

MIDWEST LAND GROUP PRESENTS

157.8 ACRES IN

WASHINGTON COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

NORTH CENTRAL KANSAS RECREATIONAL GEM

Located just northeast of Haddam, this native pasture property packs a big punch. This tract has good all-weather access with 21st Road frontage on the south side. Fencing is cattle tight with the south side being in fair condition and the remaining balance being in good condition. A 2 track can be followed either toward the west side of the property or north surrounding the 2 large wooded draws stemming from the north. The native pasture has been grazed historically through November 1st but deer sign is still prevalent throughout the tract. This piece has some of the most impressive burr oaks I have ever seen that complement the rolling terrain perfectly. A couple of perfectly located cottonwoods provide some awesome roosting habitat for the turkeys

as well. There are 2 ponds on the property, one along the south side and one along the east line that is tucked back into the timber making for a perfect place for the wildlife to come water. Bowman Creek cuts right through the corner of the property highlighting the tracks of the local wildlife. Sumac and cedars have begun growing up in parts of the pasture providing additional cover. A good majority of the open ground on this property is class II soil which would make for outstanding production or food plots. With the terrain, habitat, potential for food, and awesome location, this property checks all the boxes for a north central Kansas hunting farm. For disclosures, maps, or to schedule a showing contact, Joey Purpura, at (785) 831-3045.



PROPERTY FEATURES

PRICE: **\$599,000** | COUNTY: **WASHINGTON** | STATE: **KANSAS** | ACRES: **157.8**

- 157.8 +/- acres
- Located northeast of Haddam, KS
- Good all-weather road frontage on 21st Rd.
- Timbered draws
- Tremendous burr oaks
- Great elevation change
- Class II soils throughout native pasture
- 2 ponds
- Bowman Creek cuts through property
- Great deer sign
- 18 minutes from Washington
- 13-2-1
- Taxes 2021 - \$596
- Additional maps and disclosures available upon request



157.8 ACRES



GREAT DEER SIGN

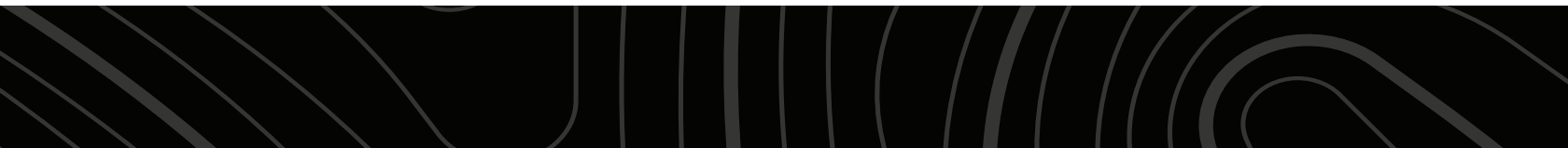


2 PONDS

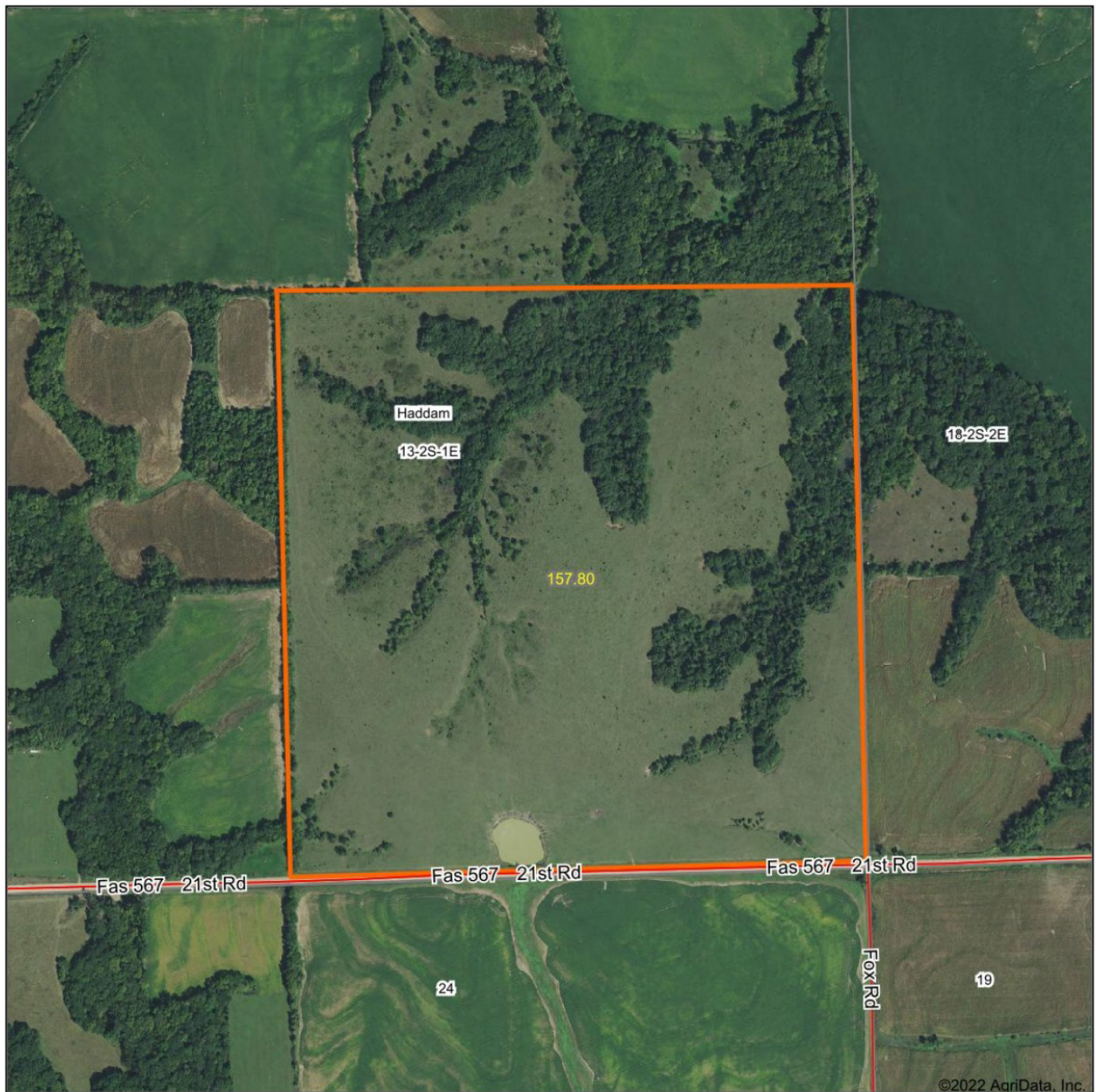


TIMBERED DRAWS

This piece has some of the most impressive burr oaks I have ever seen that complement the rolling terrain perfectly. A couple of perfectly located cottonwoods provide some awesome roosting habitat for the turkeys as well.



AERIAL MAP



Maps Provided By



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Map Center: 39° 52' 32.69, -97° 15' 42.59

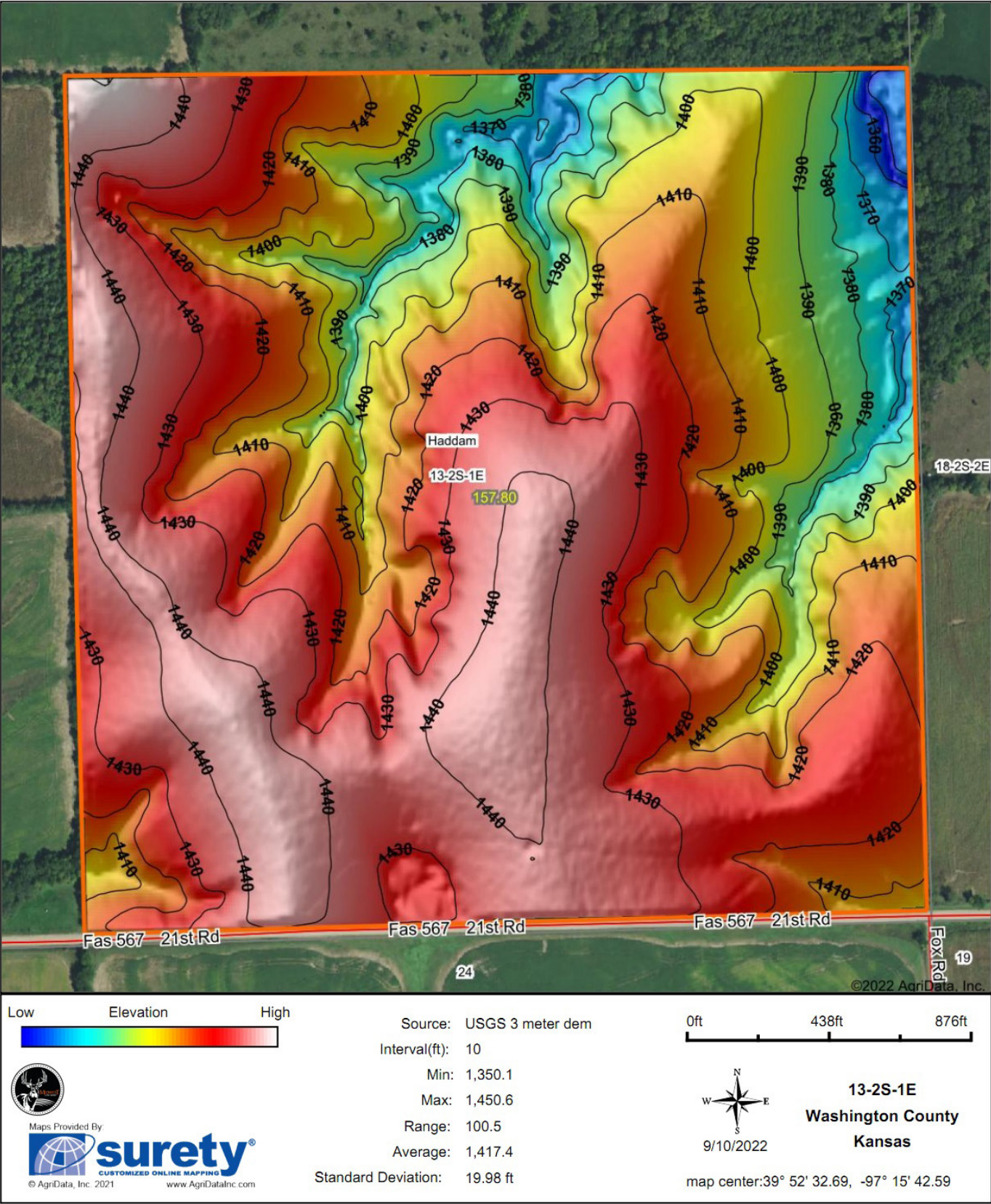
0ft 703ft 1406ft

13-2S-1E
Washington County
Kansas

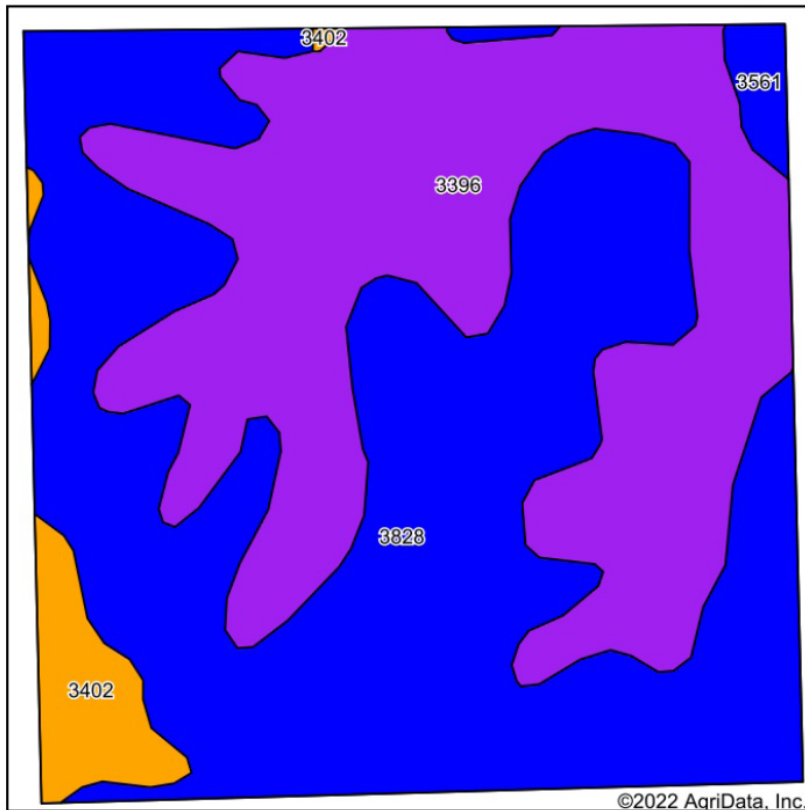


9/10/2022

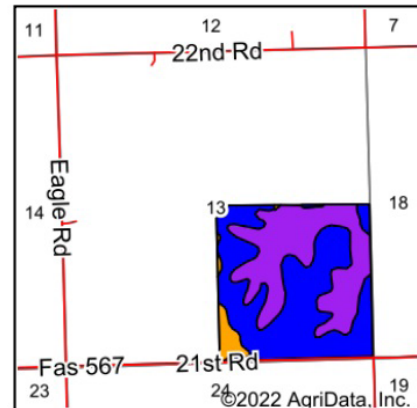
HILLSHADE MAP



SOIL MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Washington**
 Location: **13-2S-1E**
 Township: **Haddam**
 Acres: **157.8**
 Date: **9/10/2022**



Maps Provided By

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 CUSTOMIZED ONLINE MAPPING
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Area Symbol: KS201, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
3828	Crete silty clay loam, 1 to 3 percent slopes	85.83	54.4%		> 6.5ft.	Moderately well drained	Ile	Ile	3645	64	55	64
3396	Lancaster-Hedville complex, 3 to 20 percent slopes	63.02	39.9%		2.9ft. (Paralithic bedrock)	Well drained	Vle		3375	42	38	39
3402	Longford silt loam, 3 to 7 percent slopes	6.68	4.2%		> 6.5ft.	Well drained	IIle	IIle	4065	66	62	66
3561	Hobbs silt loam, occasionally flooded	2.27	1.4%		> 6.5ft.	Well drained	IIw	IIw	5845	79	68	79
Weighted Average							3.64	*-	3586.6	*n 55.5	*n 48.7	*n 54.3

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

AGENT CONTACT

Joey Purpura is a native Kansas Citian and 2010 Rockhurst High School graduate. While studying for his degree in agricultural business from Kansas State University, he worked part-time at a ranching operation to gain an understanding of the cattle business and was a Sigma Phi Epsilon member. Joey went on to work as a commodity trader at the 41st largest privately held business in the U.S and #3 largest in KC, eventually moving to Idaho. When it comes to trading corn, DDGs, barley, canola meal, soybean meal, wheat, cottonseed and wheat in many different geographies Joey has a wealth of information for you. Also, Joey had a hand in starting a dairy feed program and coached kindergarten girls' tee ball while he was trading commodities in Idaho. He sees his time there as a fantastic learning experience, but wanted to return to his Midwest roots and moved back to the area. If you're interested in land that produces commodities or want to know exactly how the market works, pick Joey's brain.

Unlike a lot of avid hunters who grew up hunting and fishing with family, Joey's love of all things outdoors and fly fishing was self-driven. He's a member of the Quality Deer Management Association (QDMA), the NWTF (National Wild Turkey Federation) and MOKAN Trout Unlimited. Throughout high school and college, he filmed for the Outdoor Channel's show "Heartland Bowhunter." He introduced his dad and brother to the sport and willingly shares his knowledge with his clients and takes every opportunity to listen to what they know and want. He left a great career in commodities to do something he truly believes in – connecting buyers and sellers with the perfect land. He knows every transaction is important because it's important to you, whether the land is for hunting, farming or ranching.



JOEY PURPURA,
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