrooms, a wood-burning stove, a cedar-lined mudroom for storing hunting gear, fixtures made from deer antlers, and a large statement metal fan.



MULTIPLE OUTBUILDINGS



NORTH FORK LITTLE OSAGE RIVER

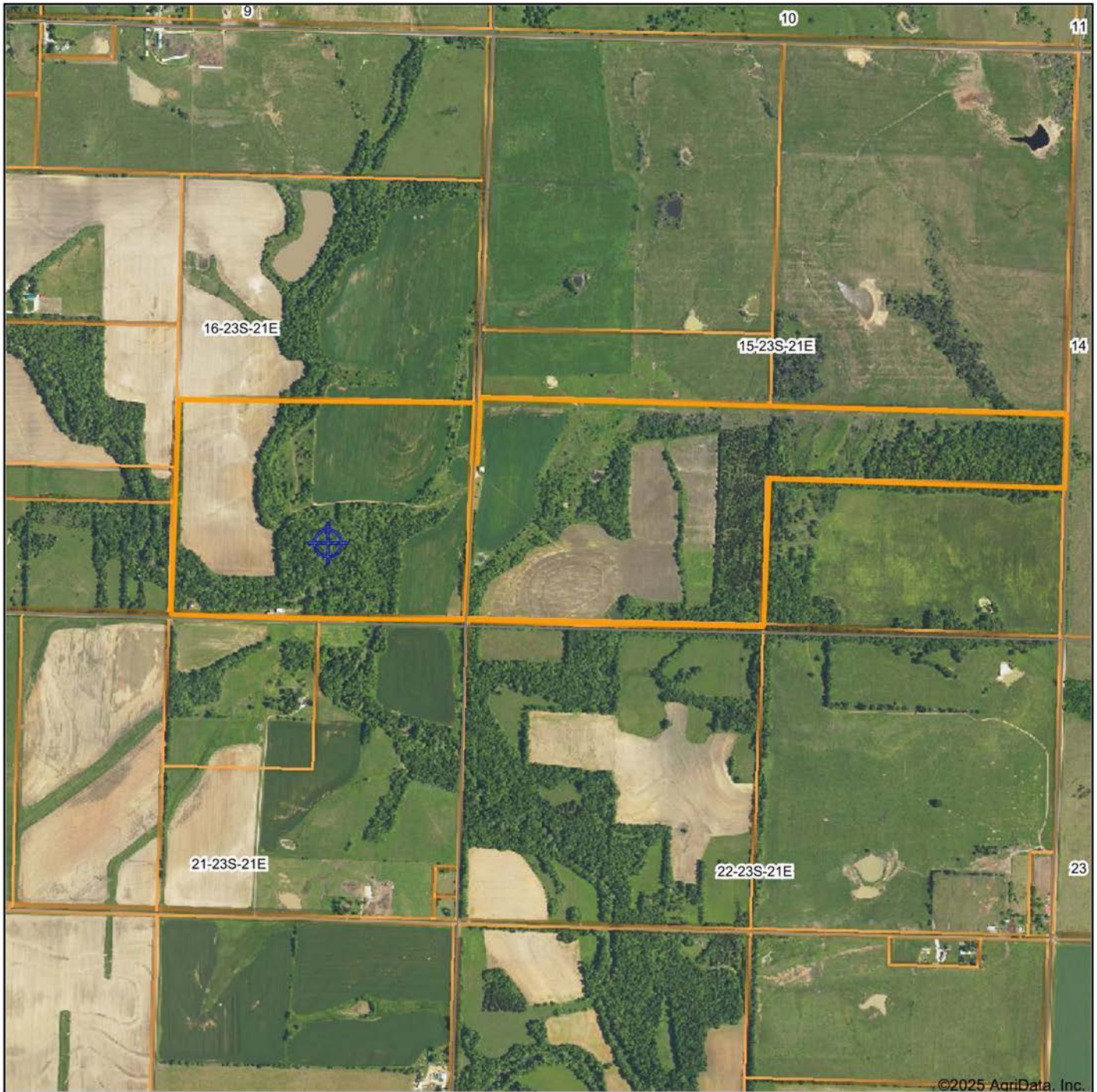


HUNTING OPPORTUNITIES

The property is fully set up for hunting with seven of eight elevated blinds already in place, plus a two-man ladder stand. Eight feeders are spread across the farm, including five 2,000-pound gravity feeders, one 2,000-pound broadcast feeder, a 600-pound gravity feeder, and one 300-pound broadcast feeder. Nearly four acres of established food plots round out the turnkey hunting setup.



AERIAL MAP



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Boundary Center: 38° 2' 26.52, -95° 5' 30.35

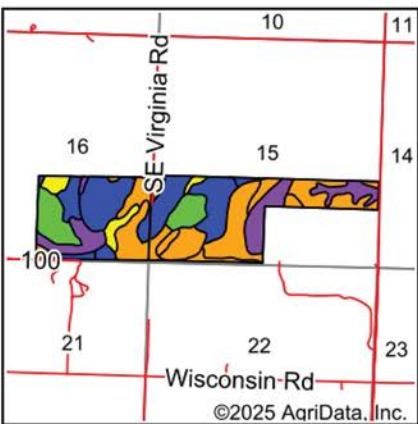
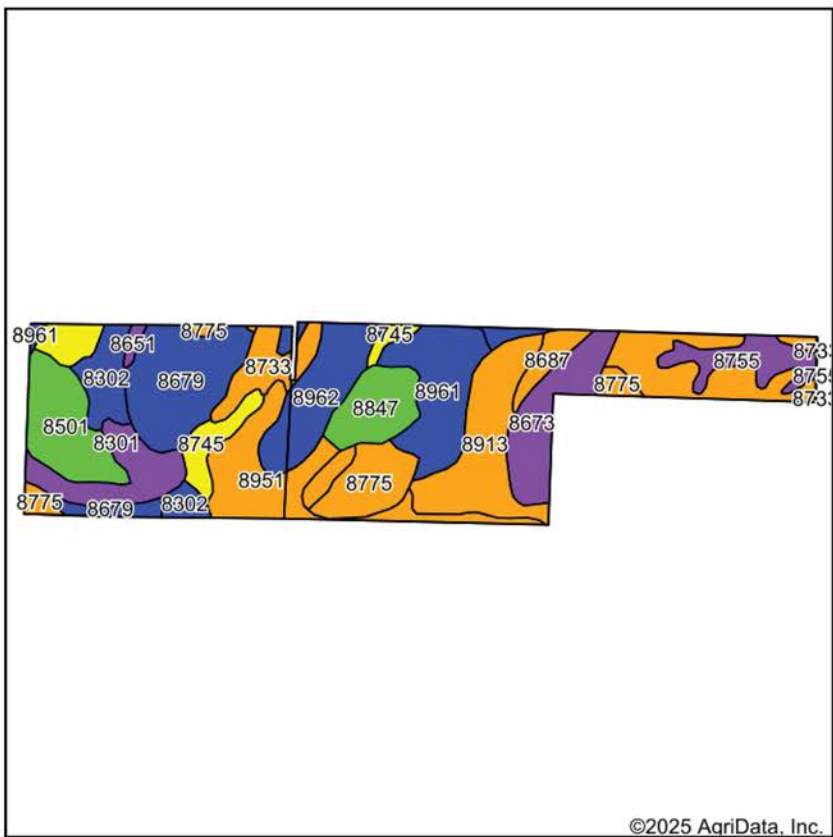
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15-23S-21E
Anderson County
Kansas



10/16/2025

SOILS MAP



State: **Kansas**
County: **Anderson**
Location: **15-23S-21E**
Township: **Rich**
Acres: **275.11**
Date: **10/16/2025**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: KS003, Soil Area Version: 24
Area Symbol: KS107, 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
8679	Dennis silt loam, 1 to 3 percent slopes	29.03	10.6%		> 6.5ft.	Ile	4838	79	78	59	64	69
8733	Eram silty clay loam, 1 to 3 percent slopes	28.60	10.4%		2.6ft. (Paralithic bedrock)	IIle	4100	54	54	40	39	34
8913	Summit soils, 1 to 5 percent slopes, eroded	25.62	9.3%		> 6.5ft.	IIIle	5338	58	57	52	50	50
8951	Wagstaff silty clay loam, 1 to 3 percent slopes	23.43	8.5%		2.5ft. (Lithic bedrock)	IIle	4968	52	51	51	43	46
8961	Woodson silt loam, 0 to 1 percent slopes	22.30	8.1%		> 6.5ft.	IIs	4233	53	48	52	50	44
8962	Woodson silt loam, 1 to 3 percent slopes	21.86	7.9%		> 6.5ft.	IIs	4425	52	47	52	49	44
8501	Mason silt loam, 0 to 1 percent slopes, rarely flooded	18.50	6.7%		> 6.5ft.	Iw	8250	78	77	68	71	62
8673	Collinsville-Bates complex, 3 to 15 percent slopes	17.13	6.2%		1.2ft. (Lithic bedrock)	VIIs	3579	42	42	37	33	17

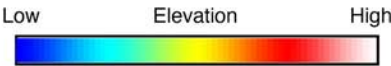
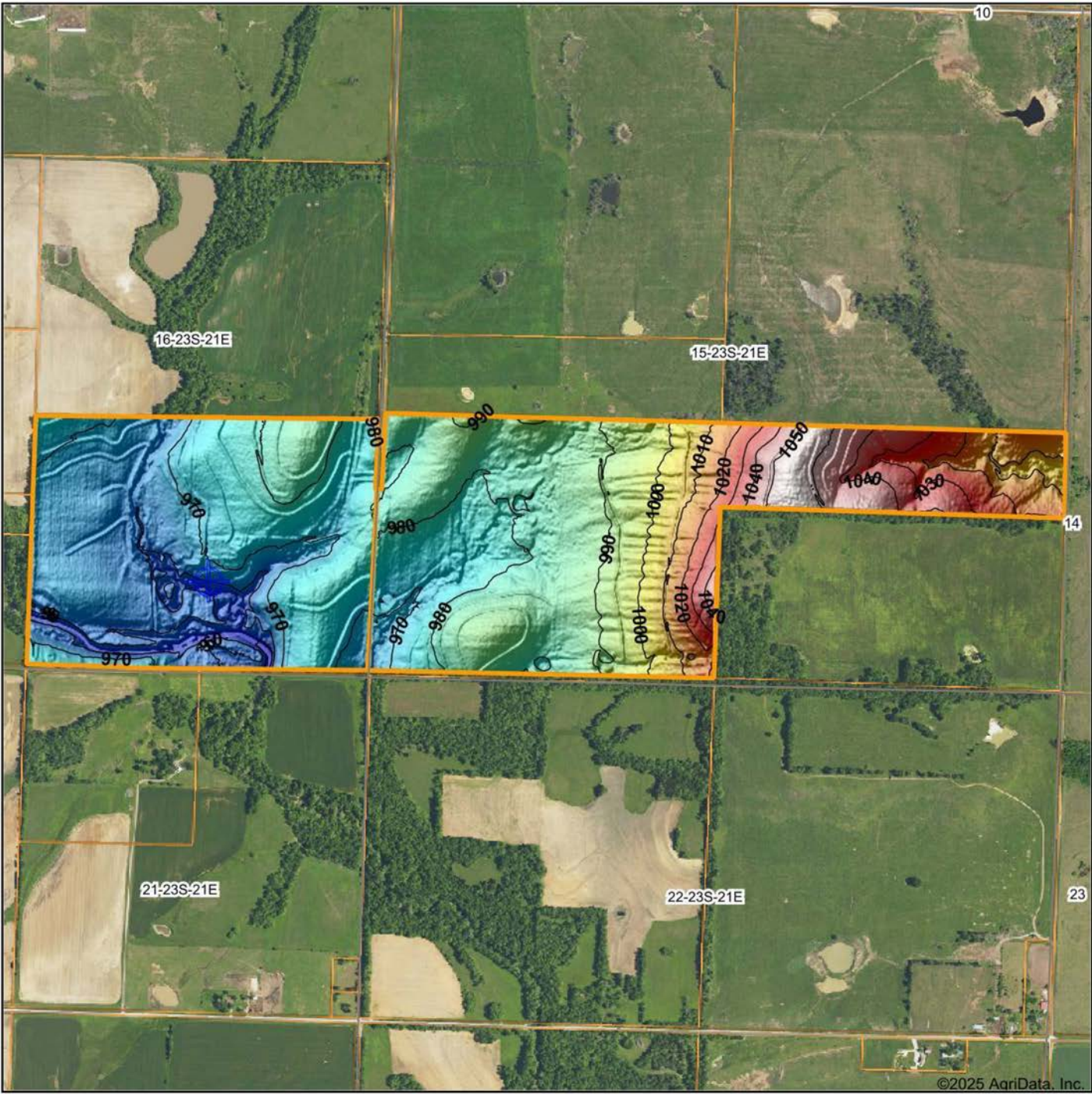
SOILS MAP CONTINUED

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	16.77	6.1%		5.7ft. (Lithic bedrock)	IIle	3888	59	56	58	59	54
8301	Verdigris silt loam, 0 to 1 percent slopes, frequently flooded	14.41	5.2%		> 6.5ft.	Vw	8048	63	63	50	52	20
8847	Okemah silt loam, 0 to 3 percent slopes	12.99	4.7%		> 6.5ft.	Is	5328	77	77	60	62	72
8302	Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded	11.99	4.4%		> 6.5ft.	IIw	7758	82	82	63	75	55
8755	Eram-Lebo complex, 5 to 20 percent slopes	10.54	3.8%		2.3ft. (Paralithic bedrock)	VIe	4247	50	49	41	36	42
8745	Eram-Clareson complex, 1 to 15 percent slopes	8.40	3.1%		2.6ft. (Paralithic bedrock)	IVe	3921	59	59	42	37	43
8964	Woodson silty clay loam, 1 to 3 percent slopes, eroded	4.85	1.8%		> 6.5ft.	IVe	4495	51	45	51	46	29
8687	Dennis silty clay loam, 1 to 3 percent slopes, eroded	4.56	1.7%		> 6.5ft.	IIle	4653	61	61	47	48	38
8779	Kenoma silty clay loam, 1 to 3 percent slopes, eroded	2.93	1.1%		5.7ft. (Lithic bedrock)	IIle	3865	51	48	50	49	30
8651	Clareson-Rock outcrop complex, 1 to 3 percent slopes	1.13	0.4%		2ft. (Lithic bedrock)	VIIs	3275	43	43	24	25	27
8733	Eram silty clay loam, 1 to 3 percent slopes	0.07	0.0%		2.6ft. (Paralithic bedrock)	IIle	4100	54	54	40	39	34
Weighted Average						2.93	5072	*n 60.5	*n 59	*n 51.7	*n 51.2	*n 46.3

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

HILLSHADE MAP



Maps Provided By:



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Source: USGS 3 meter dem
Interval(ft): 10
Min: 951.6
Max: 1,054.3
Range: 102.7
Average: 987.4
Standard Deviation: 23.59 ft

0ft 1194ft 2388ft

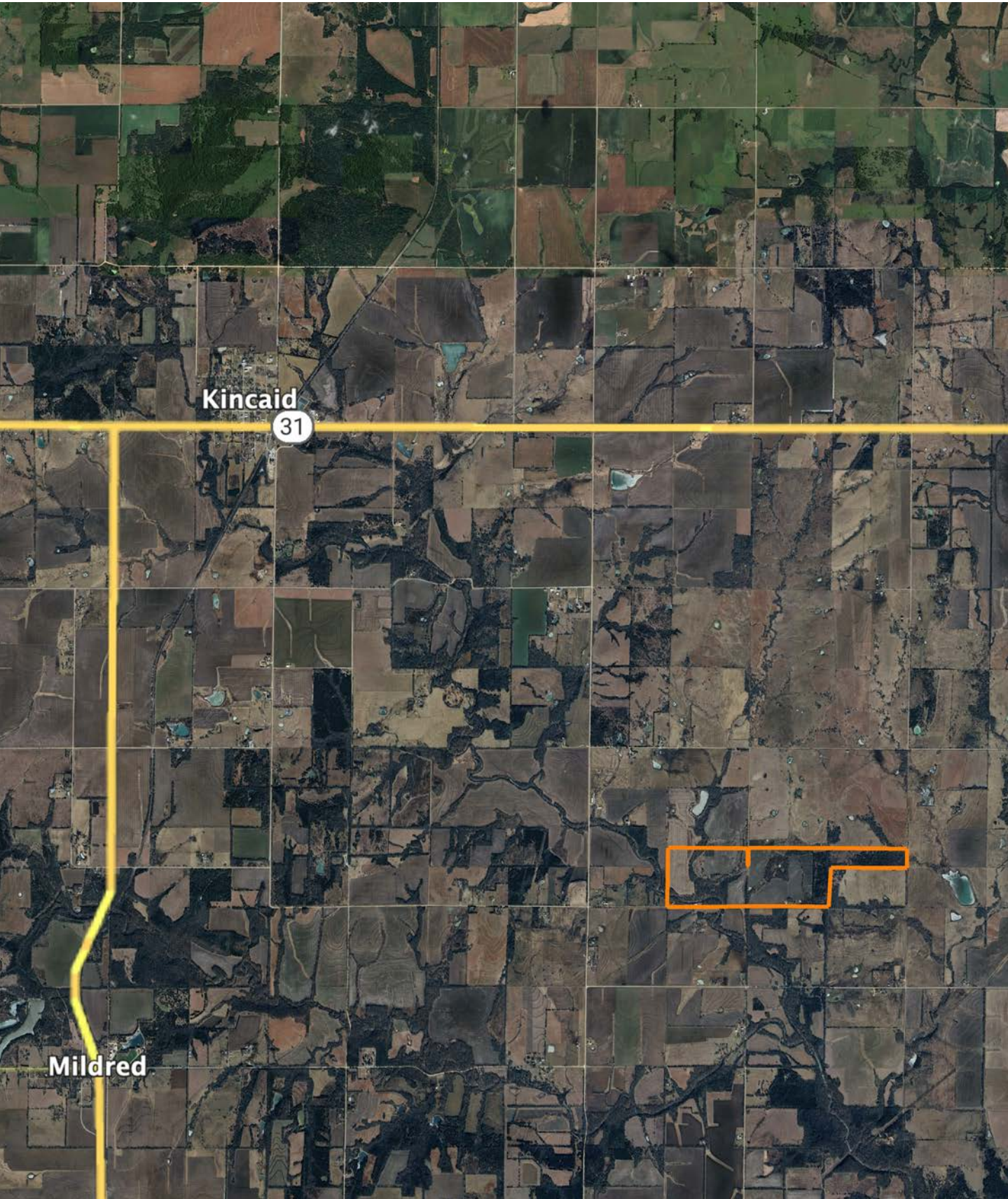


10/16/2025

15-23S-21E
Anderson County
Kansas

Boundary Center: 38° 2' 26.52, -95° 5' 30.35

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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