

MIDWEST LAND GROUP PRESENTS

111 ACRES IN

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# RILEY COUNTY KANSAS



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# PRIME BUILD SITE WITH AN INCREDIBLE LANDSCAPE OF ENDLESS OPPORTUNITY

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Located north of Manhattan and south of Riley sits this 111 +/- acre tract that holds a prime build site location with all the wants and needs, along with endless opportunity on the land from habitat building for recreation to livestock grazing and more.

The 111 +/- acres are made up of 32 +/- acres of native meadow acres that are as clean and pristine as the day the buffalo roamed. Pulling into the entrance, take note of the elevation changes with the gently rolling hillsides that create a remarkable canvas setting. From the northeast of the hay meadow, you can see for miles in each direction on that hilltop and would catch every incredible Kansas sunrise and sunset. The draw in the meadow once held a pond, which, over the years, has silted in. This could easily be re-dug and expanded, allowing one to create a several acre lake if desired. There is a cross-fence between the hay meadow acres and the pasture acres, with a gate entrance on the north end. The 79 +/- acres of pasture acres have been leased out for grazing over the past 30 +/- years after the family was retired from farming, which has left the land to grow up in more saplings, trees, brush, and cover. This back side has now become a wildlife habitat. Driving through the pasture, a nice size quail covey took off along with

several does that were bed down on the west draw, then 2 young bucks on the east side. The pasture acres could also be cleaned up for pasturing a small herd, horses, or 4-H animals. So many options and opportunities to create what you dream!

With the paved road frontage along Anderson Avenue and the convenient location outside the city limits of Manhattan, where building is prime. The farm sits within Riley County Rural Water District #1, with the water line just to the south ¼ of a mile at the last residence. The rural water line would need to be extended to the farm to be serviced. Several of the neighboring homes to the west and north currently are on private wells. There is electric running along Anderson Ave. All mineral rights are intact on the farm and transfer to the Buyer at closing. There is no current ag lease in place.

From one incredible build site with endless views and a canvas to be created to an ideal investment opportunity with future development potential, this tract has it all and is one to tour in person. For additional information or to schedule your tour, contact Brenda Doudican at (620) 794-8075.



# PROPERTY FEATURES

PRICE: **\$467,421** | COUNTY: **RILEY** | STATE: **KANSAS** | ACRES: **111**

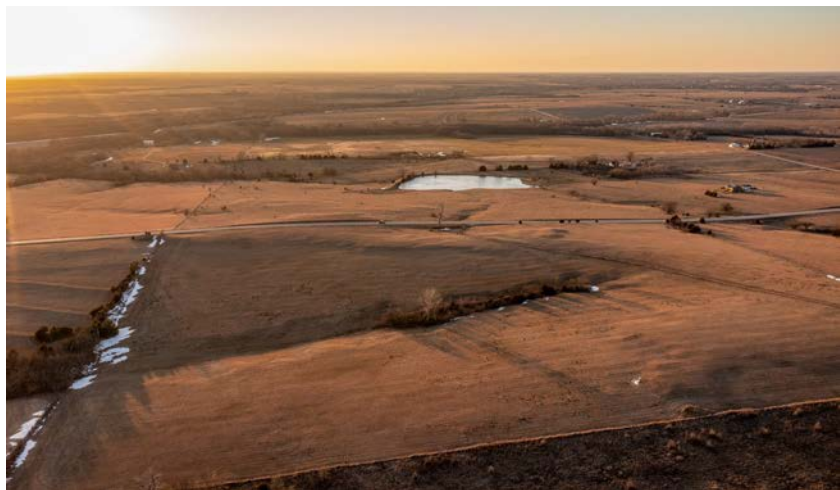
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- 111 +/- acres total
- 79 +/- acres native pasture
- 32 +/- acres native meadow
- Paved Anderson Avenue road frontage
- Perimeter fence with cross fencing
- Beautiful 360-degree views
- Fantastic rolling topography
- Rural water available south ¼ mile to extend
- Electric along roadside
- Ideal draws to build ponds
- Riley County USD 378
- All mineral rights intact
- Approximate 2024 tax: \$353.62
- 4.7 miles to Riley
- 12 miles to Manhattan





111 +/- ACRES TOTAL





## 79 +/- ACRES NATIVE PASTURE

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## 32 +/- ACRES NATIVE MEADOW

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# PAVED ANDERSON AVE. ROAD FRONTAGE

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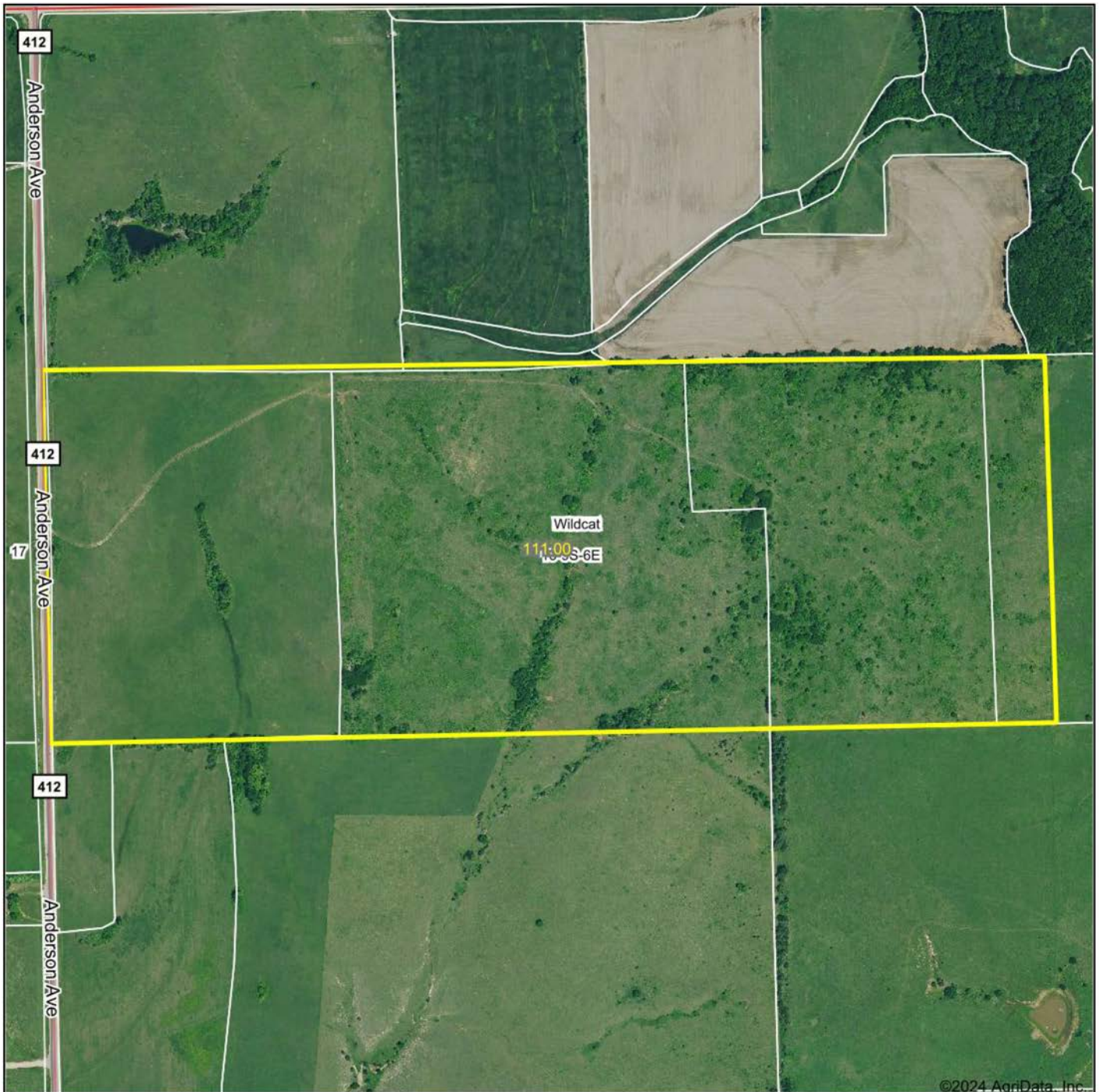
# ADDITIONAL PHOTOS

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# AERIAL MAP



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Maps Provided By:



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

Boundary Center: 39° 16' 16.24, -96° 46' 7.27

0ft 561ft 1123ft

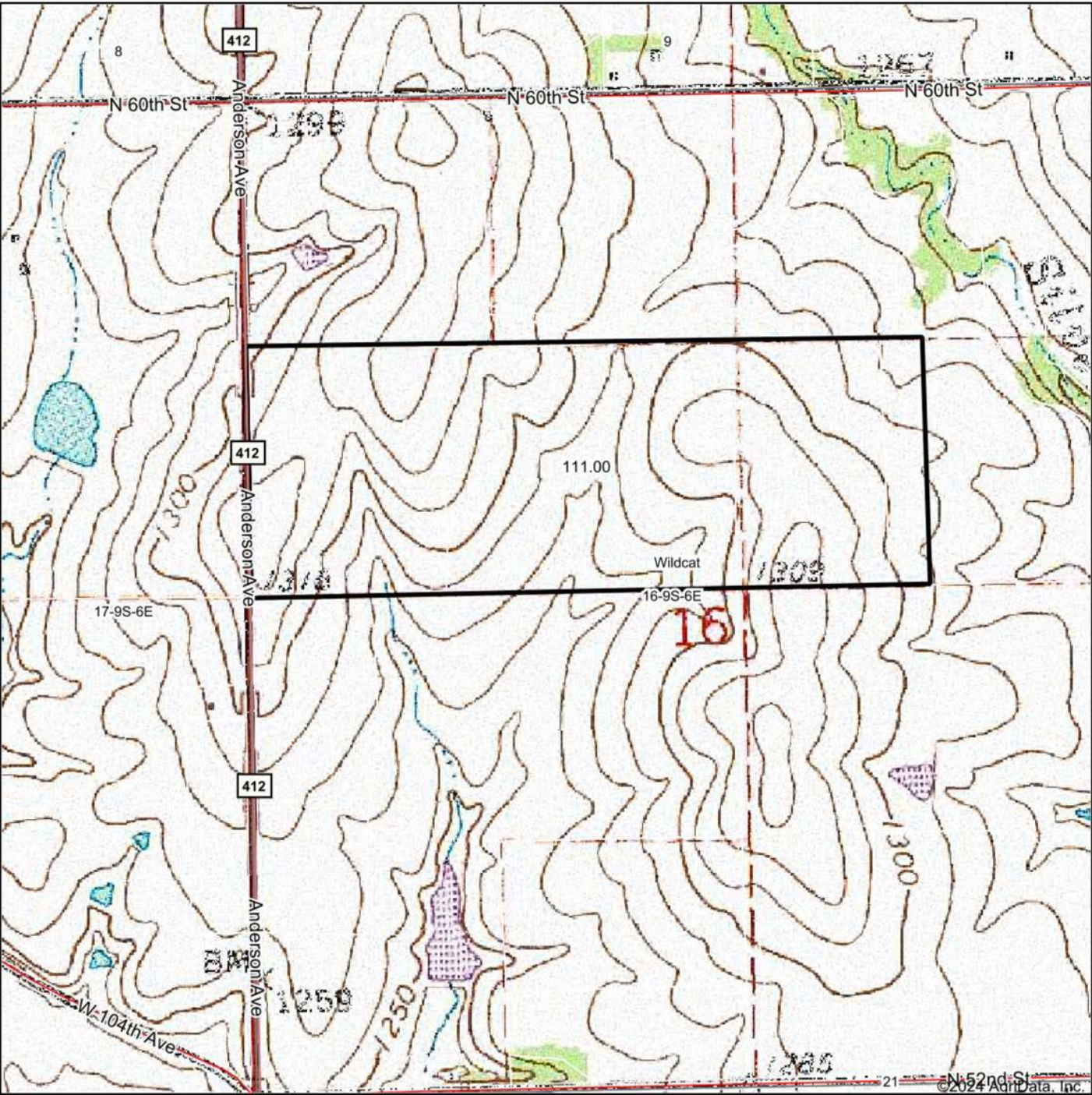
16-9S-6E  
Riley County  
Kansas



11/20/2024



# TOPOGRAPHY MAP



Maps Provided By:



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Map Center: 39° 16' 11.9, -96° 46' 10.26

0ft 833ft 1667ft

**16-9S-6E**  
**Riley County**  
**Kansas**

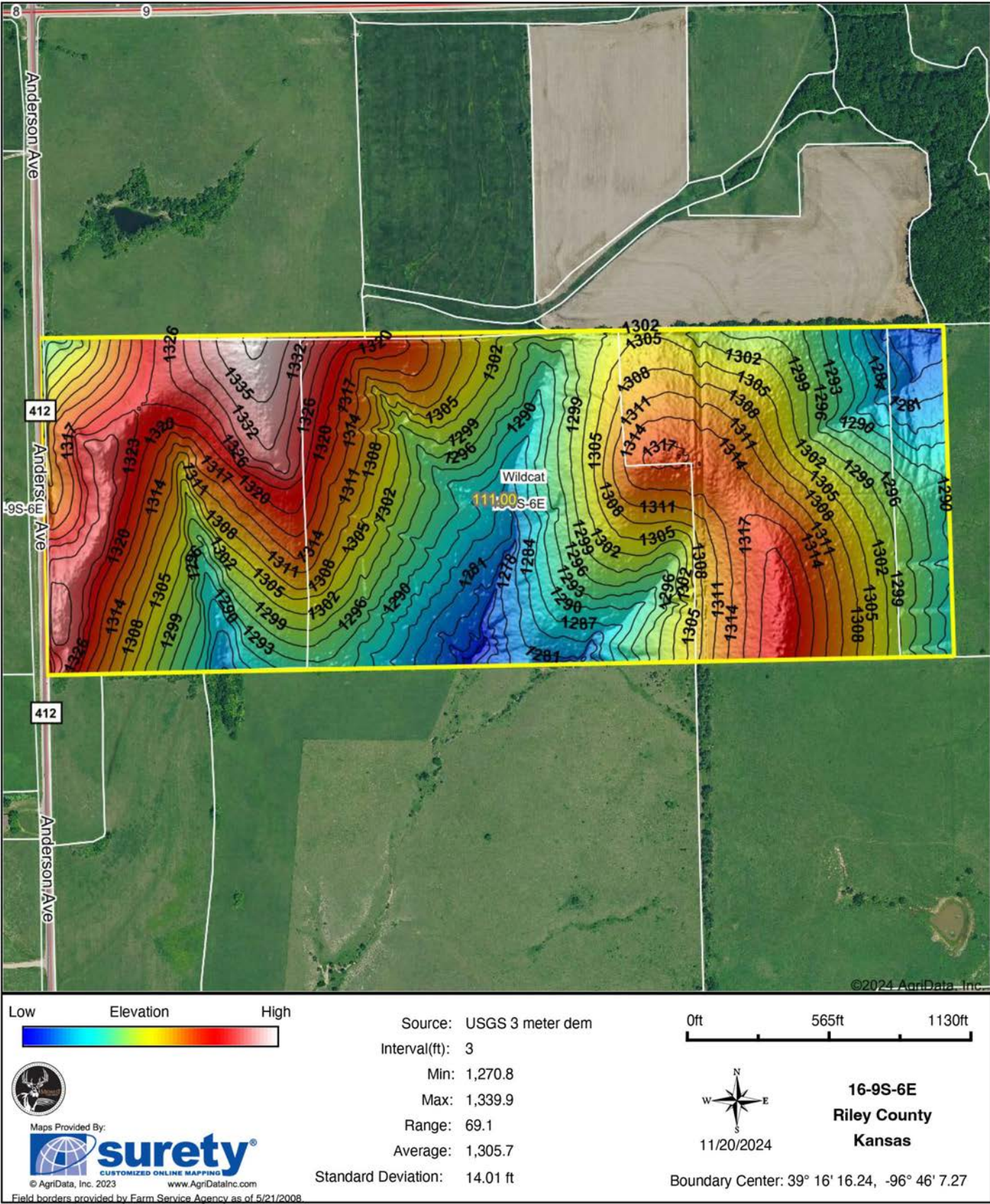


11/20/2024

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

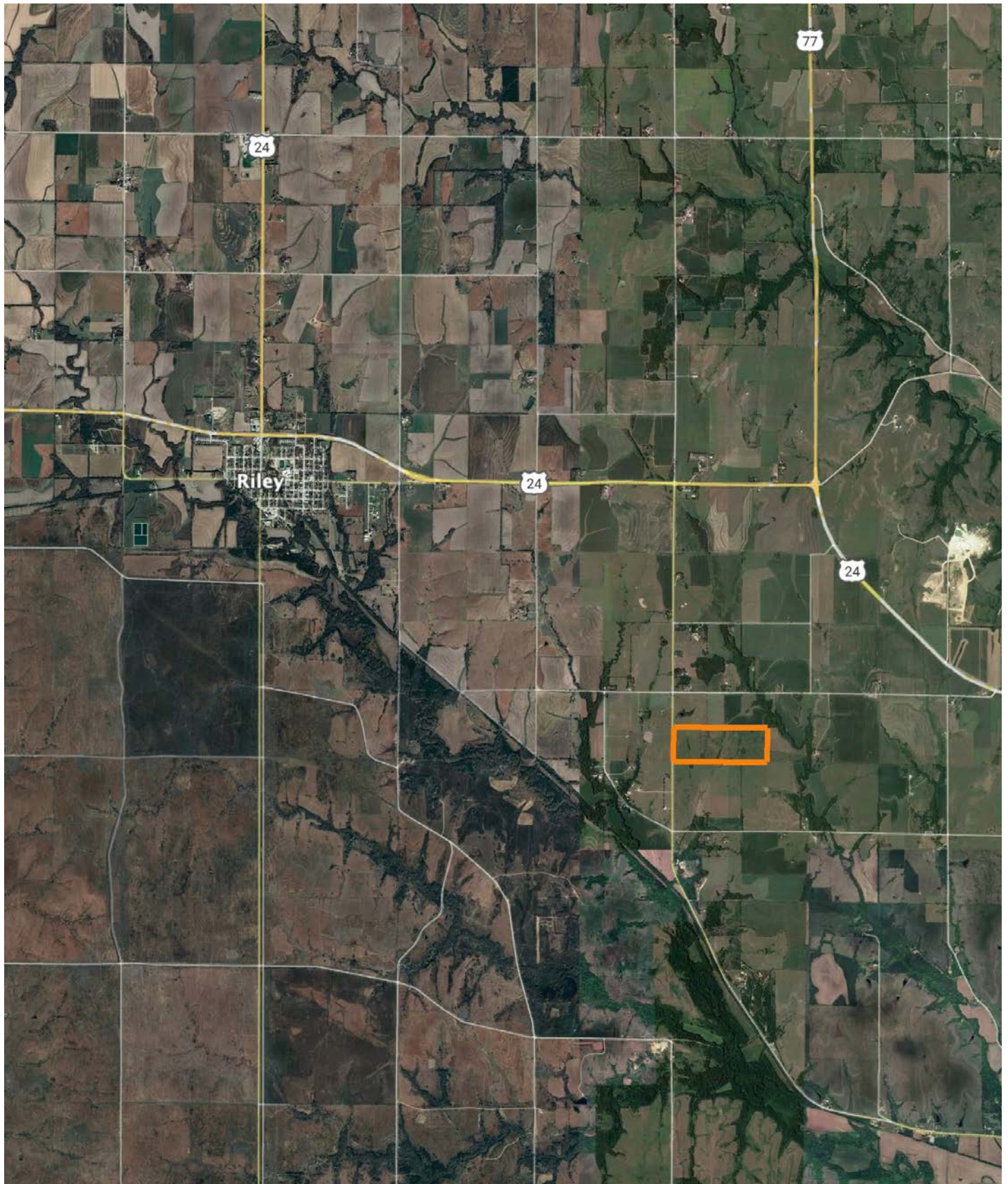


# HILLSHADE MAP





# 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

**620.794.8075**

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## MidwestLandGroup.com

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