

MIDWEST LAND GROUP PRESENTS

157 ACRES IN

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# ANDERSON COUNTY KANSAS



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

# WELL-STEWARDDED TILLABLE CROPLAND AND LIFELONG PRODUCER OPEN FOR 2025 YEAR

Here is an opportunity to own and operate one exceptionally well-maintained tract of tillable crop ground. From property line to property line, it is as clean as they come and easy to get in and out with ease and efficiency. The 157 +/- acre tract has been a lifelong tried and true producer for the current owner and holds opportunity for the new owner to farm the 2025 year as it is open.

The 157 +/- acre tract is made up of 148 +/- acres of tillable cropland with 9 +/- acres of clean waterways. The soil types on the farm are made up of 39.1% Kenoma, 40.8% Eram, 15.4% Woodson, 1.7% Leanna, and 0.3% Okemah, ranging from Class I to Class IV soils. Touring throughout, you will take note of how exceptionally well-maintained every inch of the farm is. From terraces to waterways, the farm flows impeccably. In the entire ownership of the farm, the landowner has self-farmed the tract until 2024 and leased it out to a tenant as he started to downsize. In 2024 and 2023, the farm was planted to soybeans and in 2022, was planted to oats. The current cash rent on the tract is \$15,700 annually.

With Southwest 1200 Road running along the south end of the farm and Southwest Delaware Road along the east, access to the property with equipment is with ease. The main entrance to the farm is on the south side towards the middle. There is electric running along the roadway as well and would be easy to access. Coffey County Rural Water District #1 has a line to the west ½ mile and is the closest rural water to the tract. All mineral rights are intact and transfer to the Buyer at closing.

An impeccably clean farm that has been well cared for and stewarded over the years like this one is hard to find and a rarity that allows the new farmer to jump on and go without deferred maintenance being an issue. Whether you are looking to expand the current operation or as a prime investment that will keep the value and appreciation, this is it! Contact Brenda Doudican at (620) 794-8075 for additional information or to schedule your tour.





# PROPERTY FEATURES

PRICE: **\$703,716** | COUNTY: **ANDERSON** | STATE: **KANSAS** | ACRES: **157**

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- Open to farm the 2025 year
- 157 +/- acres total
- 148 +/- acres cropland
- 9 +/- acres waterway
- Woodson, Kenoma, Eram soil types
- Well-maintained terraces
- Incredibly pristine from property line to property line
- Southwest Delaware Road and Southwest 1200 Road run on the east and south
- Railroad easement in the southeast corner
- \$15,700.00 annual cash rent
- Approximate 2024 tax: \$1,494.58
- Coffey Rural Water District #1 ½ mile to the west
- Electric running along roadside
- All mineral rights intact
- 4 miles from Westphalia
- 15 miles from Garnett
- 18 miles from Burlington
- 40 miles from Lebo





# 148 +/- ACRES OF CROPLAND

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The soil types on the farm are made up of 39.1% Kenoma, 40.8% Eram, 15.4% Woodson, 1.7% Leanna, and 0.3% Okemah, ranging from Class I to Class IV soils.





# WELL-MAINTAINED TERRACES

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9 +/- ACRES OF WATERWAY

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# EASY ACCESS TO PROPERTY

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With Southwest 1200 Road running along the south end of the farm and Southwest Delaware Road along the east, access to the property with equipment is with ease.





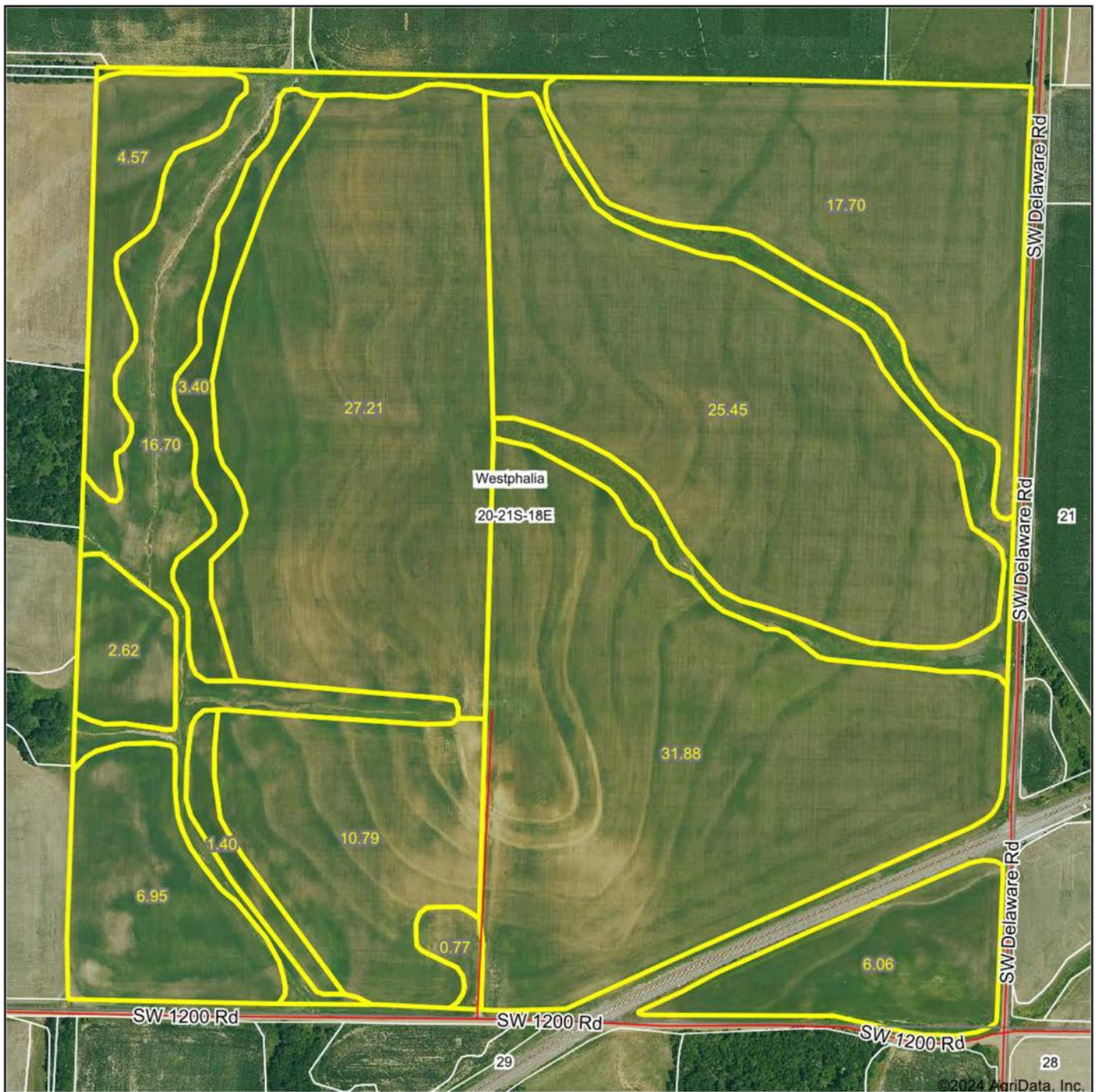
# ADDITIONAL PHOTOS

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# AERIAL MAP



Map Center: 38° 12' 7.72, -95° 26' 54.53

0ft 436ft 872ft



Maps Provided By:



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**20-21S-18E**  
**Anderson County**  
**Kansas**

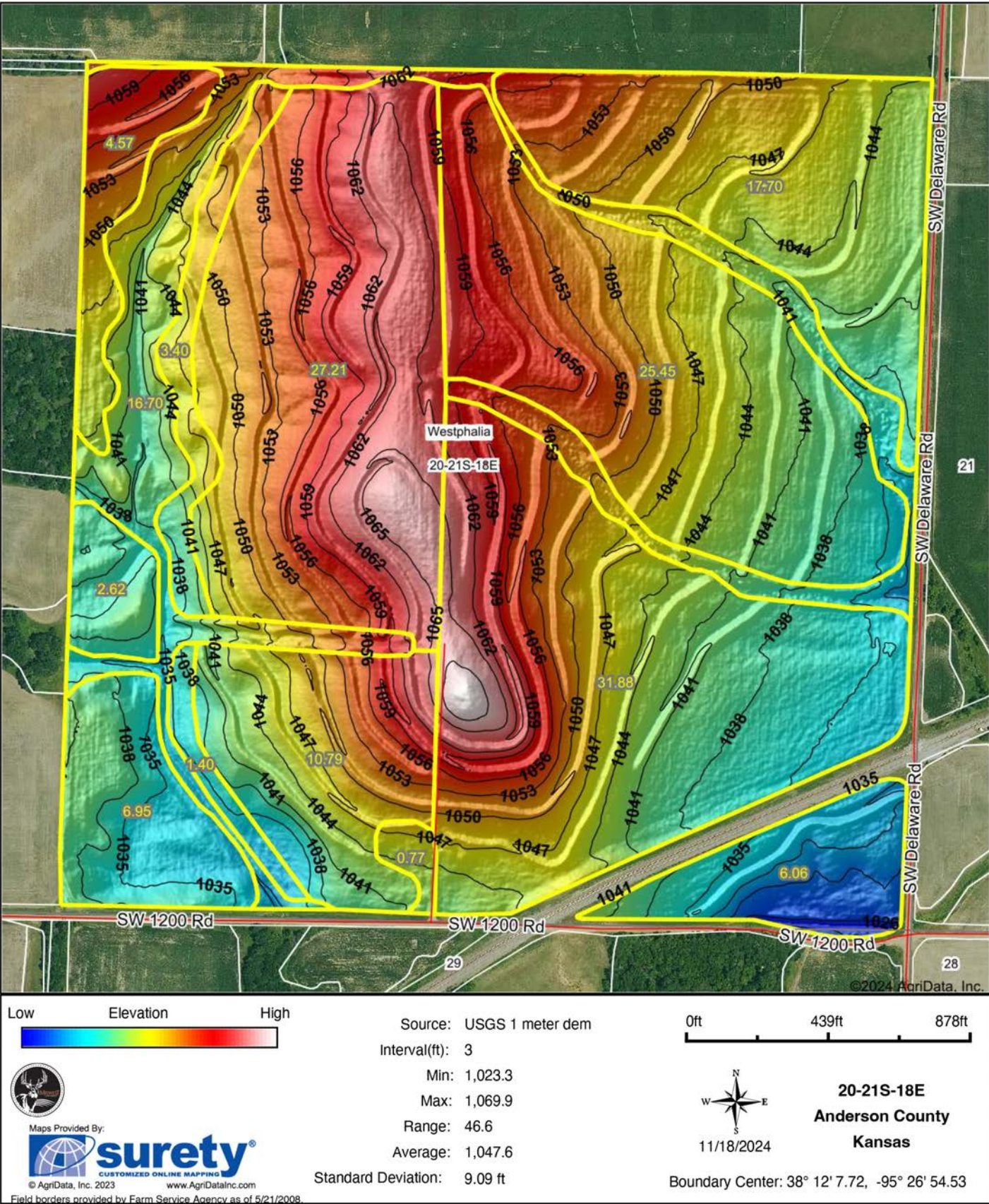


11/18/2024

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

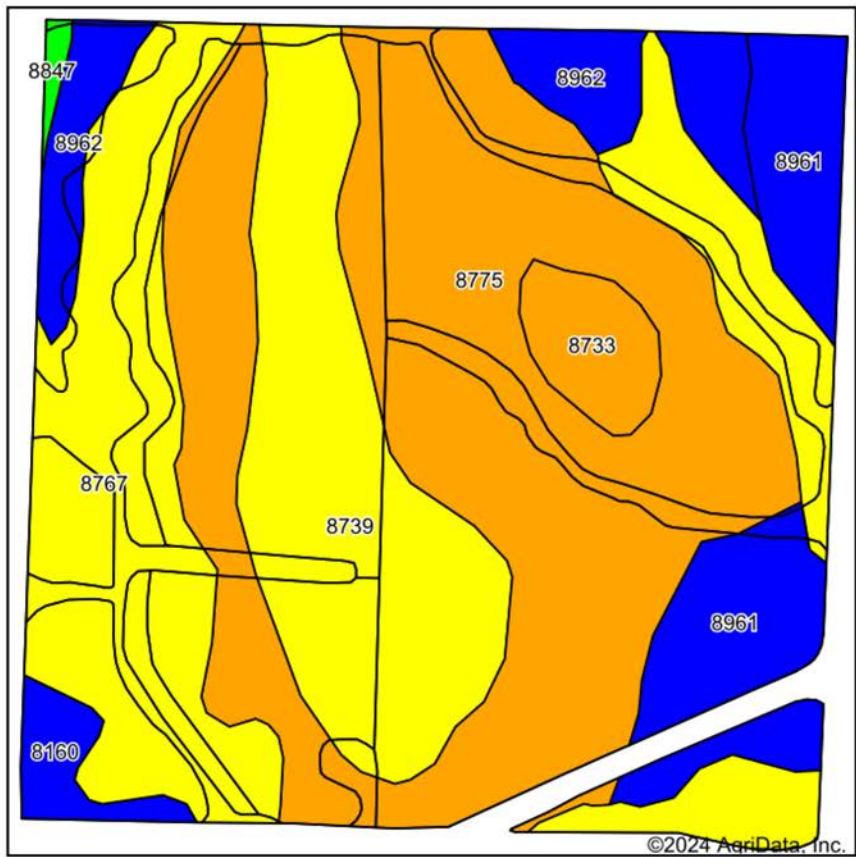


# HILLSHADE MAP

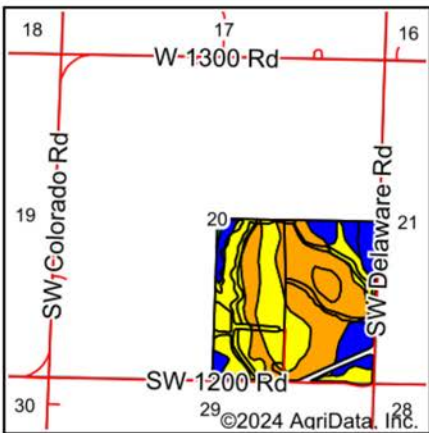




# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**  
County: **Anderson**  
Location: **20-21S-18E**  
Township: **Westphalia**  
Acres: **155.5**  
Date: **11/18/2024**



Maps Provided By:

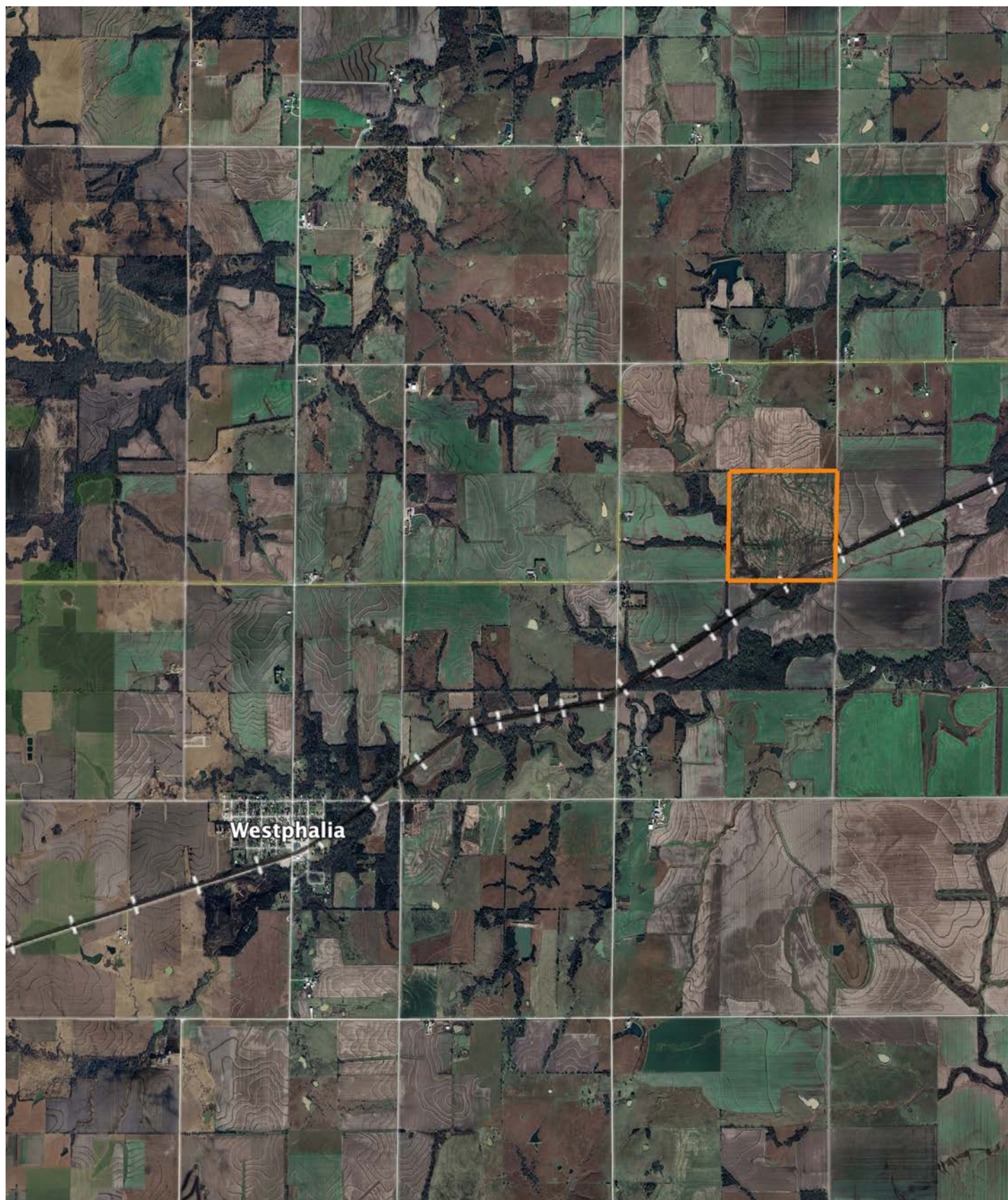


Area Symbol: KS003, Soil Area Version: 24					
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c
8775	Kenoma silt loam, 1 to 3 percent slopes	60.78	39.1%		IIIe
8767	Eram-Verdigris complex, 0 to 8 percent slopes	37.28	24.0%		IVe
8739	Eram silty clay, 1 to 3 percent slopes, eroded	26.14	16.8%		IVe
8961	Woodson silt loam, 0 to 1 percent slopes	14.60	9.4%		IIIs
8962	Woodson silt loam, 1 to 3 percent slopes	9.30	6.0%		IIIs
8733	Eram silty clay loam, 1 to 3 percent slopes	4.19	2.7%		IIIe
8160	Leanna silt loam, 0 to 2 percent slopes, occasionally flooded	2.68	1.7%		IIw
8847	Okemah silt loam, 0 to 3 percent slopes	0.53	0.3%		Is
Weighted Average					3.23

\*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**

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## MidwestLandGroup.com

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