

MIDWEST LAND GROUP PRESENTS



WABAUNSEE COUNTY, KS

14.1 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BUILD SITE AND HUNTING WITH WATER METER

Located just a few miles north of Harveyville, Kansas at the intersection of the blacktop Harveyville Road and Headwaters Road, this property provides a multitude of opportunities! At just over 14 +/- acres, there are roughly 5 open, with about 4 having been farmed in the past, and the balance in timber. The farmland is not leased and would be open for immediate possession. It is rare to find properties in this size range with the diversity that this tract offers. Coon Creek runs along the eastern boundary with additional wet weather drainage that dumps into it. The topography allows for multiple funnels and pinch points, while the open ground is evenly spread throughout creating an excellent edge.

Deer sign is prevalent throughout the property with trails, scrapes, and rubs found abundantly. The timber is a mix of walnut, hackberry, hedge, cedar, elm, and cottonwood. With blacktop frontage, this property would make for an outstanding build site. A bonus is that this piece has a water meter in place that the seller has maintained the monthly payment on to keep hooked up. Electricity is available at the road and it is believed that fiber is as well. With incredible blacktop access, rolling terrain, a great balance of timber and open ground, and the ability to hunt out your back door, this is not one to miss! For disclosures, maps, or to schedule a showing contact Joey Purpura at (785) 831-3045.



PROPERTY FEATURES

PRICE: **\$137,000** | COUNTY: **WABAUNSEE** | STATE: **KANSAS** | ACRES: **14.1**

- 5 +/- acres open
- 4 +/- acres have been farmed in past years but are open for the 2024 growing season
- 9 +/- acres of timber and creek
- Walnut, hackberry, hedge, cedar, and cottonwood timber
- Rolling terrain
- Beautiful build sites
- Great deer sign
- Electricity available on both road frontages
- Rural water meter in place
- Blacktop frontage
- 5 minutes from Harveyville
- Just over 30 minutes from southwest Topeka
- 15-14-13



14.1 +/- ACRES TIMBER, CREEK, AND OPEN GROUND



BLACKTOP FRONTAGE



GREAT DEER SIGN



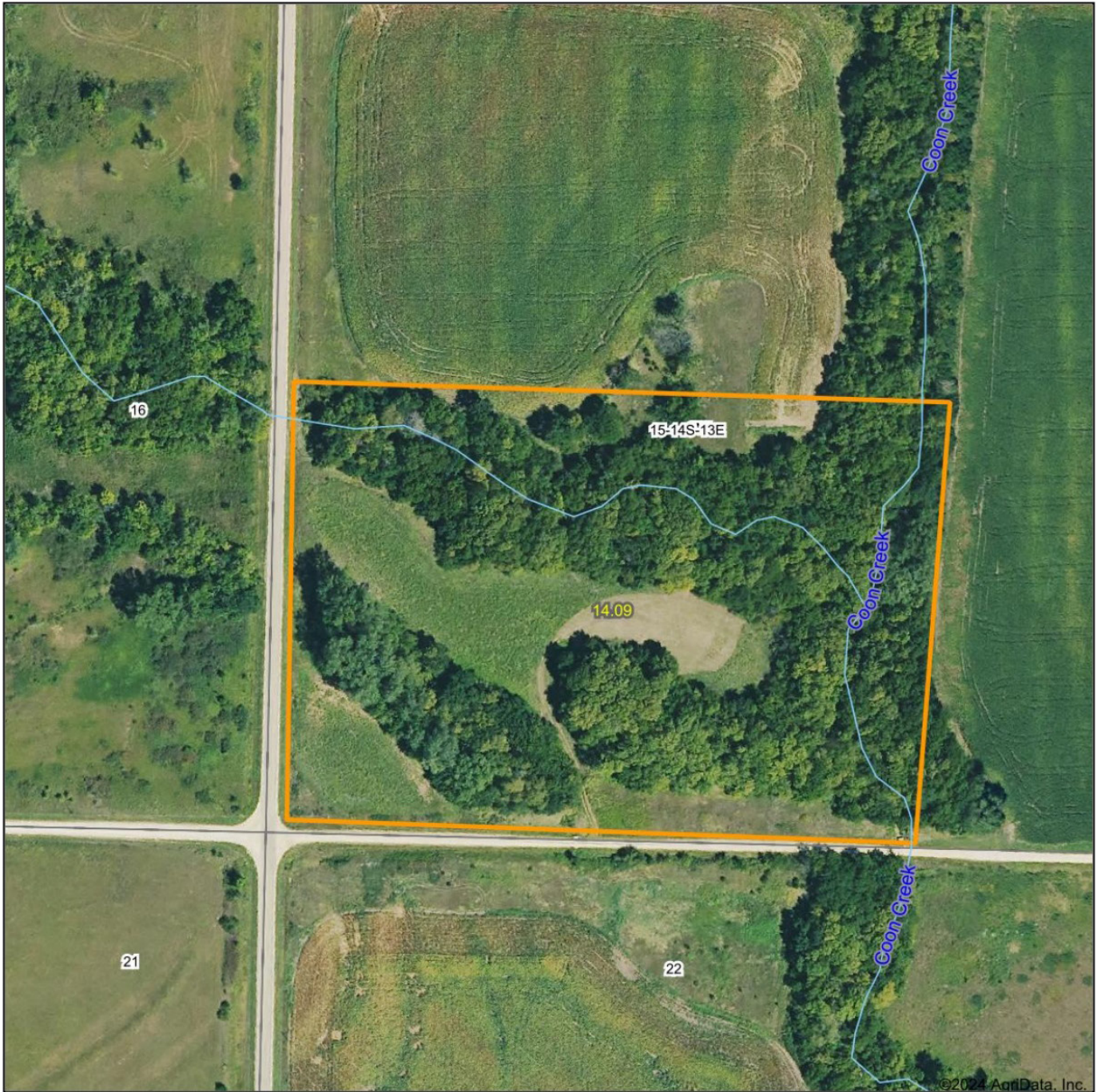
BEAUTIFUL BUILD SITES



TRAIL CAM PICTURES



AERIAL MAP



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Boundary Center: 38° 49' 38.05, -95° 57' 48.79



15-14S-13E
Wabaunsee County
Kansas



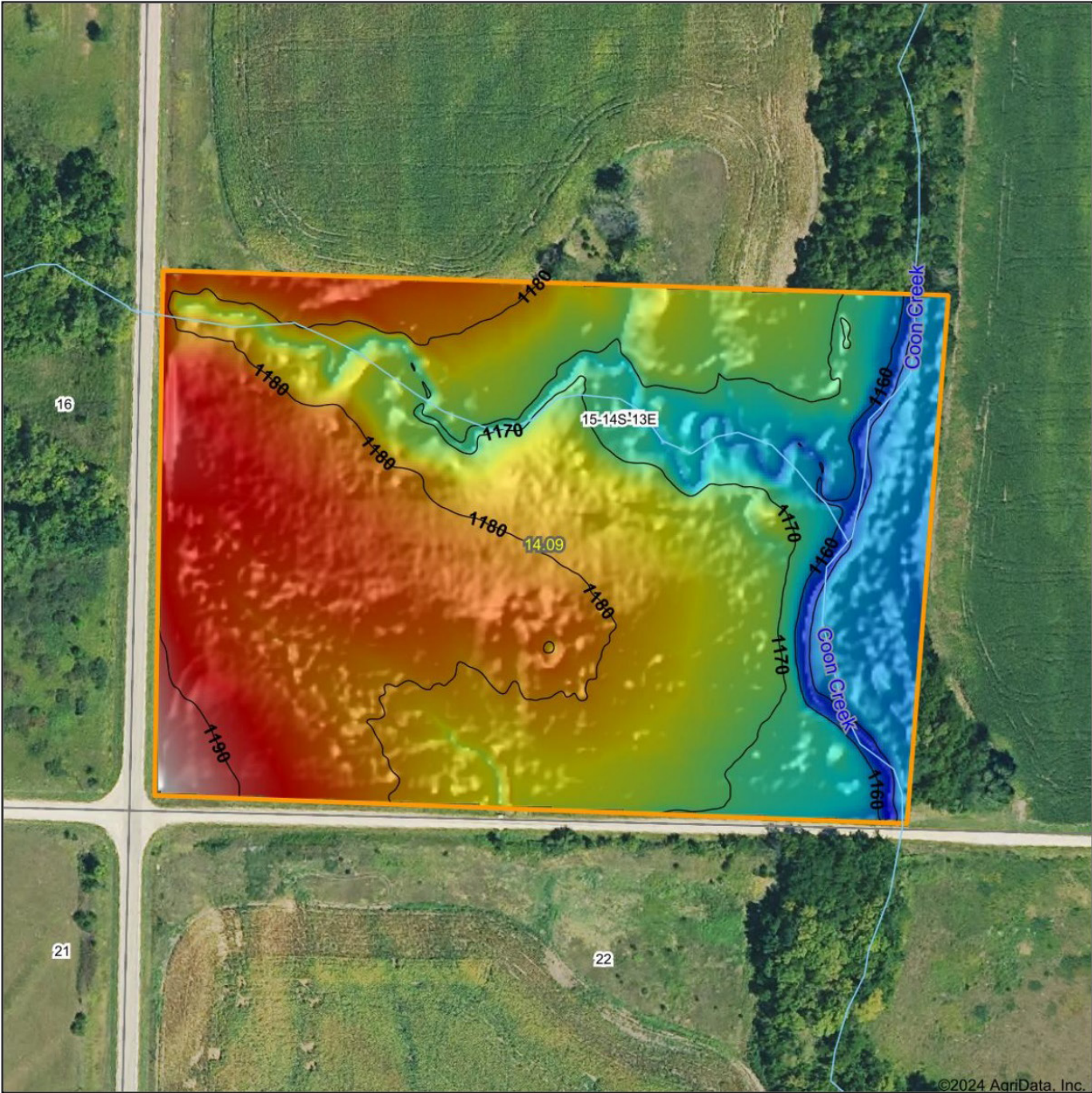
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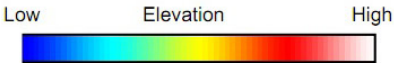
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3/22/2024

HILLSHADE MAP



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Source: USGS 1 meter dem
 Interval(ft): 10
 Min: 1,155.3
 Max: 1,197.5
 Range: 42.2
 Average: 1,175.9
 Standard Deviation: 8.07 ft

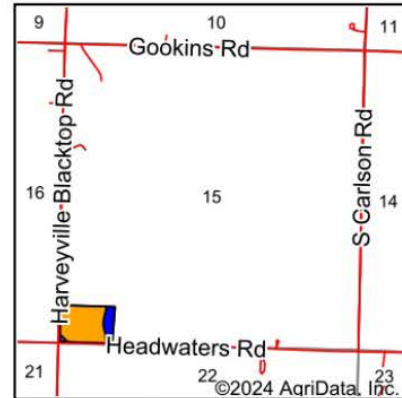
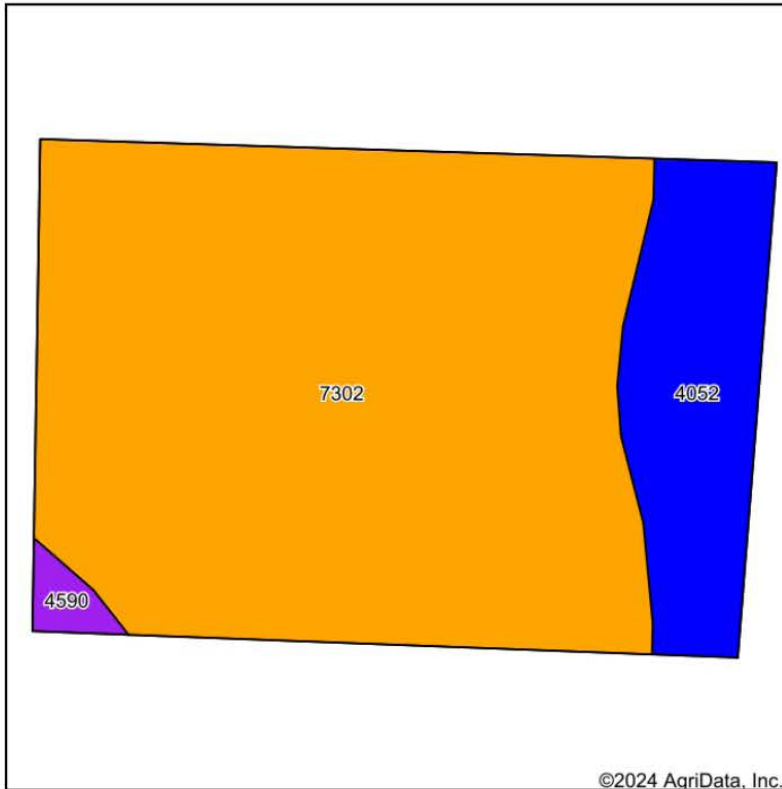


3/22/2024

15-14S-13E
Wabaunsee County
Kansas

Boundary Center: 38° 49' 38.05, -95° 57' 48.79

SOIL MAP



State: **Kansas**
 County: **Wabaunsee**
 Location: **15-14S-13E**
 Township: **Plumb**
 Acres: **14.09**
 Date: **3/22/2024**



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Soils data provided by USDA and NRCS.

Area Symbol: KS197, Soil Area Version: 24

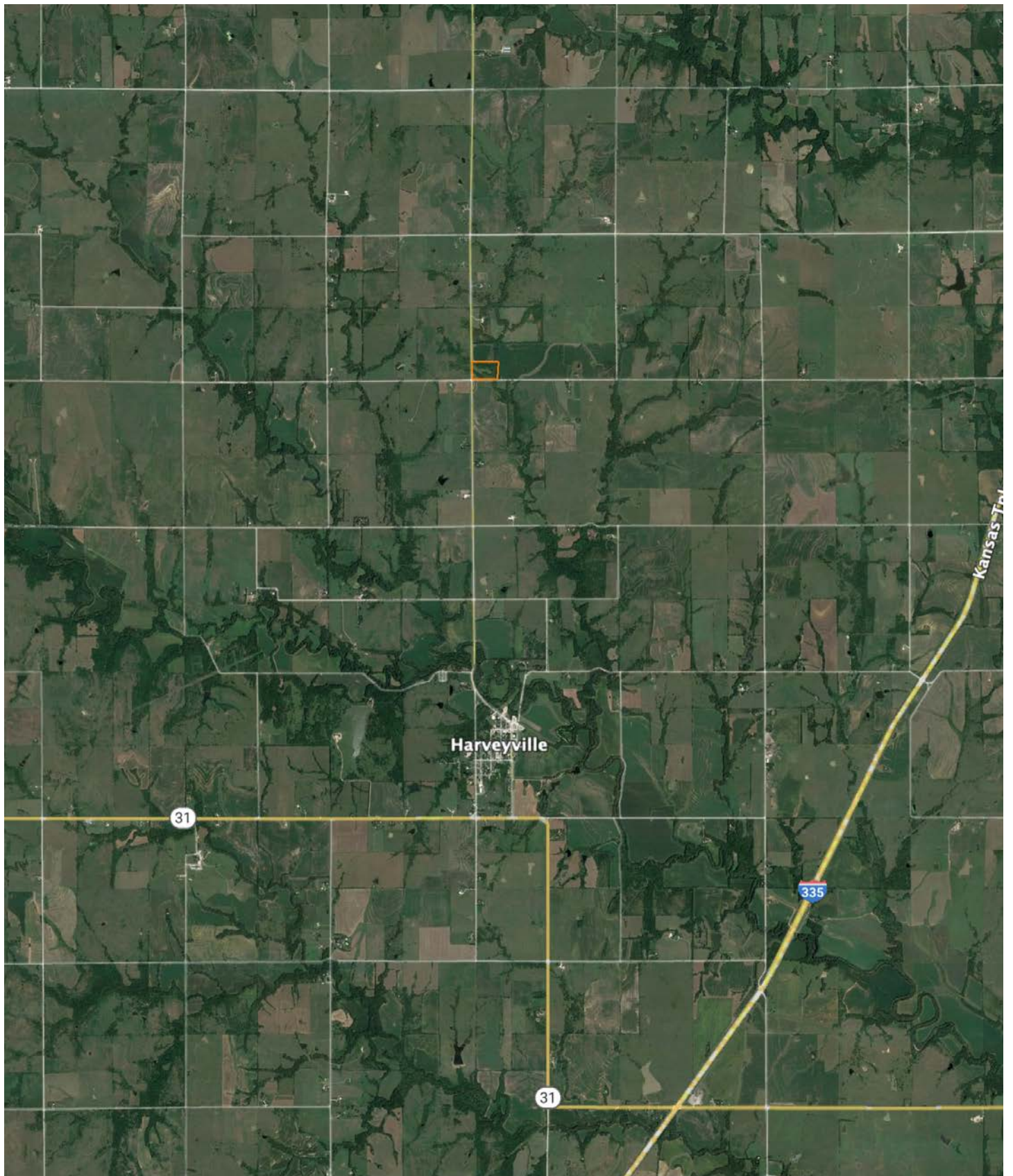
| Code | Soil Description | Acres | Percent of field | Non-Irr Class Legend | Restrictive Layer | Non-Irr Class *c | Range Production (lbs/acre/yr) | *n NCCPI Overall | *n NCCPI Corn | *n NCCPI Small Grains | *n NCCPI Soybeans | |
|-------------------------|---|-------|------------------|----------------------|-----------------------------|------------------|--------------------------------|------------------|----------------|-----------------------|-------------------|----------------|
| 7302 | Martin silty clay loam, 3 to 7 percent slopes | 11.54 | 81.9% | | > 6.5ft. | IIle | 4228 | 54 | 50 | 53 | 47 | |
| 4052 | Ivan silt loam, occasionally flooded | 2.36 | 16.7% | | > 6.5ft. | IIw | 7995 | 81 | 64 | 60 | 81 | |
| 4590 | Clime-Sogn complex, 3 to 20 percent slopes | 0.19 | 1.3% | | 2.5ft. (Paralithic bedrock) | Vle | 3310 | 35 | 32 | 34 | 33 | |
| Weighted Average | | | | | | | 2.87 | 4846.6 | *n 58.3 | *n 52.1 | *n 53.9 | *n 52.5 |

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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,
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