

MIDWEST LAND GROUP PRESENTS

45 ACRES  
**LYON COUNTY, KS**

723 ROAD 280, AMERICUS, KANSAS, 66835



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

# CUSTOM ZERO-ENTRY LEVEL RESIDENCE WITH SHOP ON ACREAGE

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Located north of Americus, Kansas, sits this eloquently built zero-entry custom home on 45 +/- acres. This 5-bed, 3.5-bath residence was built in 2019 and boasts 3,334 square feet of finished living space. With a modern open floor plan, spacious room sizes, vaulted ceilings, and endless natural light, this home holds everything one could ever want or need while capitalizing on space and efficiency.

Walking in the front door entry to the living, dining, and kitchen area, complete with endless custom cabinets with granite countertops, a sprawling island polished out with stainless steel appliances, and a walk-in pantry with a coffee bar. The living room boasts a gas fireplace with custom shelving and a walk-out to the covered back patio. The master suite is complete with a double vanity, Onyx walk-in shower, and custom shelved walk-in his-and-her closet. Additional bedrooms are located on the east side of the home, all with ideal room sizes and custom closet systems. Two of the bedrooms are connected with a jack-and-jill style bathroom. Additional main bathroom just off the family room. There is a bonus room that provides great space for a family room, game room, or playroom as well. The mudroom coming in from the garage offers a locker-style storage system with the laundry room just off that is complete with a wash sink and folding counter. The home is incredibly efficient, to say the least. The radiant floor heat option powered by the outdoor wood furnace provides an additional option to the propane HVAC system and has on-demand hot

water. The home and shop are on a Generac backup generator. Utilities included electricity, rural water, propane, internet, and telephone. The home has also been wired for surround sound and security cameras. Outside, enjoy the back patios, one that comes off of the living and kitchen space, and a separate private patio off of the master suite to capture the beautiful Kansas sunsets. The 2-car garage provides ideal space even for large SUVs and trucks. The wood-burning furnace is covered with ample wood storage space just off of the garage.

The 40'x80' shop is fully insulated and heated with radiant floor heat as well. The interior and exterior walls were both sheathed with OSB sheathing. There are three 10'x10' overhead doors with openers and an additional smaller overhead door along with 2 walk doors. There is a full bathroom with an on-demand hot water heater. The 45 +/- acre of native grass has been hayed annually and has a pristine stand. There is a timbered draw along the south property line with a tributary that flows to Allen Creek. There is an additional 25 +/- acres adjoining to the east that is an option to purchase with the residence if desired.

With all this property has to offer, one couldn't even come close to building it for the price, and is one to tour in person to appreciate how perfect it is. Contact Brenda Doudican at (620) 794-8075, for additional information or to schedule a tour.



# PROPERTY FEATURES

PRICE: **\$717,468** | COUNTY: **LYON** | STATE: **KANSAS** | ACRES: **45**

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- 45 +/- acres total with option of additional 25 +/- adjoining
- Custom zero-entry level residence with 3,334 square foot living space
- Built in 2019
- 5 bedrooms 3 ½ bathrooms
- Modern open floor plan with vaulted ceilings
- Nice-sized bedrooms with custom closet systems
- Spacious custom kitchen with soft-close cabinets, granite countertops, and an island
- Stainless steel appliances
- Walk-in pantry with coffee bar
- Master bedroom with double vanity, Onyx walk-in shower, soaker tub, walk-in closet
- Gas fireplace
- On-demand hot water
- Radiant floor heat powered by optional propane or the outdoor wood-burning furnace
- Safe room
- Laundry room with sink and folding counter
- Mudroom with built-in locker system and storage
- 2-car attached garage with storage
- Covered back patio
- 40'x80' insulated outbuilding with 4 bays, heated concrete floors, and a bathroom
- Shop sheeted with OSB on inside and outside walls
- Three 10'x10' overhead doors with openers
- One smaller overhead door with 2 walk doors
- 22kw Generac generator backup for home and shop
- 4 Rivers Electric, Lyon Rural Water District #1, MFA propane, lagoon
- 45 +/- acres native grass meadow baled annually
- 25 +/- acres adjoining to the east option to purchase
- 1 pond freshly dug in 2023
- Tributary that feeds into Allen Creek along the southern side of the property
- 3 perimeter sides of the farm are fenced with 5-strand barbed wire
- North Lyon County USD 251 School District
- Approximate 2024 tax: \$6,558.86
- 1 ½ mile off blacktop
- All mineral rights intact
- 15 miles to Emporia
- 4.8 miles to Americus
- 20 miles to Council Grove
- 60 miles to Topeka



# CUSTOM BUILT HOME

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Walking in the front door entry to the living, dining, and kitchen area, complete with endless custom cabinets with granite countertops, a sprawling island polished out with stainless steel appliances, and a walk-in pantry with a coffee bar.





# ADDITIONAL INTERIOR PHOTOS





# TIMBERED DRAW

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45 +/- ACRES OF NATIVE GRASSES

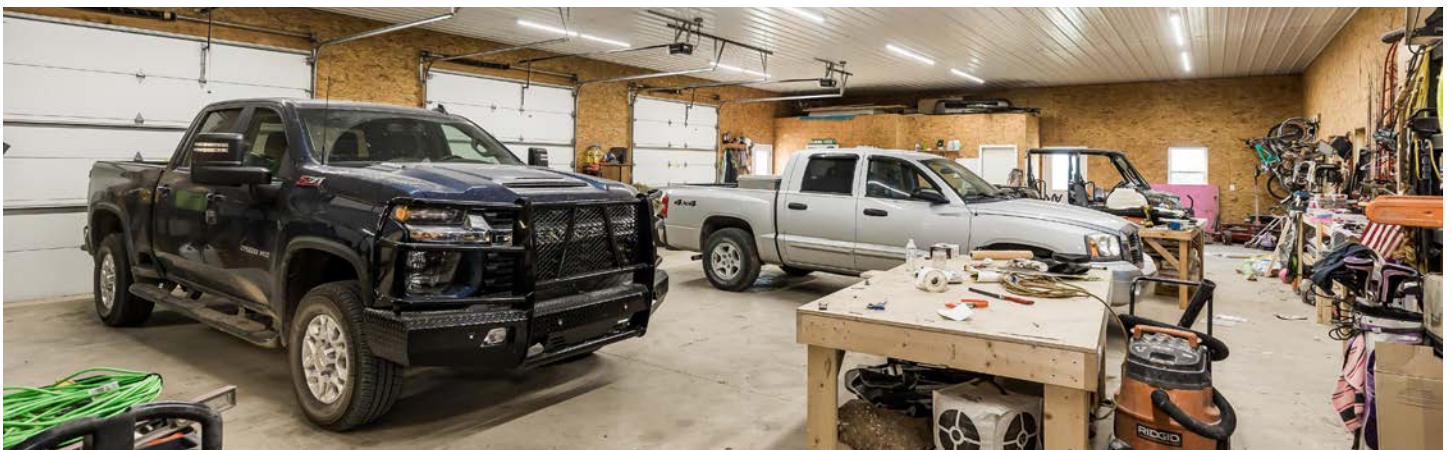
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# 40'X80' SHOP

The 40'x80' shop is fully insulated and heated with radiant floor heat as well. The interior and exterior walls were both sheathed with OSB sheathing. There are three 10'x10' overhead doors with openers and an additional smaller overhead door along with 2 walk doors.





# AERIAL MAP



Boundary Center: 38° 33' 45.28, -96° 14' 24.31



19-17S-11E  
Lyon County  
Kansas



12/13/2024

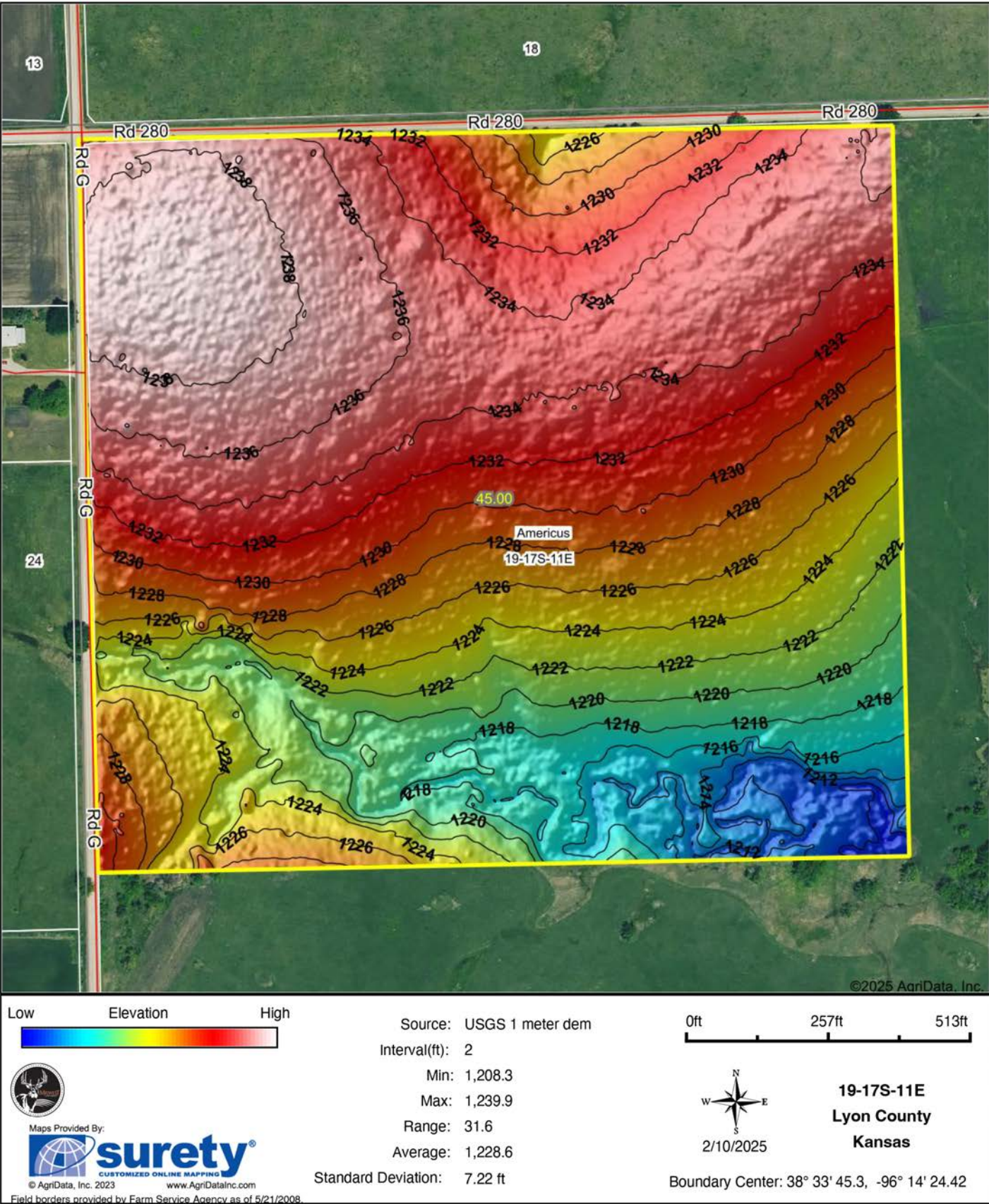


Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Field borders provided by Farm Service Agency as of 5/21/2008.

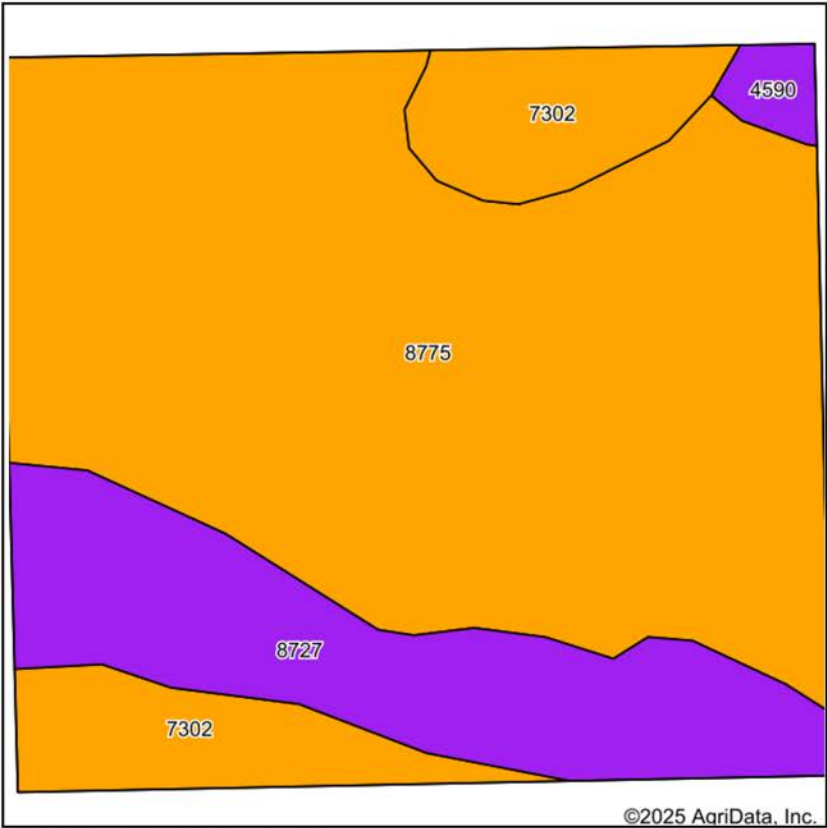


# HILLSHADE MAP

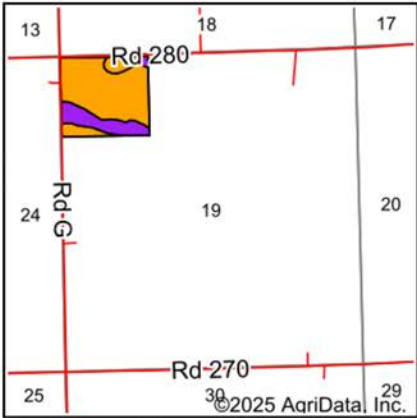




# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**  
County: **Lyon**  
Location: **19-17S-11E**  
Township: **Americus**  
Acres: **45**  
Date: **2/10/2025**



Maps Provided By:



Area Symbol: KS111, Soil Area Version: 23						
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c
8775	Kenoma silt loam, 1 to 3 percent slopes	29.96	66.6%		IIIe	
8727	Eram and Bates soils, 5 to 15 percent slopes	8.61	19.1%		VIe	
7302	Martin silty clay loam, 3 to 7 percent slopes	5.84	13.0%		IIIe	IIIe
4590	Clime-Sogn complex, 3 to 20 percent slopes	0.59	1.3%		VIe	
Weighted Average					3.61	*-

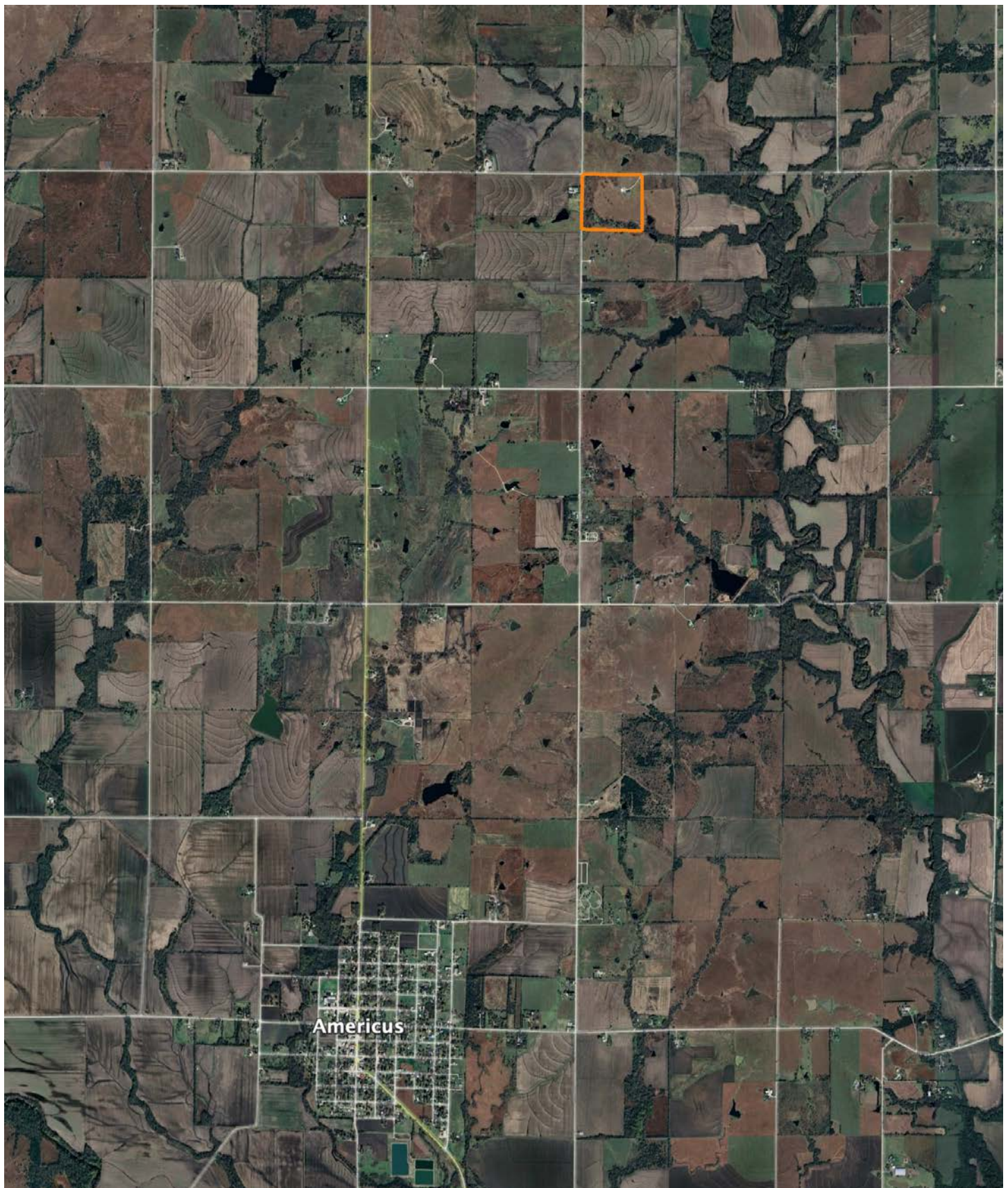
\*c: Using Capabilities Class Dominant Condition Aggregation Method

\*- 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**

[BDoudican@MidwestLandGroup.com](mailto:BDoudican@MidwestLandGroup.com)



## MidwestLandGroup.com

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