

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 1,400 square foot newly remodeled home sits on 5 acres along Arrowhead Road, with the 161 acres being just north, 1.5 miles.

The home was originally built in 1980 and consists of 3 bedrooms and 2.5 bathrooms on a crawlspace with a 2-car attached garage. An extensive remodel was completed in 2022 and included the following: new lvp flooring throughout, new cabinets and appliances in the kitchen, all bathrooms fully remodeled including walk in shower and heated floors in the master bathroom, a mudroom and ½ bathroom added next to the laundry room, new HVAC and hot water heater, new plumbing, new roof and gutters, new deck off the back of the house, and new furnishings which will go 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 side building, a 15'x25' open side building, and an older fully enclosed shed. The buildings provide great covered storage. The home was very tastefully remodeled and decorated, with the

ability to sleep 8 comfortably. The back deck provides a serene place for outdoor cooking and the enjoyment of the immense peace that can be found here.

During the right times of the year, mulberries and apples can be picked around the homestead, while quail are frequently heard and seen as well. People often underestimate the building and remodeling process on rural homes, especially ones like this that are a sanctuary amongst a sea of fields and timber with few houses around. This home is set up to be a primary residence or a turn-key home away from home to enjoy while at hunting camp.

The bulk of the land is just a short drive up Arrowhead Road. There are roughly 50 acres in pasture fully fenced in the middle of the farm with a pond as the water source. The pond has attracted waterfowl through the owner's control of the property. Roughly 50.6 acres previously enrolled in CRP in 3 different chunks are being prepped to be converted into hay production to add to the productive acreage of the property. On the north half of the property, 2 different sections of tillable ground make up an additional roughly 44 acres. A local tenant is in place. The farm ground has multiple accesses from the road and gently rolls down into the



Myer Creek bottom. The very north end of the tract has a beautiful stand of oak timber that is littered with deer sign, which is no surprise with the amount of bedding cover that exists on it. Scattered oak and hackberry trees exist throughout the property, with an especially dense area behind the pond that is 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 chunk serves as a bottleneck for the wildlife traveling up and down the creek systems. Multiple ladder stands exist throughout the farm, and a feeder at the food plot on the north

40. The owners have enjoyed the prevalent deer and turkeys at the property, and an extensive collection of high-quality trail camera history is available upon request. The photos in this listing are a fraction of what has been documented. While photographing the property, my dog flushed one covey of quail and a hen pheasant.

The serenity of this part of rural Washington County is second to none. At ¼ mile wide and a mile long, the road access on this piece is excellent, with multiple entrances spread throughout. The farm is 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 on a crawlspace with a 2-car attached 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

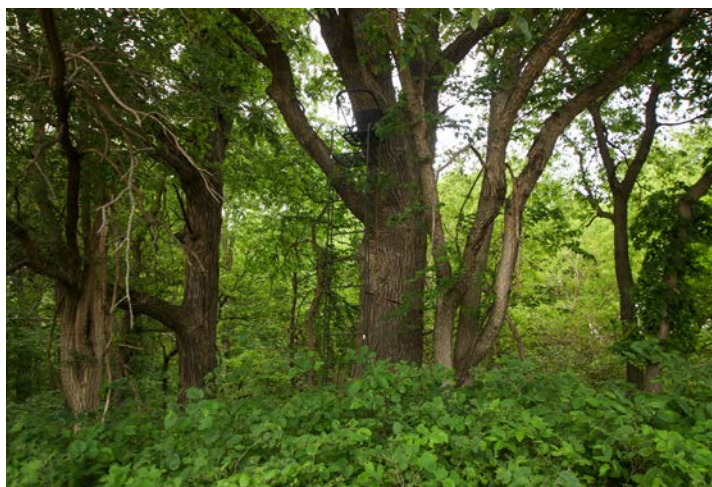
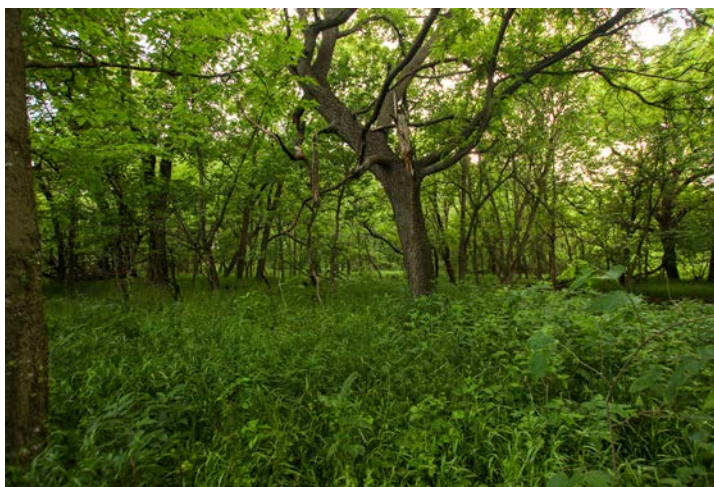
Roughly 50.6 acres previously enrolled in CRP in 3 different chunks are being prepped to be converted into hay production to add to the productive acreage of the property.



MYER CREEK



BEAUTIFUL OAK TIMBER

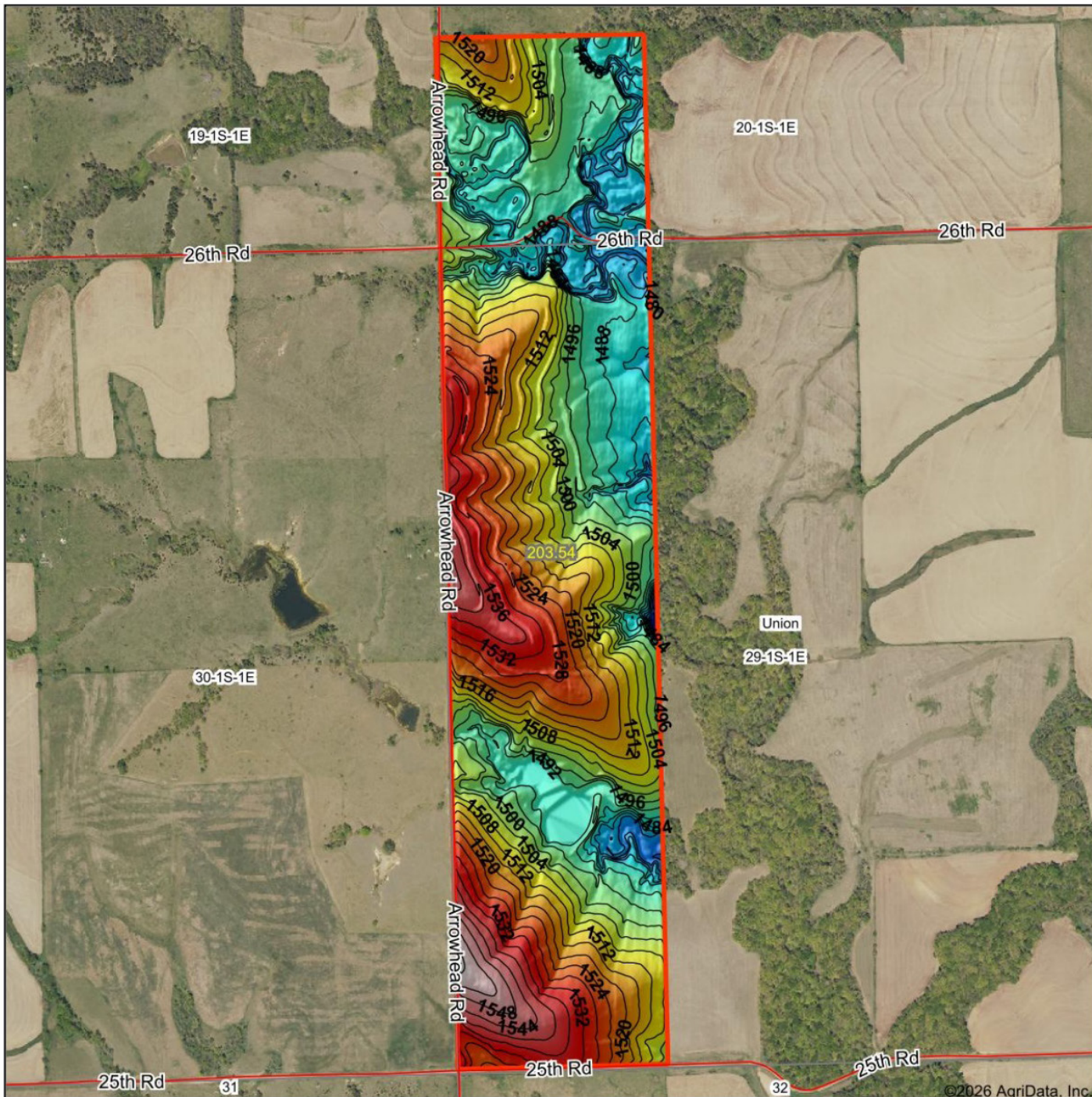


HUNTING OPPORTUNITIES

The very north end of the tract has a beautiful stand of oak timber that is littered with deer sign, which is no surprise with the amount of bedding cover that exists on it. Scattered oak and hackberry trees exist throughout the property, with an especially dense area behind the pond that is torn up with deer activity.



HILLSHADE MAP



Low Elevation High



Maps Provided By

surety
CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2025 www.AgriDataInc.com

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

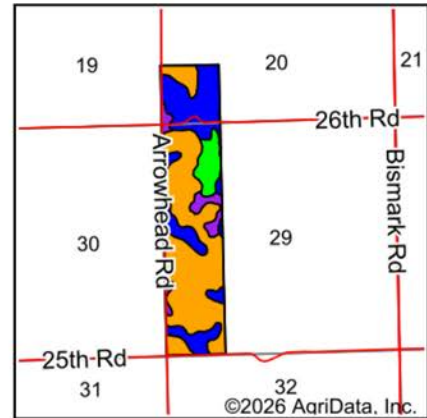
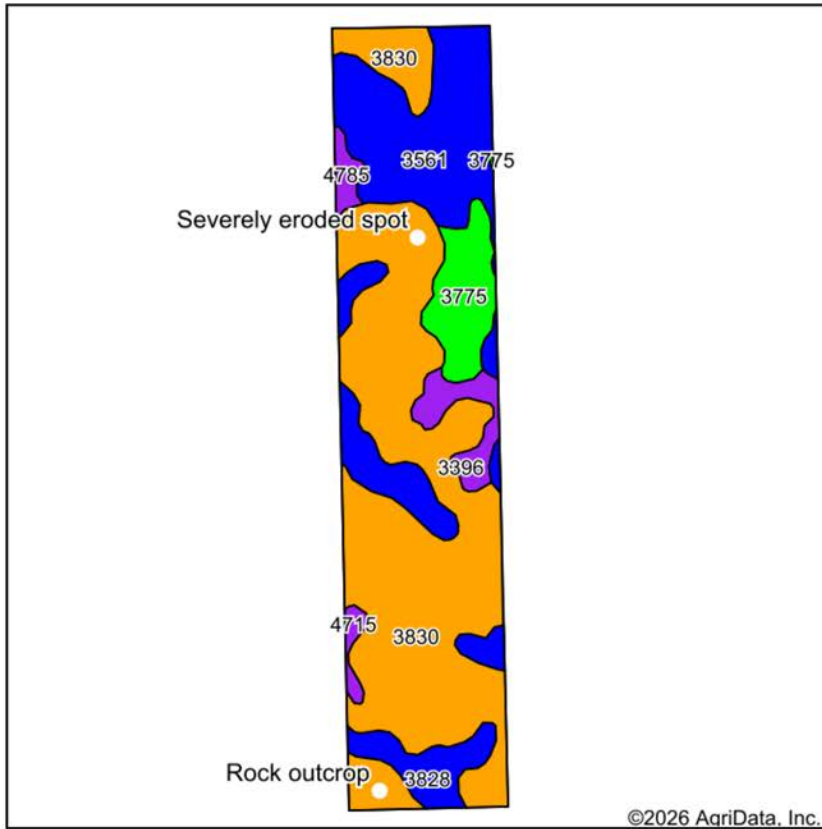


6/8/2026

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
 © AgriData, Inc. 2025 www.AgriDataInc.com



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

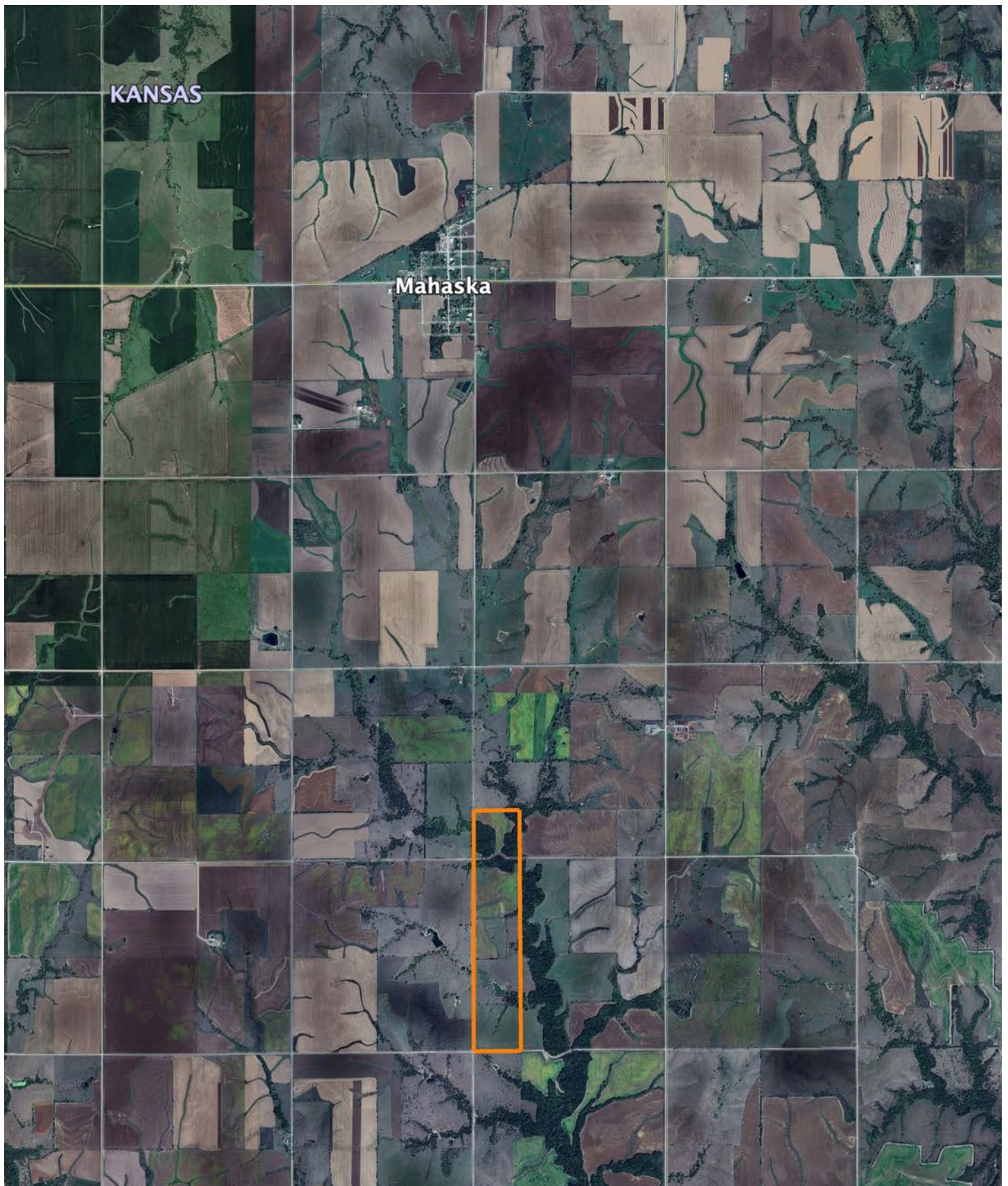
*n: The aggregation method is "Weighted Average using all components"

*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,
ASSOCIATE LAND BROKER
785.831.3045
JPurpura@MidwestLandGroup.com



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Alabama, Arkansas, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Minnesota, Mississippi, Missouri, Montana, Nebraska, North Dakota, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.