

MIDWEST LAND GROUP PRESENTS

157.7 ACRES

MARION COUNTY, KS

UPLAND ROAD, LINCOLNVILLE, KANSAS 66858



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

UNDISTURBED RECREATION/ NATIVE QUARTER

Located just west of Lincolnvile in Marion County, Kansas, this diverse quarter is the perfect mix for the buyer seeking a true multi-use farm. With a strong history of recreation and hay production, this farm checks a lot of boxes—whether you're looking for hay-producing native, premier upland bird, and whitetail hunting, or the potential to expand tillable acres.

The property features approximately 75 acres of quality native grass meadows that have been hayed for the last few years, while leaving a substantial tall edge around all of the treelines. There are 2 ponds and a (currently running) wet-weather drainage that meanders through the tract, providing consistent moisture. Two of the coolest features of the farm are the cedar shelter belts lining the property and the multi-species oak tree plantings. Thick cedar shelter belts offer excellent windbreaks and thermal cover, while innumerable established Shingle and Shumard oak tree plantings will continue growing and producing acorns. Multiple hedge thickets throughout the farm complement the tremendous edge that this property holds. Thanks to years of pheasant releases by the previous owner, a solid breeding population of birds now calls this place home, which is unique in this area. Multiple coveys of quail can be regularly found as well. There are 2 food

plots totalling 9 acres that were not planted in 2025 due to wet conditions, but can be prepped and ready for the 2026 season. This farm possesses a tremendous amount of cover relative to the area around it, and with very minimal hunting pressure, it has been a sanctuary for the local wildlife. The sellers have had good success shooting mature deer in the past few years, but the property was not hunted during 2025.

For an operator or hunter who would like to see a little more income, portions of the native grass could easily be broken out and converted to farm ground, adding crop ground and more ROI. No government contracts exist on any of the native grass acres, so it has a very diverse potential of use. One oil well is producing but has brought in a nominal amount for the last couple of years. The mineral rights are intact and will transfer to the buyer.

The farm is conveniently located just minutes from Lincolnvile and Highway 56/77, with easy access within 15 minutes to Herington and Marion. An added bonus to this farm is the ease of access to airports in Salina, Manhattan, or Wichita. Call Joey Purpura at (785) 831-3045 for maps, disclosures, or to schedule a showing.



PROPERTY FEATURES

COUNTY: **MARION** | STATE: **KANSAS** | ACRES: **157.5**

- 1 mile northwest of Lincolnville
- Very short access to Highway 56/77
- Balanced habitat including hedge thickets, cottonwoods, native warm-season grass, cedars, tillable, and food plots
- Thick mature cedar shelter belts
- Shumard and Shingle Oaks were planted and established in large quantity
- Approximately 75 acres in native hay
- Access via county road on 2 sides (300 Road and Upland Road)
- 2 ponds and a wet-weather drainage
- Pheasants and quail
- Tremendous edge and deer sign
- Deer history
- 2 food plots totaling 9 acres (not planted in 2025)
- Low historical pressure primarily serves as a sanctuary
- Sections 9, township 18, range 4
- Great location



APPROXIMATELY 75 ACRES IN NATIVE HAY

The property features approximately 75 acres of quality native grass meadows that have been hayed for the last few years, while leaving a substantial tall edge around all of the treelines.



ACCESS VIA COUNTY ROAD



2 PONDS AND A WET-WEATHER DRAINAGE



2 FOOD PLOTS

There are 2 food plots totalling 9 acres that were not planted in 2025 due to wet conditions, but can be prepped and ready for the 2026 season.



DEER HISTORY, PHEASANTS AND QUAIL

This farm possesses a tremendous amount of cover relative to the area around it, and with very minimal hunting pressure, it has been a sanctuary for the local wildlife. The sellers have had good success shooting mature deer in the past few years, but the property was not hunted during 2025. Thanks to years of pheasant releases by the previous owner, a solid breeding population of birds now calls this place home, which is unique in this area.



AERIAL MAP



Boundary Center: 38° 30' 15.24, -96° 59' 24.23

0ft 455ft 910ft

9-18S-4E
Marion County
Kansas



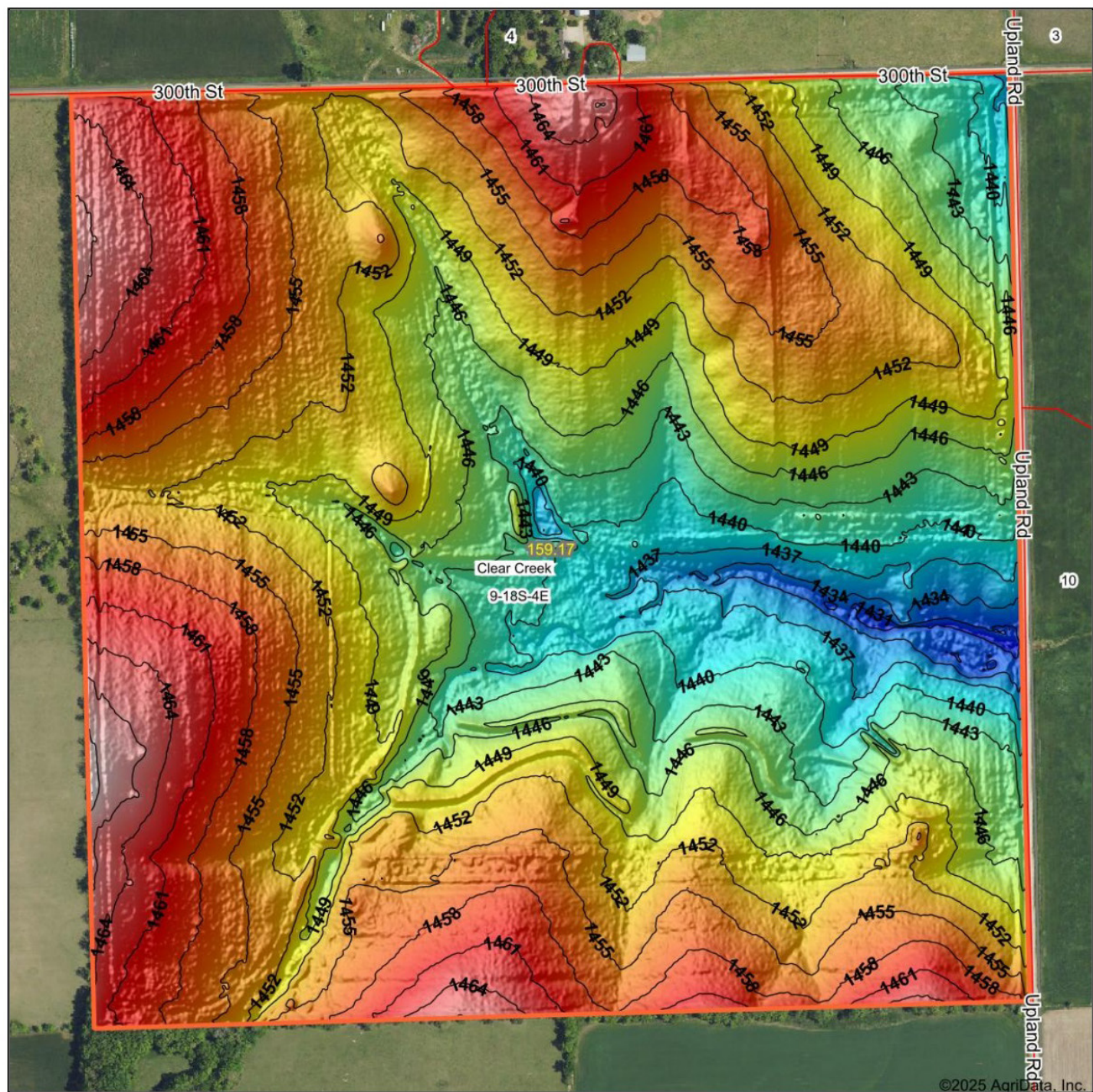
Maps Provided By



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12/29/2025

HILLSHADE MAP



Maps Provided By:
surety
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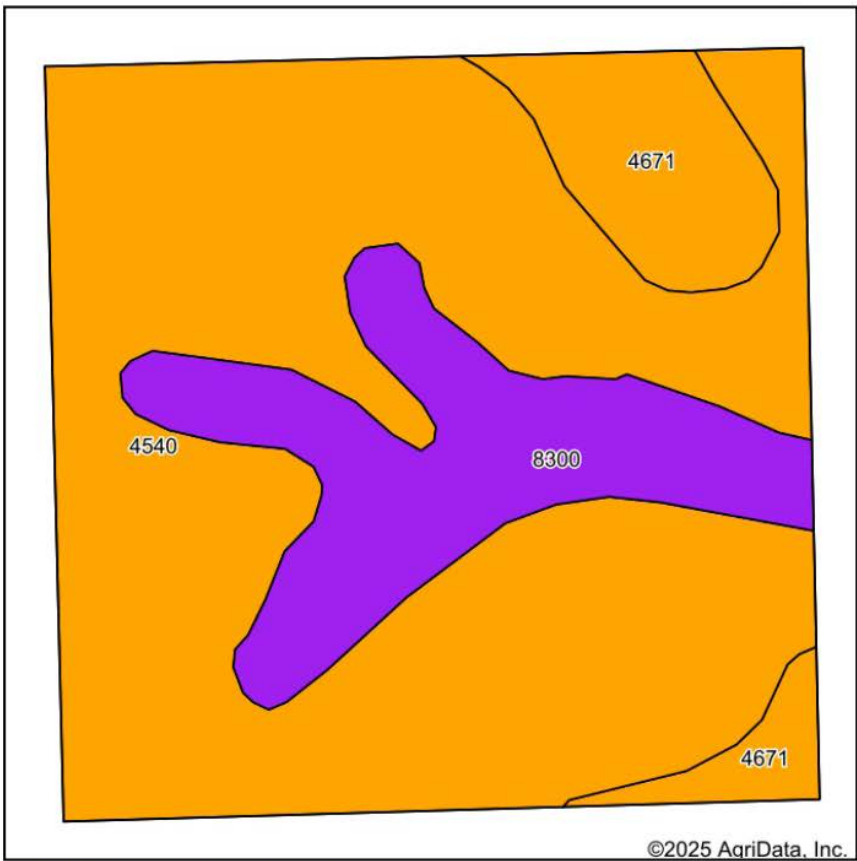
Source: USGS 1 meter dem
Interval(ft): 3
Min: 1,428.0
Max: 1,471.5
Range: 43.5
Average: 1,451.1
Standard Deviation: 7.71 ft



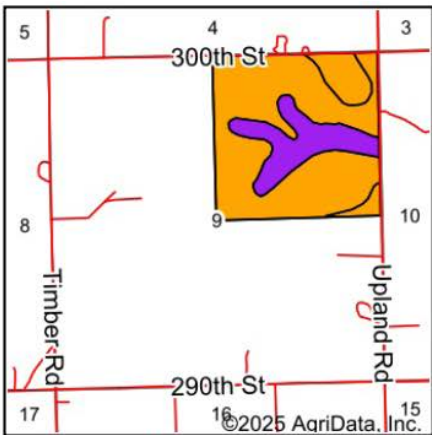
9-18S-4E
Marion County
Kansas

Boundary Center: 38° 30' 15.24, -96° 59' 24.23

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Marion**
Location: **9-18S-4E**
Township: **Clear Creek**
Acres: **159.17**
Date: **12/29/2025**



Maps Provided By



Area Symbol: KS115, Soil Area Version: 23

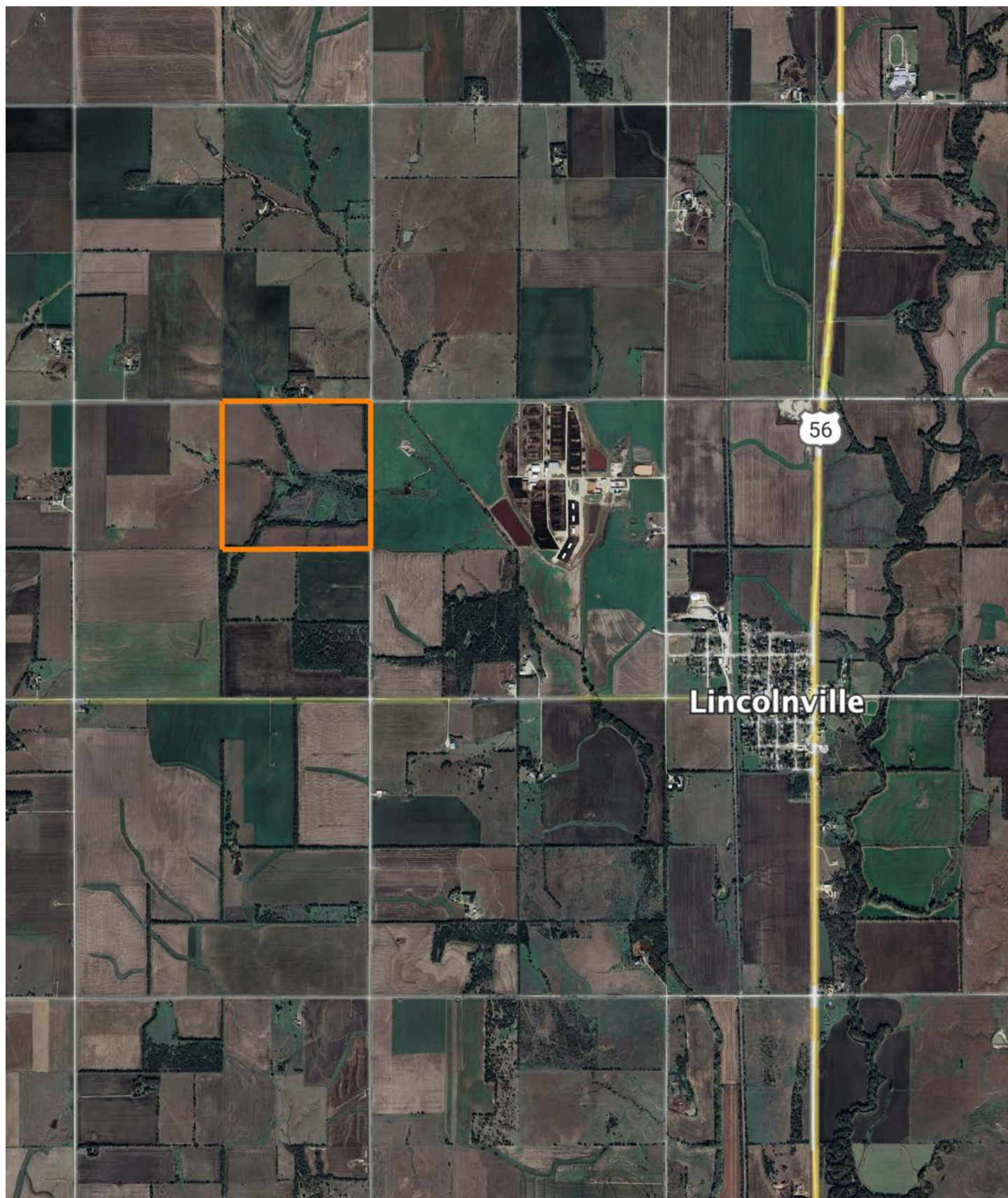
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall
4540	Clime silty clay loam, 1 to 3 percent slopes	112.55	70.7%		2.5ft. (Paralithic bedrock)	Well drained	IIIe	IIIe	3550	43
8300	Verdigris silt loam, channeled, 0 to 2 percent slopes, frequently flooded	30.37	19.1%		> 6.5ft.	Well drained	Vw		7995	46
4671	Irwin silty clay loam, 1 to 3 percent slopes	16.25	10.2%		> 6.5ft.	Moderately well drained	IIIIs	IIIIs	3585	56
Weighted Average							3.38	*-	4401.7	*n 44.9

*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.

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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