

MIDWEST LAND GROUP PRESENTS

76 ACRES IN

ANDERSON COUNTY KANSAS



000 SE TEXAS ROAD, GARNETT, KANSAS 66032

MIDWEST LAND GROUP IS HONORED TO PRESENT

HIGHLY TILLABLE 76 ON BLACKTOP

Midwest Land Group is proud to present 76 +/- acres of productive farmland located directly across the blacktop from Bush City, Kansas. With strong soils, recent amendments and land improvements, and excellent access, this tract is well-suited for both operators and investors looking for dependable tillable ground in a proven farming area.

Approximately 69 acres are currently in tillable production, with the soils recently amended and the farm professionally terraced to enhance productivity and long-term sustainability. The property features a strong soil profile made up primarily of Woodson silt loam with areas of Verdigris silt loam. These soil types are well known throughout eastern Kansas for their fertility and crop production potential. The majority of the farm consists of gently sloping Woodson silt loam, while the Verdigris soils occupy lower areas that benefit from natural moisture. Overall, the soil composition

supports consistent yields and long-term agricultural performance.

Road frontage on two sides provides convenient access for equipment and flexibility for future use or ownership transitions. Mineral rights will convey to the buyer, adding additional long-term value.

A wooded wet-weather creek meandering through the property provides wildlife cover and terrain diversity. With great deer and turkey numbers in the area, there is rare recreational value on this highly tillable tract.

Situated just 10 miles from Garnett, this tract offers a strong combination of location, accessibility, and income-producing capability. Whether you're looking to expand your operation, secure an investment property, or own quality Kansas farmland in a great location, this farm checks the right boxes.



PROPERTY FEATURES

COUNTY: **ANDERSON** | STATE: **KANSAS** | ACRES: **76**

- 76 +/- total acres in Anderson County, Kansas
- Located on blacktop
- Road frontage on two sides
- Approximately 69 +/- acres of productive tillable ground
- Soils recently amended
- Terraces installed for erosion control and improved farmability
- Mineral rights convey to buyer
- Just 10 miles to Garnett, Kansas
- Excellent access and strong agricultural productivity



PRODUCTIVE TILLABLE GROUND

With strong soils, recent amendments and land improvements, and excellent access, this tract is well-suited for both operators and investors looking for dependable tillable ground in a proven farming area.



WET-WEATHER CREEK

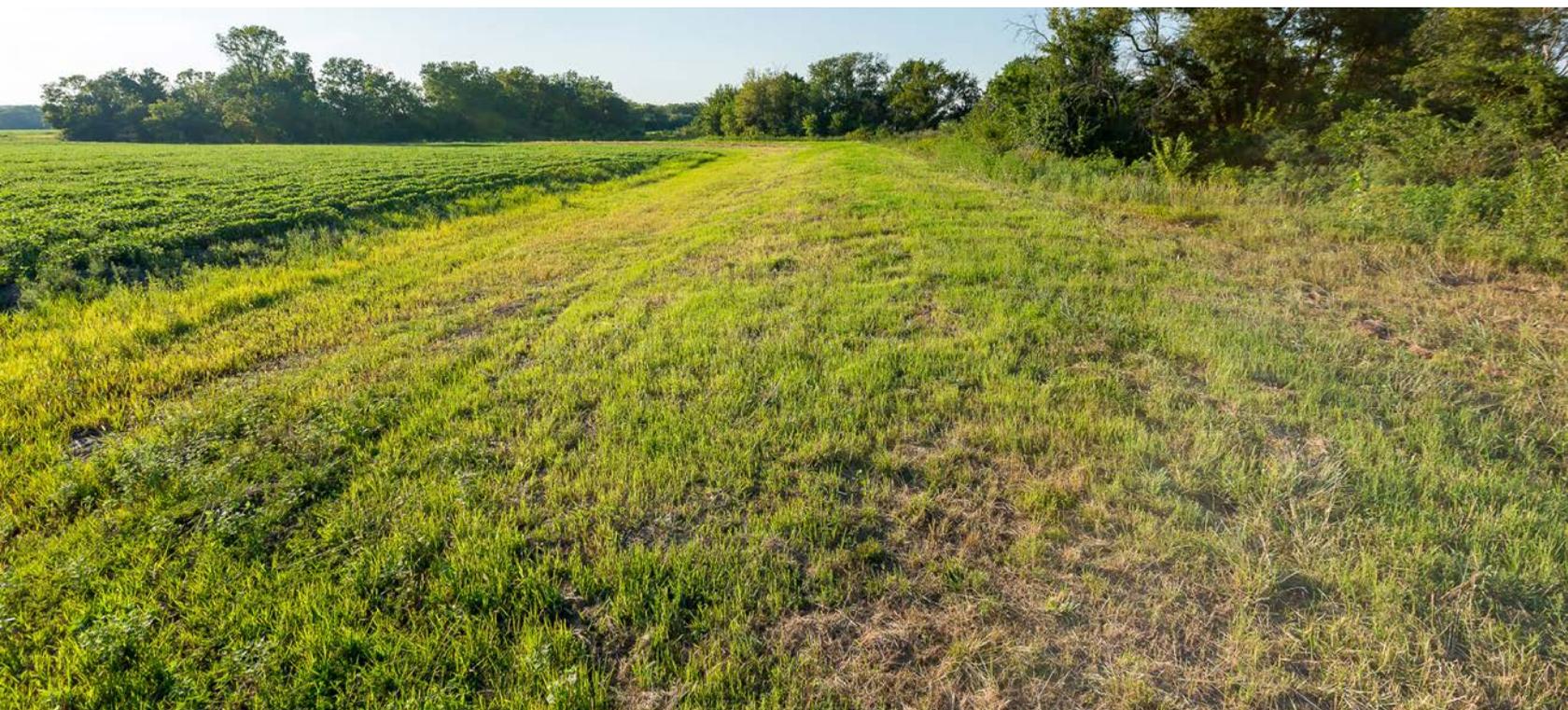


ROAD FRONTAGE



SOILS RECENTLY AMENDED

Approximately 69 acres are currently in tillable production, with the soils recently amended and the farm professionally terraced to enhance productivity and long-term sustainability. The property features a strong soil profile made up primarily of Woodson silt loam with areas of Verdigris silt loam.



HUNTING POTENTIAL

With great deer and turkey numbers in the area, there is rare recreational value on this highly tillable tract.

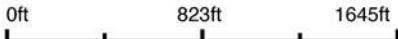


AERIAL MAP



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Boundary Center: 38° 12' 37.7, -95° 9' 10.73



Maps Provided By:



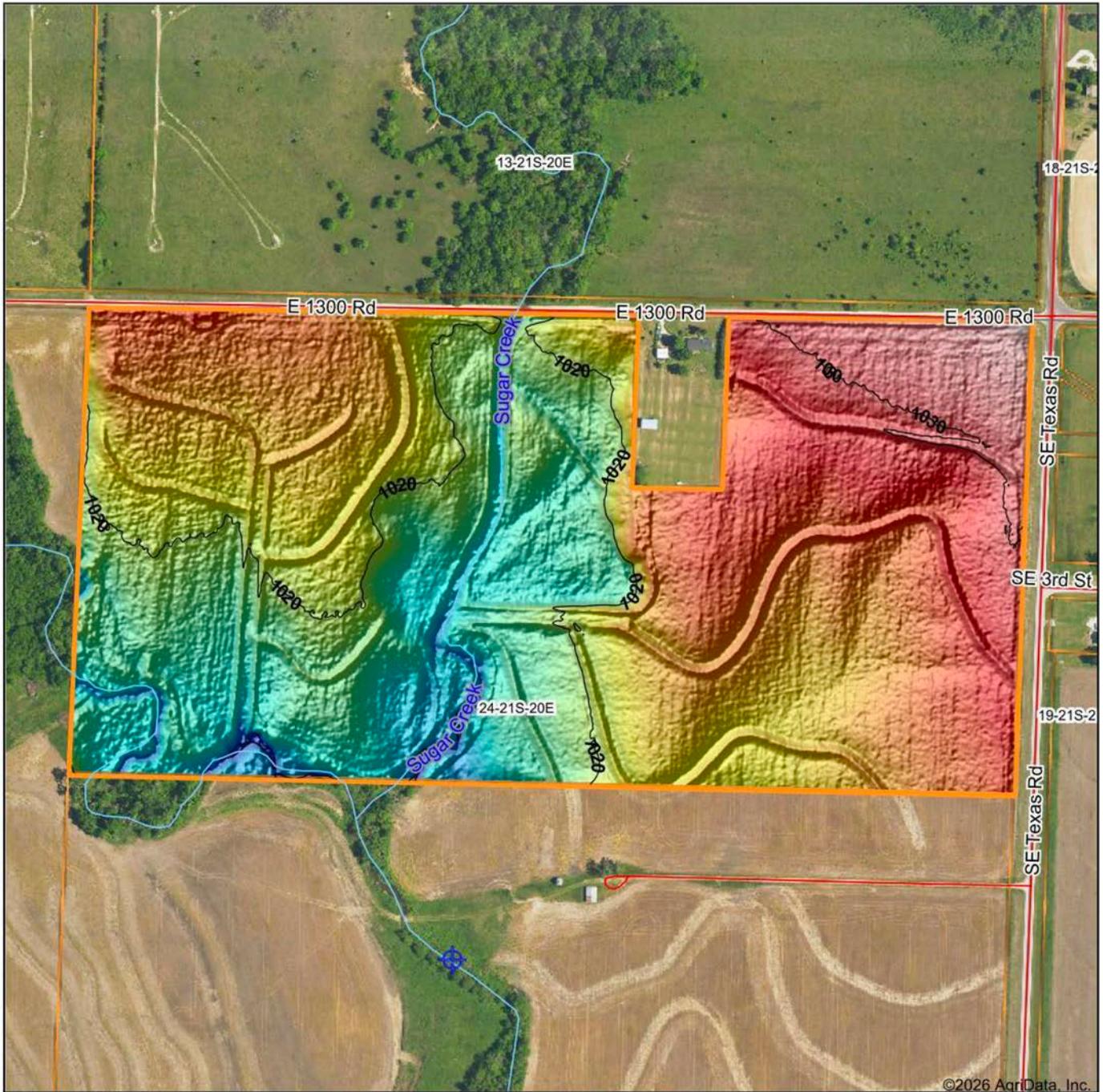
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24-21S-20E
Anderson County
Kansas



2/18/2026

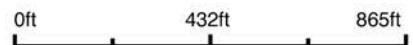
HILLSHADE MAP



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Source: USGS 1 meter dem
 Interval(ft): 10
 Min: 1,008.6
 Max: 1,034.7
 Range: 26.1
 Average: 1,022.2
 Standard Deviation: 4.82 ft



2/18/2026

24-21S-20E
Anderson County
Kansas

Boundary Center: 38° 12' 37.7, -95° 9' 10.73

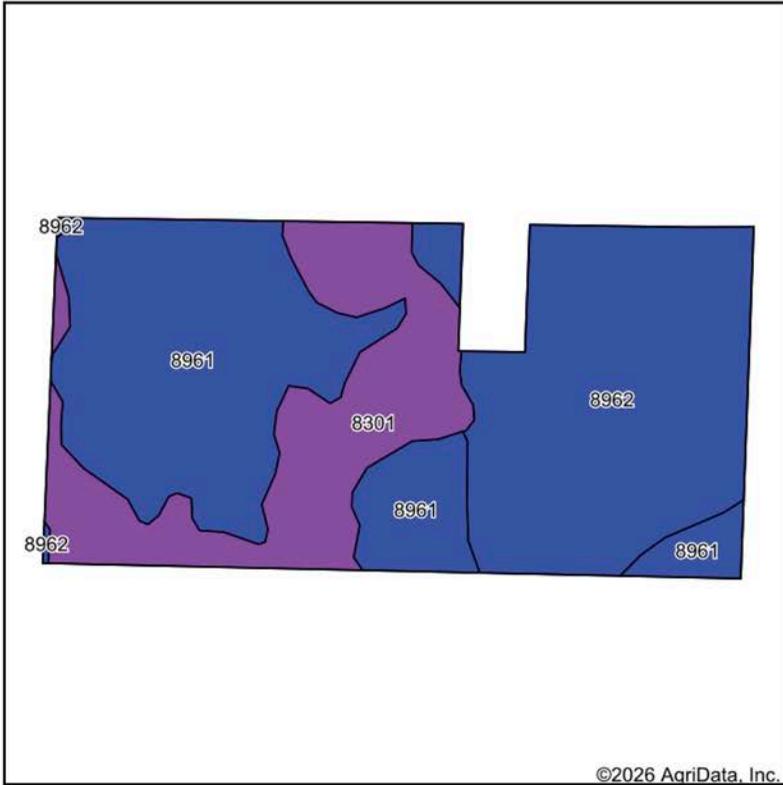


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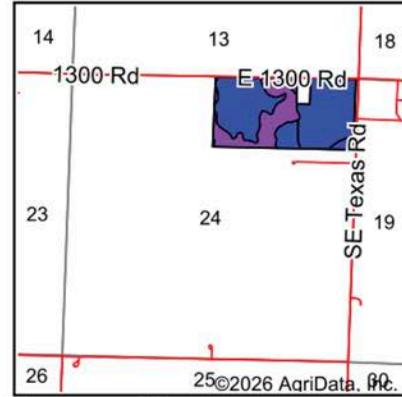


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SOIL MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Anderson**
 Location: **24-21S-20E**
 Township: **Lincoln**
 Acres: **76.07**
 Date: **2/18/2026**



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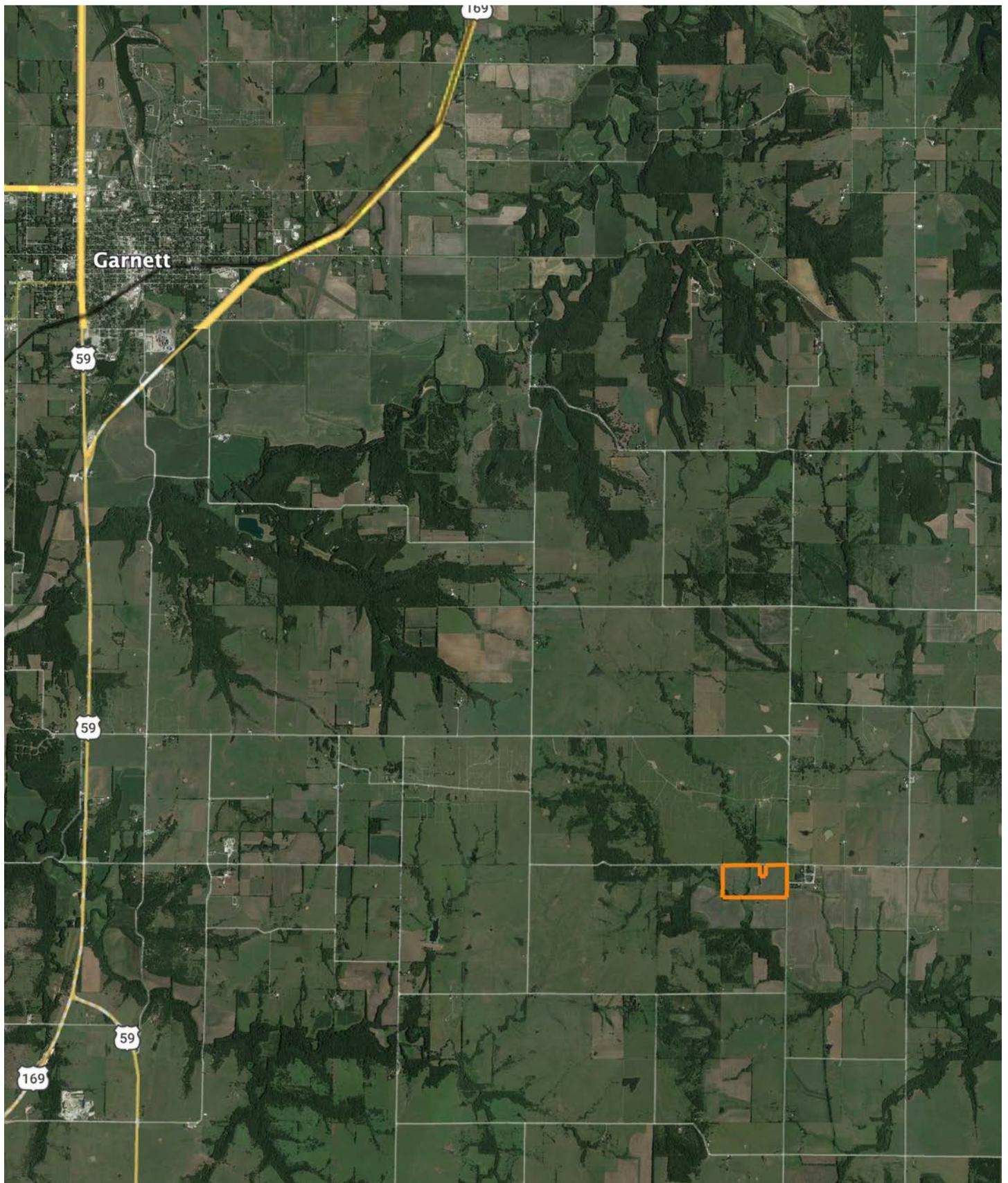
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Area Symbol: KS003, Soil Area Version: 25										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
8961	Woodson silt loam, 0 to 1 percent slopes	29.48	38.7%		> 6.5ft.	Ils	4233	53	48	50
8962	Woodson silt loam, 1 to 3 percent slopes	28.58	37.6%		> 6.5ft.	Ils	4425	52	47	49
8301	Verdigris silt loam, 0 to 1 percent slopes, frequently flooded	18.01	23.7%		> 6.5ft.	Vw	8048	63	63	52
Weighted Average						2.71	5208.4	*n 55	*n 51.2	*n 50.1

*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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