

MIDWEST LAND GROUP PRESENTS



120 ACRES
MITCHELL COUNTY, KS

0000 Quinton Trail, Hunter, Kansas 67452



MIDWEST LAND GROUP IS HONORED TO PRESENT

ESTABLISHED CRP WITH RECREATION VALUE

Located in southwest Mitchell County, west of Tipton, this established piece of CRP provides a unique opportunity for passive income and recreation. The access to the farm is on Quinton Trail, with access along the north side. The property is enrolled in CRP, which expires in 2030 and pays \$60 per acre for a total payment of \$7,202 annually.

The deer sign on this property is tremendous, with beds, trails, and rubs throughout. Pheasant and quail are also common with the high-quality stand of native warm-season grass that this farm consists of. Nearby

Salt Creek funnels the deer, but the bedding cover on this piece is second to none. A gentle roll from west to east creates an opportunity to create a pond as well.

Taxes in 2025 were \$1,254.82, and the legal is SW4 NE4 and the NW4 SE4 and the SW4 SE4 29-8-09W. 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 hunter looking to develop an upland bird and whitetail sanctuary. For maps, disclosures, or to schedule a showing, call Joey Purpura at (913) 424-8415.

PROPERTY FEATURES

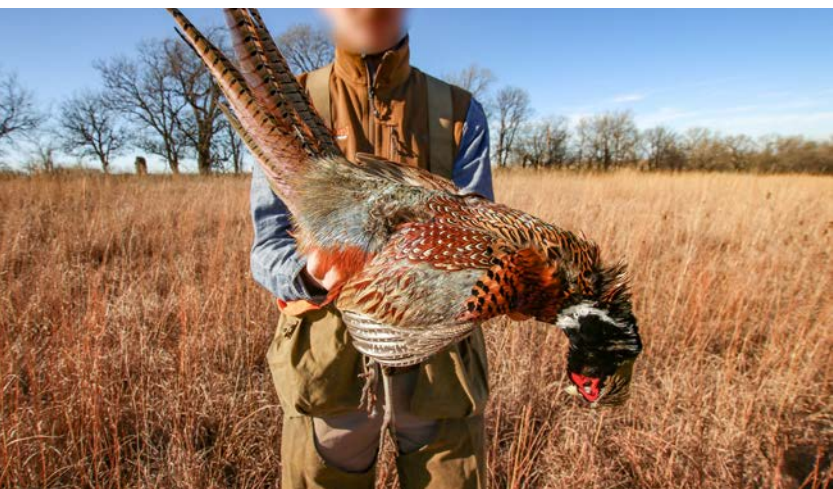
COUNTY: **MITCHELL** | STATE: **KANSAS** | ACRES: **120**

- ~120 acres in CRP
- \$60 per acre CRP contract expiring in 2030
- Tremendous deer sign
- Pheasant and quail
- Gently rolling terrain
- SW4 NE4 and the NW4 SE4 and the SW4 SE4 29-8-09W
- 2025 taxes were \$1,254.82
- Great opportunity for investment
- Quality area
- 12 minutes west of Tipton, KS
- 15 minutes from Hunter, KS



UPLAND BIRD AND WHITETAIL HUNTING

The deer sign on this property is tremendous, with beds, trails, and rubs throughout. Pheasant and quail are also common with the high-quality stand of native warm-season grass that this farm consists of.



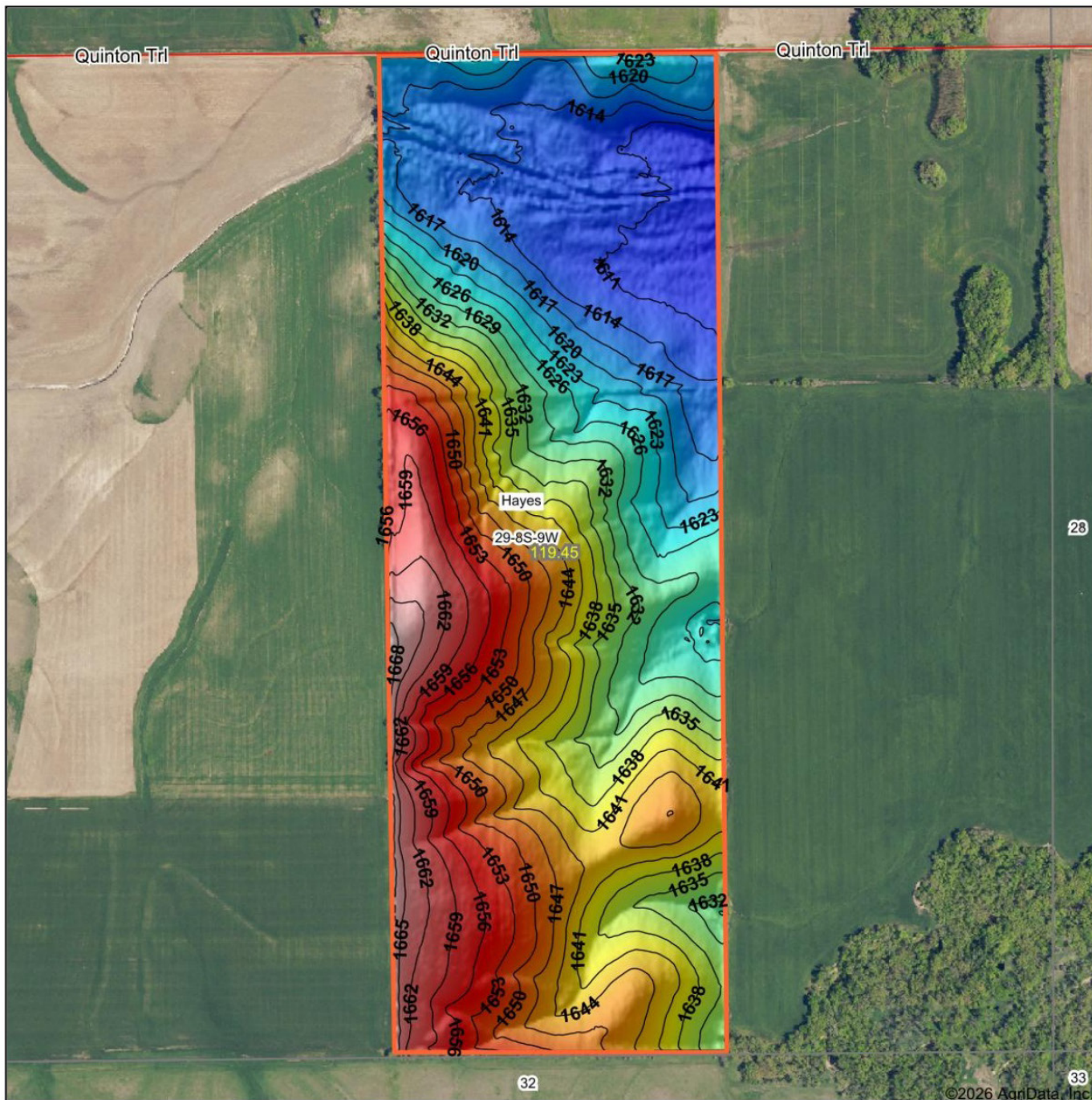
DENSE BEDDING COVER



~120 ACRES IN CRP



HILLSHADE MAP

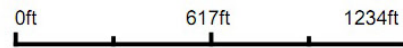


Maps Provided By



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Source: USGS 3 meter dem
 Interval(ft): 3
 Min: 1,608.2
 Max: 1,669.9
 Range: 61.7
 Average: 1,635.1
 Standard Deviation: 16.21 ft

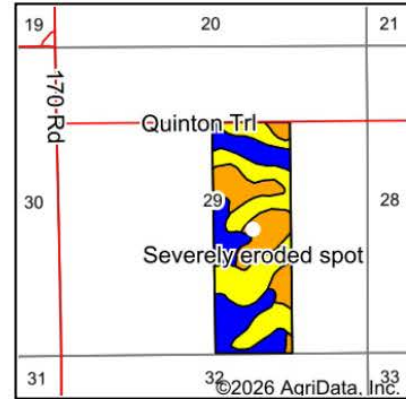
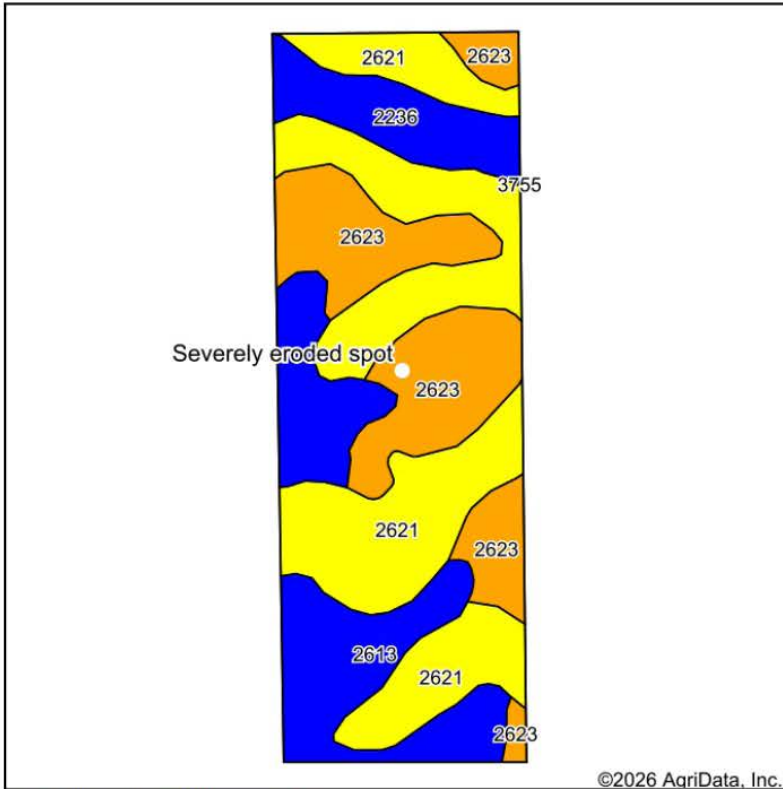


5/5/2026

29-8S-9W
Mitchell County
Kansas

Boundary Center: 39° 19' 35.85, -98° 20' 49.68

SOILS MAP



State: **Kansas**
 County: **Mitchell**
 Location: **29-8S-9W**
 Township: **Hayes**
 Acres: **119.45**
 Date: **5/5/2026**



Maps Provided By
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 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 |
|-------------------------|--|-------|------------------|----------------------|-----------------------------|---------------|------------------|--------------|--------------------------------|------------------|
| 2621 | Harney-Corinth silty clay loams, 3 to 7 percent slopes, eroded | 50.14 | 41.9% | Yellow | 2.6ft. (Paralithic bedrock) | Well drained | IVe | IVe | 2937 | 54 |
| 2623 | Harney-Mento complex, 3 to 7 percent slopes | 32.11 | 26.9% | Orange | 4.1ft. (Lithic bedrock) | Well drained | IIIe | IIIe | 2962 | 62 |
| 2613 | Harney silt loam, 1 to 3 percent slopes | 26.50 | 22.2% | Dark Blue | > 6.5ft. | Well drained | IIe | IIe | 3002 | 68 |
| 2236 | Roxbury silt loam, occasionally flooded | 10.70 | 9.0% | Blue | > 6.5ft. | Well drained | IIw | IIw | 4463 | 76 |
| Weighted Average | | | | | | | 3.11 | 3.11 | 3094.8 | *n 61.2 |

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

| Symbol | Name | Description |
|--------|----------------------|---|
| ERO | Severely eroded spot | An area where on the average 75 percent or more of the original surface layer has been lost because of accelerated erosion. Not used in map units that are named severely eroded, very severely eroded, or gullied. 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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