

MIDWEST LAND GROUP PRESENTS

86.6 ACRES IN

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# GEARY COUNTY KANSAS



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# KANSAS RIVER, GIANT TIMBER, AND QUALITY RIVERBOTTOM FARM GROUND

Located between Junction City and Manhattan, this combination of production and recreation farm is not one to miss. With outstanding cover, food, ~.86 mile of Kansas River frontage, and productive soils, this property checks a lot of boxes. Consisting of roughly ~48 acres of class II Eudora silt loam soils, the current owner has been operating on the property himself and had a milo crop in the 2023 growing season. The farm ground will be open for immediate possession for the 2024 growing season. The balance of the property consists of a tremendous stand of giant cottonwood trees interspersed with elm, cedar, and autumn olive for additional cover. The trail systems, scrapes, and rubs throughout the timber and hedge row along the West boundary of the property are indicative of the giant pinch point that this farm is. With

a steep bluff bordering K-18, and the Kansas River on the other side, this property is a natural funnel. A healthy flock of about 20 turkeys were feeding in the milo when I first toured this farm along with both ducks and geese on the river adjoining the farm. With access from the K-18/I-70 interchange to the South, and the Henry Drive entrance of Ft. Riley to the west, the access to this property is unmatched in the way of convenience. Very rarely do diverse properties with income, quality hunting, fishing, and Kansas River frontage come to market, especially in convenient locations like this one. The farm is just under 20 minutes from Manhattan, 13 minutes from Junction City, and 3 minutes from the K-18/K-70 interchange. For maps, disclosures, or to schedule a showing call Joey Purpura at (785) 831-3045.





# PROPERTY FEATURES

PRICE: **\$429,000** | COUNTY: **GEARY** | STATE: **KANSAS** | ACRES: **86.6**

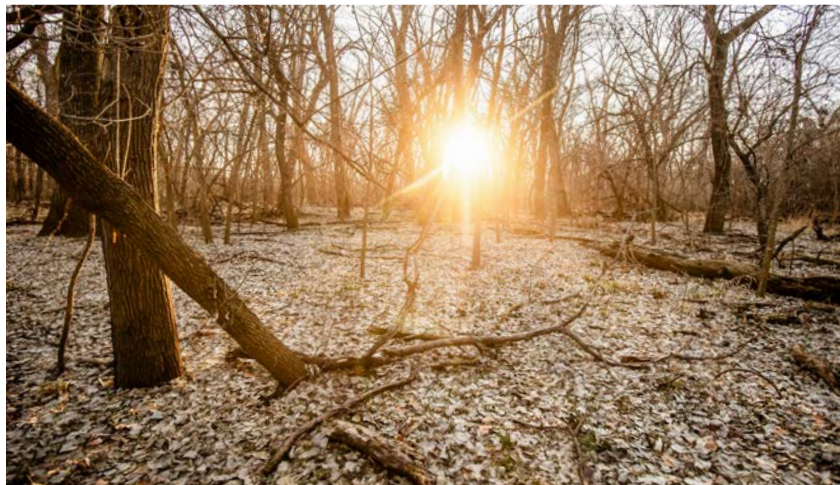
- 1 mile north of K-18/I-70 interchange
- ~.89 miles of Kansas River frontage
- ~48 acres class II Eudora silt loam soils
- Owner operated with a milo crop in the 2023 growing season
- Open for immediate possession
- Giant cottonwood trees
- Rubs and scrapes throughout
- Quality deer history
- Turkeys and waterfowl are both seen on the property
- Section 23, township 11, range 6
- 2023 taxes were \$1,042
- Quality area
- 20 minutes from Manhattan
- 13 minutes from Junction City





86.6 +/- ACRES

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~48 ACRES EUDORA SILT LOAM SOILS

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~.89 MILES OF KANSAS RIVER FRONTAGE

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# GIANT COTTONWOOD TREES

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# QUALITY DEER HISTORY

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# AERIAL MAP



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Boundary Center: 39° 4' 38.46, -96° 44' 19.25

0ft 595ft 1190ft



Maps Provided By:



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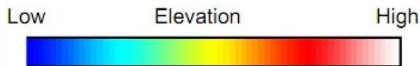
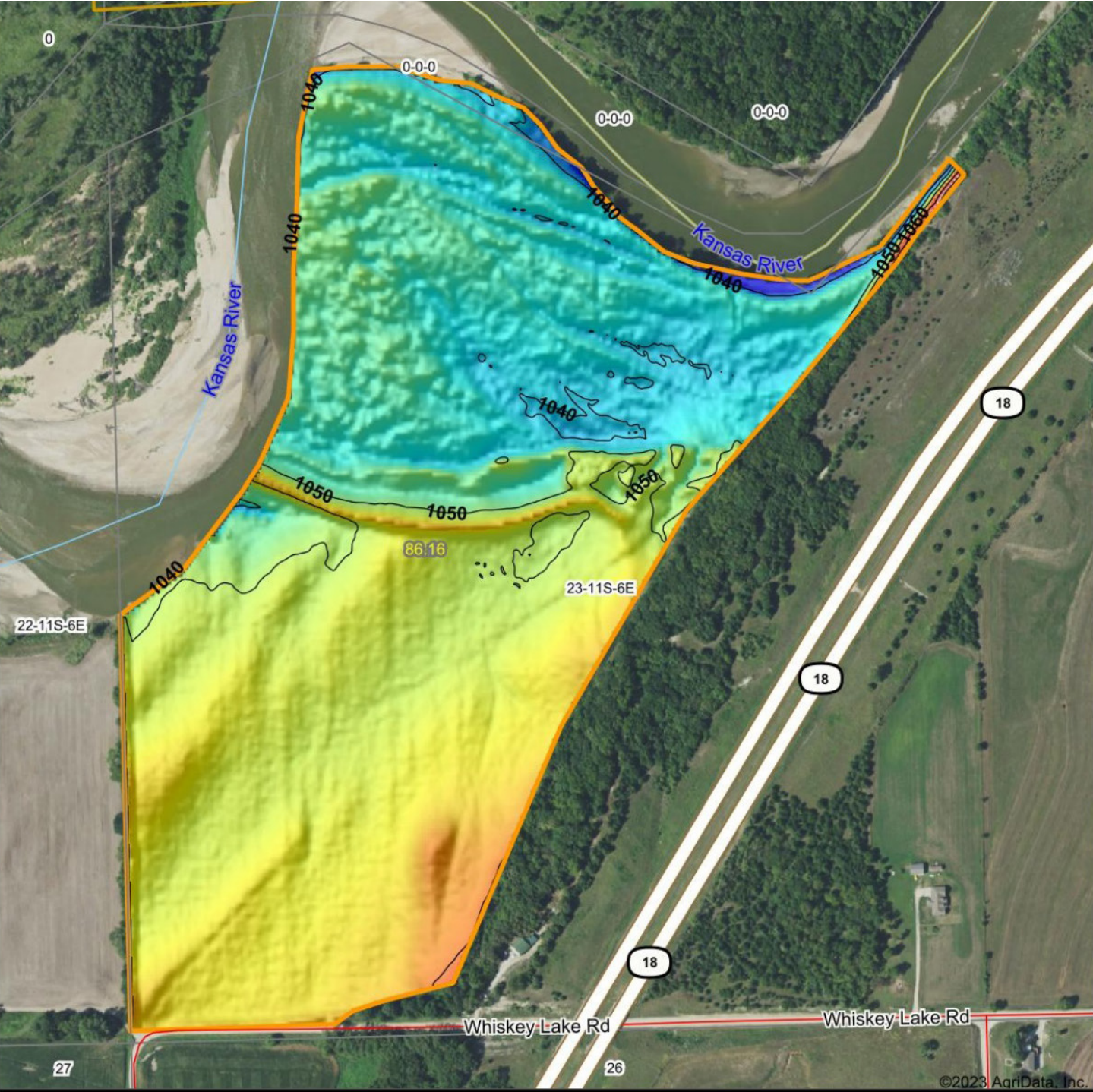
**23-11S-6E**  
**Geary County**  
**Kansas**



11/28/2023

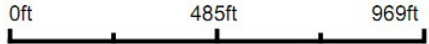


# HILLSHADE MAP



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Source: USGS 3 meter dem  
 Interval(ft): 10  
 Min: 1,030.5  
 Max: 1,075.5  
 Range: 45.0  
 Average: 1,048.4  
 Standard Deviation: 5.18 ft



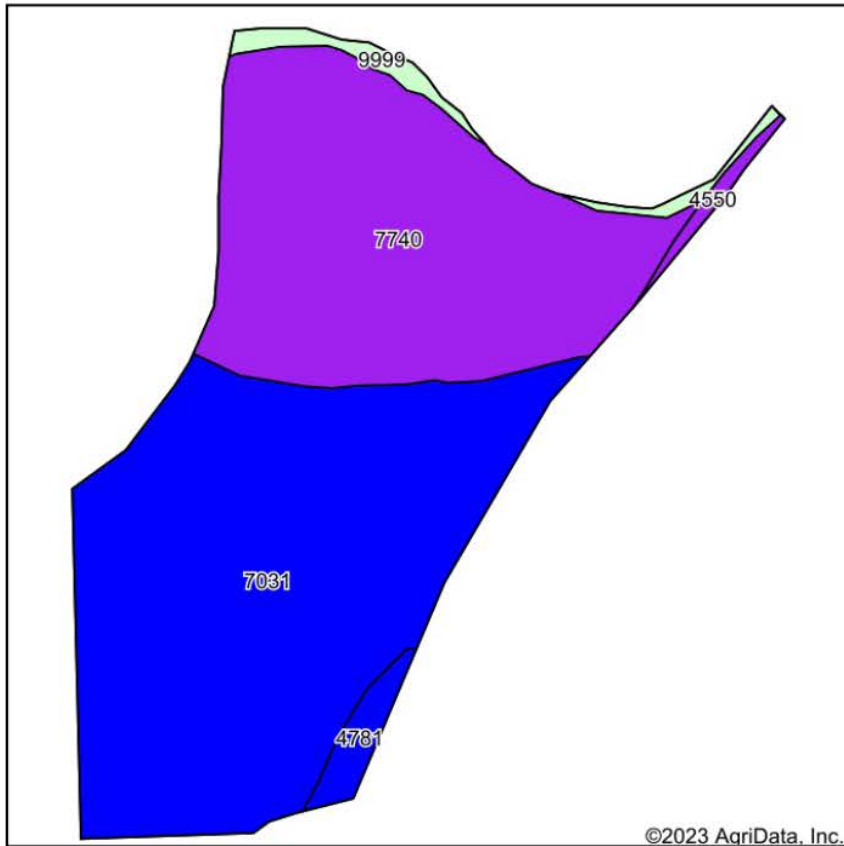
11/28/2023

**23-11S-6E**  
**Geary County**  
**Kansas**

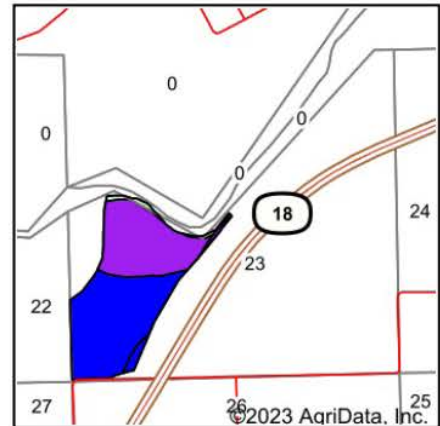
Boundary Center: 39° 4' 38.46, -96° 44' 19.25



# SOIL MAP



Soils data provided by USDA and NRCS.



State: **Kansas**  
 County: **Geary**  
 Location: **23-11S-6E**  
 Township: **Jefferson**  
 Acres: **86.16**  
 Date: **11/28/2023**



Maps Provided By:



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Area Symbol: KS061, Soil Area Version: 23

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	
7031	Eudora silt loam, occasionally flooded	47.54	55.2%		> 6.5ft.	llw	7930	65	63	56	65	63	
7740	Haynie silt loam, frequently flooded	34.10	39.6%		> 6.5ft.	Vw	7940	51	47	43	50	15	
9999	Water	2.07	2.4%		> 6.5ft.		0						
4781	Tully silty clay loam, 1 to 3 percent slopes	1.69	2.0%		> 6.5ft.	lle	5282	63	61	60	63	45	
4550	Clime silty clay loam, 20 to 40 percent slopes, very stony	0.76	0.9%		2.5ft. (Paralithic bedrock)	Vlle	3245	14	13	13	10	8	
<b>Weighted Average</b>							<b>*-</b>	<b>7650.2</b>	<b>*n 57.4</b>	<b>*n 54.7</b>	<b>*n 49.2</b>	<b>*n 57</b>	<b>*n 41.7</b>

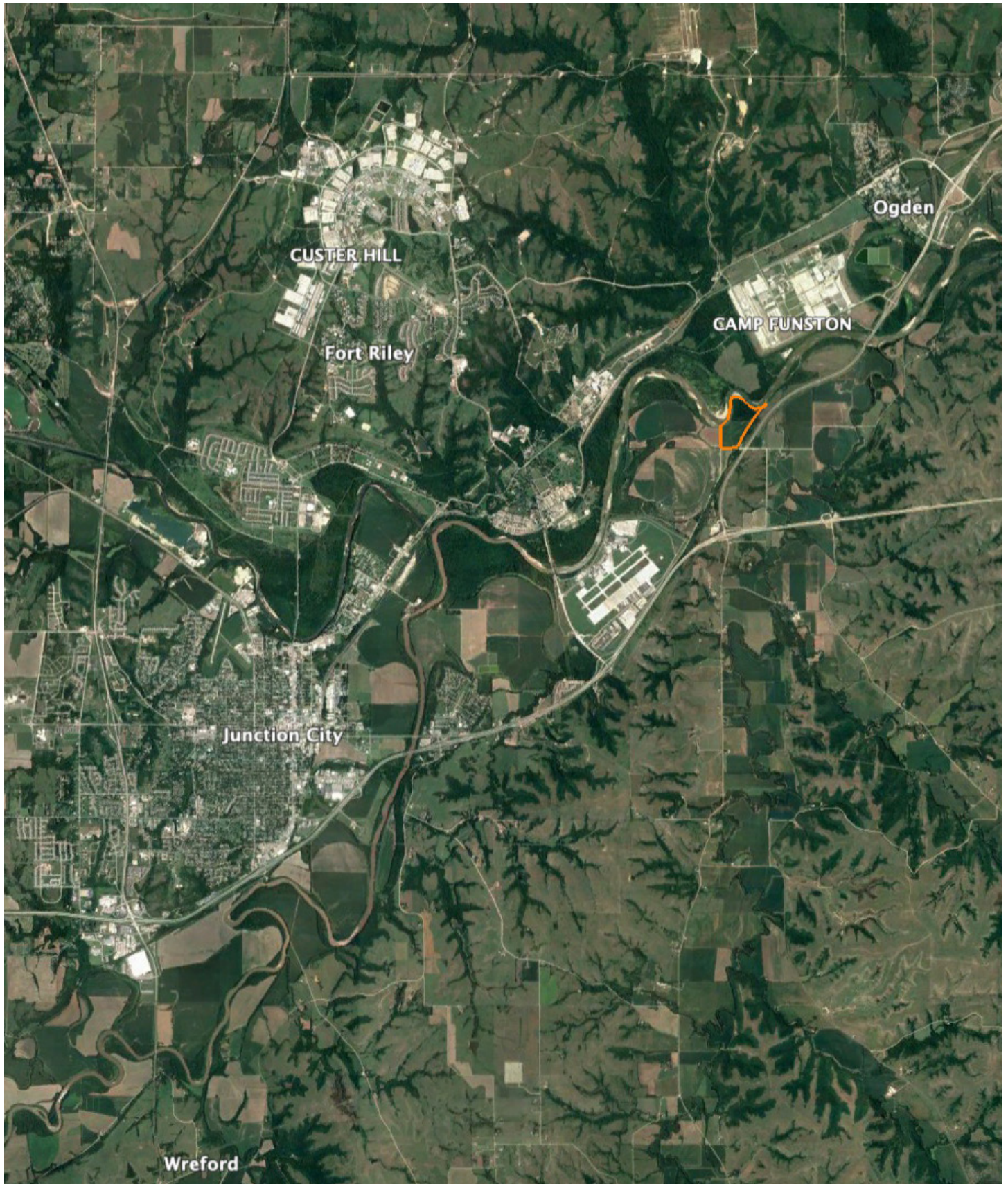
\*n: The aggregation method is "Weighted Average using all components"

\*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  
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## MidwestLandGroup.com

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