

MIDWEST LAND GROUP PRESENTS

82 ACRES IN

ELK COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

INCREDIBLE RECREATIONAL IMPROVEMENT FARM OPPORTUNITY

Located just three miles south of Piedmont sits an 82 +/- acre blank canvas. With both upland and whitetail opportunities, this is the ultimate project farm. If you are searching for your next recreational restoration look no further. With deer camp retreat farms all around the backyard for neighbors, there is no denying that this area is known for mature whitetails and endless outdoor enjoyment and memories to be made.

The 82 +/- acres are made up of 58 +/- acres of pasture that are plentiful in bedding areas for both quail and whitetail deer. The remaining 24 +/- acres are made up of a timber draw running through the northeast corner of the property. Rock Creek provides ample water for wildlife with a 2-acre holding pond sitting on the eastern boundary. A second smaller pond sits on the southwest

corner of the property. The northeasternmost corner of the farm is made up of a south-facing slope making it a perfect place to improve bedding areas. Rock Creek offers adequate soil for several different food plot locations. To date, there have been no improvements made to improve wildlife opportunities making this any habitat hobbyist's dream property.

The sky's the limit with this property. A strong covey of quail already inhabits this farm and extensive deer signs prove that this farm will be an Elk County gem. With the right plan, this farm will be a big buck producer, and an upland hunter's dream for years to come. So much potential and absolutely one to tour in person to see all the dynamics!



PROPERTY FEATURES

PRICE: **\$237,400** | COUNTY: **ELK** | STATE: **KANSAS** | ACRES: **82**

- 82 +/- acres total
- 58 +/- acres pasture and bedding area
- 24 +/- acres of timber and creek draw
- Rock Creek running through the northeast corner
- 2 ponds on property, one being 2 acres
- Healthy quail covey
- Whitetail sign
- Above average fencing on north, south, and east boundaries
- All mineral rights intact and transfer
- Approximate 2023 tax: \$300.72
- 3 miles south of Piedmont
- 28 miles to Eureka
- 72 miles to Wichita



58 +/- ACRES PASTURE AND BEDDING AREA



24 +/- ACRES OF TIMBER AND CREEK DRAW



ROCK CREEK + 2 PONDS

Rock Creek provides ample water for wildlife with a 2-acre holding pond sitting on the eastern boundary. A second smaller pond sits on the southwest corner of the property.



ADDITIONAL PHOTOS



AERIAL MAP



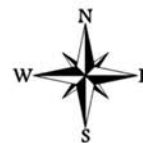
Map Center: 37° 34' 0.16, -96° 21' 3.94

0ft 432ft 865ft



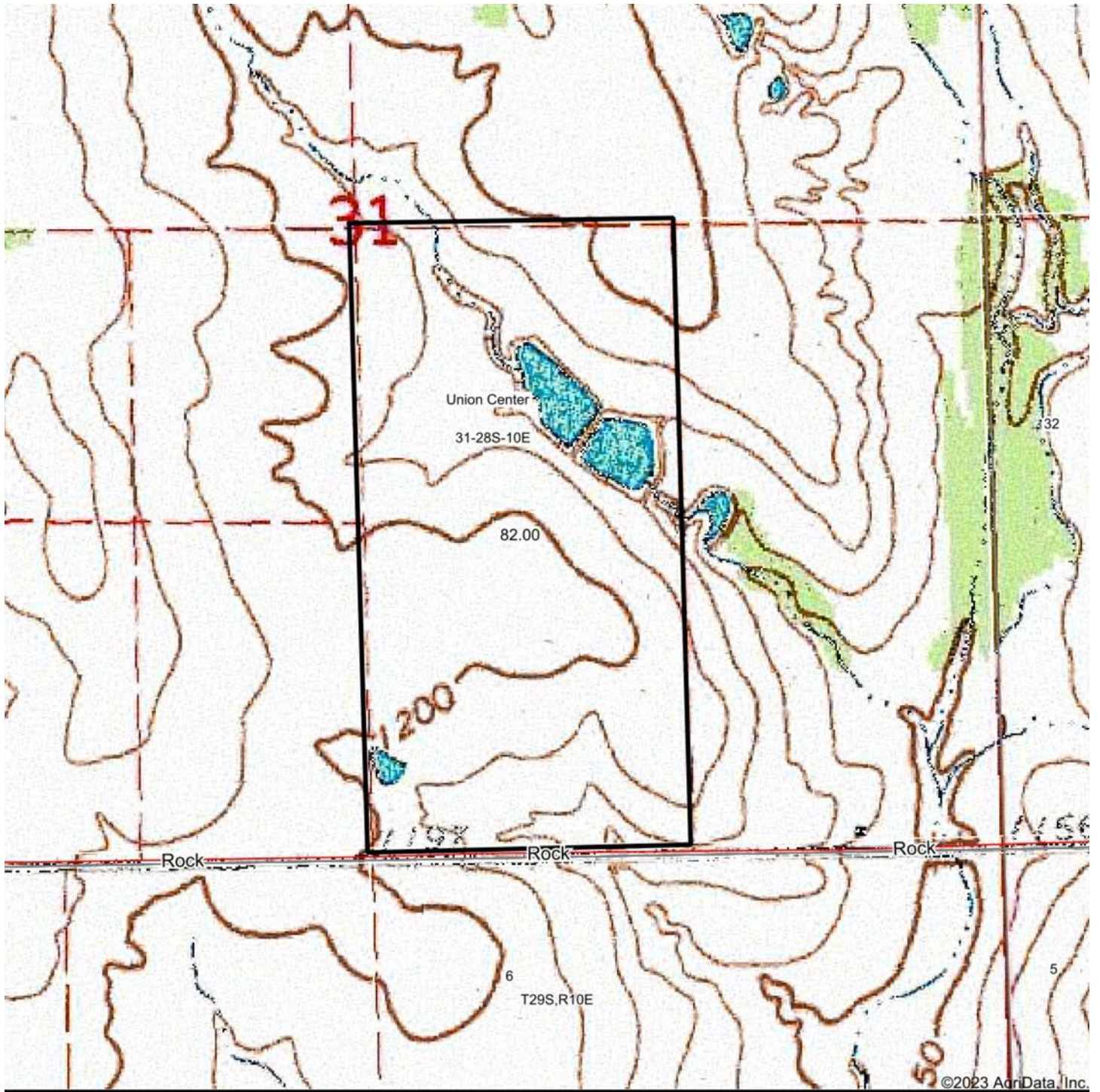
Maps Provided By:
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31-28S-10E
Elk County
Kansas



12/12/2023

TOPOGRAPHY MAP



Map Center: 37° 33' 59.64, -96° 21' 2.48



Maps Provided By:



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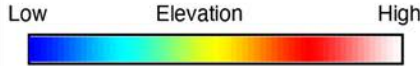
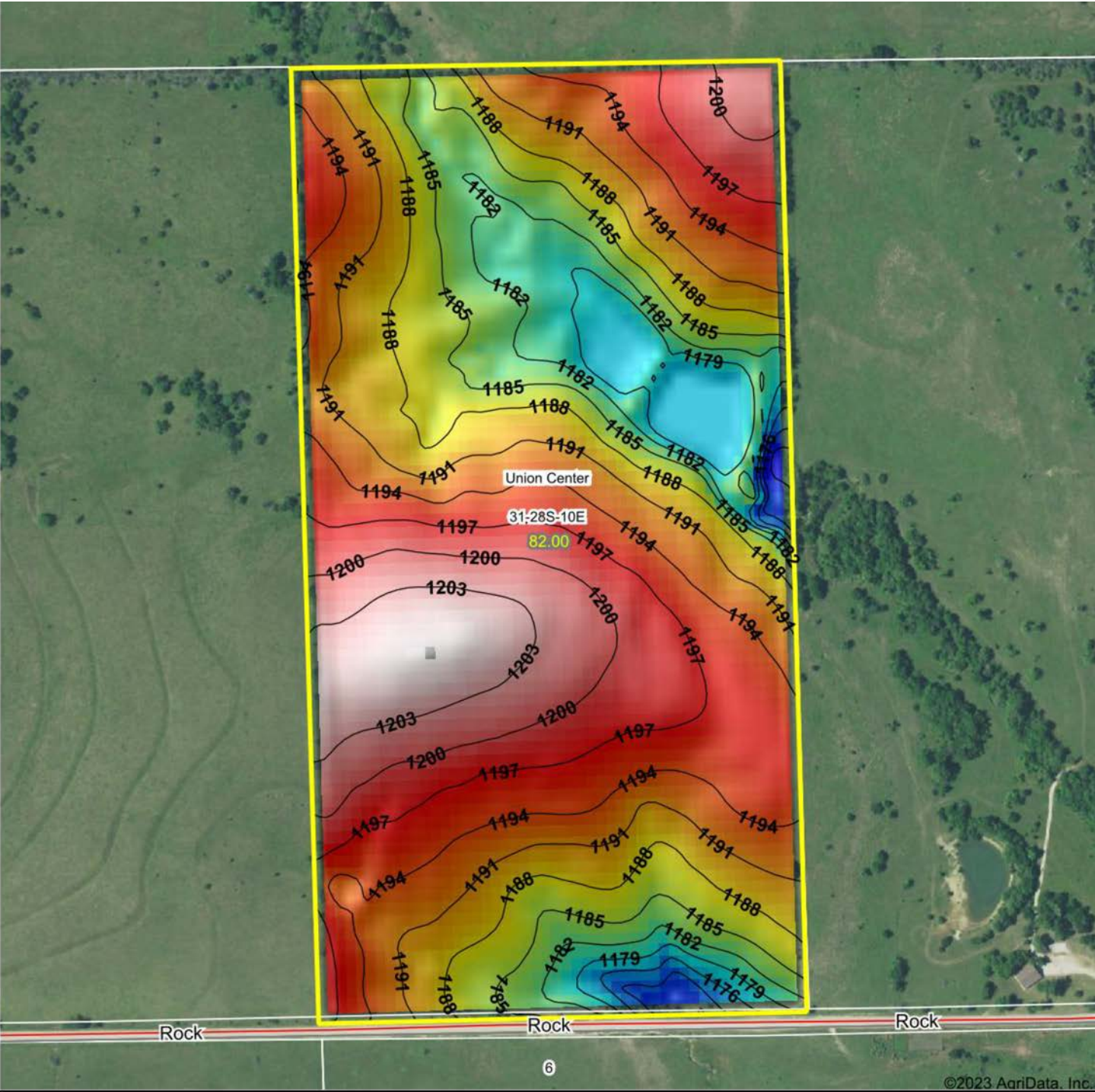
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31-28S-10E
Elk County
Kansas



12/12/2023

HILLSHADE MAP



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Source: USGS 10 meter dem
 Interval(ft): 3
 Min: 1,169.1
 Max: 1,205.9
 Range: 36.8
 Average: 1,191.3
 Standard Deviation: 7.41 ft

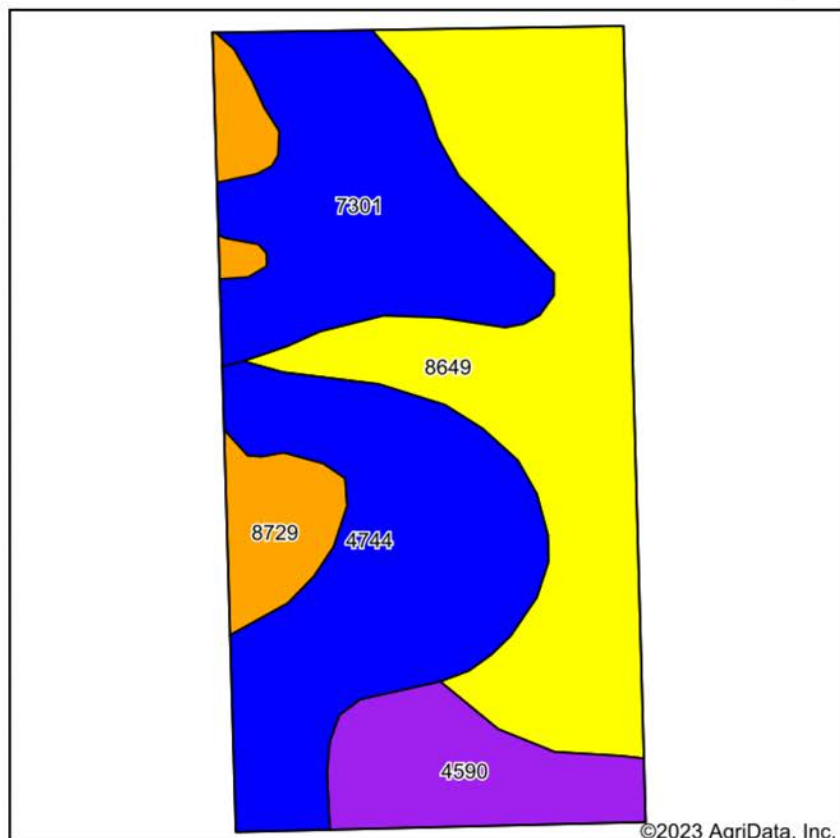


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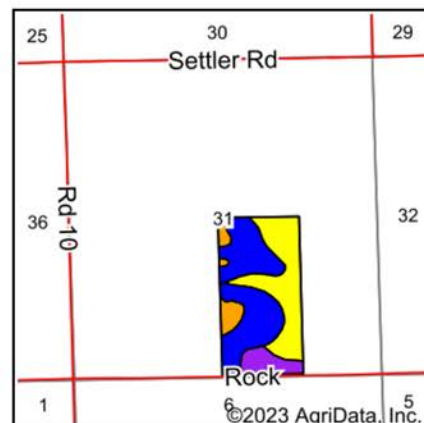
31-28S-10E
Elk County
Kansas

Boundary Center: 37° 34' 0.16, -96° 21' 3.94

SOIL MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Elk**
 Location: **31-28S-10E**
 Township: **Union Center**
 Acres: **82**
 Date: **12/12/2023**



Maps Provided By:



Area Symbol: KS049, Soil Area Version: 21

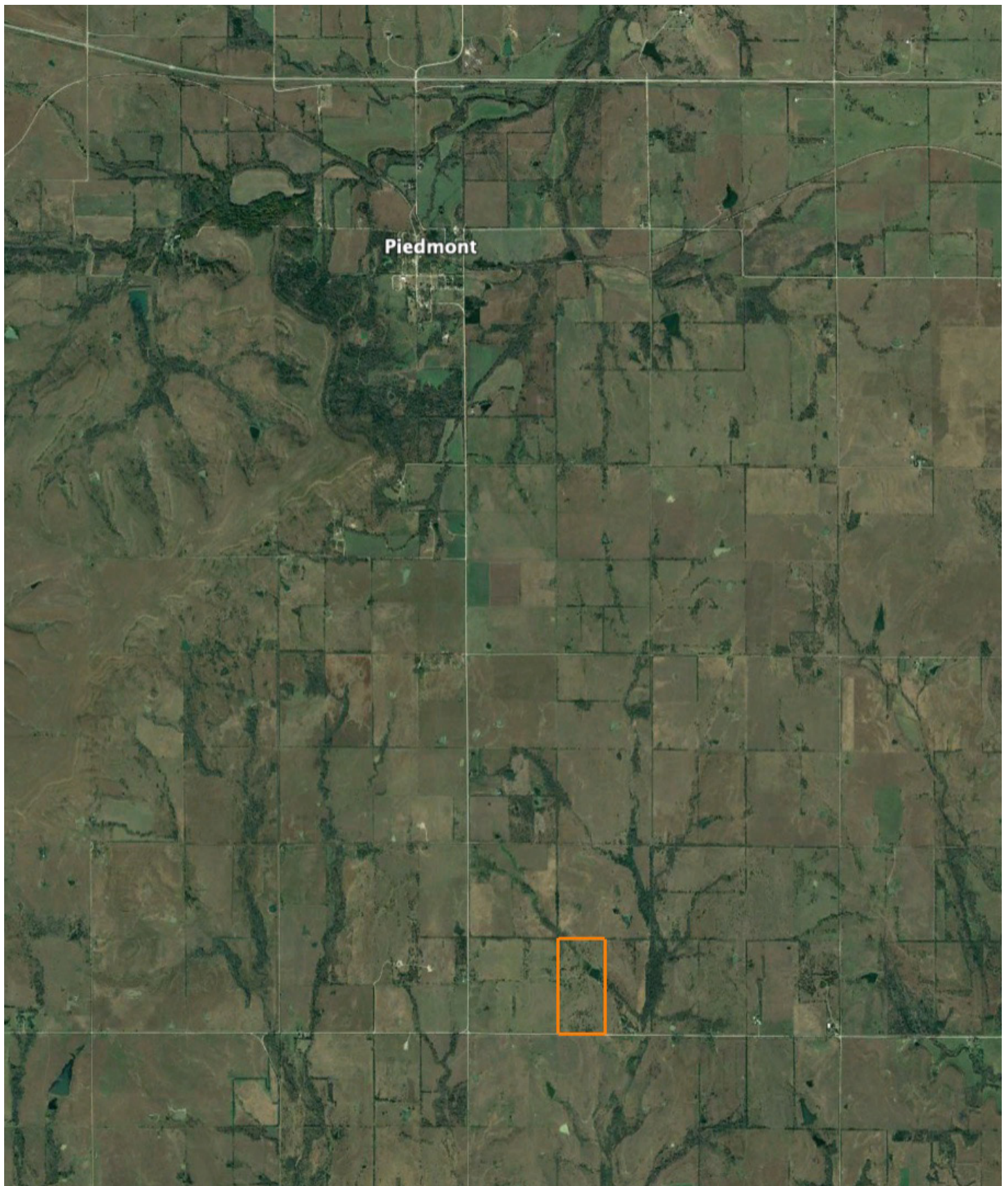
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class
8649	Catoosa-Sogn complex, 0 to 8 percent slopes	29.15	35.5%			IVe
4744	Labette-Dwight complex, 0 to 3 percent slopes	21.36	26.0%			Ile
7301	Martin silty clay loam, 1 to 3 percent slopes	17.25	21.0%			Ile
4590	Clime-Sogn complex, 3 to 20 percent slopes	8.17	10.0%			VIe
8729	Eram silt loam, 1 to 3 percent slopes	6.07	7.4%			IIIe
Weighted Average					3.18	

*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.



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