

MIDWEST LAND GROUP PRESENTS

310 ACRES

OSBORNE COUNTY, KS

W 210TH ROAD, OSBORNE, KANSAS, 67473



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

DIVERSE PRODUCTION AND RECREATION PROPERTY

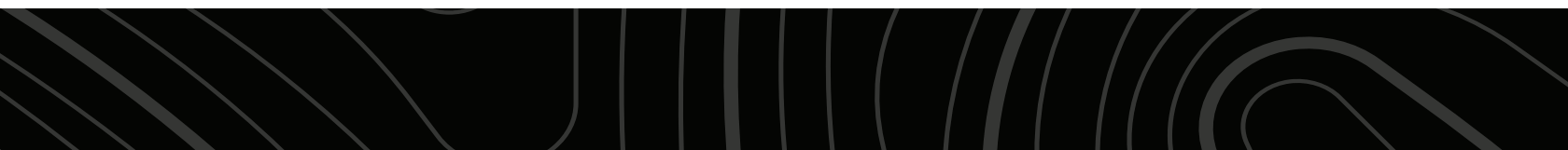
Located in south central Osborne County, this 310 +/- acre property offers the perfect balance of production, recreation, and accessibility in a low traffic area. The topography of the land is rolling with 92' elevation change spread over broke ground, hay meadows, pasture, and timber. The property is bordered by County Road 404, which serves as a main vein running through Osborne County, with additional frontage along W 210th Drive, allowing for multiple points of access.

5 separate drainage systems converge on this piece, with the system dumping into Covert Creek less than 1 mile away. Surrounded exclusively by both pasture and tillable production tracts, this property serves as premium bedding cover for a large area around it.

5 different fields ranging in size from 7 acres to 87 acres make up the 151 +/- acres of total production ground, which currently has beans, corn, and milo all planted. See the photo gallery for the soil map. 3 hay meadows make up a total of 41 +/- acres of hay production. There is a 105 +/- acre treed pasture with both a large stock tank and Ritchie waterer supplied by a well. The

balance of the farm is made up primarily of elm, hedge, hackberry, and cottonwood creek drainages, and an old homesite grown up in cover. Multiple hedgerows create outstanding edges in addition to the small hidden fields along the drainages. There are some tremendous pinch points and hidden food plot locations scattered throughout this property, offering a blank slate for a top-tier rec property.

The farm has been taken care of by the same family for many years and has been utilized for grazing, farming, hay, and hunting. The wildlife that call this piece home include whitetails, turkeys, quail, and pheasants, although not as prevalent as they once were. Check out some of the deer history from over the years. Electricity is available along the east road frontage, and the ability to build a nice dwelling exists in a few different locations, providing excellent views of the property. The farm is 27 minutes from Osborne, 1 hour from Hays, and an hour and a half from Salina. For maps, disclosures, or to schedule a showing, call Land Agent Joey Purpura at (785) 831-3045.



PROPERTY FEATURES

PRICE: **\$899,000** | COUNTY: **OSBORNE** | STATE: **KANSAS** | ACRES: **310**

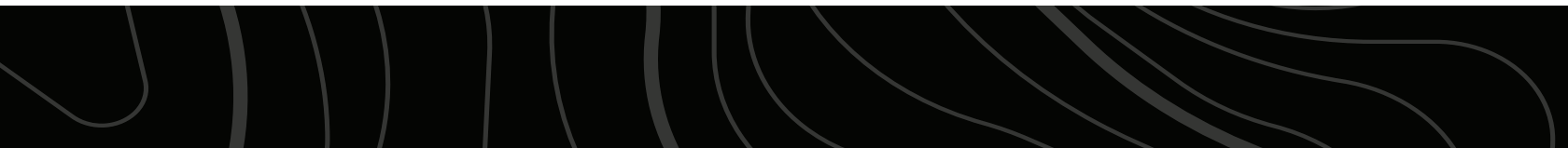
- South Central Osborne County
- Just southwest of Covert
- 92' of elevation change
- 2 sides of road frontage, east being an all-weather road
- South and east road frontage providing great access for prevailing winds
- 5 drainages converge on this property
- 151 +/- acres of broke ground planted in corn, milo, and soybeans
- 5 separate fields ranging from 7 to 87 acres
- 41 acres of hay production in 3 fields
- 105 +/- acre treed pasture with a well serving a stock tank and waterer
- Excellent bedding cover
- Prevalent wildlife on property: whitetails, turkey, quail, & pheasant
- Trail camera history
- Old homesite with unlivable home and some other buildings
- Tremendous edge along fields and creeks, creating great pinch points and seclusion
- Electric meter on property, but a line along east side allowing for multiple build sites
- Section 15, Township 9, Range 14
- 2024 taxes \$2,507.06
- Located 27 minutes from Osborne, 1 hour from Hays, and 1.5 hours from Salina



151 +/- ACRES OF BROKE GROUND



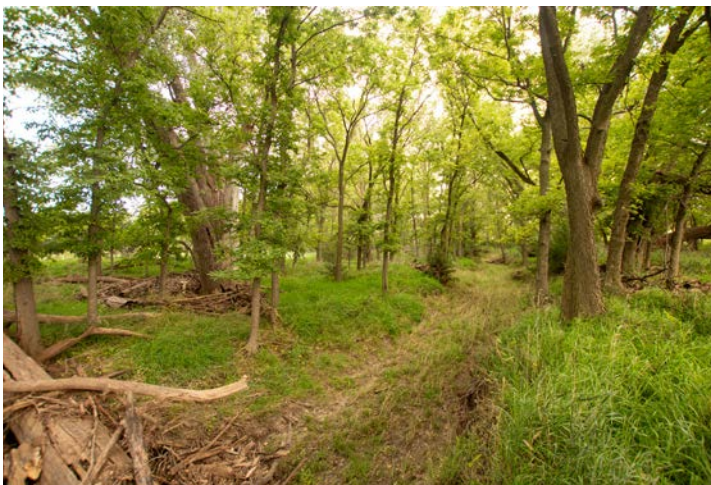
105 +/- ACRE TREED PASTURE



TREMENDOUS EDGE



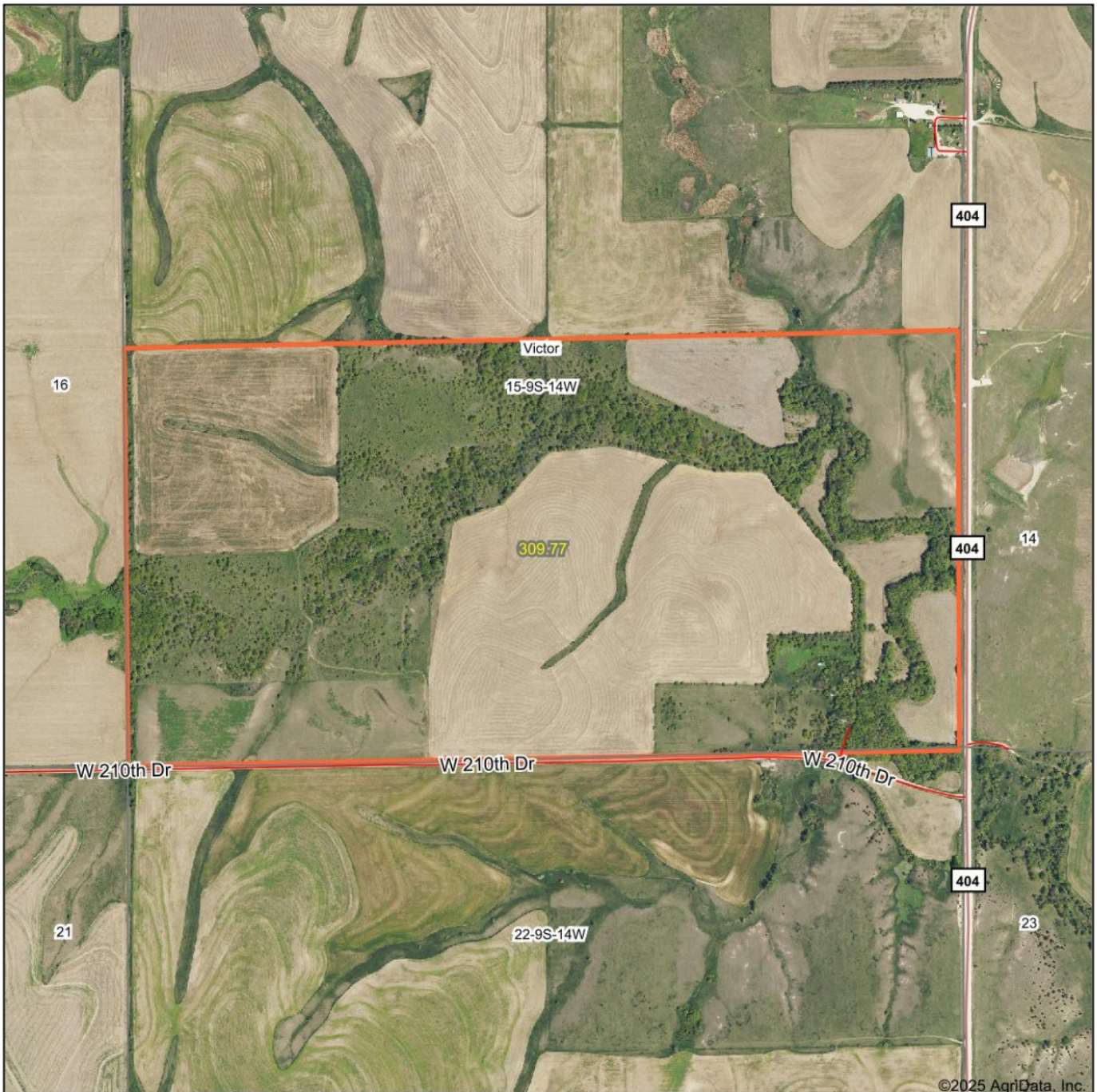
5 DRAINAGES CONVERGE



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



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Boundary Center: 39° 16' 3.62, -98° 52' 17.72

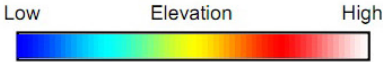
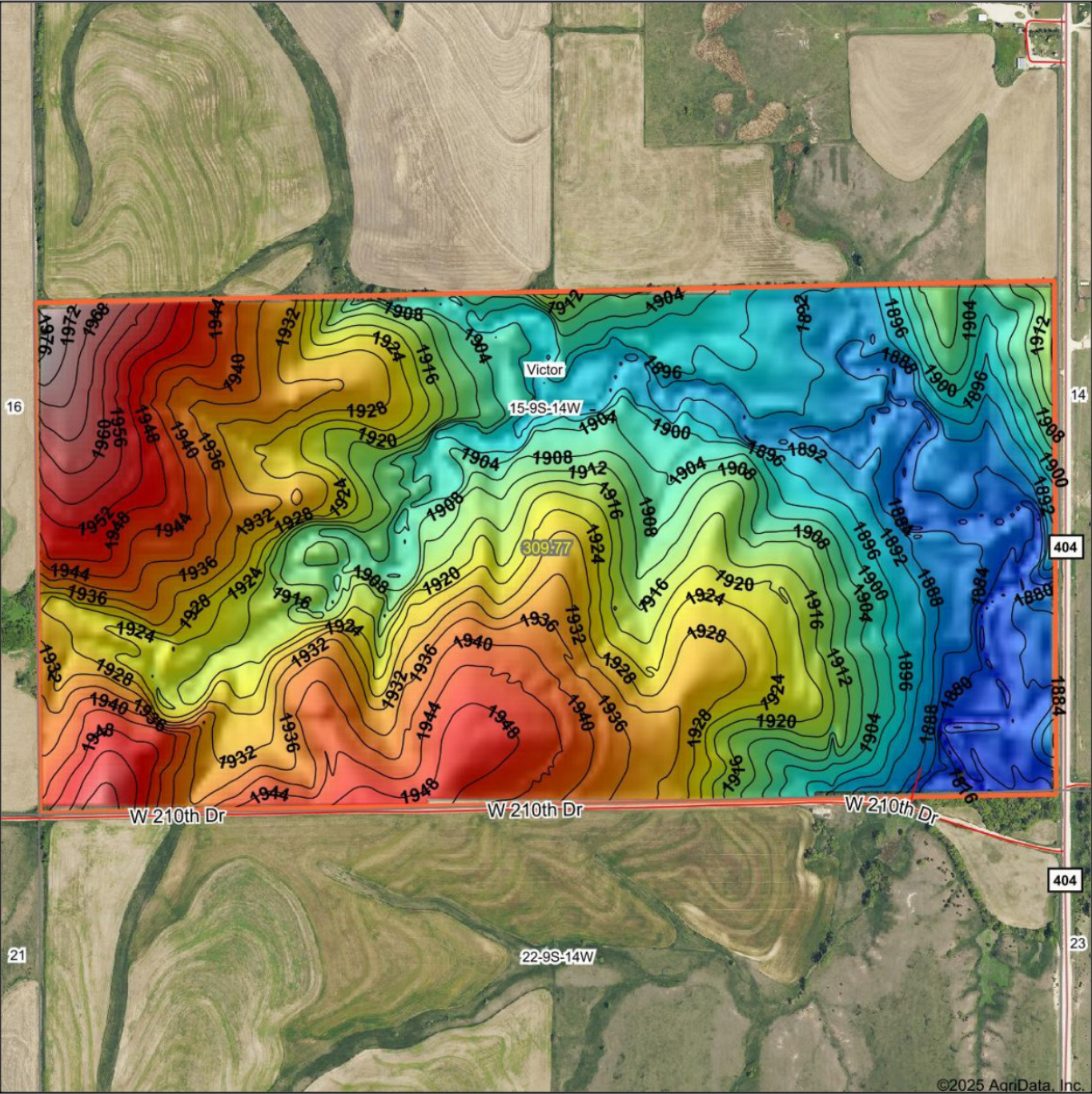
0ft 967ft 1934ft

15-9S-14W
Osborne County
Kansas



9/22/2025

HILLSHADE MAP



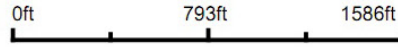
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Source: USGS 10 meter dem
Interval(ft): 4
Min: 1,870.6
Max: 1,978.2
Range: 107.6
Average: 1,918.0
Standard Deviation: 22.34 ft

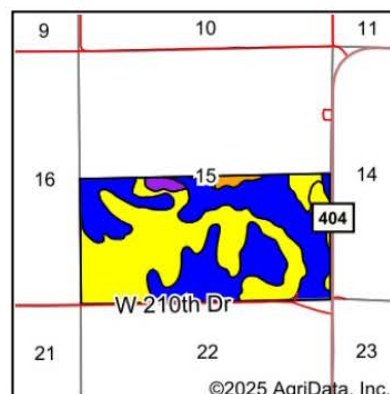
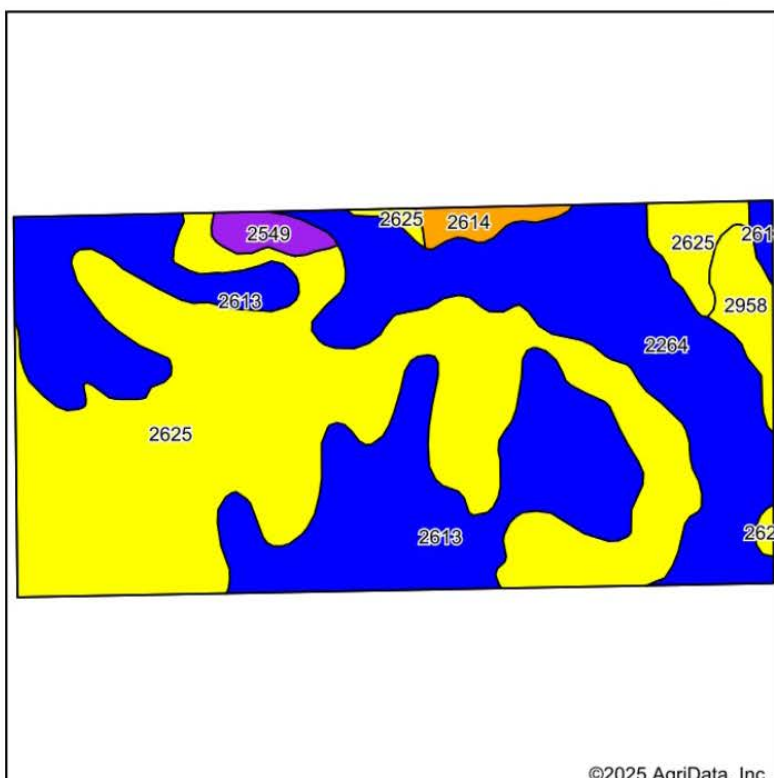


9/22/2025

15-9S-14W
Osborne County
Kansas

Boundary Center: 39° 16' 3.62, -98° 52' 17.72

SOILS MAP



State: **Kansas**
 County: **Osborne**
 Location: **15-9S-14W**
 Township: **Victor**
 Acres: **309.77**
 Date: **9/22/2025**



Maps Provided By:



Area Symbol: KS141, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall
2625	Harney-Nuckolls complex, 3 to 7 percent slopes	144.57	46.7%		> 6.5ft.	Well drained	IVe	IIle	3225	71
2613	Harney silt loam, 1 to 3 percent slopes	85.10	27.5%		> 6.5ft.	Well drained	IIe	IIe	3002	68
2264	Tobin and Roxbury silt loams, occasionally flooded	64.13	20.7%		> 6.5ft.	Well drained	IIw	IIw	4453	80
2958	Wakeen-Mento complex, 3 to 7 percent slopes	7.56	2.4%		2.6ft. (Paralithic bedrock)	Well drained	IVe	IVe	2865	56
2549	Brownell-Wakeen complex, 8 to 20 percent slopes	4.40	1.4%		2.5ft. (Lithic bedrock)	Well drained	Vle		2473	37
2614	Harney silt loam, 3 to 7 percent slopes	4.01	1.3%		> 6.5ft.	Well drained	IIle	IIle	3002	67
Weighted Average							3.05	*-	3395.6	*n 71.1

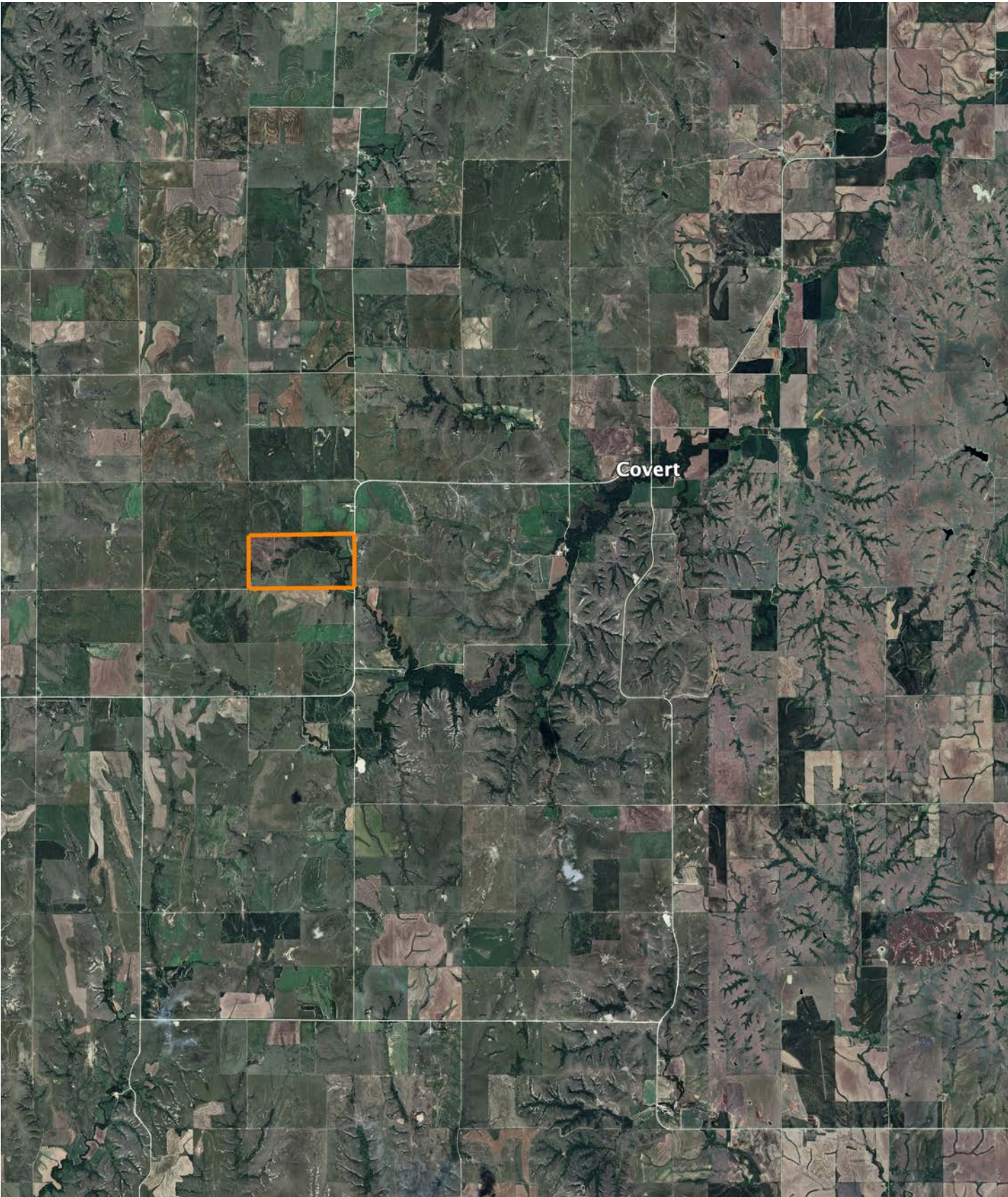
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

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,
ASSOCIATE LAND BROKER
785.831.3045
JPurpura@MidwestLandGroup.com



MidwestLandGroup.com

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