

MIDWEST LAND GROUP PRESENTS



240 ACRES
ELK COUNTY, KS

1929 Road 10, Piedmont, KS, 67122



MIDWEST LAND GROUP IS HONORED TO PRESENT

PRIME GRAZING WITH ENDLESS WATER AND IDEAL FENCING JUST OUTSIDE OF PIEDMONT KANSAS

Located just 3 miles south of Piedmont Kansas, sits this 240 +/- 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. If you know anything about the Flint Hills, you know that this is where the cattlemen strive to be.

The property consists of 224 +/- acres of native pasture and 16 +/- acres of timber stand. The native grass stand has been stressed with the 2023 drought year so it would benefit from a spring burn to rejuvenate the bluestem and stewardship with lighter stocking rates for the 2024 year. In a year's time, one would be pleasantly pleased with the grass stand as the native grass is incredibly resilient. The past year has been grazed with cow/calf pairs. Average cash rent of \$7,200.00 annually. In the early 1950's the northeast 40 +/- acres were broken for row crops then seeded back to grass in the 1970s. The water on the tract is impeccable. There are 5 ponds throughout the farm and a spring-fed tributary running throughout the timbered draw. This allows for great use

of the grass so cattle are not overgrazing in just one area. The fencing throughout the tract is well above the average with newly replaced 5-strand fencing wrapping the farm with 5 gate entrances. Access for loading and unloading is ideal along Road 10 and being right south of 400 HWY, shipping is effortless.

With all of the deep history on the farm, the original 1918 farmhouse tells a story of the life that once was and the thriving farmstead. There is a newer hay barn that was constructed in 2002 sitting in the southeast corner. Throughout the years oil was drilled and holding tanks were placed in the southwest corner of the tract. All mineral rights are still intact and will be transferred to the owner.

With the location and grazing opportunity that this 240 +/- acre tract holds, it is one to tour in person to appreciate all it has to offer! Call Brenda Doudican at (620) 794-8075 for additional questions or to schedule a tour.



PROPERTY FEATURES

PRICE: **\$661,200** | COUNTY: **ELK** | STATE: **KANSAS** | ACRES: **240**

- 240 +/- acres total
- 224 +/- acres pasture
- 16 +/- acres of timber
- 5 ponds on the property
- 5-strand barbed wire fencing
- 5 gated entrances
- Grazed in past years with cow/calf pairs
- \$7,200.00 average annual income
- All mineral rights intact and transfer
- Approximate 2023 tax: \$1,219.66
- 30'x40' hay barn
- 3 miles south of Piedmont
- 28 miles to Eureka
- 72 miles to Wichita



240 +/- ACRES TOTAL



224 +/- ACRES PASTURE



16 +/- ACRES OF TIMBER



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 37° 34' 20.14, -96° 21' 59.92



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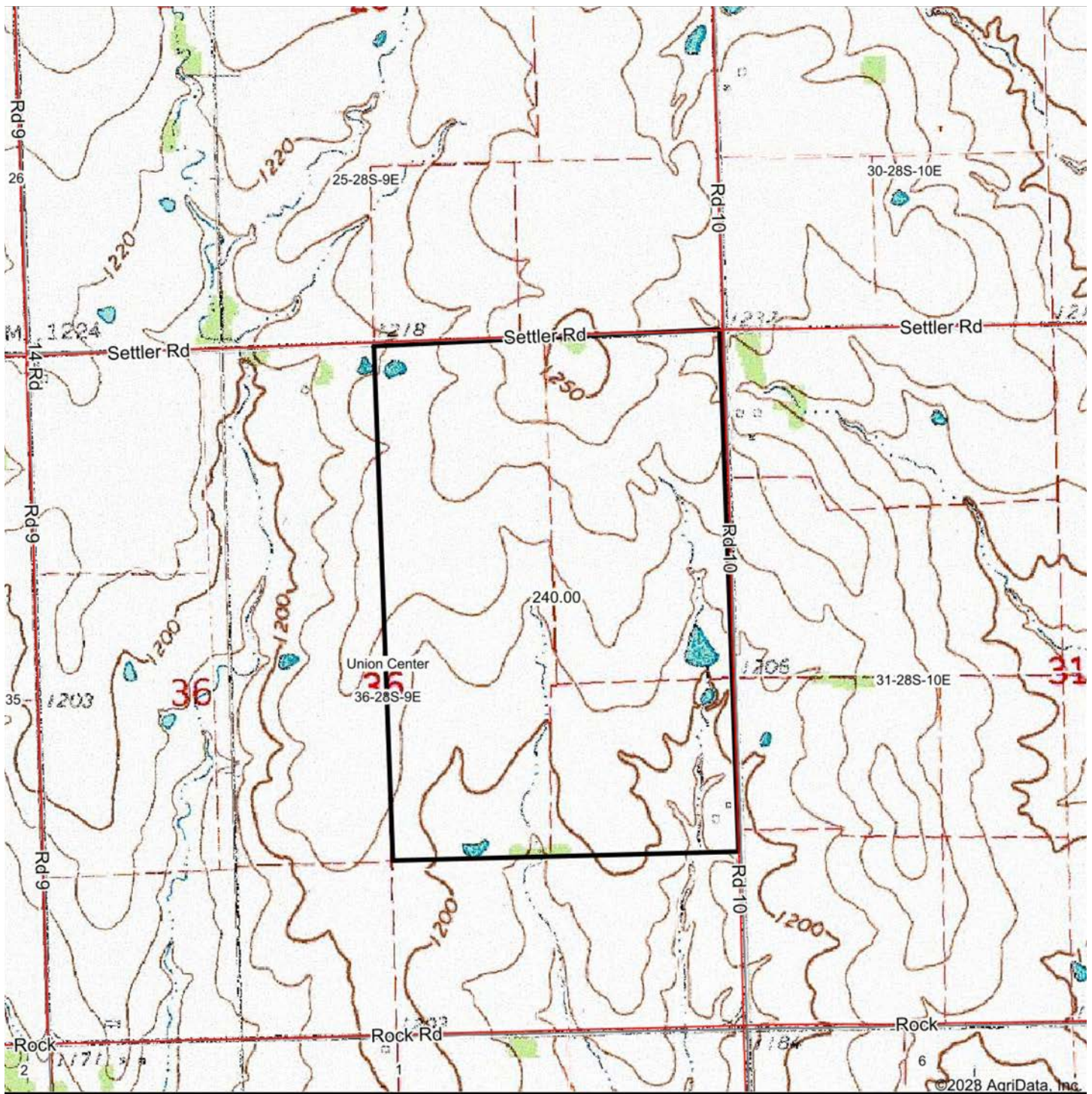
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36-28S-9E
Elk County
Kansas



191210022

TOPOGRAPHY MAP



Map Center: 37° 34' 23.7, -96° 22' 0.84

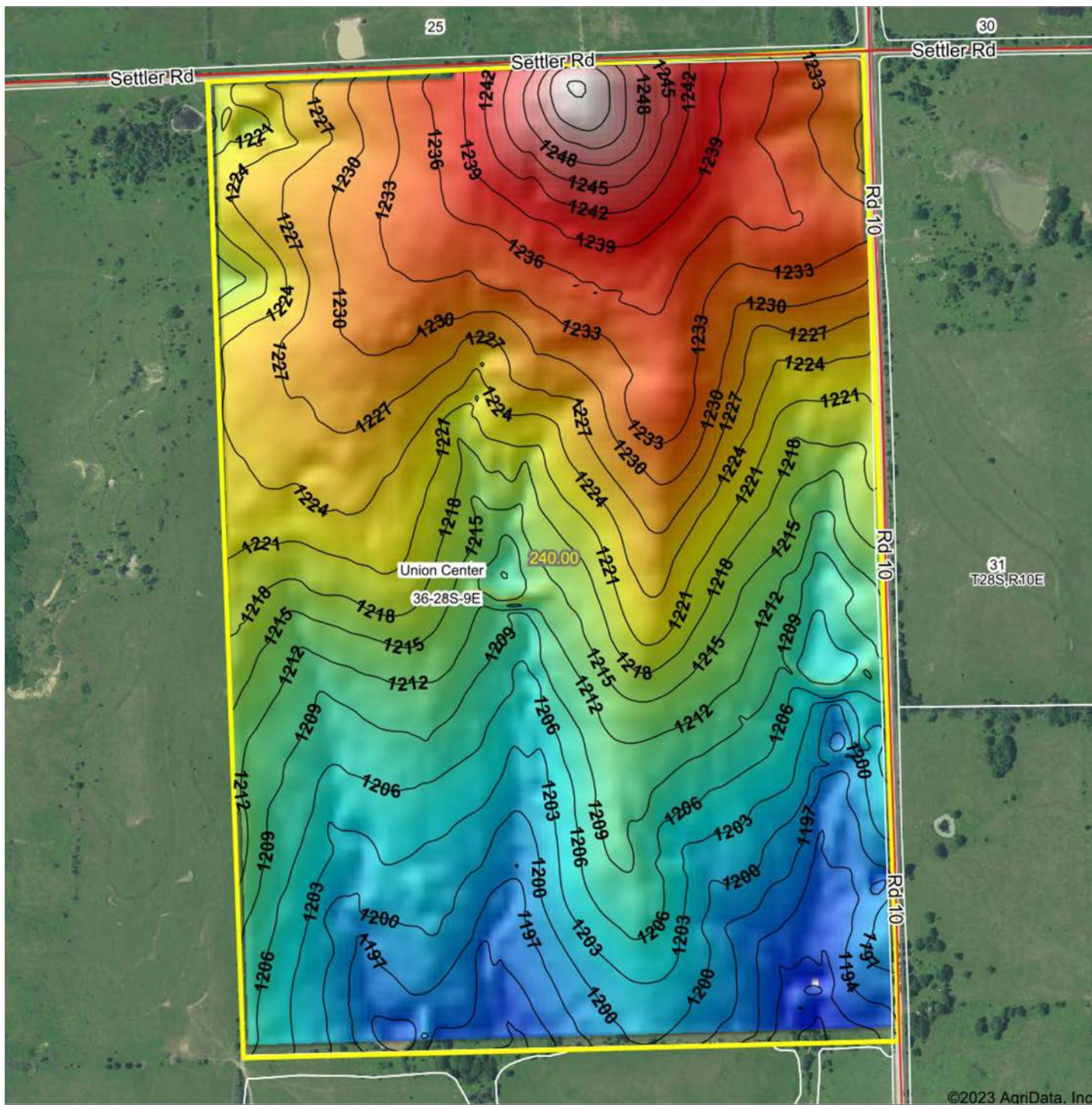


36-28S-9E
Elk County
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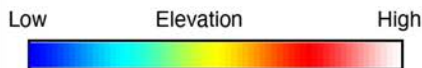


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HILLSHADE MAP



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Source: USGS 10 meter dem
 Interval(ft): 3
 Min: 1,185.8
 Max: 1,257.3
 Range: 71.5
 Average: 1,217.6
 Standard Deviation: 14.63 ft



12/12/2023

36-28S-9E
Elk County
Kansas

Boundary Center: 37° 34' 20.14, -96° 21' 59.92

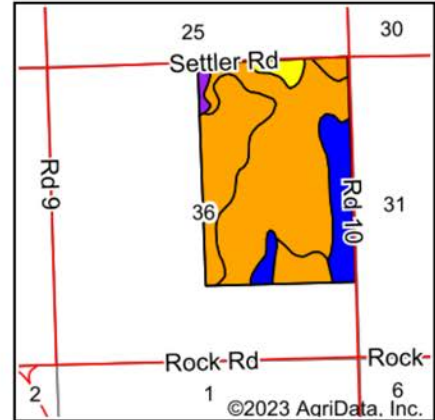
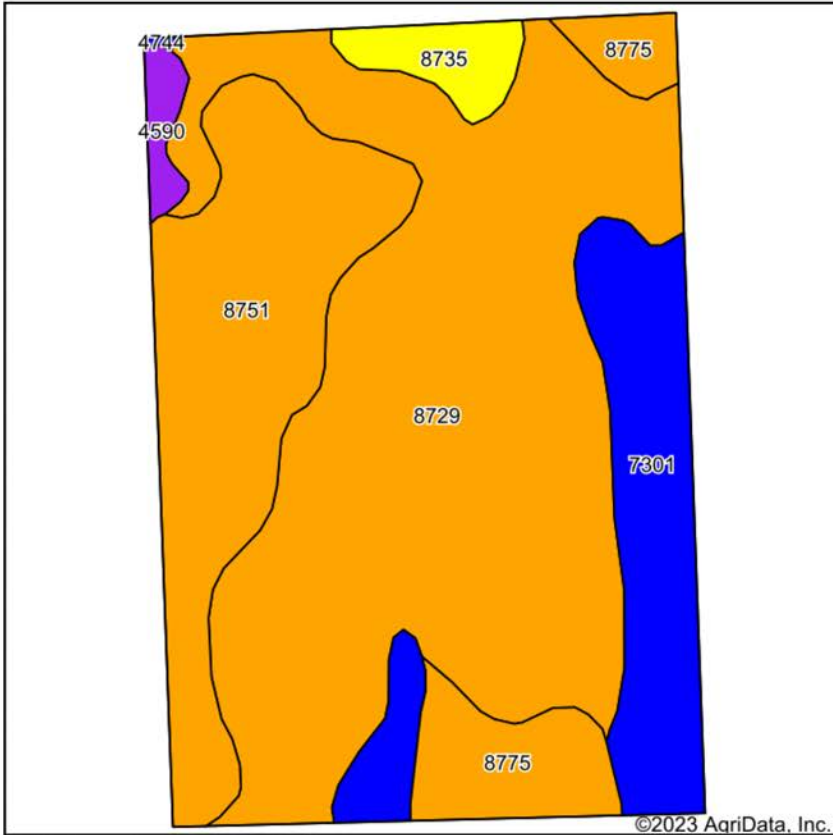


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SOIL MAP



State: **Kansas**
 County: **Elk**
 Location: **36-28S-9E**
 Township: **Union Center**
 Acres: **240**
 Date: **12/12/2023**



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Soils data provided by USDA and NRCS.

Area Symbol: KS049, Soil Area Version: 21

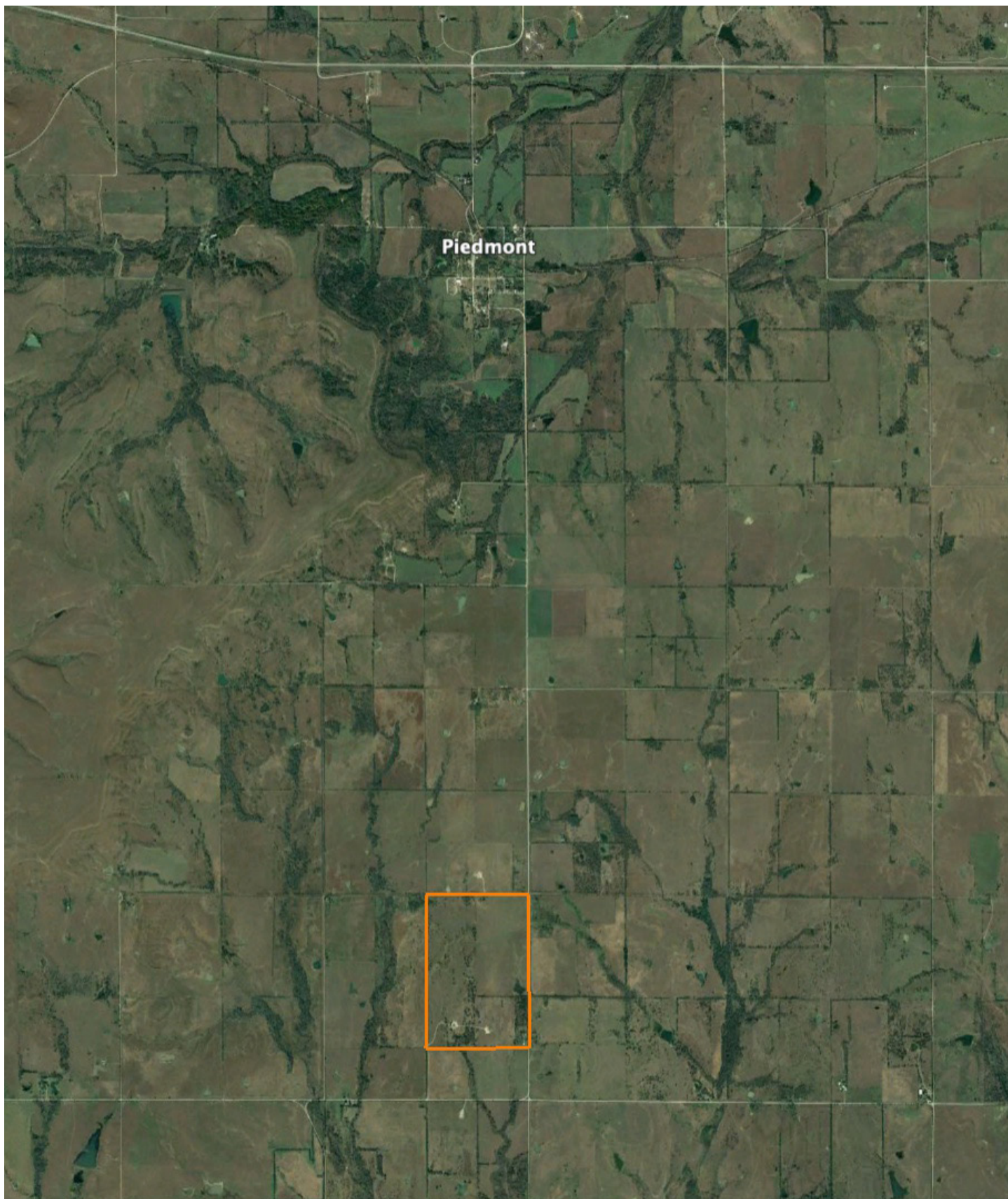
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class
8729	Eram silt loam, 1 to 3 percent slopes	130.56	54.4%			IIIe
8751	Eram-Dwight silt loams, 1 to 4 percent slopes	49.43	20.6%			IIIe
7301	Martin silty clay loam, 1 to 3 percent slopes	33.72	14.0%			Ile
8775	Kenoma silt loam, 1 to 3 percent slopes	16.60	6.9%			IIIe
8735	Eram silty clay loam, 3 to 7 percent slopes	6.52	2.7%			IVe
4590	Clime-Sogn complex, 3 to 20 percent slopes	3.00	1.2%			VIe
4744	Labette-Dwight complex, 0 to 3 percent slopes	0.17	0.1%			Ile
Weighted Average					2.92	

*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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