

MIDWEST LAND GROUP PRESENTS

182 ACRES IN

GREENWOOD COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

INCREDIBLE ONCE IN A LIFETIME HUNTING FARM WITH CUSTOM RESIDENCE OVERLOOKING FALL RIVER LAKE

Once in a lifetime.....once in a lifetime does an opportunity come up to purchase a forever farm of this magnitude, a rarity, a farm that has been given unconditional love, appreciation, and attention throughout the years. The moment you pull down the driveway, you can feel how incredibly special the property is. Tucked away adjoining Fall River Lake State Park and JLB Rock Creek Ranch, the setting is ever perfect for seclusion, protection, and some of the most sensational views that overlook the lake. From purchasing the raw land years ago, clearing, creating infrastructure, managing and developing the habitat, to then in 2012 breaking ground on the shop and residence, the owners had a vision that was brought to life.

The custom residence and shop were built by a top-end contractor out of Wichita, Kansas, and integrated one-of-a-kind features from the land into the home. Take note of the massive Purple Heart Cedar pillars on the front covered deck and the back covered deck and patio, along with the stonework wrapping the home, both of which came from the land. Inside, the open floor plan, vaulted ceilings and natural light create a beautiful space that is functional while capitalizing on all the features. Overhead, the chandelier lights hanging in the living room were created from whitetail deer antlers that came off of the farm. The propane gas fireplace is the

focal point of the living room and is constructed from the same rock from the farm as the exterior. Well, maybe the fireplace and the 202" plus buck display that was taken on the farm and hangs over the stairwell would be a toss-up for a focal point. The mantel was hand-carved for the space. Hardwood Hickory floors tastefully accompany the custom Hickory cabinetry throughout the home. This kitchen is complete with every want and need one could dream of, from solid surface counters to a double oven, warming oven, pot filler faucet, cabinet rollouts, custom spice racks, built-in mixer stand, and custom lighting throughout the stained glass. Walk-in pantry with unlimited shelves and storage space. There is a butler's pantry in the dining room as well that runs down to the family room and kitchenette in the basement. The mudroom and main floor laundry room are just off the kitchen by the side door that leads out to the breezeway and garage. Over to the master bedroom, notice the same top-end features flow through the space. The solid doors, trim work, and tiling continue to show that every detail was thought of. Between the bedroom, you will find a quaint office space along with his and her walk-in closet that leads into the bathroom. His and her double vanity sinks with solid surface counters, linen cabinet, soaker tub, and zero entry walk-in shower. The home is on Evergy electric, Greenwood County Rural Water District #1, SEK Co-op for propane, Starlink internet,

and a 1,000-gallon septic system. This farm is located in West Elk School District, USD 282.

Heading down to the walkout basement, you will notice that the same details and quality craftsmanship continue. A full kitchenette allows for endless entertainment and space for guests and family. The second propane gas fireplace is in this family room. There are three bedrooms in the basement, all with spacious closets. The downstairs bathroom has ample cabinet space and a bathtub and shower. There is a climate-controlled safe room along with storage just off of the bathroom. The utility room provides additional storage space along with housing the OnDemand hot water system and a pex plumbing housing station and furnace. The pool table, 64-gun vault that is fire-rated, and hot tub would convey with the real estate. The back deck and patio areas are incredible to say the least. The views are endless, and the backyard allows for endless options. There is a newer 7-seat hot tub to the right when walking out of the basement. The covered breezeway allows protection going to and from the home to the oversized 3-car garage. From the residence to the east, just past the driveway, there is a garden area with water hydrants and fruit trees that sit protected in the bottoms.

From the garage to the south sits the 50'x100' shop with 55'x50' space that is insulated and finished. There are finished living quarters in the shop that could be utilized for office space or guest overflow. A full bathroom and laundry room sit between the two finished rooms. Overhead, a loft with a max weight load 11" truss support provides additional dry storage space with optional roll-

away steel stairway. The 4 overhead doors are 14'x10' and allow pull-through bays. The shop is on a separate 1,500-gallon septic system from the residence. To the west is the 45' equipment storage.

Walk out of the shop, head in any direction, and jump on a trail and go. From the hilltop, you can overlook many points on the farm and access each area from multiple directions. There are two ponds on the farm, one on the east and one on the west. The east pond is 18' deep and stocked, so cast a line and in no time, you'll have a whopper of a Bass. The west pond is down in the bottoms and is spring-fed. This pond not only is a hot spot for deer but is the perfect bait pond as the owners' grandchildren enjoy catching here first before going to the east pond to fish the day away. Driving throughout, you can see how much thought went into the setup and placement of every inch of the farm. After retirement, the dream was to move from Texas to Kansas to peruse the love of the hunt in the outdoors with growing mature whitetails, and that dream was achieved beyond what was originally dreamed. There are 5 food plots throughout the property, 2 planted to perennial round-up ready alfalfa. Both of the plots were planted in the spring of 2022 and have 4 additional years before needing to be replanted. There are 3 food plots planted to winter wheat and are replanted each Labor Day weekend. Over the years, the owner has tested the plots with chicory, clover, corn, and oats but found that the alfalfa and wheat combination draw and hold more deer on the property, outperforming everything else. Over the years, there have been over 600 plus trees planted throughout the farm to create windbreaks, screening cover, and food

sources with orchards and groves. Some of those trees are Loblolly Pine, Blue Spruce, Burr Oak, White Oak, Kentucky Coffee, Walnut, Pecan, Apple, Pear, Shagbark Hickory, and Flowering Dogwood. The hardwood tree stand to the west has been circle cut, thinning things for more productive canopy and prime bedding area. The property is adjoining Fall River Lake State Park to the northeast, which cannot be hunted, then the Corp of Engineers to the northwest, which push everything onto the subject farm and then JLD Rock Creek Ranch that wraps the entire west, south and east side of the property. This ranch provides the additional seclusion and protection and is all big grass cattle country for summer grazing. Over the years, the owner has had tremendous success with the harvesting of mature whitetails, and it is clear to see with the harvest and trail photos along with all the deer signs throughout the farm. Even the poor Pine trees in the backyard take a beating each year with rubs. Driving throughout the property to photograph, it was wild seeing the sheds throughout the farm's plots alone, and when I made it back up to the shop after finishing up, I asked the owner about those sheds. He shared with me that he lets them all lay until the grandkids come in for the annual shed hunt, which was going to be taking place on the weekend a few days away. The owner also shared that the little ones seem to drop in the plots, but the majority of their luck was finding the big boy's sheds in the brush. The owner then showed another massive pile of sheds that had been found on the farm. Pretty incredible, and it makes sense how he can build so many things with antlers as he has a never-ending supply! There are 2 Redneck tower blinds,

1 Redneck hay bale blind, 5 stands with additional in storage and 4 feeders that transfer if desired. The new buyer would have such an incredible opportunity of an owner to be able to share all the details of the farm and would be thrilled to do so as he would like nothing more than the next owner to reap what has been sown and enjoy all the farm to its potential. Whitetail deer are not the only wildlife on the farm, turkey and quail are full-time residents as well. Hunting unit #12.

A long time ago, a biologist who specializes in Flint Hills grassland production shared with me that you can typically tell a healthy farm by its native wildflower population. On this farm in the spring and summertime, the farm is alive and thriving with 52 out of 67 wildflower populations identified and are on abundant display. This is just one more feature of the farm that has not gone overlooked. From the hunting, fishing, nature walks, and exploring, the outdoor life on this farm is endless to say the least. Then add all that Fall River Lake has to offer, wow! What an extension of the farm. All mineral rights are intact and transfer.

With all this farm has to offer with all the amenities, incredible location, custom build home, and one of the best setups to grow big deer farms I have been on, this is a forever farm, a farm that will carve memories into your life and family forever, and truly is a farm that comes up only once in a lifetime. It would be my honor and privilege to share this beauty with you. For additional information and to schedule your tour, contact Brenda Doudican at (620) 794-8075. Qualified buyers to schedule a tour.

PROPERTY FEATURES

PRICE: **\$2,187,000** | COUNTY: **GREENWOOD** | STATE: **KANSAS** | ACRES: **182**

- Adjoining Fall River Lake State Park & Corps of Engineers
- Custom residence built in 2012
- 3,718 square feet finished living space
- 4 bedrooms with 2.5 bathrooms
- Open floor plan with top-end finishings throughout
- Lavish kitchen with every amenity imaginable
- Custom walk-in pantry
- Mudroom with main floor laundry
- Hickory hardwood flooring
- 2 gas-burning fireplaces
- Master suite with office, walk-in closet, double vanity, soaker, and zero-entry shower
- Walkout basement with kitchenette
- Climate-controlled safe room
- OnDemand propane
- Propane duct for outdoor grill
- Purple Heart Cedar exterior posts
- 3-car garage with 1,195 square feet finished space and covered breezeway
- Newer 7-seat hot tub
- Walkout back patio and deck
- Greenwood County Rural Water District #1
- Evergy Electric, SEK Co-Op Propane
- Starlink internet
- Septic system
- 50'x100' steel framed shop
- 50'x55' finished space insulated with full living quarters
- 14'x10' overhead insulated doors
- 2-220 amp outlets
- 45' covered equipment storage
- Archery shooting lanes with bag stands
- 5 established food plots - 2 plots planted to perennial round-up ready alfalfa & 3 plots planted to winter wheat
- Established tree groves and orchards bordering plots
- Internal trail system
- 2 ponds stocked
- 4 feeders, 2 Redneck tower blinds, 5 ladder stands with additional in storage, 1 Redneck hay bale blind
- Natural flowing springs throughout
- Established tree groves and orchards
- Ring cut practice amongst west hardwood canopy
- Over 600 trees planted including Loblolly Pine, Blue Spruce, Burr Oak, White Oak, Kentucky Coffee, Walnut, Pecan, Apple, Pear, Shagbark Hickory, and
- Flowering Dogwood
- Additional deer attractant shrubs of American Beauty Berry and Hazelnut
- 200" plus bucks taken and on the farm over the years with limited hunting
- Proven genetics
- Continued strategic stewardship aimed to grow and hold mature deer
- Along with whitetails, turkey and quail are prominent
- Hunting unit #12
- 52 out of 67 native Kansas wildflowers identified on the farm
- Perimeter fenced with 5-strand barbed wire
- Paved roadway nearly entire way to the property
- All mineral rights intact
- Approximate 2024 tax: \$5,035.48

CUSTOM RESIDENCE BUILT IN 2012

The custom residence and shop were built by a top-end contractor out of Wichita, Kansas, and integrated one-of-a-kind features from the land into the home.



3,718 SQUARE FEET FINISHED LIVING SPACE



MASTER SUITE



3-CAR GARAGE



WALKOUT BACK PATIO AND DECK



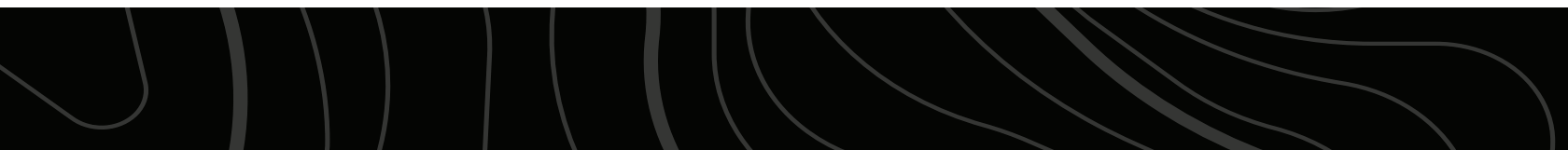
50'X100' STEEL FRAMED SHOP

From the garage to the south sits the 50'x100' shop with 55'x50' space that is insulated and finished. There are finished living quarters in the shop that could be utilized for office space or guest overflow. The 4 overhead doors are 14'x10' and allow pull-through bays.



5 ESTABLISHED FOOD PLOTS

There are 5 food plots throughout the property, 2 planted to perennial round-up ready alfalfa. Both of the plots were planted in the spring of 2022 and have 4 additional years before needing to be replanted. There are 3 food plots planted to winter wheat and are replanted each Labor Day weekend.



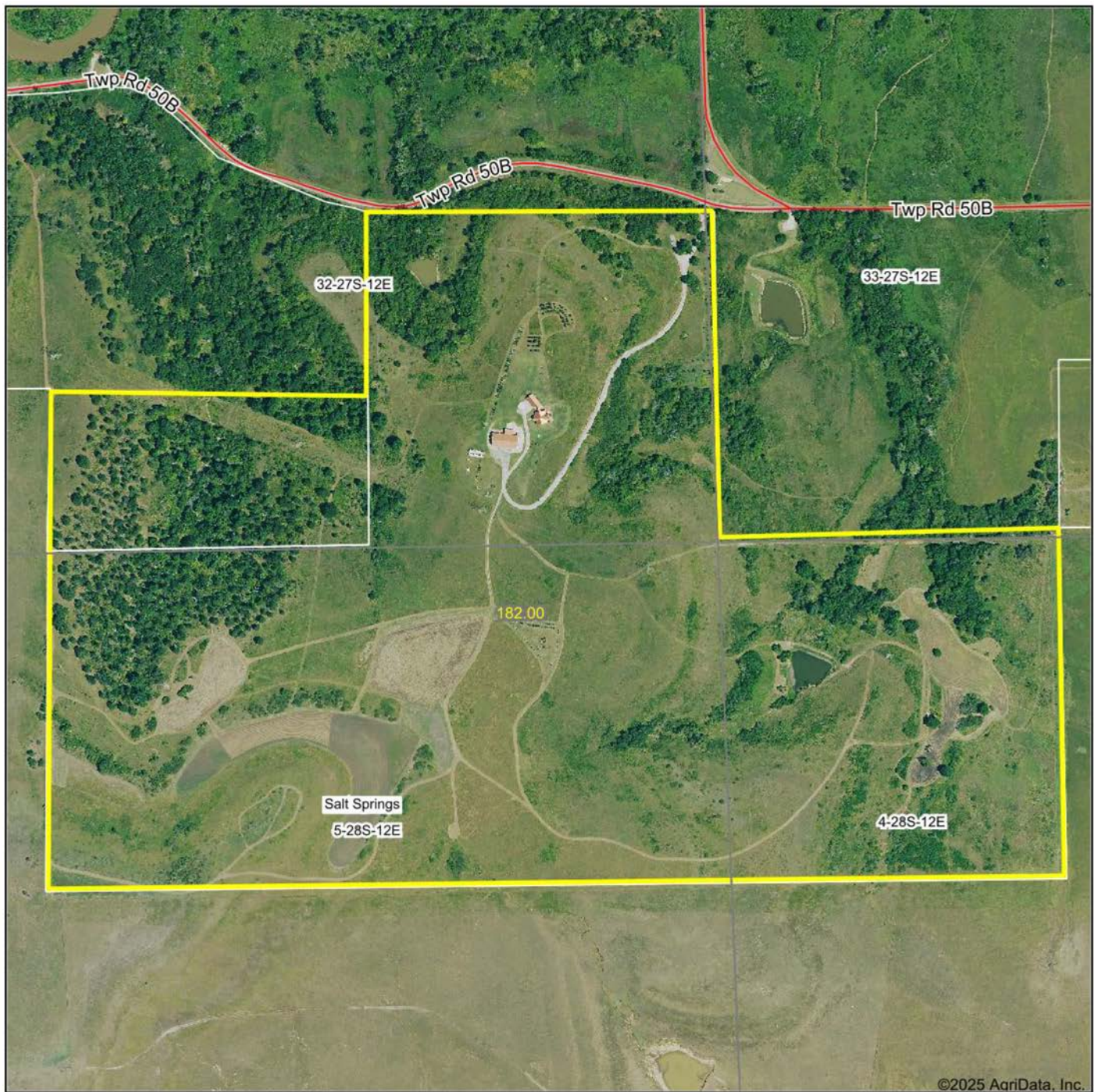
HARVESTED BUCK PHOTOS



TRAIL CAM PICTURES



AERIAL MAP #1



Map Center: 37° 38' 56.22, -96° 6' 31.47

0ft 611ft 1223ft



Maps Provided By:



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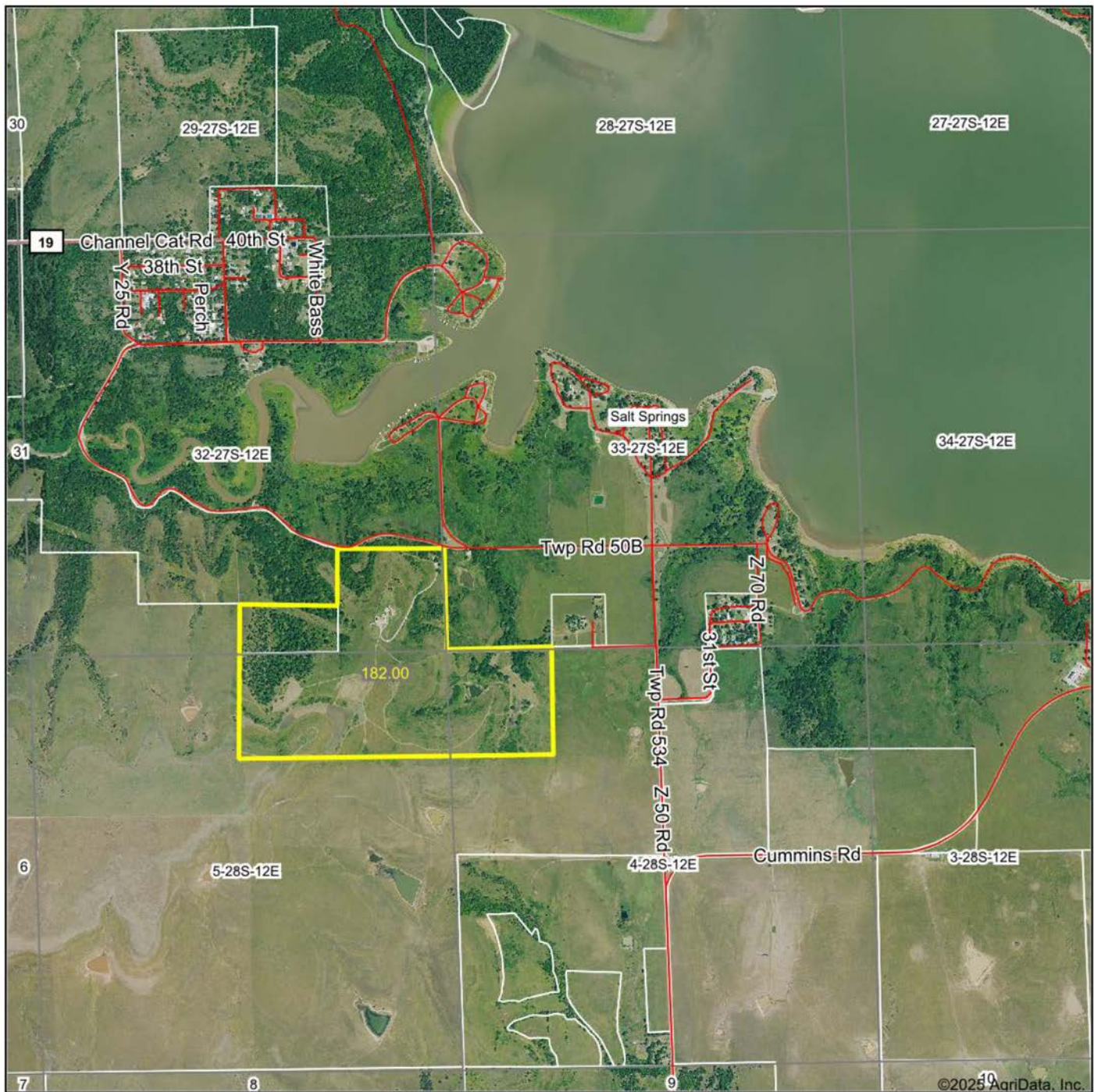
5-28S-12E
Greenwood County
Kansas



2/2/2025

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

AERIAL MAP #2



©2025 AgriData, Inc.

Boundary Center: 37° 38' 56.22, -96° 6' 31.47

0ft 1975ft 3951ft



Maps Provided By:



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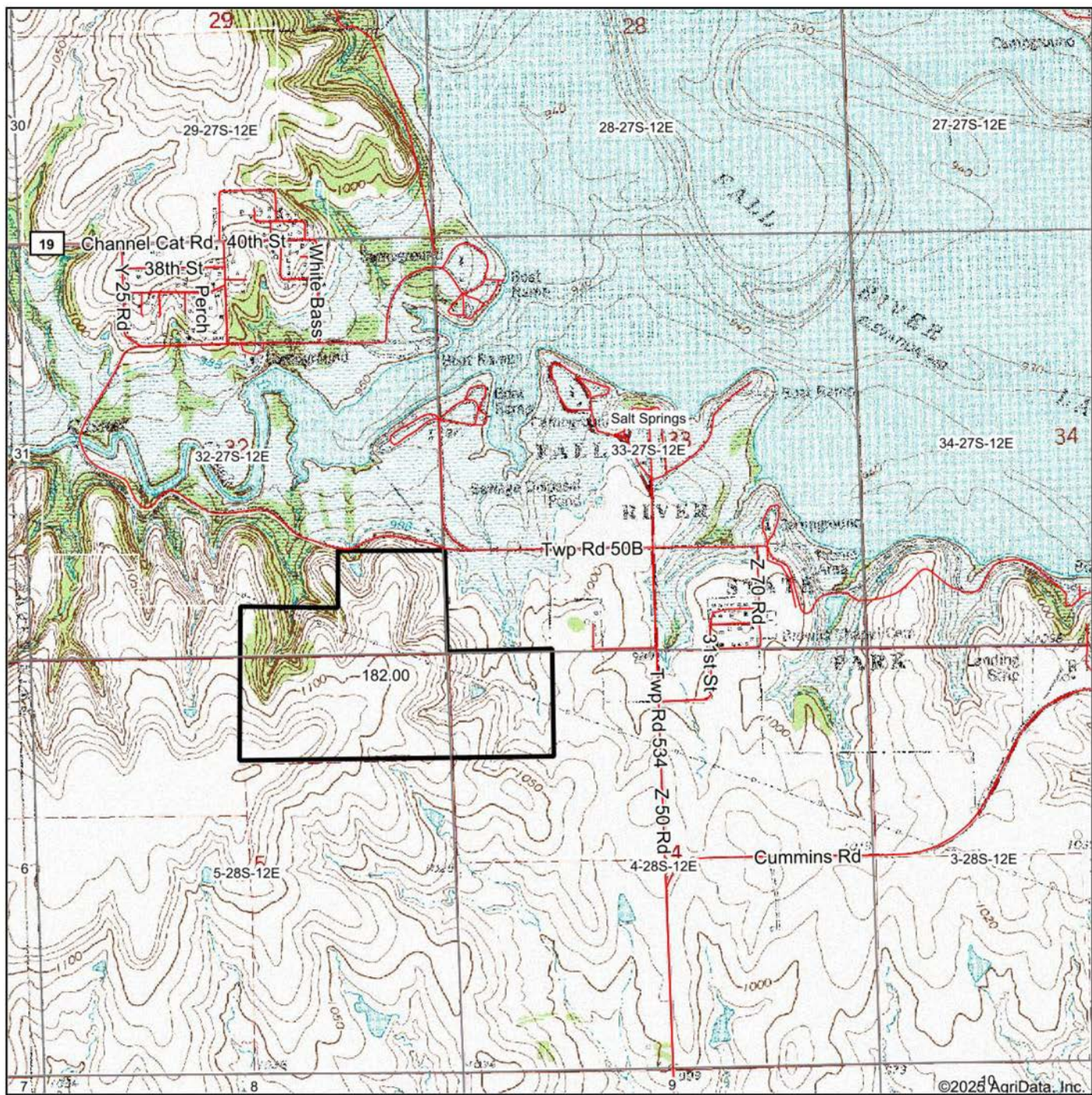
5-28S-12E
Greenwood County
Kansas



2/2/2025

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

TOPOGRAPHY MAP



Maps Provided By:



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Map Center: 37° 39' 8.74, -96° 6' 6.45

0ft 1975ft 3951ft

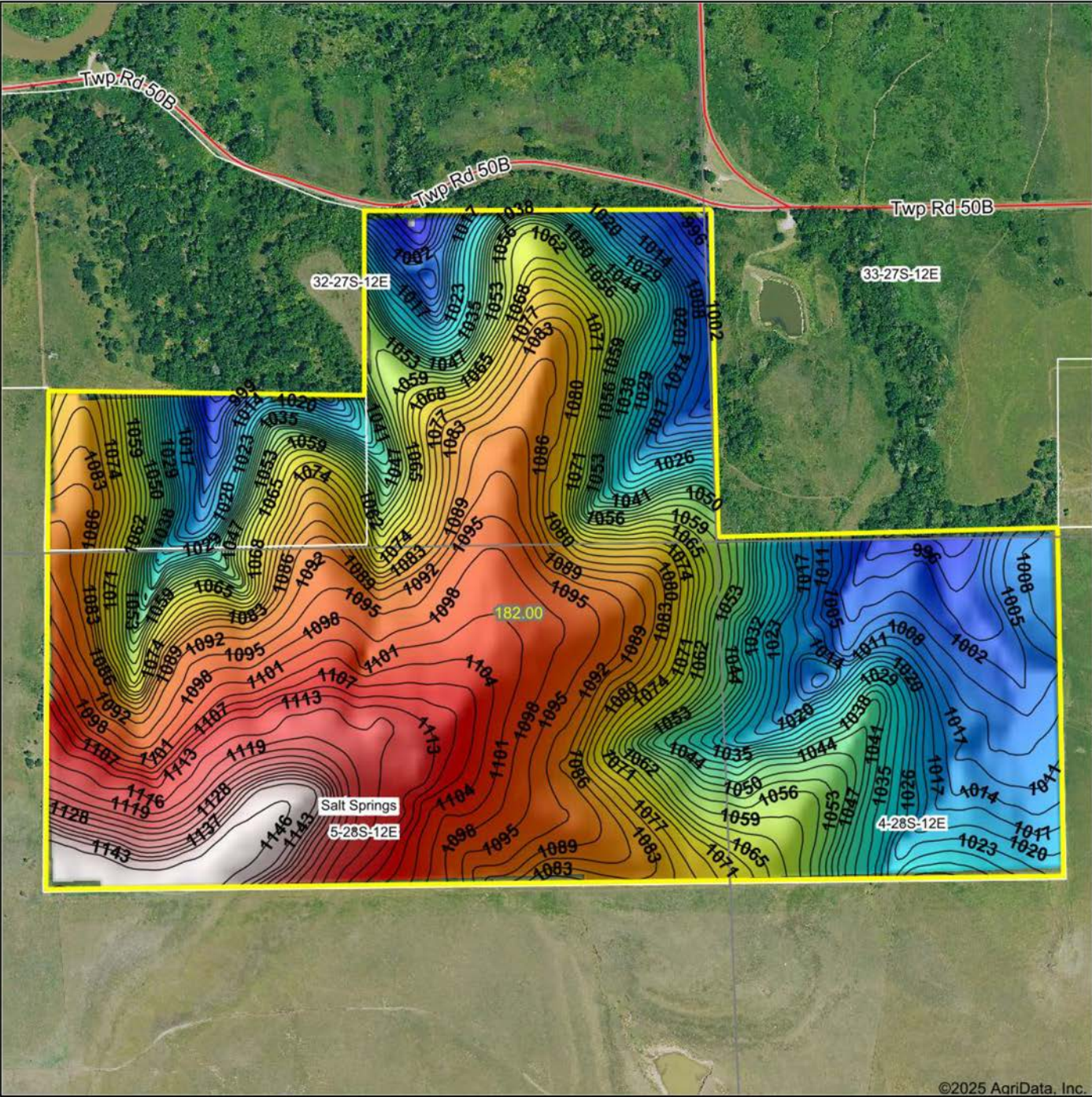
5-28S-12E
Greenwood County
Kansas



2/2/2025

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

HILLSHADE MAP



Low Elevation High

Source: USGS 10 meter dem

Interval(ft): 3

Min: 986.6

Max: 1,150.0

Range: 163.4

Average: 1,065.4

Standard Deviation: 39.57 ft

0ft 615ft 1229ft

2/2/2025

5-28S-12E
Greenwood County
Kansas

Boundary Center: 37° 38' 56.22, -96° 6' 31.47

Maps Provided By:

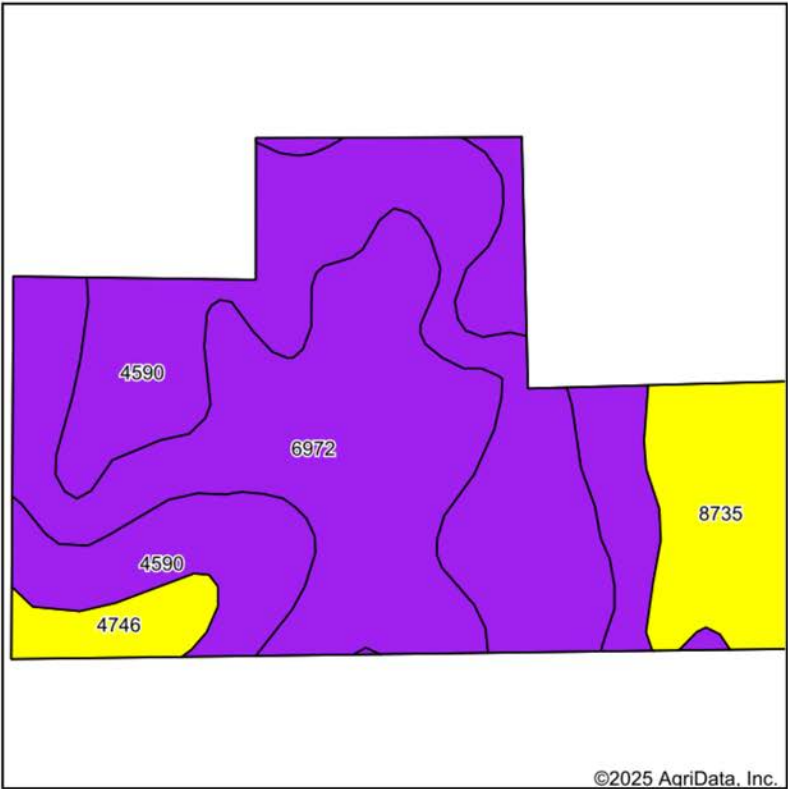
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CUSTOMIZED ONLINE MAPPING

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

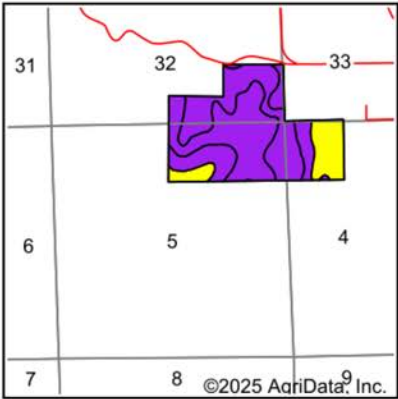
SOILS MAP



Soils data provided by USDA and NRCS.

Area Symbol: KS073, Soil Area Version: 22						
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c
6972	Steedman stony loam, 5 to 20 percent slopes	78.44	43.1%		Vle	
4590	Clime-Sogn complex, 3 to 20 percent slopes	74.27	40.8%		Vle	
8735	Eram silty clay loam, 3 to 7 percent slopes	21.98	12.1%		IVe	
4746	Labette-Sogn silty clay loam, 0 to 8 percent slopes	7.31	4.0%		IVe	IIIe
Weighted Average					5.68	*-

*c: Using Capabilities Class Dominant Condition Aggregation Method
*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.



State: **Kansas**
County: **Greenwood**
Location: **5-28S-12E**
Township: **Salt Springs**
Acres: **182**
Date: **2/2/2025**



Maps Provided By:



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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