

MIDWEST LAND GROUP PRESENTS

20 ACRES IN

MIAMI COUNTY KANSAS



MidwestLandGroup.com

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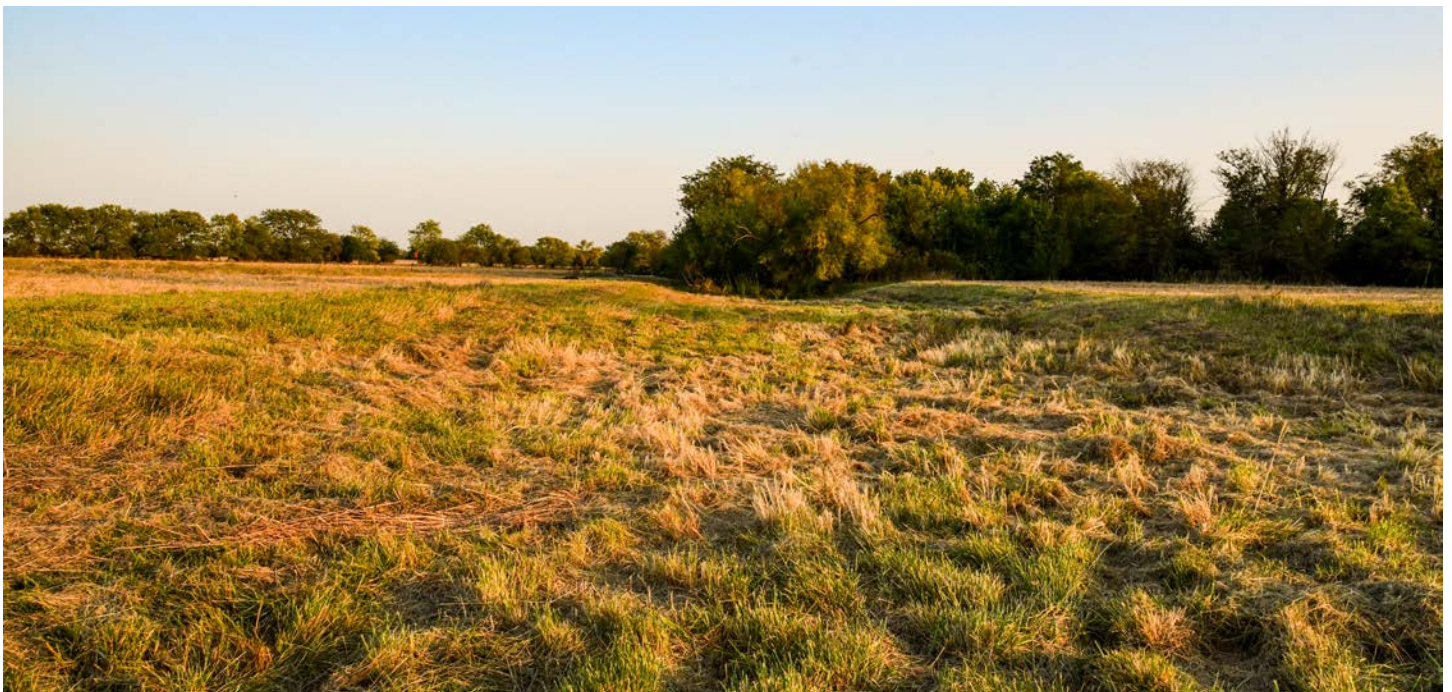
MIAMI COUNTY TRACT #2 BUILD SITE OUTSIDE OF WELLSVILLE, KANSAS

Located just 2.5 miles northeast of Wellsville, Kansas sits this prime build site that boasts all the wants, needs, and location for county living just outside the city limits. The foundation of the land provides an exceptional landscape to build your forever property.

Tract #2 is made up of 20 +/- acres that overlooks the timbered bottoms creating a beautiful 360-degree canvas. The tract lays out incredibly well for a home to be built on the northern side that would overlook a several-acre pond on the south as the tributary naturally flows water to a once-upon-a-time pond that is currently wrapped in willow trees. This tributary continues to feed south to the creek.

Every electric runs along Wyoming Road and 215th Street along with Franklin County Rural Water District #1. Rural water meters cost \$7,000.00 currently with a grant filing underway with rural water 4" line expansion. The property sits in Wellsville USD 289 School District and year after year is a top-rated school district across the United States. All mineral rights are intact and transfer to the buyer at closing.

With all the dynamics this tract holds along with a prime location 1 mile off blacktop, this property is one to tour in person to appreciate the potential! For additional questions or to schedule a tour, contact Brenda Doudican at (620) 794-8075 or bdoudican@midwestlandgroup.com.



PROPERTY FEATURES

PRICE: **\$225,936** | COUNTY: **MIAMI** | STATE: **KANSAS** | ACRES: **20**

- Surveyed build site
- W 215th St roadway frontage
- Wellsville USD 289 School District
- Franklin Rural Water District #1
- Evergy Electric provider
- 1 mile off blacktop
- Mineral rights intact
- 2.4 miles to Wellsville
- 10 miles to Gardner
- 21 miles to Kansas City
- 25 miles to Lawrence
- Approximate 2023: \$663.80



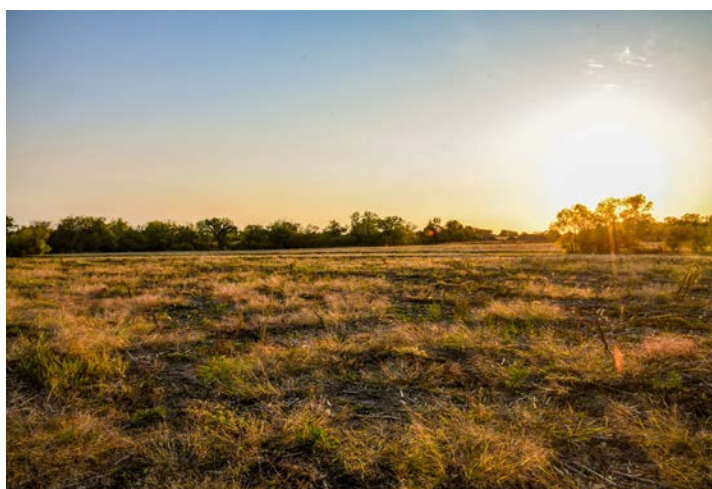
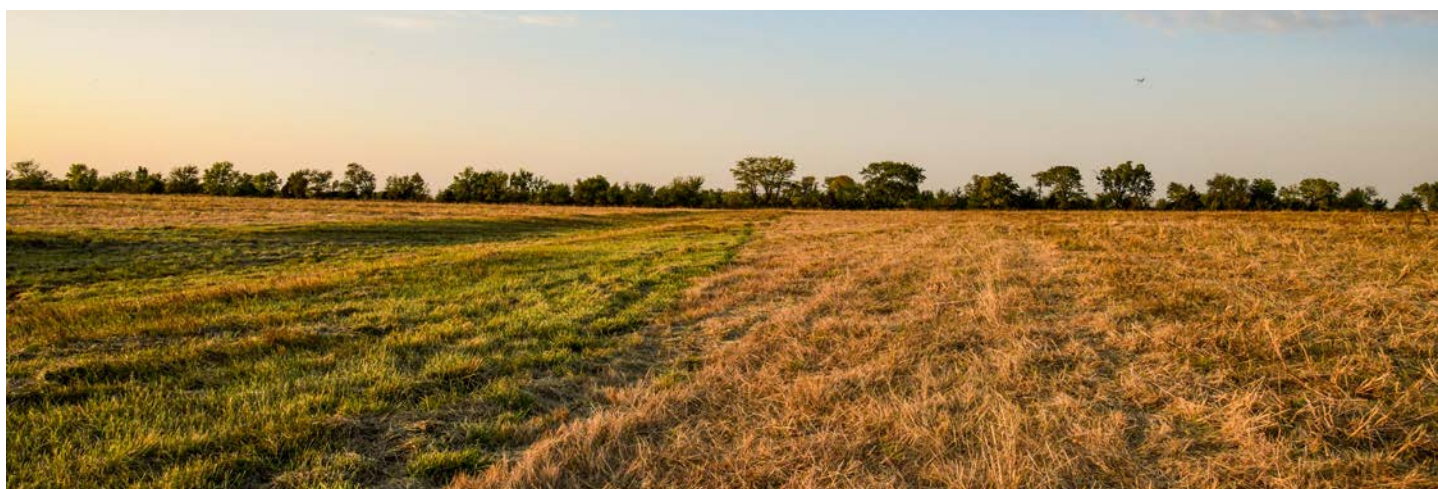
SURVEYED BUILD SITE



UTILITIES AVAILABLE



PASTURE

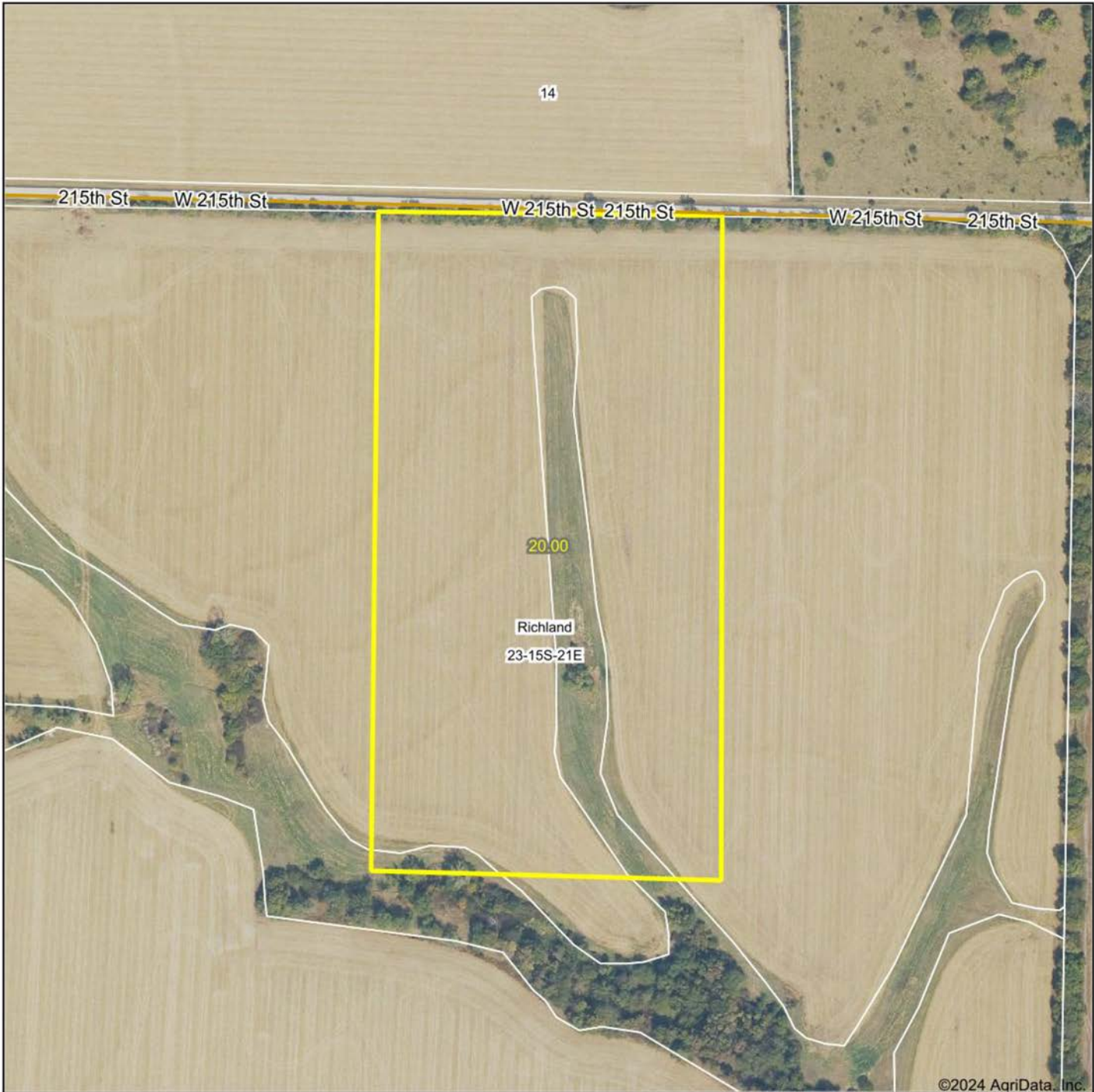


GREAT VIEWS

The tract lays out incredibly well for a home to be built on the northern side that would overlook a several-acre pond on the south as the tributary naturally flows water to a once-upon-a-time pond that is currently wrapped in willow trees.



AERIAL MAP



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Boundary Center: 38° 44' 12.44, -95° 3' 2.63

0ft 303ft 606ft



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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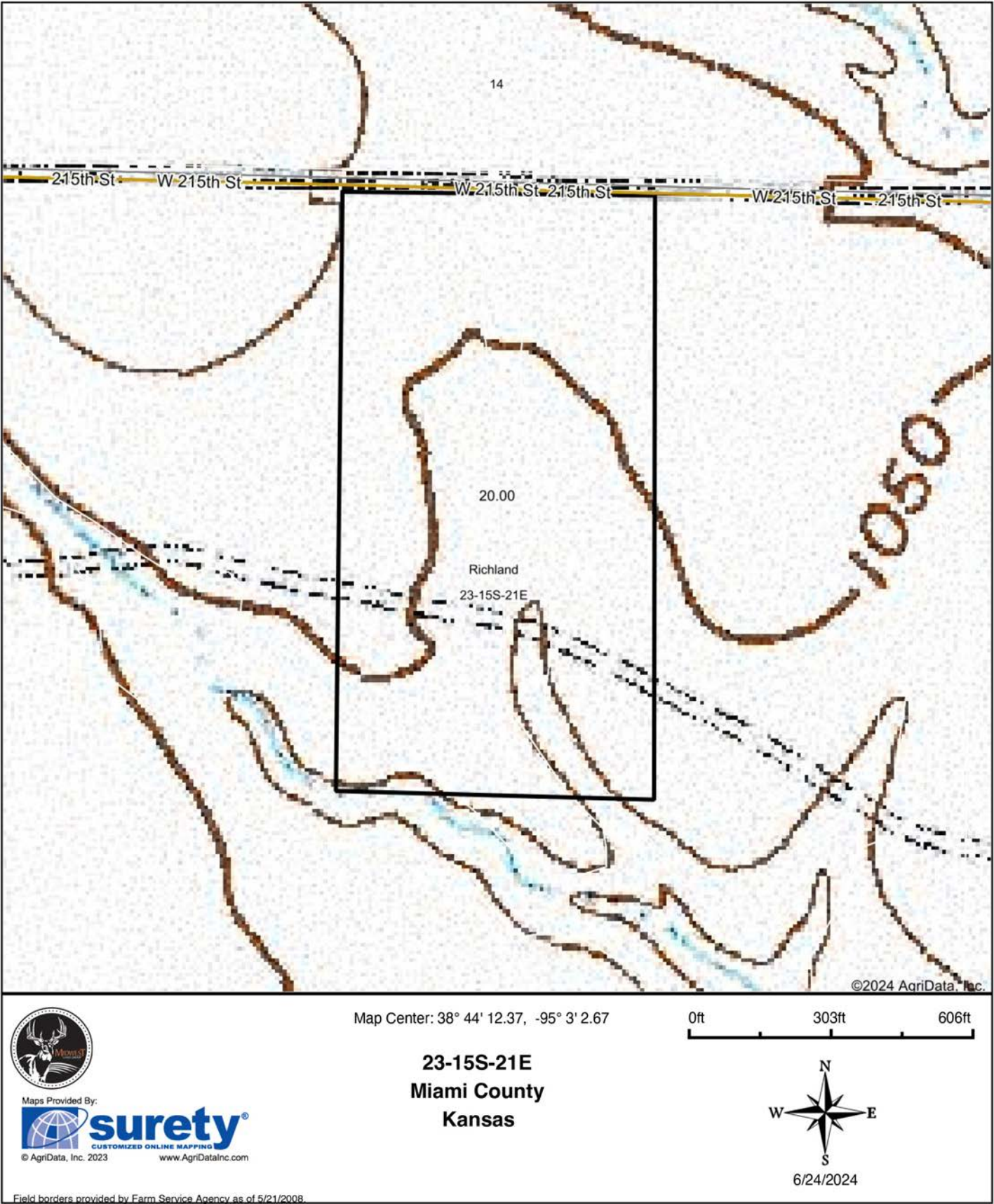
23-15S-21E
Miami County
Kansas



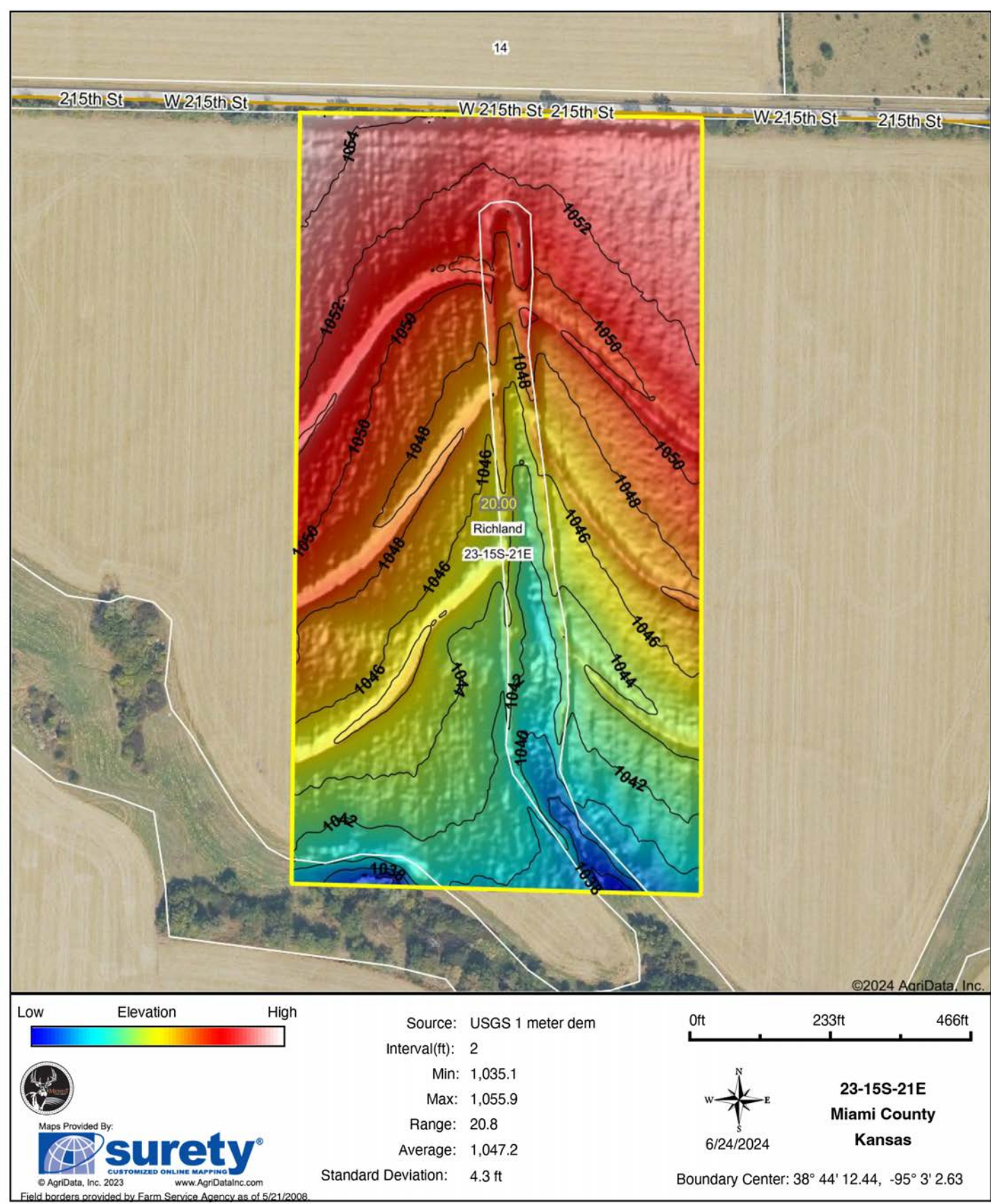
6/24/2024

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

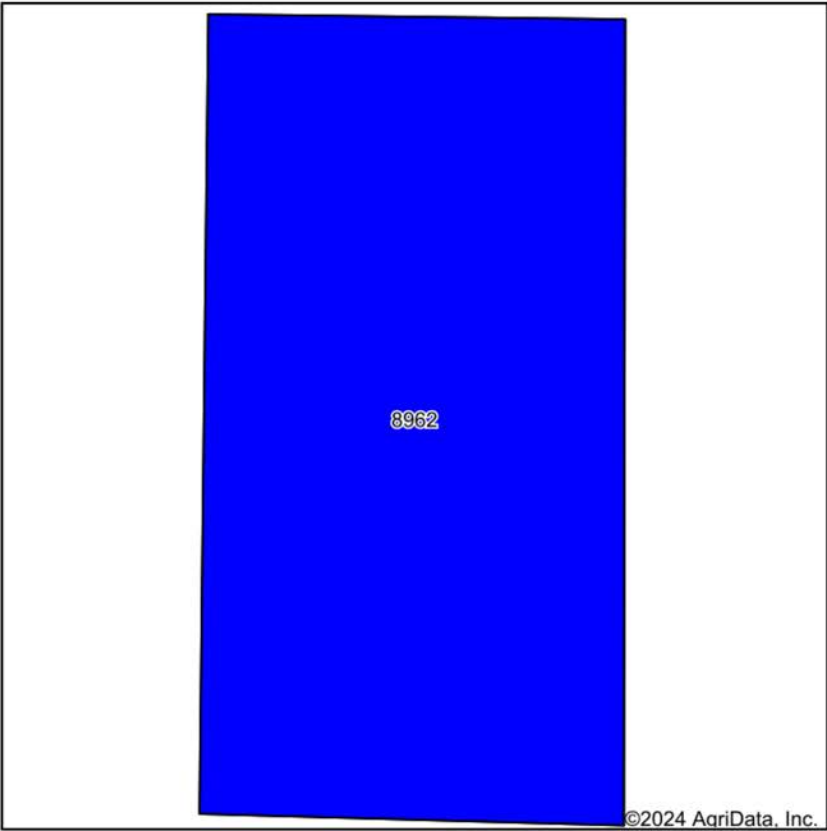
TOPOGRAPHY MAP



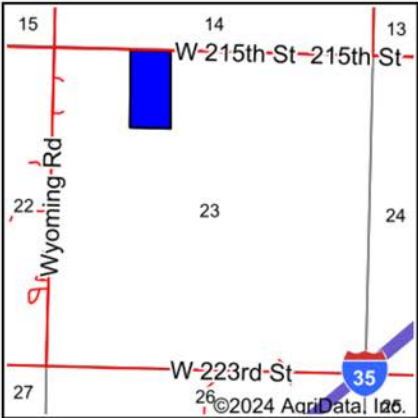
HILLSHADE MAP



SOILS MAP



Soils data provided by USDA and NRCS.




State: **Kansas**
County: **Miami**
Location: **23-15S-21E**
Township: **Richland**
Acres: **20**
Date: **6/24/2024**



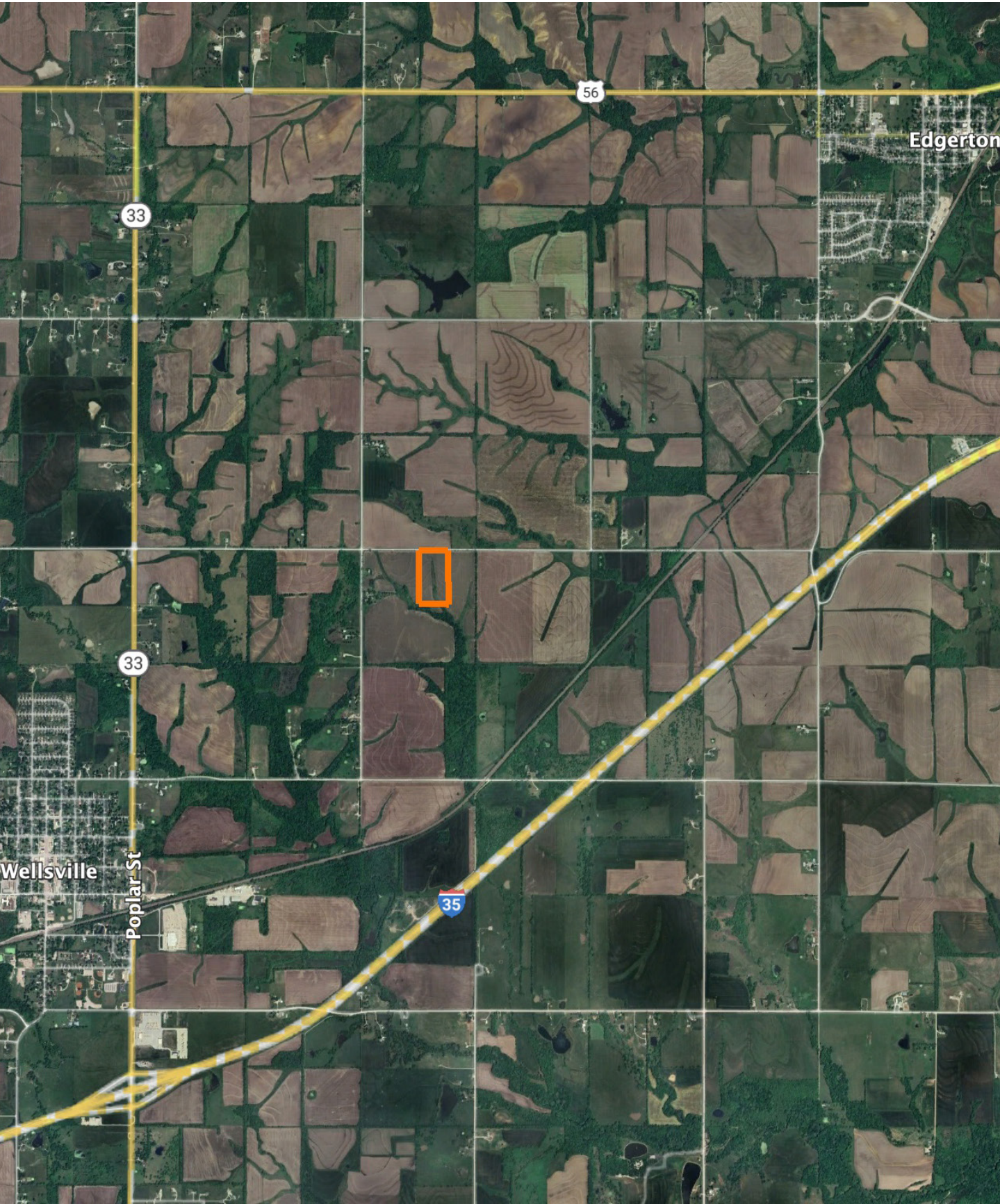
Maps Provided By:



Area Symbol: KS121, Soil Area Version: 24					
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c
8962	Woodson silt loam, 1 to 3 percent slopes	20.00	100.0%		IIs
Weighted Average					2.00

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Brenda Doudican's journey from a Kansas farm upbringing to becoming a leading land agent at Midwest Land Group is a testament to her deep-seated connection to the land. Raised in Lyon County, her formative years were steeped in the rhythms of rural life, cultivating a profound appreciation for the Kansas landscape. This intrinsic bond with the land laid the foundation for Brenda's remarkable career trajectory in land sales. After earning her stripes studying marketing and business management at Emporia State University, she married a man whose family also goes back several generations in Lyon County.

Her remarkable ascent within the industry is underscored by a relentless pursuit of excellence and an unwavering commitment to her clients' success. Brenda's accolades speak volumes about her prowess as a land specialist. From securing the coveted title of Emporia Board of REALTORS' top land sales agent to clinching regional and state-wide awards year after year, her track record of achievement is unparalleled and has propelled her to the forefront of the industry. Some of her achievements include: Top Land Sales Agent in the Sunflower Region each year since 2015; Top Overall Sales Agent in Kansas 2017-2023; 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. As an accredited auctioneer and land consultant, Brenda brings a multifaceted skill set to the table, ensuring that every transaction is executed with precision and proficiency.

Beyond her professional accolades, Brenda's dedication to land stewardship is unparalleled. As an official Deer Steward for the Quality Deer Management Association, she possesses an innate ability to recognize a property's true potential and enhance its habitat for future generations. She's an avid hunter who prefers bow hunting, and she can be found hunting whitetails or turkey depending on the time of year.

Joining Midwest Land Group was a natural progression for Brenda, driven by a desire to align herself with a team that shares her unwavering passion for land. When you entrust Brenda Doudican with your land endeavors, you're not just gaining a seasoned professional; you're partnering with a steward of the land who is dedicated to realizing your vision. "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, such as Flint Hills cattle grazing pasture, tillable, or hunting farms, give Brenda a call to help you find the perfect property.



BRENDA DOUDICAN,
LAND AGENT

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