

MIDWEST LAND GROUP PRESENTS



156 ACRES
WASHINGTON COUNTY, KS

Arrowhead Road, Mahaska, Kansas, 66955



MIDWEST LAND GROUP IS HONORED TO PRESENT

BALANCED PRODUCTION FARM

Located in Northwestern Washington County between Haddam and Mahaska, this multifaceted production tract offers a little bit of everything. There are roughly 50 +/- acres of pasture fully fenced in the middle of the farm with a pond as the water source. There are 50.6 +/- acres enrolled in CRP in three different chunks that consist of a thick healthy stand of native warm-season grasses. The CRP is paying \$54.67 per acre for \$2,737. On the north half of the property, two different sections of tillable ground make up roughly 44 +/- acres. A long-term tenant is in place on both the pasture and farm ground. The farm ground has multiple accesses from the

road and gently rolls down into the Myer Creek bottom. The very north end of the tract has a beautiful stand of oak timber that is littered with deer signs, which is no surprise with the amount of bedding cover that exists on it. At ¼ mile wide and a mile long, the road access on this piece is excellent with multiple entrances spread throughout. A hunting lease is in place through the end of the 2024 season. The farm is 30 minutes from Washington, 29 minutes from Fairbury, and 31 minutes from Belleville. Call Joey Purpura at (785) 831-3045 for maps, disclosures, or to schedule a showing.



PROPERTY FEATURES

PRICE: **\$545,000** | COUNTY: **WASHINGTON** | STATE: **KANSAS** | ACRES: **156**

- Between Haddam and Mahaska
- Very balanced production piece
- 50 +/- acres of pasture with a pond
- 50.6 +/- acres CRP paying \$54.67 per acre for \$2,737 total
- 44 +/- acres tillable
- Pasture and tillable leased by long-term local tenant
- 12 +/- acres timber
- Beautiful stands of native warm-season grasses
- Mature oaks with prevalent deer sign
- Myer Creek runs through the North end
- Hunting lease in place through the end of 2024
- Secluded location
- Low traffic area
- Sections 29, township 1, range 1
- 2023 taxes \$2,008.62
- Great location
- 31 minutes from Belleville
- 30 minutes from Washington
- 29 minutes from Fairbury



50.6 +/- ACRES OF CRP

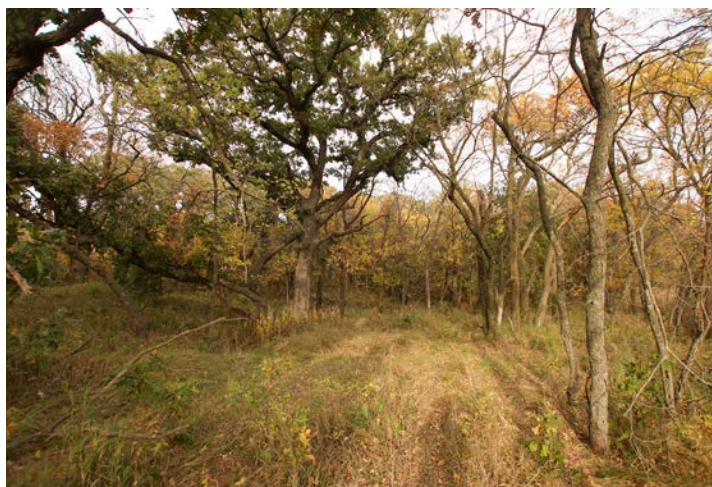
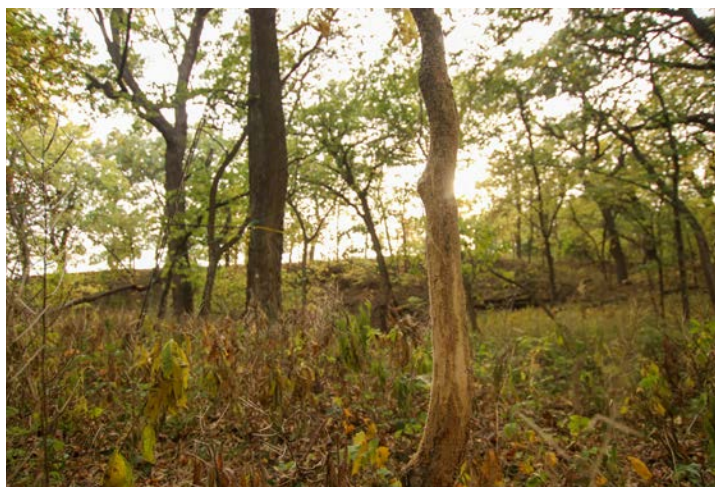
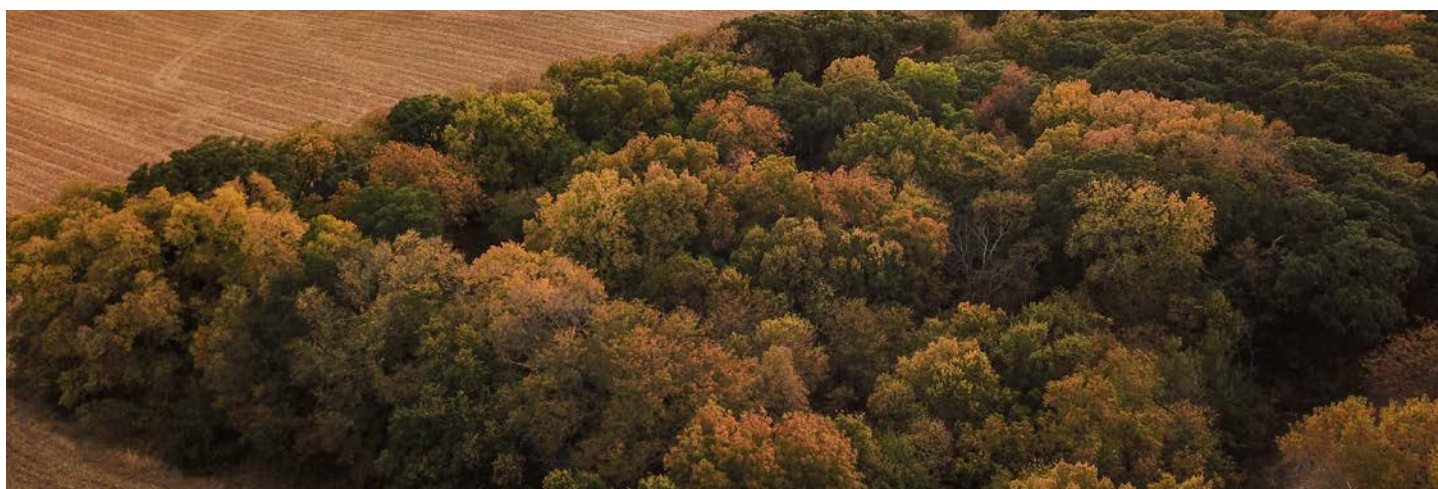
There are 50.6 +/- acres enrolled in CRP in three different chunks that consist of a thick healthy stand of native warm-season grasses. The CRP is paying \$54.67 per acre for \$2,737.



POND



12 +/- ACRES OF TIMBER



HUNTING OPPORTUNITIES

The very north end of the tract has a beautiful stand of oak timber that is littered with deer signs, which is no surprise with the amount of bedding cover that exists on it.



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



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Boundary Center: 39° 56' 12.72, -97° 20' 56.59

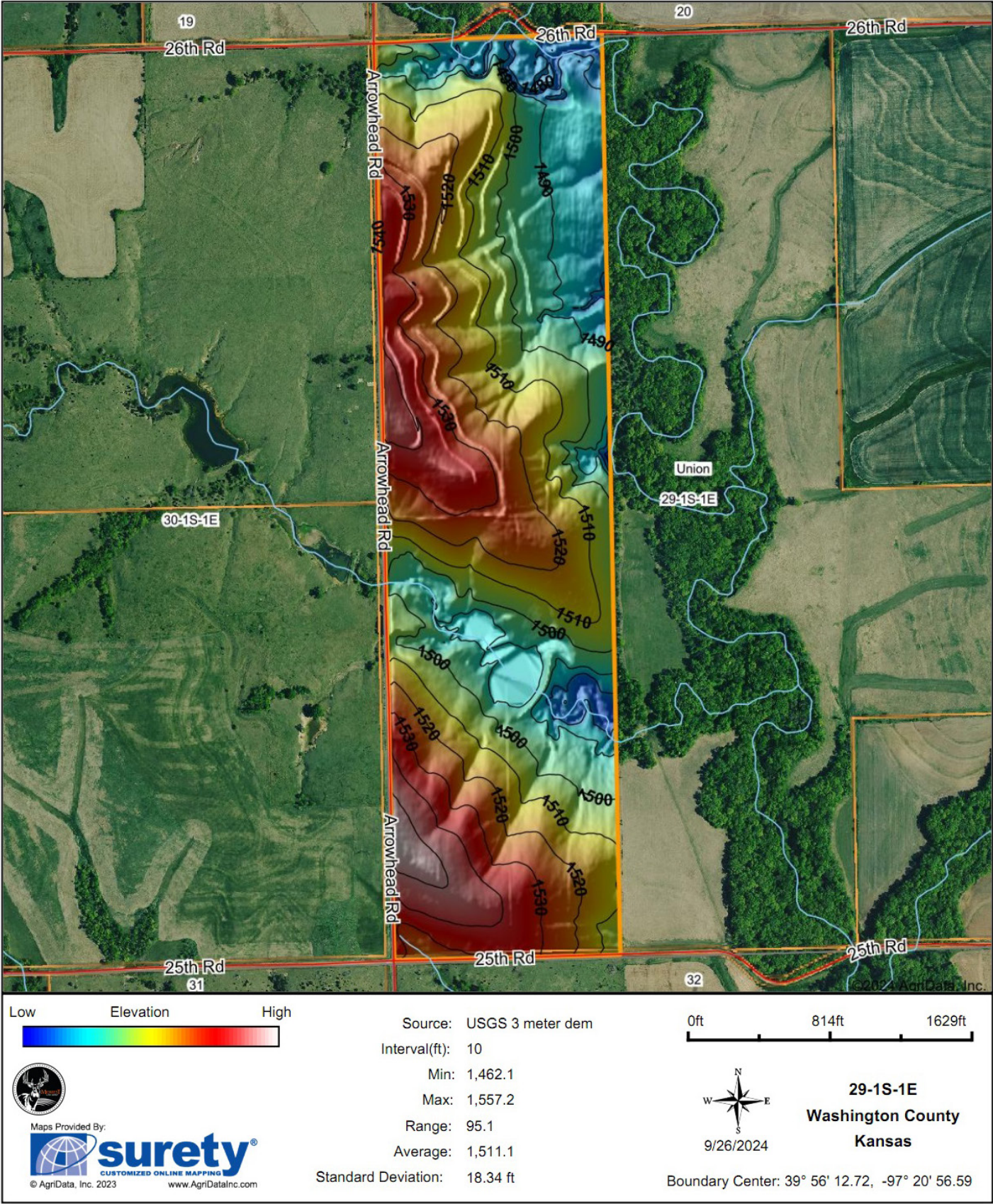
0ft 822ft 1645ft

29-1S-1E
Washington County
Kansas

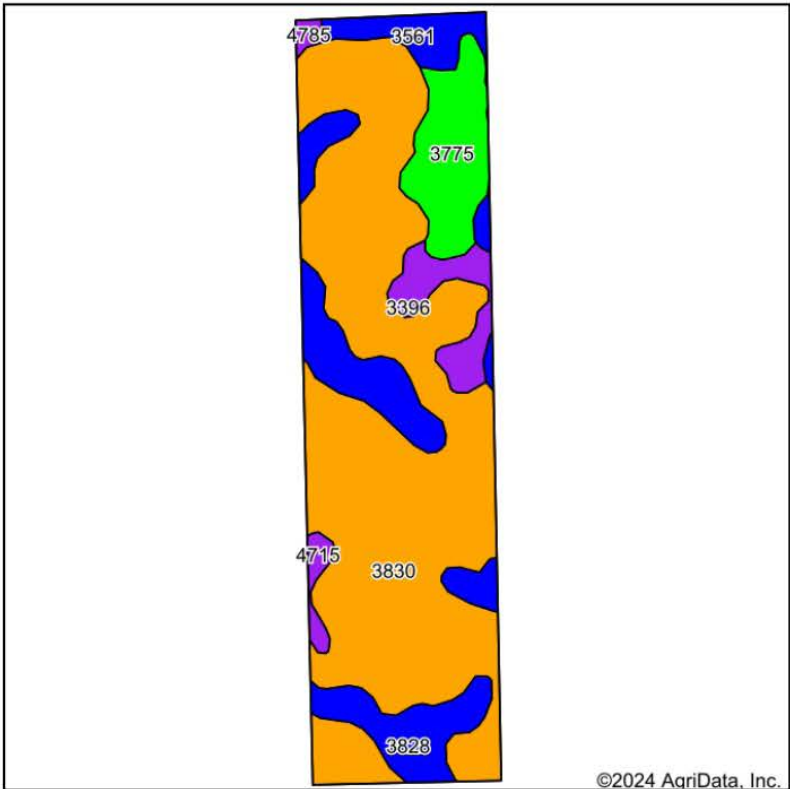


9/26/2024

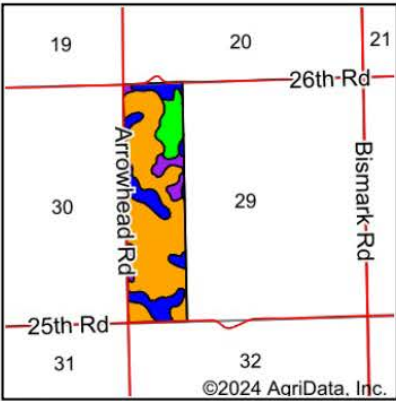
HILLSHADE MAP



SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Washington**
Location: **29-1S-1E**
Township: **Union**
Acres: **158.98**
Date: **9/26/2024**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: KS201, Soil Area Version: 23

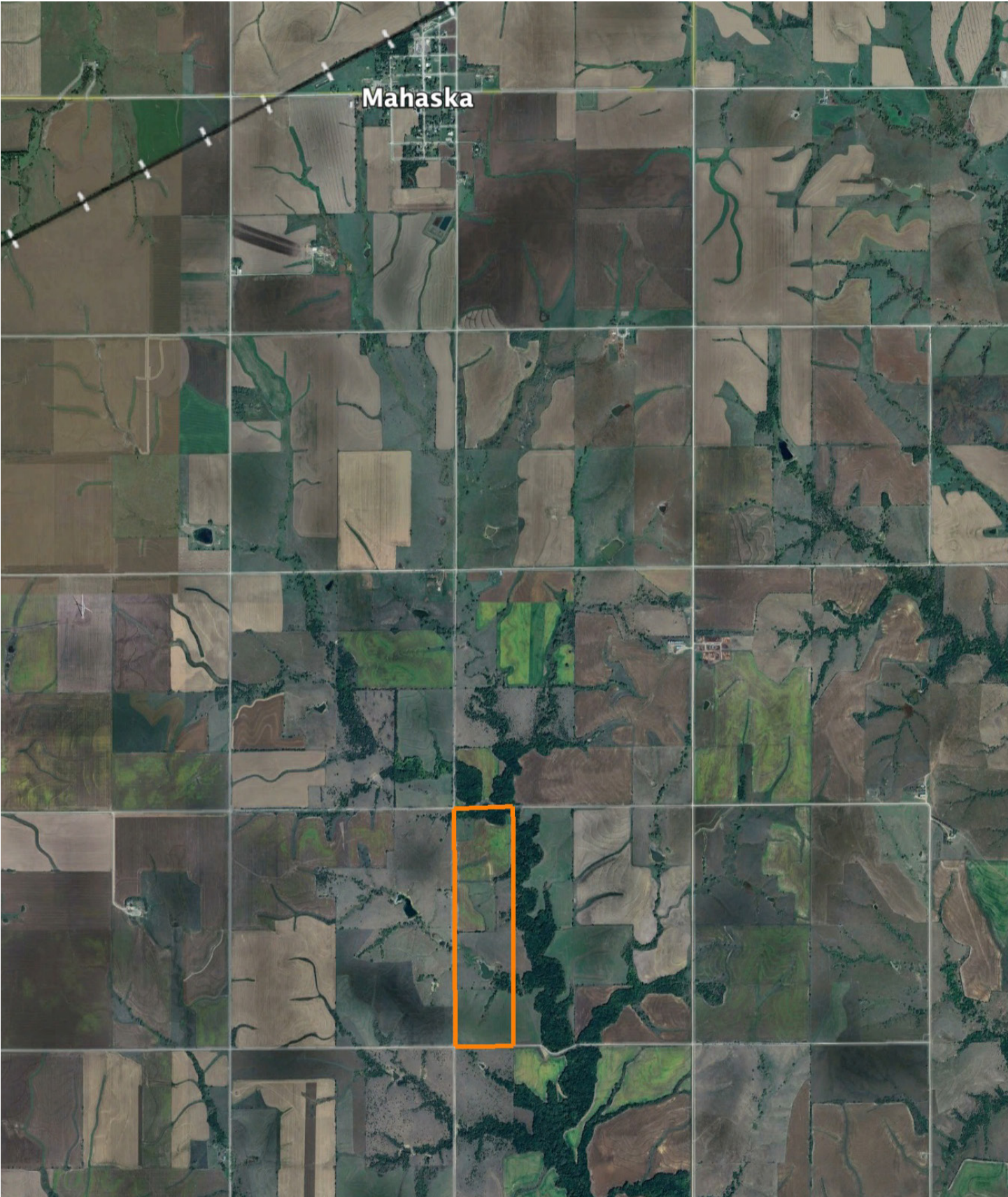
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
3830	Crete silty clay loam, 3 to 7 percent slopes	103.90	65.4%		> 6.5ft.	IIIe	3655	62	52	58	62	36
3828	Crete silty clay loam, 1 to 3 percent slopes	21.81	13.7%		> 6.5ft.	IIe	3645	63	54	59	63	36
3775	Muir silt loam, rarely flooded	14.17	8.9%		> 6.5ft.	Iw	4045	85	84	72	82	8
3561	Hobbs silt loam, occasionally flooded	9.19	5.8%		> 6.5ft.	IIw	5845	79	68	61	79	37
3396	Lancaster-Hedville complex, 3 to 20 percent slopes	7.21	4.5%		2.9ft. (Paralithic bedrock)	VIe	3375	43	39	41	39	15
4715	Kipson soils, 5 to 30 percent slopes	1.84	1.2%		1.3ft. (Paralithic bedrock)	VIIs	2705	30	22	29	26	
4785	Tully silty clay loam, 7 to 12 percent slopes	0.86	0.5%		> 6.5ft.	VIe	4825	61	59	59	61	46
Weighted Average						2.81	3797.6	*n 63.9	*n 55.2	*n 58.5	*n 63.4	*n 32.2

*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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MidwestLandGroup.com

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