

MIDWEST LAND GROUP PRESENTS



# DOUGLAS COUNTY, KS

180 ACRES



[MidwestLandGroup.com](http://MidwestLandGroup.com)



MIDWEST LAND GROUP IS HONORED TO PRESENT

# PRIME DYNAMICS FOR TOP-END HUNTING JUST OFF THE KANSAS RIVER

This once-in-a-lifetime 180 +/- acre tract offers all of the top-end hunting one could ever dream of with big hardwood timber stands, fertile creek bottom tillable acres for internal food sources, and protected meadows and bedding areas. With the perfect foundation set in place, what an opportunity to create a world-class recreation farm with ideal passive ag income.

The 180 +/- acres are made up of 63 +/- acres of low-lying tillable row crops that were planted this past year to corn and rotated between corn and soybeans annually. Soil types of Reading and Kennebec, considered Class I and Class II, make up the tillable foundation that allows for year after year above-average yields. The average tillable rent price per acre of \$152.00. The tillable acres are well protected with roadway screening and the land contour sloping in towards the creek. The 97 +/- acres of hardwood timber stand are impressive and hold a prime opportunity for an individual to harvest a large amount of mature black walnuts and oaks without making an impact on the overall just based on the volume. Along with the black walnuts, white oaks, and burr oaks, the majority of tree species are sycamore, hackberry, elm, ash, and a few cedars throughout. With the dramatic elevation changes over 125 ft. from the highest point on the east to the middle of the farm in the Coon Creek bottoms, the funnels and pinch points are unreal throughout the draws and timber blocks that surround the tillable acres. The 20 +/- acres of hay meadow are as clean as they come with a strong stand of native and brome grass. The east 16 +/- acres of native hay meadow sit on the most easterly side with

the remaining 4 +/- acres of brome meadow laying on the hillside of the west tillable plot along 500th Rd. The average meadow lease price per acre of \$45.00 annually. Total ag income of \$10,296.00. Tillable and hay meadow acres are leased for the 2024 season with the buyer assuming current lease.

The hunting on the farm has been next to zero being allowed. Walking throughout the farm, in every direction you look you will see incredible deer signs. Rubs and scrapes line the trails. The northern timber and bedded sanctuary are where the big boys hang out along with the meadow grass acres with the south-facing slope. Walking the farm each time, it is impressive how many deer are bumped up or feeding in the bottoms. Along with whitetails, turkeys are very present as well. Hunting unit number 10.

If you are looking to build your dream home or getaway retreat, you will have every opportunity with several build site locations. With road frontage on the east and west sides with utilities available. FreeState Electric Cooperative and Rural Water District #6, with a rural water meter already onsite and transfers to the new owner.

From top-end hunting to prime agricultural production, this incredible 180 +/- acre farm holds incredible opportunity. Being in person is the only way to truly grasp and take in all this tract has to offer! Call Brenda Doudican at (620) 794-8075 for additional information, and questions and to schedule your tour.

# PROPERTY FEATURES

PRICE: **\$1,456,380** | COUNTY: **DOUGLAS** | STATE: **KANSAS** | ACRES: **180**

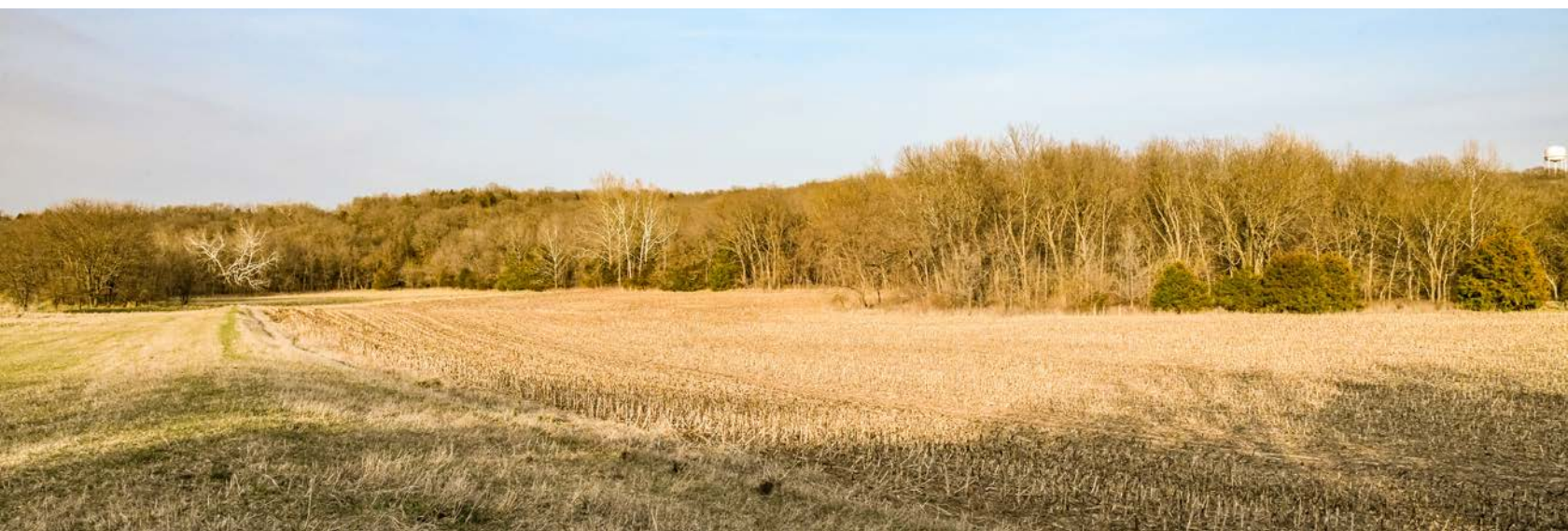
- 63 +/- acres tillable creek bottom
- 97 +/- acres mature hardwood timber
- 20 +/- acres pristine hay meadow
- Class I and Class II soil types
- Coon Creek running throughout
- Limited hunting past 35 years
- Mature whitetails
- Ample turkey
- 2 miles south of the Kansas River
- Established internal trail system
- Incredible timber harvest opportunity
- Incredible elevation changes
- Deep draws
- 5-strand barbed wire perimeter fencing
- Roadway access on east and west property sides
- \$10,296.00 annual ag income
- Prime built sites
- Rural Water District #6
- FreeState Electric Cooperative
- Approximate 2023 tax \$2,091.31
- All mineral intact
- Hunting Unit #10
- 1/2 mile off pavement
- Adjoining Lecompton
- 4 miles from Lawrence
- 38 miles from Kansas City





# 63 +/- ACRES TILLABLE CREEK BOTTOM

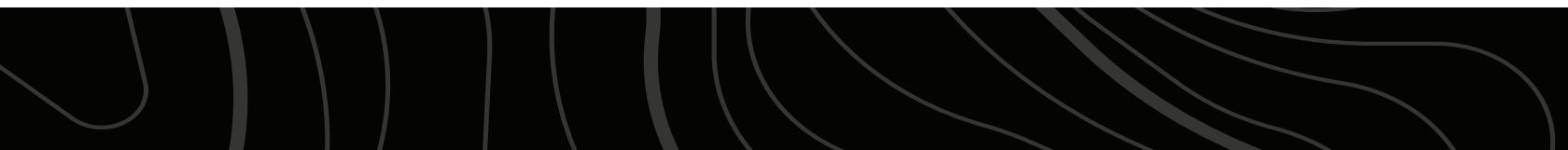
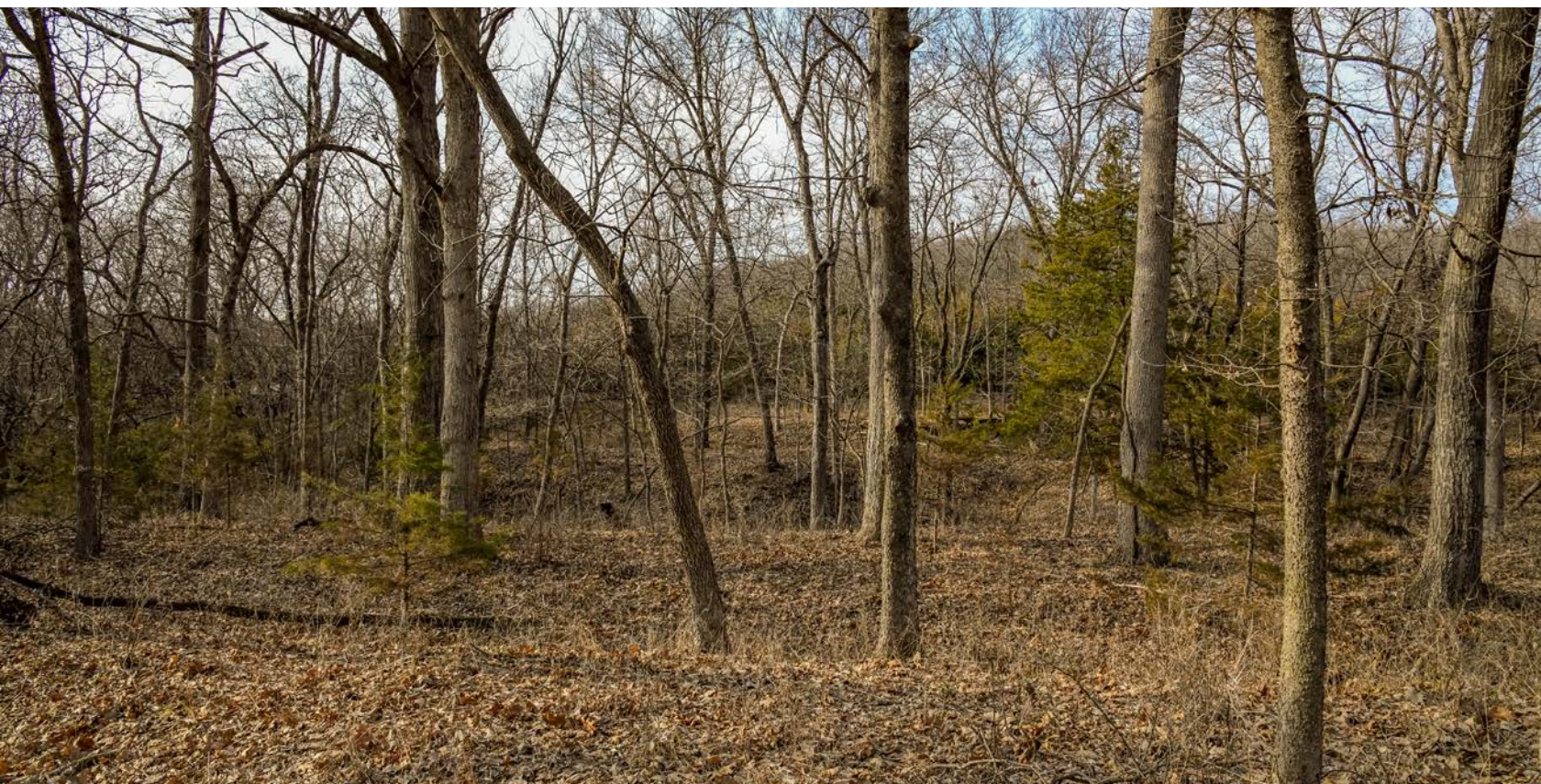
---





# 97 +/- ACRES MATURE HARDWOOD TIMBER

---





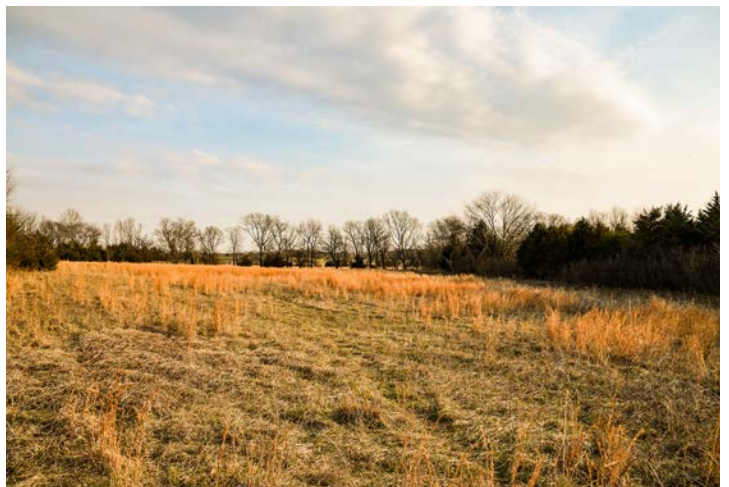
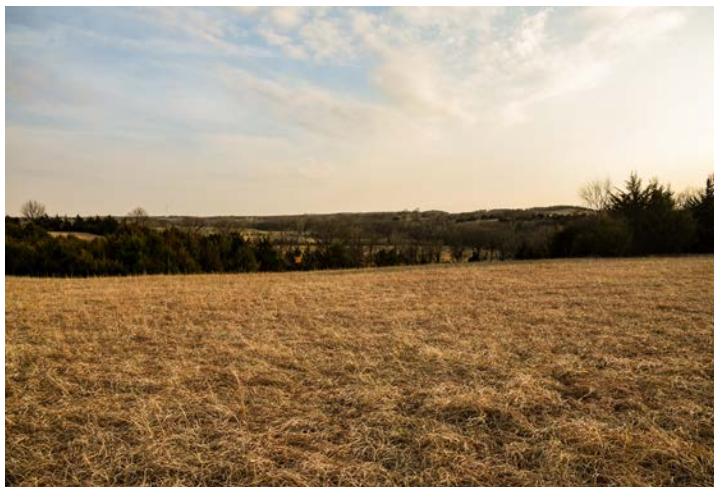
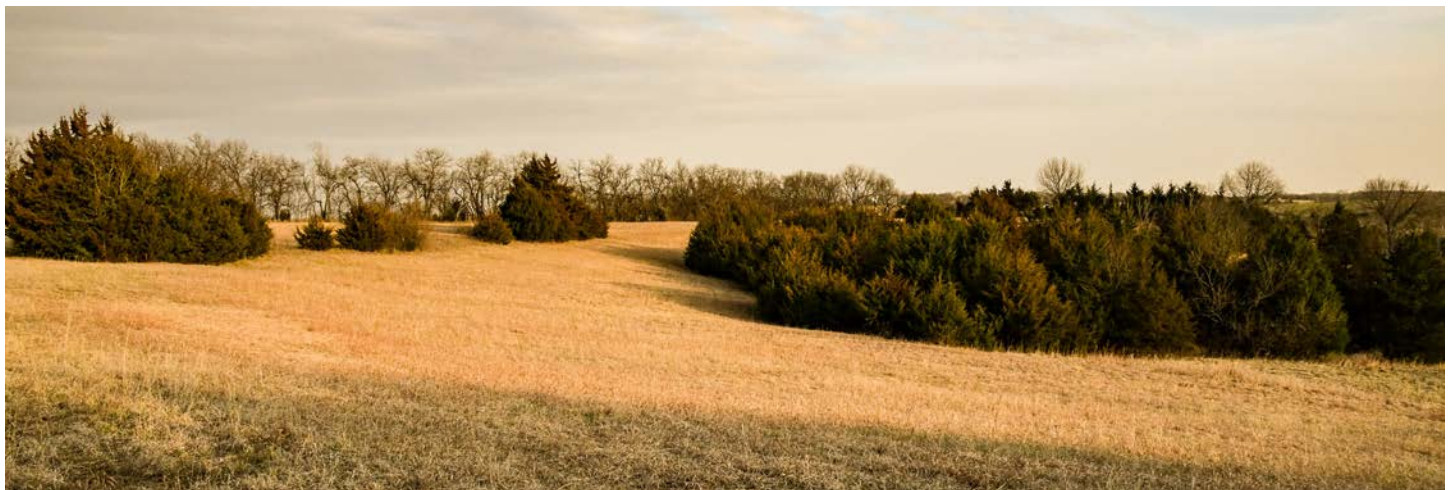
# ESTABLISHED INTERNAL TRAIL SYSTEM

---



## 20 +/- ACRES PRISTINE HAY MEADOW

---





# COON CREEK RUNNING THROUGHOUT

---





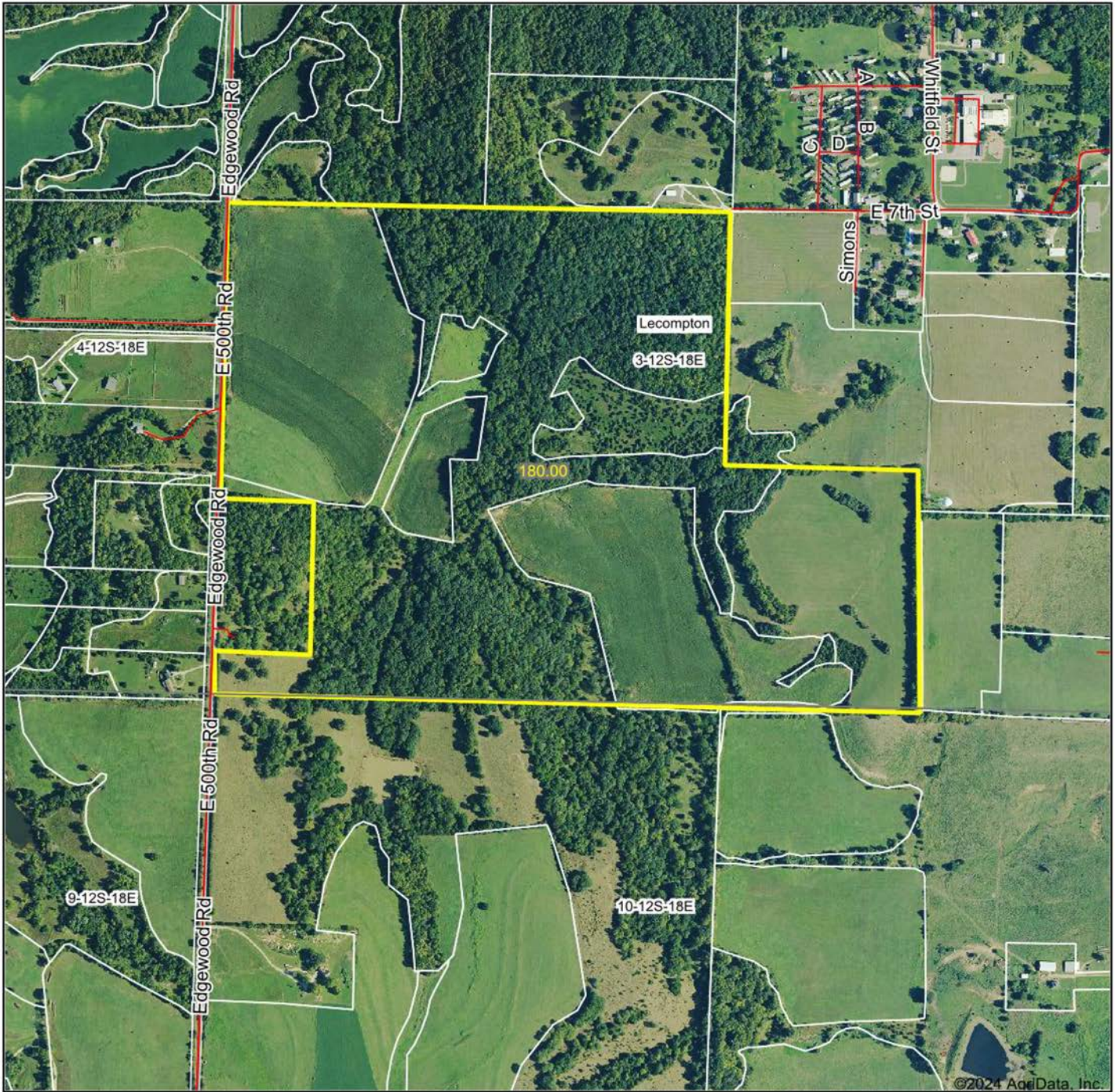
# TRAIL CAM PICTURES

---



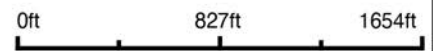


# AERIAL MAP



©2024 AgriData, Inc.

Boundary Center: 39° 1' 59.33, -95° 24' 12.05



Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

**3-12S-18E**  
**Douglas County**  
**Kansas**



3/6/2024

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



# AERIAL MAP



©2024 AgriData, Inc.

Map Center: 39° 1' 59.33, -95° 24' 12.05

0ft 586ft 1173ft



Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

**3-12S-18E**  
**Douglas County**  
**Kansas**

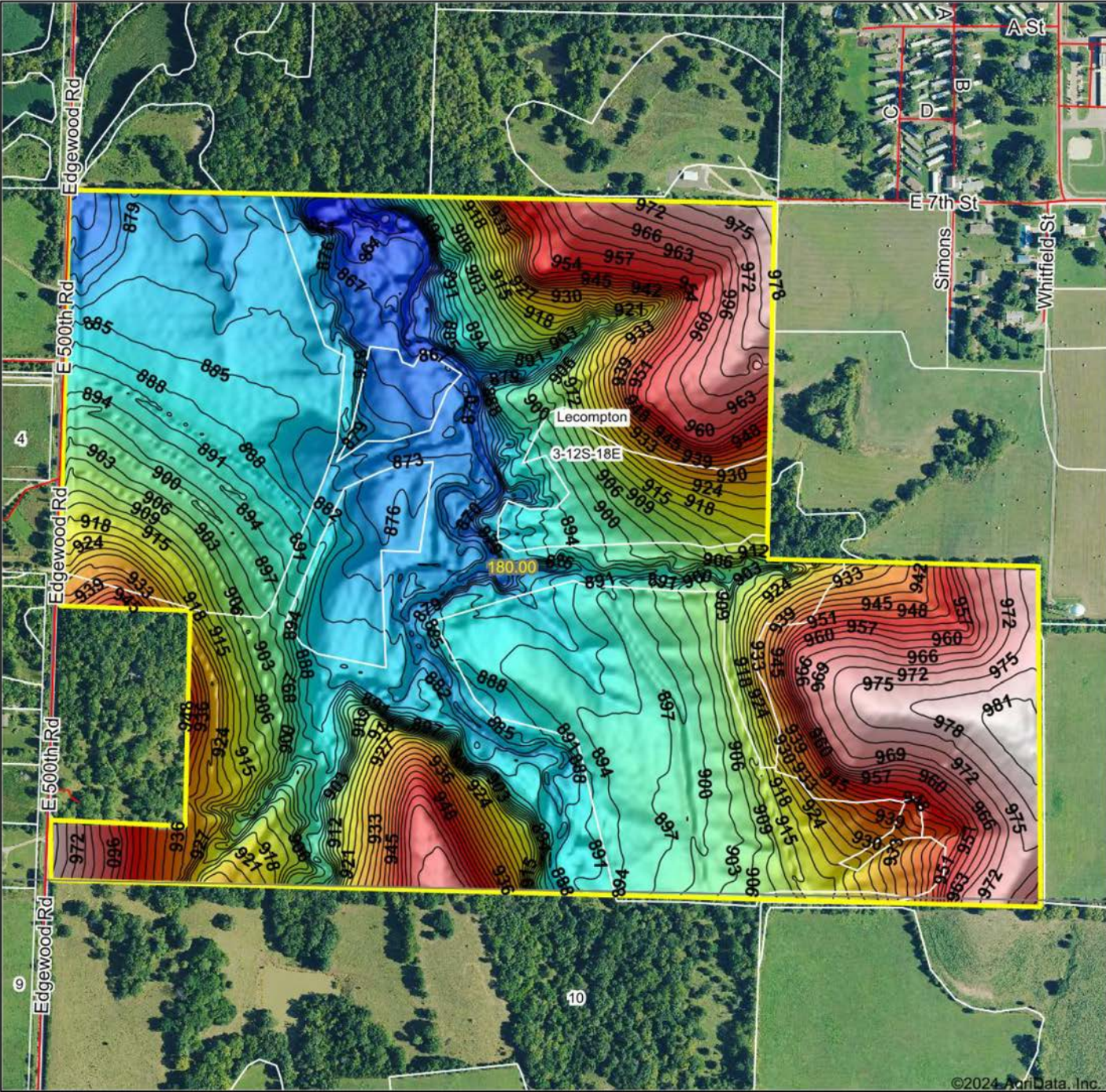


3/6/2024

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



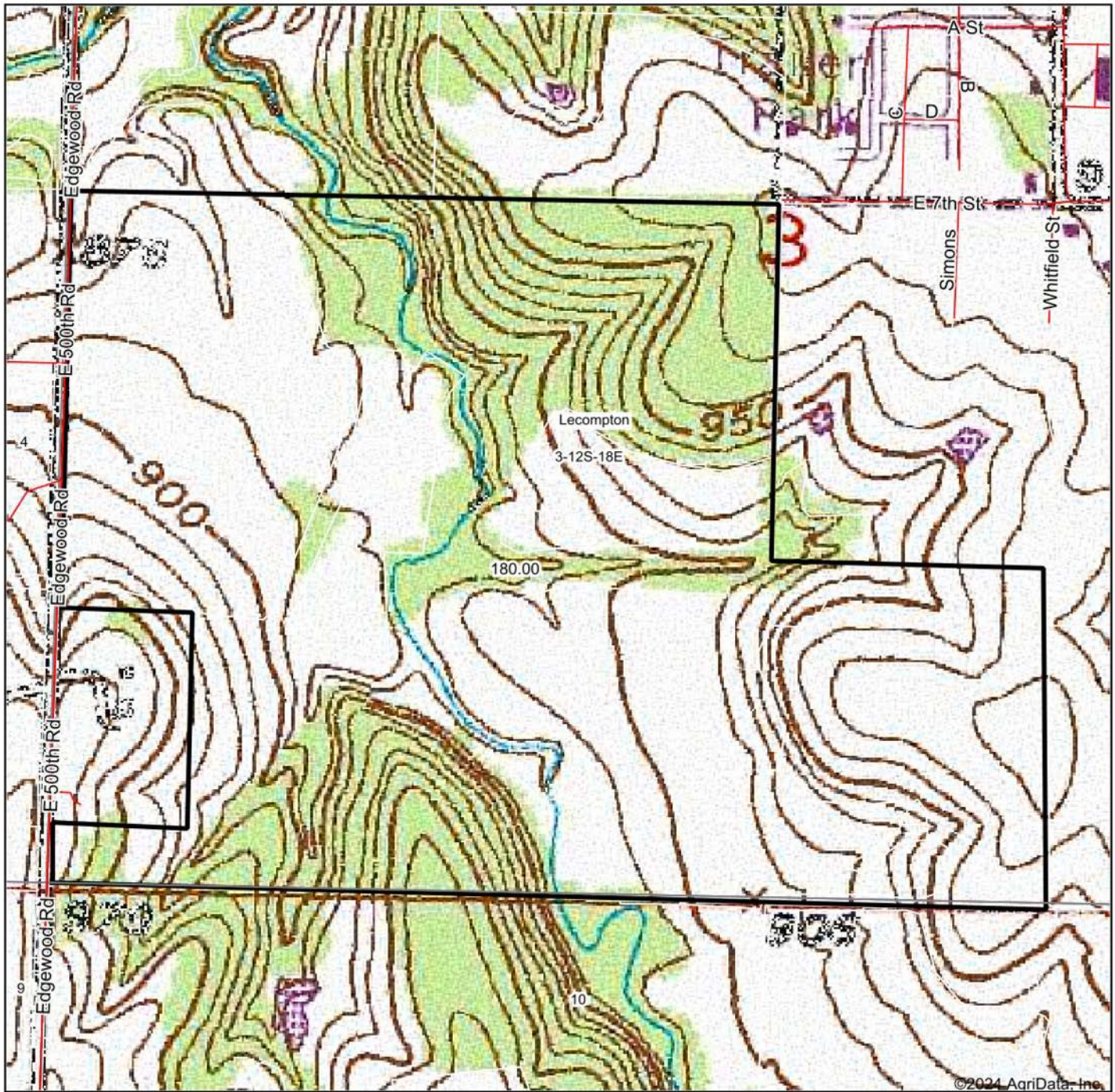
# HILLSHADE MAP



<p>Low Elevation High</p>	<p>Source: USGS 3 meter dem          Interval(ft): 3          Min: 856.4          Max: 982.9          Range: 126.5          Average: 912.1          Standard Deviation: 32.41 ft</p>	<p>0ft 589ft 1179ft</p>
<p>Maps Provided By:  <b>surety</b>  <small>CUSTOMIZED ONLINE MAPPING</small>          © AgriData, Inc. 2023 www.AgriDataInc.com</p> <p><small>Field borders provided by Farm Service Agency as of 5/21/2008.</small></p>	<p>3-12S-18E          Douglas County          Kansas</p> <p>3/6/2024</p> <p>Boundary Center: 39° 1' 59.33, -95° 24' 12.05</p>	



# TOPOGRAPHY MAP



Map Center: 39° 1' 59.33, -95° 24' 12.05

0ft 586ft 1173ft



Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

**3-12S-18E**  
**Douglas County**  
**Kansas**

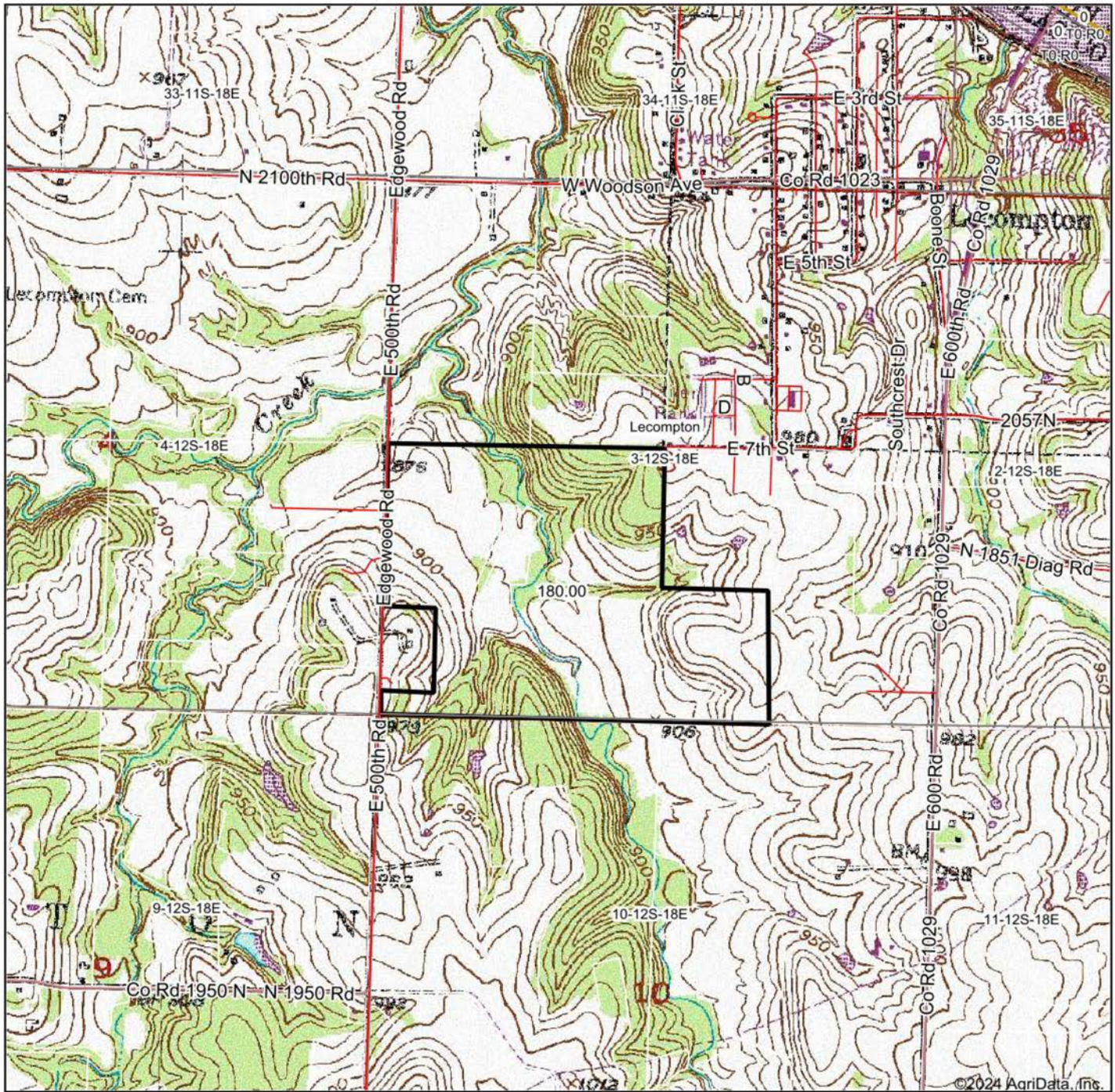


3/6/2024

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



# TOPOGRAPHY MAP



©2024 AgriData, Inc.

Map Center: 39° 2' 2.64, -95° 24' 14.63

0ft 1501ft 3002ft

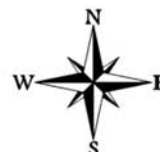


Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

**3-12S-18E**  
**Douglas County**  
**Kansas**



3/6/2024

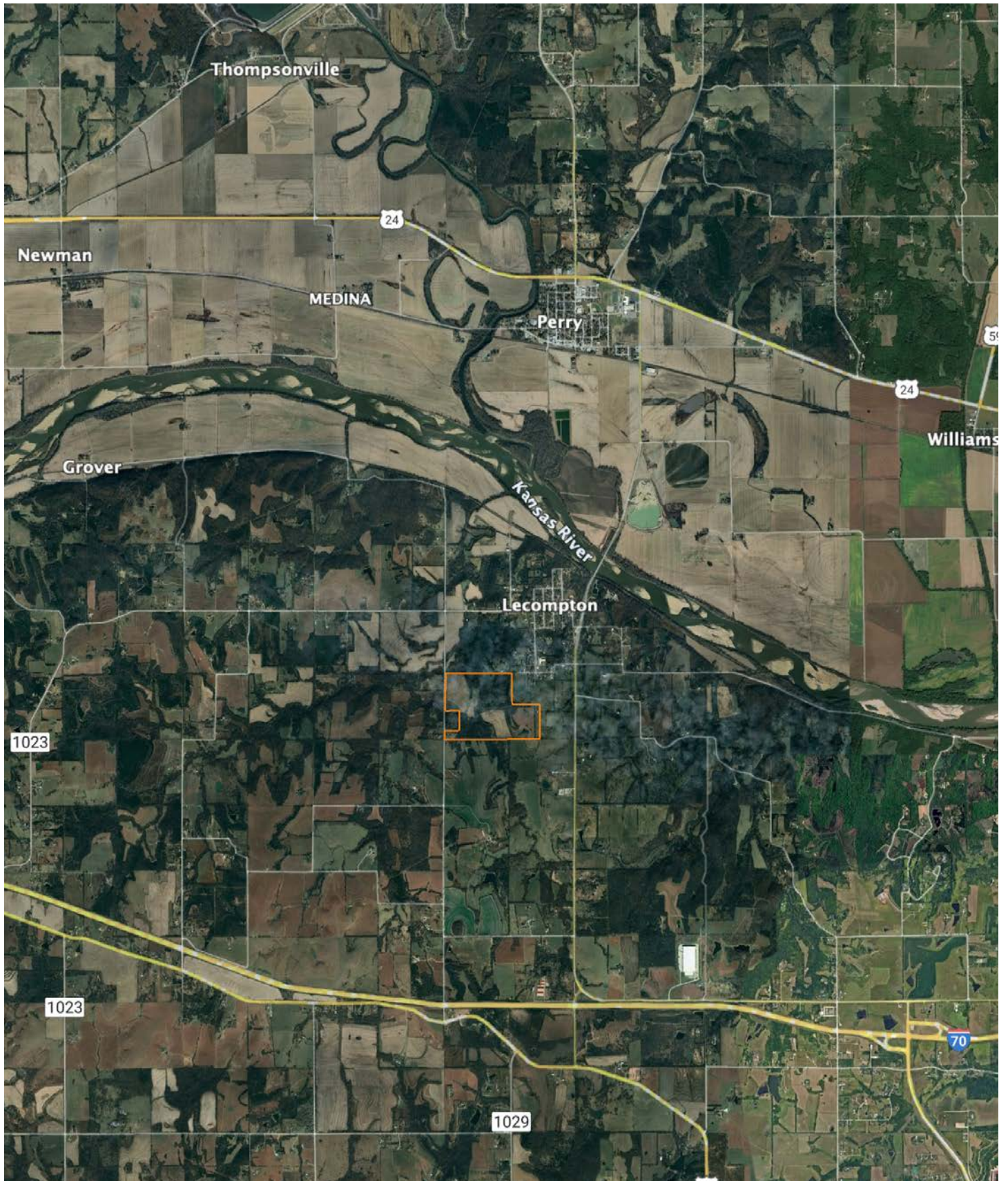
Field borders provided by Farm Service Agency as of 5/21/2008.







# 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,**  
LAND AGENT  
**620.794.8075**  
BDoudican@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 Arkansas, Illinois, Iowa, Kansas, Minnesota, Missouri, Nebraska, Oklahoma, South Dakota, Texas, and Wisconsin.