

MIDWEST LAND GROUP PRESENTS



LYON COUNTY, KS

32 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

EXQUISITE CUSTOM FRENCH COUNTRY STYLE RESIDENCE AMONGST THE LUSTROUS FLINT HILLS

Located in the heart of the Flint Hills of Kansas sits this custom-built French country-style home with all the top-end finishings, attention to detail, perfect space and incredible views. One step in the door, your breath will be taken away by the unwavering craftsmanship while keeping an ideal ambiance of home. The cost of the home alone without the shop and land far exceeds the current pricing making the property even more extraordinary!

The home offers endless space with 6 bedrooms and 5 full bathrooms with 5,675 square feet of finished living space throughout. Stepping through the front door, take note of the solid hardwood floors that flow throughout the main level living room, kitchen, dining area, walk-in pantry, and laundry room. Just off the foyer sits a room currently set for an office and could be utilized for many other spaces. The spacious master bedroom offers an endless closet area along with his and her vanities, a walk-in shower, and a deep soaker tub. Throughout the home take note of all the natural light. In the living room, the wooded hand-carved beams and native limestone fireplace set the tone that flows to the kitchen and dining area. With the open space, this is the place to be and perfect for entertaining. The kitchen spread provides a plethora number of custom cabinets and solid surface countertop space with stainless steel appliances including a chef-grade gas oven and built-in microwave.

The walk-in pantry provides additional storage space and a second refrigerator. The main bathroom sits off from the kitchen and living space with a second main-level bedroom. Just off the kitchen is the laundry and mudroom coming in from the garage. Enjoy the built-in cabinets and hanging rods with additional storage space.

Heading up the stairs, walk into the common sitting area that offers built-in desk-style cabinetry providing an ideal studying space. The home is hard-wired throughout and with fiber optics, each room and area can stream effortlessly. To the right of the sitting room are 2 bedrooms adjoined by jack and jill bathroom with a walk-in shower and separate vanities. On the left side of the sitting room, you will find the remaining 2 bedrooms both accompanied with private bathrooms.

Downstairs to the basement enjoy the family room with a bar area and recreation space and a full bathroom just off. With the open floor plan and spacious windows allowing natural light, one does not feel they are in a basement at all. Incredible storage space with the opportunity for additional square feet to be finished. The home is dual climate control zoned. The 3-car garage provides fantastic parking space with epoxied floors and zero-step entry. Propane is through Ferrel Gas, electricity is provided by Evergy, water is with

Lyon County Rural Water District #1, trash is provided by Waste Management and a lagoon system. Outside enjoy the covered front porch or the spacious back patio area that overlooks the lustrous native grasslands with tasteful low-maintenance landscaping throughout.

The shop is sectioned off and can be gated from the residence to add additional security from livestock roaming. The 80'x42' shop is fully finished inside with 50' finished with overhead heat, a full bathroom with an on-demand system, and a washer and dryer. There are 3 overhead doors and 2 walk doors in this area. On the south 30', you will find an ideal space for livestock, ideal for showing and 4-H animals. Or could be transformed into equipment storage with the removal of stalls. There is 1 overhead door and 1 walk door. To the

south of the shop sits the raised garden bed area and orchard complete with apple, peach, and cherry trees. The perimeter fencing is the best around the county as it was constructed with the mindset to hold buffalo so it wouldn't need any maintenance or repairs for an incredibly long time. The native grass acres are as clean as they come and provide the perfect turnout for grazing a small herd, horses, or 4-H animals. All mineral rights are intact.

With an incredibly built home with every desire one could ever dream, on a prime Flint Hills location and setting, you won't be able to find another to its level and turn-key ready, and that is why this showstopper is one to tour in person to truly appreciate all it has to offer!

PROPERTY FEATURES

PRICE: **\$957,320** | COUNTY: **LYON** | STATE: **KANSAS** | ACRES: **32**

- Residence with shop on 32 +/- acres
- 6 bedroom, 5 bathroom custom residence built in 2017
- 5,675 square feet of finished living space
- Custom features with fine finishings throughout
- Spacious open main-level
- Gas native limestone fireplace
- Entire home hardwired
- Endless storage space
- 3-car garage
- Safe room in basement
- Zero-step entry
- 80'x42' finished shop out with full bathroom
- Raised bed garden area
- Orchard
- 32 +/- acres of pristine native/brome grass
- 5-strand barbed wire fencing with woven wire throughout
- Paved road frontage
- USD #251 North Lyon County School District
- Approximate 2023 tax: \$7,857.18
- 16 miles to Emporia
- 19 miles to Council Grove
- 21 miles to Osage City
- 45 miles to Topeka

CUSTOM BUILT HOME

The home offers endless space with 6 bedrooms and 5 full bathrooms with 5,675 square feet of finished living space throughout.



ADDITIONAL INTERIOR PHOTOS



RAISED BED GARDEN AREA



NATIVE AND BROME GRASSES

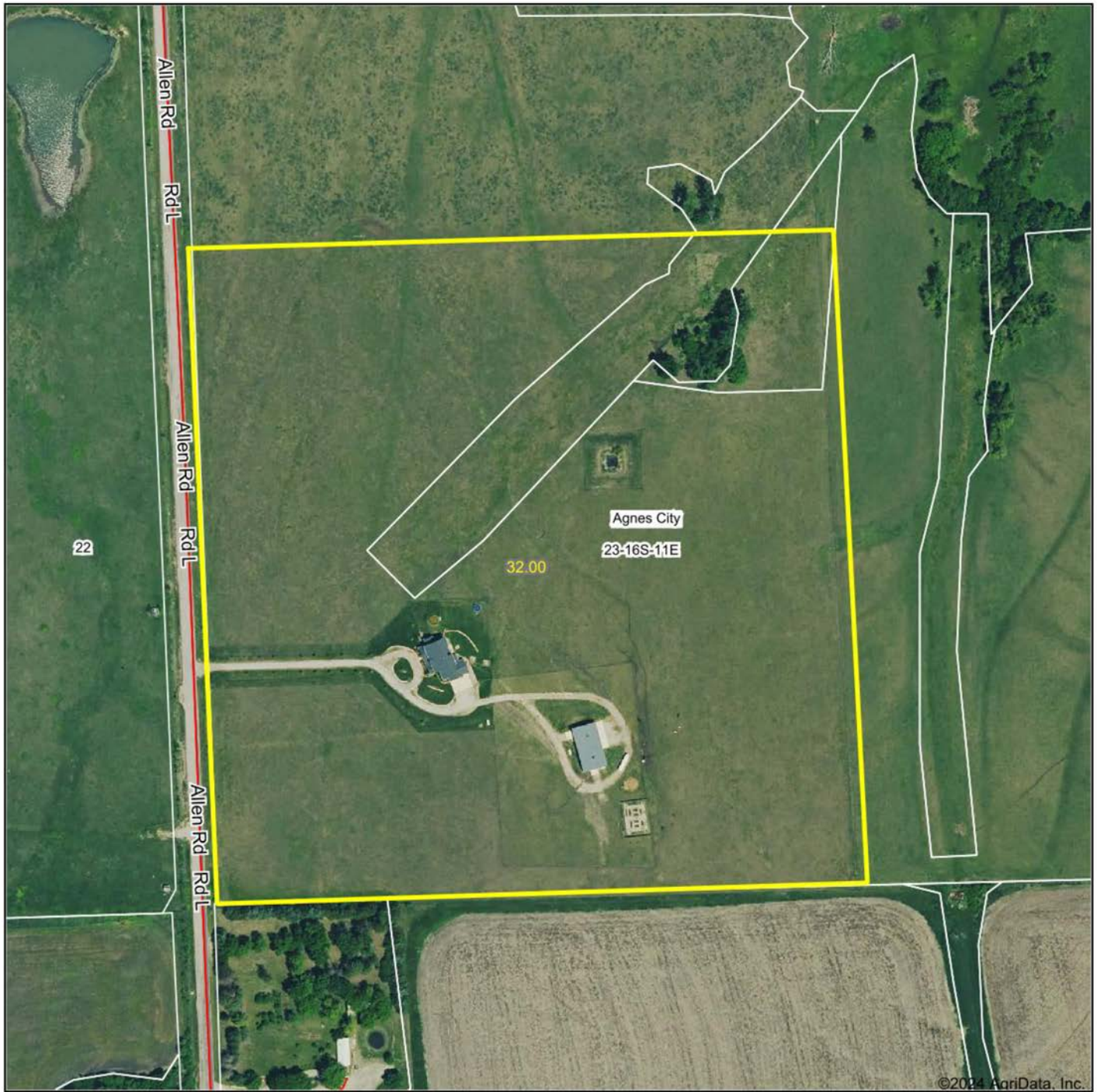


80'X42' FINISHED SHOP

The 80'x42' shop is fully finished inside with 50' finished with overhead heat, a full bathroom with an on-demand system, and a washer and dryer. On the south 30', you will find an ideal space for livestock, ideal for showing and 4-H animals.



AERIAL MAP



Boundary Center: 38° 38' 45.05, -96° 10' 3.05

0ft 281ft 563ft



Maps Provided By:



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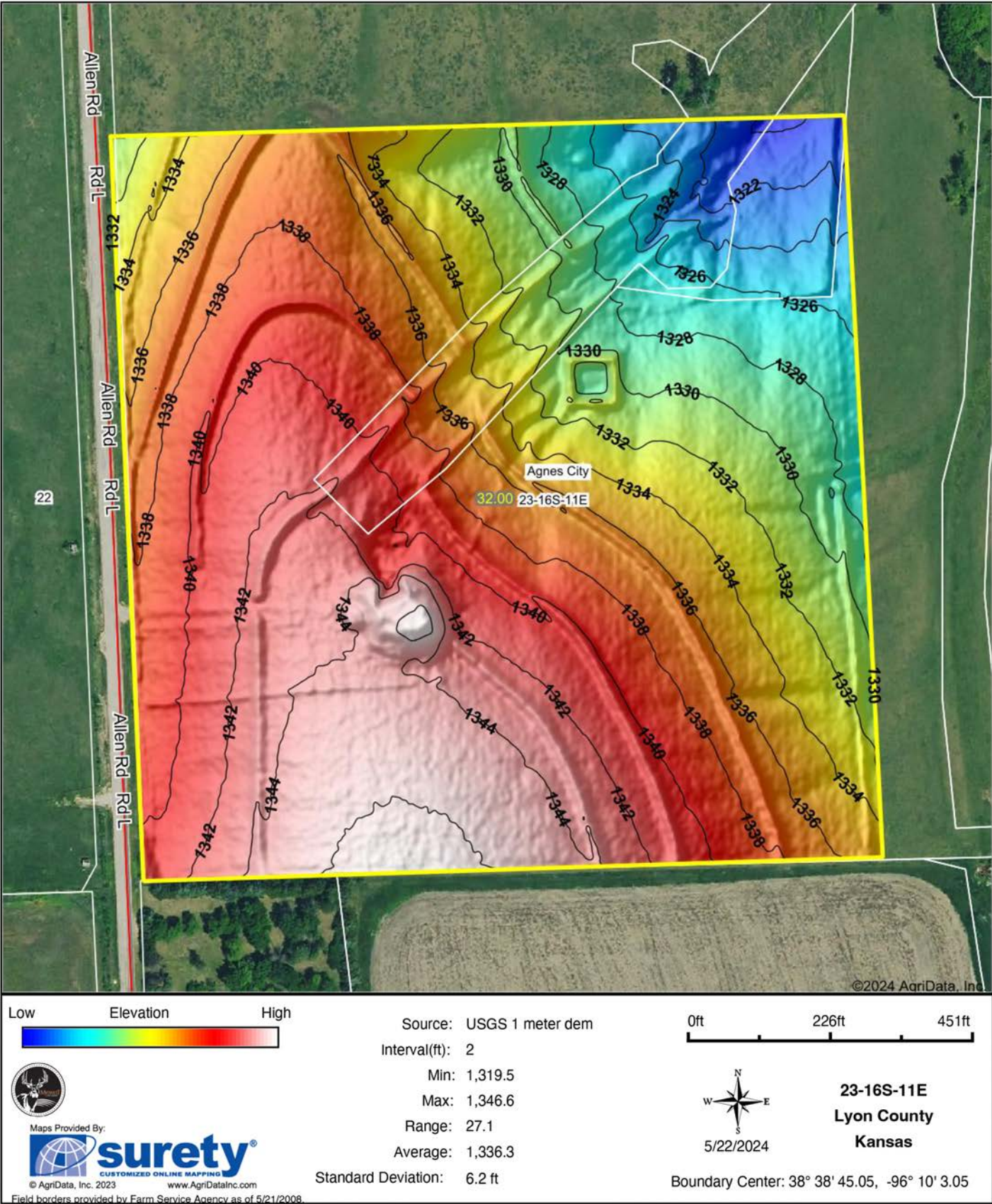
23-16S-11E
Lyon County
Kansas



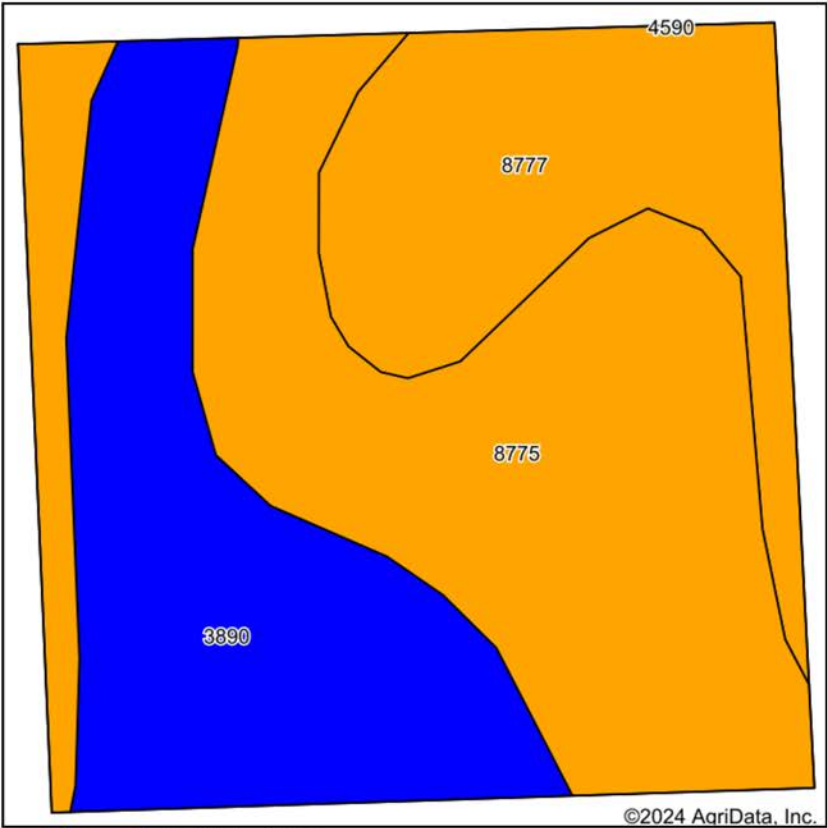
5/22/2024

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

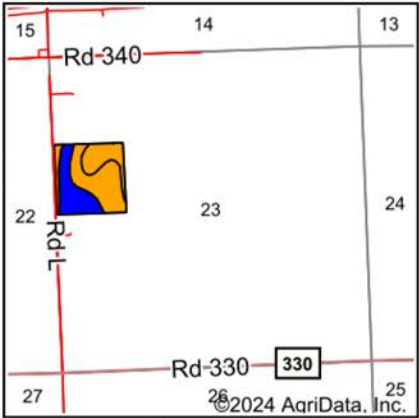
HILLSHADE MAP



SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Lyon**
Location: **23-16S-11E**
Township: **Agnes City**
Acres: **32**
Date: **5/22/2024**



Maps Provided By:

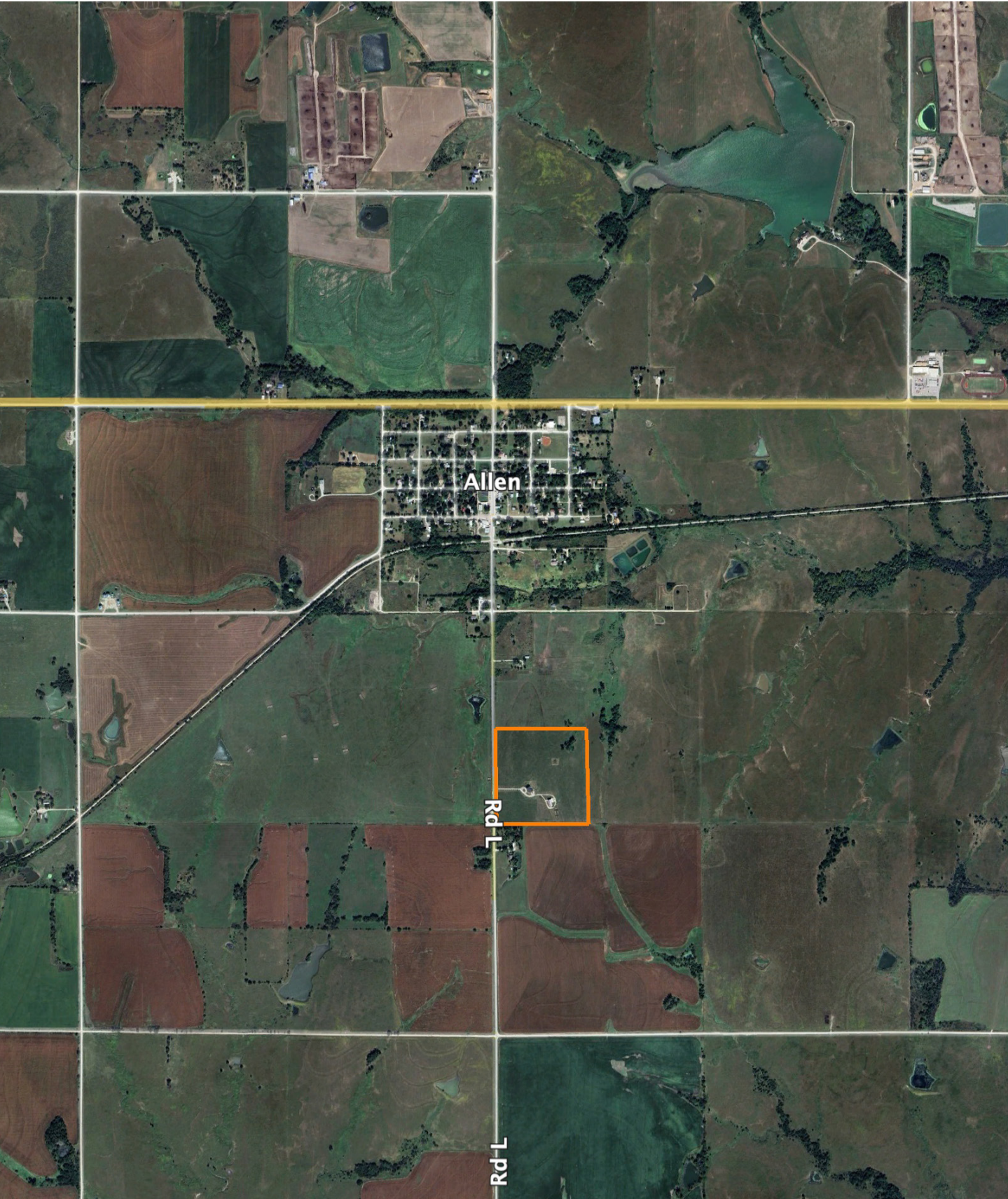


Area Symbol: KS111, Soil Area Version: 22						
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c
8775	Kenoma silt loam, 1 to 3 percent slopes	14.95	46.7%		IIIe	
3890	Ladysmith silty clay loam, 0 to 1 percent slopes	9.86	30.8%		IIIs	IIIs
8777	Kenoma silty clay loam, 1 to 3 percent slopes, eroded	7.19	22.5%		IIIe	
Weighted Average					2.69	*-

*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



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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