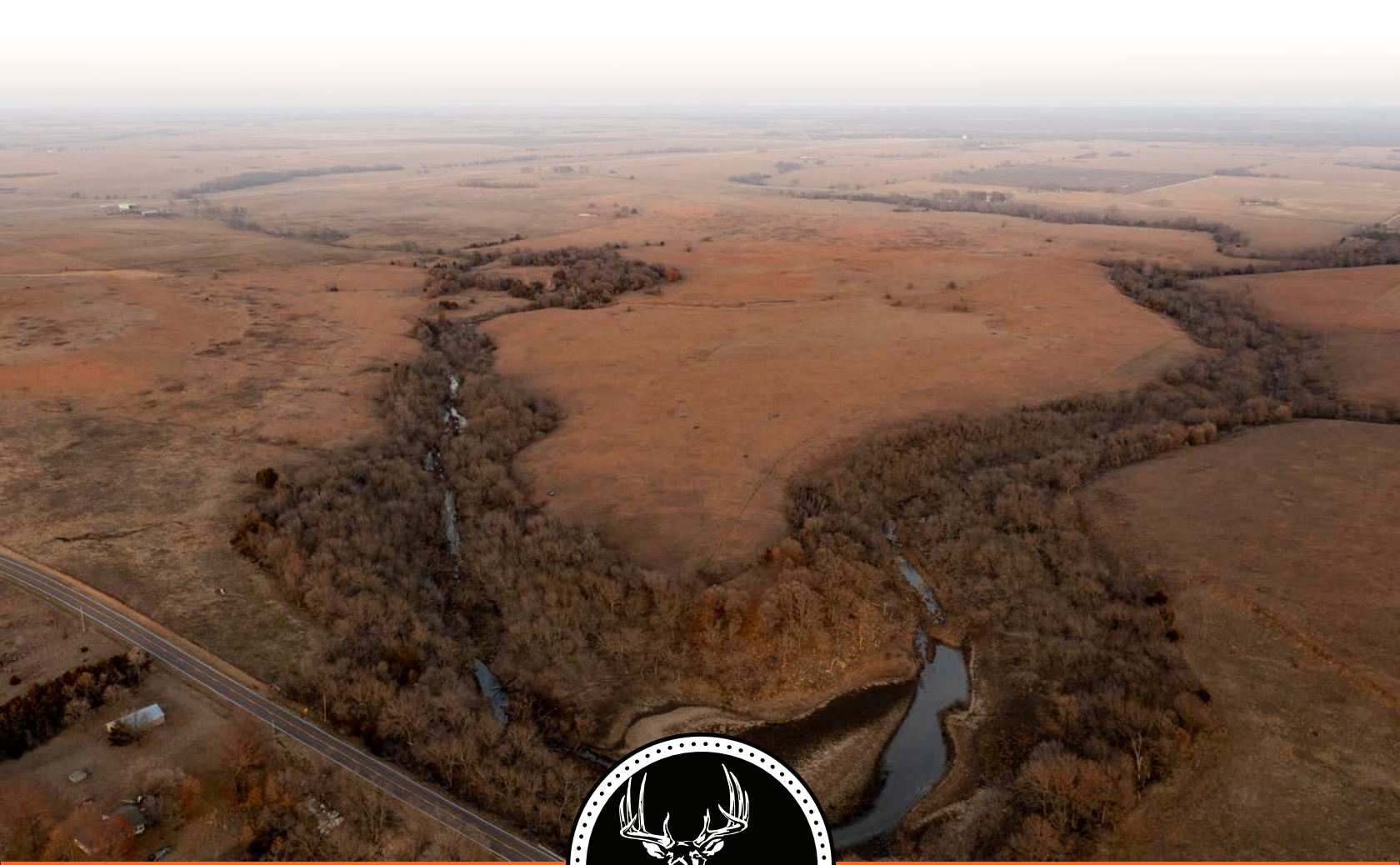


MIDWEST LAND GROUP PRESENTS

238 ACRES IN

WOODSON COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

ENDLESS RECREATION WITH GRAZING OPPORTUNITY ADJOINING TORONTO LAKE

Located 3 miles east of Toronto, Kansas along State Highway 105, sits this incredible 238 +/- acre tract that holds endless opportunities for prime grazing, incredible hunting, possible quarry potential, build site locations, and more! With the paved highway access and adjoining Toronto Lake, the location on this tract is pleasantly attractive.

The tract is made up of 238 +/- acres total with 203 +/- acres in native grass stand with the remaining balance of 35 +/- acres in mature hardwood timber stand that line the creek flowing throughout. The grass stand is in average to above average condition with the foundation made up of big and little bluestem, switch, Indian, and buffalo grasses, and is able to be grazed in the 2024 season with no lease in place. Average annual grazing lease of

\$9,400.00. The natural springs running throughout the entire property are a thing of beauty. When everyone else is dry, this tract keeps producing. The springs feed the creek running throughout the entire property with two draws that flow into the Toronto Wildlife Area and Corps of Engineers, feeding Toronto Lake. One would quickly take notice of how incredibly crystal clear the water is throughout. Deep pools along the westerly draw are created along the way of the rock-bottom creek. The 5-strand perimeter fencing throughout the tract is in average to above average condition with no interior cross fencing. The hardwood timber stand acres are primarily made up of burr oaks, white oak, black walnut, maple, and cottonwood with several more species throughout. There are so many massive trees towering over the creek with huge bases showing the



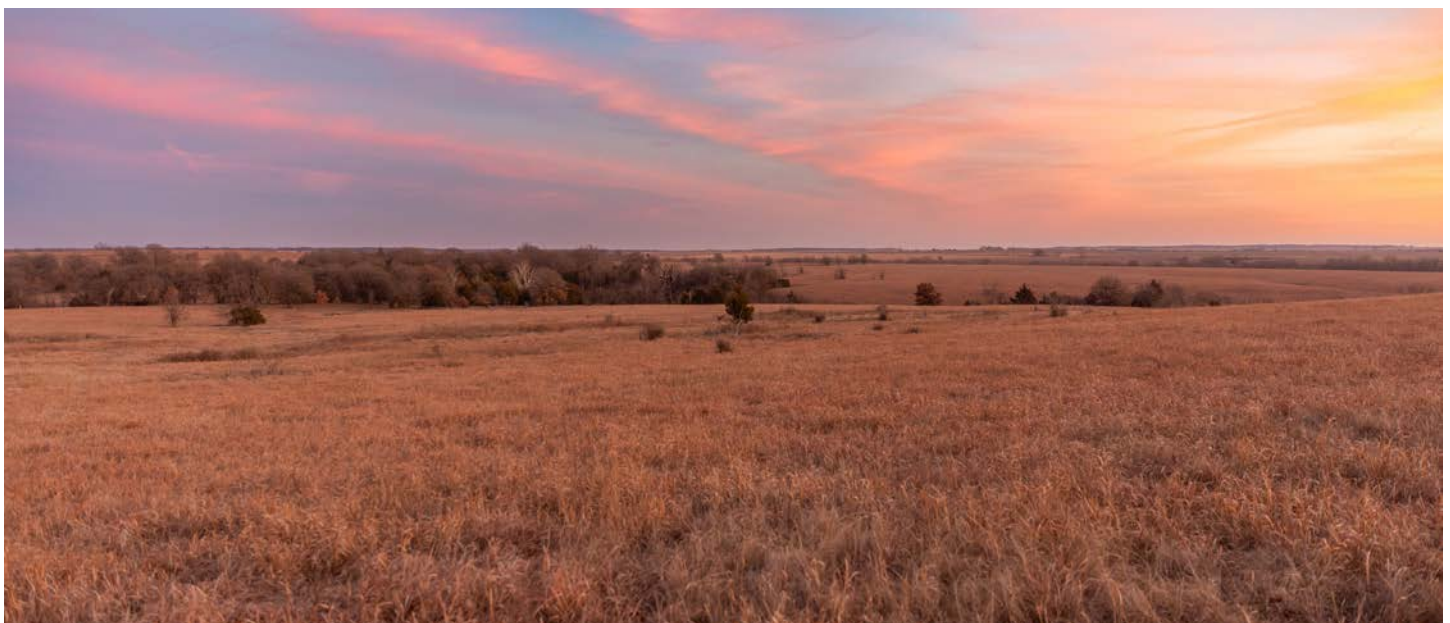
age of the stand. Soil types of Eram, Dennis, and Ringo make up of foundation, considered to be Class II, III, and VI. All mineral rights are intact and will transfer.

Walking throughout the draws, you can see the endless trail systems running throughout with rubs and scrapes along the way. With no hunting allowed in the past 45 years, this tract has become a sanctuary and a canvas for someone to reap the rewards it holds. The genetics in the area are strong and no doubt there is an older class calling this tract home. Turkey is prevalent throughout especially in the south, and southwest with ideal roosting and the creek covered in turkey tracks. With the pockets and soil types, the farm lays out well where one could easily create tillable food plots throughout. Hunting Unit #12.

With Toronto Lake and Cross Timbers State Park within distance of the property, it holds an incredible area for extended year-round recreation. The region was favored for the endless hunting and prime area for the Native

Americans of the Osage Nation. Today, patrons can take advantage of the park's incredible trails for hiking and biking and immerse themselves in the pure beauty of nature. If you are an angler at heart, the fishing on the lake is impeccable and the best around. With white crappie, white bass, channel catfish, and flat heads make up the majority but also have black bass, bluegill, and sunfish to create additional diversity. The Toronto Wildlife Area is made up of over 4,600 acres of forests, grassland, farmland, and marshes providing additional prime landscapes to wildlife.

What an opportunity to own a well-rounded tract with endless potential! Tracts with diversity and beauty like this farm rarely come around, then add on the location adjoining Toronto Wildlife Area, this tract is a gem and one to tour in person to appreciate all it has to offer. To inquire on the tract, additional information or to schedule your tour, call or message Brenda Doudican at (620) 794-8075.



PROPERTY FEATURES

PRICE: **\$797,133** | COUNTY: **WOODSON** | STATE: **KANSAS** | ACRES: **238**

- 238 +/- acres total
- 203 +/- acres native pasture
- 35 +/- acres hardwood timber stand
- Spring-fed creek running throughout
- Active year-round feeder springs
- Adjoining Toronto Wildlife Area
- Adjoining Toronto Lake Corps of Engineers
- Massive oaks and walnuts throughout
- Paved HWY road frontage
- Above average 5-strand perimeter fencing
- 2024 grazing season is open with no lease
- Average annual grazing income of \$9,400.00
- All mineral rights intact
- Hunting Unit #12
- Approximate 2023 tax: \$1,040.74
- 83 miles from Wichita, KS
- 136 miles from Kansas City, KS
- 22 miles from Eureka, KS
- 16 miles from Yates Center, KS



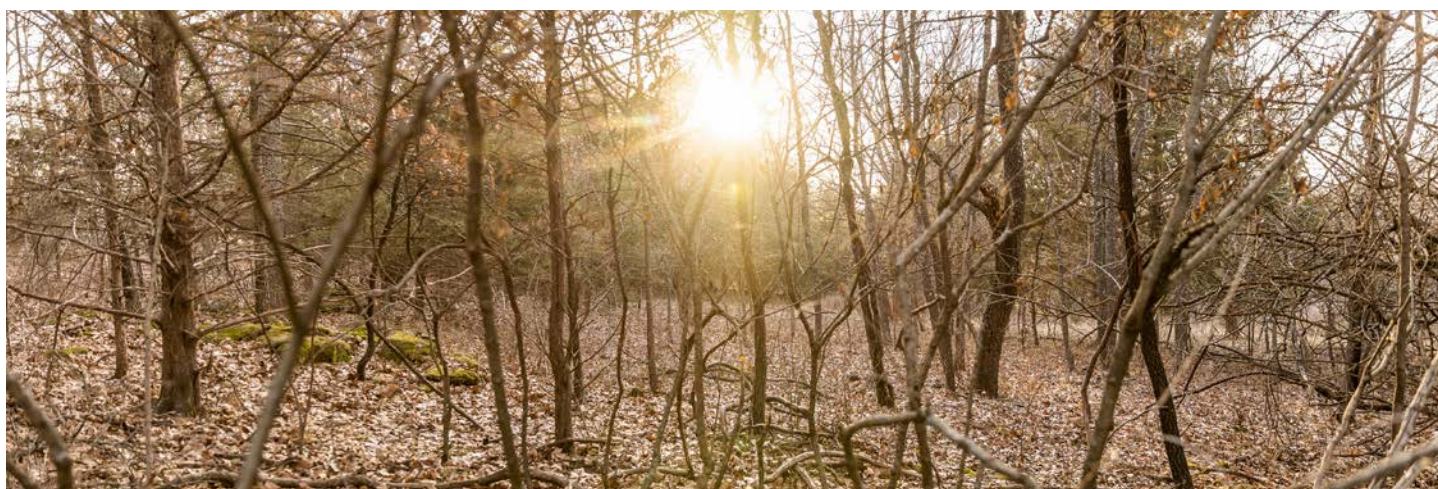
238 +/- ACRES TOTAL



203 +/- ACRES NATIVE PASTURE

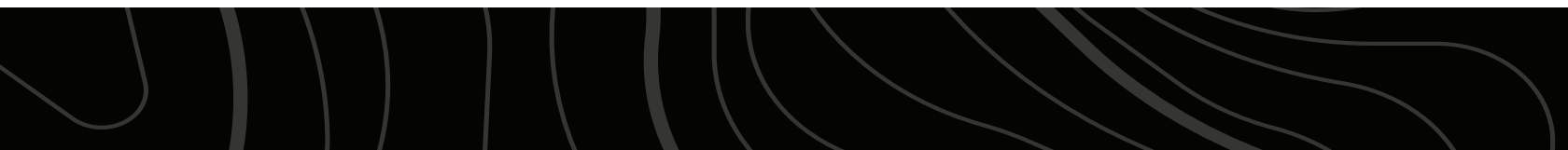
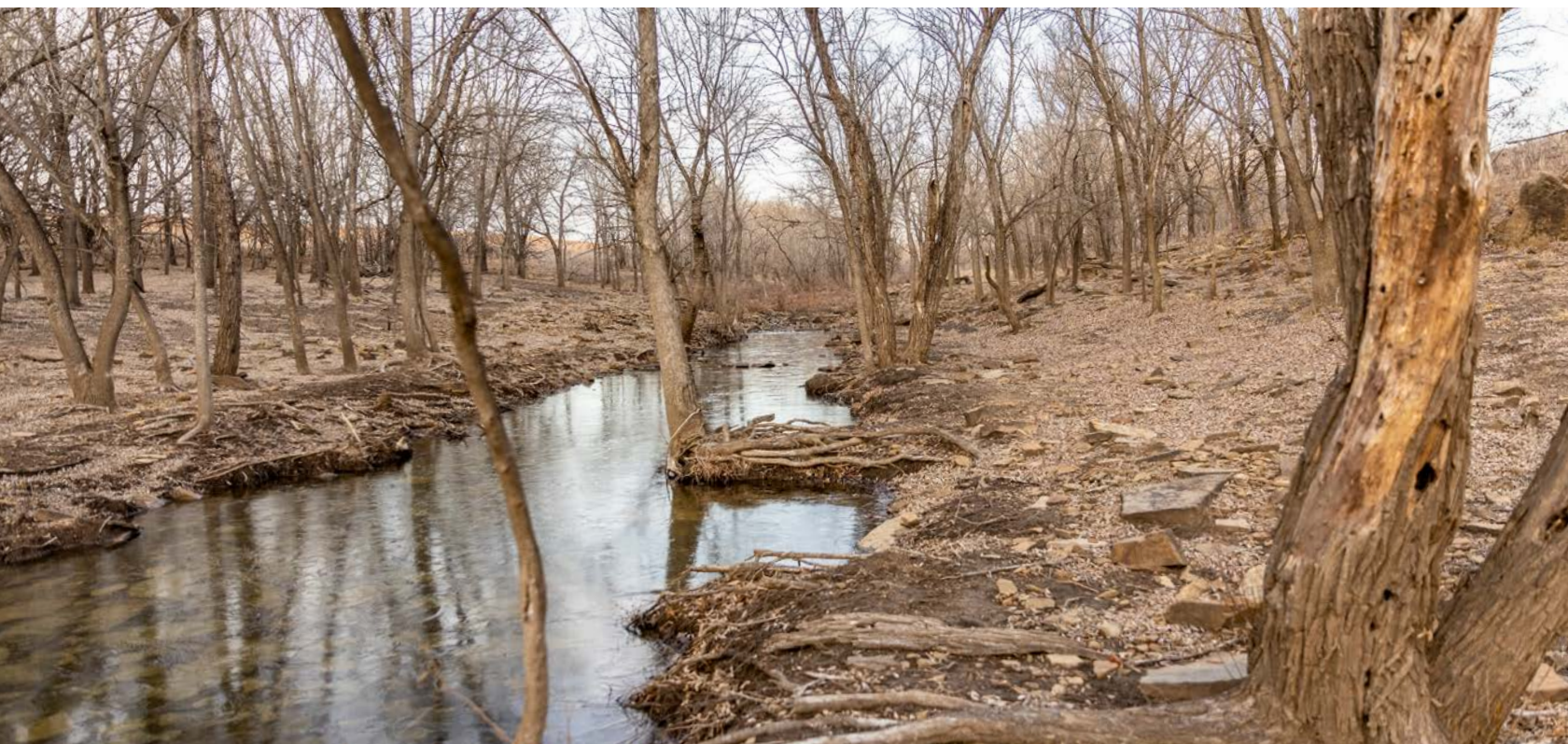
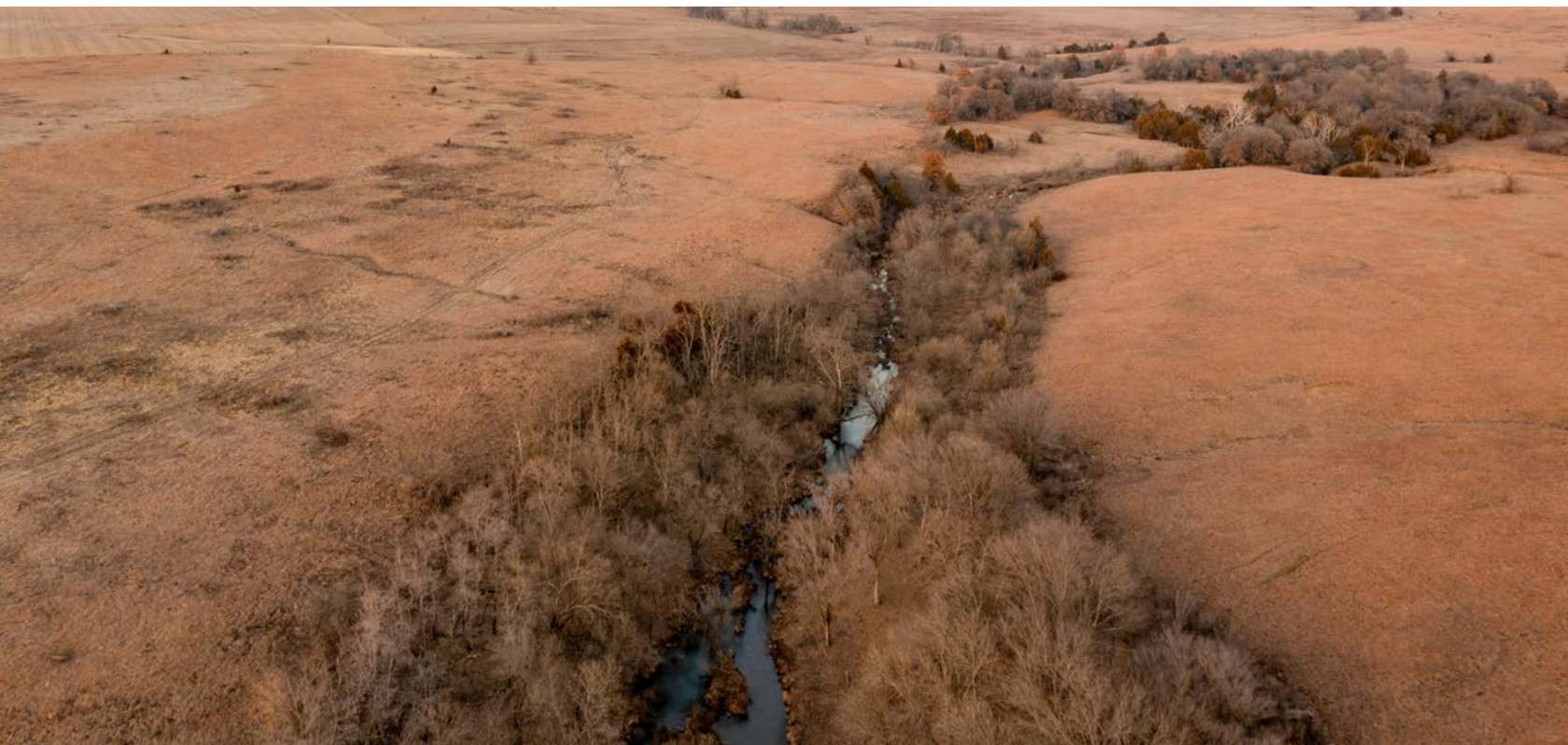


35 +/- ACRES HARDWOOD TIMBER STAND



SPRING-FED CREEK RUNNING THROUGHOUT

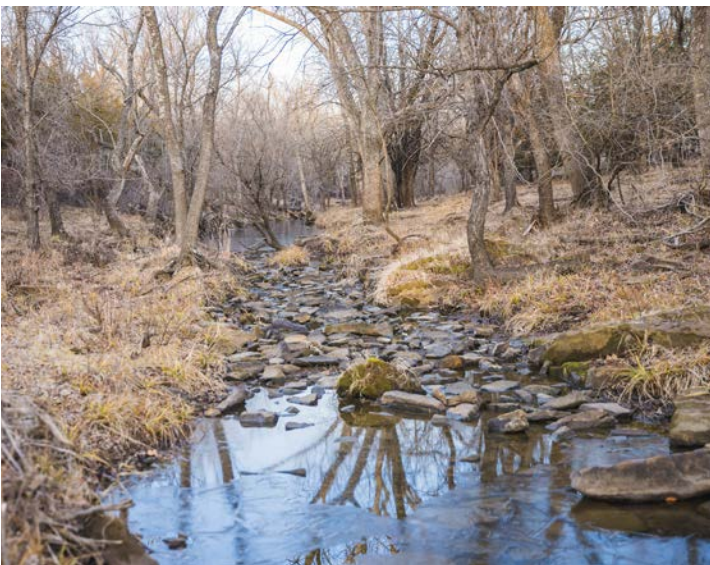
The springs feed the creek running throughout the entire property with two draws that flow into the Toronto Wildlife Area and Corps of Engineers, feeding Toronto Lake.



HWY ROAD FRONTAGE + FENCING



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 37° 46' 53.78, -95° 54' 0.71

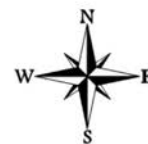


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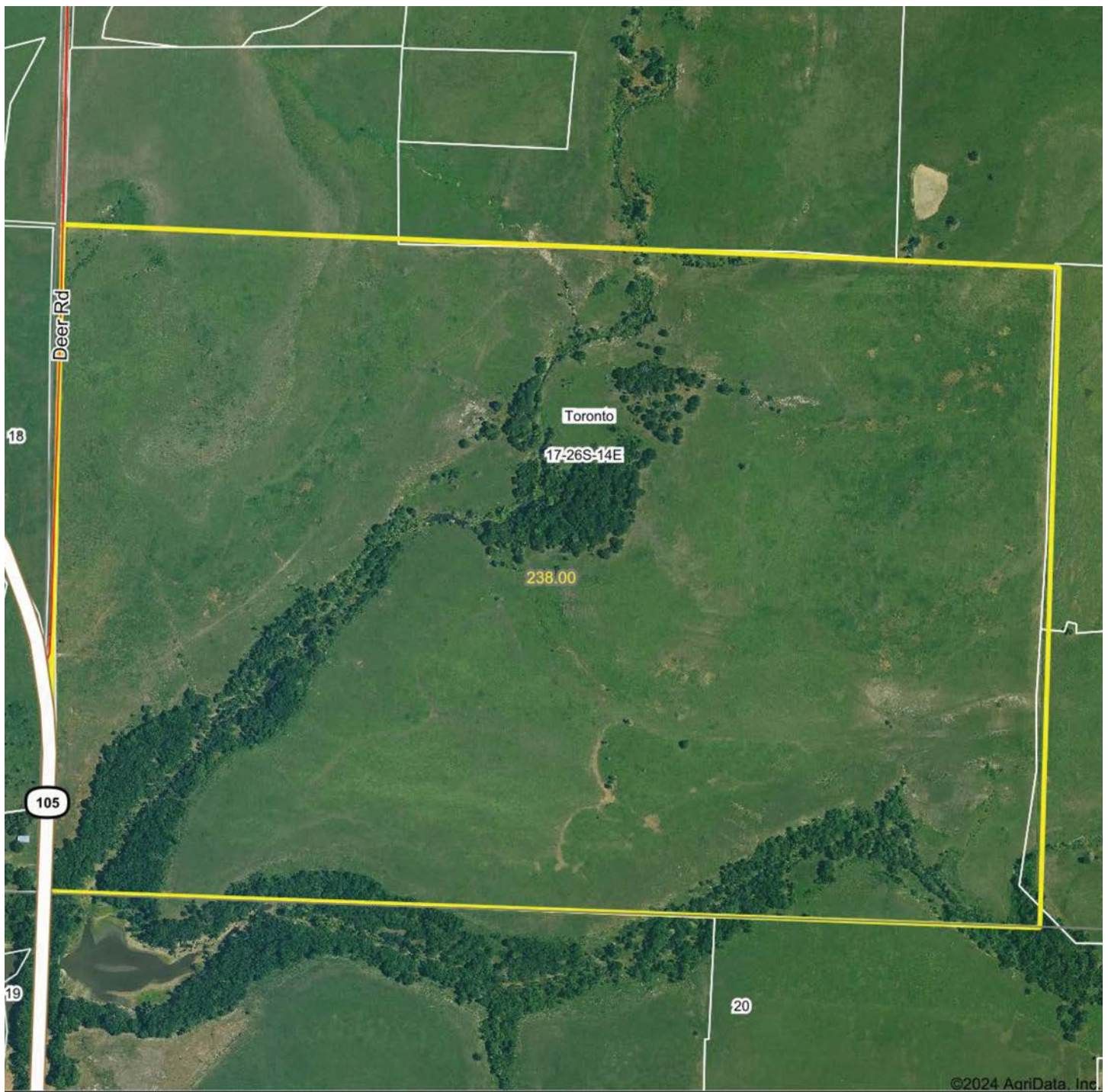
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17-26S-14E
Woodson County
Kansas



3/14/2024

AERIAL MAP



Boundary Center: 37° 46' 53.78, -95° 54' 0.71



Maps Provided By:



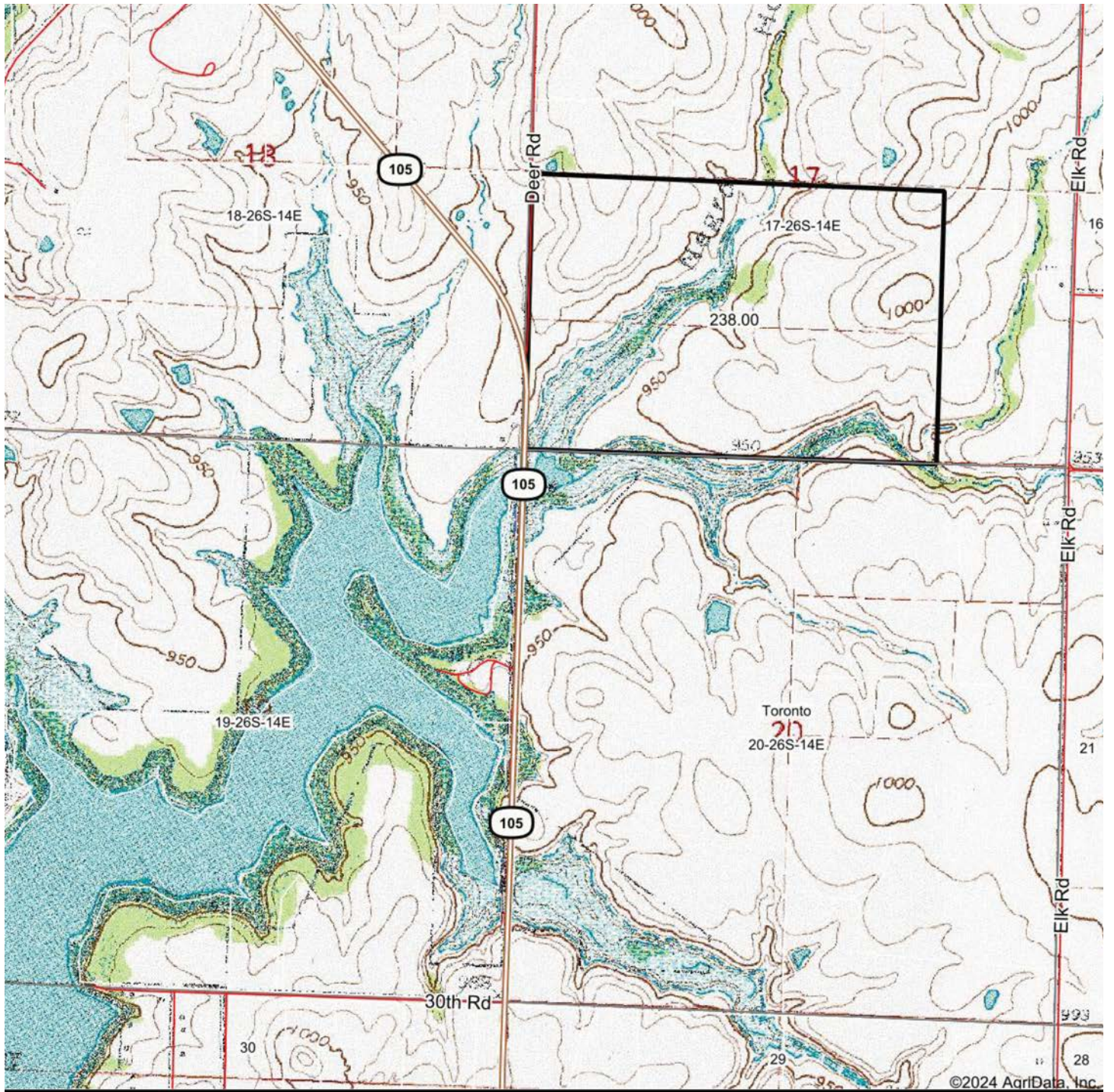
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17-26S-14E
Woodson County
Kansas



3/14/2024

TOPOGRAPHY MAP



Map Center: 37° 46' 32.79, -95° 54' 21.69



20-26S-14E
Woodson County
Kansas

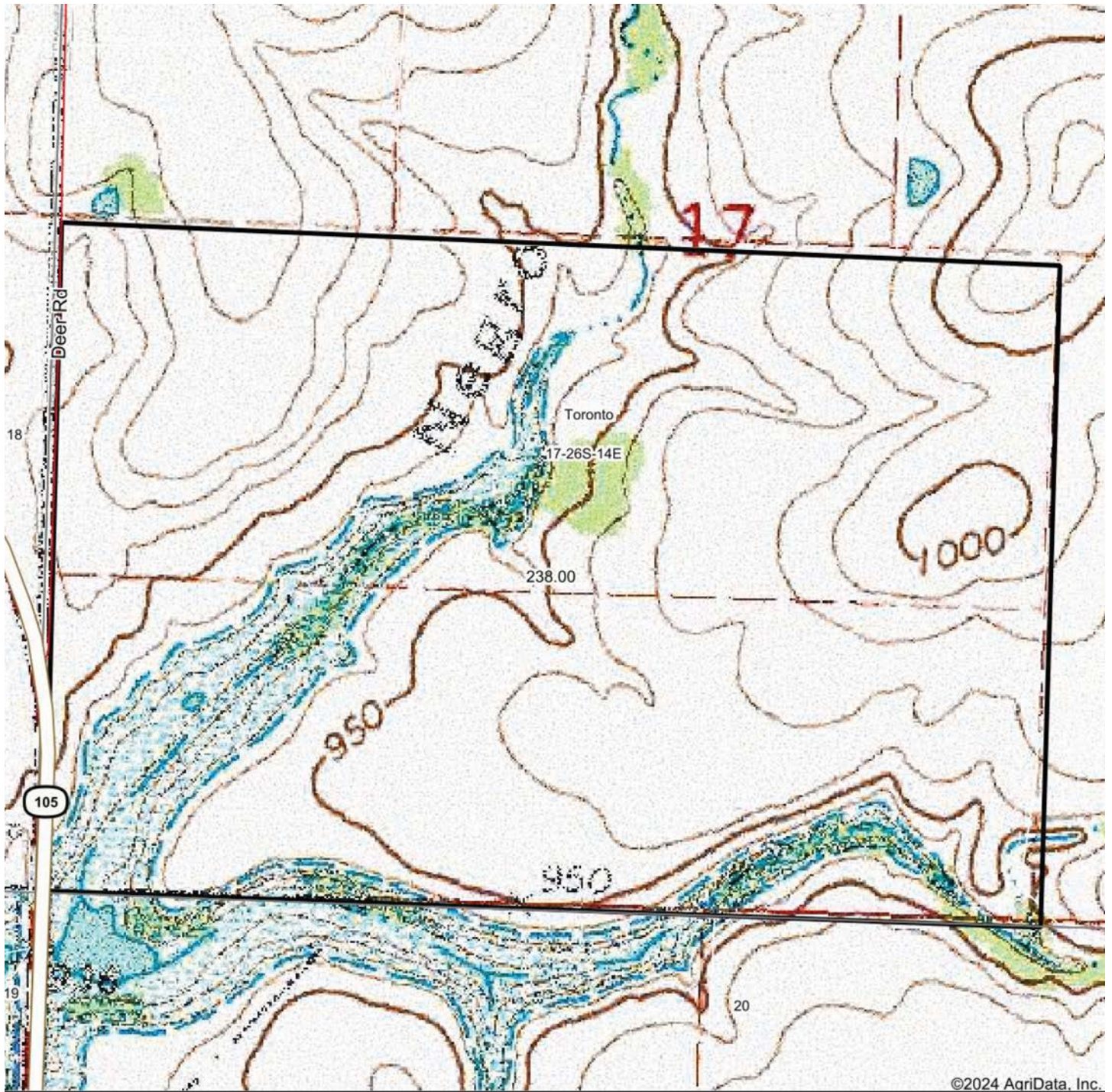


3/14/2024



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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TOPOGRAPHY MAP



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Map Center: 37° 46' 55.32, -95° 54' 0.71



17-26S-14E
Woodson County
Kansas



3/14/2024

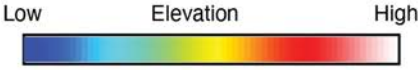
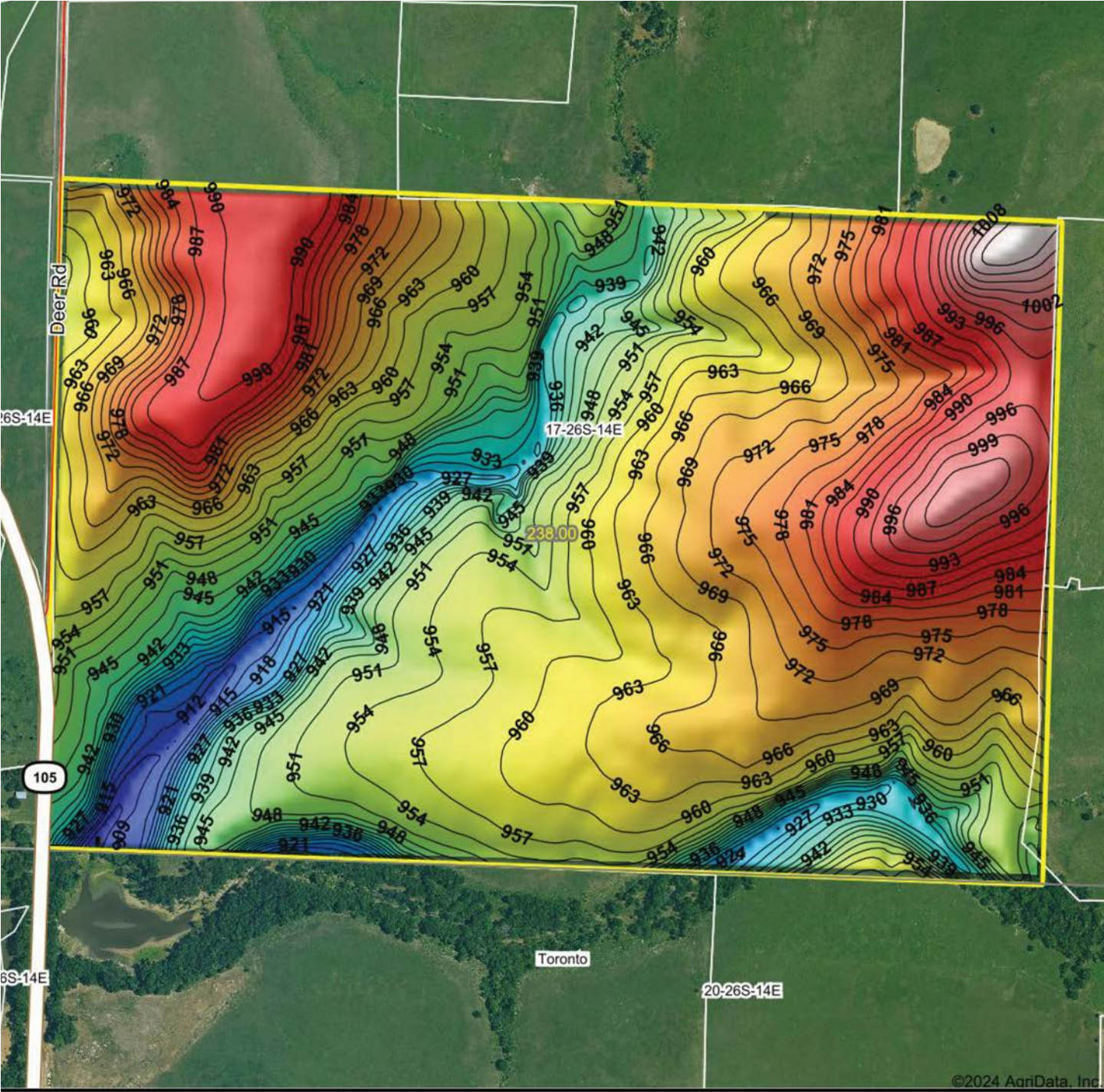


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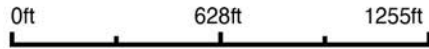
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HILLSHADE MAP



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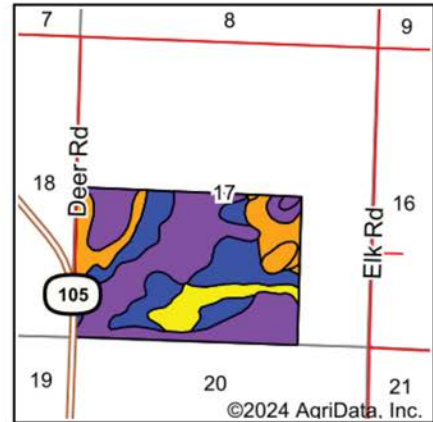
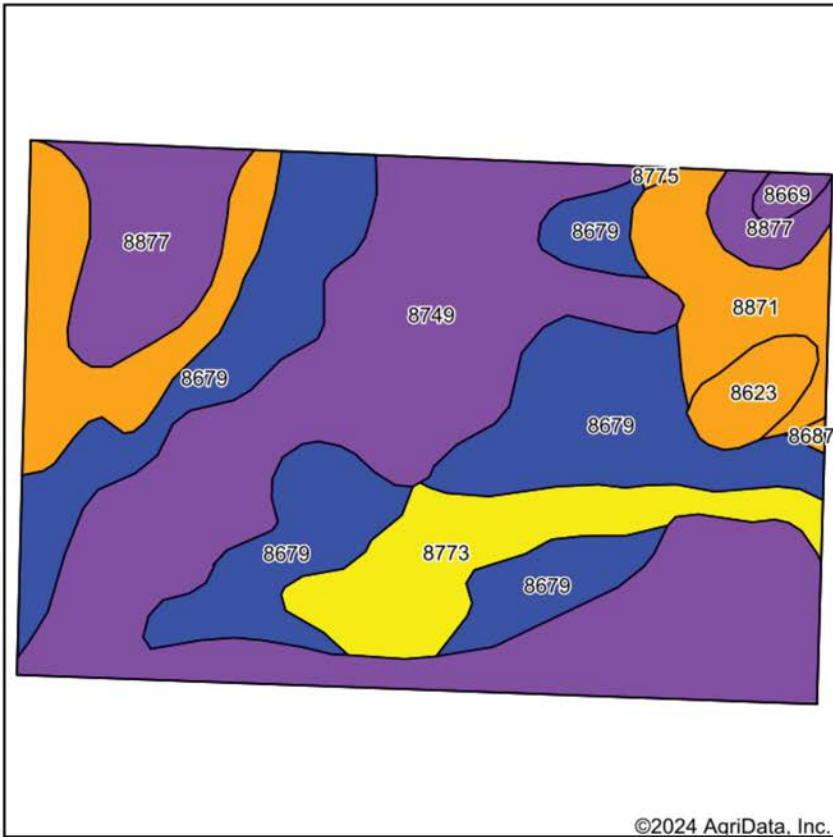
Source: USGS 10 meter dem
 Interval(ft): 3
 Min: 904.2
 Max: 1,016.9
 Range: 112.7
 Average: 961.7
 Standard Deviation: 19.69 ft



17-26S-14E
Woodson County
Kansas

Boundary Center: 37° 46' 53.78, -95° 54' 0.71

SOIL MAP



State: **Kansas**
 County: **Woodson**
 Location: **20-26S-14E**
 Township: **Toronto**
 Acres: **238**
 Date: **3/14/2024**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: KS207, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Smooth bromegrass AUM	Tall fescue hay AUM
8749	Eram-Collinsville complex, 5 to 15 percent slopes	92.80	39.0%		Vle		
8679	Dennis silt loam, 1 to 3 percent slopes	66.73	28.0%		Ile		
8871	Ringo silty clay loam, 3 to 8 percent slopes	30.62	12.9%		IIle	4	4
8773	Kenoma and Woodson soils, 1 to 3 percent slopes, eroded	20.41	8.6%		IVe		
8877	Ringo-Sogn complex, 5 to 15 percent slopes	20.01	8.4%		Vle		
8623	Bates loam, 3 to 7 percent slopes	5.23	2.2%		IIle		
8669	Clareson-Sogn complex, 1 to 8 percent slopes	1.50	0.6%		Vls		
8687	Dennis silty clay loam, 1 to 3 percent slopes, eroded	0.38	0.2%		IIle		
8775	Kenoma silt loam, 1 to 3 percent slopes	0.32	0.1%		IIle		
Weighted Average					4.25	0.5	0.5

*c: Using Capabilities Class Dominant Condition Aggregation Method

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
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BDoudican@MidwestLandGroup.com



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