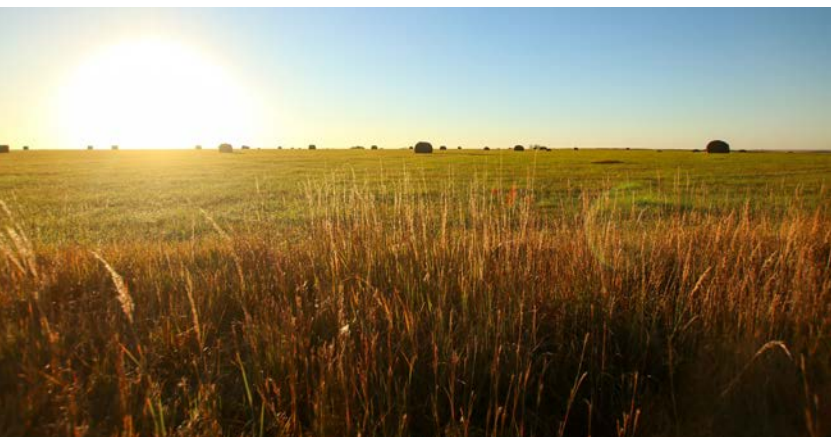


MIDWEST LAND GROUP PRESENTS



MORRIS COUNTY, KS

157.2 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

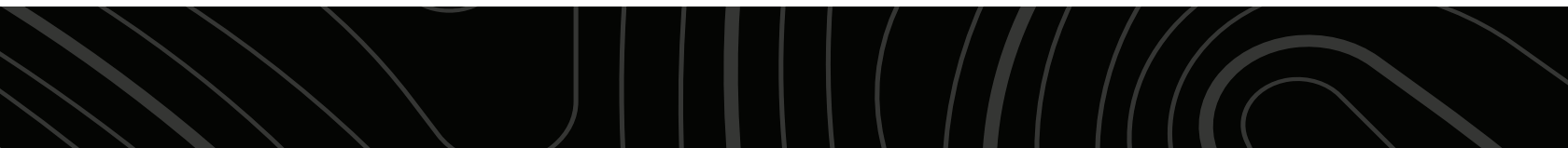
FLINT HILLS RANCH AND HAY

This 157 +/- acre property in Morris County, Kansas, offers a balanced mix of hay ground, pasture, and established improvements in a quiet rural setting. Approximately half of the acreage is in hay ground, with the remainder in pasture. All of the grass is a mix of both cool-season and warm-season native. The fencing on the pasture is adequate but aged. Two nice ponds exist: one in the hay meadow and a larger pond in the pasture. Possession of the grass will be immediate.

For improvements, there is a 1930-built, 1,036 square foot home with 2 bedrooms and 1 bathroom. A metal roof was installed in 2014, but there is work to be done inside the home. A pipe burst in the last few years, and although the problem was addressed, the project was never completed. The home is being sold as is. The property is served by a private well, septic system, and includes a Generac generator for backup power.

There are two outbuildings adjacent to the house. A 32'x50' utility building with electricity and a dirt floor has sliding doors and provides ample covered storage space. There is an original barn that was added onto and repurposed that has been used as a stable for horses for the last 40 years. Steel pipe corrals can be found next to the older barn, and there is a freeze-proof waterer served by the well.

Located on a low-traffic road with blacktop access approximately one mile away, this property offers a combination of usable grass, hay production, and existing improvements for someone looking to expand a cattle operation, maintain a small farm, or enjoy a manageable piece of the Flint Hills. The property is 15 minutes from Herington, 15 minutes from White City, and 45 minutes from Junction City.



PROPERTY FEATURES

COUNTY: **MORRIS** | STATE: **KANSAS** | ACRES: **157.2**

- Half in hay and half in fenced pasture
- Open for immediate possession
- 2 ponds
- 1930-built house
- 2 bedrooms, 1 bathroom
- 2 outbuildings
- 32'x50' storage building with dirt floor and electricity
- Old original barn
- Steel pipe pens
- Frost-proof waterer hooked up to well
- Gently rolling terrain
- NE1/4 S28, T16, R06E
- 2025 taxes were \$1,860
- Great opportunity for investment
- Quality area
- 15 minutes from Herington
- 15 minutes from White City
- 45 minutes from Junction City



HALF IN HAY & HALF IN FENCED PASTURE

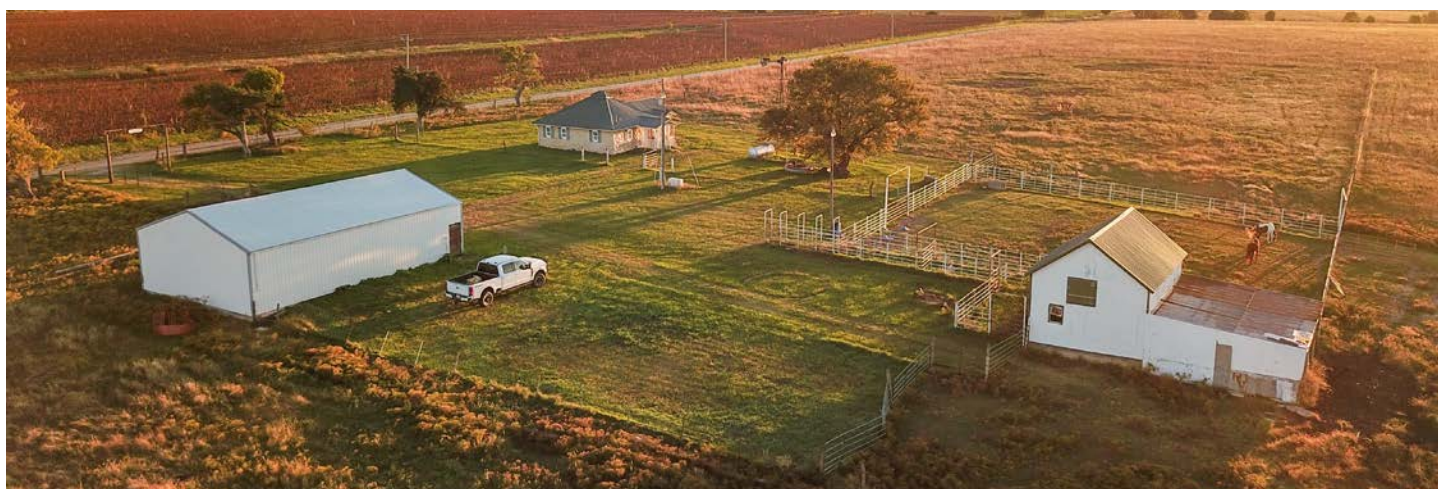
Approximately half of the acreage is in hay ground, with the remainder in pasture. All of the grass is a mix of both cool-season and warm-season native.



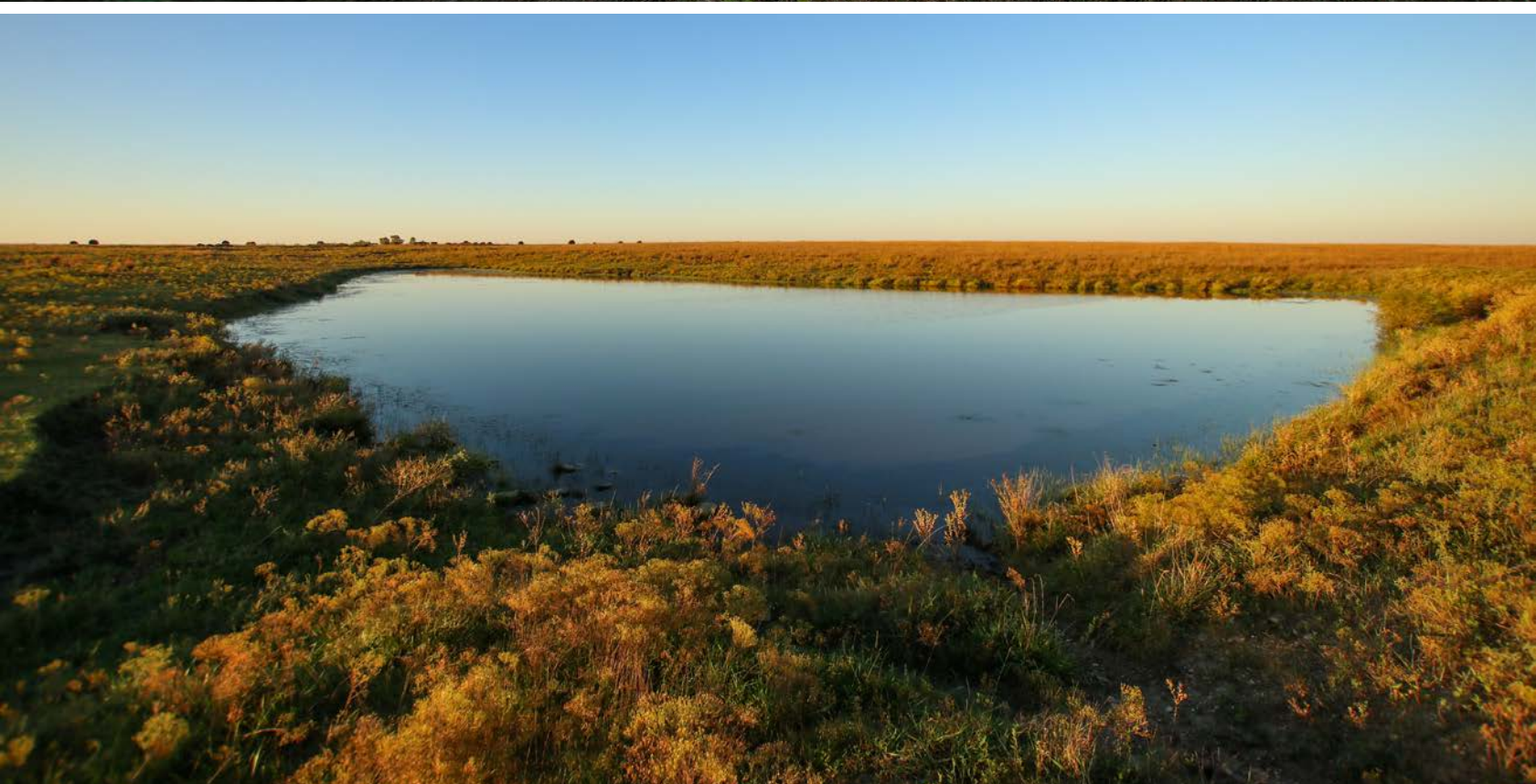
1930-BUILT HOUSE



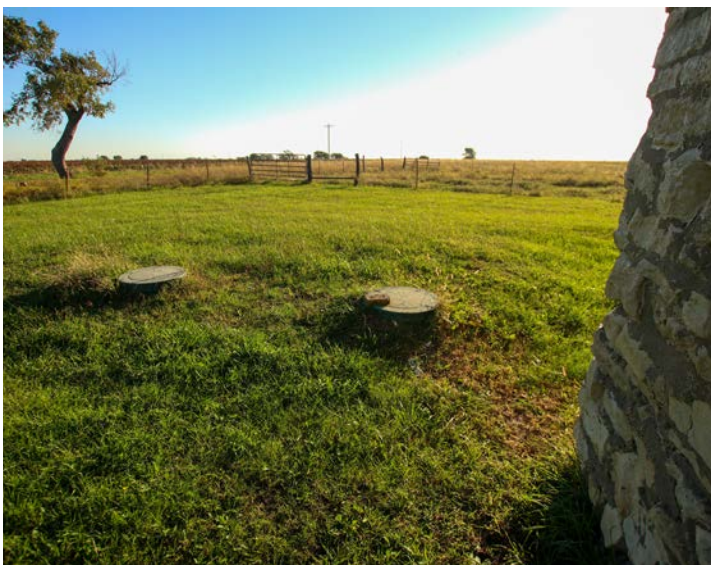
2 OUTBUILDINGS



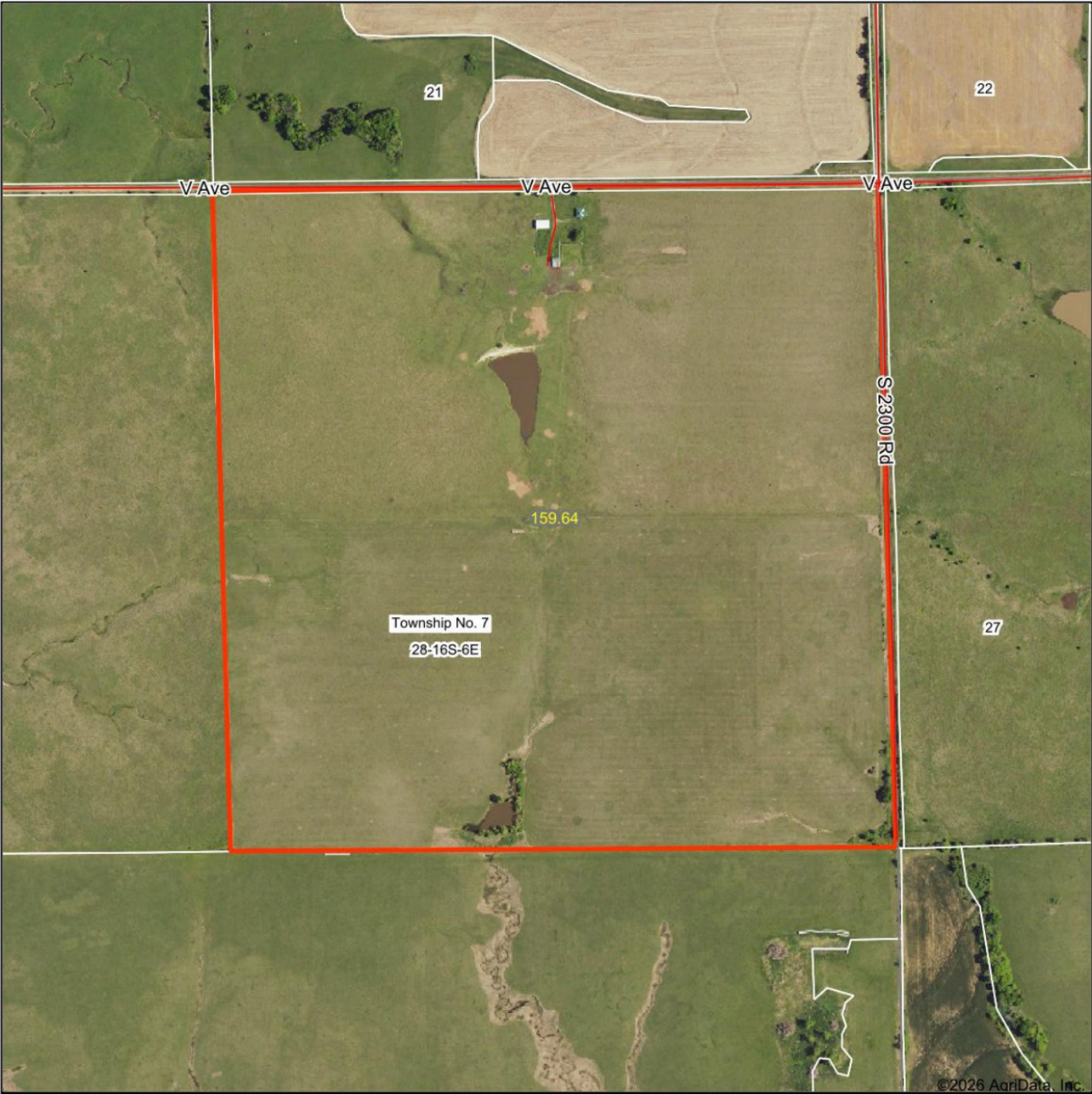
2 PONDS



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By



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Field borders provided by Farm Service Agency as of 5/21/2008.

Boundary Center: 38° 38' 4.04, -96° 46' 5.44

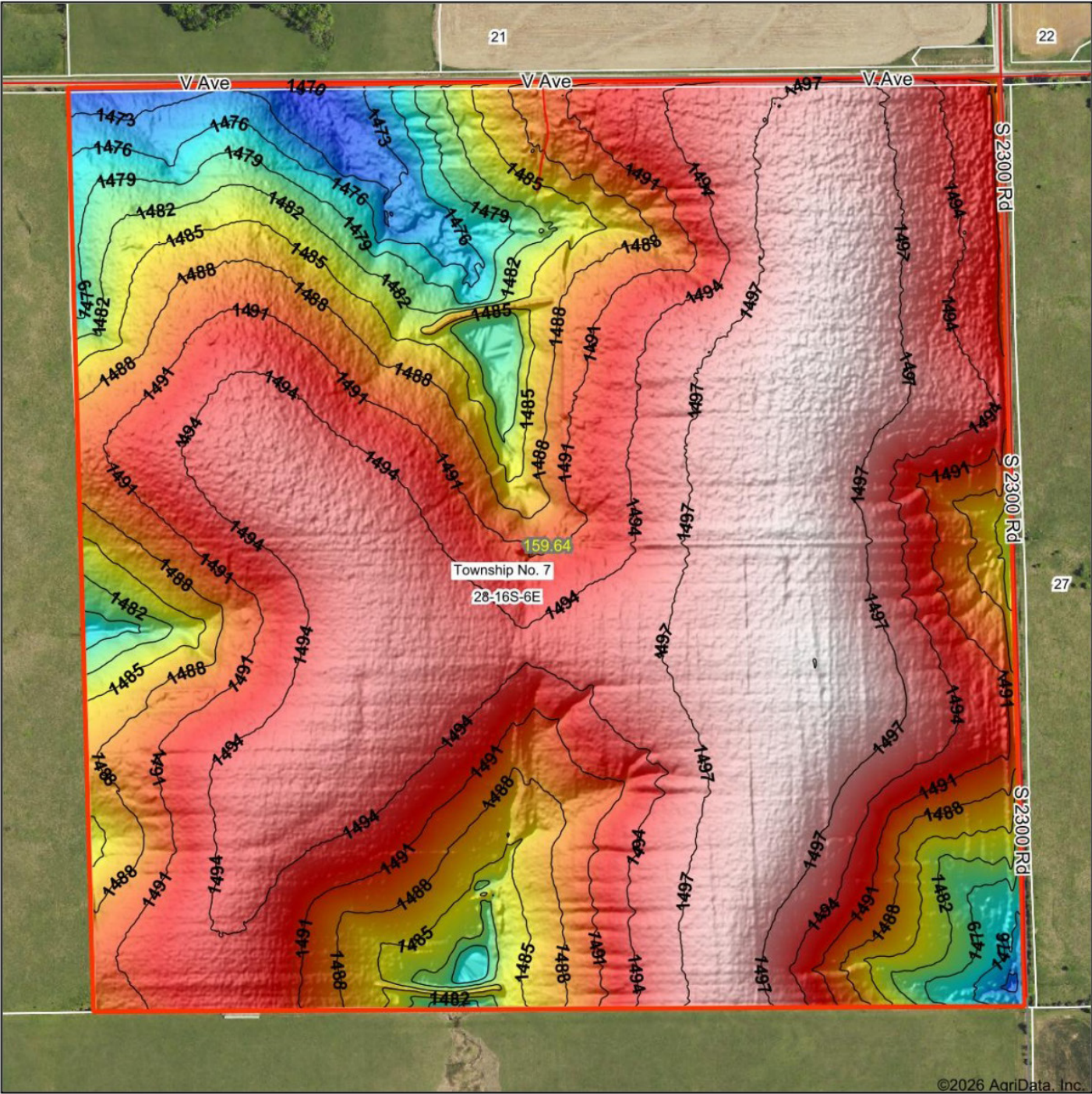
0ft 618ft 1237ft

28-16S-6E
Morris County
Kansas



8/10/2026

HILLSHADE MAP



©2026 AgriData, Inc.

Low Elevation High



Maps Provided By

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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 1 meter dem

Interval(ft): 3

Min: 1,469.2

Max: 1,500.1

Range: 30.9

Average: 1,491.0

Standard Deviation: 6.5 ft

0ft 442ft 884ft



8/10/2026

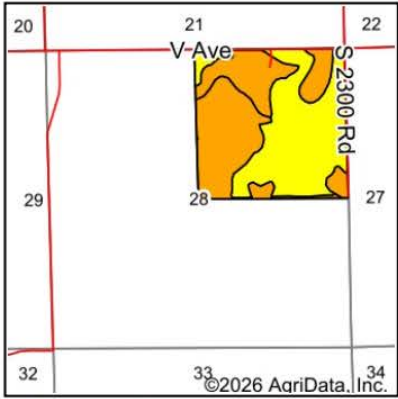
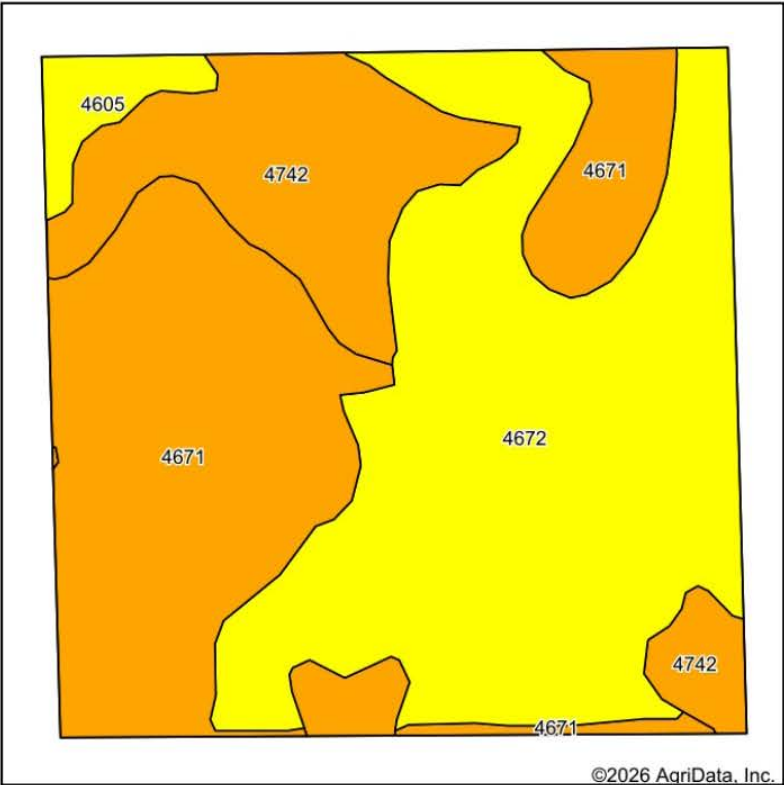
28-16S-6E

Morris County

Kansas

Boundary Center: 38° 38' 4.04, -96° 46' 5.44

SOILS MAP



State: **Kansas**
County: **Morris**
Location: **28-16S-6E**
Township: **Township No. 7**
Acres: **159.64**
Date: **8/10/2026**



Maps Provided By



surety
CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: KS127, Soil Area Version: 22

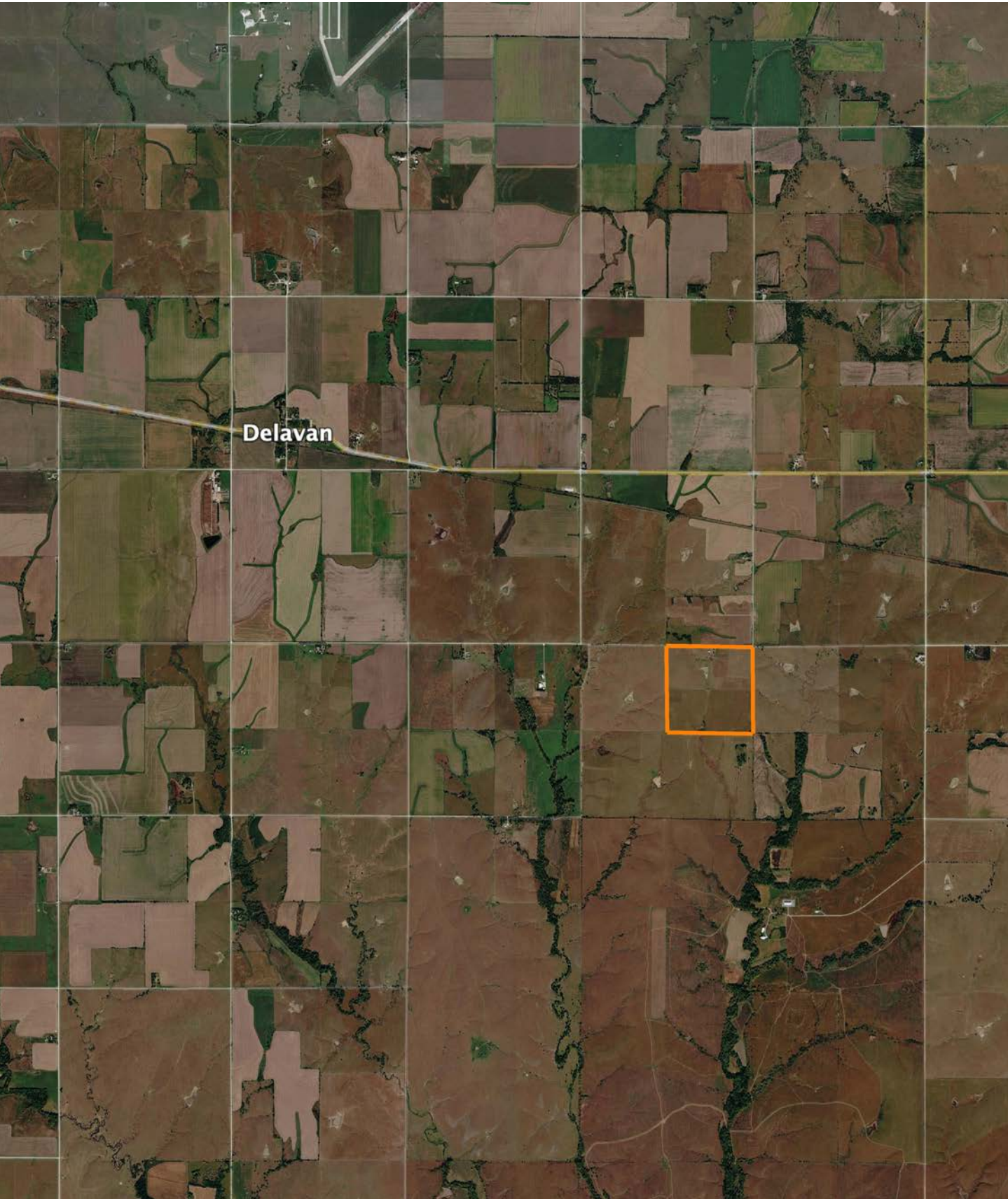
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall
4672	Irwin silty clay loam, 1 to 3 percent slopes, eroded	74.30	46.6%		> 6.5ft.	Moderately well drained	IVe	IVe	3600	51
4671	Irwin silty clay loam, 1 to 3 percent slopes	52.42	32.8%		> 6.5ft.	Moderately well drained	IIIIs	IIIIs	3585	56
4742	Labette silty clay loam, 3 to 7 percent slopes	28.79	18.0%		2.8ft. (Lithic bedrock)	Well drained	IIIe	IIe	4830	48
4605	Dwight silt loam, 1 to 3 percent slopes	4.13	2.6%		4.6ft. (Lithic bedrock)	Moderately well drained	IVs	IVs	3200	50
Weighted Average							3.49	3.31	3806.5	*n 52.1

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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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MidwestLandGroup.com

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