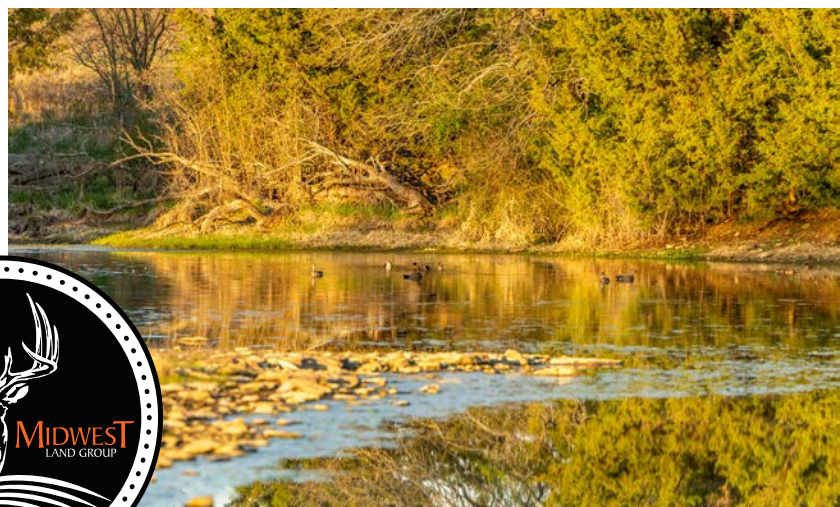


MIDWEST LAND GROUP PRESENTS

155 ACRES IN

DOUGLAS COUNTY KANSAS



6800 LAKEVIEW ROAD, LAWRENCE, KS, 66050

MIDWEST LAND GROUP IS HONORED TO PRESENT

PRIME COMMERCIAL/INDUSTRIAL/ RESIDENTIAL DEVELOPMENT ON I-70 AND K-10

Prime development opportunity on the northwest edge of Lawrence, Kansas on I-70 and K-10 Highway that boasts 155 +/- acres of contiguous land that is currently platted in 16 deeded tracts with Douglas County. The property sits in a coveted target area on the north side of the KTA mile marker 197 on/off ramps along N1800 Road (Farmers Turnpike) and E850 Road (K-10 Highway) and is paved. In addition to the south road frontage, East 900th Road and North 1850 Road are well-maintained graveled roadways and encompass the north and east sides of the property, making this a highly accessible area in a high-trafficked area. With opportunities for commercial/industrial/residential, this site holds it all.

The 155 +/- acres are currently made up of 71 +/- acres of tillable row crops currently planted to corn and run the west to northeast side of the farm. Soil types of Martin, Woodson, Vinland, and Sogn, make up the foundation of the farm and are considered Class III, II, and VI. The 50 +/- acres of native pasture run primarily along the southeast to northeast of the farm and is leased for cattle grazing for the 2025 season. There is an interior cross-fence separating the tillable from the pasture with multiple gate entrances. 30 +/- acres of native grass waterways run throughout the property wrapping the

tillable acres and are hayed annually. There are 5 ponds on the tract, one large pond in the southwest corner and one large pond on the north end of the farm with the remaining ponds being in average size and condition.

The property is currently zoned as agricultural land with Douglas County. There is a 4" and 6" water line with Douglas County Rural Water District #6 along road fronts with meters available. The electricity provider for the property is divided between Evergy on the west and Freestate Electric Co-op on the east. The property has been surveyed and drafted for plat plans for I-70 and K-10 business parks with Landplan Engineering. All mineral rights are intact and transfer. The elevation on the property goes from 1,062 feet at the highest point in the northwest to the lowest point of 981 feet on the east. The landscape is gentle rolling hillsides with a beautiful 360-degree canvas.

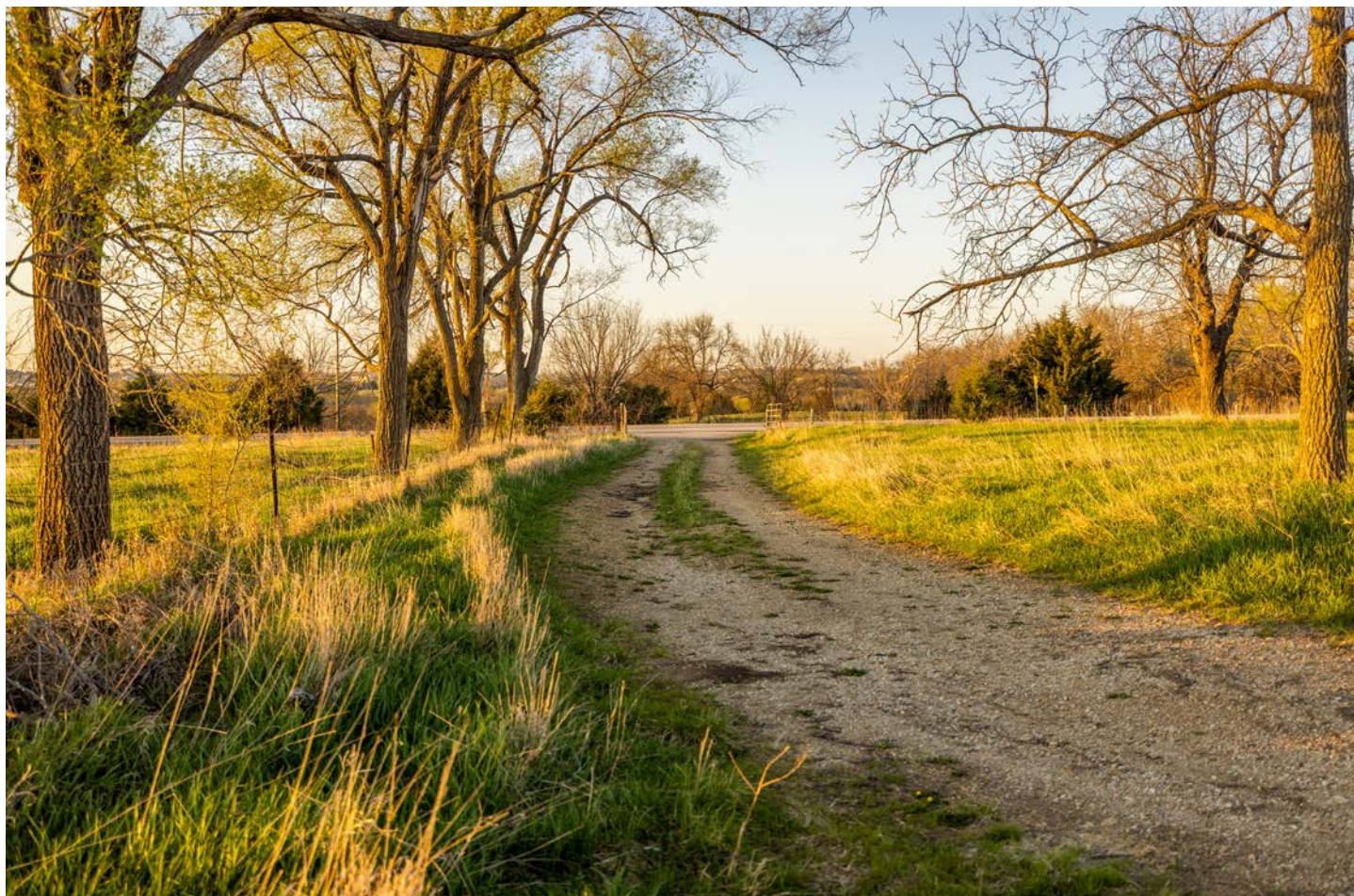
With the prime development space and the ideal location with all the major highways, this 155 +/- acre tract is an investment opportunity for a developer or investor and is one to tour in person. Contact Brenda Doudican at (620) 794-8075 for additional information or to schedule a tour.



PROPERTY FEATURES

PRICE: **\$2,750,000** | COUNTY: **DOUGLAS** | STATE: **KANSAS** | ACRES: **155**

- Development opportunity
- Recorded with Douglas County in 16 deeded tracts
- Located on the north side of KTA 197 on/off exit on N1800 Road (Farmers Turnpike) and E850 Road (K-10)
- Additional road frontage of East 900th Road and North 1850 Road
- Geotechnical evaluation performed in 2018
- 155 +/- acres total
- 71 +/- acres tillable row crop
- 50 +/- acres native pasture
- 30 +/- acres waterway
- 4 +/- acres timber
- Well-maintained road frontage on 3 sides
- Currently zoned agricultural with Douglas County
- 5 ponds throughout
- Eased elevation changes throughout
- Perimeter fenced with 4 and 5-strand barbed wire fencing with interior cross-fencing
- Tillable and pasture acres leased for 2025 season
- Douglas County Rural Water District #6 along all roadsides
- Freestate Electric Co-op on the east with Evergy on the west
- All mineral rights intact
- Approximate 2024 tax: \$549.55
- 1.3 miles from Lawrence City Limits



71 +/- ACRES OF TILLABLE ROW CROP

The 155 +/- acres are currently made up of 71 +/- acres of tillable row crops currently planted to corn and run the west to northeast side of the farm. Soil types of Martin, Woodson, Vinland, and Sogn, make up the foundation of the farm and are considered Class III, II, and VI.



EASED ELEVATION



PONDS THROUGHOUT



50 +/- ACRES OF NATIVE PASTURE

There is an interior cross-fence separating the tillable from the pasture with multiple gate entrances. 30 +/- acres of native grass waterways run throughout the property wrapping the tillable acres and are hayed annually.



DEVELOPMENT OPPORTUNITY

The property has been surveyed and drafted for plat plans for 1-70 and K-10 business parks with Landplan Engineering. All mineral rights are intact and transfer. In addition to the south road frontage, East 900th Road and North 1850 Road are well-maintained graveled roadways and encompass the north and east sides of the property, making this a highly accessible area in a high-trafficked area.



AERIAL MAP



Map Center: 39° 0' 14.89, -95° 20' 23.96

0ft 433ft 865ft



Maps Provided By:



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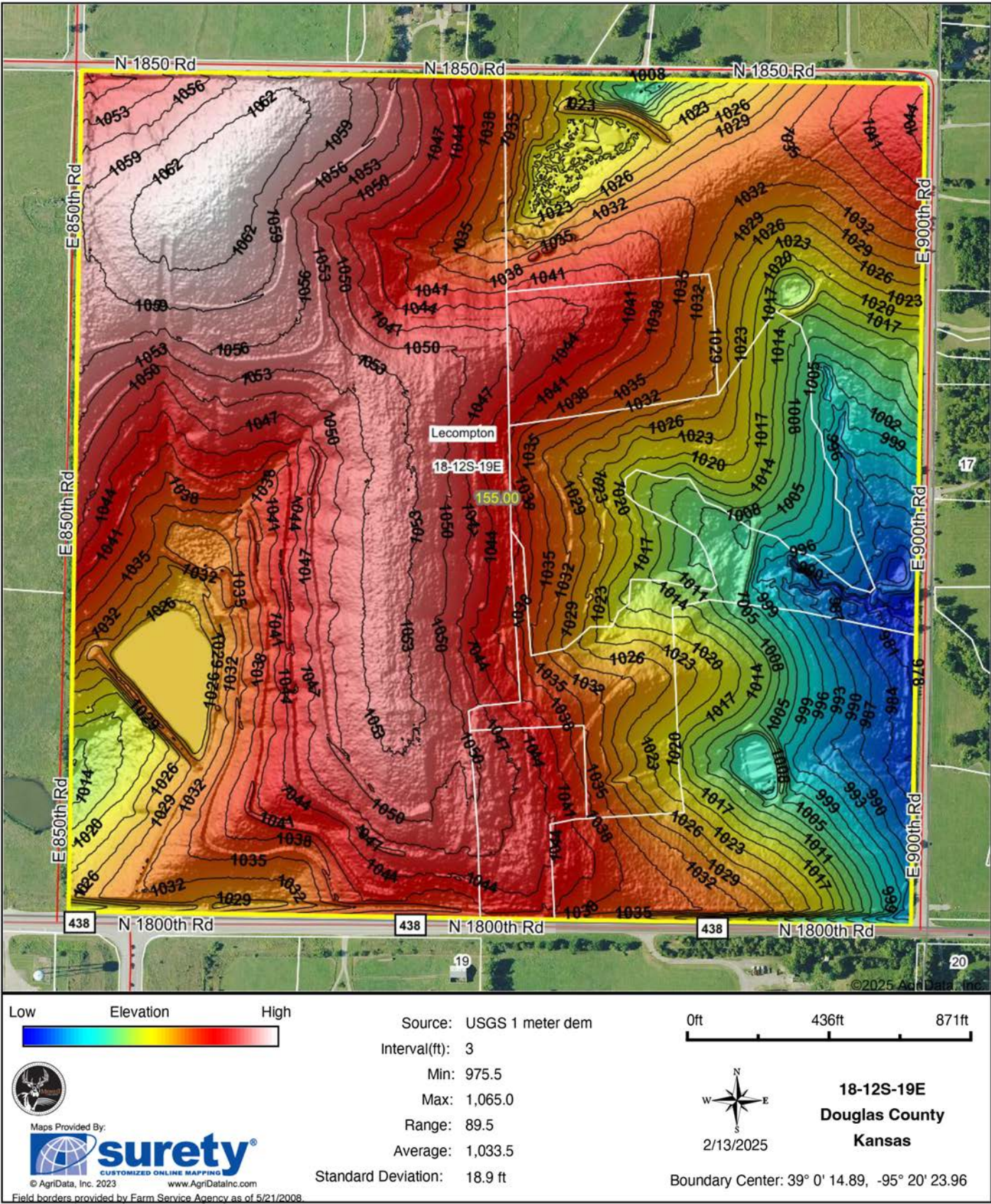
18-12S-19E
Douglas County
Kansas



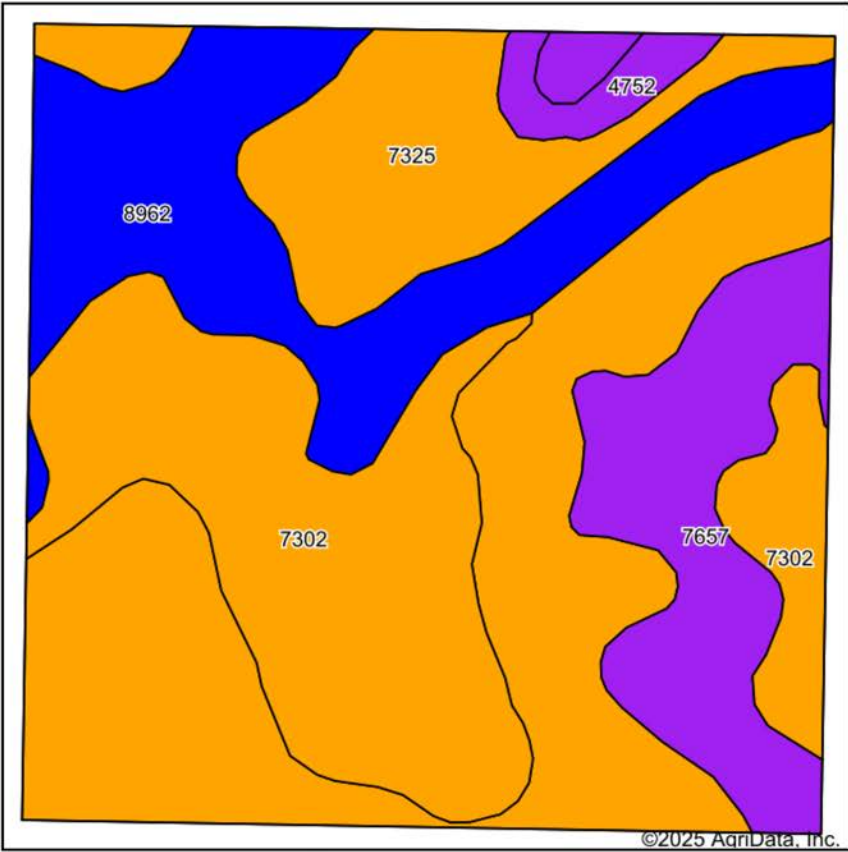
2/13/2025

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

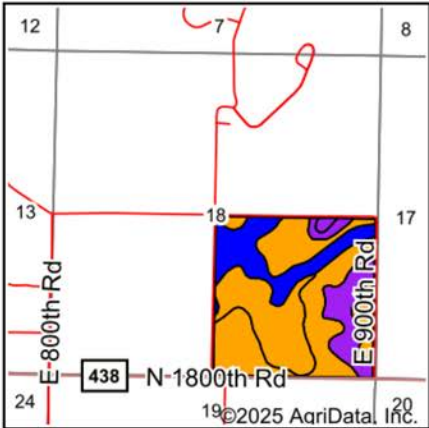
HILLSHADE MAP



SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Douglas**
Location: **18-12S-19E**
Township: **Lecompton**
Acres: **155**
Date: **2/13/2025**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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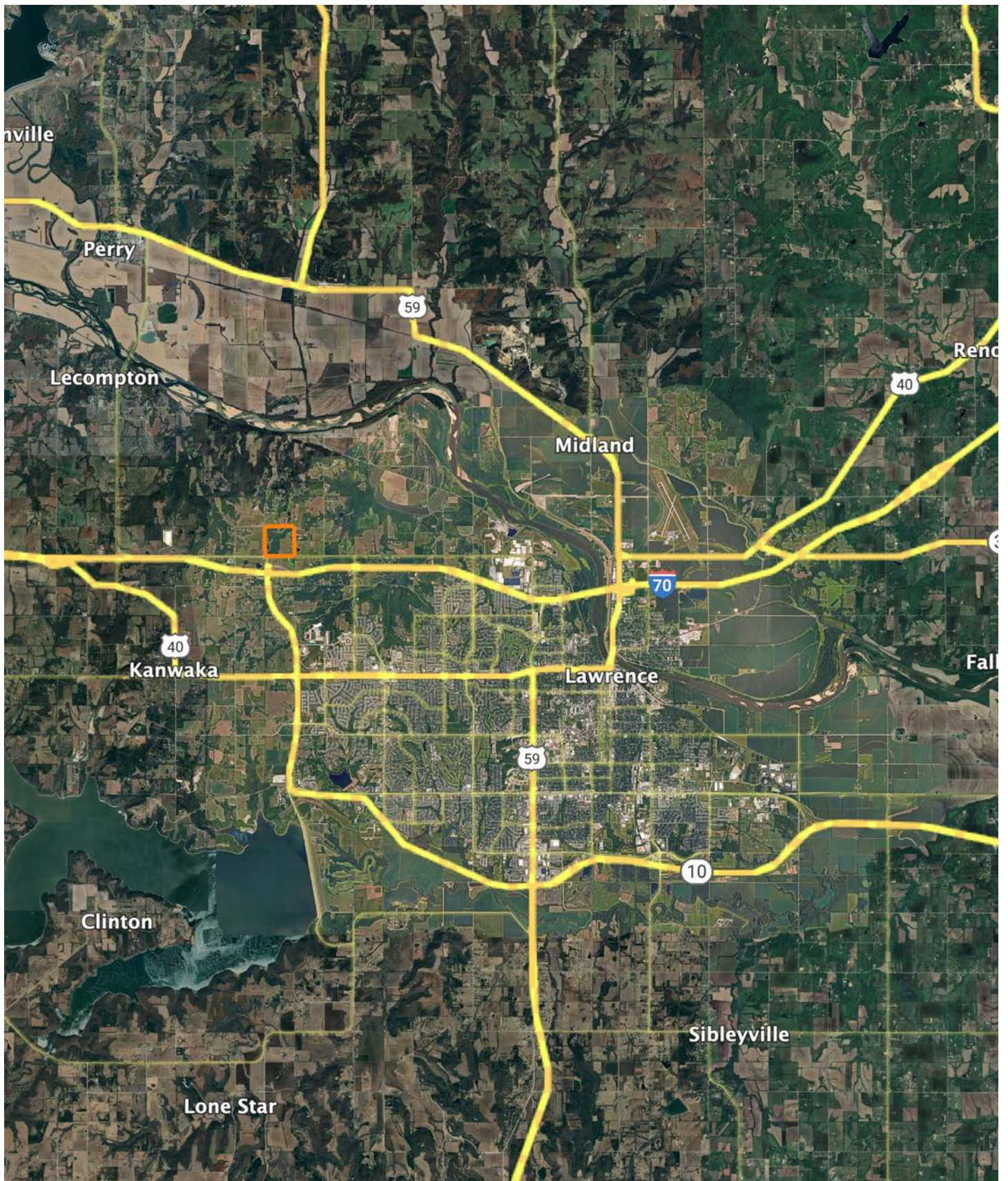


Area Symbol: KS045, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c
7325	Martin-Oska silty clay loams, 3 to 6 percent slopes	62.63	40.4%		IIIe
7302	Martin silty clay loam, 3 to 7 percent slopes	39.94	25.8%		IIIe
8962	Woodson silt loam, 1 to 3 percent slopes	28.97	18.7%		IIIs
7657	Vinland-Martin complex, 7 to 15 percent slopes	20.51	13.2%		VIe
4752	Sogn-Vinland complex, 3 to 25 percent slopes	2.95	1.9%		VIIs
Weighted Average					3.27

*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

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BDoudican@MidwestLandGroup.com



MidwestLandGroup.com

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