

MIDWEST LAND GROUP PRESENTS

147 ACRES IN

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# POTTAWATOMIE COUNTY KANSAS



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

# TOP-END TILLABLE ROW CROP FARM ON BIG NOXIE CREEK WITH UTILITIES

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Located 4 miles north of Emmett, Kansas, sits 147 +/- acres that hold all the prime silty soil tillable acres along with ample Saint Clere town history to add. This generational farm has been not only the family's lifelong homesite but also a tried-and-true producer of above-average crop yields annually and livestock grazing that lays out for ideal wintering.

The farm is made up of 147 +/- acres total that is recorded in two deeded tracts with Pottawatomie County. Of the 147 +/- acres, 120 +/- acres are tillable row crops with top-shelf soil types of Reading, Wymore, Tully, and Kennebec and are considered Class I, Class II, and Class III. 55 +/- acres are currently seeded to Brome with a good stand that has been fertilized annually in past years. The Brome sits in the middle to the northwest of the farm. 23 +/- acres of alfalfa have been planted and are located in the middle to southwest corner of the farm. 42 +/- acres of low-lying tillable acres have recently been rotated with corn in 2022 then with oats and Sudangrass in 2023 and 2024. The tillable acres are clean with interior and exterior access to each field. Several additional acres of row crops could easily be created. For the life of the tract, it has been self-farmed and is open for the new owner to farm or lease as there are no leases in place for 2025. 8 +/- acres of native grass that are the waterways and buffers on the farm that run primarily in between the two large tillable fields in the middle of the tract. 3 +/- acres sit with the original homesite.

The northeast 36 +/- acre field sits down in the bottoms along Big Noxie Creek and is wrapped in mature timber hardwoods. This field is the feeding grounds for whitetails and turkey as you can see the trails from the waterways and grass aprons where they bed down straight to the field. Plenty of roosting trees along Big Noxie as well. Massive Sycamores, Oaks, Walnuts, and Cottonwoods tower over the creek bed with a perfect number of Cedars in the mix. The creek that runs the east side of the farm along with the heavy timber stand that funnel throughout the farm, holds the foundation for great hunting and is in Hunting Unit #9. The south, north, and west sides of the farm are fenced with 5-strand barbed wire fencing in decent condition. The majority of the interior cross-fencing has been removed over the years.

With the established homesite and utilities in place, the building would be with ease and with one beautiful setting just off the pavement. The long driveway that comes in off of Saint Clere allows for privacy and seclusion. Rural Water District #4 with a meter that transfers to the buyer, Everygy for electricity. All mineral rights are intact and transferred to the buyer at closing.

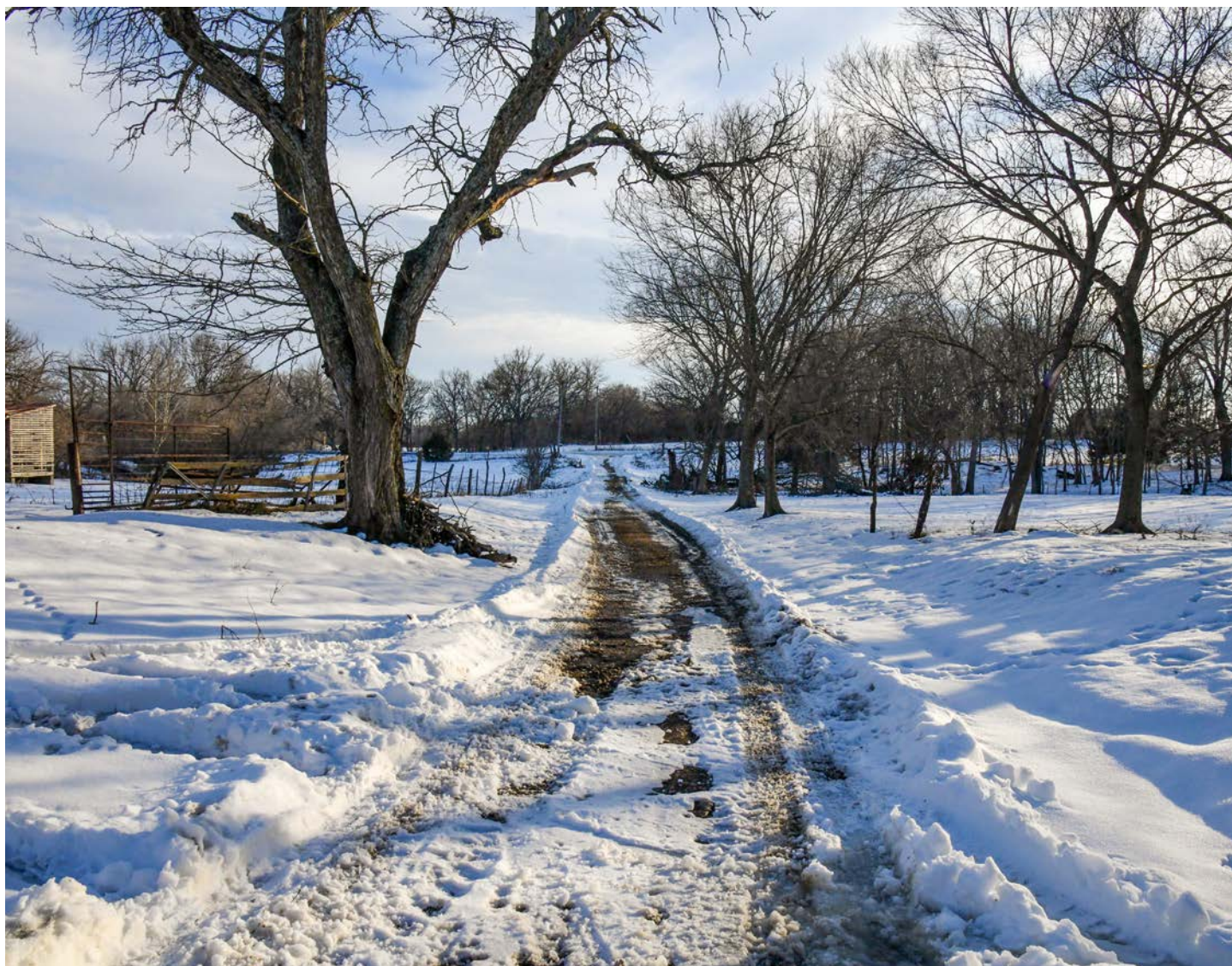
From top-end fertile tillable acres to fantastic hunting and ideal build site, this tract holds it all and is one to tour in person to appreciate all it has to offer! For additional information, or questions, or to schedule a tour, contact Brenda Doudican with Midwest Land Group at (620) 794-8075 or [bdoudican@midwestlandgroup.com](mailto:bdoudican@midwestlandgroup.com).



# PROPERTY FEATURES

PRICE: **\$917,640** | COUNTY: **POTTAWATOMIE** | STATE: **KANSAS** | ACRES: **147**

- 147 +/- acres total in 2 deeded parcels
- 120 +/- acres total tillable
- 55 +/- acres Brome
- 42 +/- acres of oats and Sudangrass
- 23 +/- acres alfalfa
- 16 +/- acres timber and creek
- 8 +/- acres native grass
- 3 +/- acres original homesite
- Class I, II, and III soil types
- No lease for 2025 and open to farm
- Big Noxie Creek
- Hunting unit #9
- Every Electric
- Pottawatomie Rural Water District #4 with a meter that transfers
- Paved Highway 63 road frontage along the west
- Graveled Saint Clere Road along the south
- Graveled Jess Williard Road along the east
- All mineral rights intact
- Approximate 2024 total tax: \$2,590.22





# 120 +/- TILLABLE ACRES

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120 +/- acres are tillable row crops with top-shelf soil types of Reading, Wymore, Tully, and Kennebec and are considered Class I, Class II, and Class III.





# BIG NOXIE CREEK

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## MATURE TIMBER HARDWOODS

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# ESTABLISHED HOMESITE

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With the established homesite and utilities in place, the building would be with ease and with one beautiful setting just off the pavement. The long driveway that comes in off of Saint Clere allows for privacy and seclusion.





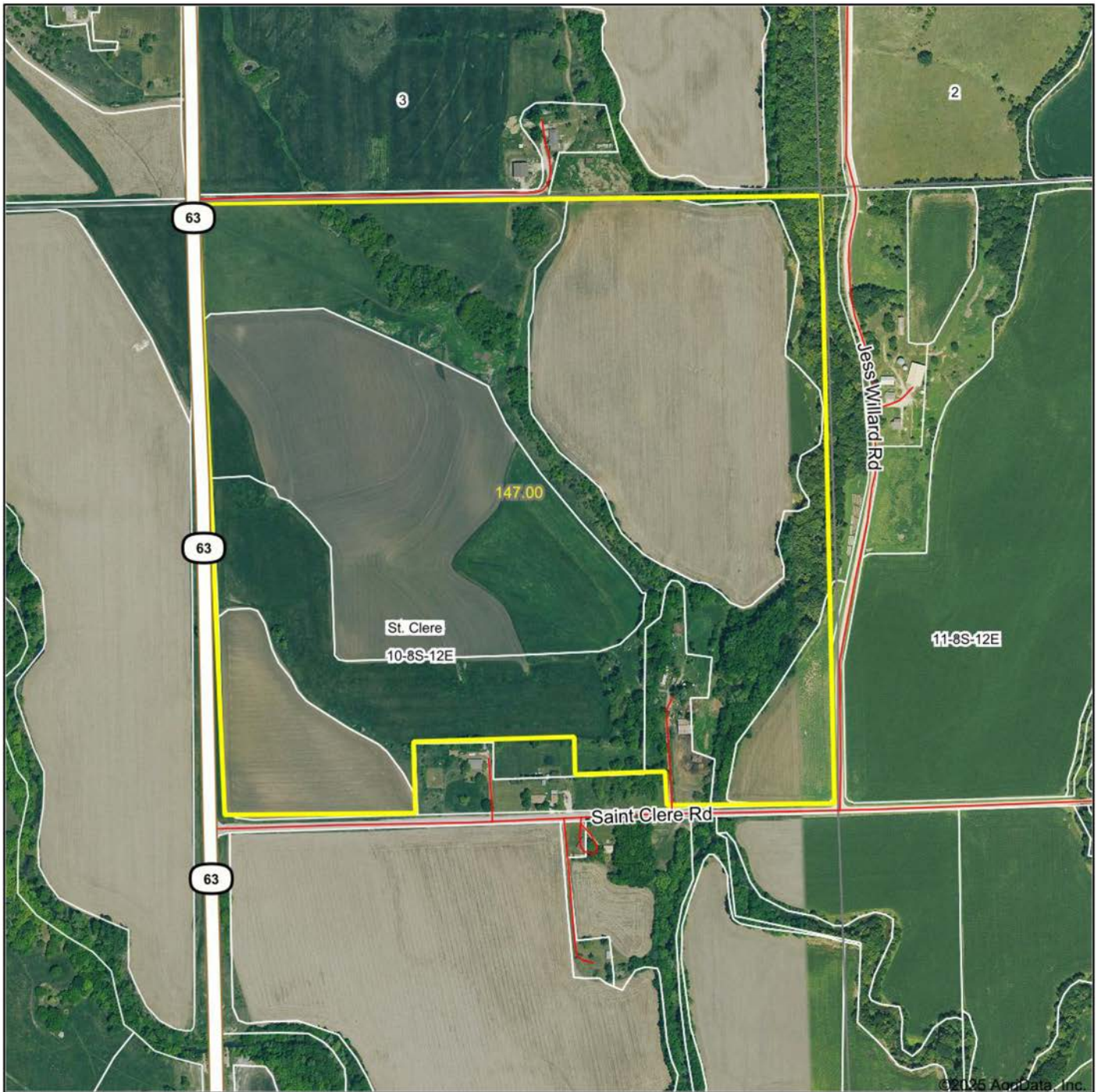
# ADDITIONAL PHOTOS

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# AERIAL MAP



©2025 AgriData, Inc.

Boundary Center: 39° 22' 21.73, -96° 3' 28.95

0ft 654ft 1308ft



Maps Provided By:



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**10-8S-12E**  
**Pottawatomie County**  
**Kansas**

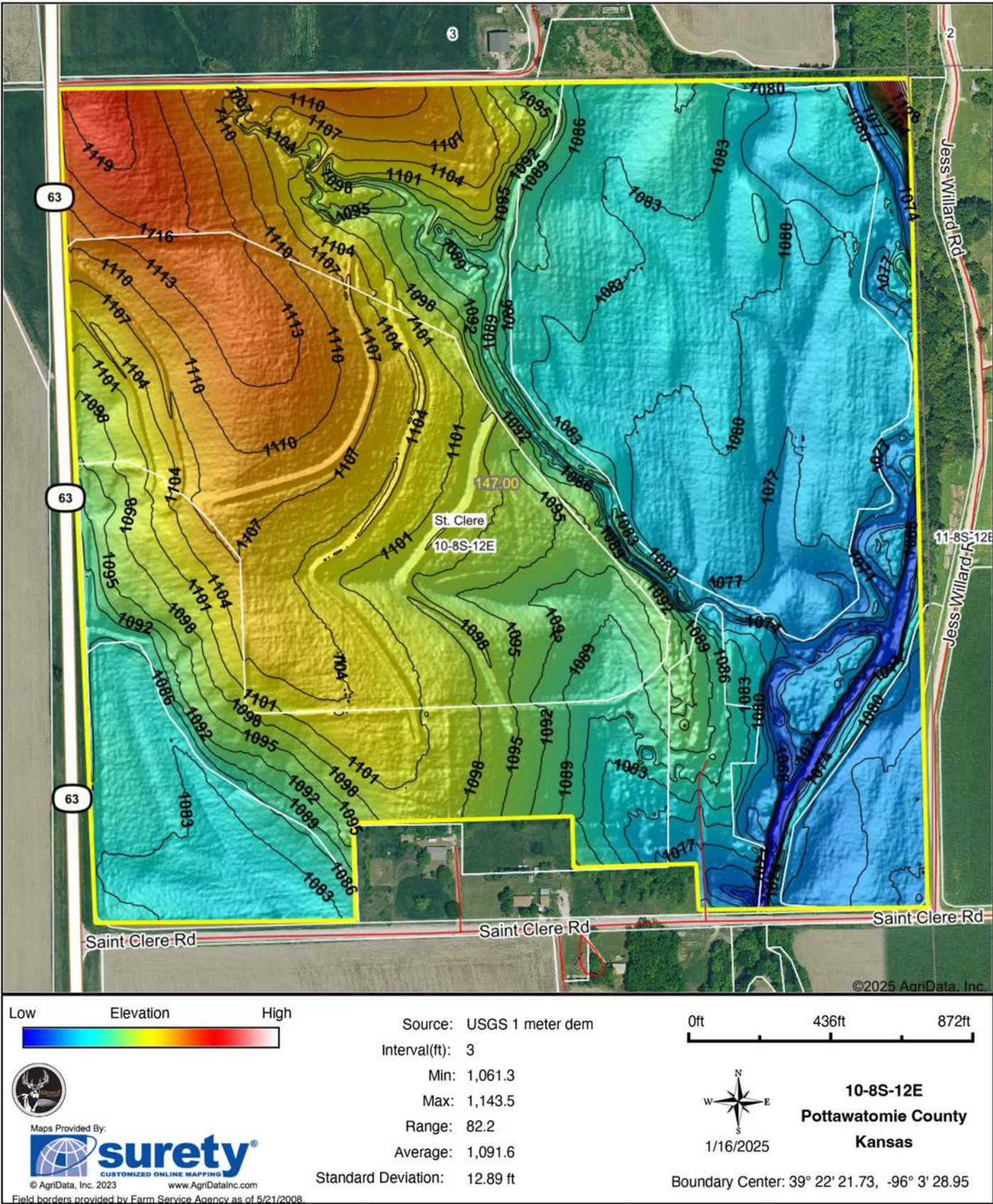


1/16/2025

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

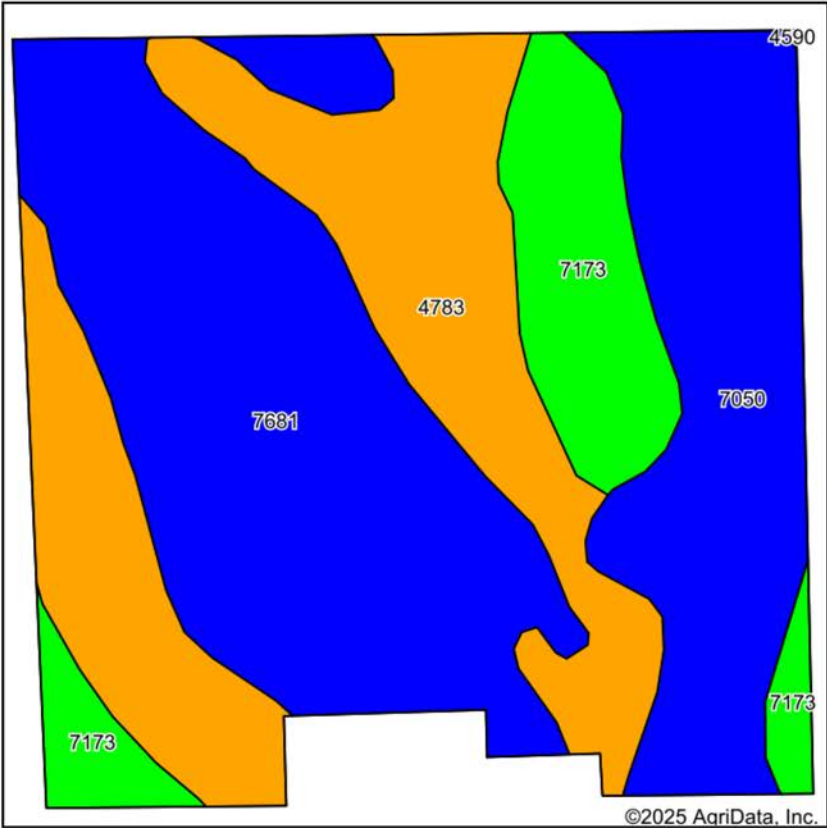


# HILLSHADE MAP

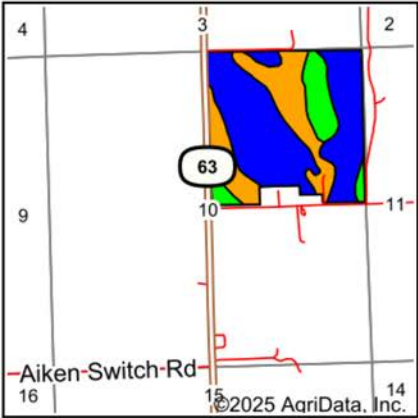




# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**  
County: **Pottawatomie**  
Location: **10-8S-12E**  
Township: **St. Cleve**  
Acres: **147**  
Date: **1/16/2025**



Maps Provided By:



Area Symbol: KS149, Soil Area Version: 25								
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Corn Bu	Soybeans Bu
7681	Wymore silty clay loam, 1 to 3 percent slopes	54.43	37.0%		Ile	Ile		
4783	Tully silty clay loam, 3 to 7 percent slopes	42.34	28.8%		IIle	IIle		
7050	Kennebec silt loam, occasionally flooded	31.18	21.2%		IIw		114	38
7173	Reading silty clay loam, rarely flooded	19.05	13.0%		Iw	Iw		
Weighted Average					2.16	*-	24.2	8.1

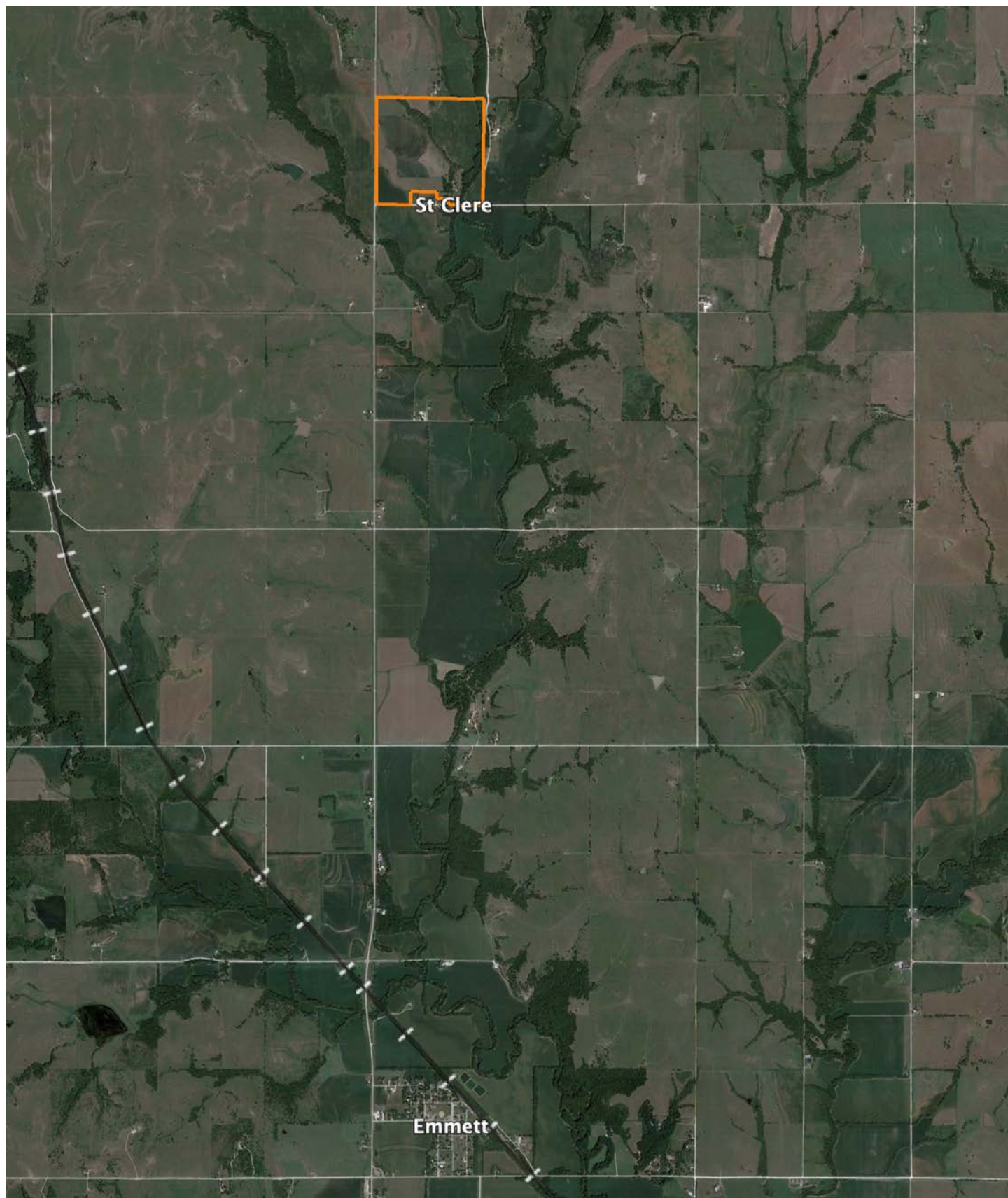
\*c: Using Capabilities Class Dominant Condition Aggregation Method

\*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.



# OVERVIEW MAP

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# 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

**620.794.8075**

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## MidwestLandGroup.com

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