

MIDWEST LAND GROUP PRESENTS

80 ACRES IN

JACKSON COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

TOP TILLABLE ROW CROP PRODUCER

What an opportunity to own one exceptionally well-stewarded tract of prime tillable acres in Jackson County, Kansas. The saying is "you reap what you sow" and on this tract of ground, that is no exception. With the development that has taken place over the years of building this tract of tillable land to its top performance, the maintenance is effortless, and the yields are incredible year after year as a tried-and-true producer.

The 80 +/- acres are made up of 75 +/- acres of tillable row crop and 5 +/- acres of expired CRP and hardwood timbered draw with tributary. The tillable acres are primarily made up of 71 +/- acres of Martin soil type, considered Class III, and 4 +/- acres of Clime soil type, considered Class VI. Over the recent years, the land has received drain tile along with a restructuring of the terraces, all in stewardship to allow for proper water diversion. And when touring through, you will take notice of how clean the tract is with no erosion or one troublesome spot on the tract. As clean as they come, which allows the farmer to ease prepping, planting, and harvesting. 2024 year were planted to soybeans that averaged 55 bushels per acre. 2023 was planted to corn, 2022 planted to soybeans, and 2021 was a double crop year with winter wheat and soybeans. The landowner has been self-farming, so there would be no current lease for the 2025 year, allowing the new owner to farm. Currently, there is corn planted. The current landowner would also have an interest in leasing back the land,

and it would be an ideal opportunity for an investor. The average cash rent on the farm is \$130.00-\$140.00 per acre for a total of \$10,400.00- \$11,200.00 annually. The 5 +/- acres of expired CRP, hardwood timber stand, and tributary sit on the northwest side of the farm. The timber stand is made up primarily of Black Walnut, Elm, Hackberry, and Cottonwood, and lines the perfect water diversion tributary that kicks the water out to the west. This cover area is a great, fantastic upland quail habitat and is hunted annually by family friends.

With the location of the farm just 2.5 miles north of Delia, this could futuristically become one incredible built site location as well. The a beautiful 360-degree canvas, the views would never get old. Electricity runs along the east roadside and sits in Jackson County Rural Water District #3. The road frontage along the farm on Road F is currently minimum maintenance, with the gravel ending just a few yards to the south at the last residence. All mineral rights are intact and transfer to the Buyer at closing.

A tract of tillable ground like this is almost impossible to find, exceptionally stewarded with year after year of incredibly well above the average annual yields, and is one to tour in person to truly appreciate all it is and all it will continue to be! For additional information or to schedule a tour, contact Brenda Doudican with Midwest Land Group at (620) 794-8075.

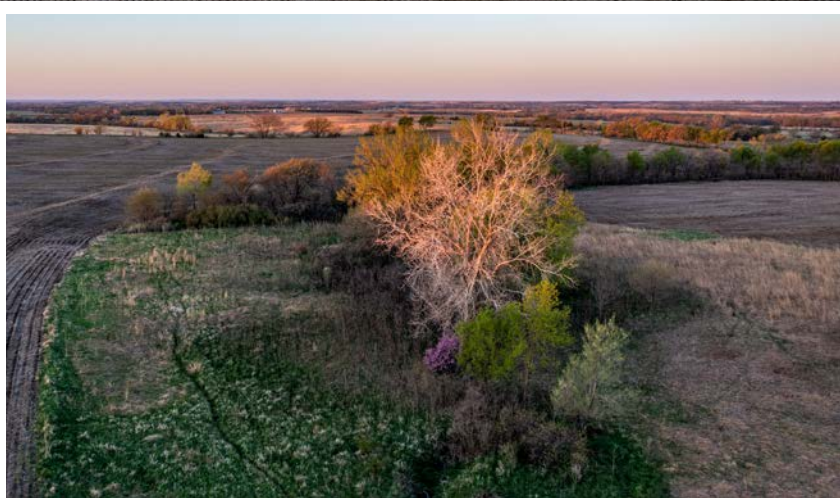
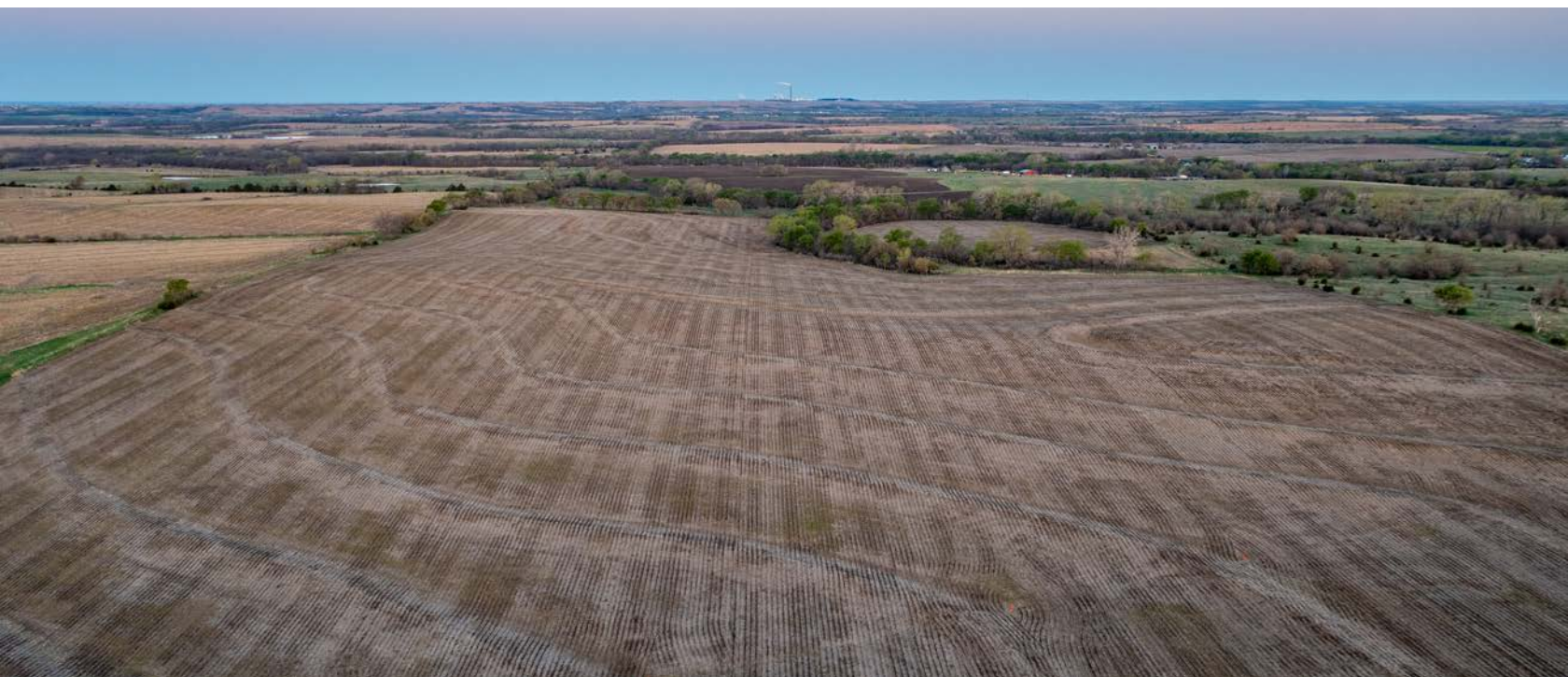
PROPERTY FEATURES

PRICE: **\$477,920** | COUNTY: **JACKSON** | STATE: **KANSAS** | ACRES: **80**

- 80 +/- acres total
- 75 +/- acres tillable row crop
- 5 +/- acres expired CRP grass and timbered draw
- Exceptionally well-stewarded farm
- Top-notch terraces and drain tile allowing proper water diversion to tributary
- No erosion throughout
- Martin soil type
- Above-average annual yields
- Corn currently planted
- \$10,400.00- \$11,200.00 annual cash rent
- All mineral rights intact
- 2.5 miles north of Delia
- Approximate 2024 tax: \$1,603.56



80 +/- ACRES TOTAL



75 +/- ACRES TILLABLE ROW CROP



TOP NOTCH TERRACES AND DRAIN TILE



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 39° 17' 1.17, -95° 56' 49.71

0ft 429ft 858ft



Maps Provided By:



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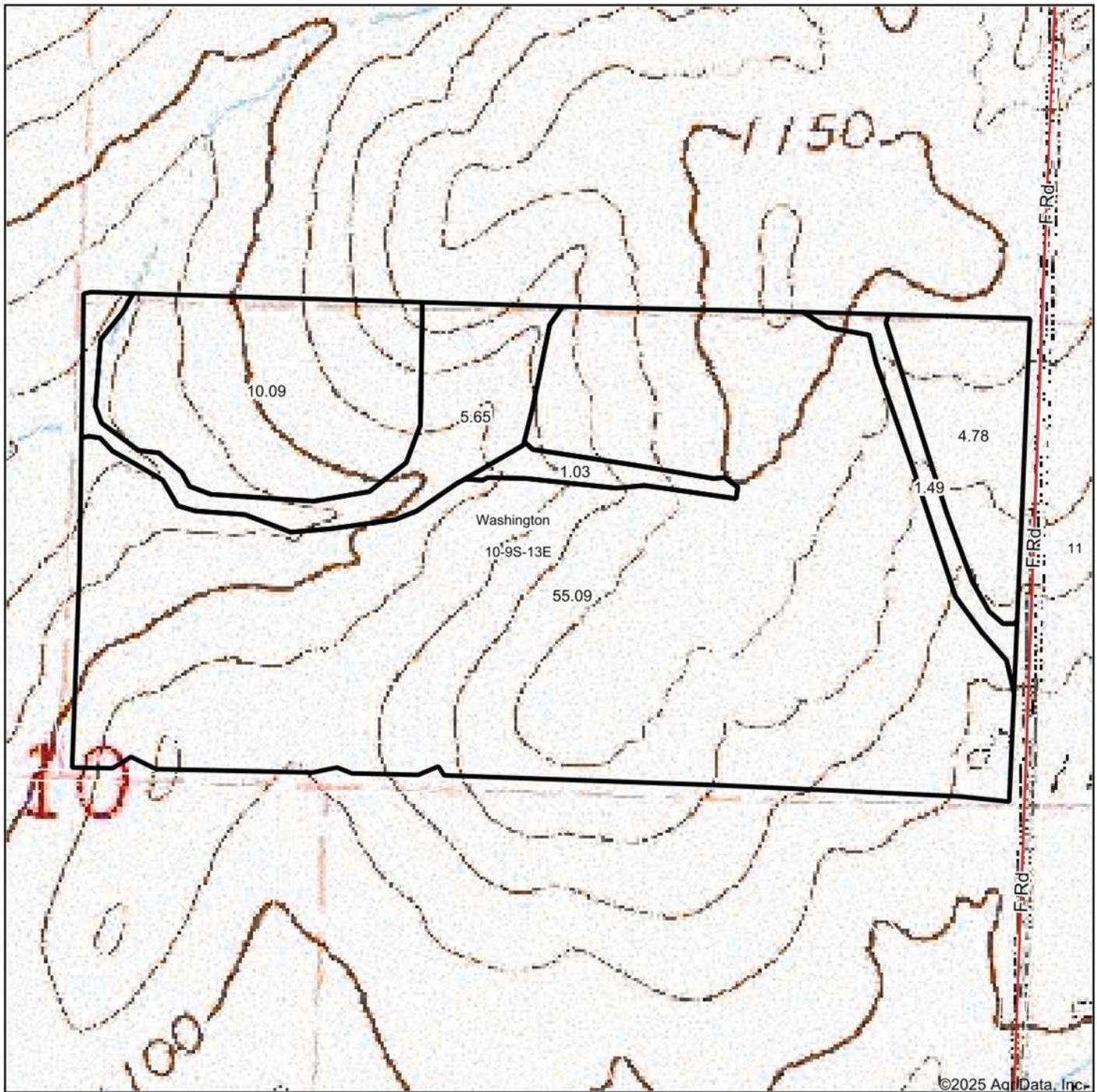
10-9S-13E
Jackson County
Kansas



1/29/2025

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

TOPOGRAPHY MAP



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Map Center: 39° 17' 1.08, -95° 56' 49.71

0ft 429ft 858ft

10-9S-13E
Jackson County
Kansas

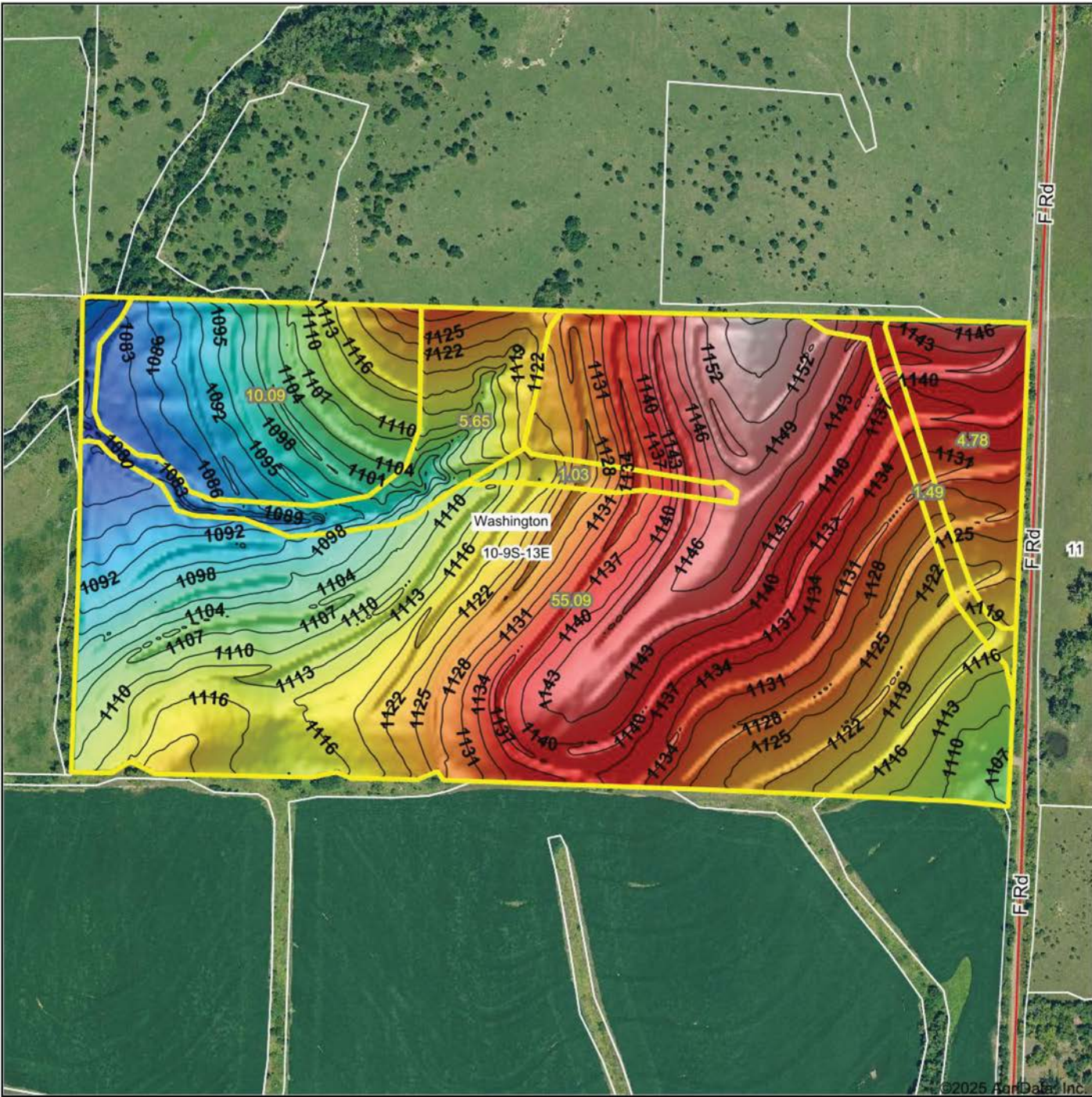


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Field borders provided by Farm Service Agency as of 5/21/2008.

HILLSHADE MAP



Low Elevation High

Source: USGS 3 meter dem

Interval(ft): 3

Min: 1,073.8

Max: 1,159.3

Range: 85.5

Average: 1,121.0

Standard Deviation: 18.54 ft

0ft 430ft 861ft

1/29/2025

10-9S-13E
Jackson County
Kansas

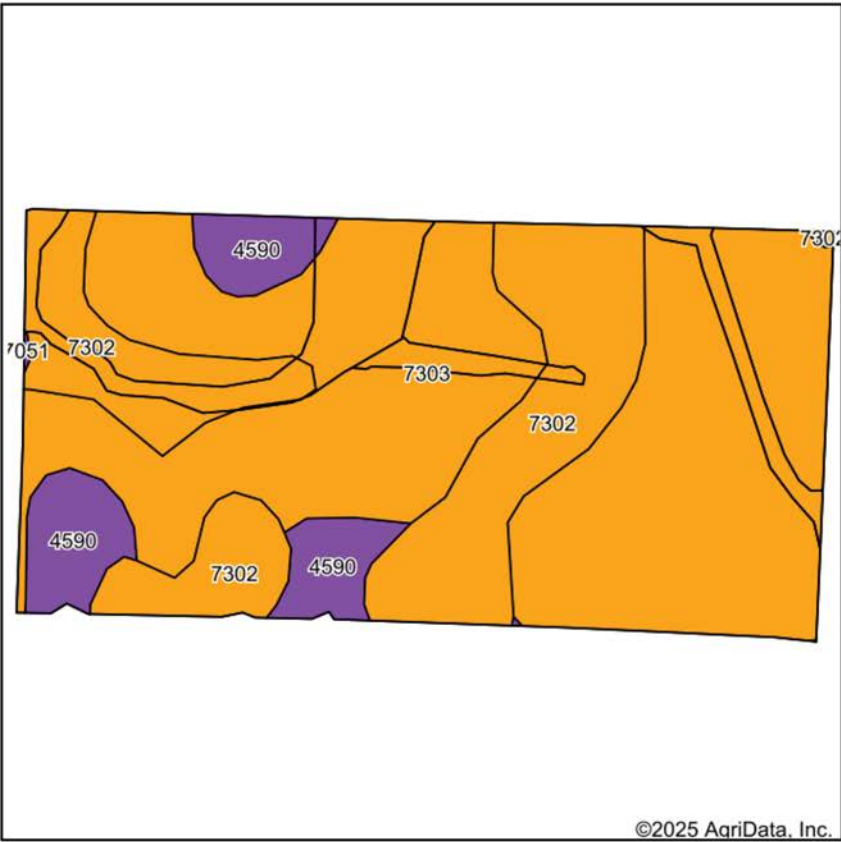
Boundary Center: 39° 17' 1.17, -95° 56' 49.71

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

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Jackson**
Location: **10-9S-13E**
Township: **Washington**
Acres: **78.13**
Date: **1/29/2025**



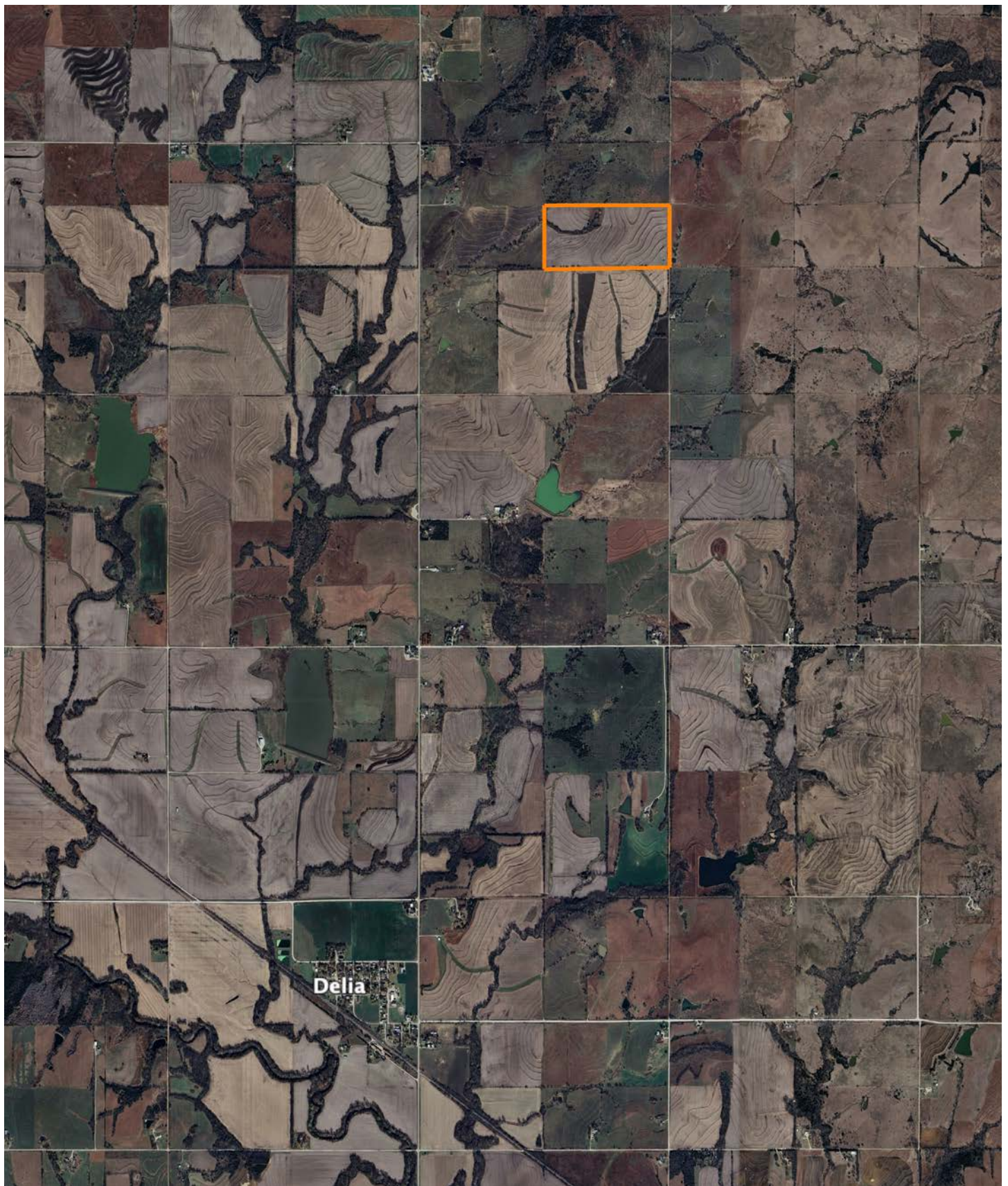
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Area Symbol: KS085, Soil Area Version: 23					
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c
7303	Martin silty clay loam, 3 to 7 percent slopes, eroded	49.29	63.1%		IIIe
7302	Martin silty clay loam, 3 to 7 percent slopes	21.64	27.7%		IIIe
4590	Clime-Sogn complex, 3 to 20 percent slopes	7.20	9.2%		VIe
Weighted Average					3.28

*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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