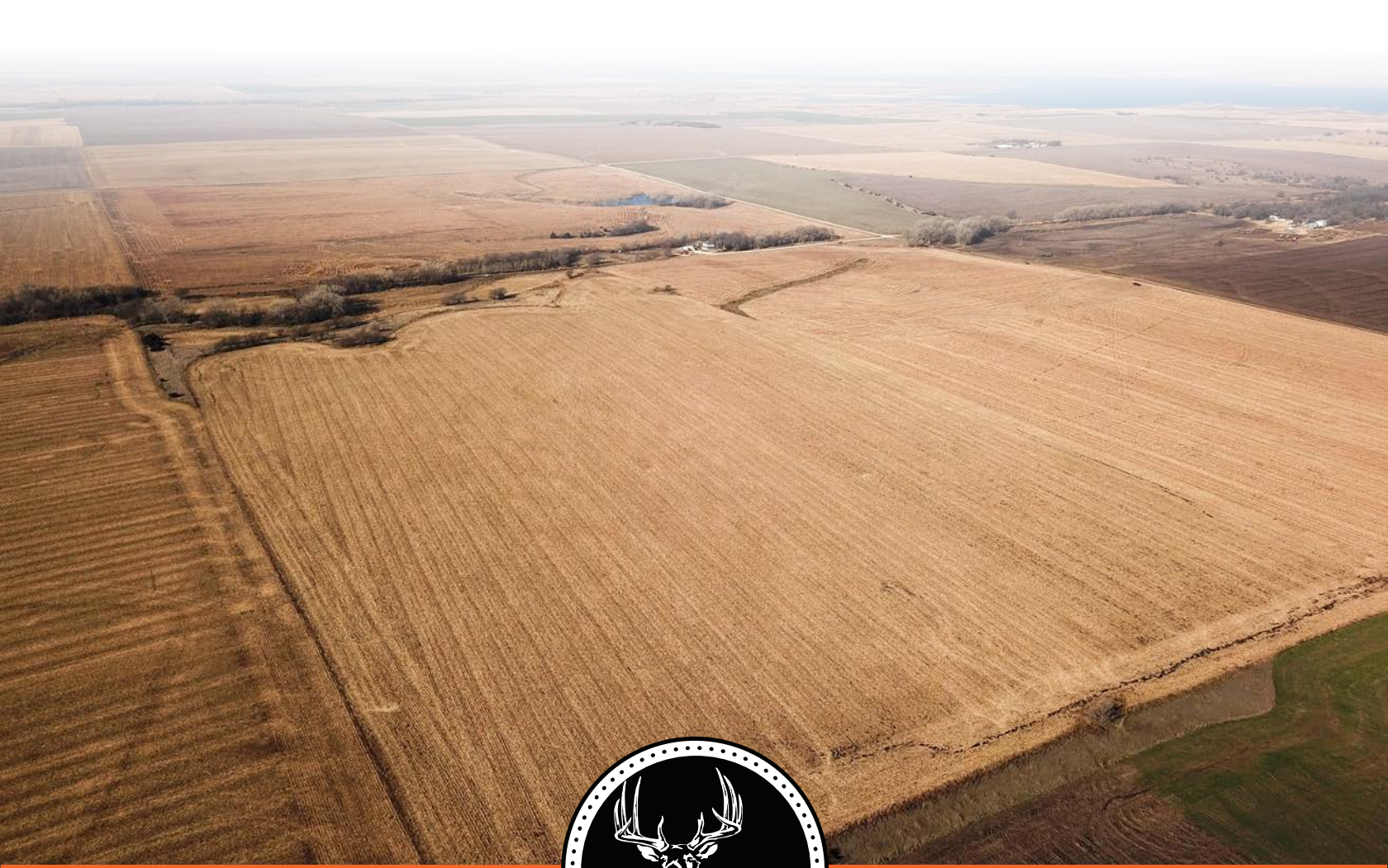


MIDWEST LAND GROUP PRESENTS

81 ACRES IN

MITCHELL COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

TILLABLE INVESTMENT TRACT

Located in west-central Mitchell County, just a few miles South of Glen Elder, this piece of dryland tillable is prime for production and investment. The access to the farm is on 200 Road on the West side, just ½ mile North of the Tipton blacktop. FSA fields show approximately 73 acres in production, with the balance being in native grass patches and a small portion of Little Walnut Creek snaking through the Southwest corner. There was a corn crop during the 2025 crop year with a local tenant. This

piece will be open for the 2026 growing year. Despite not having a large amount of cover, there is a lot of deer sign on the farm. The taxes in 2025 were \$1,057.02, and the legal is S2 NW4 23-7-09W. This piece of ground provides an outstanding opportunity for the investor looking at an inflation hedge with a return in a great location or the current operator looking to expand their operation. Call Joey Purpura at (785) 831-3045 for maps, disclosures, the 156EZ form, or to schedule a showing.



PROPERTY FEATURES

COUNTY: **MITCHELL** | STATE: **KANSAS** | ACRES: **81**

- approximately 73 acres in production
- 8 acres in native grass and Little Walnut Creek
- ½ mile North of the Tipton blacktop
- S2 NW4 23-7-09W
- 2025 taxes were \$1,057.02
- Great opportunity for investment or expansion
- Quality area
- Lots of deer sign
- Just south of the Mitchell/Jewell County line
- 9 minutes from Glen Elder
- 17 minutes from Beloit, KS
- 19 minutes from Tipton

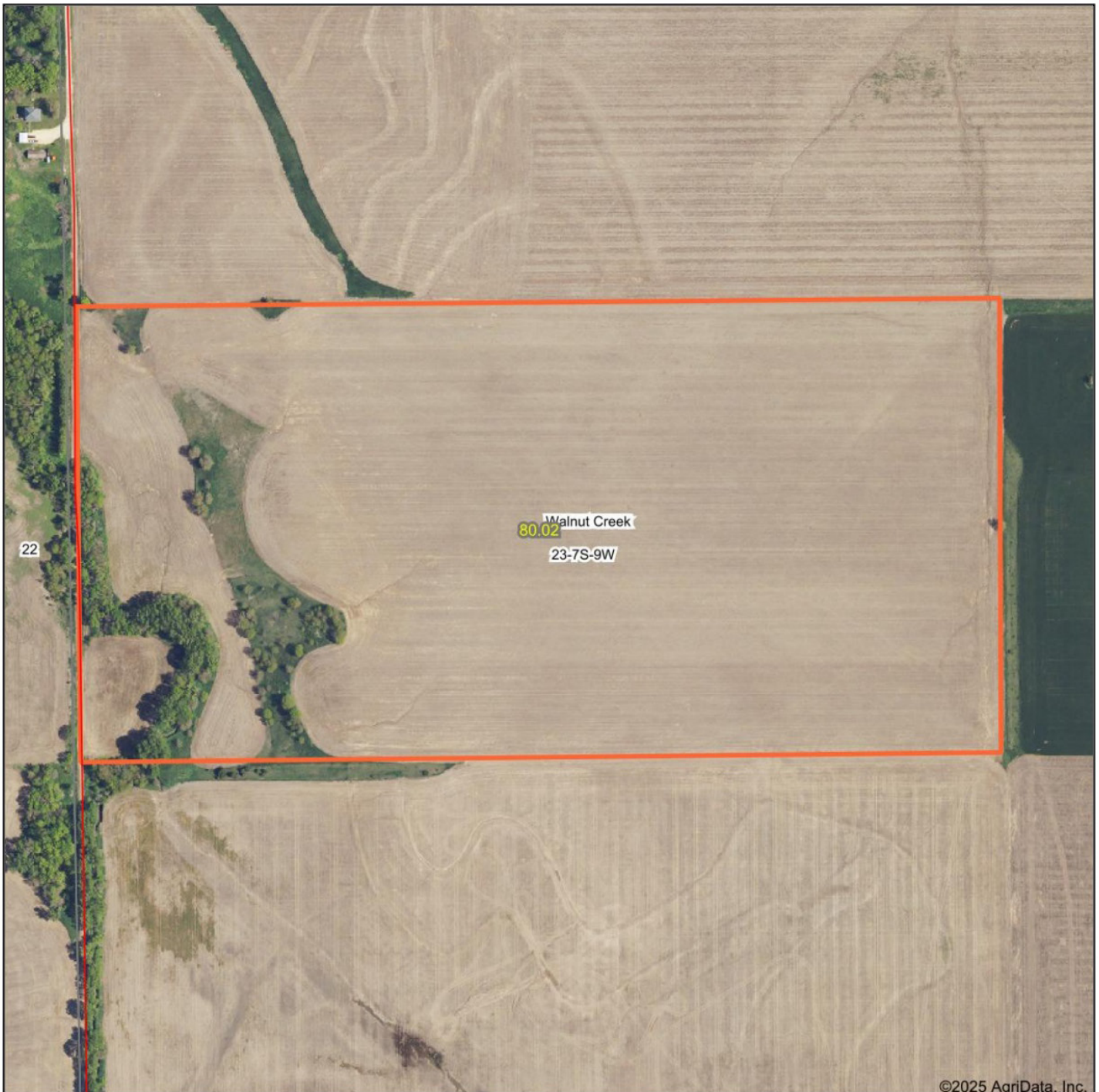
8 ACRES IN NATIVE GRASS



APPROXIMATELY 73 ACRES IN PRODUCTION



AERIAL MAP



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Maps Provided By:



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Boundary Center: 39° 25' 53.8, -98° 17' 50.81

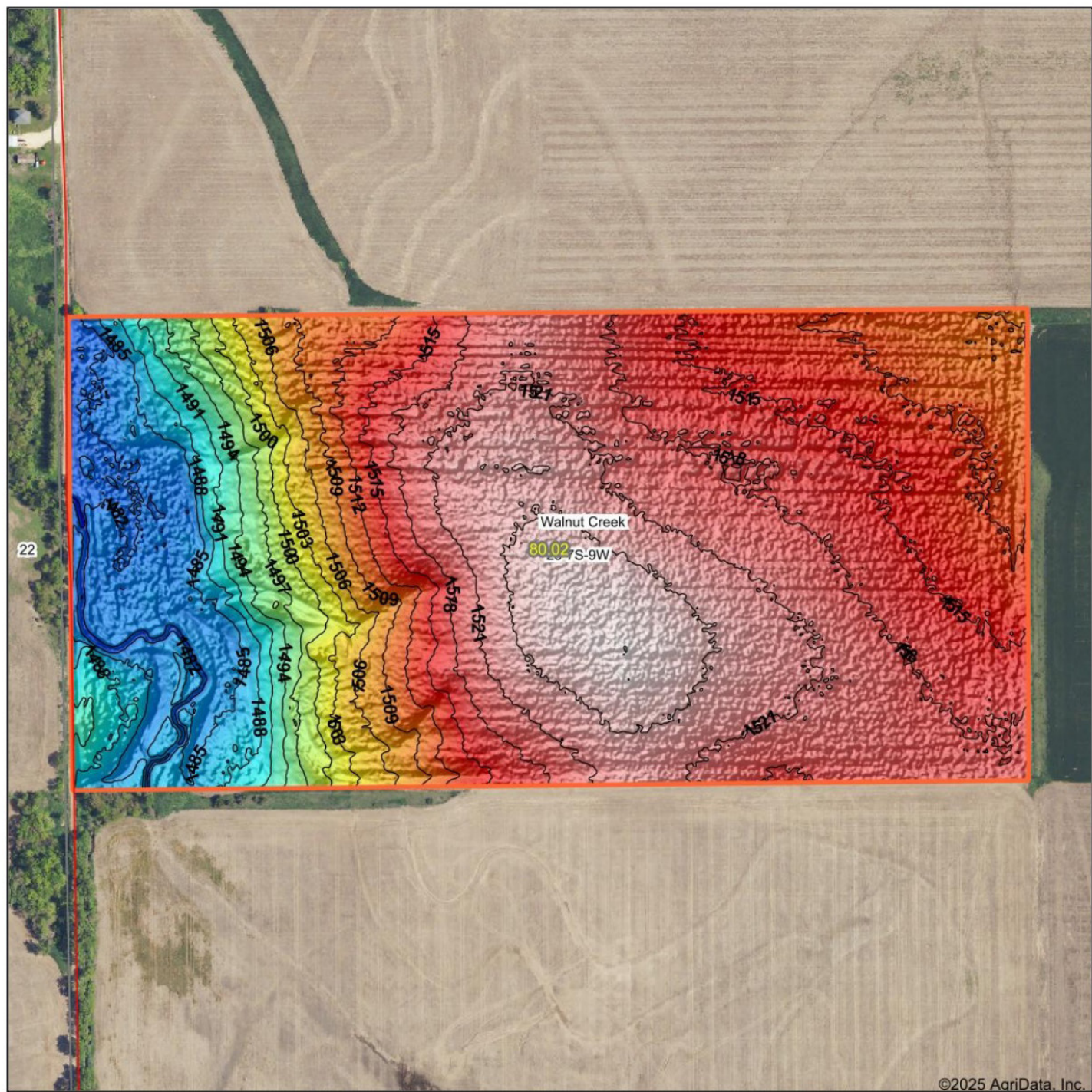
23-7S-9W
Mitchell County
Kansas

0ft 449ft 897ft



11/12/2025

HILLSHADE MAP



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Source: USGS 1 meter dem

Interval(ft): 3

Min: 1,476.4

Max: 1,527.2

Range: 50.8

Average: 1,510.2

Standard Deviation: 13.42 ft

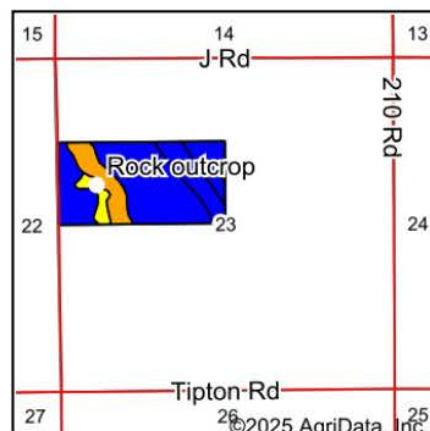
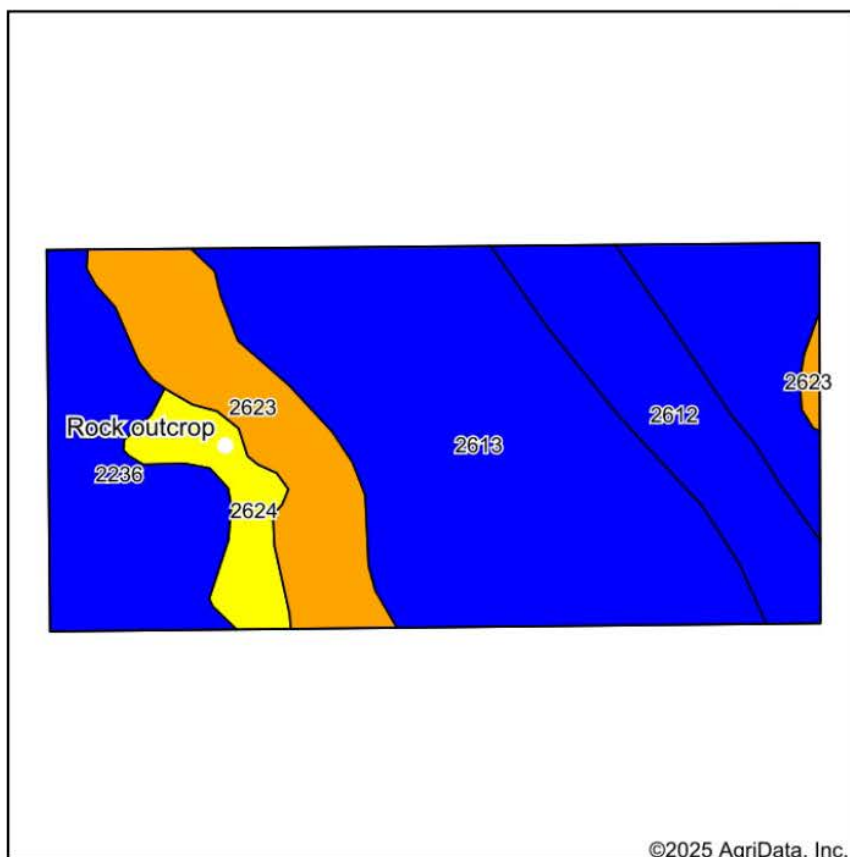


11/12/2025

23-7S-9W
Mitchell County
Kansas

Boundary Center: 39° 25' 53.8, -98° 17' 50.81

SOILS MAP



State: **Kansas**
 County: **Mitchell**
 Location: **23-7S-9W**
 Township: **Walnut Creek**
 Acres: **80.02**
 Date: **11/12/2025**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: KS123, 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
2613	Harney silt loam, 1 to 3 percent slopes	41.49	51.9%		> 6.5ft.	Well drained	Ile	Ile	3002	68
2236	Roxbury silt loam, occasionally flooded	12.43	15.5%		> 6.5ft.	Well drained	IIw	IIw	4463	76
2623	Harney-Mento complex, 3 to 7 percent slopes	11.03	13.8%		4.1ft. (Lithic bedrock)	Well drained	IIIe	IIIe	2962	62
2612	Harney silt loam, 0 to 1 percent slopes	10.76	13.4%		> 6.5ft.	Well drained	IIc	I	2998	69
2624	Harney-Mento silty clay loams, 3 to 7 percent slopes, eroded	4.31	5.4%		4.1ft. (Lithic bedrock)	Well drained	IVe	IIIe	3153	59
Weighted Average							2.25	2.06	3231	*n 68.1

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Symbol	Name	Description
ROC	Rock outcrop	An exposure of bedrock at the surface of the earth. Not used where the named soils of the surrounding map unit are shallow overbedrock or where Rock outcrop is a named component of the map unit. Typically 3 to 5 acres.

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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