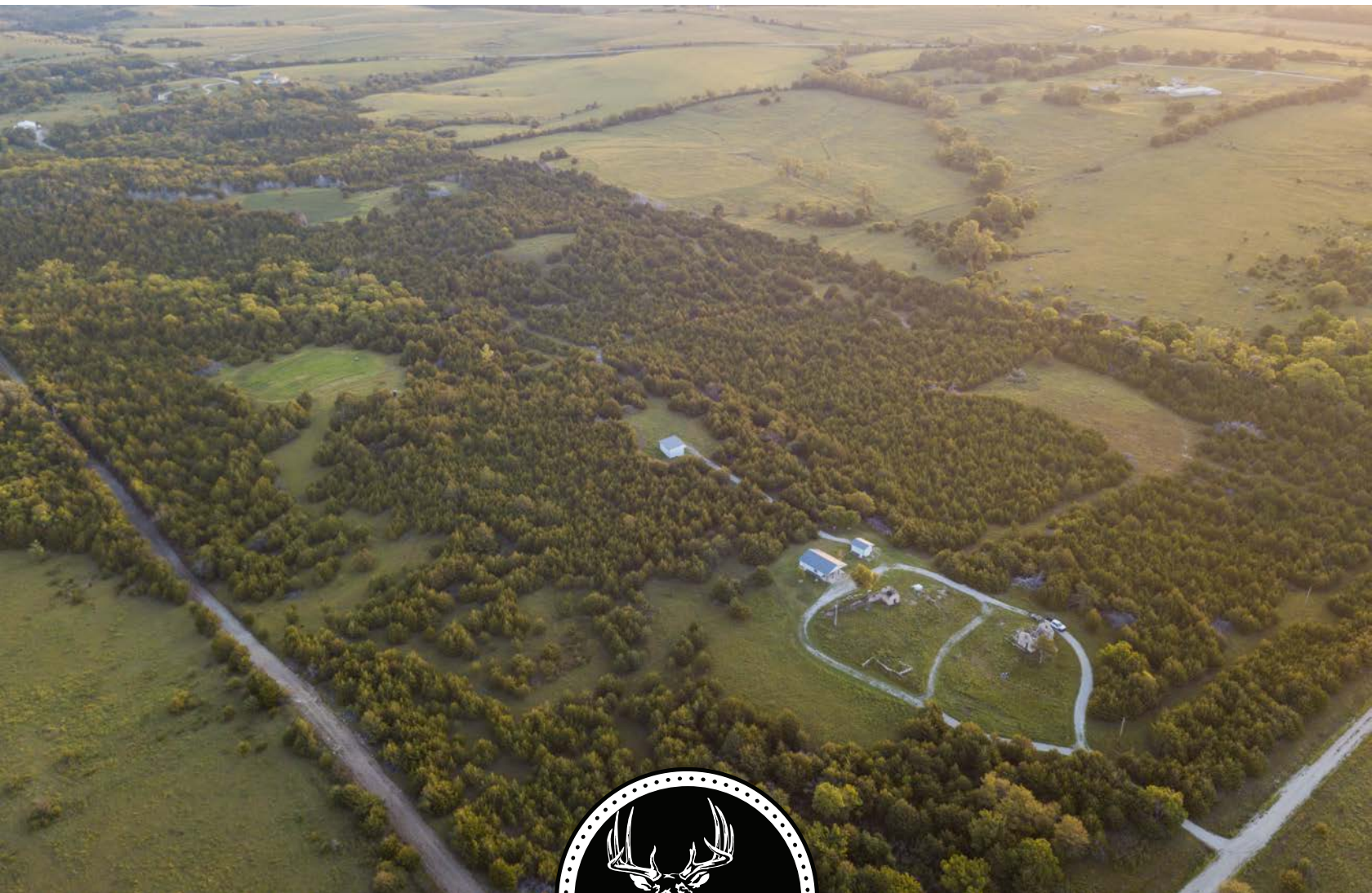


MIDWEST LAND GROUP PRESENTS

81.5 ACRES IN

POTTAWATOMIE COUNTY KANSAS

13455 WILLOW ROAD, WESTMORELAND, KS 66549



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

HUNT READY FARM WITH EXCELLENT ACCOMMODATIONS AND HISTORY

Located in central Pottawatomie County, just south of Westmoreland, this 81.5 +/- acre property offers a rare blend of scenic beauty, tasteful improvements, history, and wildlife habitat. The topography of the land rolls with 80' of elevation change, shrouded in cover. Cedar trees make up the majority of the timber with one hardwood draw and a few scattered cottonwood trees. Cleared areas of native grass provide natural forbs for wildlife cover and food. Tucked in the hardwood draw lies a year-round natural spring providing a valuable water source even in times of drought. An extensive trail system courses through the property, connecting the cleared native areas with the 2 food plots that are situated on the northern side of the farm.

The property's hunting history is strong with a proven record of trail camera and harvest photos. Two enclosed tower blinds, a Banks and a Shadow Hunter, can be found in the foodplots in addition to two 1,000 lb Outback feeders. The previous owner has consistently supplemented the local deer, turkey, and quail with corn feeders year-round, which, coupled with a lack of intrusion, creates a fantastic recipe for low-pressure wildlife. This is a farm that has been managed with intention, creating an ideal setup for a bow or rifle hunter. In addition to the box blinds, multiple bow stands can be found around the property. I was really impressed with the amount of quail and dove on the property as well. With a low travel minimum maintenance road on the west side and a trail system throughout, accessing the different stand

locations on this farm is second to none.

The cabin can be found on the south end of the property, sitting amongst the remains of the old limestone home and buildings of one of the original settlers of Westmoreland. The covered front porch faces south and provides a panoramic view of pasture ground to the south that is out of this world. The 2016-built cabin is 800 square feet and consists of 1 bedroom, a sizable bathroom, an open kitchen and living space, and a mud/laundry room. It comes fully furnished with all appliances, a washer, and a dryer. A rural water meter is in place along with electrical, and a county-approved septic system was installed at the time of construction. A recently installed 6-person storm shelter adds a layer of safety during severe weather. Additional buildings include a detached single-car garage and a three-sided equipment shed, both ideal for storing the full suite of land management tools that convey with the sale - Land Pride rotary tiller, brush hog, box blade, cultipacker, fertilizer spreader, a 3,000 lb King Ag corn trailer, and a Club Car buggy. Completely turn-key hunting tracts with high-quality accommodations are a scarcity in this market, and with the ability to secure a non-resident landowner tag every year, this is not one to overlook. Restaurants and additional activities are prevalent in the area, with Manhattan and Wamego both just a short drive away. The farm is 17 minutes from Wamego, 35 minutes from Manhattan, and 55 minutes from Topeka. For maps, disclosures, or to schedule a showing, call Joey Purpura at (785) 831-3045.

PROPERTY FEATURES

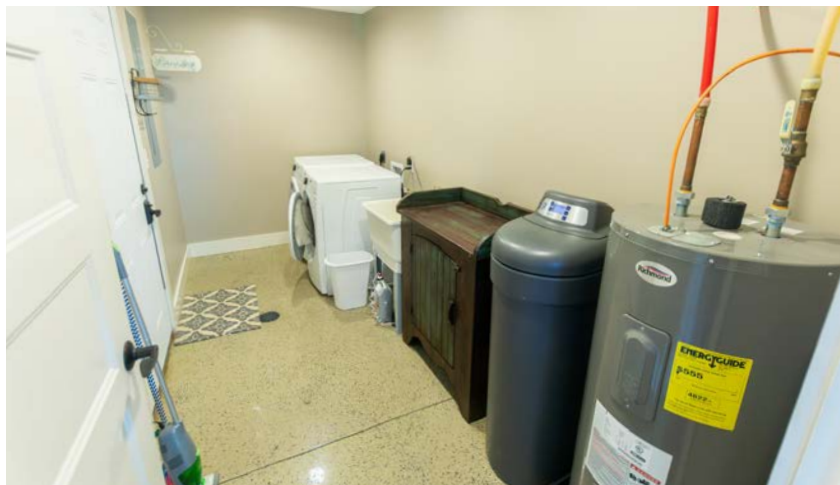
PRICE: **\$625,000** | COUNTY: **POTTAWATOMIE** | STATE: **KANSAS** | ACRES: **81.5**

- 81.5 +/- acres
- Just south of Westmoreland
- Cedars, native grass, vein of hardwood timber
- South and west road frontage providing great access
- Extensive trail system
- Deer and turkey numbers, strong with a great trail camera and harvest history
- Multiple bow stands, 2 enclosed blinds, and 2 Outback 1,000 lb feeders
- Year-round spring providing water during times of drought
- 2016-built cabin - 1 bed, 1 bath, open living/kitchen, and mud/laundry room
- Detached garage with Club Car buggy and deer winch
- Open-sided shed for equipment storage
- Land Pride rotary tiller, brush hog, box blade, cultipacker, fertilizer spreader, and a 3,000 lb King Ag corn trailer
- Cabin has rural water, electricity, and a septic system
- Section 10, Township 8, Range 9
- Rock Creek School District
- 2024 taxes \$1,407.50
- Located 22 minutes from Wamego
- 40 minutes from Manhattan
- 1 hour from Topeka



CABIN BUILT IN 2016

The 2016-built cabin is 800 square feet and consists of 1 bedroom, a sizable bathroom, an open kitchen and living space, and a mud/laundry room. It comes fully furnished with all appliances, a washer, and a dryer. A rural water meter is in place along with electrical, and a county-approved septic system was installed at the time of construction.



TRAIL SYSTEM



OPEN SIDED SHED FOR STORAGE



CEDARS AND VEIN OF HARDWOOD TIMBER

Cedar trees make up the majority of the timber with one hardwood draw and a few scattered cottonwood trees.



HUNTING OPPORTUNITIES

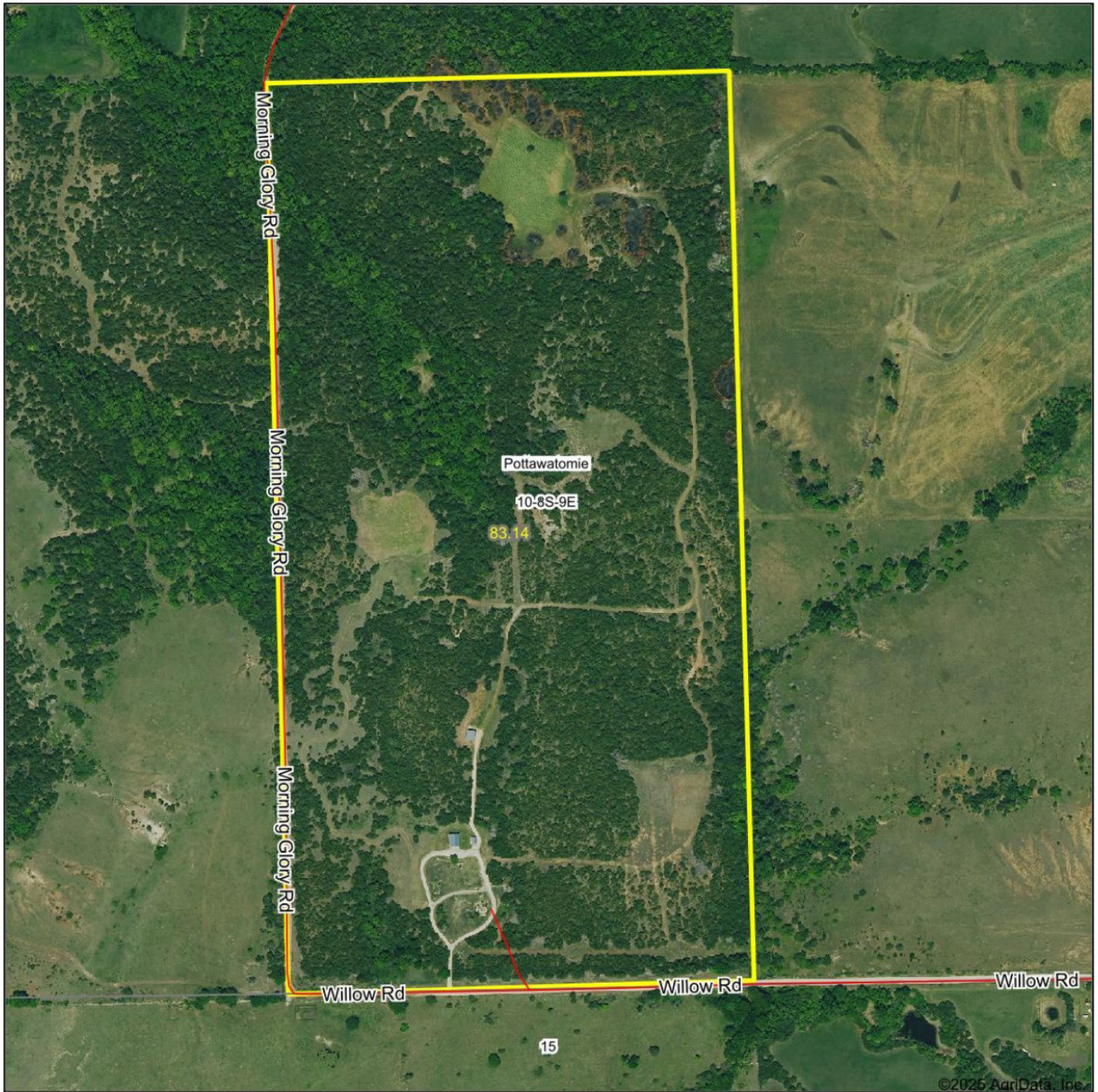
The previous owner has consistently supplemented the local deer, turkey, and quail with corn feeders year-round, which, coupled with a lack of intrusion, creates a fantastic recipe for low-pressure wildlife. This is a farm that has been managed with intention, creating an ideal setup for a bow or rifle hunter.



HARVEST AND TRAIL CAM PHOTOS



AERIAL MAP



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Maps Provided By:



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Boundary Center: 39° 21' 58.84, -96° 24' 3.39

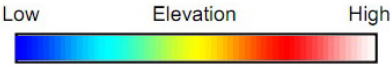
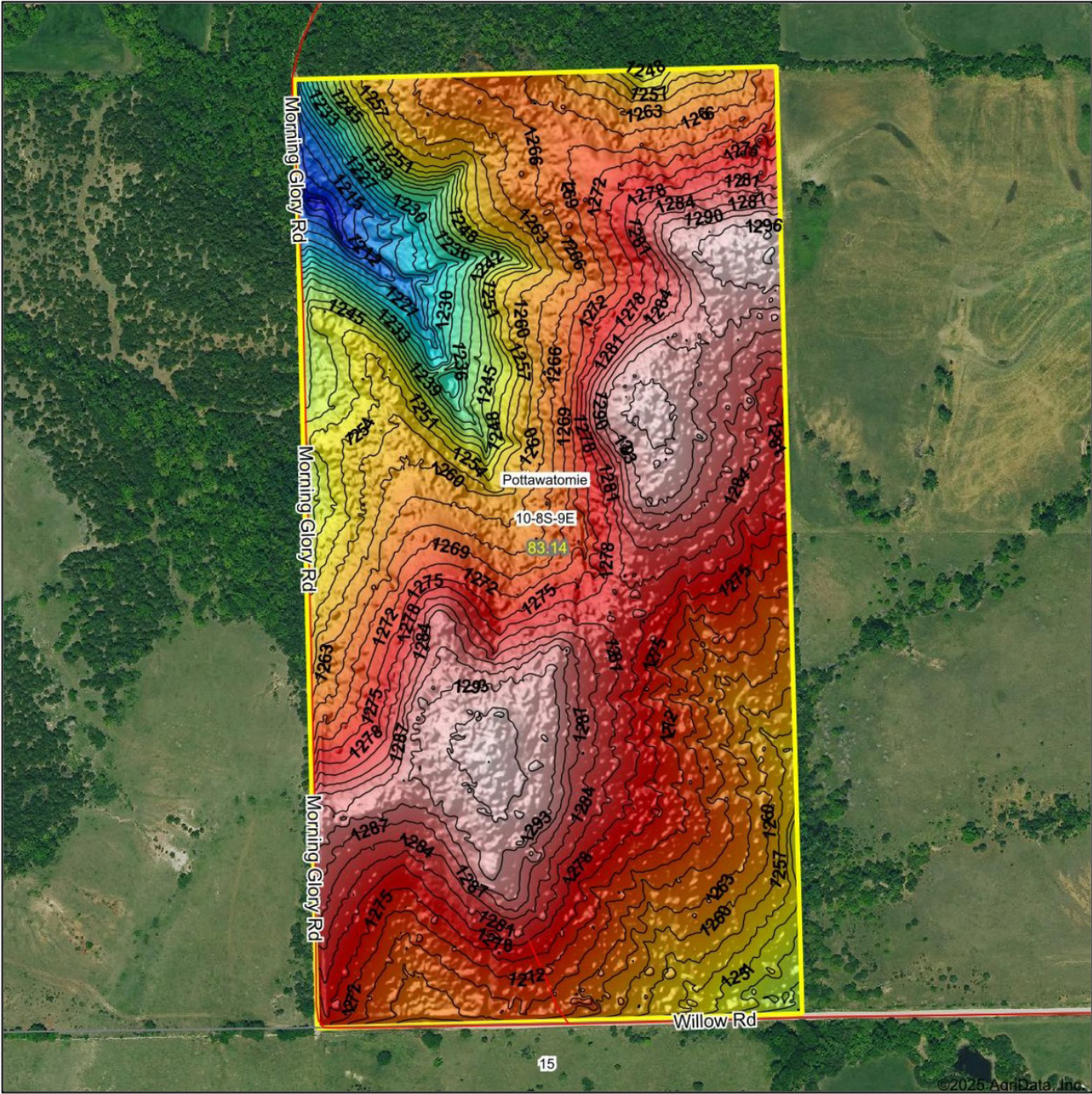
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10-8S-9E
Pottawatomie County
Kansas



8/16/2025

HILLSHADE MAP



Maps Provided By:

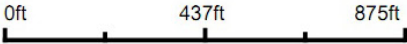


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CUSTOMIZED ONLINE MAPPING

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Source: USGS 1 meter dem
Interval(ft): 3
Min: 1,202.1
Max: 1,300.8
Range: 98.7
Average: 1,269.0
Standard Deviation: 18.31 ft

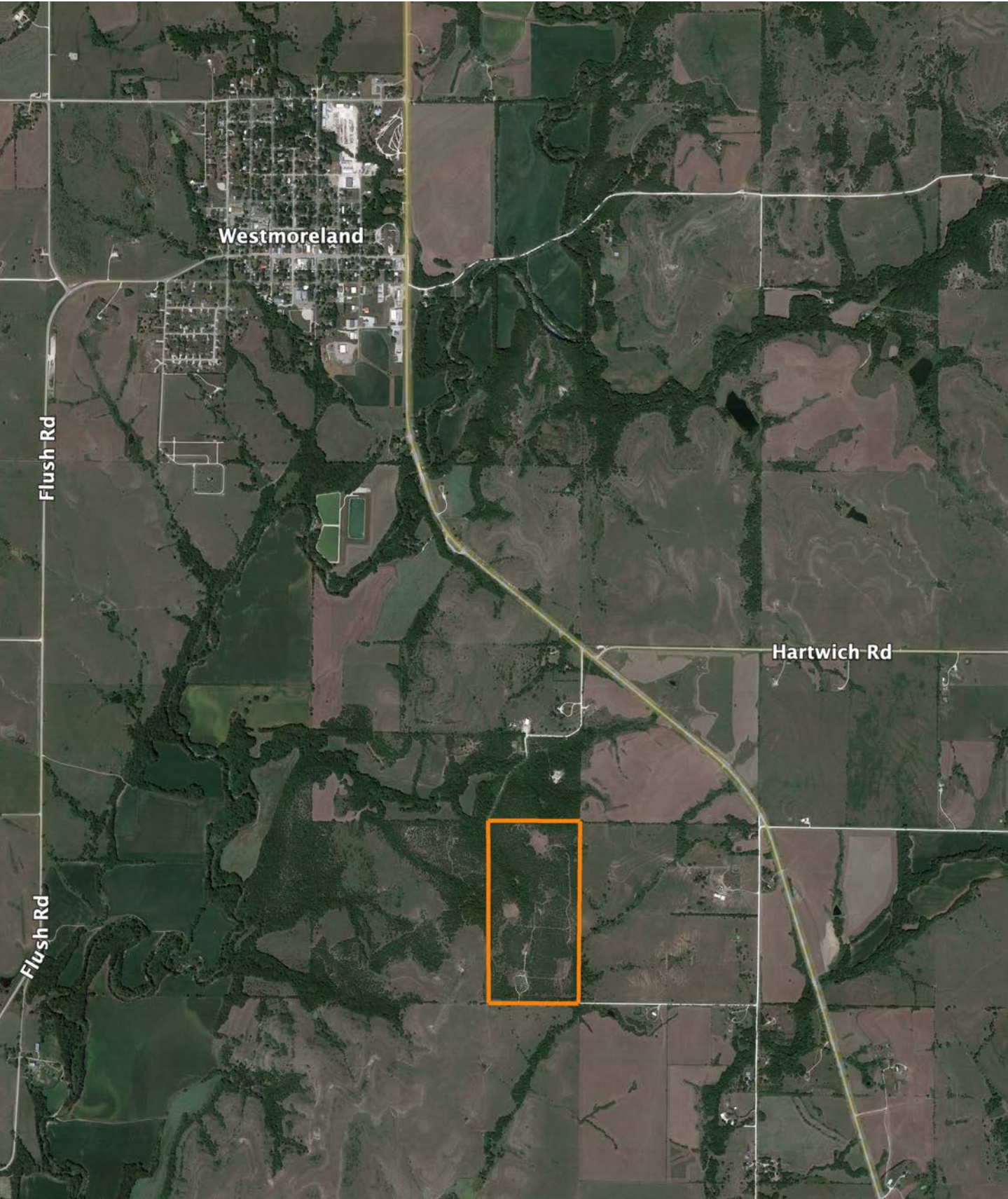


8/16/2025

10-8S-9E
Pottawatomie County
Kansas

Boundary Center: 39° 21' 58.84, -96° 24' 3.39

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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JPurpura@MidwestLandGroup.com



MidwestLandGroup.com

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