

MIDWEST LAND GROUP PRESENTS

206 ACRES IN

WASHINGTON COUNTY KANSAS



2340 ARROWHEAD ROAD, NARKA, KS 66960

MIDWEST LAND GROUP IS HONORED TO PRESENT

HUNTING OASIS WITH FULLY REMODELED HOME AND INCOME

Located in northwestern Washington County between Haddam and Mahaska, this newly remodeled home and multifaceted production/recreation tract offers a little bit of everything. The property consists of a beautifully remodeled home on 5 +/- acres along Arrowhead Road, along with an additional 201 +/- acre farm located just 1.5 miles north. Together, the two tracts provide an outstanding combination of country living, agricultural production, and premier recreational opportunities.

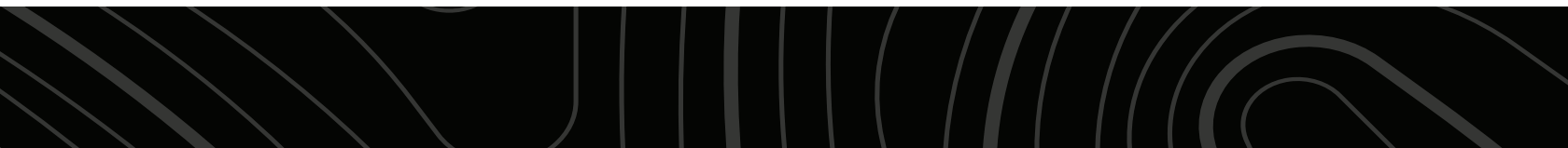
The home was originally built in 1980 and consists of 3 bedrooms and 2.5 bathrooms, with a crawlspace, and an attached 2-car garage. An extensive remodel was completed in 2022 and included new LVP flooring throughout, new cabinets and appliances in the kitchen, fully remodeled bathrooms including a walk-in shower and heated floors in the master bathroom, a mudroom and half bath added next to the laundry room, new HVAC and hot water heater, new plumbing, new roof and gutters, a new deck off the back of the house, and new furnishings which will transfer with the property.

The home is served by rural water, Rolling Hills Electric, and propane by Mahaska Oil. Three additional outbuildings exist at the property: a newly graveled 40'x50' open-sided building, a 15'x25' open-sided

building, and an older fully enclosed shed. Together, they provide excellent covered storage.

The home was very tastefully remodeled and decorated, with the ability to comfortably sleep eight. The back deck provides a serene place for outdoor cooking and the enjoyment of the immense peace that can be found here. Spectacular sunrises can be enjoyed from the backyard while sunsets stretch across the view from the front porch. During the right times of year, mulberries and apples can be picked around the homestead, while quail are frequently heard and seen nearby. Spring mornings often begin with multiple gobbling turkeys sounding off from the surrounding countryside.

People often underestimate the building and remodeling process on rural homes, especially ones like this that serve as a sanctuary amongst a sea of fields and timber with few neighboring homes around. This property has been a special retreat for the current owner's family and is set up to serve equally well as a primary residence or a turn-key home away from home for hunting camp and outdoor recreation. Wildlife activity extends all the way to the homesite itself, with deer and turkeys frequently traveling through the 5 +/- acre tract.



The 201 +/- acre farm is just a short drive up Arrowhead Road. There are roughly 50 +/- acres of fully fenced pasture in the middle of the farm with a pond serving as the water source. The pond has become a consistent attraction for waterfowl. During migration and winter months, ducks regularly utilize the pond, and the owners report witnessing exceptionally large concentrations of geese staging there.

Roughly 50.6 +/- acres previously enrolled in CRP in three different tracts are being prepared for conversion into hay production, adding to the productive acreage of the property. On the north half of the farm, two separate areas of tillable ground comprise approximately 44 +/- additional acres. A local tenant is currently in place. The farm ground has multiple access points from the road and gently rolls down into the Myer Creek bottom.

The very north end of the tract contains a beautiful stand of oak timber littered with deer sign, which is no surprise given the extensive bedding cover throughout the property. Scattered oak and hackberry trees exist across the farm, with an especially dense area behind the pond that is consistently torn up with deer activity.

North of 26th Road, the property continues with a beautifully balanced stand of mature timber, 14 +/- acres of lush alfalfa, a food plot location, and Myer Creek flowing through it. This entire 40 +/- acre tract serves as a natural bottleneck for wildlife traveling the creek systems. Multiple ladder stands exist throughout the farm, along with a feeder at the north food plot.

The current owners have primarily managed and hunted the property with archery equipment, helping maintain a low-pressure environment. Myer Creek, the surrounding timber, bedding cover, alfalfa, food plot

locations, and limited neighboring hunting pressure combine to create an exceptional travel corridor for mature whitetails. The surrounding area consists largely of lightly traveled roads and neighboring properties with limited hunting pressure, creating an ideal setting for mature deer to reach their full potential. The owners report observing multiple bucks exceeding 170 inches during their ownership. In 2023, the owner's 11-year-old son harvested a Boone & Crockett whitetail on the property, a testament to the caliber of deer that utilize the area.

In addition to its renowned deer hunting, the farm supports strong populations of turkeys, quail, and waterfowl. The current owners have enjoyed exceptional turkey hunting opportunities, regularly hearing multiple gobblers sound off from the homesite during spring mornings. In March 2026, a group of 11 gobblers was observed on the property, further highlighting the quality habitat and strong turkey population found throughout the farm. While photographing the property, my dog flushed a covey of quail and a hen pheasant. An extensive collection of high-quality trail camera history is available upon request, and the photos included in this listing represent only a fraction of what has been documented over the years.

The serenity of this part of rural Washington County is second to none. At approximately one-quarter mile wide and one mile long, the road access on this property is excellent, with multiple entrances spread throughout the tract. The farm is located just 30 minutes from Washington, 29 minutes from Fairbury, and 31 minutes from Belleville.

Call Joey Purpura at (785) 831-3045 for maps, disclosures, or to schedule a showing.

PROPERTY FEATURES

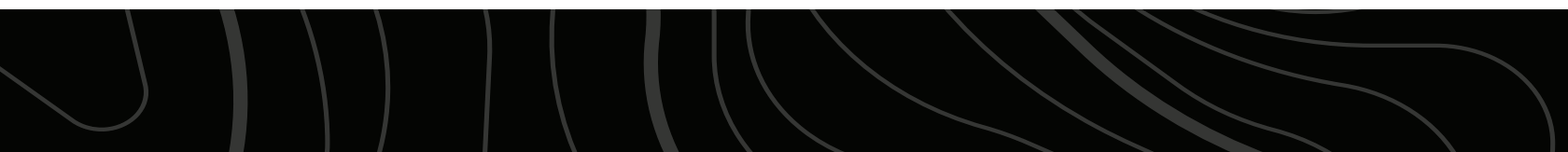
COUNTY: **WASHINGTON** | STATE: **KANSAS** | ACRES: **206**

- Located in northwestern Washington County
- Between Haddam and Mahaska
- 1,400 square foot newly remodeled home on 4+ acres along Arrowhead Road
- Additional 200 acres located approximately 1.5 miles north
- 3 bedroom, 2.5 bath home with 2-car attached garage
- Extensive remodel completed in 2022
- Turn-key home with furnishings included
- Rural water, Rolling Hills Electric, propane by Mahaska Oil
- Three outbuildings for covered storage
- Apple and mulberry trees
- Approximately 50 acres of fully fenced pasture with a pond
- 50.6 acres formerly in CRP transitioning to hay production
- Additional 58 acres of tillable ground in corn and alfalfa
- Tillable leased to a local tenant
- Beautiful oak timber
- Multiple road access points
- Gently rolling topography into Myer Creek bottom
- Myer Creek runs through the north end
- Heavy deer sign
- Deer, turkeys, pheasants, and quail are all prevalent in the area
- Extensive trail camera history available upon request
- Secluded, low-traffic area
- 31 minutes from Belleville
- 30 minutes from Washington
- 29 minutes from Fairbury



TURN-KEY HOME WITH FURNISHINGS

The home was originally built in 1980 and consists of 3 bedrooms and 2.5 bathrooms, with a crawlspace, and an attached 2-car garage. The home is served by rural water, Rolling Hills Electric, and propane by Mahaska Oil.



50 +/- ACRES PASTURE WITH POND

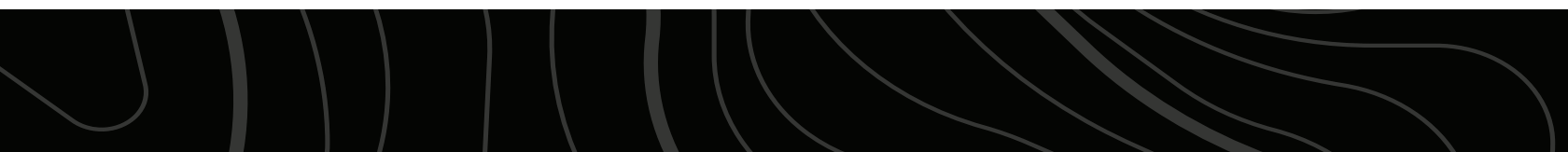


58 +/- ACRES TILLABLE



50.6 ACRES FORMERLY IN CRP

Roughly 50.6 +/- acres previously enrolled in CRP in three different tracts are being prepared for conversion into hay production, adding to the productive acreage of the property.



MYER CREEK



BEAUTIFUL OAK TIMBER



HUNTING OPPORTUNITIES

The very north end of the tract contains a beautiful stand of oak timber littered with deer sign, which is no surprise given the extensive bedding cover throughout the property. Scattered oak and hackberry trees exist across the farm, with an especially dense area behind the pond that is consistently torn up with deer activity.



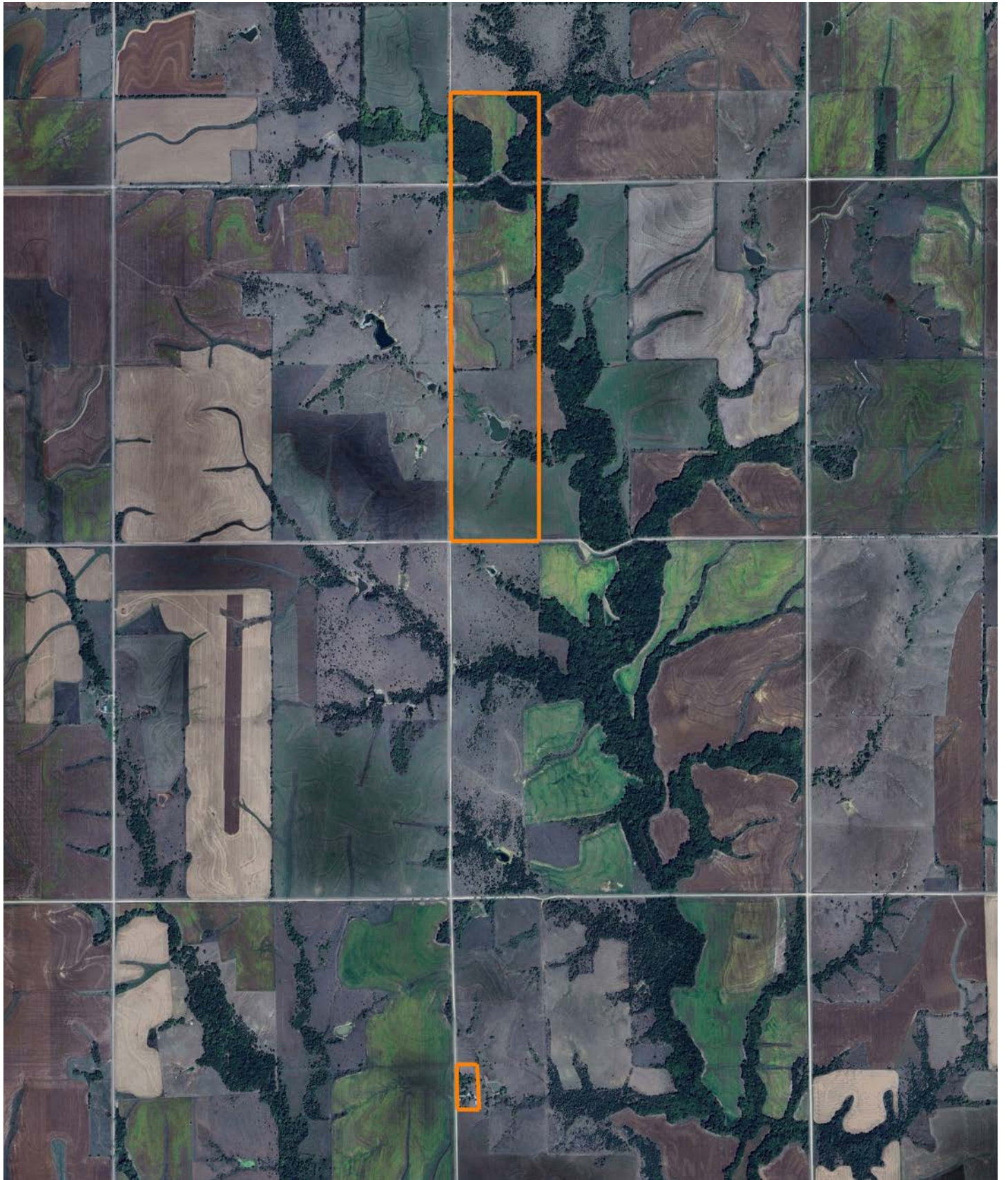
TRAIL CAMERA PHOTOS



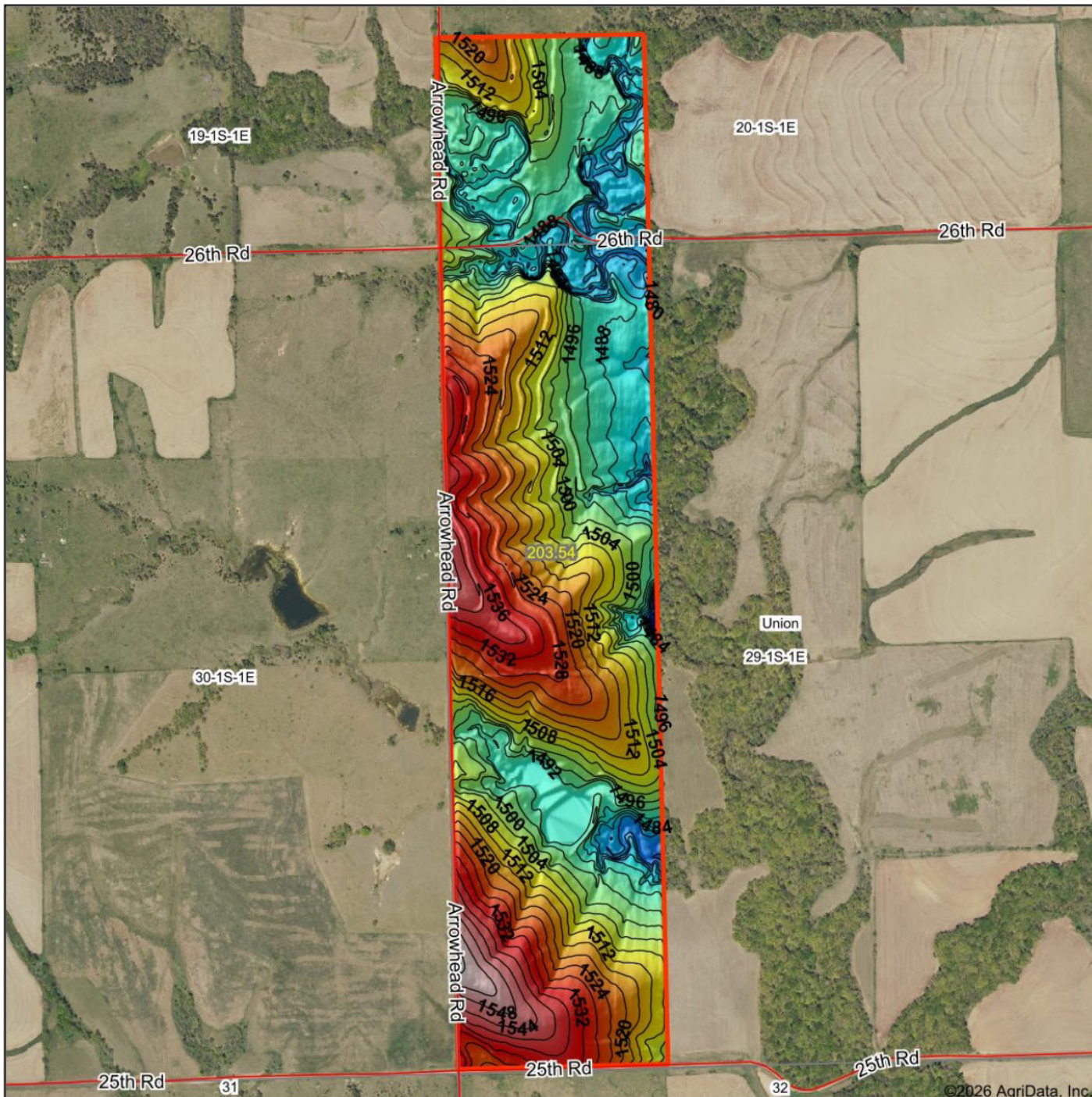
ADDITIONAL PHOTOS



AERIAL MAP



HILLSHADE MAP



Low Elevation High



Maps Provided By

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CUSTOMIZED ONLINE MAPPING

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Source: USGS 3 meter dem

Interval(ft): 4

Min: 1,461.3

Max: 1,557.2

Range: 95.9

Average: 1,507.2

Standard Deviation: 18.54 ft

0ft 1002ft 2004ft

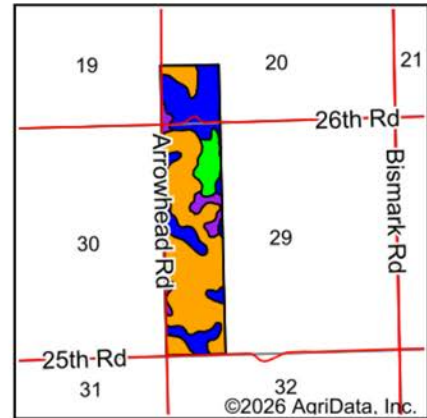
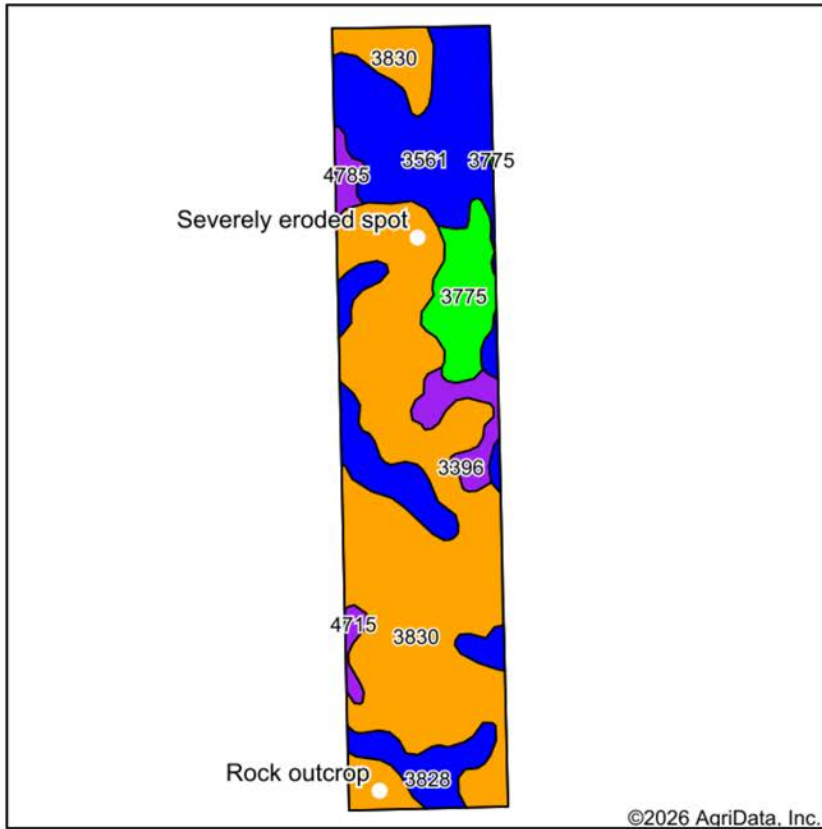


6/8/2026

29-1S-1E
Washington County
Kansas

Boundary Center: 39° 56' 19.24, -97° 20' 56.41

SOILS MAP



State: **Kansas**
 County: **Washington**
 Location: **29-1S-1E**
 Township: **Union**
 Acres: **203.54**
 Date: **6/8/2026**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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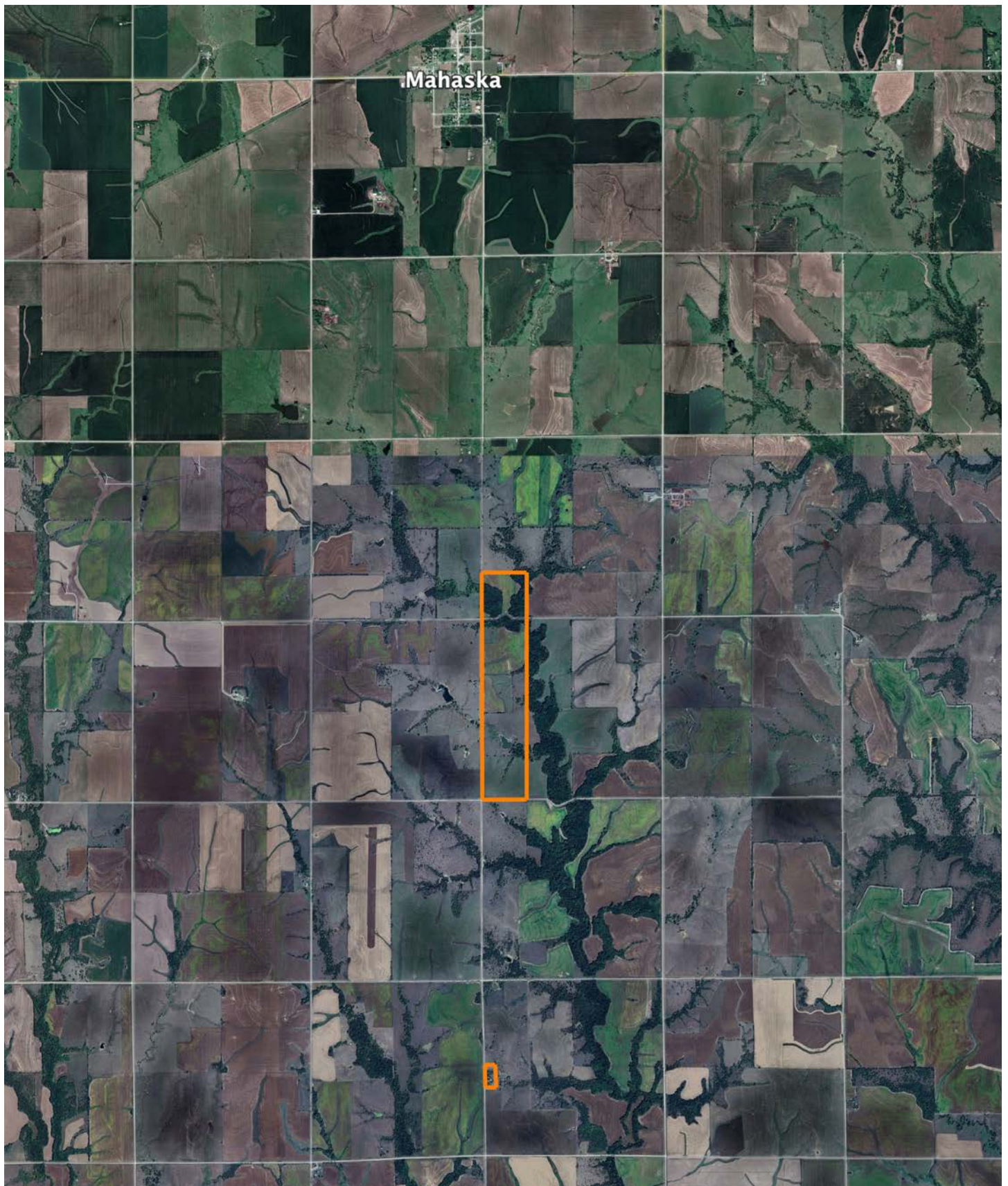
Area Symbol: KS201, Soil Area Version: 25

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
3830	Crete silty clay loam, 3 to 7 percent slopes	114.17	56.0%		> 6.5ft.	Moderately well drained	IIIe	IIIe	3655	62
3561	Hobbs silt loam, occasionally flooded	40.77	20.0%		> 6.5ft.	Well drained	IIw	IIw	5845	79
3828	Crete silty clay loam, 1 to 3 percent slopes	21.91	10.8%		> 6.5ft.	Moderately well drained	IIe	IIe	3645	63
3775	Muir silt loam, rarely flooded	14.44	7.1%		> 6.5ft.	Well drained	Iw	Iw	4045	85
3396	Lancaster-Hedville complex, 3 to 20 percent slopes	7.51	3.7%		2.9ft. (Paralithic bedrock)	Well drained	VIe		3375	43
4785	Tully silty clay loam, 7 to 12 percent slopes	2.79	1.4%		> 6.5ft.	Well drained	VIe	VIe	4825	61
4715	Kipson soils, 5 to 30 percent slopes	1.95	1.0%		1.3ft. (Paralithic bedrock)	Somewhat excessively drained	VIIs		2705	32
Weighted Average							2.73	*-	4116.9	*n 66.1

*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.

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 0.5 to 3 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,
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