



MIDWEST LAND GROUP
PRESENTS

WOODSON COUNTY

KANSAS

235 ACRES

MIDWEST LAND GROUP IS HONORED TO PRESENT

PRISTINE NATIVE PASTURE WITH BIG TIMBERED DRAWS AND SPRING FED CREEK

Located 3 miles east of Toronto, Kansas along State Highway 105, sits this incredible 235 +/- acre tract that offers endless prime grazing opportunities with ideal water, well-maintained fencing, and an above-average grass stand. Along with top-end grazing potential, this farm holds endless hunt opportunities and one incredible setting for a forever home build site location. With the paved Highway access and adjoining Toronto Lake, the location on this property is pleasantly attractive.

The tract is made up of 235 +/- acres total with 203 +/- acres of pristine native grass stand with the remaining balance of 32 +/- acres in mature hardwood timber stand that line the creek flowing throughout. The grass stand is in exceptionally above-average condition with the foundation made up of Big and Little Bluestem, Switch, Indian, and Buffalo grasses, and can be grazed in the 2025 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 Negro Creek 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 the foundation, considered to be Class II, III, and VI. All mineral rights are intact and 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. 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.

If you are looking to build, this tract holds all the opportunities in one incredible setting. With the gently

rolling hillsides, you can catch every stunning sunrise and sunset. Wilson County Rural Water District #9 runs along the west roadside along with electric allowing one to access utilities with ease.

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. Call or message Brenda Doudican at (620) 794-8075 to inquire about the tract, get additional information, or schedule your tour.



PROPERTY FEATURES

PRICE: **\$725,608** | COUNTY: **WOODSON** | STATE: **KANSAS** | ACRES: **235**

- 203 +/- acres native pasture
- 32 +/- acres hardwood timber stand
- Spring-fed year-round creek running throughout
- Active year-round feeder springs
- Adjoining Toronto Wildlife Area
- Adjoining Toronto Lake Corps of Engineers
- Massive Oaks and Walnuts throughout
- Paved Highway 105 road frontage along the southwest side
- Above-average 5-strand perimeter fencing
- 2025 grazing season is open with no lease
- Average annual grazing income of \$9,400.00
- Wilson County Rural Water District #9
- 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

203 +/- ACRES OF NATIVE PASTURE

The grass stand is in exceptionally above-average condition with the foundation made up of Big and Little Bluestem, Switch, Indian, and Buffalo grasses, and can be grazed in the 2025 season with no lease in place. Average annual grazing lease of \$9,400.00.



PAVED HIGHWAY FRONTAGE

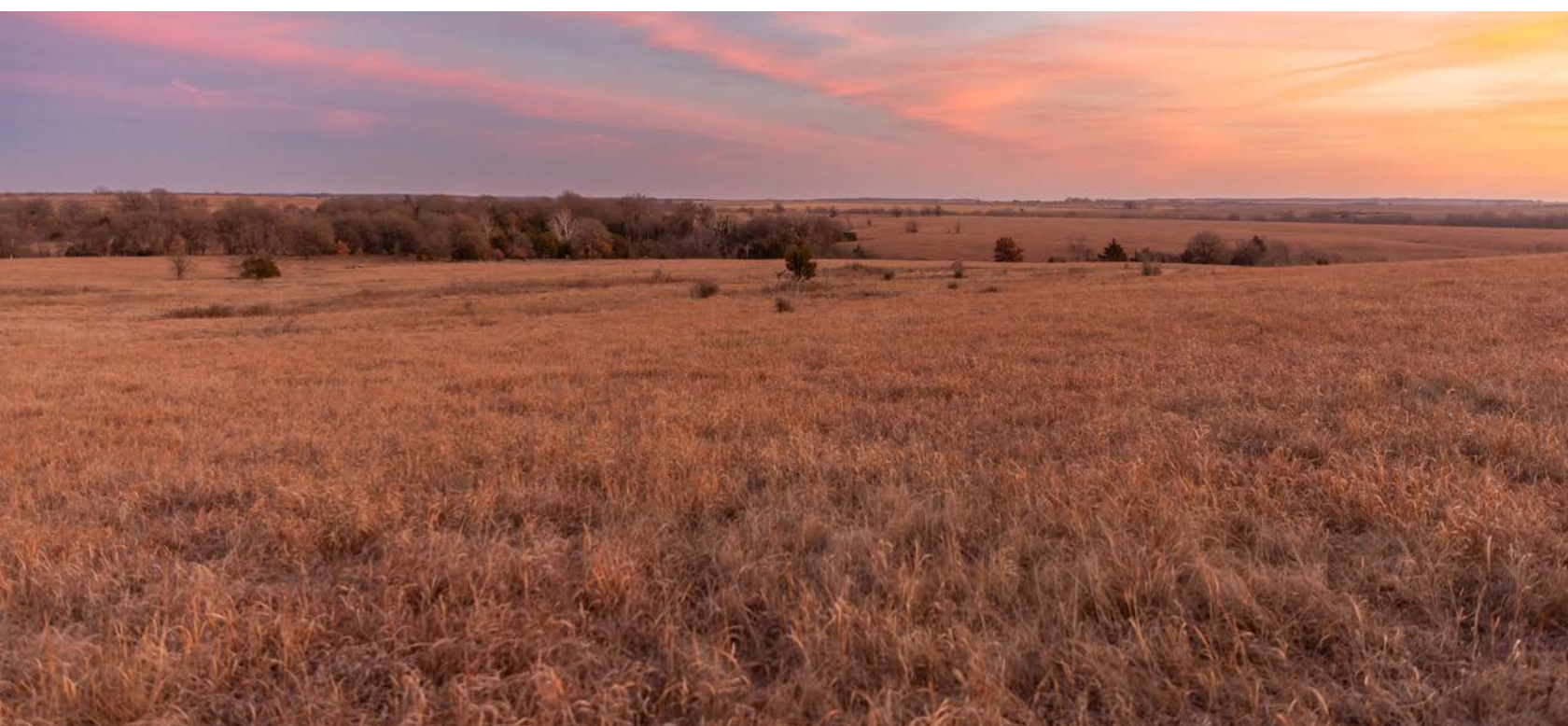


SPRING-FED YEAR-ROUND CREEK



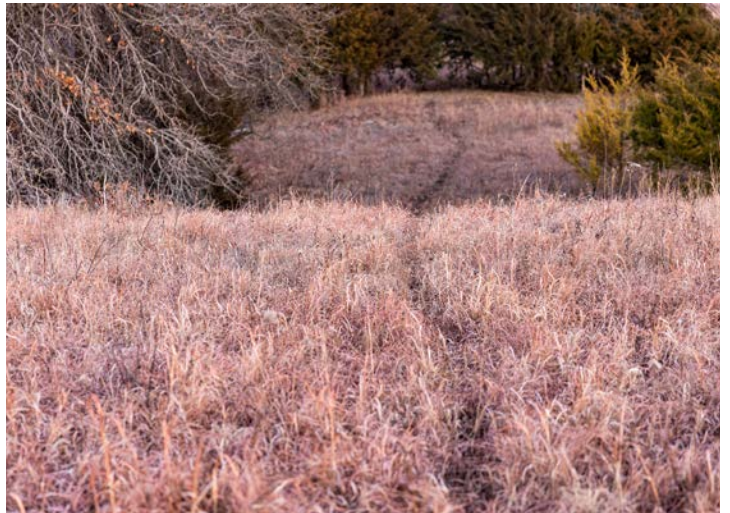
BEAUTIFUL BUILD SITE

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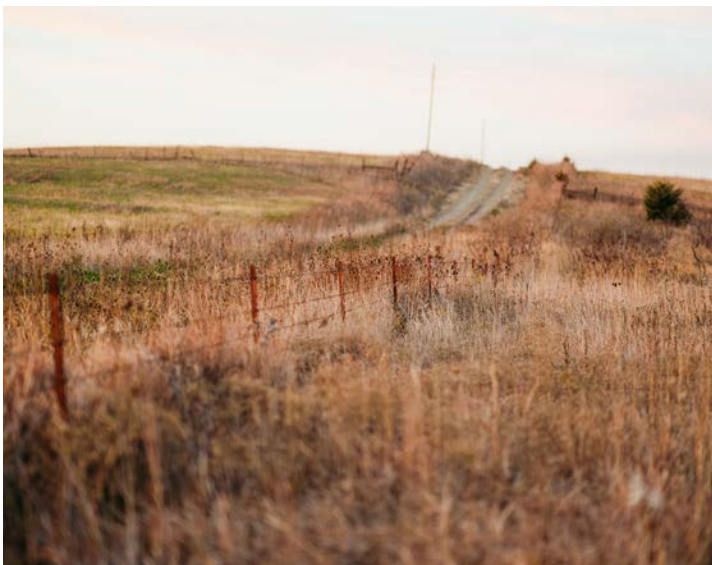
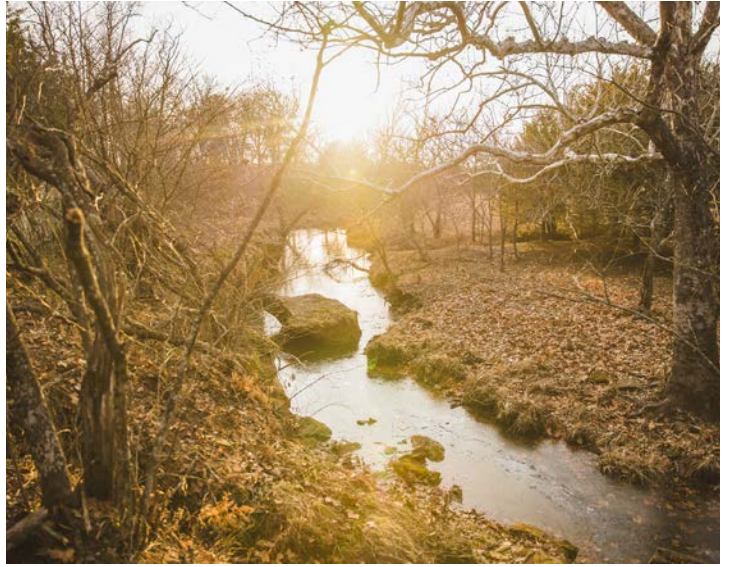
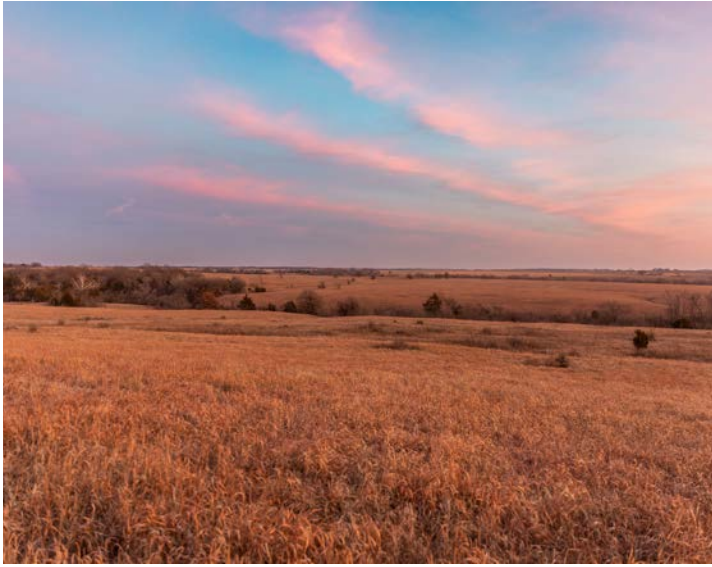


HUNTING OPPORTUNITIES

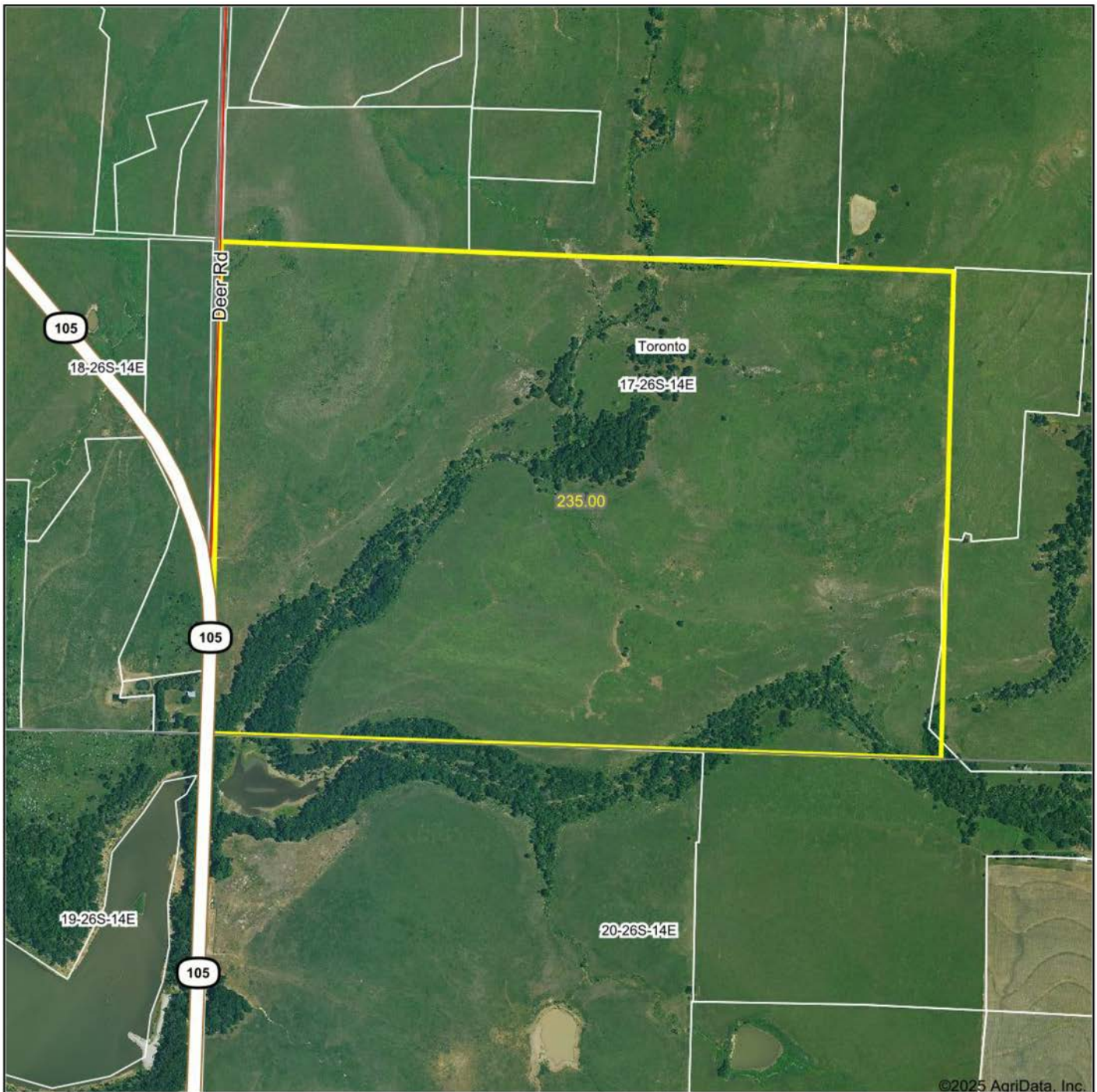
Walking throughout the draws, you can see the endless trail systems running throughout with rubs and scrapes along the way. With no hunting allowed in the past 45 years, this tract has become a sanctuary and a canvas for someone to reap the rewards it holds



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 37° 46' 53.74, -95° 54' 0.79

0ft 831ft 1662ft



Maps Provided By:



CUSTOMIZED ONLINE MAPPING
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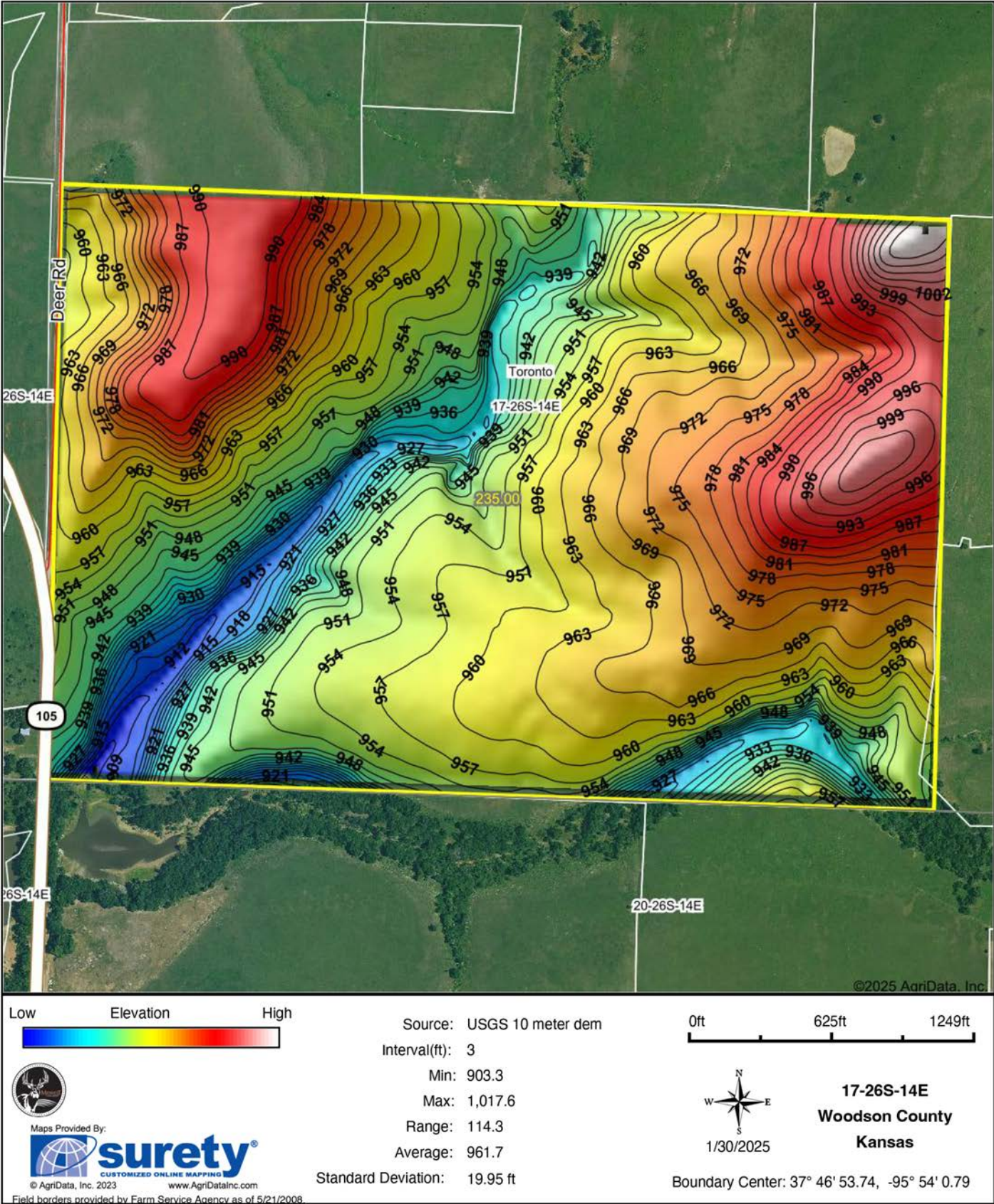
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Woodson County
Kansas



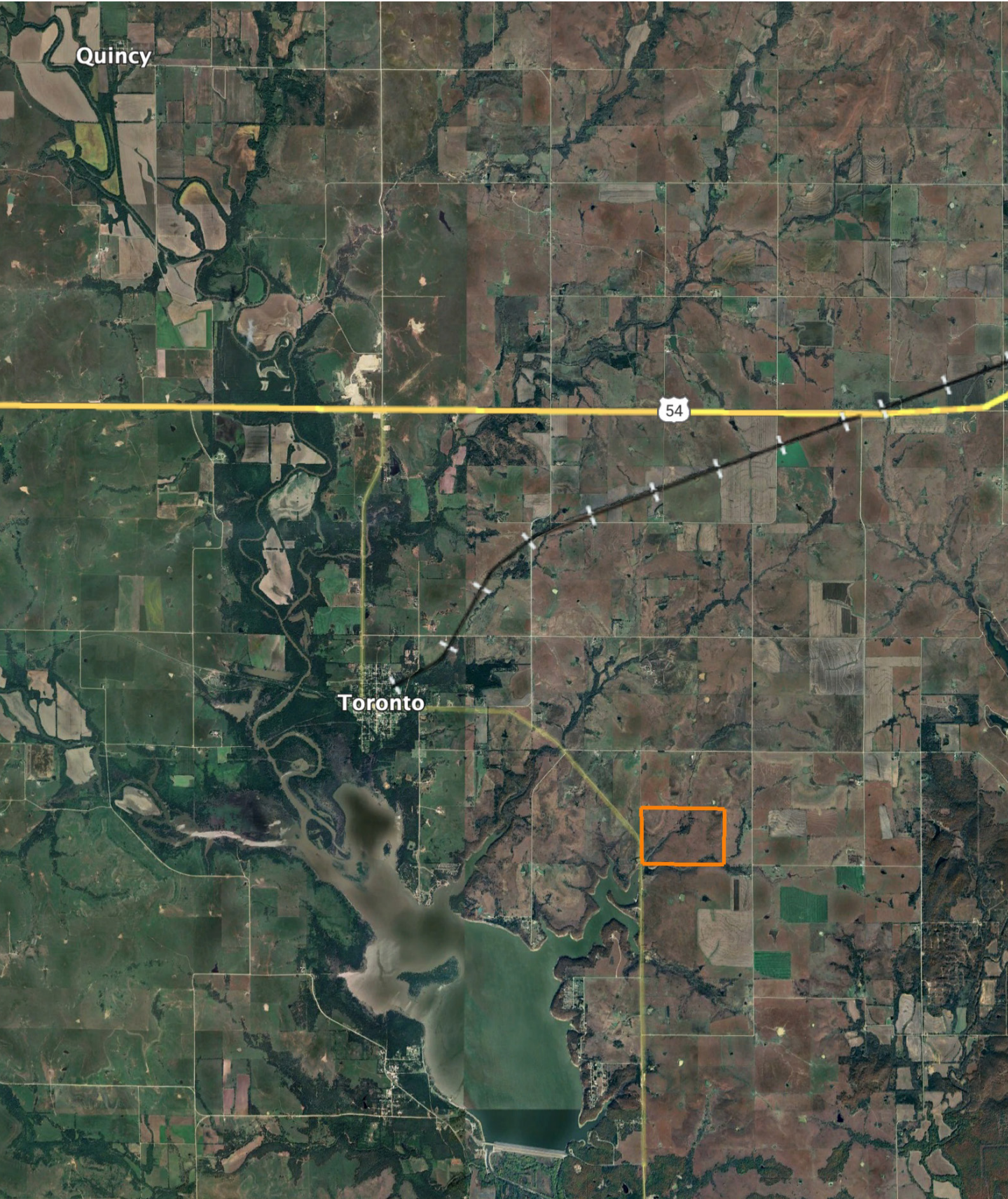
1/30/2025

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

HILLSHADE MAP



SOIL 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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