

MIDWEST LAND GROUP PRESENTS



78 ACRES
COFFEY COUNTY, KS

12TH ROAD, HARTFORD, KANSAS, 66854



MIDWEST LAND GROUP IS HONORED TO PRESENT

ENDLESS OPPORTUNITY FOR PRIME BUILD SITE WITH EXCEPTIONAL VIEWS ON PAVEMENT

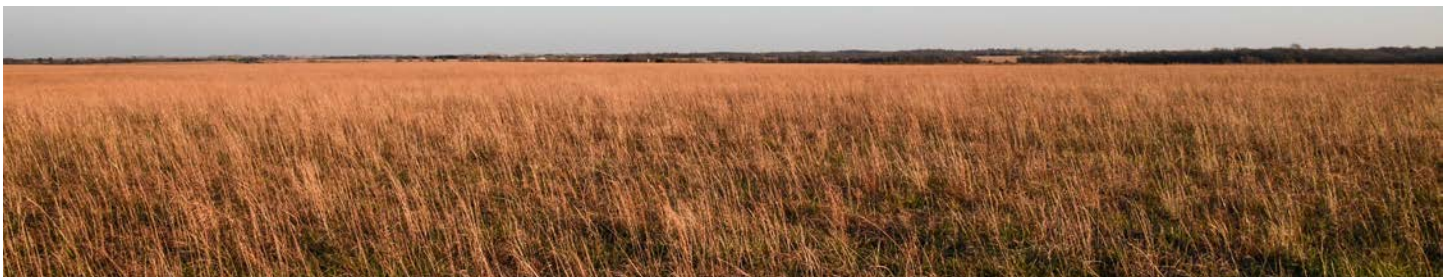
What an incredible opportunity for a forever home build site just west of Burlington, Kansas on a blacktop with utilities! This 78 +/- acre tract boasts some of the most pristine native grass one will ever come across. With the lay of the land and many attributes, this property is a canvas waiting to be created.

There are two options for entry onto the property currently, one that sits in the middle of the south property line coming in off of the paved 12th Road and a second that comes in on the southeast corner along Contour. The double-piped gate entrances showcase the exceptional fencing throughout the entire property. The lay of the land has a gentle slope from north to south which creates a prime foundation for building and paints the landscape of breathtaking 360-degree views that catch the one-of-a-kind Kansas sunrises and sunsets. The grass not only is top-notch but the best in the country from a grazing livestock perspective. Made up of Big Bluestem, Little Bluestem, Indian, and Switch, these grass acres not only are extremely tolerant and low maintenance, but they also provide incredible nutrients for incredible weight gains, ideal for livestock.

There is one spring-fed pond on the tract located along the southern end that was dug in 2018. There are no leases on the property.

With the location and lay of the land, this tract offers endless options for building. Electricity runs along the south and east roadsides and water meter #983 with Coffey County Rural Water District #2 has already been set on the property and will transfer to the buyer at closing. The property sits just right on the line between Leroy-Gridley USD #245 and Burlington USD #244 which would give options to a school district. Current 2024 taxes of \$313.80. All mineral rights are intact and transfer to the buyer.

With endless options, exceptional location, and incredible views, this 78 +/- acre tract is as pristine as they come and a rare opportunity for one to create a forever property and is one to tour in person to truly appreciate all it has to offer! Contact Brenda Doudican at (620) 794-8075 or bdoudican@midwestlandgroup.com for additional information or to schedule your tour.



PROPERTY FEATURES

PRICE: **\$383,526** | COUNTY: **COFFEY** | STATE: **KANSAS** | ACRES: **78**

- 78 +/- acres total
- Pristine well above average native grass acres
- 1 pond
- Road frontage on the south and east
- Paved 12th Road
- Coffey County Rural Water District #2 with meter #983 set on the property
- Electric along the south and east
- Prime build location
- Above average 5-strand barbed wire perimeter fencing
- Piped double gate entrances along the south and east
- Leroy-Gridley USD #245
- All mineral rights are intact
- Approximate 2024 tax: \$313.80



PRIME BUILD LOCATION

With the location and lay of the land, this tract offers endless options for building. Electricity runs along the south and east roadsides and water meter #983 with Coffey County Rural Water District #2 has already been set on the property and will transfer to the buyer at closing.



SPRING-FED POND



PERIMETER FENCING

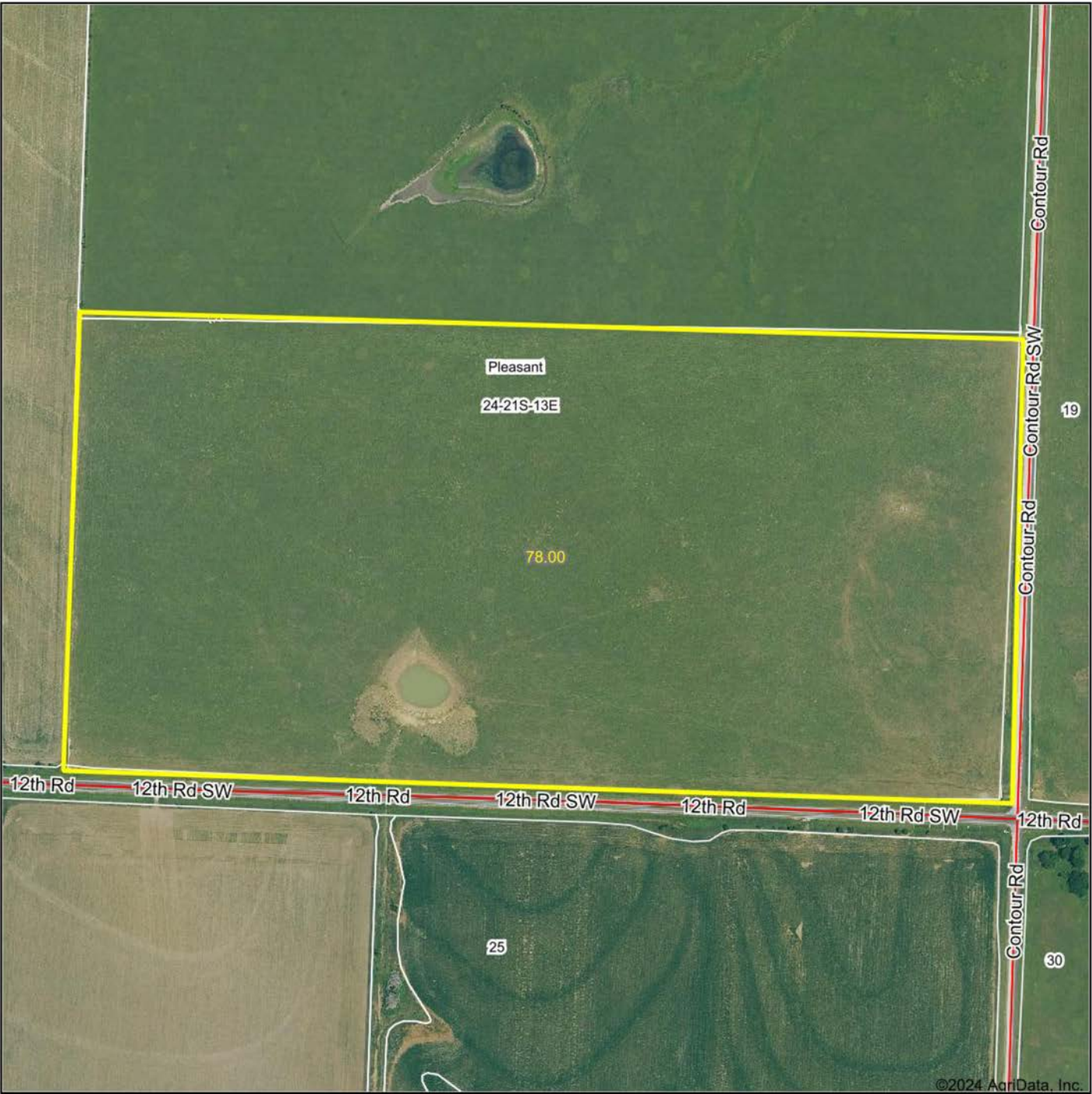


PRISTINE NATIVE GRASS ACRES

Made up of Big Bluestem, Little Bluestem, Indian, and Switch, these grass acres not only are extremely tolerant and low maintenance, but they also provide incredible nutrients for incredible weight gains, ideal for livestock.



AERIAL MAP





Maps Provided By:



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Boundary Center: 38° 12' 5.85, -95° 55' 35.74

24-21S-13E
Coffey County
Kansas

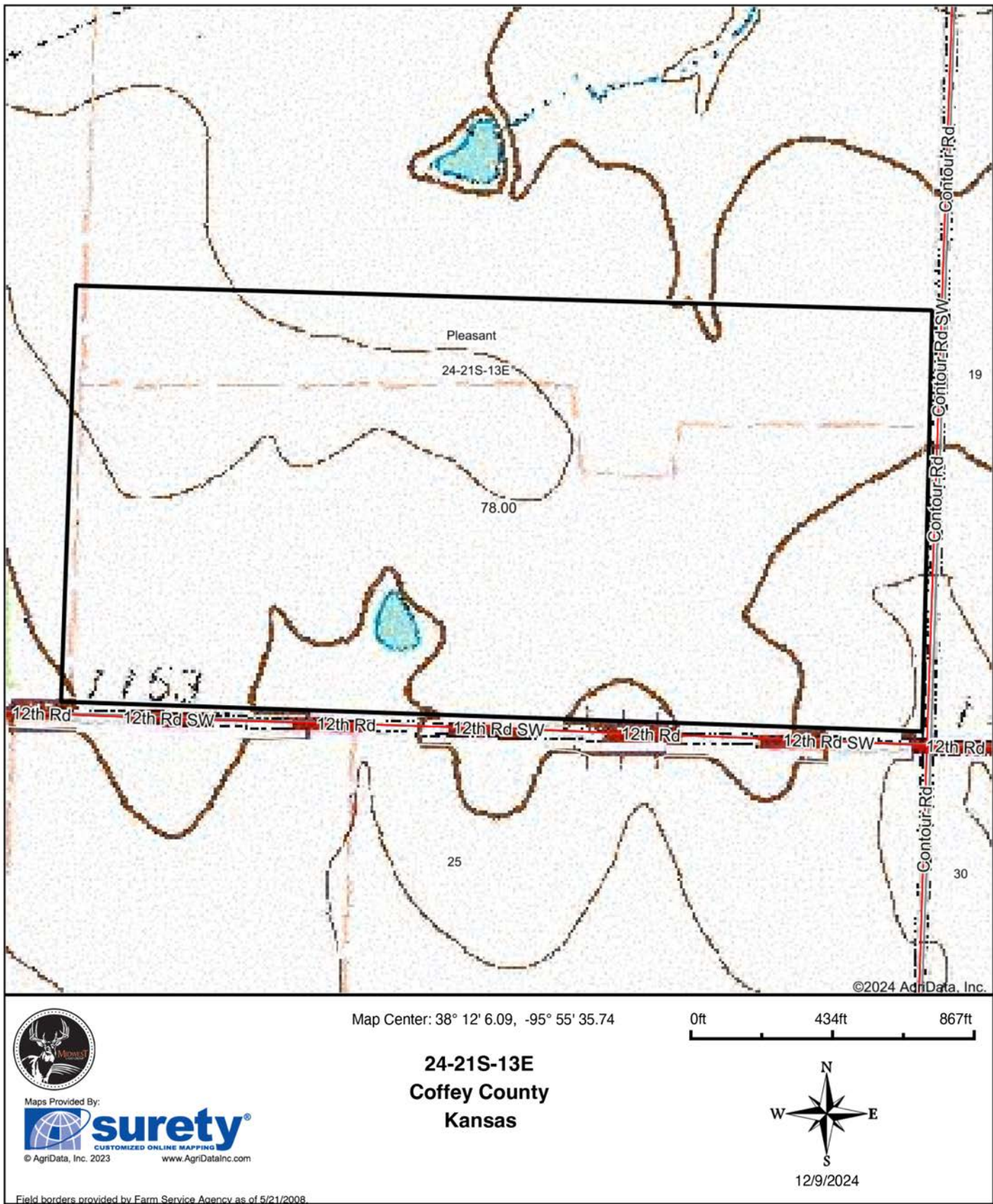
0ft 434ft 867ft



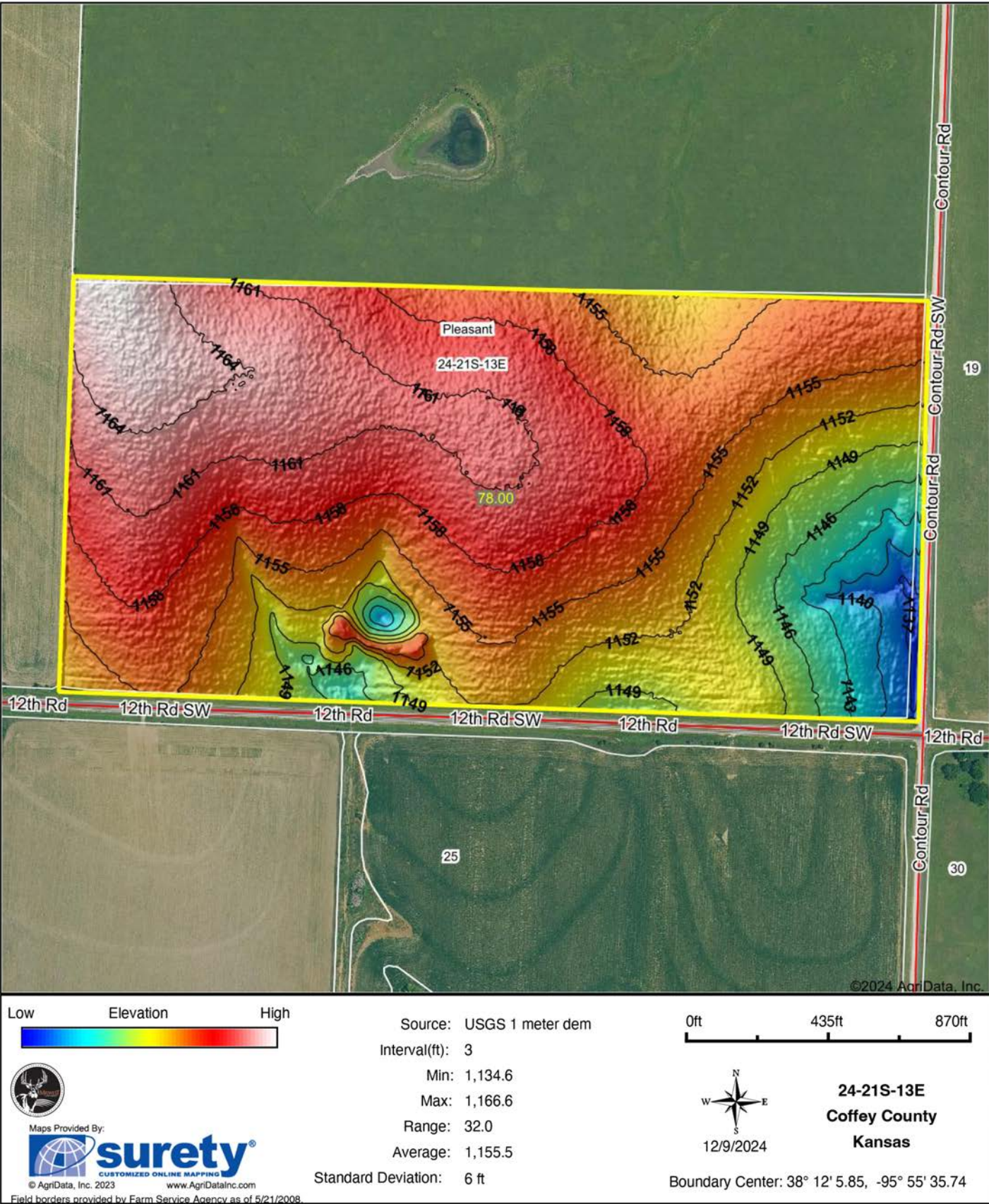
12/9/2024

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

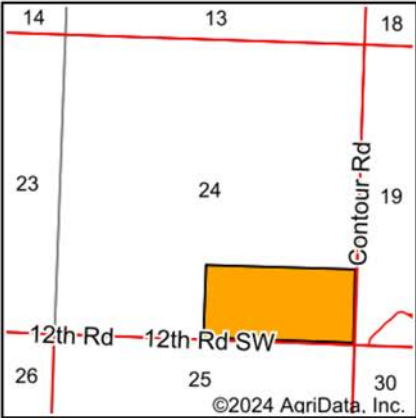
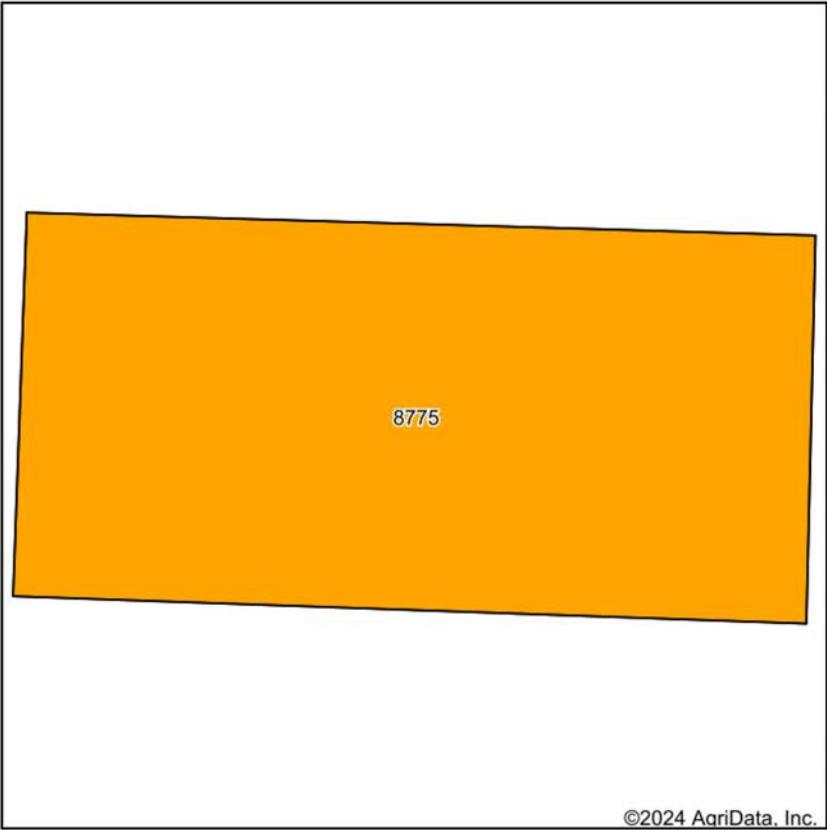
TOPOGRAPHY MAP



HILLSHADE MAP



SOILS MAP




State: **Kansas**
County: **Coffey**
Location: **24-21S-13E**
Township: **Pleasant**
Acres: **78**
Date: **12/9/2024**



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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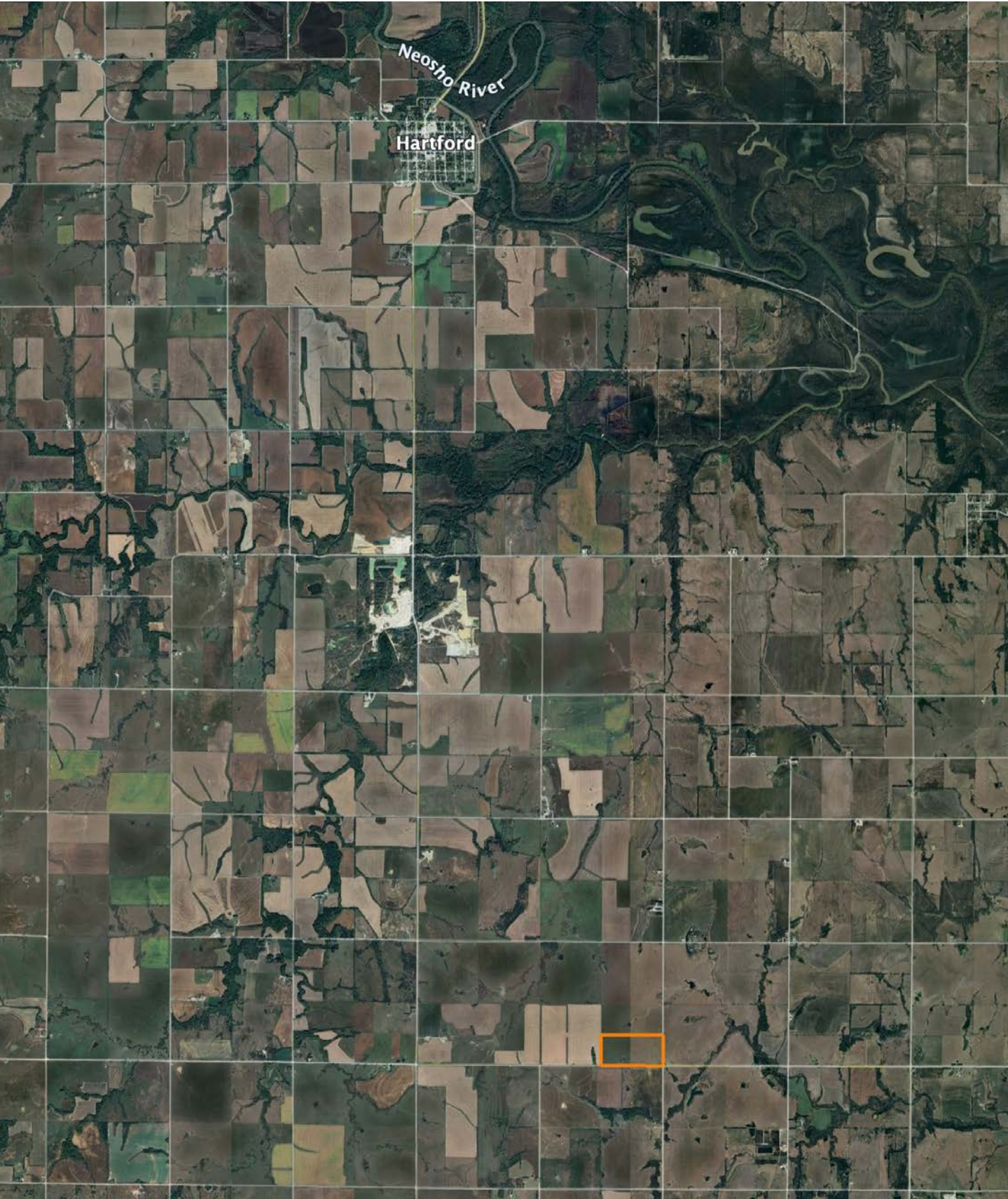


Soils data provided by USDA and NRCS.

Area Symbol: KS031, Soil Area Version: 22					
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c
8775	Kenoma silt loam, 1 to 3 percent slopes	78.00	100.0%		IIIe
Weighted Average					3.00

*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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