

MIDWEST LAND GROUP PRESENTS

33 ACRES IN

# ANDERSON COUNTY KANSAS



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# COUNTRY LIVING, BUILD SITE, AND PRODUCTIVE HAY GROUND

Located at 30432 Southeast 1150 Road, Garnett, Kansas 66032, this versatile rural property offers a rare mix of scenic views, productive hay ground, and a ready-to-use country setup—perfect for a future homesite, hobby farm, or livestock operation.

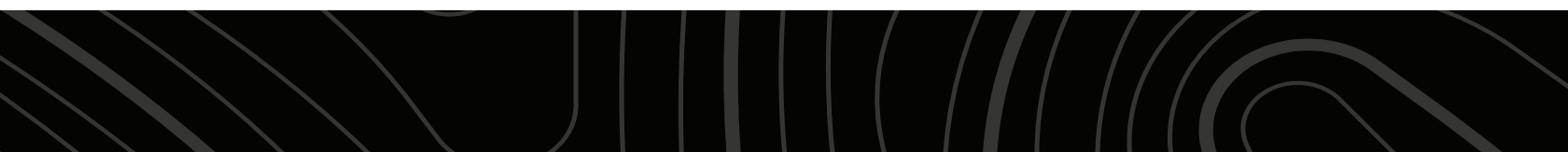
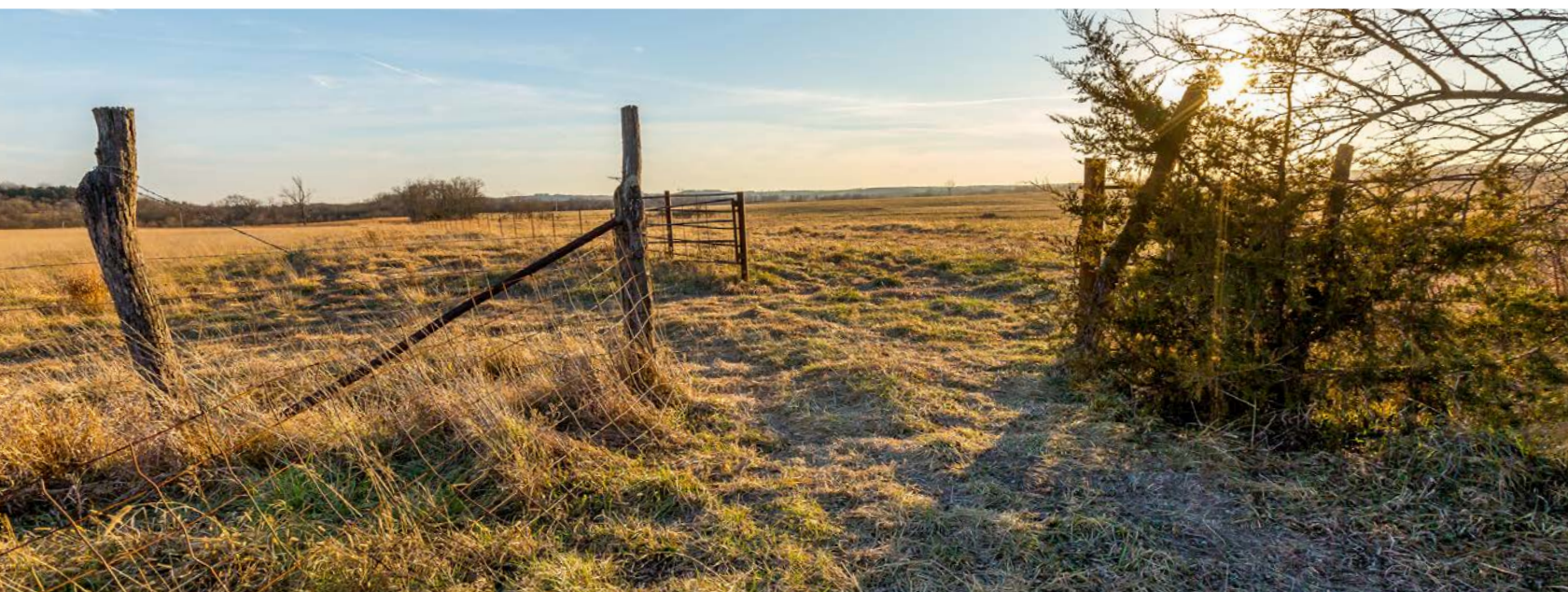
The property features a 12'x36' singlewide trailer (built in 1970), providing immediate use while you plan or build your dream home. Anderson County Rural Water District #5 services the property, making utilities one less thing to worry about.

Previously hayed and known to produce well, this tract is ideal for continued hay production or grazing. For cattlemen, water options are already within reach—a pond could be constructed in the southern waterway, or a livestock waterer can be installed using rural water, offering flexibility for livestock management.

Wake up each morning to some of the best views Anderson County has to offer, with gently rolling terrain and wide-open countryside. Enjoy the peace and privacy of rural living with only 1/3 mile of gravel road to the build site—easy access without sacrificing seclusion.

Soil types primarily include Class III Kenoma silt loam, with approximately 4.5 acres of Osage silty clay loam, which supports strong agricultural productivity and long-term land value.

Whether you're looking to build, bale hay, run livestock, or enjoy wide-open Kansas views, this property checks all the boxes for country living done right. Call listing agent Cody Thurston at (620) 794-1229 for more information and to set up a showing.





# PROPERTY FEATURES

COUNTY: **ANDERSON** | STATE: **KANSAS** | ACRES: **33**

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- Multiple barns/sheds
- Rural water
- Electric
- Build site
- Views
- 12 miles to Garnet
- .3 mile to blacktop
- 76 miles to Overland Park
- 8 miles to Kincaid
- Garnett United School District 365





# MULTIPLE BARN/SHEDS

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# ELECTRIC

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# VIEWS

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# BUILD SITE

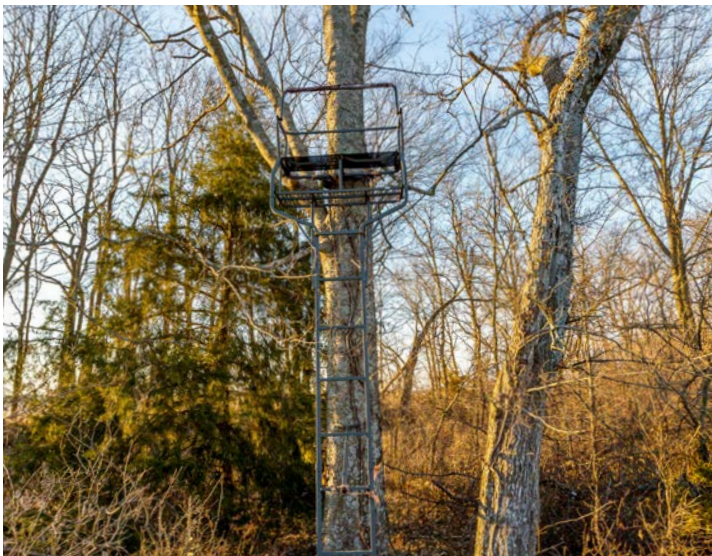
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# ADDITIONAL PHOTOS

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# AERIAL MAP



Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

Boundary Center: 38° 11' 12.57, -95° 8' 30.01

**30-21S-21E**  
**Anderson County**  
**Kansas**

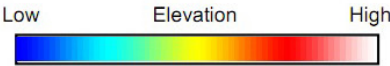
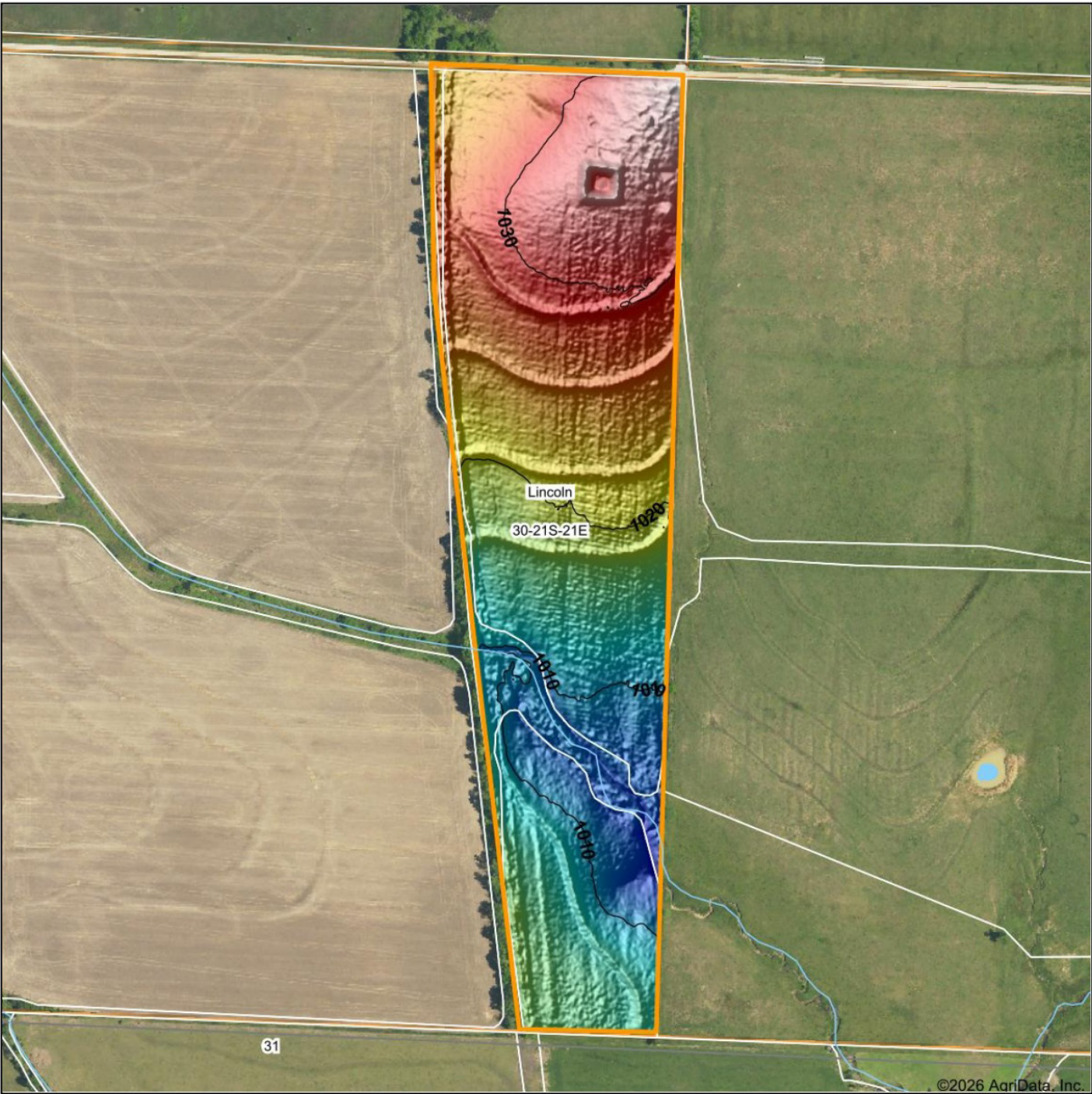
0ft 651ft 1301ft



2/10/2026



# HILLSHADE MAP



Maps Provided By



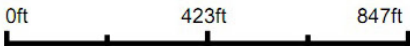
**surety**  
CUSTOMIZED ONLINE MAPPING

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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 1 meter dem  
Interval(ft): 10  
Min: 1,003.6  
Max: 1,037.9  
Range: 34.3  
Average: 1,020.4  
Standard Deviation: 8.4 ft



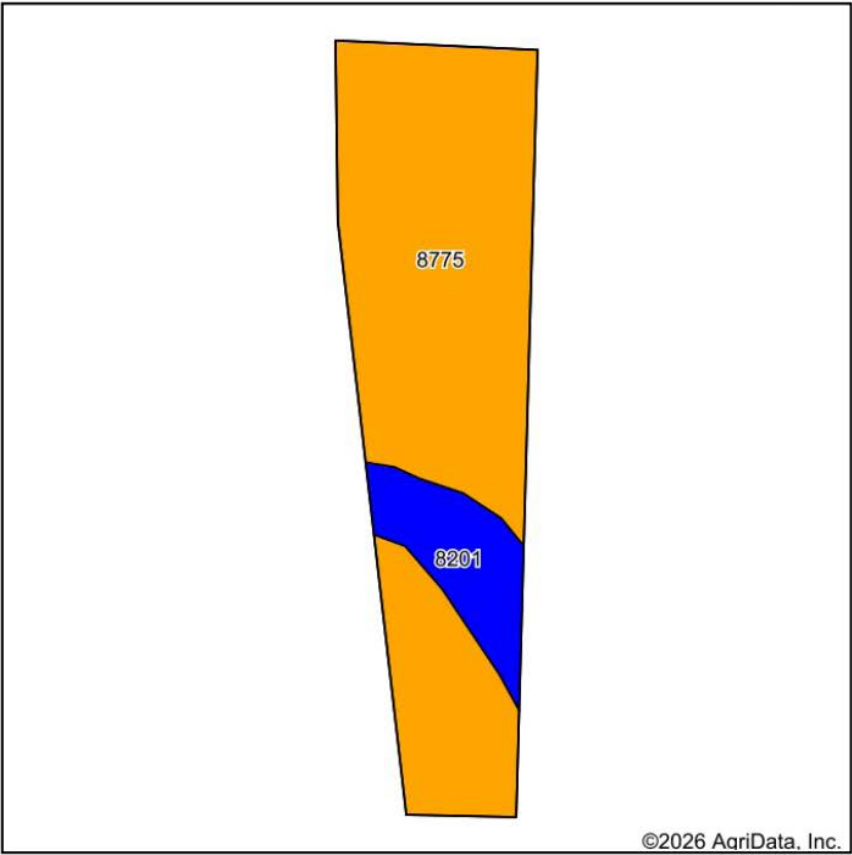
2/10/2026

**30-21S-21E**  
**Anderson County**  
**Kansas**

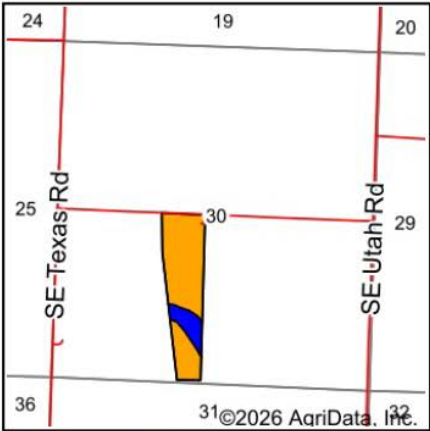
Boundary Center: 38° 11' 12.57, -95° 8' 30.01



# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**  
County: **Anderson**  
Location: **30-21S-21E**  
Township: **Lincoln**  
Acres: **33.19**  
Date: **2/10/2026**



Maps Provided By:



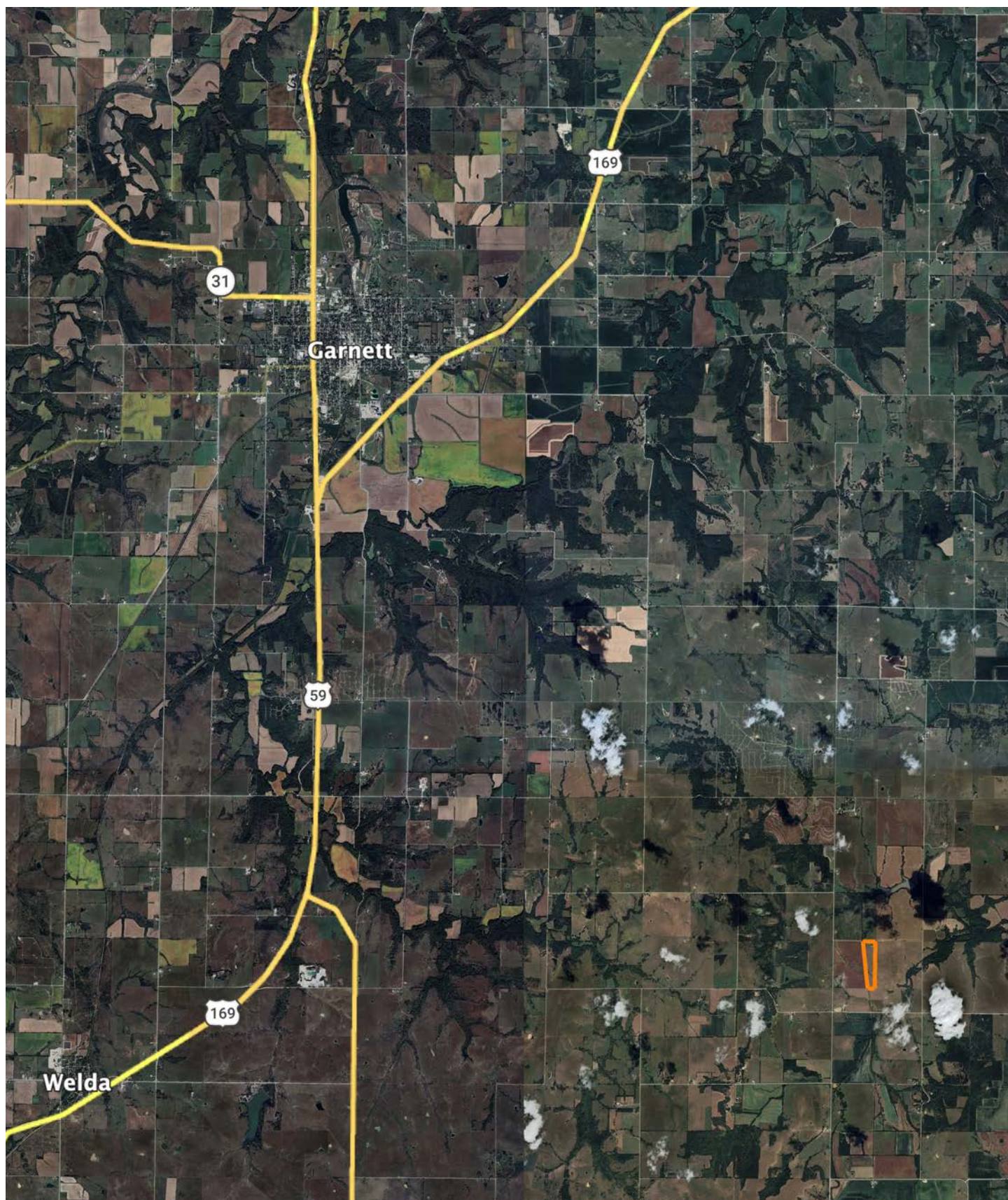
Area Symbol: KS003, Soil Area Version: 25										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
8775	Kenoma silt loam, 1 to 3 percent slopes	28.67	86.4%		5.7ft. (Lithic bedrock)	IIIe	3888	59	56	59
8201	Osage silty clay loam, 0 to 1 percent slopes, occasionally flooded	4.52	13.6%		> 6.5ft.	IIw	7282	47	44	42
Weighted Average						2.86	4350.2	*n 57.4	*n 54.4	*n 56.7

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method



# OVERVIEW MAP





## AGENT CONTACT

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Cody Thurston has an overpowering love for the great outdoors. He absolutely loves seeing a property's potential and making that potential come to life. At Midwest Land Group, he does whatever it takes to ensure a smooth transaction for his clients, both buyers and sellers. Born in Emporia, Kansas, Cody grew up on the family farm in east central Kansas and helped with his dad's outfitting business, managing, planting, improving, and guiding on 15,000 acres.

If Cody looks familiar, it may be because he's been a cast member on Drury Outdoors' Bow Madness on The Outdoor Channel. He's also a guide for The Dave Hollond Memorial Youth Deer Hunt (formerly The Clint Bowyer Youth Deer Hunt), in which 15-20 kids are taken into the great outdoors to experience the excitement of the hunt. Cody gets great satisfaction helping the kids and passing on his deep rooted excitement for the outdoors. If you have any real estate needs and want to put Cody's knowledge and professionalism to work for you, give him a call, he would be happy to talk land or hunting with you.



**CODY THURSTON,**  
LAND AGENT

**620.794.1229**

[CThurston@MidwestLandGroup.com](mailto:CThurston@MidwestLandGroup.com)



## MidwestLandGroup.com

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