

MIDWEST LAND GROUP PRESENTS

78 ACRES IN

SUMNER COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

FERTILE CLASS I CLASS II STRAIGHT ROW CROP TILLABLE

Located 1 ½ miles northeast of Argonia, Kansas sits this 78 +/- acre tract of 100% fertile tillable row crop and has been a tried-and-true tract producing above-average yields. With exceptionally well-maintained road frontage and just off the paved Argonia Road, getting equipment in and out is effortless.

The 78 +/- acres of tillable ground are made up of 50 +/- acres of Class I Milan soil and 28 +/- acres of Class II Solvay, Nalim, and Shellabarger soil types. The tract is currently planted to winter wheat with the current lease terminating following the harvest of the winter wheat in 2025 with no soybeans following for a double crop. 2023 was planted to cotton and wheat with 2022 planted to wheat and soybeans bringing above average yields.

The farm sits 1/8 of a mile off west from Spring Creek and has a slight slope from the north to the south and allows for water drainage. The abandoned Missouri Pacific Railroad once cut through the farm but has been removed and reclaimed back to the landowner many years ago. Road frontage of North Eden Road on the east and West 20th Avenue N on the south. All mineral rights are intact and transferred to the landowner.

With the ideal location for eased access, the fertile Class I and Class II soil types, and all straight-row crop acres, this tract is ideal for anyone looking to add to an existing operation, investment, or start-up. For additional questions, information or to schedule a tour, contact Brenda Doudican at (620) 794-8075 or bdoudican@midwestlandgroup.com.



PROPERTY FEATURES

PRICE: **\$256,360** | COUNTY: **SUMNER** | STATE: **KANSAS** | ACRES: **78**

- 78 +/- acres total
- Class I and Class II soil
- Milan and Solvay
- Well-maintained road frontage
- 1 mile east off paved Argonia Road
- 1/8 of a mile off Spring Creek
- Currently planted to winter wheat
- Lease expires following the spring 2025 wheat harvest
- All mineral rights are intact
- Approximate 2024 tax: \$424.74



ABOVE-AVERAGE YIELDS

The 78 +/- acres of tillable ground are made up of 50 +/- acres of Class I Milan soil and 28 +/- acres of Class II Solvay, Nalim, and Shellabarger soil types. The tract is currently planted to winter wheat with the current lease terminating following the harvest of the winter wheat in 2025 with no soybeans following for a double crop.



MILAN AND SOLVAY SILT LOAM



78 +/- ACRES TOTAL



WELL-MAINTAINED ROAD FRONTAGE

Road frontage of North Eden Road on the east and West 20th Avenue N on the south.



AERIAL MAP



Boundary Center: 37° 17' 20.73, -97° 44' 57.95

0ft 420ft 841ft



Maps Provided By:



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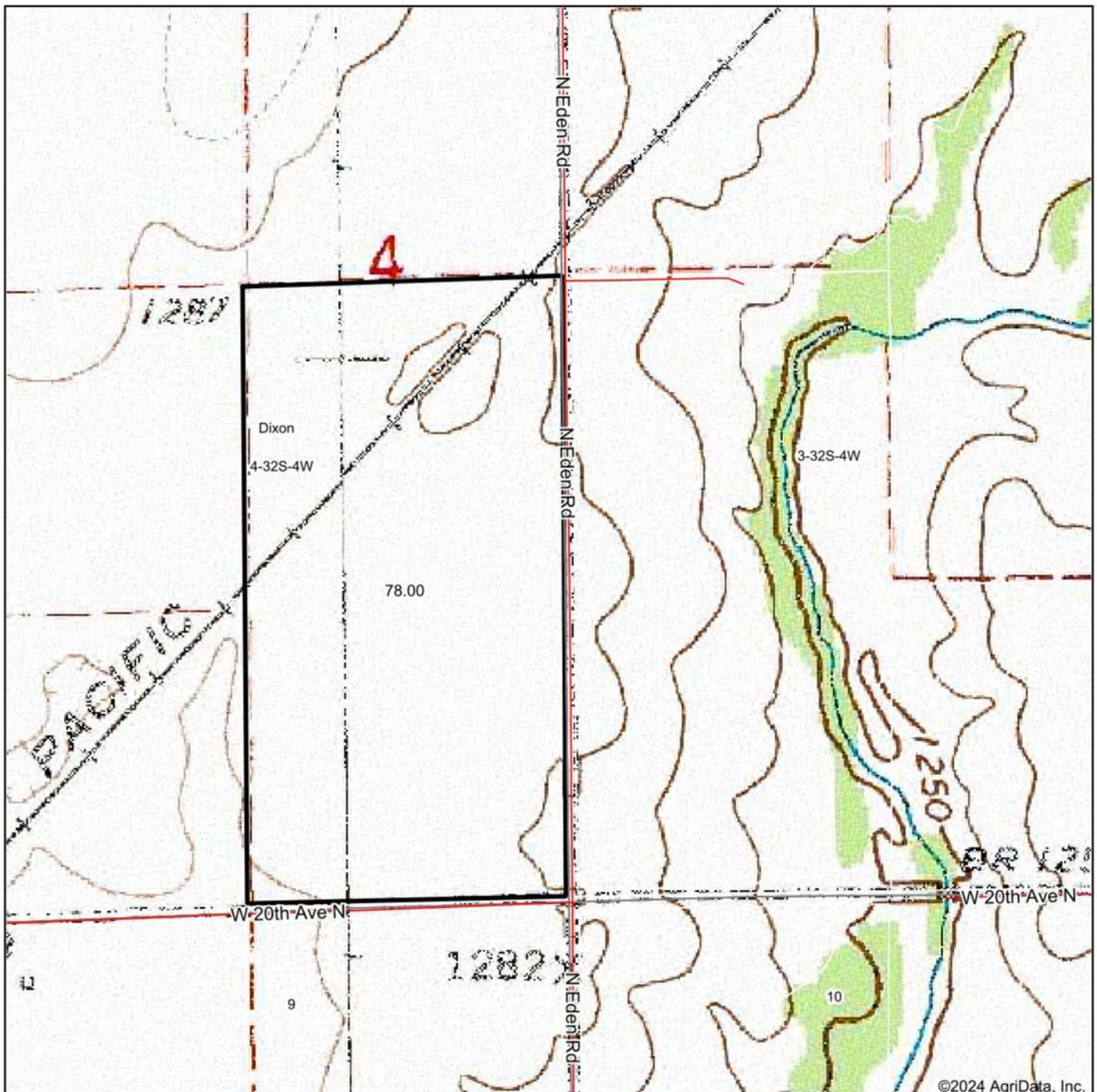
4-32S-4W
Sumner County
Kansas



10/28/2024

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

TOPOGRAPHY MAP



Maps Provided By:



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Map Center: 37° 17' 22.29, -97° 44' 50.55

0ft 644ft 1288ft

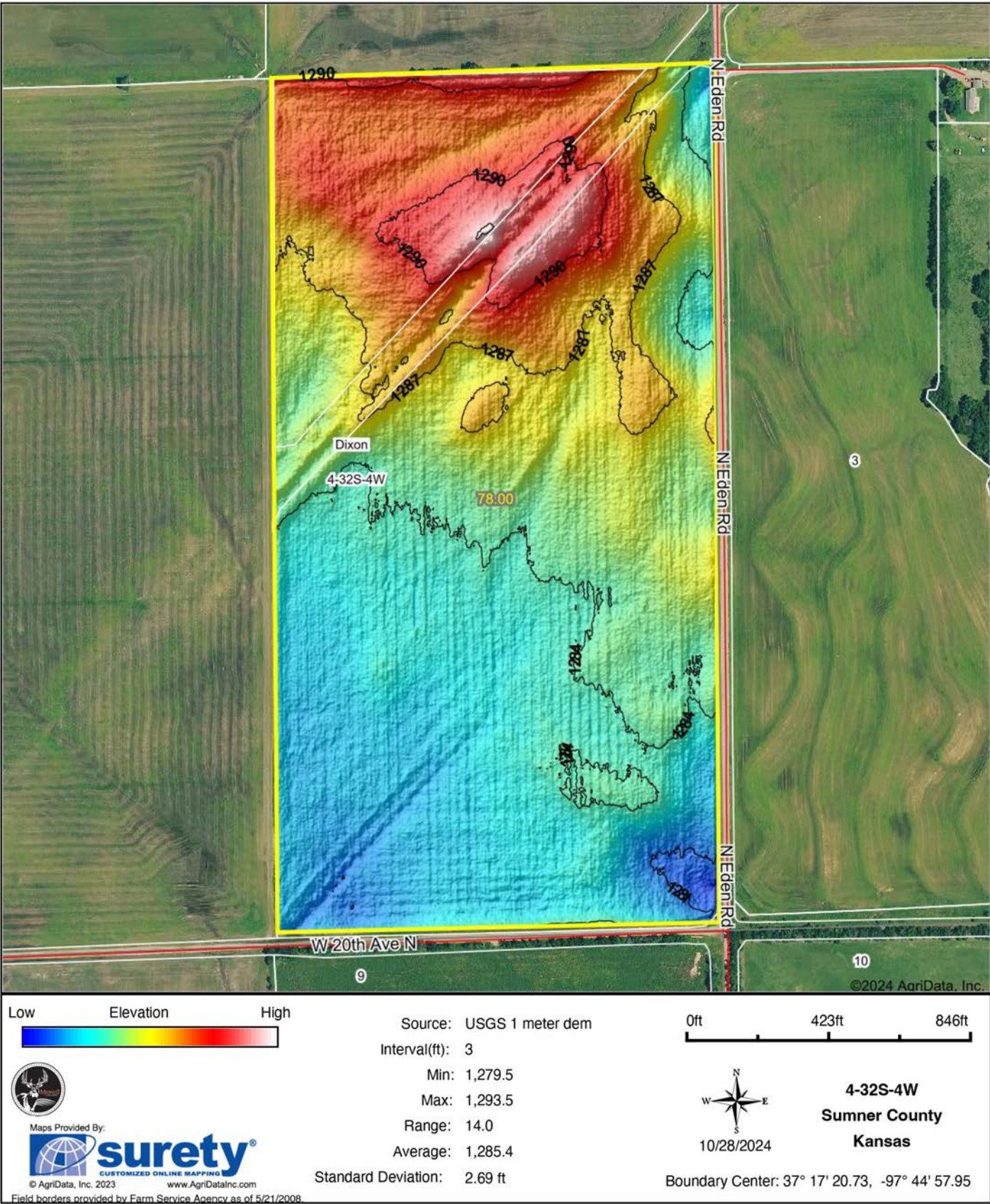
4-32S-4W
Sumner County
Kansas



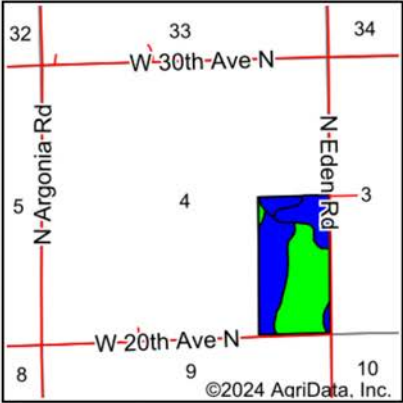
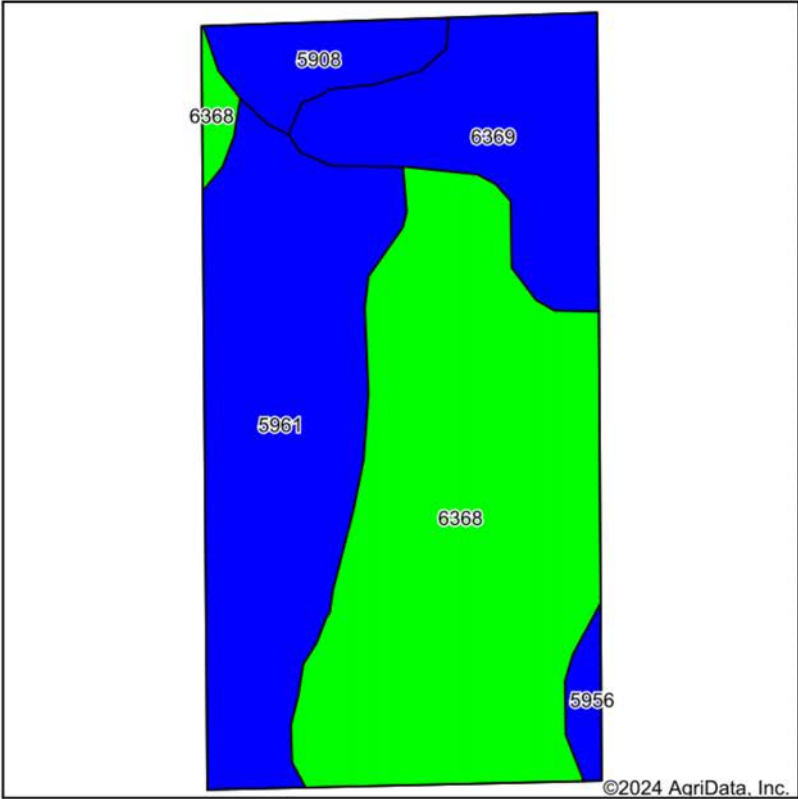
10/28/2024

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

HILLSHADE MAP



SOILS MAP



State: **Kansas**
County: **Sumner**
Location: **4-32S-4W**
Township: **Dixon**
Acres: **78**
Date: **10/28/2024**



Maps Provided By:
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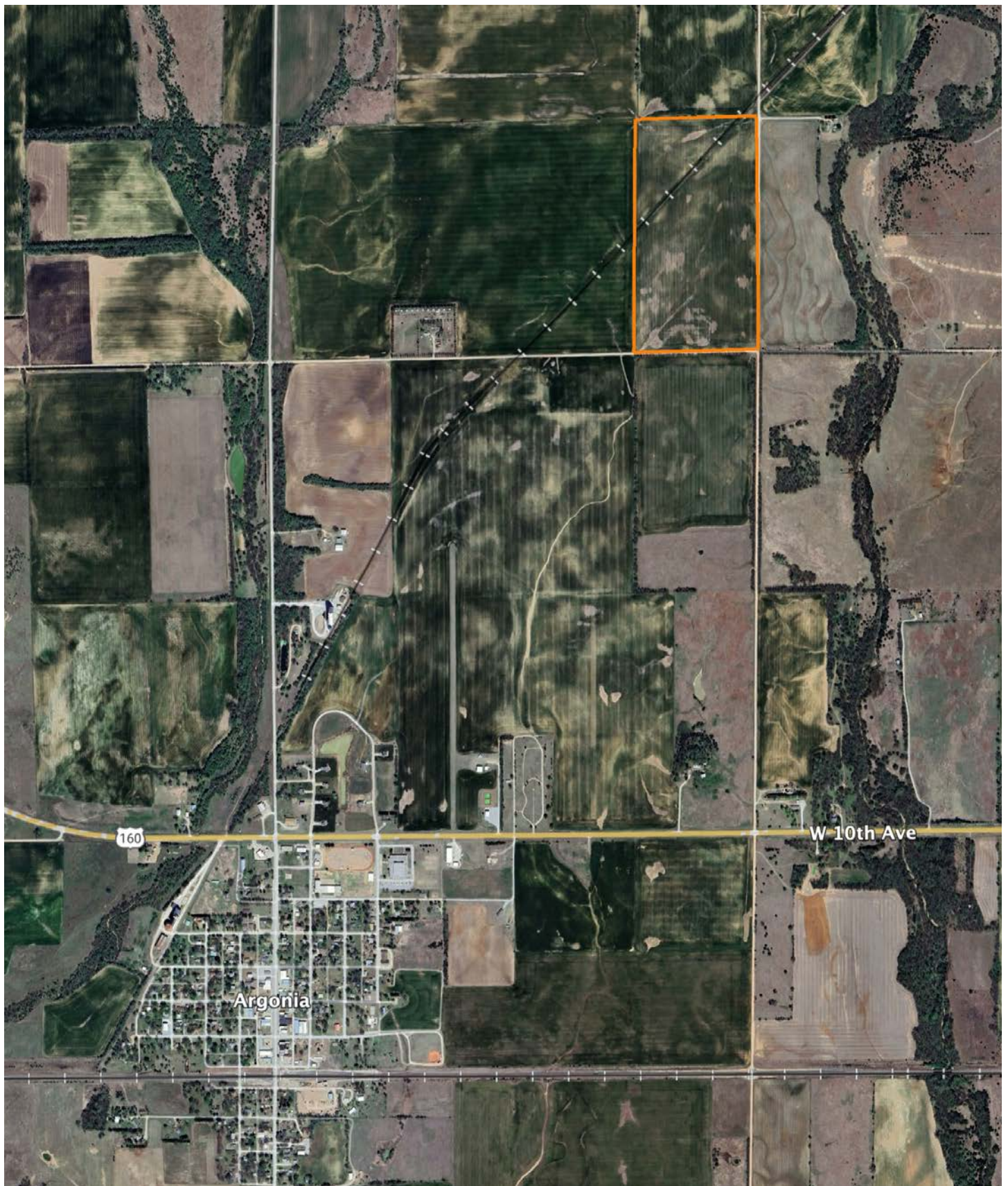
Soils data provided by USDA and NRCS.

Area Symbol: KS191, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Alfalfa hay Irrigated Tons	Corn Bu	Corn Irrigated Bu	Grain sorghum Bu	Grain sorghum Irrigated Bu	Smooth brome grass AUM	Smooth brome grass Irrigated AUM	Soybeans Bu	Soybean Irrigated
6368	Milan loam, 0 to 1 percent slopes	36.29	46.5%		I	I	7	65	160	57	120	6	10	37	
5961	Solvay loamy fine sand, 0 to 2 percent slopes	23.86	30.6%		Ile	Ile									
6369	Milan loam, 1 to 3 percent slopes	12.40	15.9%		Ile	Ile	7	59	149	50	109	6	9	33	
5908	Nalim loam, 0 to 1 percent slopes	4.22	5.4%		Ilc	I									
5956	Shellabarger sandy loam, 1 to 3 percent slopes	1.23	1.6%		Ile	Ile									
Weighted Average					1.53	1.48	4.4	39.6	98.1	34.5	73.2	3.7	6.1	22.5	3

*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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