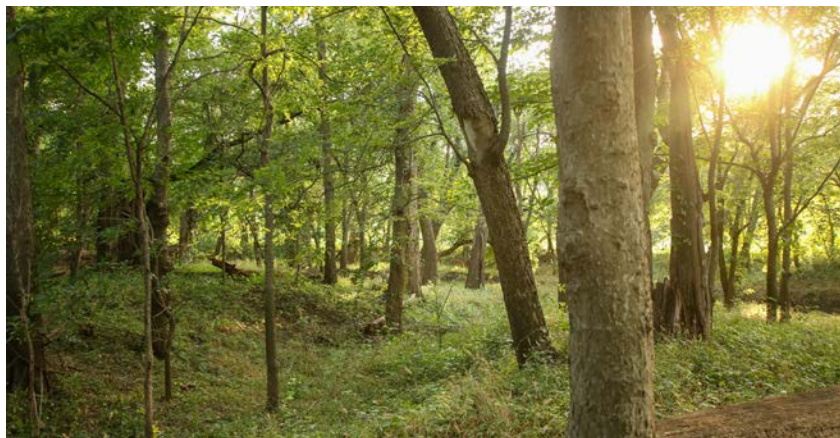


MIDWEST LAND GROUP PRESENTS



FRANKLIN COUNTY, KS

101.8 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

LIVE WATER, HIGH QUALITY FARM GROUND, AND RECREATION

Located in southeastern Franklin County at the confluence of the Sac Branch and Pottawatomie Creek, this combination of tillable and recreation farm packs a big punch. With outstanding water, food, and insulation from pressure, this property is a secluded oasis. There are 71 acres of river bottom tillable, with soils consisting primarily of Class I Mason silt loam and Class II Verdigris silt loam. The land is being farmed by a local tenant paying \$70/acre cash rent who would love to continue farming the property. This farmer is the operator of a neighboring property to the south, which has allowed him access to the south side of the Sac branch through recent years as the crossing has not been maintained. Access to the property is via an easement road off of the Cloud Road blacktop to the north of the property. One of the most unique features of the property is the fact that it has almost $\frac{3}{4}$ of a mile of Pottawatomie Creek frontage. On top of that, the Sac Branch flows through this property and dumps into Pottawatomie Creek in the northeast corner. Throughout these creek corridors exist some absolutely breathtaking timber. Giant mature

oaks, walnuts, cottonwoods, sycamores, and others provide cover and roost trees for wildlife. The deer sign on this property is stellar and it has not been hunted for many years. Both deer and turkeys call this piece home but don't forget about the outstanding fishing opportunities in Pottawatomie Creek. The way the Sac Branch cuts through this tract, creating a tremendous amount of edge with secluded fingers and pockets, makes for great pinch points and travel corridors that are easy to see with the amount of tracks in them. There is an old oil well on the back side of the property that has not produced enough to pay the seller, but to their knowledge, the seller owns the mineral rights and they will transfer with the sale. This property is 100% in the floodplain, and no utilities are available down the easement road that is used to access it. The location of this piece is outstanding, at just a short jaunt down US-169 from the KC Metro. The farm is 2 minutes from Lane, 17 minutes from Osawatomie, and 45 minutes from Overland Park. For maps, disclosures, or to schedule a showing call Joey Purpura at (785) 831.3045.



PROPERTY FEATURES

PRICE: **\$434,500** | COUNTY: **FRANKLIN** | STATE: **KANSAS** | ACRES: **101.8**

- 71 acres of farm ground
- 30 acres of timber/creek
- Southeast Franklin County
- Loaded with deer sign
- \$70/acre cash rent
- Beautiful mature oak, walnut, sycamore, cottonwood, etc
- Pottawatomie Creek makes up east border
- Sac Branch cuts through the property
- Accessed via easement from the north on blacktop Cloud Road
- Section 5, township 9, range 21
- 2022 taxes were \$1,265.20
- Quality area
- 2 minutes from Lane
- 17 minutes from Osawatomie
- 45 minutes from Overland Park



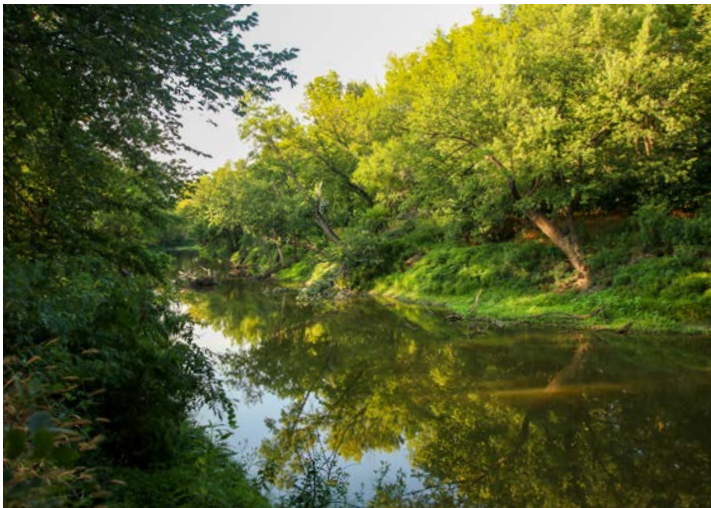
71 ACRES OF FARM GROUND

There are 71 acres of river bottom tillable, with soils consisting primarily of Class I Mason silt loam and Class II Verdigris silt loam. The land is being farmed by a local tenant paying \$70/acre cash rent who would love to continue farming the property.

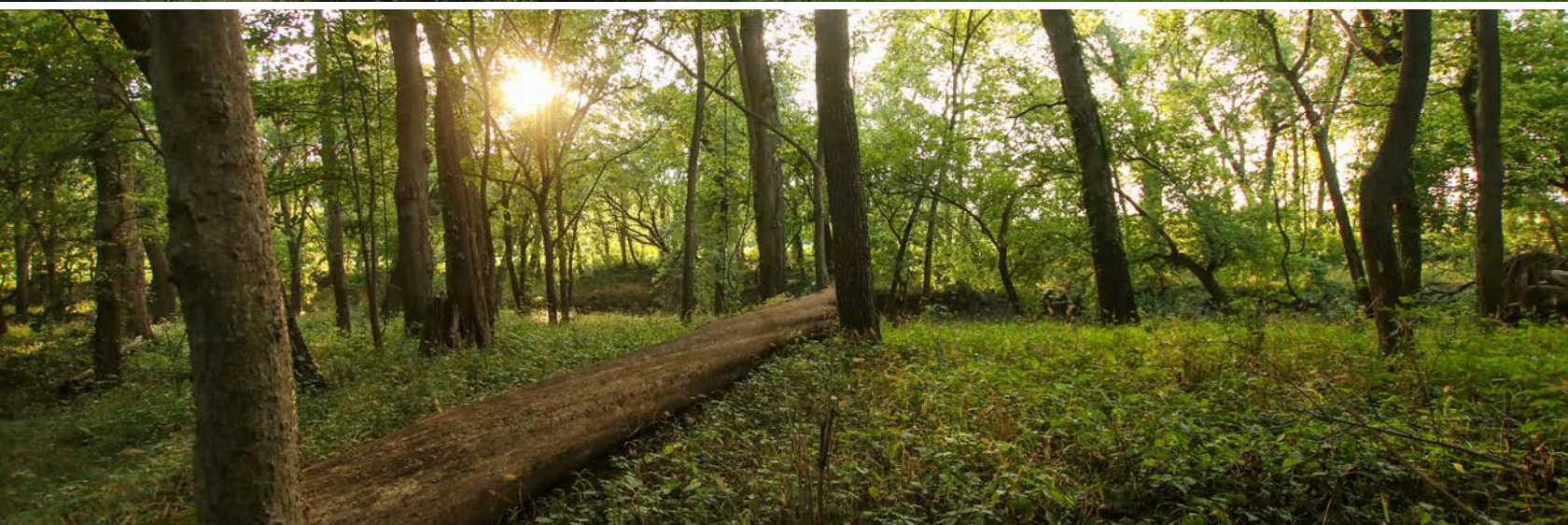
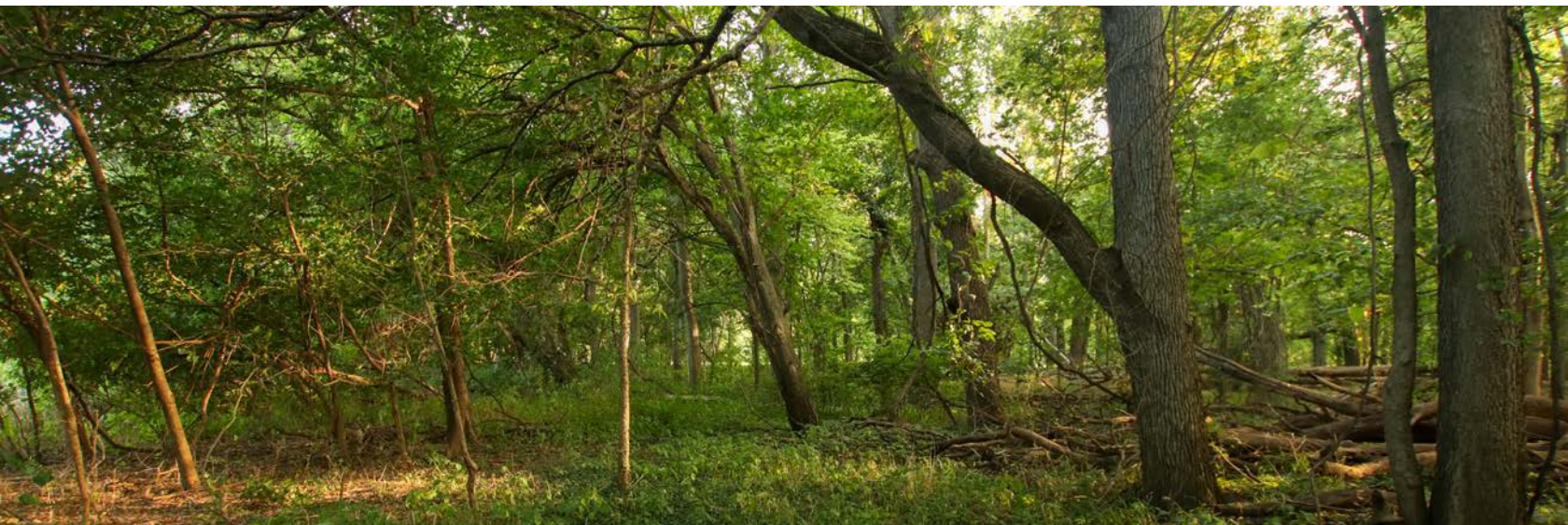


OUTSTANDING WATER

One of the most unique features of the property is the fact that it has almost $\frac{3}{4}$ of a mile of Pottawatomie Creek frontage. On top of that, the Sac Branch flows through this property and dumps into Pottawatomie Creek in the northeast corner.



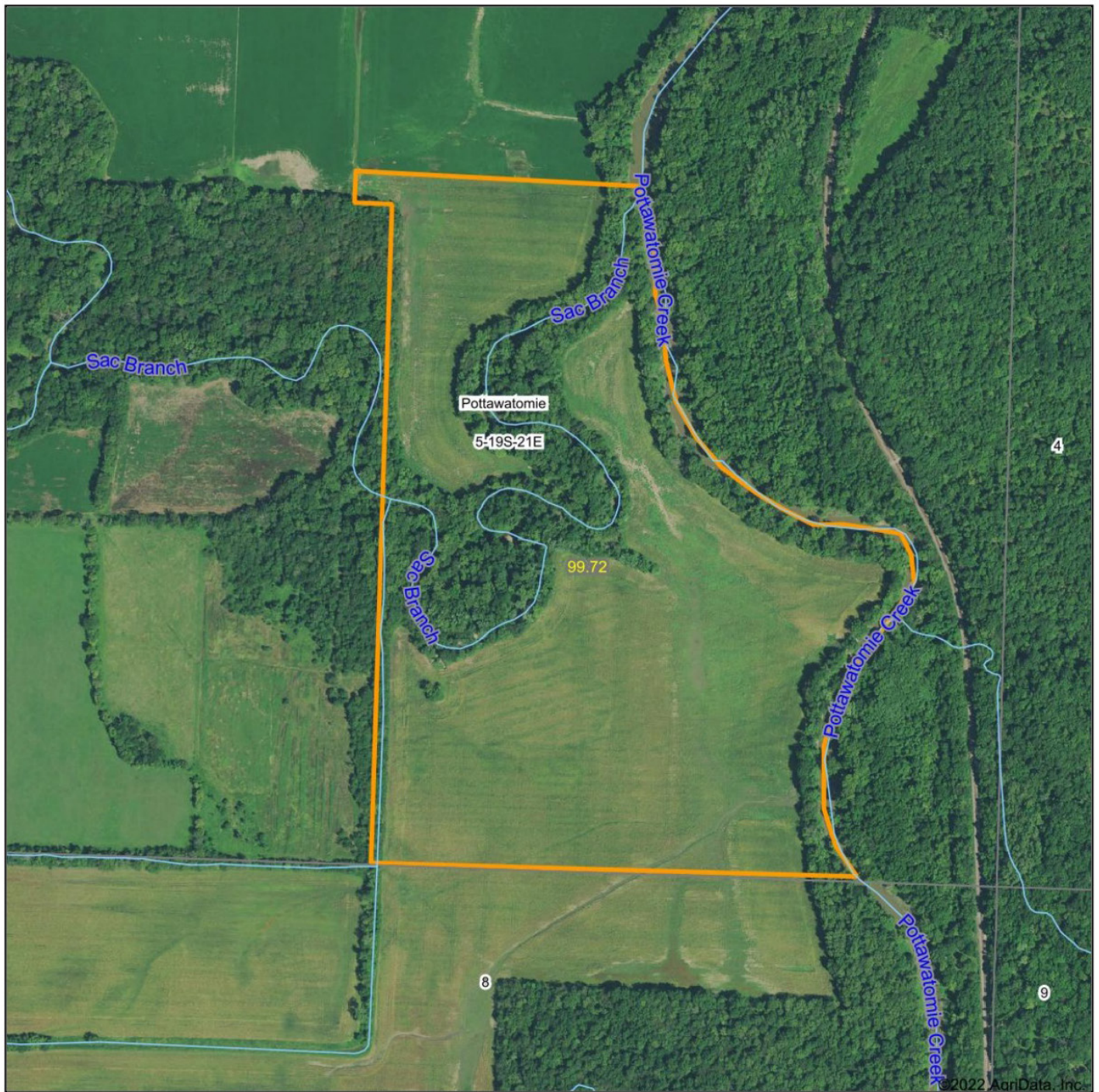
30 ACRES OF TIMBER



TRAIL CAM PICTURES



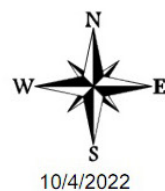
AERIAL MAP



Map Center: 38° 25' 21.07, -95° 6' 32.83

0ft 624ft 1247ft

5-19S-21E
Franklin County
Kansas



Maps Provided By

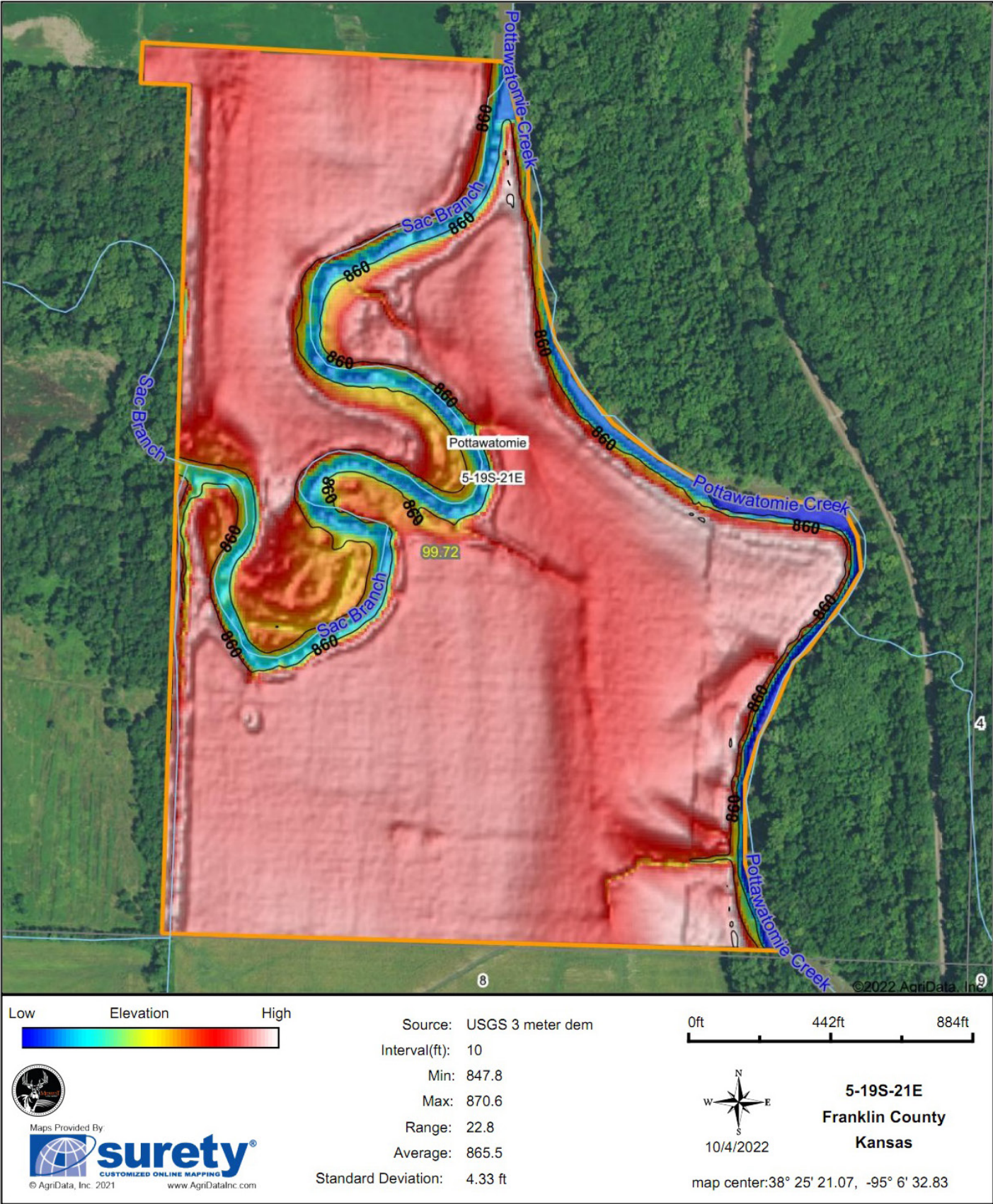


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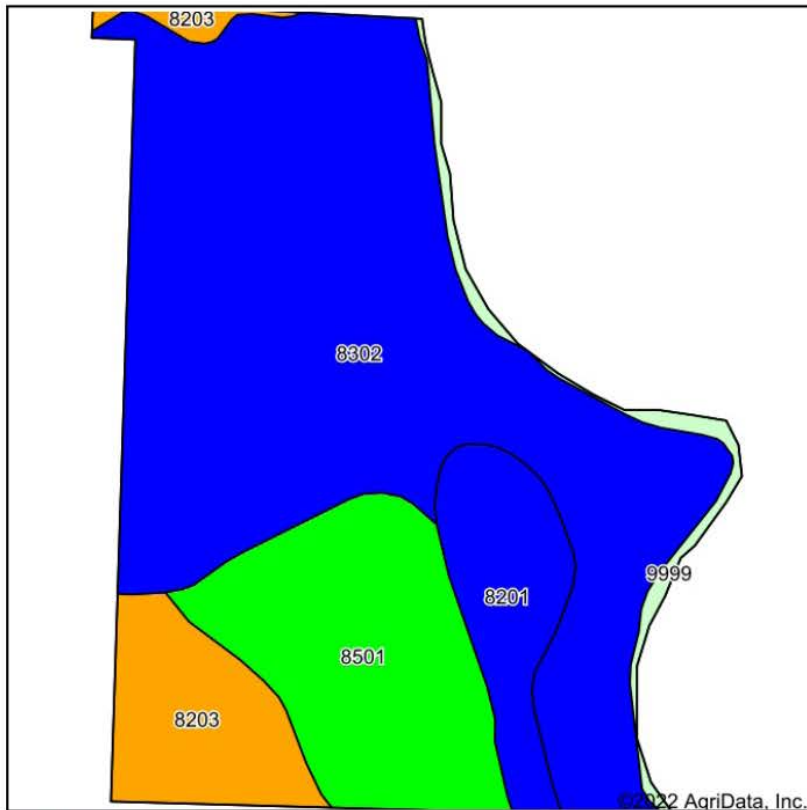
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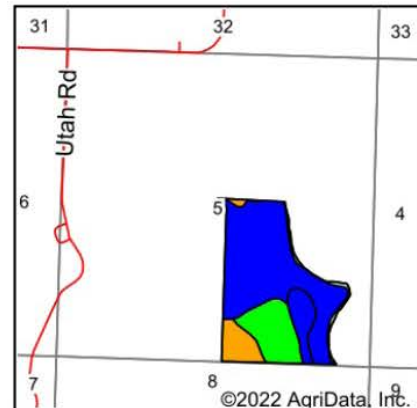
HILLSHADE MAP



SOIL MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Franklin**
 Location: **5-19S-21E**
 Township: **Pottawatomie**
 Acres: **99.72**
 Date: **10/4/2022**



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Area Symbol: KS059, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains
8302	Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded	61.41	61.6%		> 6.5ft.	Well drained	IIw	7758	82	82	63
8501	Mason silt loam, 0 to 1 percent slopes, rarely flooded	18.09	18.1%		> 6.5ft.	Well drained	Iw	8250	77	76	68
8203	Osage silty clay, 0 to 1 percent slopes, occasionally flooded	9.57	9.6%		> 6.5ft.	Poorly drained	IIIw	7199	45	42	40
8201	Osage silty clay loam, 0 to 1 percent slopes, occasionally flooded	8.21	8.2%		> 6.5ft.	Poorly drained	IIw	7282	47	44	46
9999	Water	2.44	2.4%		> 6.5ft.			0			
Weighted Average								*- 7564.6	*n 72.7	*n 71.9	*n 58.8

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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

OVERVIEW MAP



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,
ASSOCIATE LAND BROKER
785.831.3045
JPurpura@MidwestLandGroup.com



MidwestLandGroup.com

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