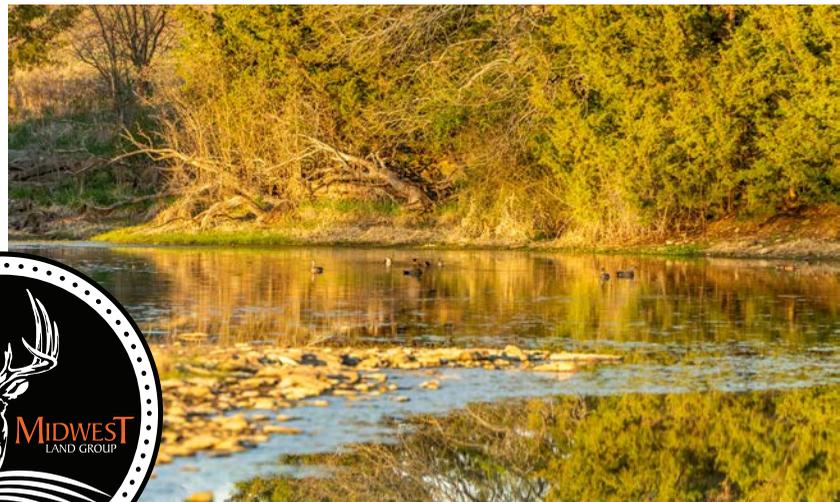


MIDWEST LAND GROUP PRESENTS

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

Positioned in one of the most strategic growth corridors in northeast Kansas, this exceptional 155 +/- acre contiguous tract presents a rare large-scale development opportunity along the northwest edge of Lawrence. Ideally located at the intersection of major transportation routes, including Interstate 70 and Kansas Highway 10, the property sits just north of the Kansas Turnpike Exit 197 on/off ramps, providing outstanding visibility and accessibility.

The farm encompasses 155 +/- acres currently recorded with Douglas County in 16 deeded tracts, creating immediate flexibility for phased development or multiple project concepts. With paved frontage along N1800 Road (Farmers Turnpike) and E850 Road (K-10 Highway), the property benefits from direct highway exposure. Additional access from E 900th Road and N 1850 Road, both well-maintained gravel roads, borders the north and east sides of the property, offering exceptional accessibility from multiple directions in a high-traffic corridor.

Situated just 1.3 miles from the Lawrence city limits, the tract lies within a coveted target area for expansion and long-term regional growth. With opportunities for commercial, industrial, residential, or mixed-use development, this property provides a blank canvas for visionary developers and investors.

The land is currently utilized for agricultural production and pasture, providing income potential while future development plans are finalized. The 155 +/- acres currently sit in sixteen individual deeded tracts with Douglas County.

Approximately 71 +/- acres of fertile tillable ground, currently planted to corn, stretch from the western boundary through the northeast portion of the property. Soil types, including Martin, Woodson, Vinland, and Sogn, form the agricultural base and are classified as Class II, III, and VI soils.

The southeast to northeast portions of the property contain 50 +/- acres of native pasture, currently leased for cattle grazing for the 2026 season. An interior cross fence separates the pasture from the cropland and includes multiple gated access points.

Supporting the farm's layout are 30 +/- acres of native grass waterways that wind throughout the property, protecting the tillable ground while also being harvested annually for hay production. In addition, 4 +/- acres of timber provide natural cover and scenic character.

Five ponds are located throughout the tract, including a large pond in the southwest corner and another large

pond along the northern boundary, with three additional ponds distributed across the property.

The topography features gentle rolling hills with elevation ranging from 1,062 feet at the northwest high point to approximately 981 feet along the eastern portion, offering expansive 360-degree views of the surrounding countryside.

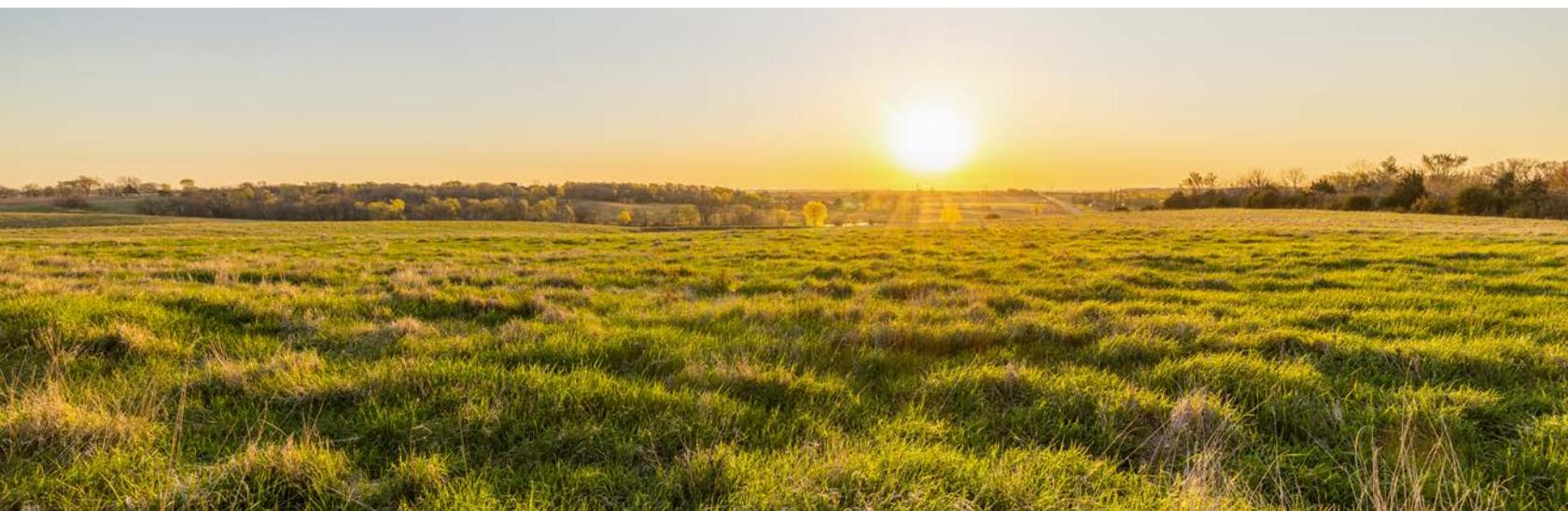
The property is currently zoned agricultural with Douglas County, yet its location and infrastructure position it ideally for future development. Key utilities are readily available along the property boundaries, including fiber internet availability, natural gas service, three-phase electric power, and rural water throughout Douglas County Rural Water District #6, with both 4-inch to 6-inch water lines running along the road frontage and meters available. Electric service is divided between Evergy on the east side of the property and FreeState Electric Cooperative on the west side, providing flexible power options.

A geotechnical evaluation completed in 2018 further enhances the development readiness of the site.

Additionally, the property has been surveyed and drafted into preliminary plat plans for the "I-70 & K-10 Business Park" by Landplan Engineering, offering a valuable starting point for commercial or industrial planning.

Large tracts with this level of highway exposure, accessibility, infrastructure, and proximity to Lawrence rarely become available. The combination of paved frontage on multiple sides, existing agricultural income, available utilities, and preliminary development planning creates a unique opportunity for developers seeking a strategic project location in a rapidly expanding regional market. All mineral rights are intact and will transfer with the property. Approximate 2025 property taxes: \$549.55.

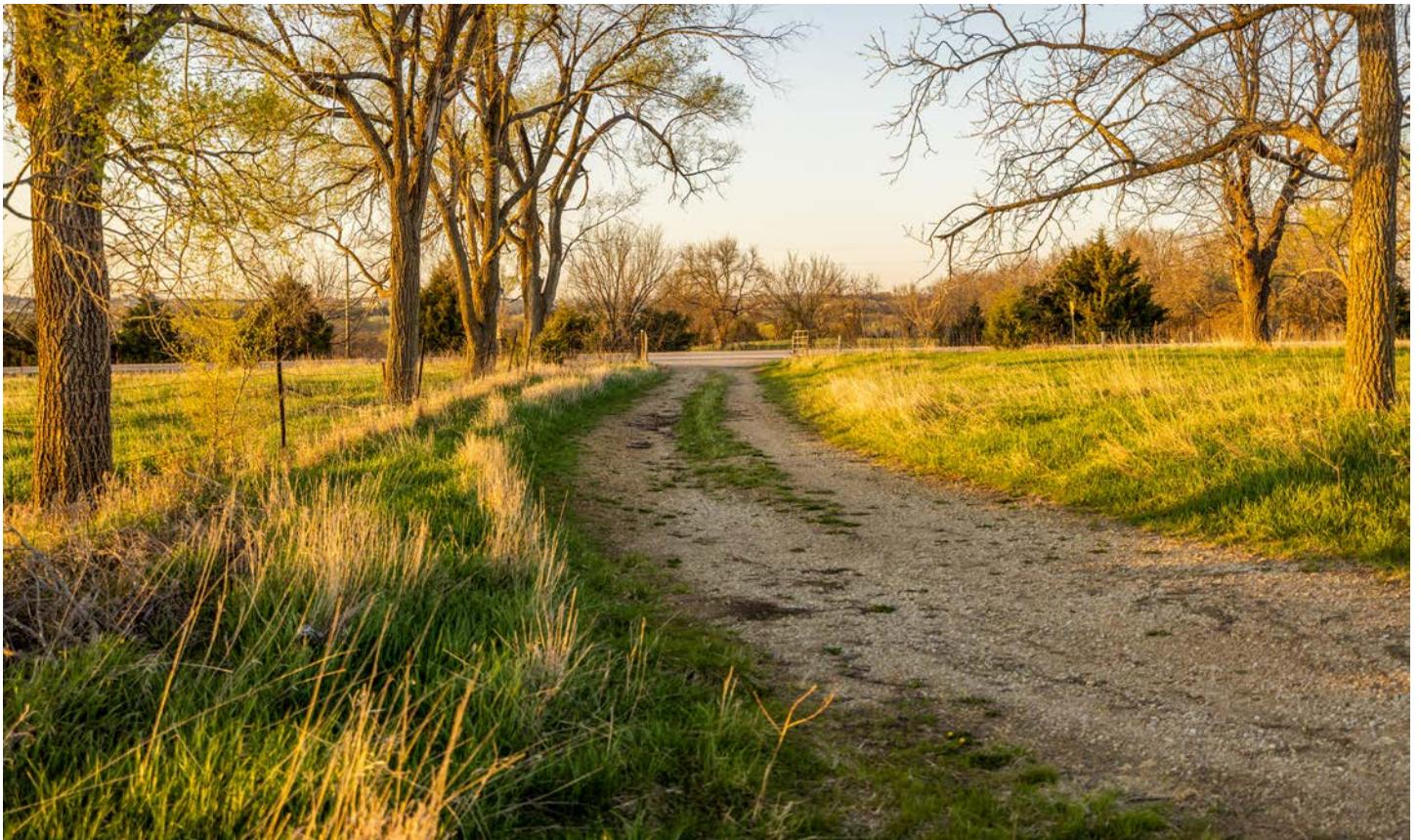
With its premier location along two of northeast Kansas' most important transportation corridors, this 155 +/- acre property represents a truly exceptional development and investment opportunity that must be experienced in person. For additional information or to schedule a tour, contact Brenda Doudican with Midwest Land Group at (620) 794-8075 or bdoudican@midwestlandgroup.com.



PROPERTY FEATURES

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 2026 season
- Douglas County Rural Water District #6 along all roadsides
- Freestate Electric Co-op on the west with Evergy on the east
- Three-phase electric available
- Southern Star natural gas available
- Fiber running along south side of property
- All mineral rights intact
- Approximate 2025 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.



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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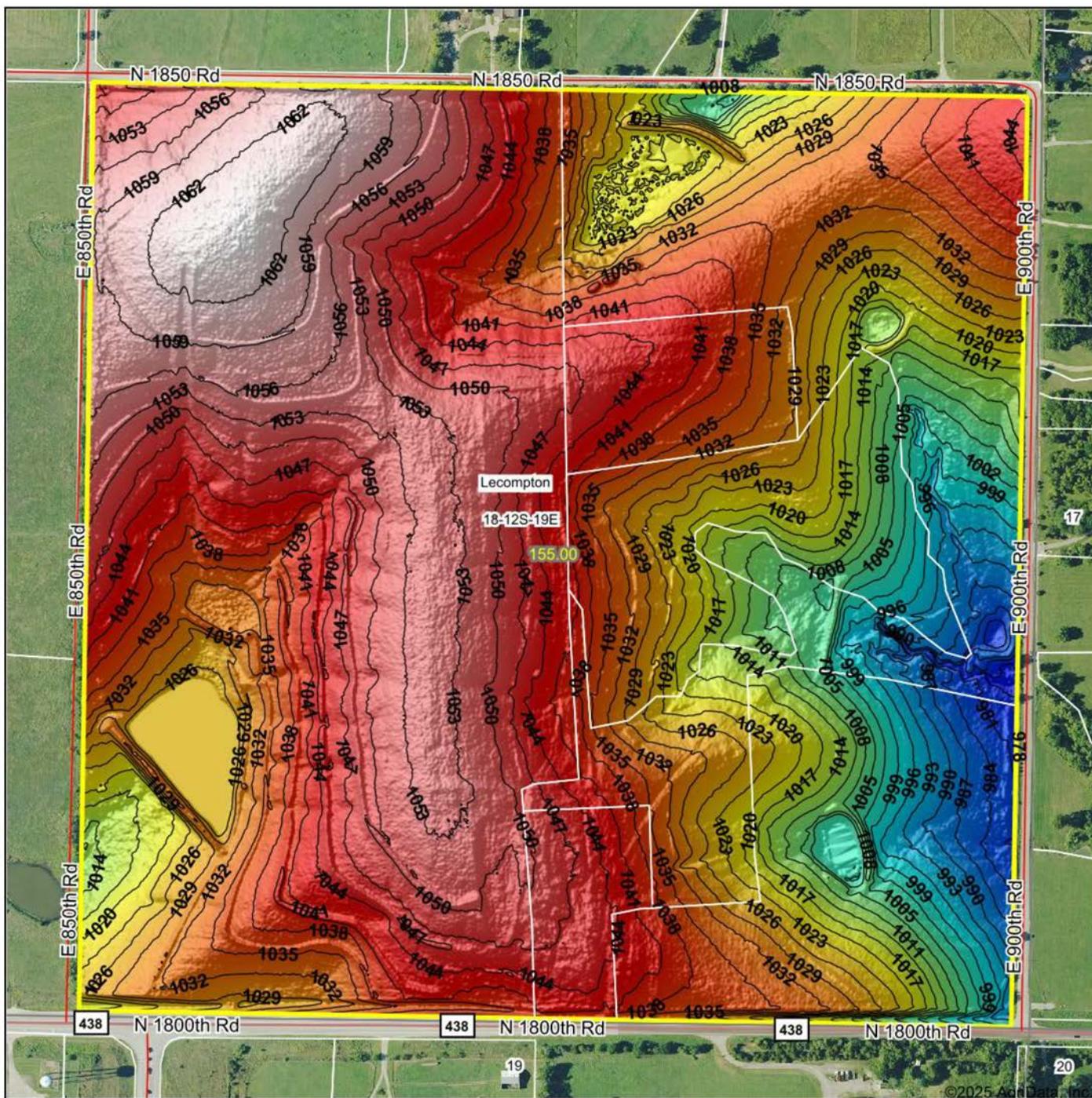
18-12S-19E
Douglas County
Kansas



2/13/2025

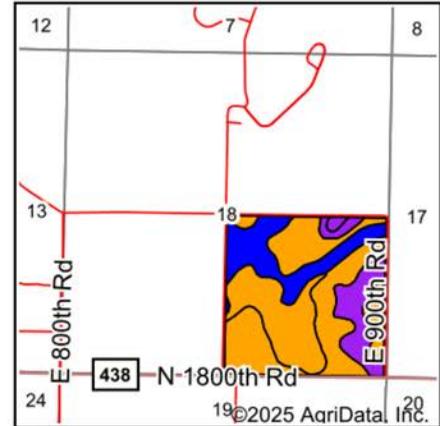
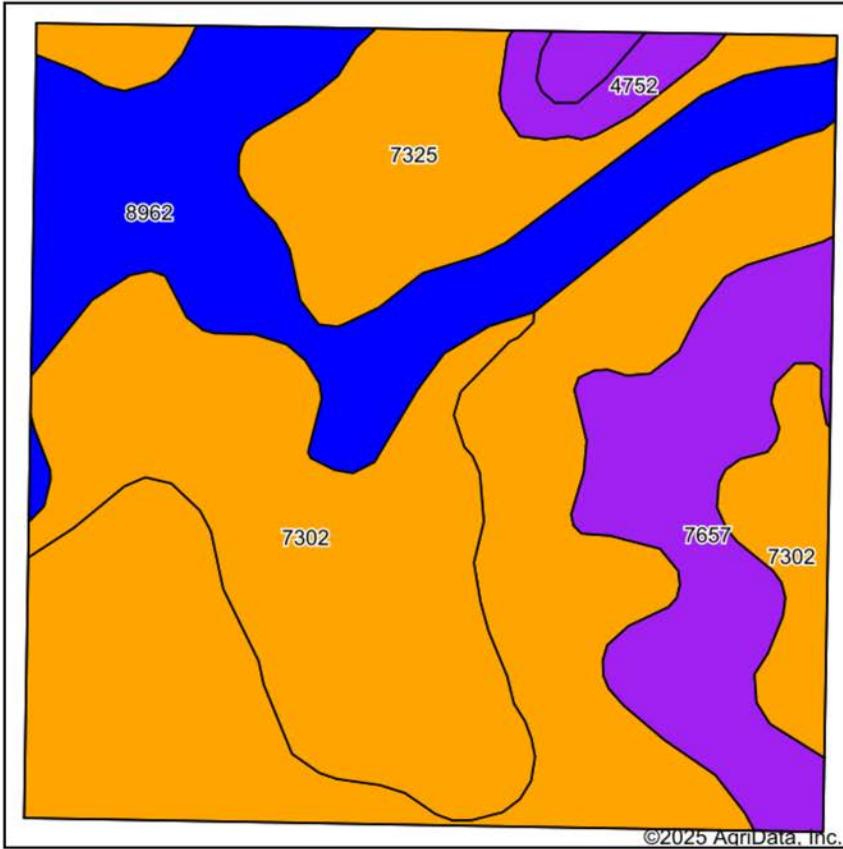
Field borders provided by Farm Service Agency as of 5/21/2008.

HILLSHADE MAP



<p>Low Elevation High</p>	<p>Source: USGS 1 meter dem Interval(ft): 3 Min: 975.5 Max: 1,065.0 Range: 89.5 Average: 1,033.5 Standard Deviation: 18.9 ft</p>	<p>0ft 436ft 871ft</p>
<p>Maps Provided By: surety <small>CUSTOMIZED ONLINE MAPPING</small> © AgriData, Inc. 2023 www.AgriDataInc.com</p> <p>Field borders provided by Farm Service Agency as of 5/21/2008.</p>	<p>2/13/2025</p> <p>18-12S-19E Douglas County Kansas</p> <p>Boundary Center: 39° 0' 14.89, -95° 20' 23.96</p>	

SOILS MAP



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



Maps Provided By:
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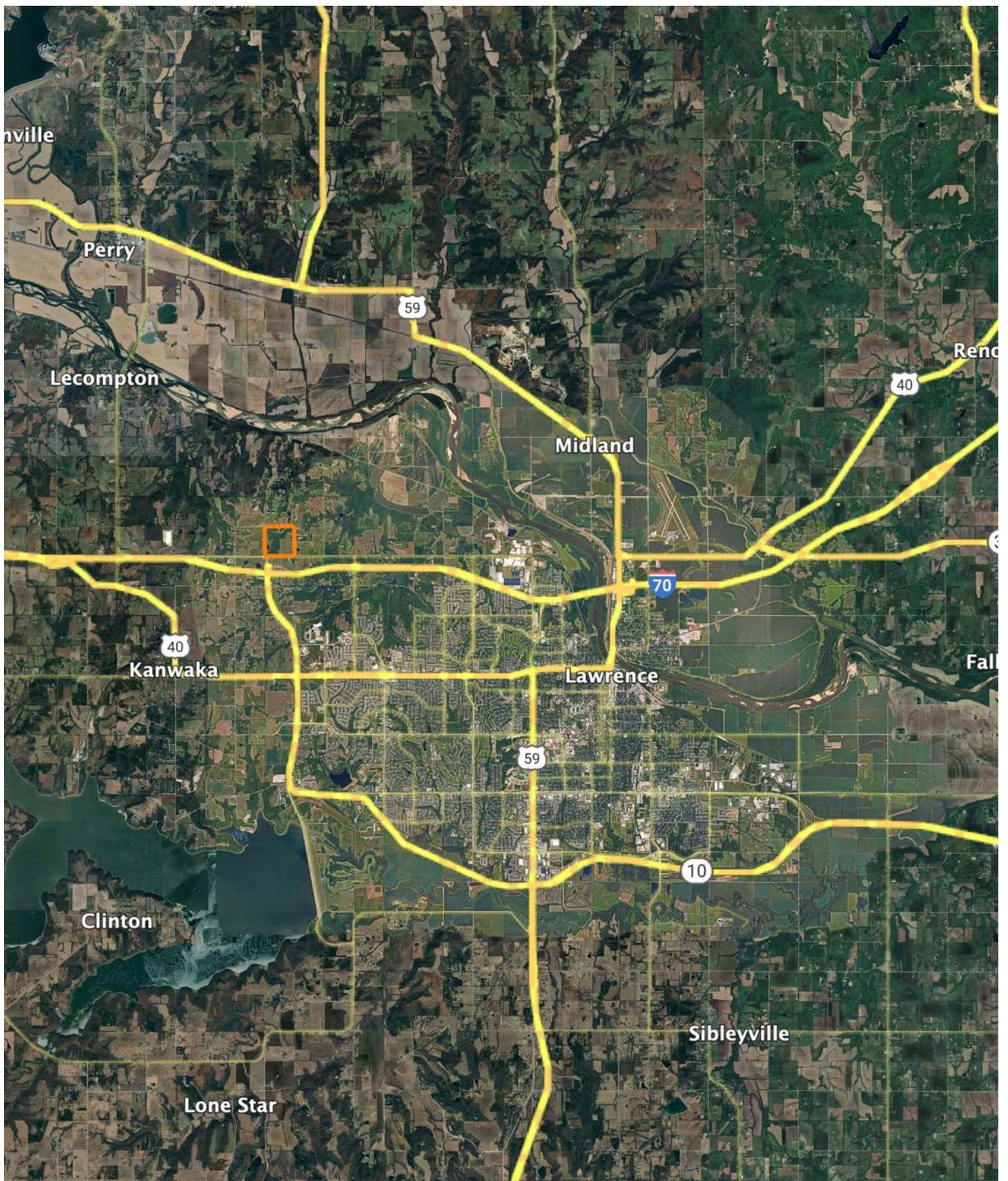


Area Symbol: KS045, Soil Area Version: 21

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%		IIs
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 is one of Kansas' most accomplished and trusted land agents, recognized statewide for her consistent leadership and top-level performance in farm, ranch, and recreational real estate. With deep generational roots in Lyon County, Kansas, Brenda's understanding of land is not learned—it is lived.

Raised on a farm and immersed in rural life from an early age, Brenda developed a lifelong respect for agriculture, stewardship, and the legacy that land represents. Her upbringing shaped both her work ethic and her intuitive ability to evaluate land for its highest and best use, whether for production agriculture, ranching, hunting, or long-term investment.

Brenda earned her stripes in Marketing and Business Management from Barton County Community College, while playing softball at the collegiate level, and Emporia State University, pairing formal education with hands-on experience to create a powerful foundation for a career in land real estate. After excelling in sales early in her career, she made a deliberate transition into land brokerage—quickly distinguishing herself as a market leader. In her first year alone, she became both a licensed auctioneer and an Accredited Land Consultant (ALC), a designation held by only the most knowledgeable professionals in the land industry.

Her performance record reflects sustained excellence at the highest level. Brenda has been recognized as Top Land Sales Agent every year since 2015 and earned the title of Top Overall Sales Agent in Kansas for eight consecutive years (2017–2024). Her lifetime sales achievements include multiple Master, Silver, Gold, Platinum and the coveted Andy Anderson awards—placing her among the elite land brokers in the Midwest.

An avid bow hunter and official Deer Steward with the Quality Deer Management Association (QDMA), Brenda brings unmatched insight into wildlife habitat, land improvement, and recreational value. Her expertise allows clients to see not only what a property is—but what it can become. She is known for helping landowners enhance value, create legacy properties, and position assets strategically for future generations.

Brenda's approach is defined by precision, integrity, and a hands-on commitment from listing to closing. She is highly regarded for her ability to align the right buyer with the right property, while managing complex land transactions with clarity and confidence. Brenda knows how precious a tract of land can be, the history and legacies that are held. Her clients value her unwavering commitment to honesty and integrity, deep market knowledge, strong skills, and a passion for land.

With decades of experience, statewide recognition, and a proven track record in high-value farm and ranch transactions, Brenda Doudican continues to set the standard for excellence in Kansas land real estate. When results, expertise, and trusted leadership matter, Brenda is the agent clients rely on.



BRENDA DOUDICAN,
LAND AGENT

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BDoudican@MidwestLandGroup.com



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