



MIDWEST LAND GROUP
PRESENTS
ELK COUNTY
KANSAS
150 ACRES



MIDWEST LAND GROUP IS HONORED TO PRESENT

GRAZING PASTURE OPPORTUNITY ON THE SOUTHERN END OF THE FLINT HILLS OF KANSAS

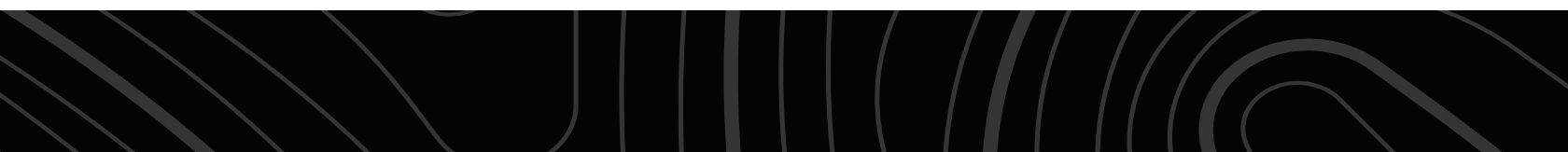
Located just 3 miles south of Piedmont, Kansas, sits this 150 +/- acres of native grazing pasture on the southern end of the Flint Hills and holds an opportunity for ideal investment for an absentee landowner or a prime tract to expand an existing operation.

The property consists of 146 +/- acres of pasture and 4 +/- acres of timber. The north and south fences are above average while the western fence line is average. 56 +/- acres of the farm was once broke ground back in the early 1950's, then seeded back down to grass in the late 1960's. Over the years the tract has been leased out and grazing cow/calf pairs with an average annual rent rate of \$5,250.00 annually. This past year, the tract was run a touch heavy with the drought impact, leaving the grass stand shorter than a typical year. However, touring throughout, the native grass stand is strong with little to no weeds. A good spring burn and lighter 2024 stocking rates would change the dynamics of the farm in

the first year. There are two ponds on the property, the first located in the southwest corner that is cross-fenced from the remaining acres that ties into the old barn and pen area. This is where the windmill is also located. The second pond is placed just to the north in the northwest corner.

Access to the property is great, with a well-maintained gravel road along Rock Road on the southern and Road 10 on the west boundary, with gate entrances on both sides, allowing for year-round access. Being just south of Highway 400, shipping to and from the farm is ideal. The eastern 82 +/- acres are also available for purchase and would be a perfect expansion opportunity.

With all the dynamics this manageable tract has to offer from fantastic grazing to prime location, this tract is one to tour in person to appreciate all it holds!



PROPERTY FEATURES

PRICE: **\$411,300** | COUNTY: **ELK** | STATE: **KANSAS** | ACRES: **150**

- 146 +/- acres pasture
- 4 +/- acres of timber
- 2 ponds on property
- 5-strand barbed wire fencing
- 3 gated entrances
- Grazed in past years with cow/calf pairs
- \$5,250.00 average annual income
- All mineral rights intact and transfer
- Approximate 2023 tax: \$550.10
- 3 miles south of Piedmont
- 28 miles to Eureka
- 72 miles to Wichita



146 +/- ACRES PASTURE

This past year, the tract was run a touch heavy with the drought impact, leaving the grass stand shorter than a typical year. However, touring throughout, the native grass stand is strong with little to no weeds.



GREAT ACCESS WITH 3 GATED ENTRANCES



4 +/- ACRES OF TIMBER

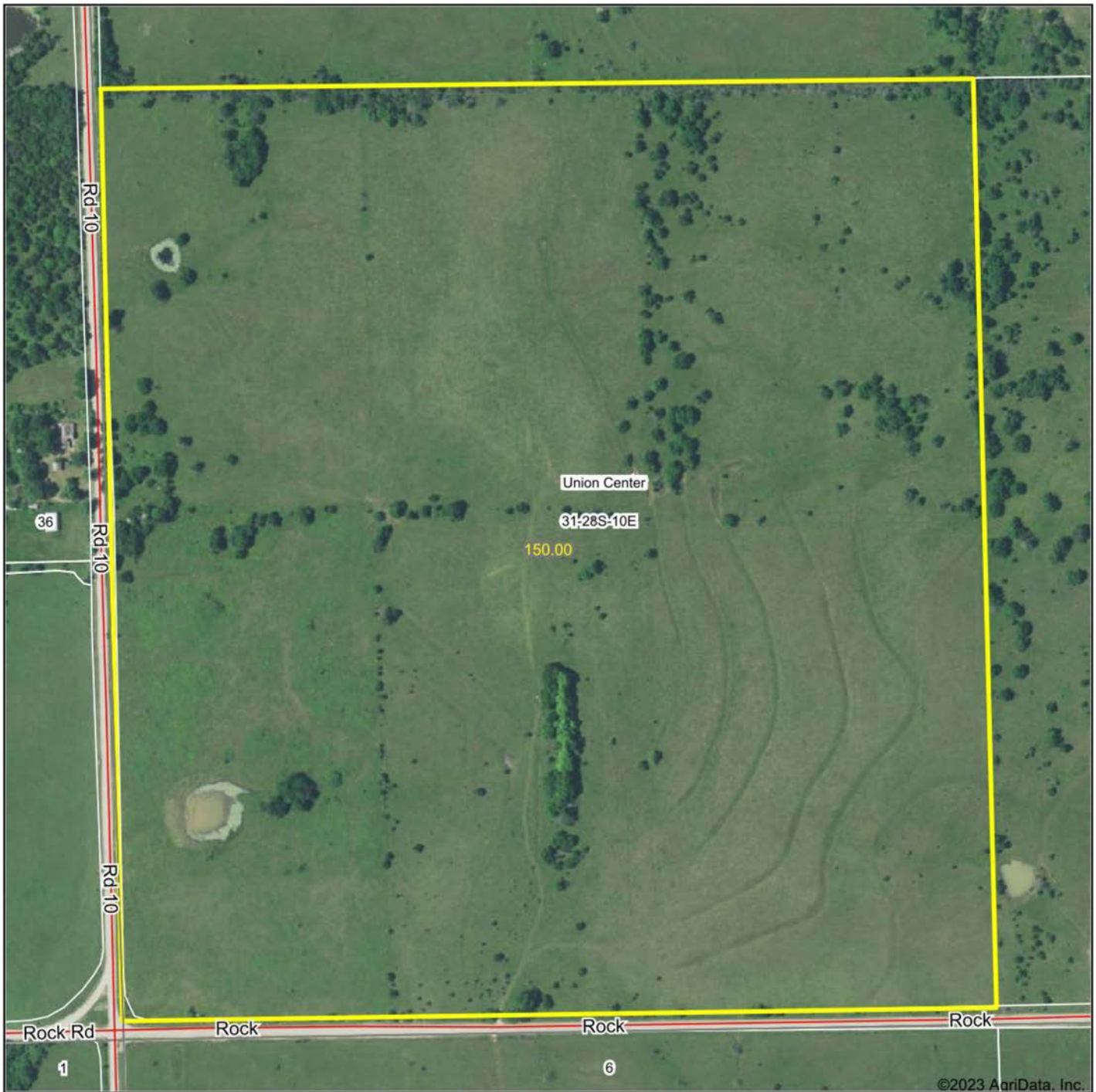


2 PONDS ON PROPERTY

There are two ponds on the property, the first located in the southwest corner that is cross-fenced from the remaining acres that ties into the old barn and pen area. The second pond is placed just to the north in the northwest corner.



AERIAL MAP



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Map Center: 37° 34' 0.47, -96° 21' 27.58

0ft 440ft 880ft



Maps Provided By:



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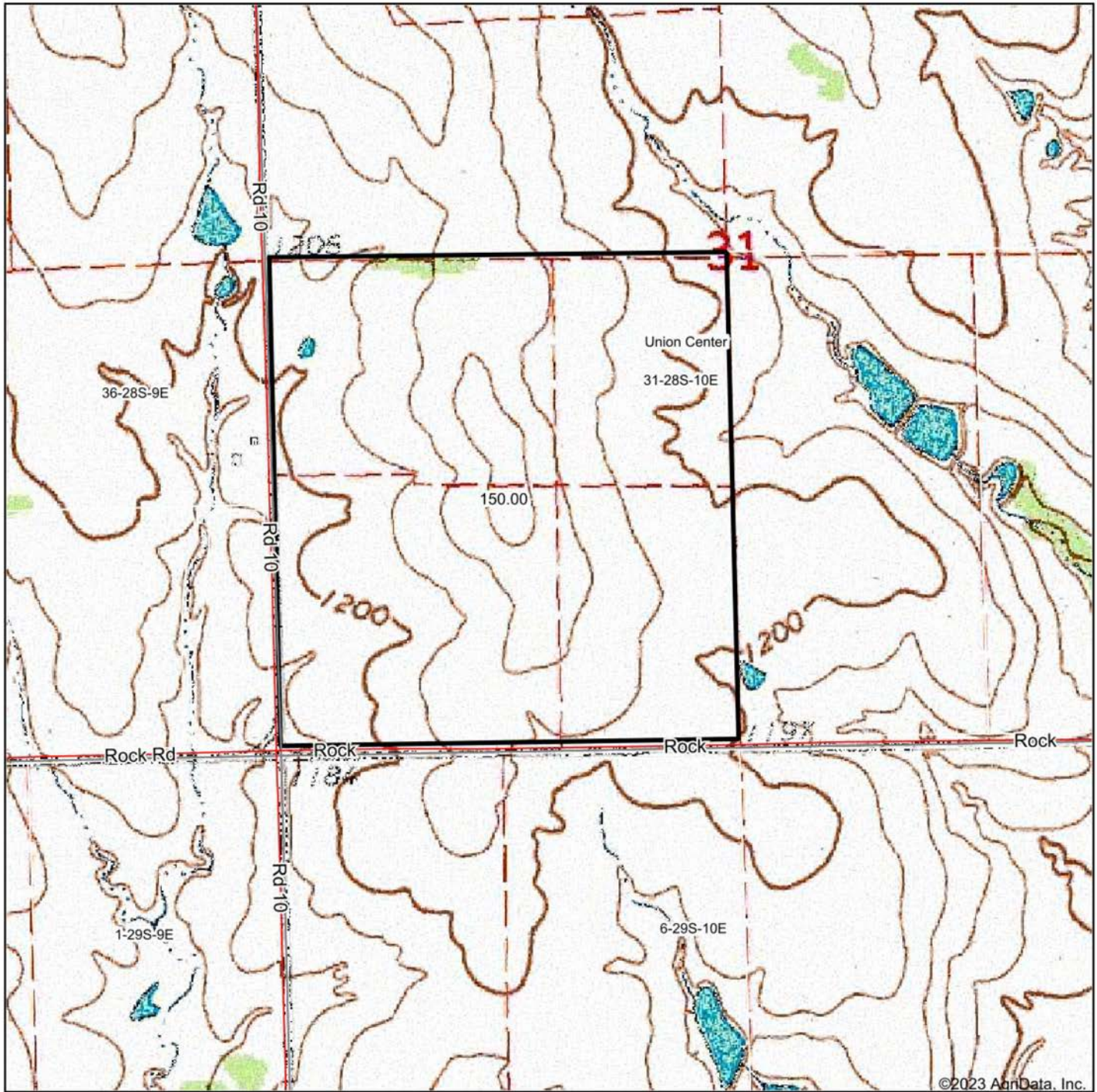
31-28S-10E
Elk County
Kansas



12/12/2023

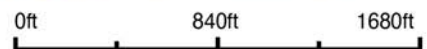
Field borders provided by Farm Service Agency as of 5/21/2008

TOPOGRAPHY MAP

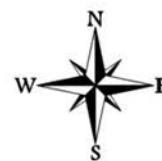


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Map Center: 37° 33' 57.77, -96° 21' 24.63



31-28S-10E
Elk County
Kansas



12/12/2023



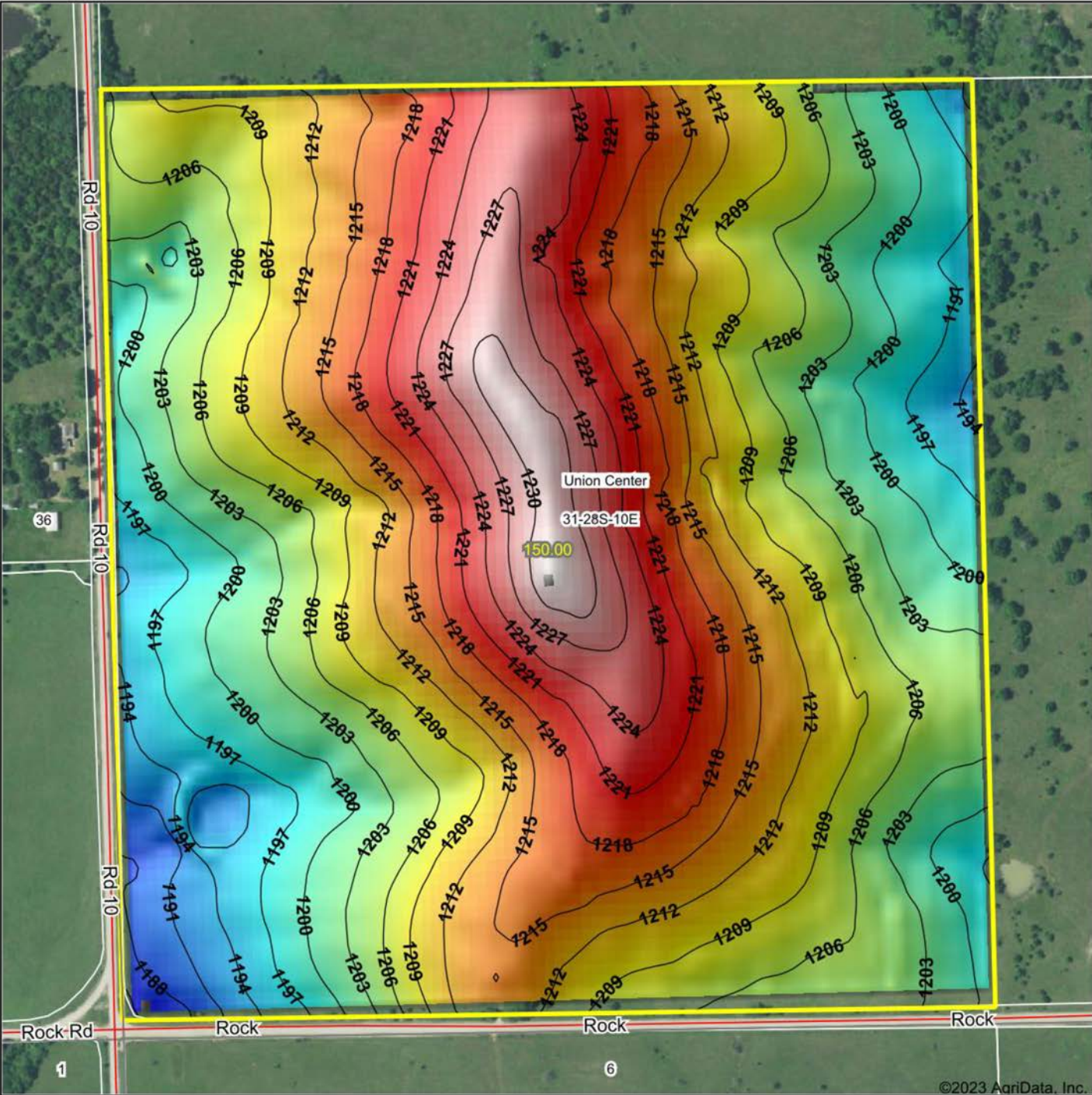
Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

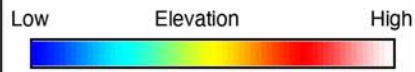
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Field borders provided by Farm Service Agency as of 5/21/2008.

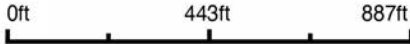
HILLSHADE MAP



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Source: USGS 10 meter dem
 Interval(ft): 3
 Min: 1,185.2
 Max: 1,232.4
 Range: 47.2
 Average: 1,209.7
 Standard Deviation: 9.61 ft



12/12/2023

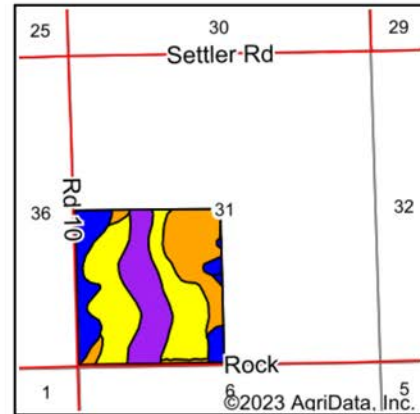
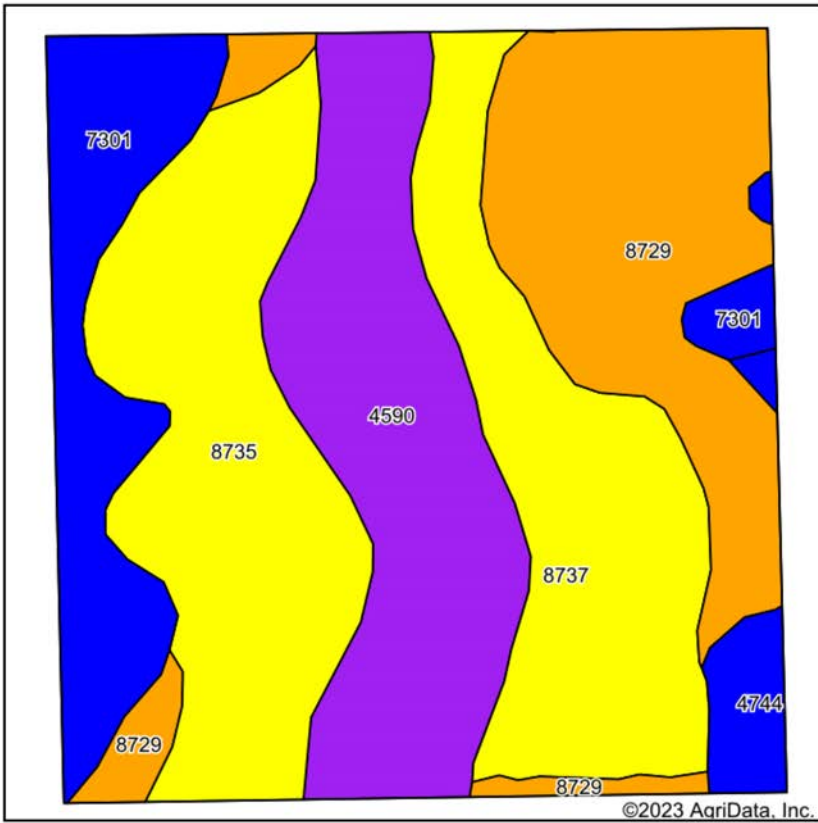
31-28S-10E
Elk County
Kansas

Boundary Center: 37° 34' 0.47, -96° 21' 27.58

Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

SOIL MAP



State: **Kansas**
 County: **Elk**
 Location: **31-28S-10E**
 Township: **Union Center**
 Acres: **150**
 Date: **12/12/2023**



Maps Provided By: **surety**
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Soils data provided by USDA and NRCS.

Area Symbol: KS049, Soil Area Version: 21

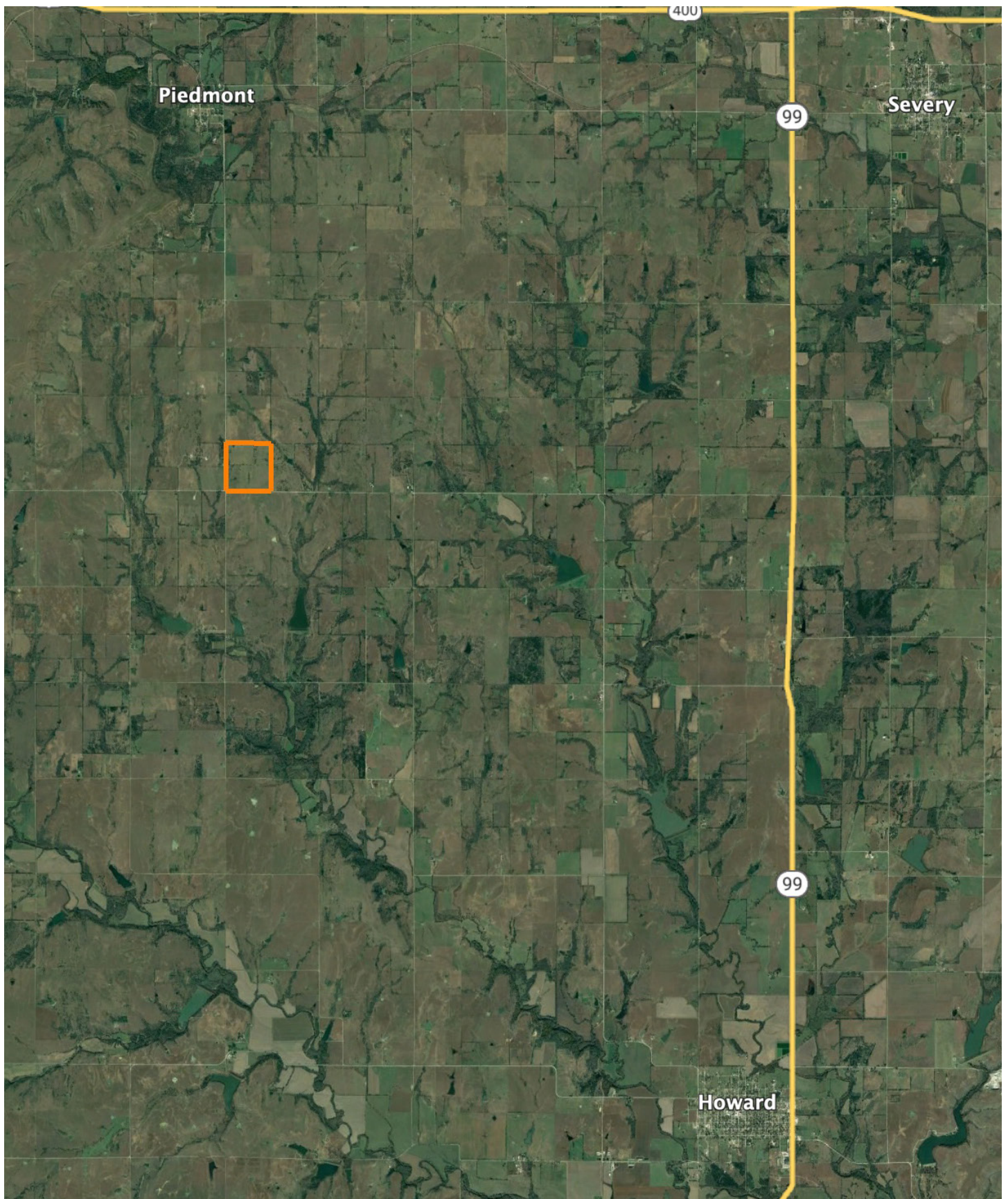
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Warm season grasses AUM
8729	Eram silt loam, 1 to 3 percent slopes	33.45	22.3%		IIIe		
8735	Eram silty clay loam, 3 to 7 percent slopes	33.32	22.2%		IVe		
4590	Clime-Sogn complex, 3 to 20 percent slopes	31.77	21.2%		VIe		
8737	Eram silty clay loam, 3 to 7 percent slopes, eroded	27.96	18.6%		IVe		1
7301	Martin silty clay loam, 1 to 3 percent slopes	19.53	13.0%		Ile	Ile	
4744	Labette-Dwight complex, 0 to 3 percent slopes	3.97	2.6%		Ile	Ile	
Weighted Average					3.89	*-	0.2

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.

OVERVIEW MAP



AGENT CONTACT

Once you know Brenda Doudican's story, it is perfectly clear how and why she became a land agent with Midwest Land Group. Brenda was born in Lyon County, Kansas and grew up a self-professed country girl from a farm family. She spent much of her childhood outdoors where her appreciation of land began. After high school, Brenda stayed close to home, studying marketing and business management at Emporia State University, and she married a man whose family also goes back several generations in Lyon County. She's an avid hunter who prefers bow hunting, and she can be found hunting whitetails or turkey depending on the time of year.

Brenda knows Kansas land like only a native with deep roots can, and she loves helping people to find their special piece of farming or hunting ground. "I worked in sales after college. When I decided to pursue real estate, I knew that I belonged in land sales," Brenda explains, "My first year as an agent, I not only became a licensed auctioneer, but also earned my accreditation as a land consultant." That same year the Emporia Board of REALTORS announced she was the 2nd ranked agent in the area, and she earned the Sunflower Board's 2014 Rising Star award. Brenda went on to become the Board's 2015 top land sales agent. Brenda has earned other numerous regional and state accolades over the course of her career, including: Top Land Sales Agent in the Sunflower Region each year since 2015; Top Overall Sales Agent in Kansas 2017, 2018, 2019, 2020, 2021, and 2022; Sunflower Association of Realtors - Master Club Bronze Award for Lifetime Sales Volume in 2019; Sunflower Association of Realtors - Andy Anderson Silver Award for Lifetime Sales Volume in 2020; Gold Sales Achievement Award in 2021; and Platinum Sales Achievement Award in 2022.

She is an official Deer Steward for the Quality Deer Management Association (QDMA) so you can count on Brenda to see a property's true potential. She knows her stuff when it comes to providing a habitat for deer and better prepping land to become a legacy for future generations. Brenda says, "You can focus on a property's habitat and opportunities and make big changes in just a few years." She'd had her eye on Midwest Land Group for a long time. She wanted to join a team where she could focus solely on land, put her knowledge of land stewardship to better use and continue growing professionally.

"I knew it was time to come to Midwest Land Group because I enjoy working with sellers and buyers as passionate about land as I am," Brenda explains. "There may not be many female land specialists out there, but I grew up and have been around land all of my life. It's my experience, education, family history and gift for connecting the right buyer with the right land that has resulted in so many satisfied clients. I pride myself on facilitating a transaction from start to finish as seamlessly as possible." When you want an agent with a good eye for spotting land with lots of potential for farming, hunting or both, give Brenda a call to help you find the perfect property.



BRENDA DOUDICAN,
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