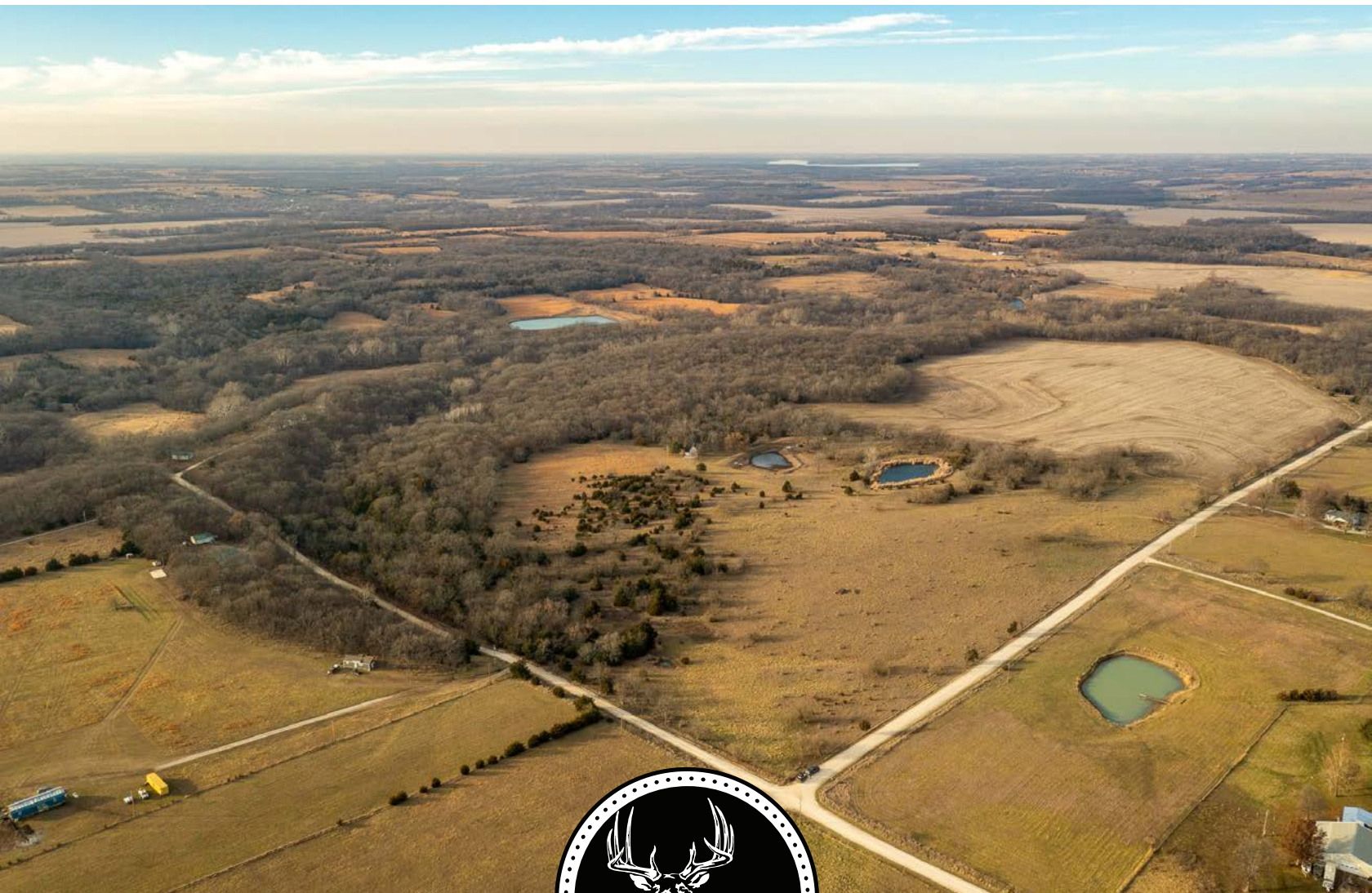


MIDWEST LAND GROUP PRESENTS

40 ACRES IN

FRANKLIN COUNTY KANSAS

2530 ARKANSAS TERRACE, QUENEMO, KS 66528



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

MULTI-USE 40 +/- ACRES WITH GARAGE AND LIVING QUARTERS - 1 HOUR FROM KANSAS CITY

Located just south of Pomona, Kansas in Franklin County, this 40 +/- acre tract offers a rare combination of productive pasture, quality wildlife habitat, and a well-kept carriage house that makes the property immediately usable. The land has been grazed for several years and consists primarily of gently rolling open pasture dotted with scattered cedars that provide natural cover and travel corridors for wildlife.

The property features two main ponds situated in the north-central portion of the farm that could be combined into a larger pond with minimal dirt work, along with an additional wet-weather cattle pond on the south end. Behind the carriage house in the northwest corner lies a strong 3–4 acre block of timber with a defined draw that runs up toward the ponds. This area has consistently produced trail-camera photos of mature whitetail bucks and turkeys. The southern portion of the property contains another 5+ acre block of mixed hardwoods and cedars, offering excellent bedding, roosting, and thermal cover. The southwest-facing timber is ideal for timber stand improvement (TSI) to release crop trees and enhance deer bedding by allowing additional sunlight to reach the forest floor.

A 1,360 square foot carriage house adds significant value and versatility to the property. Built with 2'x6's on 16" centers, this structure includes approximately 710 square feet of garage/shop space on the lower level and 650 square feet of finished living space upstairs. A brand-new roof was installed in Fall 2025, along with siding and

door frame repairs. The living area is equipped with an AC floor unit, a propane stove for heat, and a working security system. A rudimentary toilet is in place with everything ready to be fully plumbed, and a water pump system allows water to be brought into and used in the building.

The property is set up with electricity on site, a meter already installed, and a 500-gallon propane tank. All furniture, beds, mini fridge, microwave, AC unit, propane stove, and drinking water system will convey with the sale. The garage portion includes a Craftsman riding mower, assorted farm and shop supplies, and building materials, all of which will also convey—no estate sale required.

Despite active cattle grazing through the spring and early fall, deer, turkeys, and quail have remained consistently present. For a buyer focused on hunting, the pasture could easily be converted to warm-season grasses and shrubs to increase cover, food sources, and privacy, transforming this tract into a highly effective recreational property.

Conveniently located just off I-35, the farm is approximately one hour from Overland Park, 10 miles from Ottawa, and a short drive to both Pomona Lake and Melvern Lake. Whether you're looking to graze cattle, establish a private family retreat, or develop a true hunting farm, this property checks a lot of hard-to-find boxes.

PROPERTY FEATURES

COUNTY: **FRANKLIN** | STATE: **KANSAS** | ACRES: **40**

- Predominantly open, rolling pasture ground recently grazed
- Two main ponds with the potential to combine into one larger pond
- Timbered draw and ridge providing great cover for wildlife
- Proven deer and turkey activity with trail-camera history
- Endless potential to enhance hunting and wildlife habitat
- Electricity on site with meter installed
- 500-gallon propane tank
- 1,360 square foot carriage house (garage below, finished living space above)
- Brand-new roof installed Fall 2025
- Easy access off I-35
- 1 hour to Overland Park, 10 miles to Ottawa
- Close to Pomona Lake and Melvern Lake



PREDOMINATELY OPEN, ROLLING PASTURE

The land has been grazed for several years and consists primarily of gently rolling open pasture dotted with scattered cedars that provide natural cover and travel corridors for wildlife.



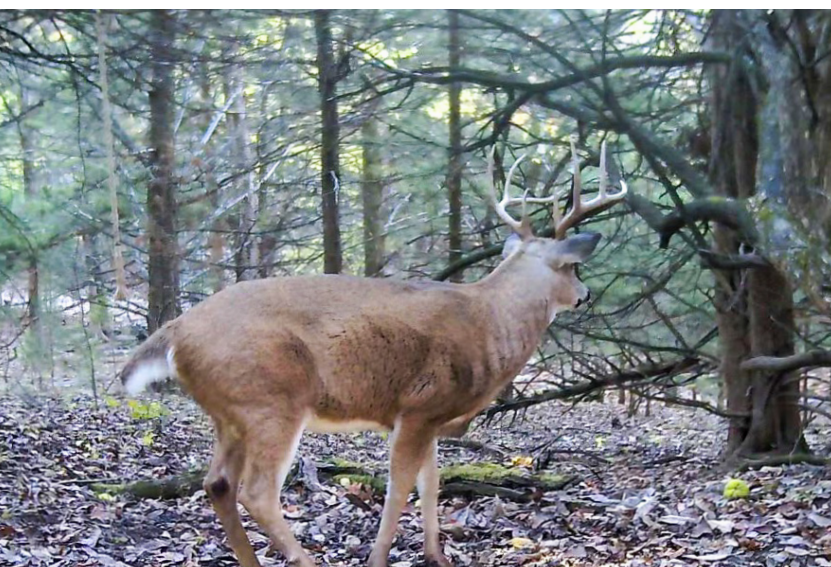
TIMBERED DRAW AND RIDGE



TWO MAIN PONDS



PROVEN DEER AND TURKEY ACTIVITY



1,360 SQUARE FOOT CARRIAGE HOUSE

A 1,360 square foot carriage house adds significant value and versatility to the property. Built with 2'x6's on 16" centers, this structure includes approximately 710 square feet of garage/shop space on the lower level and 650 square feet of finished living space upstairs.



AERIAL MAP



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Boundary Center: 38° 34' 0.12, -95° 28' 59.69

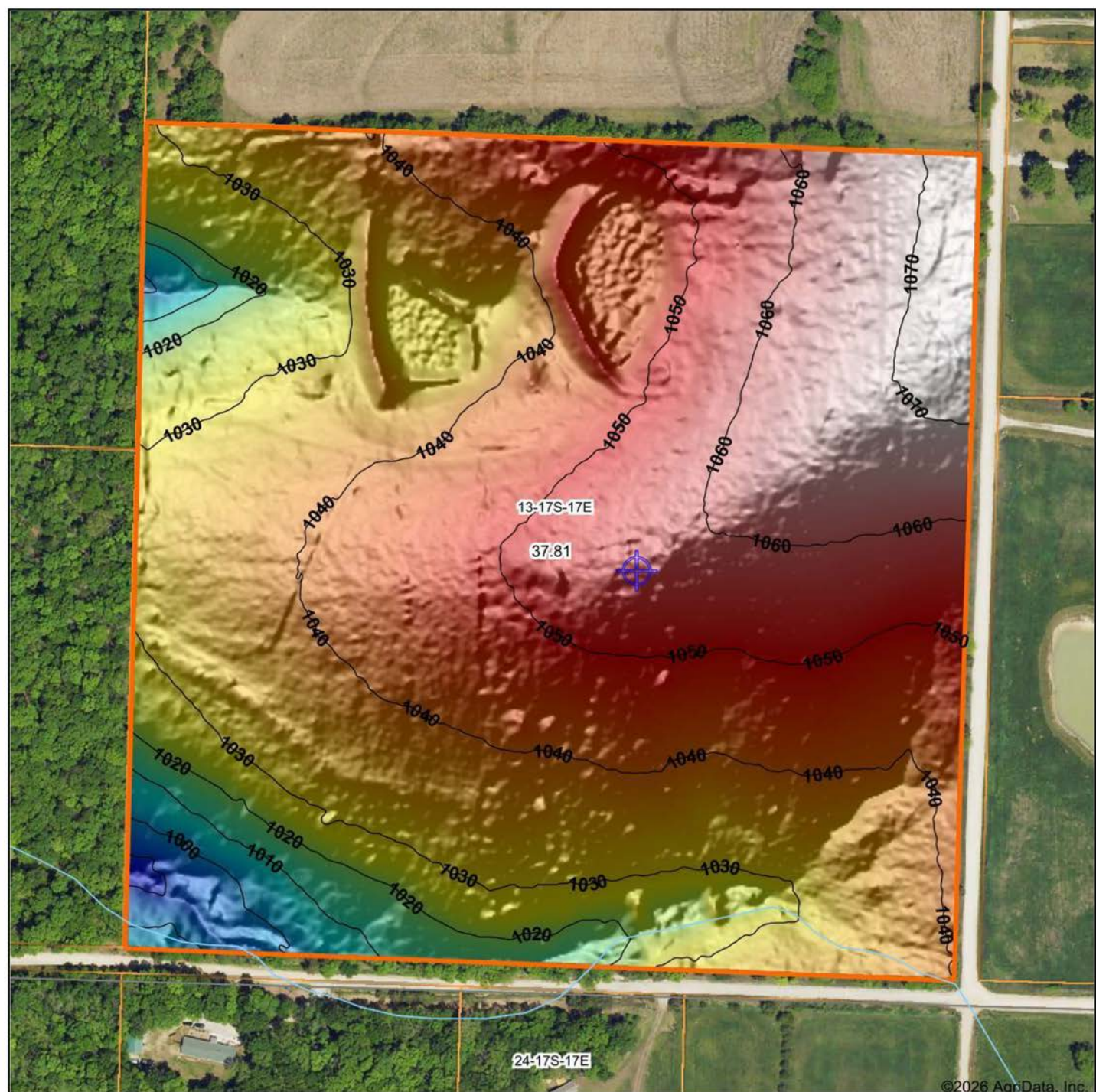
13-17S-17E
Franklin County
Kansas

0ft 823ft 1645ft



1/9/2026

HILLSHADE MAP



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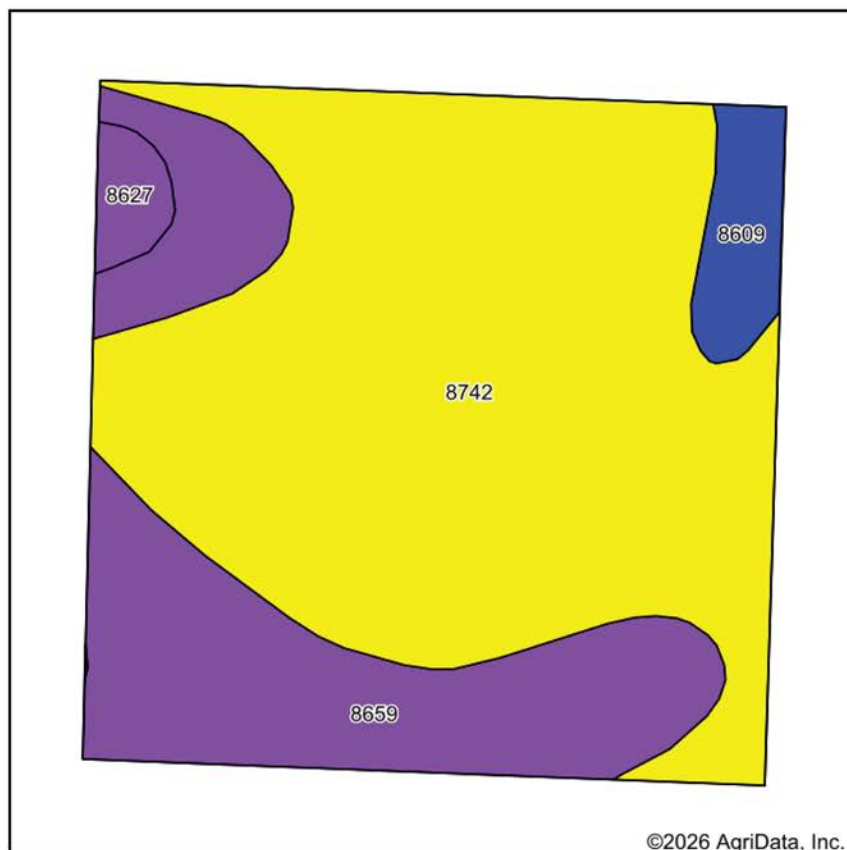
Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
Interval(ft): 10
Min: 985.4
Max: 1,071.8
Range: 86.4
Average: 1,040.8
Standard Deviation: 15.42 ft



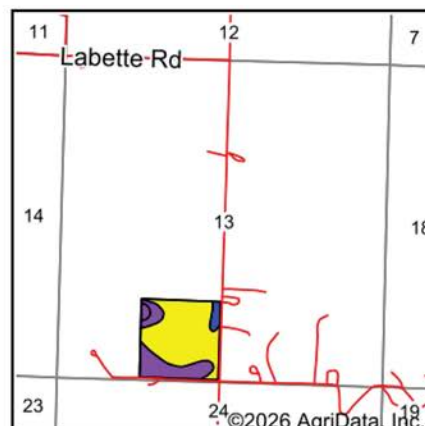
13-17S-17E
Franklin County
Kansas
1/9/2026
Boundary Center: 38° 34' 0.12, -95° 28' 59.69

SOILS MAP



Soils data provided by USDA and NRCS.

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State: **Kansas**
 County: **Franklin**
 Location: **13-17S-17E**
 Township: **Greenwood**
 Acres: **37.81**
 Date: **1/9/2026**



Maps Provided By:



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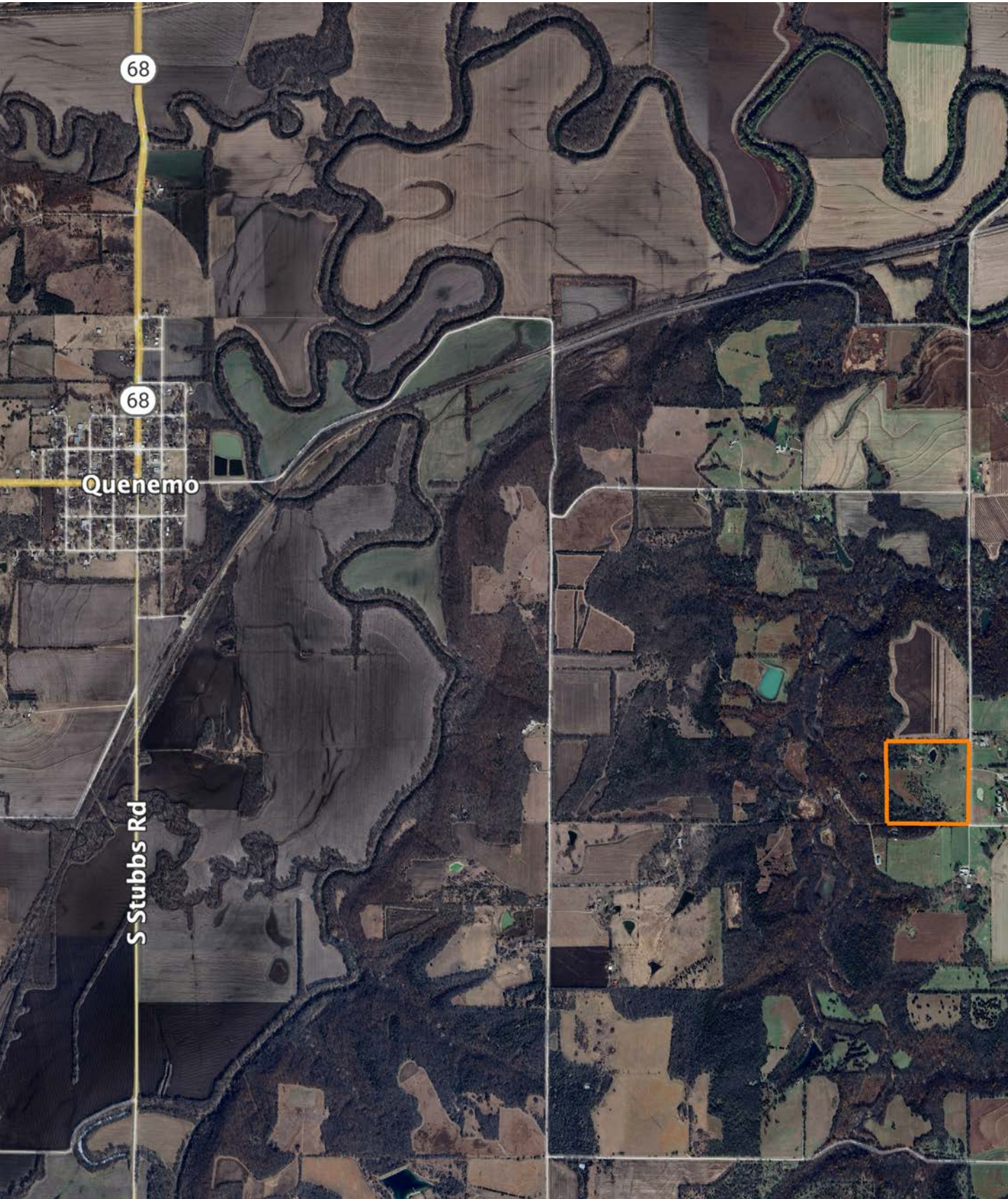
Area Symbol: KS059, Soil Area Version: 25

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
8742	Eram-Aliceville complex, 3 to 8 percent slopes	25.31	67.0%		2.6ft. (Paralithic bedrock)	IVe	4440	63	63	47	44	26
8659	Clareson-Eram complex, 3 to 15 percent slopes, very rocky	10.24	27.1%		2ft. (Lithic bedrock)	VIe	3935	43	43	29	31	16
8609	Aliceville silty clay loam, 1 to 3 percent slopes	1.53	4.0%		3.8ft. (Lithic bedrock)	IIe	5019	59	59	50	49	31
8627	Bates-Collinsville complex, 3 to 15 percent slopes	0.73	1.9%		2.6ft. (Paralithic bedrock)	VIe	4136	45	45	42	36	19
Weighted Average						4.50	4320.8	*n 57.1	*n 57.1	*n 42.1	*n 40.5	*n 23.4

*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.



NICK BENGE

LAND AGENT

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