

MIDWEST LAND GROUP PRESENTS



REPUBLIC COUNTY, KS

156 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

COMPLETELY TURN-KEY RECREATIONAL & TILLABLE FARM WITH LODGE

Located in southeastern Republic County between Agenda and Cuba, this combination farm and residence offers an opportunity at a turn-key hunting property and lodge with a proven deer history. Owned and operated by Czechland Outfitters, this property has historically served as a sanctuary farm rarely hunted by clients and reserved for family with extremely minimal pressure. The 4 bed, 2 bath 2,400 square foot lodge was newly constructed in 2023 and has not only housed hunters but is available for short-term rental on Airbnb as well providing additional income potential for the future owner. The open-concept kitchen, living, and dining space offers an excellent place for relaxation and entertaining with ample wall space for mounts and decor. Flanking the kitchen area is a beautiful covered porch running the length of the building allowing for covered outdoor cooking and a great westerly view for sunsets. The back of the lodge includes shop space with an overhead garage door offering an additional storage and entertainment area. The graveled area around the residence includes a firepit area as well as a deer hoist. The lodge will come completely furnished with the exception of the mounts, photos, cast iron stove, and garage appliances. All new appliances in the lodge will transfer with the sale. Three of the bedrooms include 2 full beds, with the 4th bedroom having 2 twin log bunks over full beds. The home is entirely electric with 5 mini split systems throughout the house. A 180' well and septic serve as the other utilities. This tract of land provides an incredible balance of mature

hardwood timber, thermal native grass, cedar cover, and tillable ground with county roads on 3 sides allowing for incredible access. There are roughly 84 acres of ground in production that are split on a corn/soybean rotation providing both of those food sources on the farm in any given year. There are 2 wet weather creek drainages that converge on the property creating some high-traffic pinch points and edges littered with deer sign. In addition to the 3 ponds that are evenly spaced throughout, there are springs that show tremendous deer use during drought conditions. The way that the tillable ground lies within the timber and native grass areas creates some great edge along with access points to remain unseen. Near the convergence of the two drainages, a clover and greens plot with the "camper blind" provides a staging area adjacent to the tillable ground that was in corn this year. The beat-down cattle-like deer trails, rubs, scrapes, and tracks on this farm are a testament to the safety that the animals feel on this piece. Toward the middle of the property, an old homestead and some building remains show a unique look into the past that has been commandeered by the wildlife that consistently bed around it. Turn-key properties with this amount of deer history rarely come for sale in this area making this a special opportunity for the right buyer. The farm is 22 minutes from Belleville, 27 minutes from Concordia, and 1 hour 15 minutes from Salina. For maps, disclosures, or to schedule a showing call Joey Purpura at (785) 831-3045.

PROPERTY FEATURES

PRICE: **\$1,065,000** | COUNTY: **REPUBLIC** | STATE: **KANSAS** | ACRES: **156**

- Between Agenda and Cuba
- On all-weather Agenda Lane, just 2 miles to blacktop K-148
- Turn-key 2023 built, 4-bed, 2-bath, 2,400 sq. ft. lodge
- 3 bedrooms with 2 full beds each
- 1 bedroom with twin bunks over full beds
- Ability to sleep up to 18
- Open-concept living, dining, and kitchen space
- Garage space for storage/entertaining
- Lodge will sell furnished less mounts, photos, cast iron stove, and garage appliances
- Potential for additional income if the buyer continues to utilize Airbnb for short-term rentals
- All electric using 5 mini splits
- Balanced habitat including mature timber, native warm-season grass, cedar thickets, tillable, and food plot
- 84 +/- acres tillable in corn and soybeans
- Roost trees throughout
- Access via county road on 3 sides
- 3 ponds and a spring
- Convergence of 2 creek drainages
- Tremendous edge and deer sign
- Low historical pressure primarily serving as a sanctuary
- Sections 4, Township 4, Range 1
- Great location
- 22 minutes from Belleville
- 27 minutes from Concordia
- 1 hour 15 minutes from Salina



TURN-KEY 4-BED, 2-BATH LODGE

The 4 bed, 2 bath 2,400 square foot lodge was newly constructed in 2023. The open-concept kitchen, living, and dining space offers an excellent place for relaxation and entertaining with ample wall space for mounts and decor.



BEAUTIFUL COVERED PORCH



FIREPIT AREA & DEER HOIST

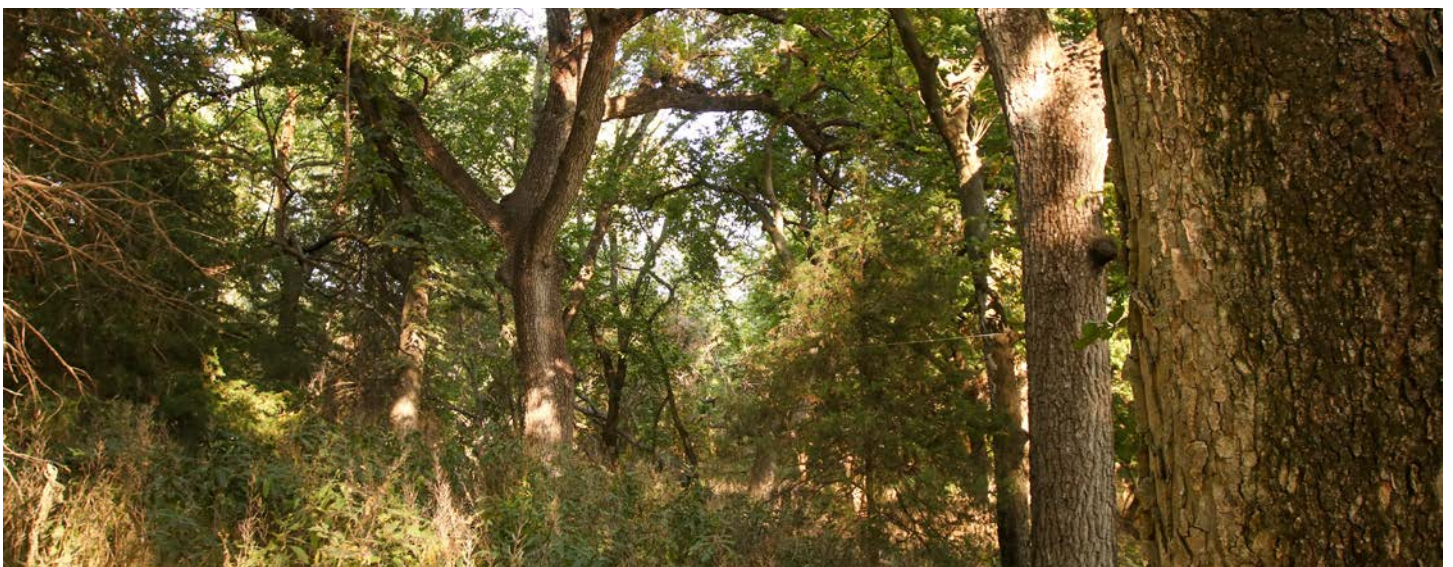


84 +/- ACRES TILLABLE

There are roughly 84 acres of ground in production that are split on a corn/soybean rotation providing both of those food sources on the farm in any given year.



MATURE TIMBER & CEDAR THICKETS



CONVERGENCE OF 2 CREEK DRAINAGES

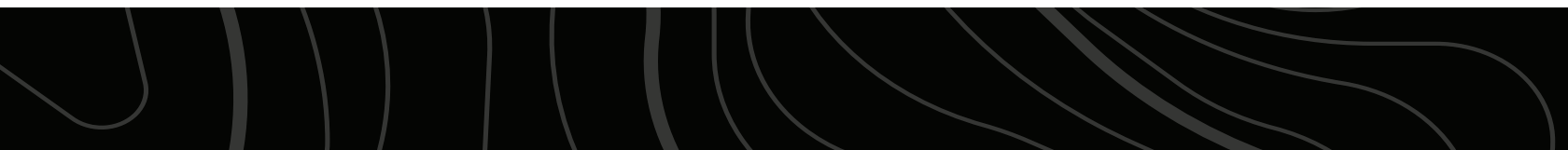


3 PONDS AND A SPRING



FOOD PLOT

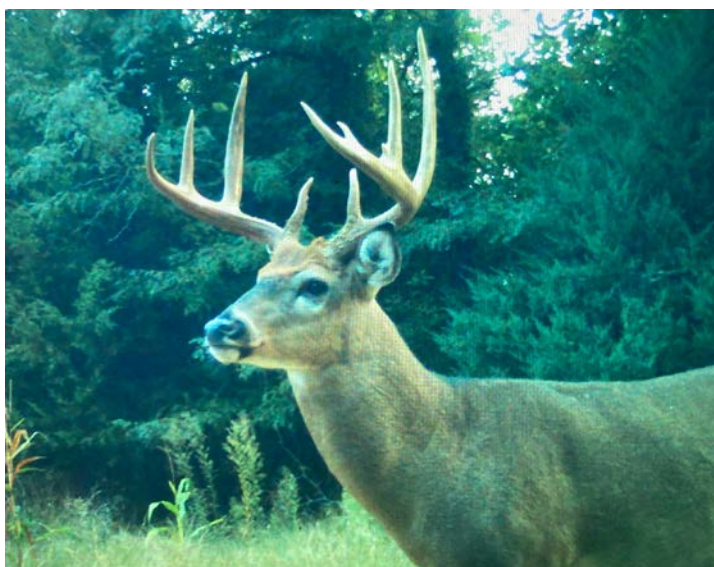
Near the convergence of the two drainages, a clover and greens plot with the “camper blind” provides a staging area adjacent to the tillable ground that was in corn this year.



TREMENDOUS DEER SIGN



TRAIL CAM PICTURES & HARVEST PHOTOS



AERIAL MAP



Maps Provided By:



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www.AgriDataInc.com

Boundary Center: 39° 44' 13.64, -97° 25' 47.51

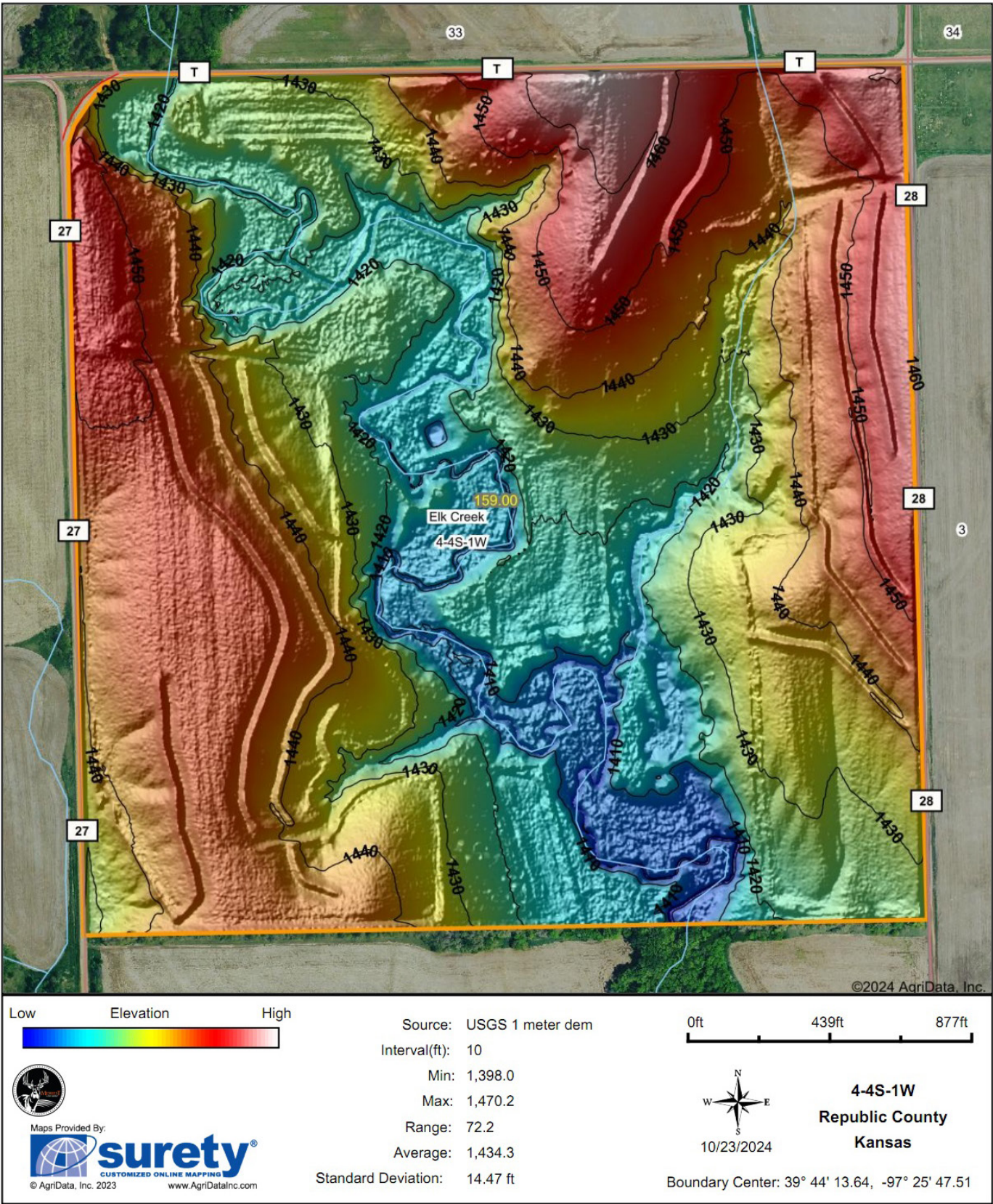
0ft 546ft 1092ft

4-4S-1W
Republic County
Kansas

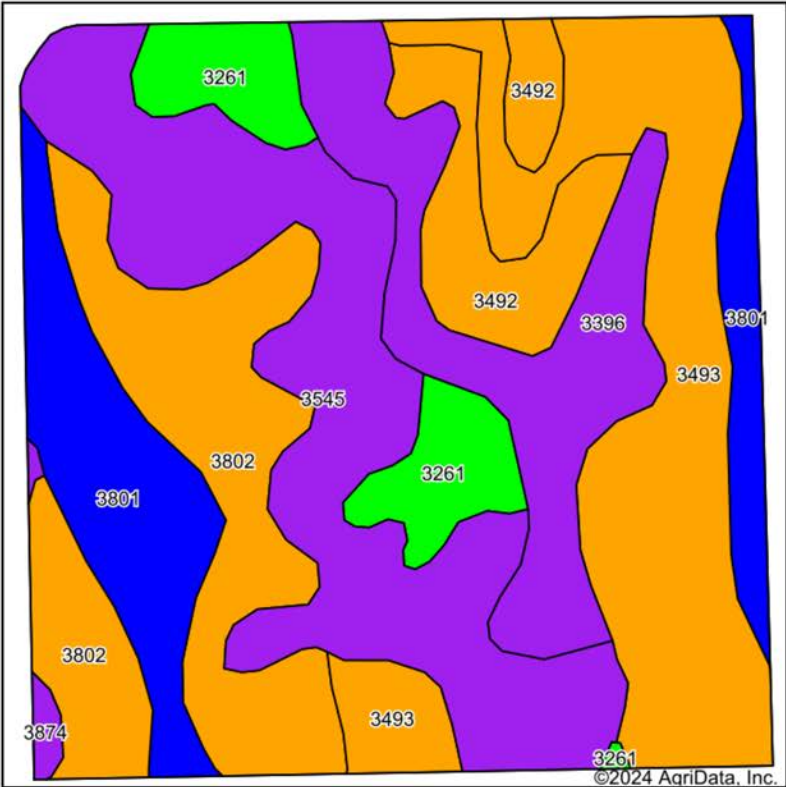


10/23/2024

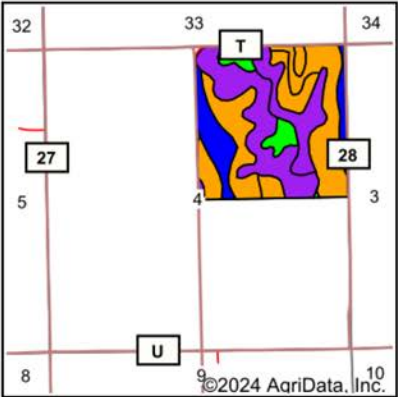
HILLSHADE MAP



SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Republic**
Location: **4-4S-1W**
Township: **Elk Creek**
Acres: **159**
Date: **10/23/2024**



Maps Provided By:

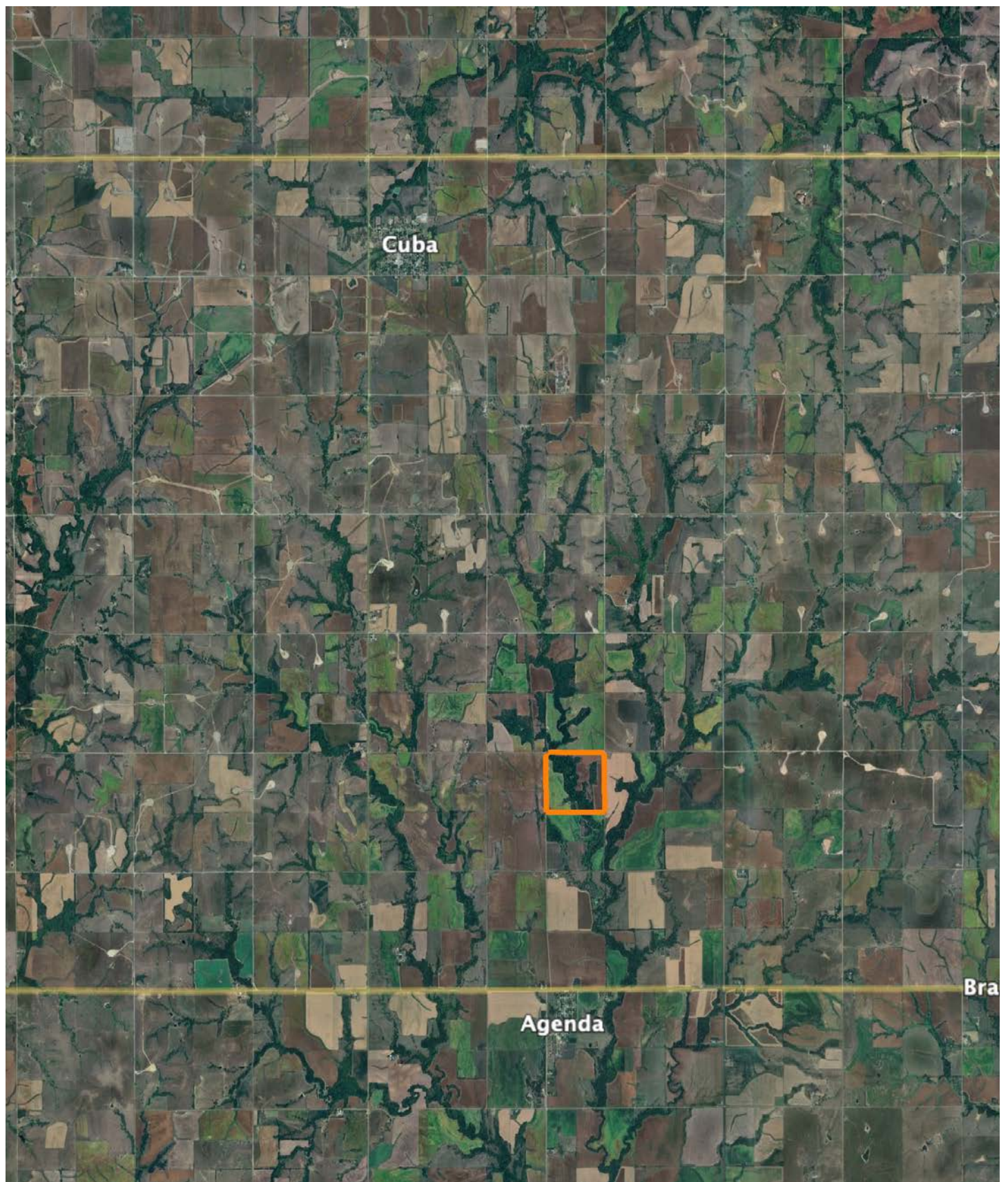


Area Symbol: KS157, Soil Area Version: 22

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
3545	Hobbs silt loam, channeled, frequently flooded	36.56	23.2%		> 6.5ft.	Vw	5710	44	40	27	44	10
3493	Wells loam, 3 to 7 percent slopes, eroded	34.07	21.4%		> 6.5ft.	Ille	4045	59	55	54	59	30
3802	Crete silty clay loam, 3 to 7 percent slopes, eroded, loess plains and breaks	26.78	16.8%		> 6.5ft.	Ille	3655	55	49	53	55	34
3801	Crete silt loam, 1 to 3 percent slopes, loess plains and breaks	19.94	12.5%		> 6.5ft.	Ile	3650	64	55	60	64	37
3396	Lancaster-Hedville complex, 3 to 20 percent slopes	19.76	12.4%		2.9ft. (Paralithic bedrock)	Vle	3375	43	39	41	39	15
3492	Wells loam, 3 to 7 percent slopes	11.01	6.9%		> 6.5ft.	Ille	4005	65	58	58	64	31
3261	Muir silt loam, very rarely flooded	10.01	6.3%		> 6.5ft.	Iw	4540	82	74	70	82	6
3874	Hastings-Hobbs complex, 0 to 25 percent slopes	0.87	0.5%		> 6.5ft.	Vle	3820	66	52	57	66	

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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MidwestLandGroup.com

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