

MIDWEST LAND GROUP PRESENTS

120 ACRES IN

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# LYON COUNTY KANSAS



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

# LEGACY FARM WITH LAKE FRONTAGE AND EVERY DYNAMIC ONE COULD DREAM

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Nestled into the heart of the Flint Hills with the backdrop of open range, sits this truly once-in-a-lifetime tract that offers all the dynamics that dreams are made of. From a breathtaking landscape setting, mature hardwoods, lush prairie grass, lake frontage, and wildlife mecca, this is the key to lifelong adventures and memories that will last a legacy.

The tract consists of 120 +/- acres total with 57 +/- acres of native grasses, 54 +/- acres of mature hardwood timber stand, and 9 +/- acres of open water of the 45 +/- acre watershed lake. The native grass is in a hearty stand made up of big, little, switch, and indiagrasses and was rested fallow this past year with no grazing and was sprayed in early fall of 2023 for routine maintenance for weed prevention. The majority of the grass acres sit on the west side of the tract with a small portion on the east side mixed with a wooliness, creating ideal cover and has been inhabited as the whitetail bedding sanctuary. The entire perimeter has an above-average 5-strand barbed wire with the north line being replaced in January of 2024. The 54 +/- acres of timber stand are created of a high concentration of black walnuts throughout with additional osage orange, locust, hackberry, ash, cottonwood, willow, and cedar. The heavy timber block has Moon Branch Creek winding throughout with fingerling timber stands that spider out across the west and south of the farm. The 9 +/-

acres of the lake hold open waters to a 45 +/- acre watershed lake that Moon Branch Creek flows into. Endless waterfowl hunting and fishing taking place on this lake!

One walk throughout the farm, you will see the display of wildlife. Deer trails blazing in each direction with deer signs throughout. Everywhere you look you will see rubs and scrapes along with turkey tracks beating the creek bed. Each time on the farm, I have bumped mature bucks from the east side, not to mention all the sheds I found from the bedding area and plenty of does off of the west. The genetics in the area are proven and impressive to say the least. Waterfowl on the lake I can only imagine the numbers dropping on top of you. Being in the flyway, I have witnessed the amounts on the lake and the amounts flying overhead. From spring turkey season to summer fishing, to fall rut and wrapping out winter waterfowl, this farm provides year-round hunting opportunities to enjoy.

With all the coveted dynamics this 120 +/- acre tract holds, what else could one ever need or want, and all on a manageable farm. Rarely does a tract of this magnitude ever become available and that is why it needs to be toured in person to truly appreciate all it has to offer. For questions, additional information or to schedule a tour, please contact Brenda Doudican at (620) 794-8075.



# PROPERTY FEATURES

PRICE: **\$574,440** | COUNTY: **LYON** | STATE: **KANSAS** | ACRES: **120**

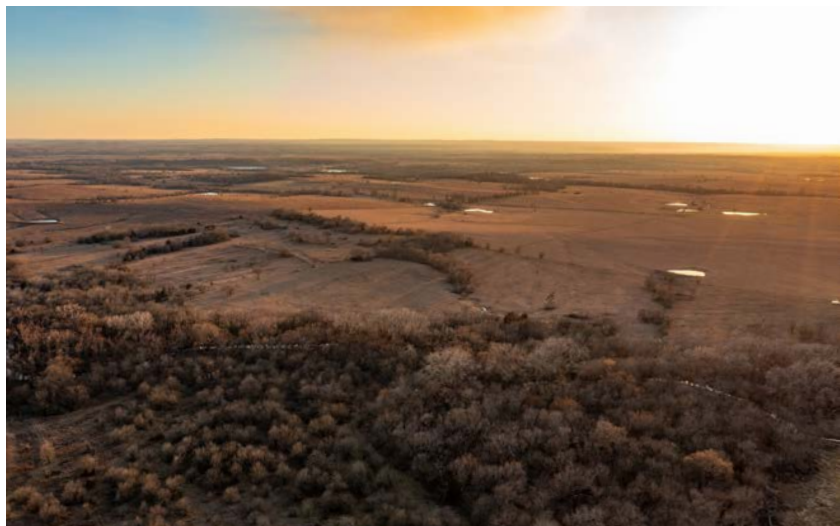
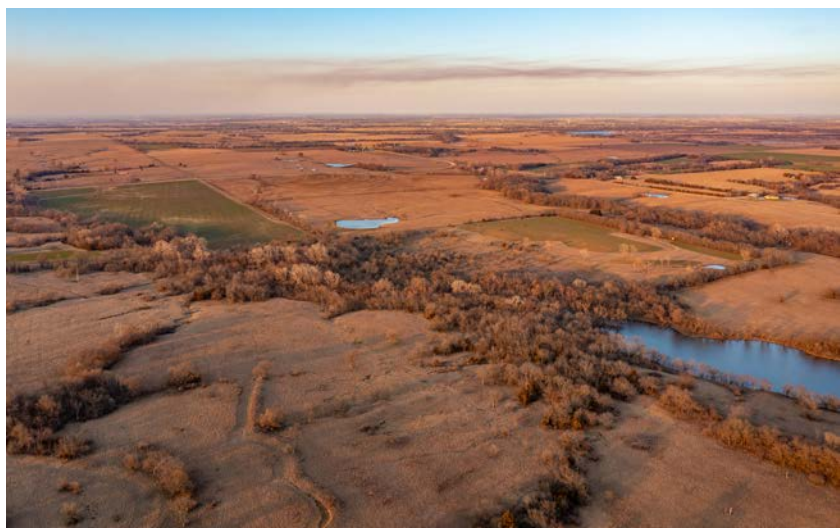
- 57 +/- acres native grass
- 54 +/- acres hardwood timber
- 9 +/- acres watershed lake
- Incredible hunting and fishing
- Whitetail and turkey galore
- Build site potential
- Secluded location
- Moon Branch Creek running throughout
- Dead end road access
- All mineral rights intact
- Hunt Unit #14
- Approximate 2023 tax: \$661.54
- 15 miles from Emporia
- 78 miles from Topeka
- 103 miles from Wichita
- 122 miles from Kansas City





120 +/- ACRES

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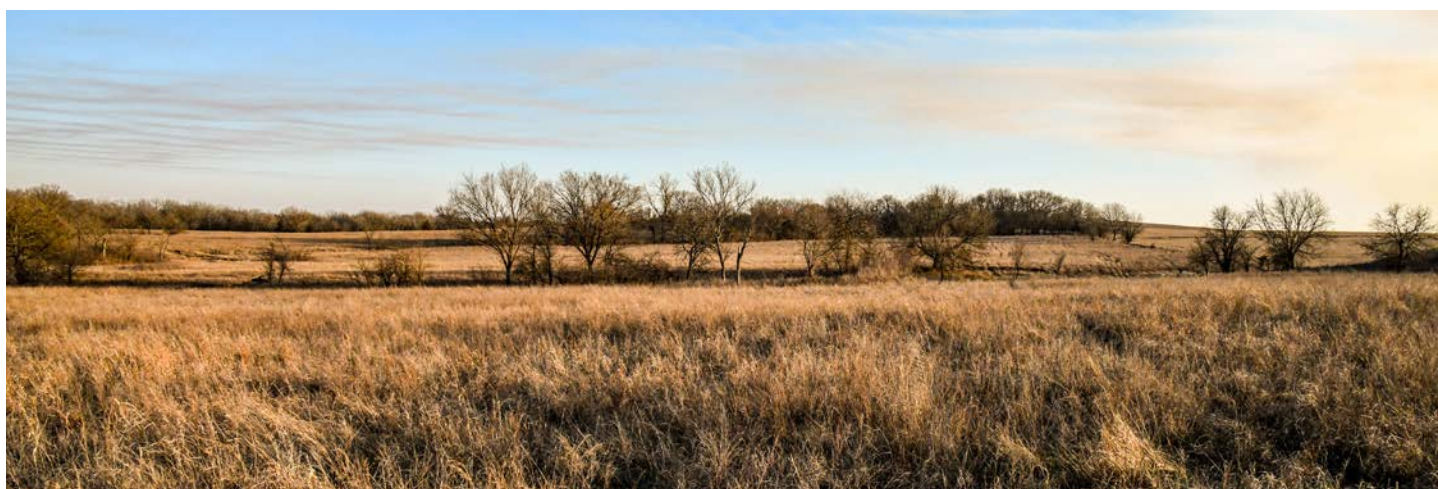
## 54 +/- ACRES HARDWOOD TIMBER

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## 57 +/- ACRES NATIVE GRASS

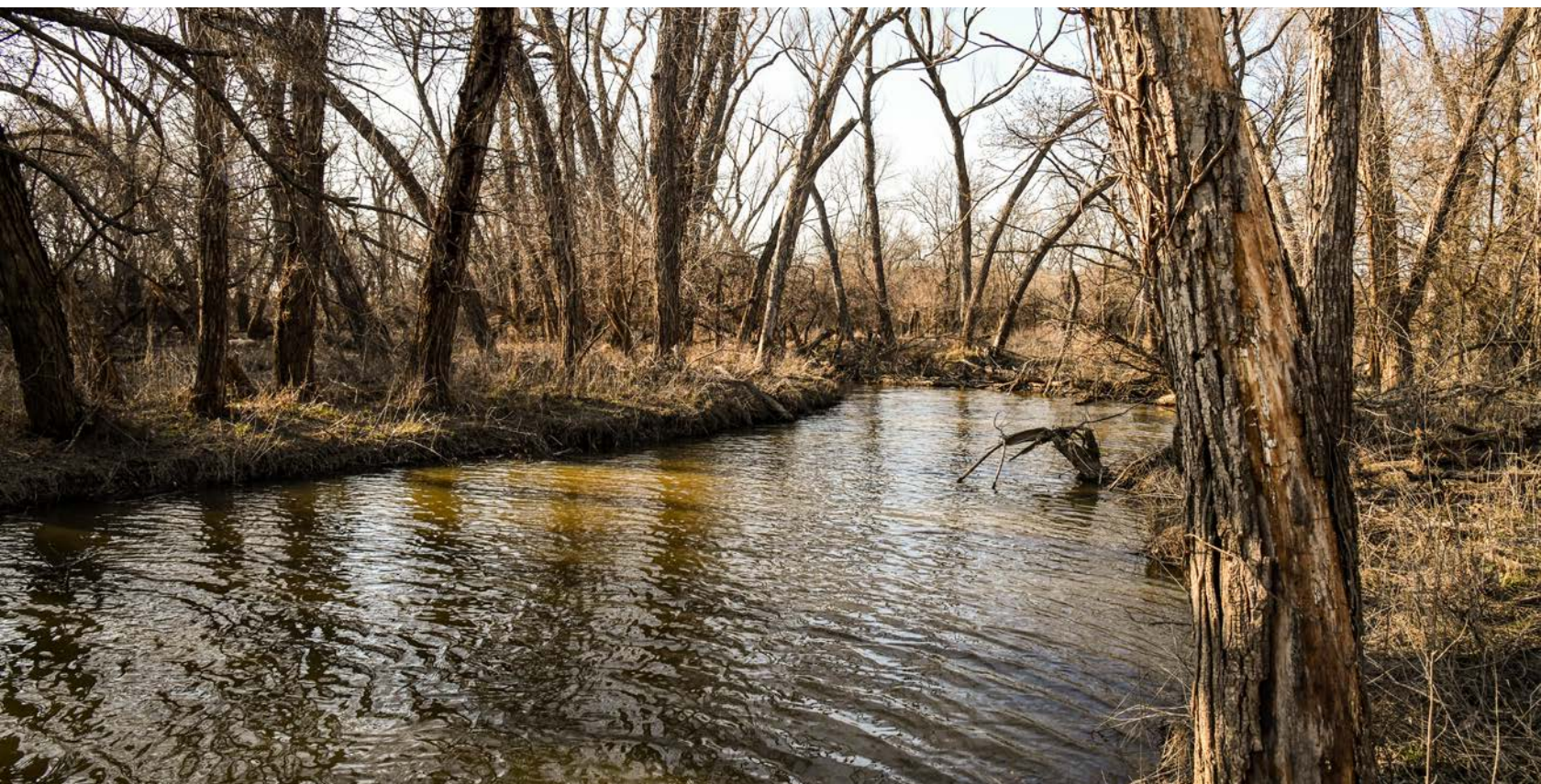
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# MOON BRANCH CREEK

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# 9 +/- ACRE WATERSHED LAKE

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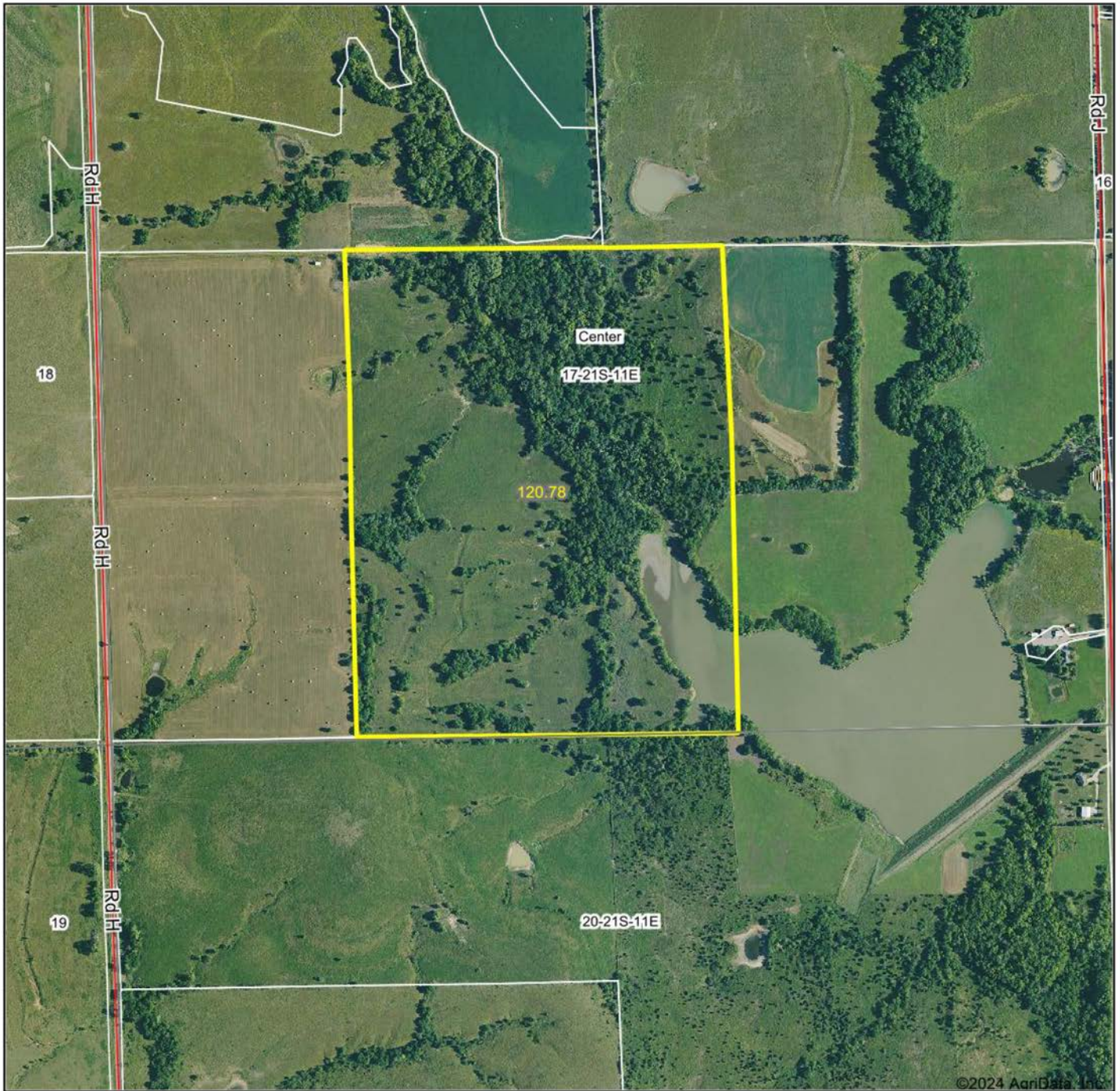
# WHITETAIL GALORE

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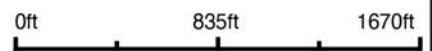


# AERIAL MAP



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Boundary Center:  $38^{\circ} 13' 11.17$ ,  $-96^{\circ} 13' 18.61$



**17-21S-11E**  
**Lyon County**  
**Kansas**



Maps Provided By:



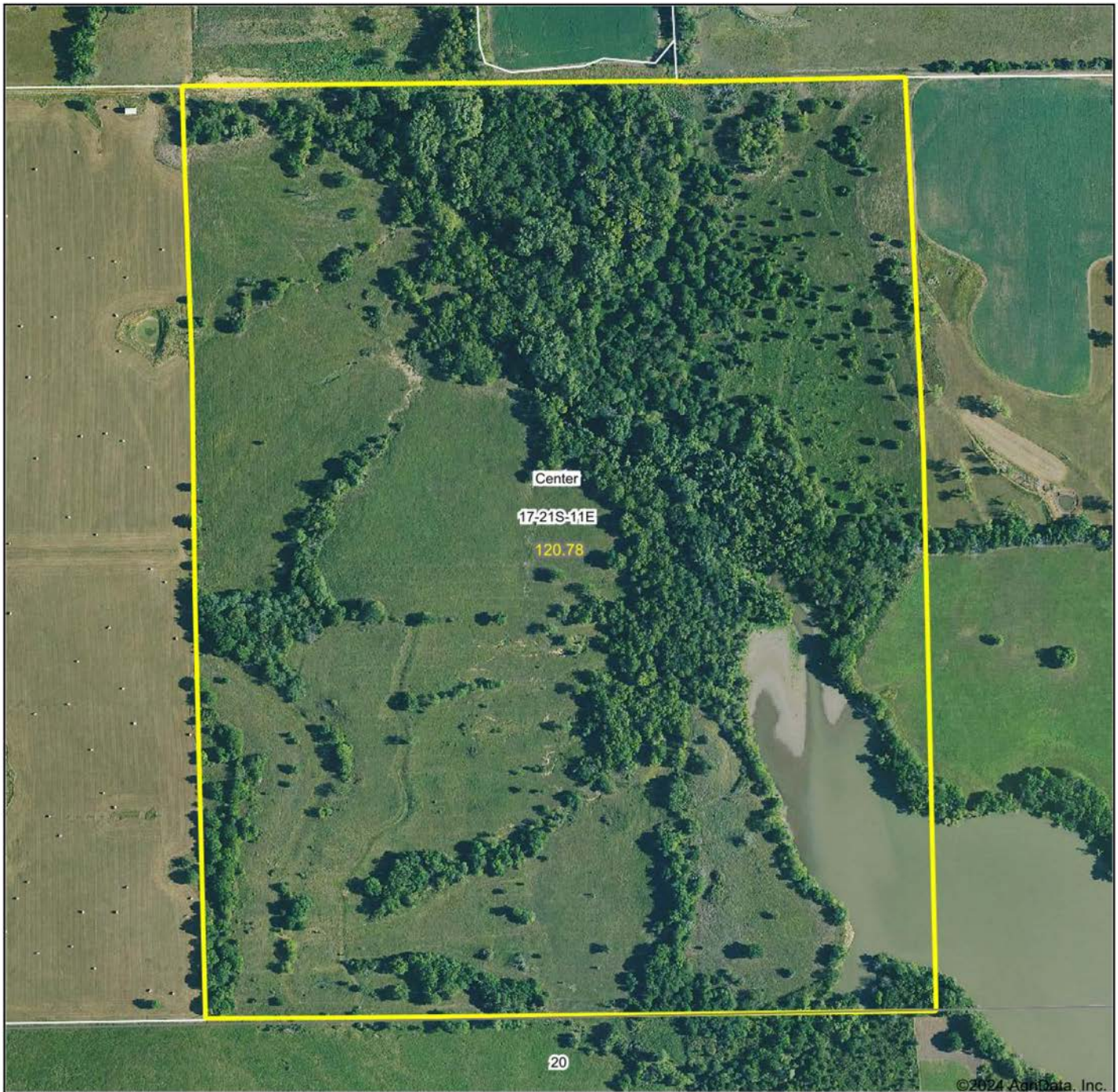
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1/3/2024

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



# AERIAL MAP



Maps Provided By:



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Map Center: 38° 13' 11.17, -96° 13' 18.61

0ft 436ft 873ft



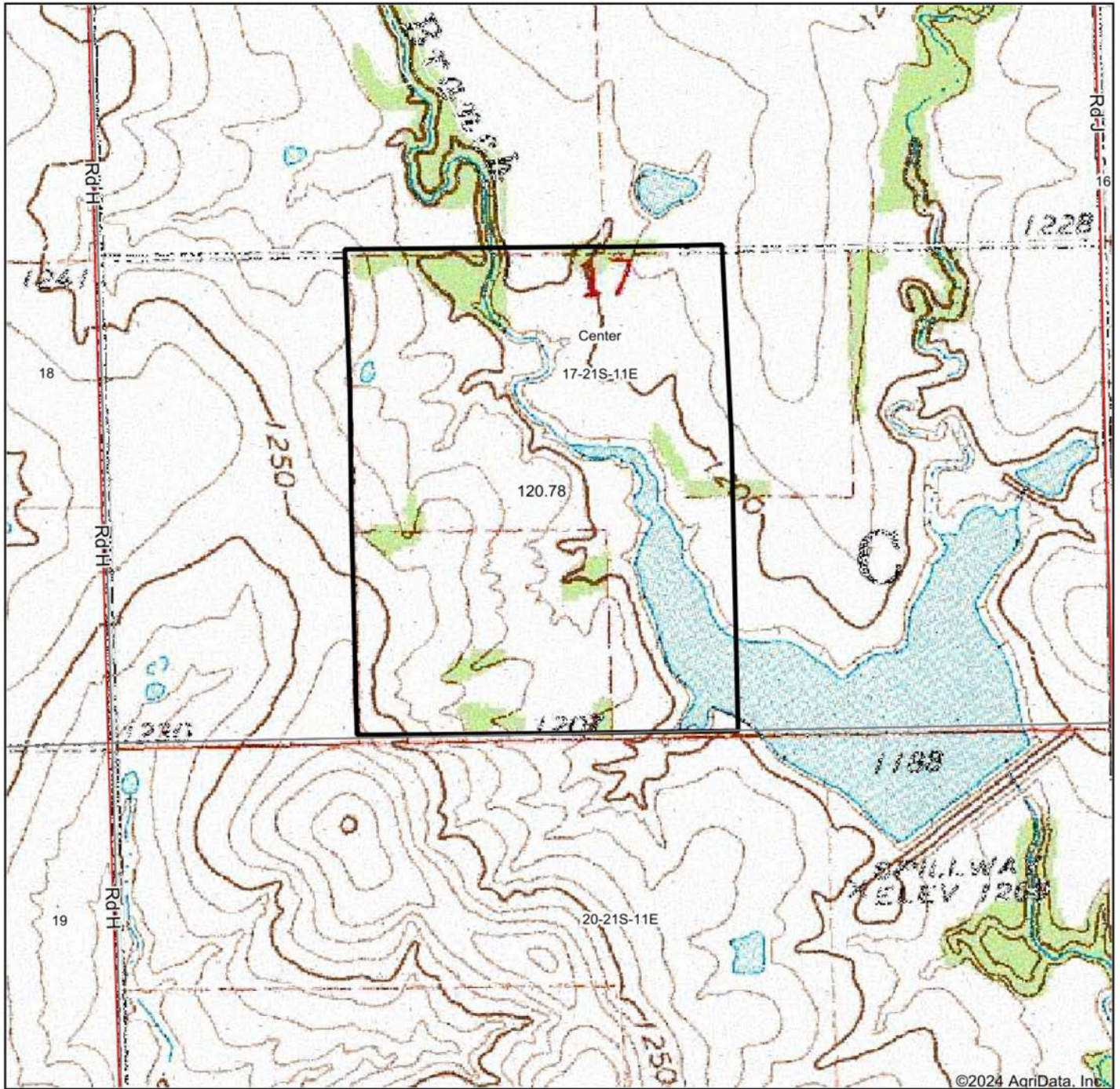
**17-21S-11E**  
**Lyon County**  
**Kansas**

1/3/2024

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



# TOPOGRAPHY MAP



Map Center: 38° 13' 8.17, -96° 13' 17.57

0ft 835ft 1670ft

**17-21S-11E**  
**Lyon County**  
**Kansas**

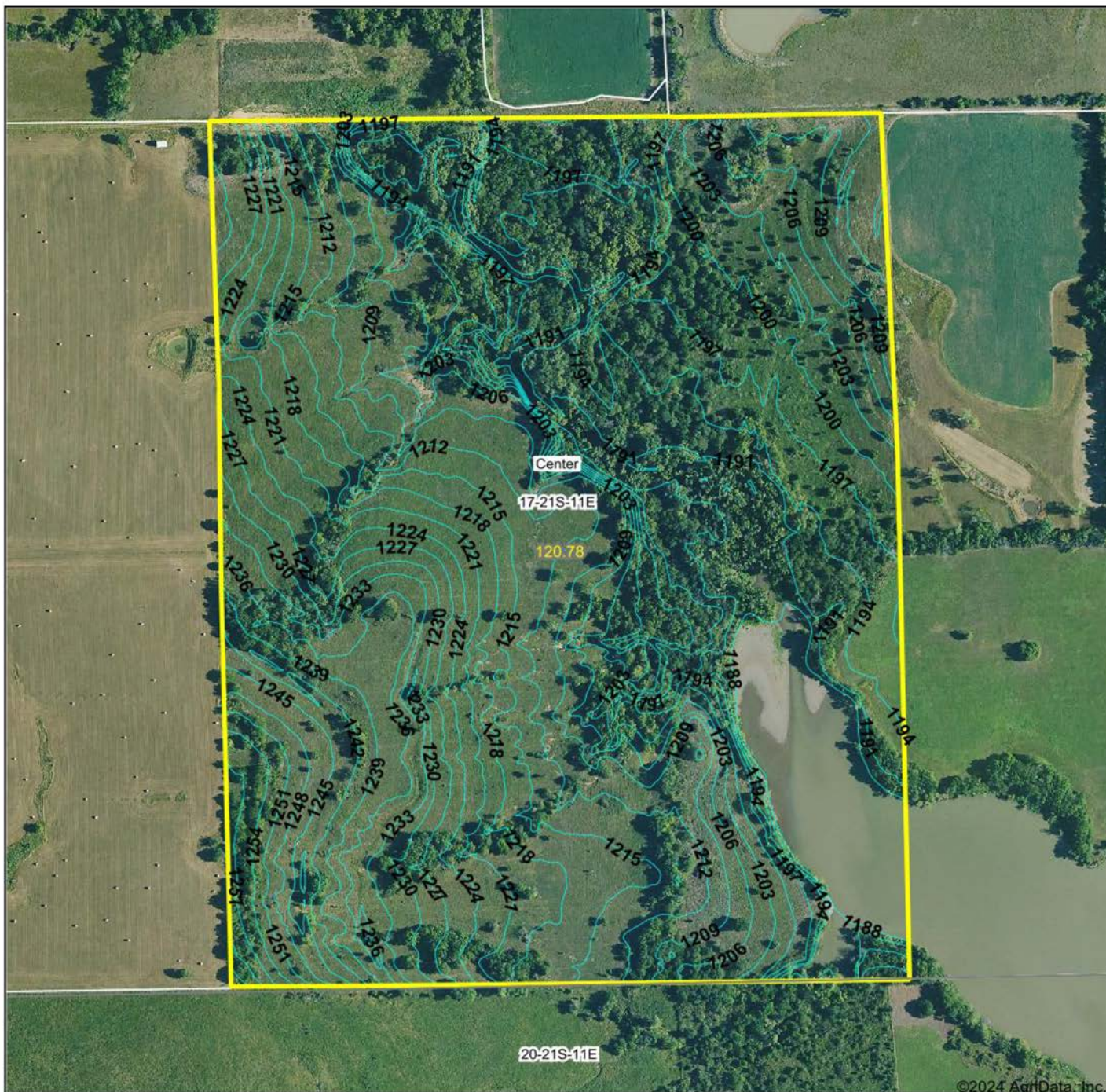


Maps Provided By:  
**surety**  
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Field borders provided by Farm Service Agency as of 5/21/2008.



# TOPOGRAPHY MAP



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Maps Provided By:



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

Source: USGS 3 meter dem

Interval(ft): 3.0

Min: 1,187.0

Max: 1,264.2

Range: 77.2

Average: 1,210.0

Standard Deviation: 16.96 ft

0ft 470ft 939ft



1/3/2024

17-21S-11E

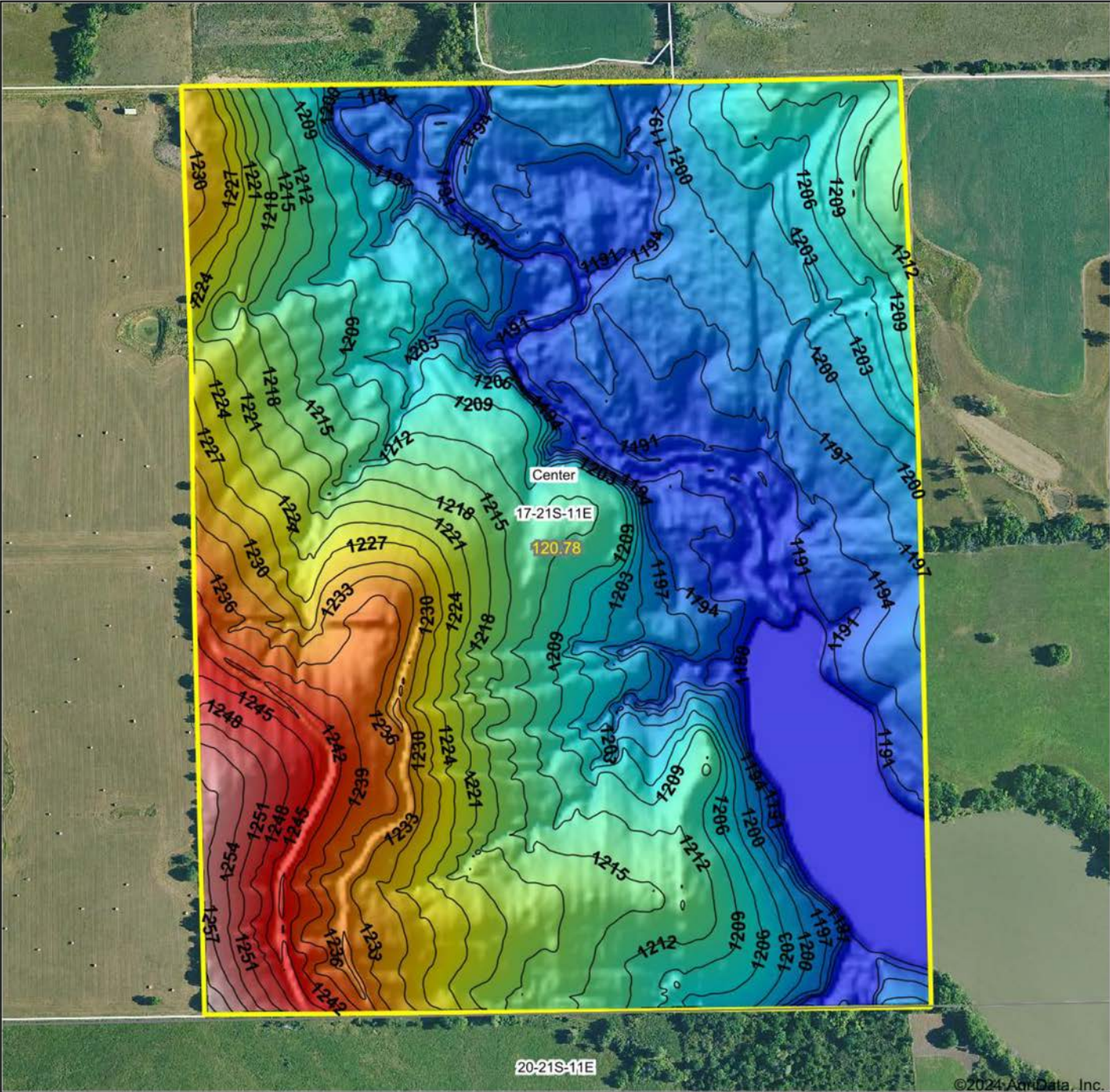
Lyon County

Kansas

Boundary Center: 38° 13' 11.17, -96° 13' 18.61

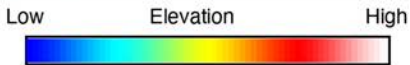


# HILLSHADE MAP



20-21S-11E

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Source: USGS 3 meter dem  
 Interval(ft): 3  
 Min: 1,187.0  
 Max: 1,264.2  
 Range: 77.2  
 Average: 1,210.0  
 Standard Deviation: 16.96 ft



1/3/2024

**17-21S-11E**  
**Lyon County**  
**Kansas**

Boundary Center: 38° 13' 11.17, -96° 13' 18.61



Maps Provided By:



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

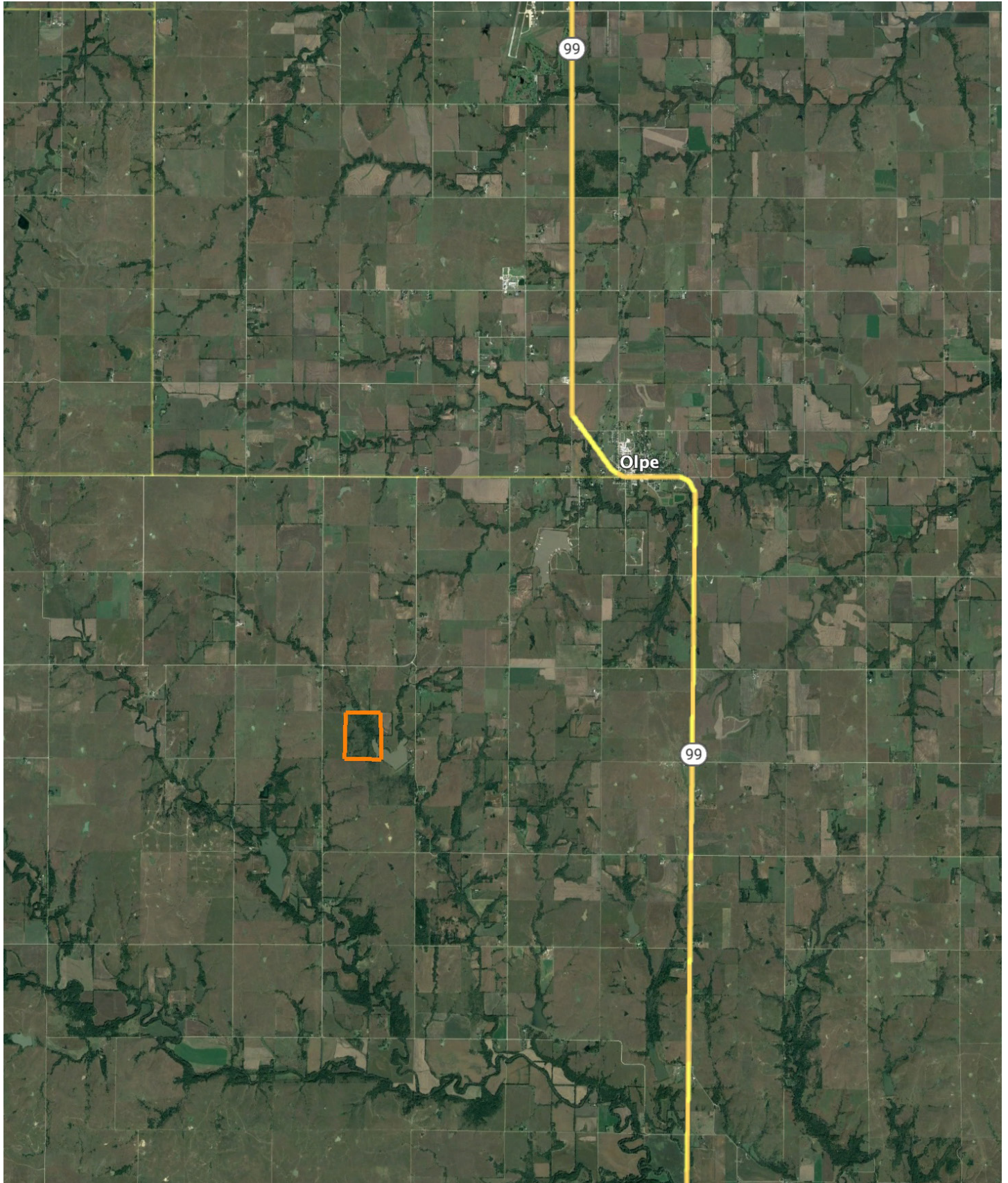






# OVERVIEW MAP

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# 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**

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