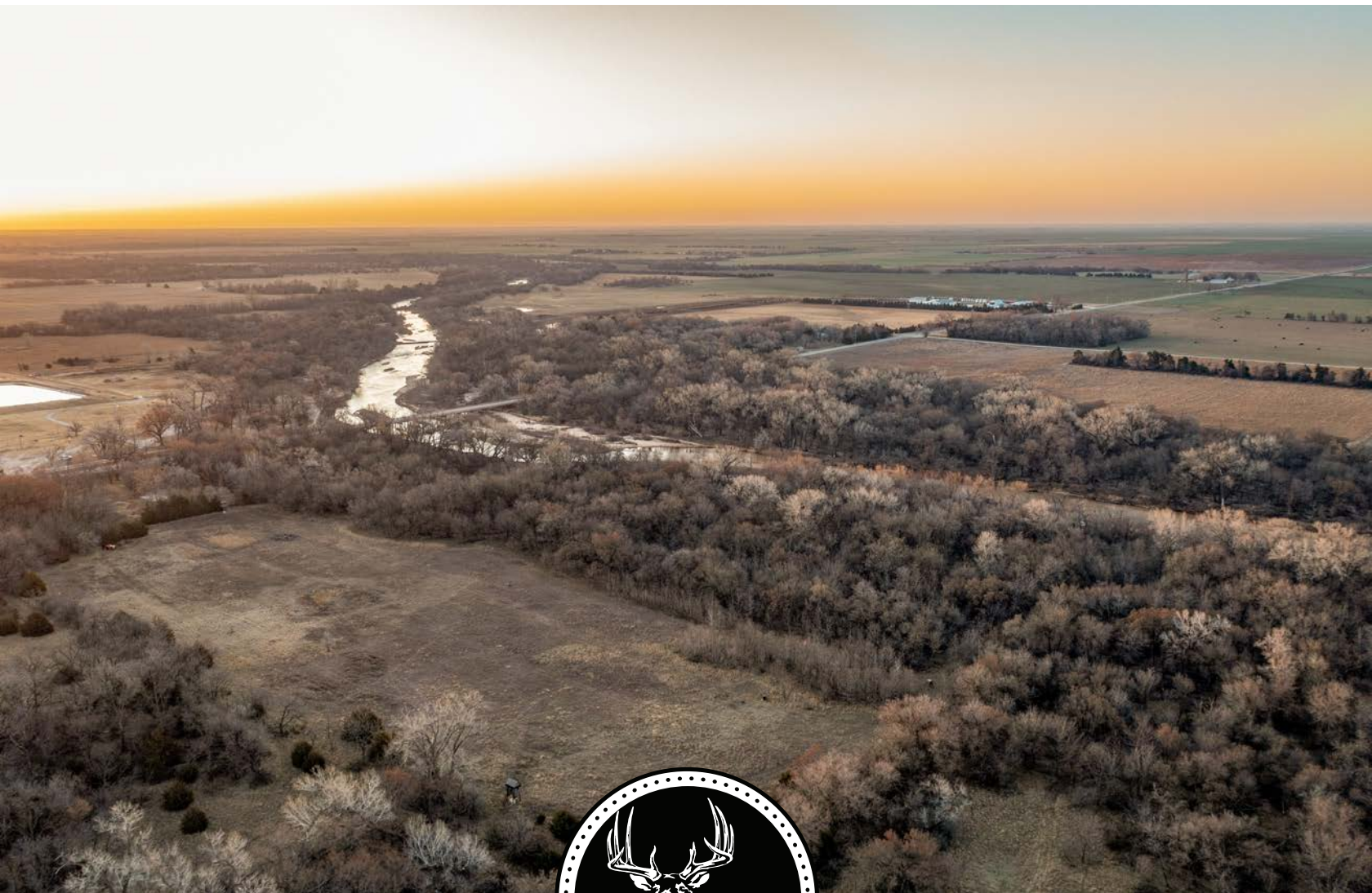


MIDWEST LAND GROUP PRESENTS

40 ACRES IN

SUMNER COUNTY KANSAS

253 SOUTH ARGONIA ROAD, ARGONIA, KS, 67004



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

MANAGEABLE TURN-KEY HUNTING FARM ON THE CHIKASKIA RIVER

Located on the outskirts of Argonia, Kansas sits this prime honeyhole of a hunting farm with the Chikaskia River flowing throughout. If you are in the market for a manageable hunting farm with year-round opportunity that is turn-key, this is it! From turkey hunting to deer and waterfowl and endless adventures in between, this farm holds it all.

The 40 +/- acres are made up of 29 +/- acres of hardwood timber stand, 8 +/- acres of native grass, and 4 +/- acres of flowing Chikaskia River. The timber stand is made up of Black Walnut, Elm, Hackberry, Cottonwood, and Sycamore with a tasteful number of Cedars throughout. The 8 +/- acres of native grassland provide exceptional bedding area with the main pocket ideal for food plot areas as well. The smaller pocket of bedding just to the south of the main section of grass has a stand over 6 foot tall and is riddled with bedding spots. Throughout the timber acres, there is an established internal trail system that allows seamless movement throughout the farm. In every direction you look, there are deer trails, rubs, and scraps, showing a glimpse of the hunting capability this

farm holds. The balance of habitat is exceptional along with ideal neighbors that adjoin. There are 2 tower blinds on the farm along with an overhead feeder. The 4 +/- acres of Chikaskia River that runs throughout provides endless water along with waterfowl. Being in the middle of the Central Flyway, the migratory bird populations are a thing of beauty to say the least giving this manageable farm just one more incredible attribute.

At the entrance of the farm, you'll see an existing concrete slab where a once homestead stood along with utility hook-ups and water hydrants. The east roadway of South Argonia Rd is a paved road. The property has all mineral rights intact that transfer to the Buyer at closing. The farm is located in Hunting Unit #15.

If you're in the market for a turn-key manageable hunting farm that holds all the wants and needs, this is it and one to tour in person! For additional information or to schedule a tour, contact Brenda Doudican at (620) 794-8075.



PROPERTY FEATURES

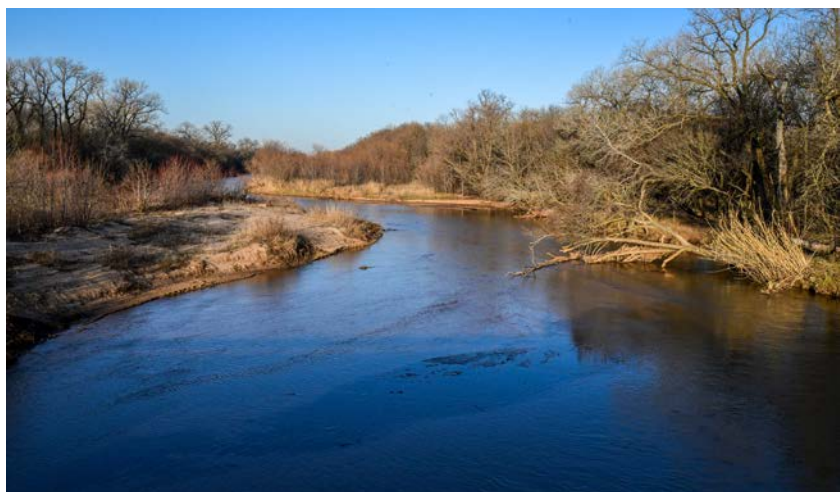
PRICE: **\$248,720** | COUNTY: **SUMNER** | STATE: **KANSAS** | ACRES: **40**

- 29 +/- acres hardwood timber stand
- 8 +/- acres of native grass acres
- 4 +/- acres Chikaskia River
- 2 Antler Shed tower blinds
- 1 overhead feeder
- Internal trail system
- Hunt history
- Utilities available along east side
- Concrete garage pad
- Hunting Unit #15
- All mineral rights intact
- Aproximate 2024 tax \$1,487.36



4 +/- ACRES OF CHIKASKIA RIVER

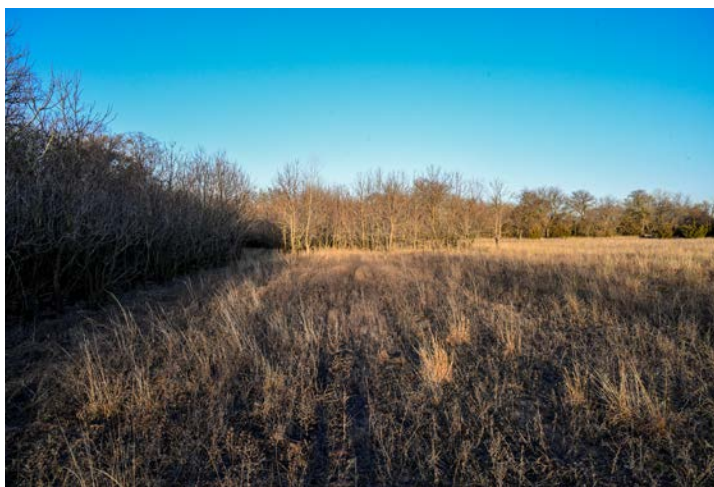
The 4 +/- acres of Chikaskia River that runs throughout provides endless water along with waterfowl. Being in the middle of the Central Flyway, the migratory bird populations are a thing of beauty to say the least giving this manageable farm just one more incredible attribute.



INTERNAL TRAIL SYSTEM



8 +/- ACRES OF NATIVE GRASS



29 +/- ACRES HARDWOOD TIMBER STAND

The timber stand is made up of Black Walnut, Elm, Hackberry, Cottonwood, and Sycamore with a tasteful number of Cedars throughout.



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



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www.AgriDataInc.com

Boundary Center: 37° 14' 49.93, -97° 46' 3.3

20-32S-4W
Sumner County
Kansas

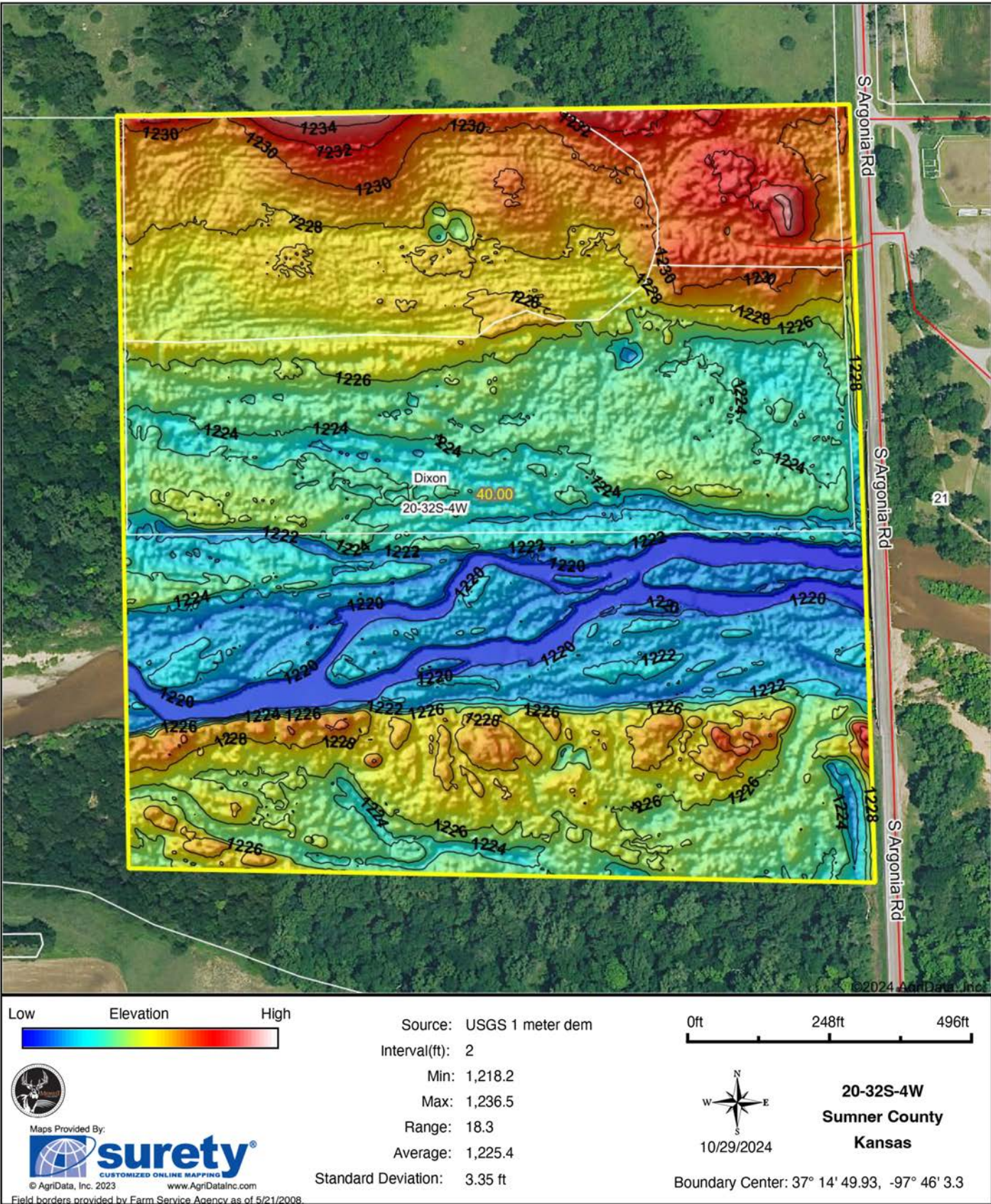
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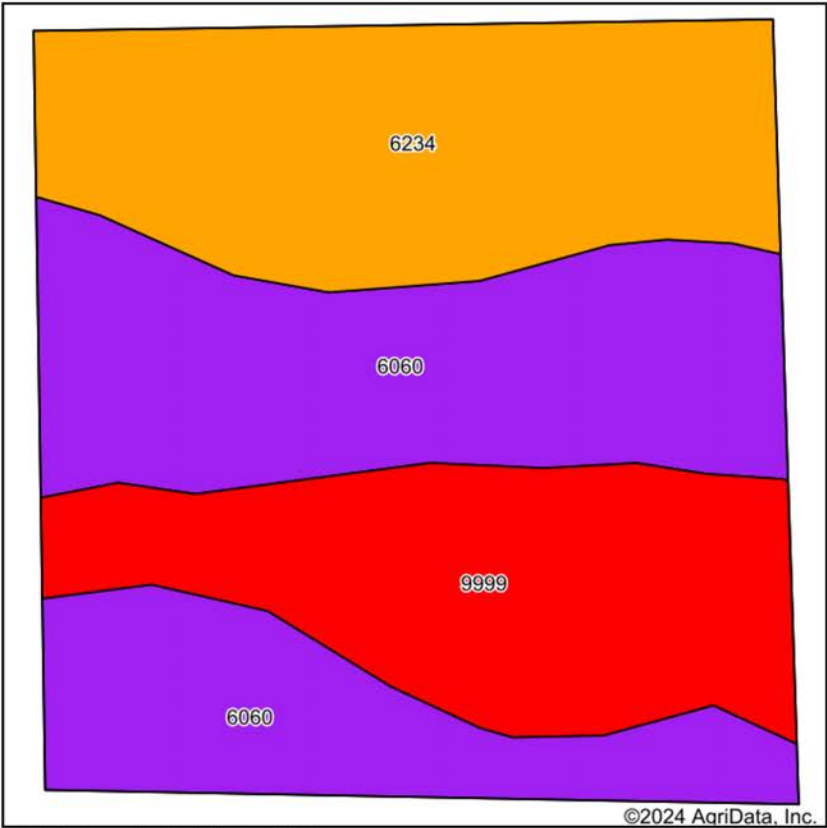
10/29/2024

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

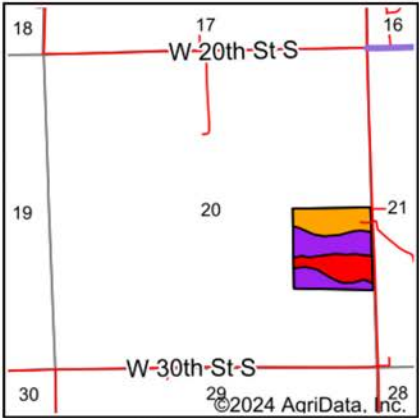
HILLSHADE MAP



SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Sumner**
Location: **20-32S-4W**
Township: **Dixon**
Acres: **40**
Date: **10/29/2024**



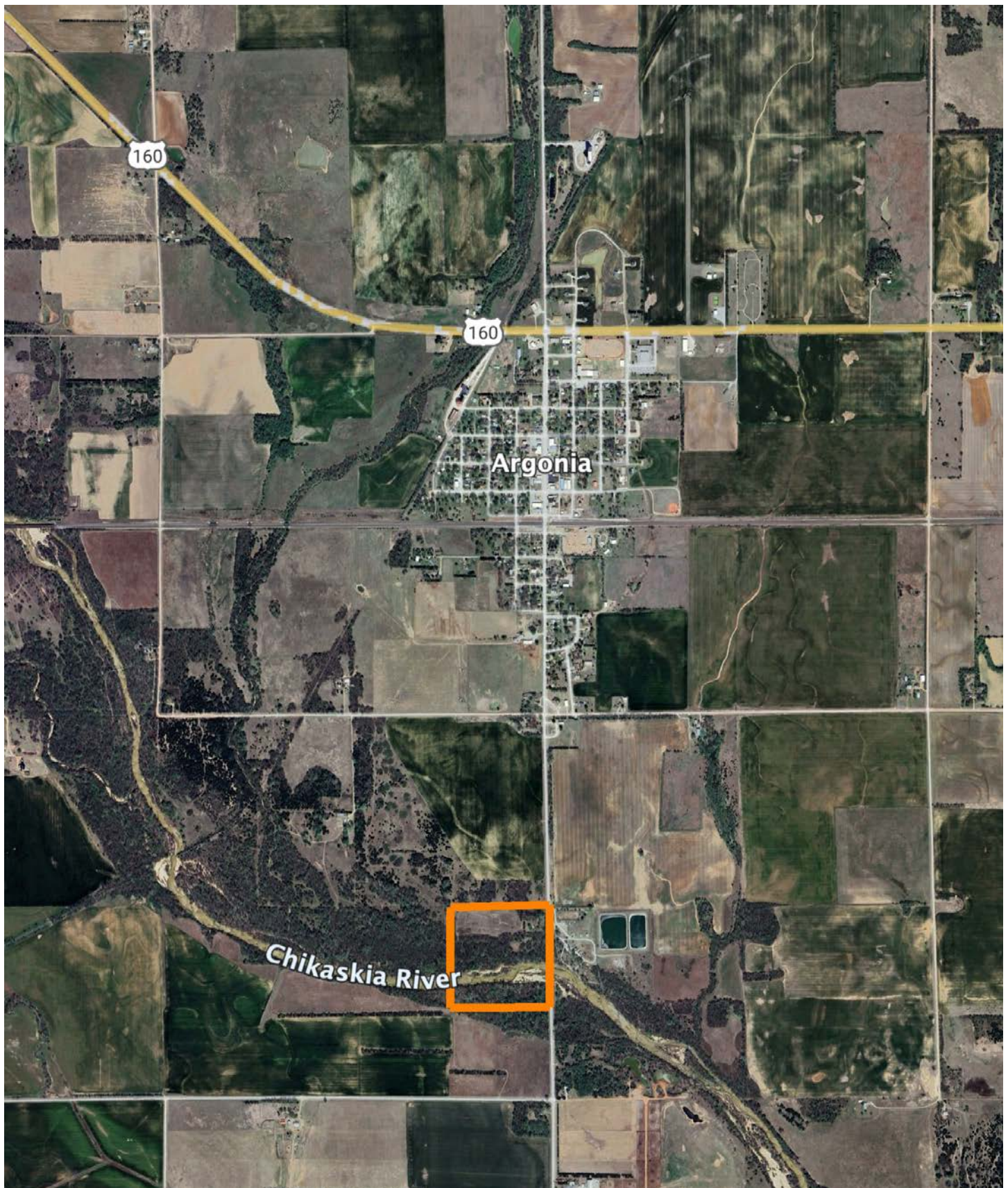
Maps Provided By:



Area Symbol: KS191, Soil Area Version: 20								
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Grain sorghum Bu	Winter wheat Bu
6060	Lincoln soils, frequently flooded	17.79	44.4%		VIw			
6234	Crisfield sandy loam, rarely flooded	11.99	30.0%		III s	3	45	23
9999	Water	10.22	25.6%		VIII			
Weighted Average					5.61	0.9	13.5	6.9

*c: Using Capabilities Class Dominant Condition Aggregation Method

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

BDoudican@MidwestLandGroup.com



MidwestLandGroup.com

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