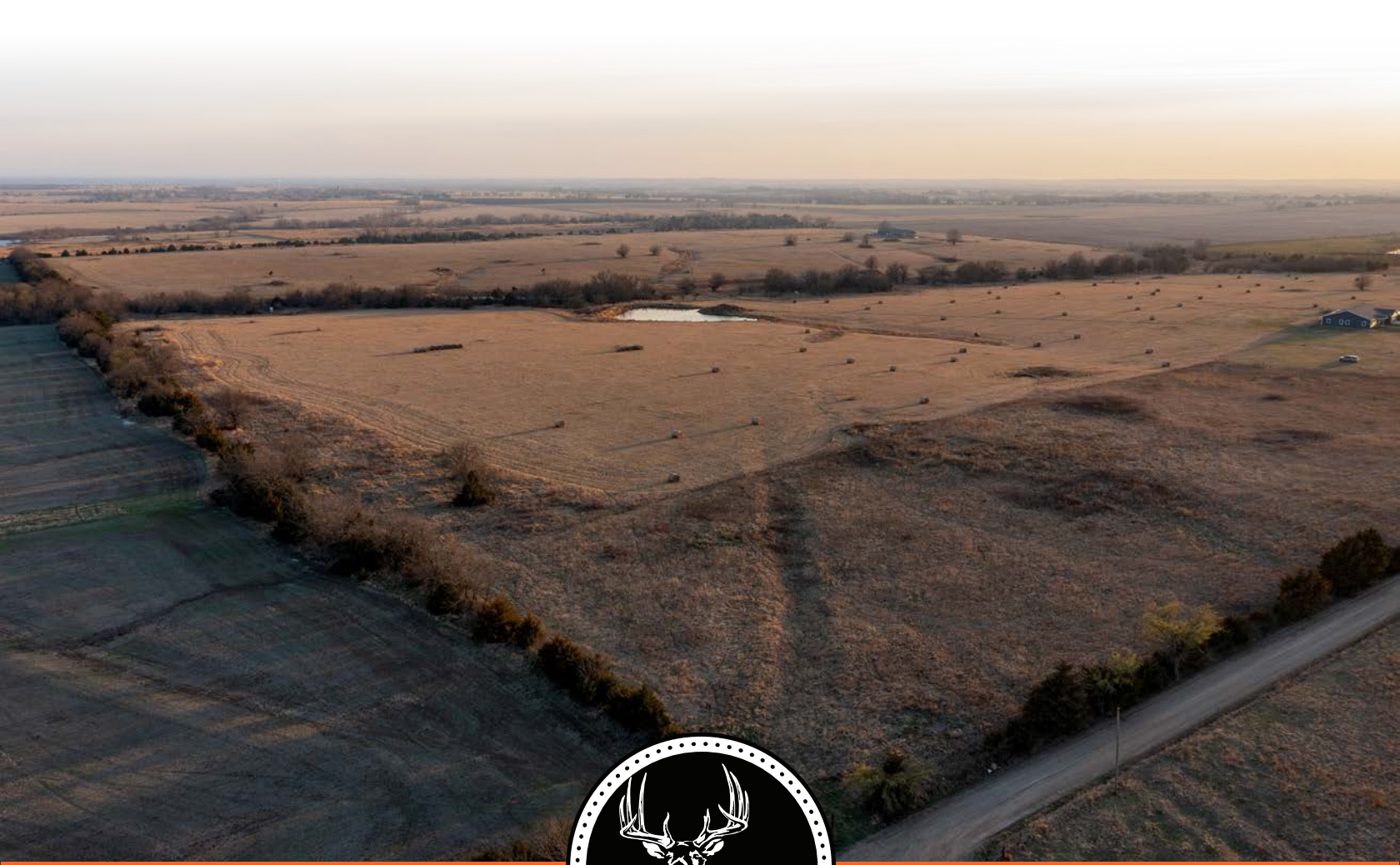


MIDWEST LAND GROUP PRESENTS

21.74 ACRES IN

LYON COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PRIME BUILD SITE WITH AN INCREDIBLE FLINT HILLS SETTING

Located in the heart of the Flint Hills of Kansas sits this prime 21.74 +/- acre build site that holds all the never-ending views and ideal county life seclusion. With just a 1 ½ drive off of pavement, the accommodations to and on the tract are perfect.

Pulling down Road 280, take note of the road closed signs that continue east which restricts traffic on the road to the landowners and farmers, creating a prime feel of seclusion. Pulling onto the property there is cross fencing that created a livestock grazing area. Head on back and take advantage of the beautiful 360-degree views that flow over the gently rolling hillsides. The 21 +/- acres are all native grasses that primarily consist of Big Bluestem, Little Bluestem, Switch Grass, and Indian Grass that have been well maintained and are as clean as they come. On the south property line, there is a tributary that runs throughout which flows into Allen

Creek. The east property line holds a wonderful hardwood stand along the fence line.

The utilities on the property run along Road 280 frontage with prime access to hook up. Lyon County Rural Water District #1 and Four Rivers Electric are the current utility providers for water and electric. Currently, the cost for a water meter is \$3,000.00 plus installation. A septic or lagoon system would be approved through Lyon County. A staked survey has just been performed on the property and will be recorded with Lyon County.

With all the ideal dynamics on a manageable tract size that holds all the wants and needs, along with a fantastic location just off pavement, what more could one ask for! This prime build site is one to tour in person and most certainly will not last long! Contact Brenda Doudican at (620) 794-8075 for additional information or to schedule your tour.

PROPERTY FEATURES

PRICE: **\$84,360** | COUNTY: **LYON** | STATE: **KANSAS** | ACRES: **21.74**

- 21.74 +/- acres total
- Prime build site
- Native hay meadow
- Beautiful rolling landscape
- Secluded setting just 1.5 miles off pavement
- No through-road access going east
- Lyon County Rural Water District #1
- Four Rivers Electric
- All mineral rights intact
- Current staked survey
- North Lyon County USD #253 School District
- Approximate 2024 tax: \$318.77 TBD by final survey review
- 15 miles to Emporia
- 4.8 miles to Americus
- 20 miles to Council Grove
- 60 miles to Topeka

PRIME BUILD SITE



NATIVE HAY MEADOW



AERIAL MAP



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Boundary Center: 38° 33' 45.59, -96° 14' 8.8

0ft 277ft 555ft



Maps Provided By:



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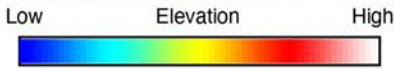
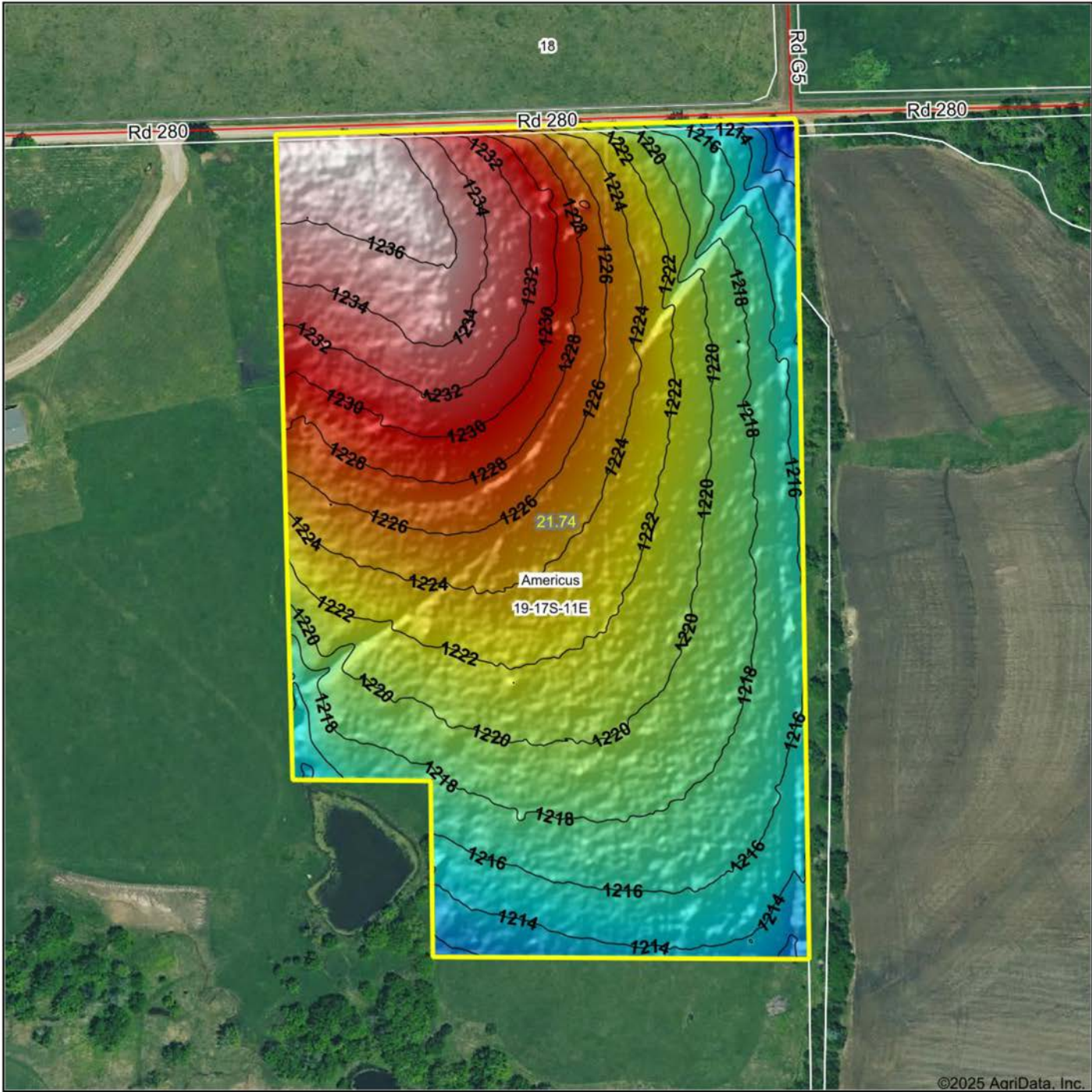
19-17S-11E
Lyon County
Kansas



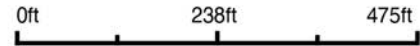
4/9/2025

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

HILLSHADE MAP



Source: USGS 1 meter dem
 Interval(ft): 2
 Min: 1,207.3
 Max: 1,237.6
 Range: 30.3
 Average: 1,222.9
 Standard Deviation: 6.56 ft



19-17S-11E
 Lyon County
 Kansas

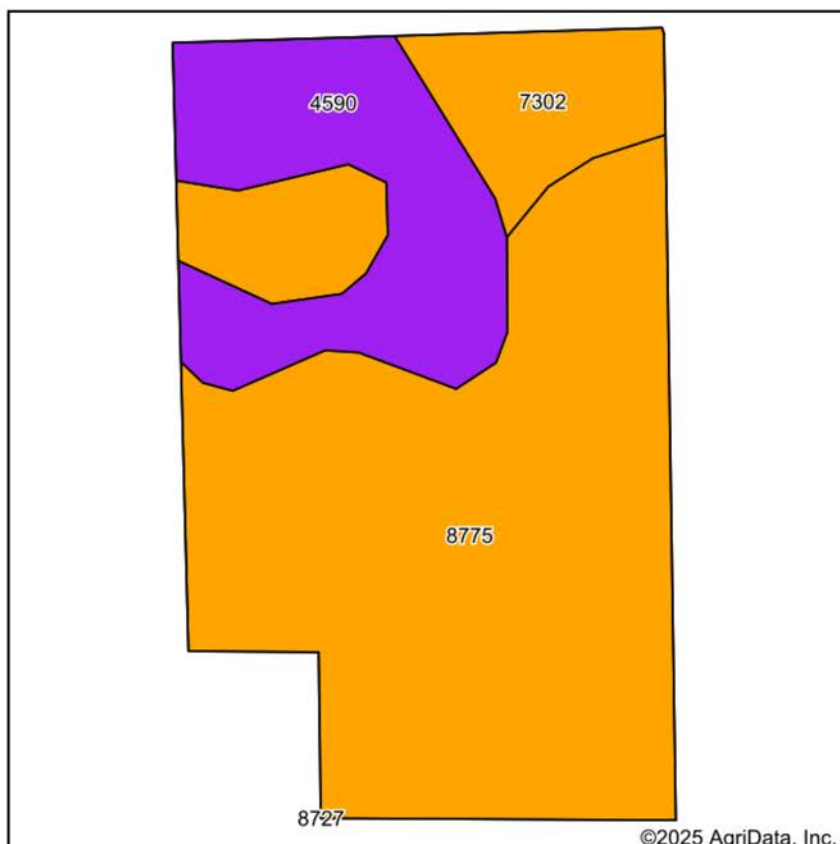
Boundary Center: 38° 33' 45.59, -96° 14' 8.8



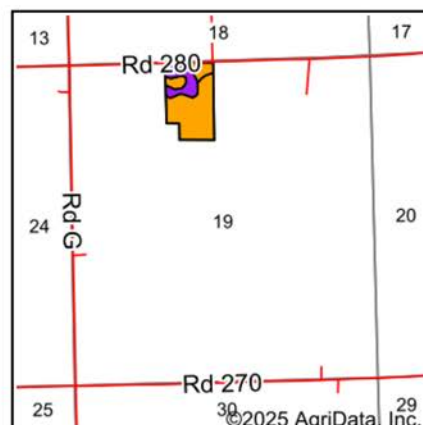
Maps Provided By:
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 CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Lyon**
 Location: **19-17S-11E**
 Township: **Americus**
 Acres: **21.74**
 Date: **4/9/2025**






Maps Provided By:

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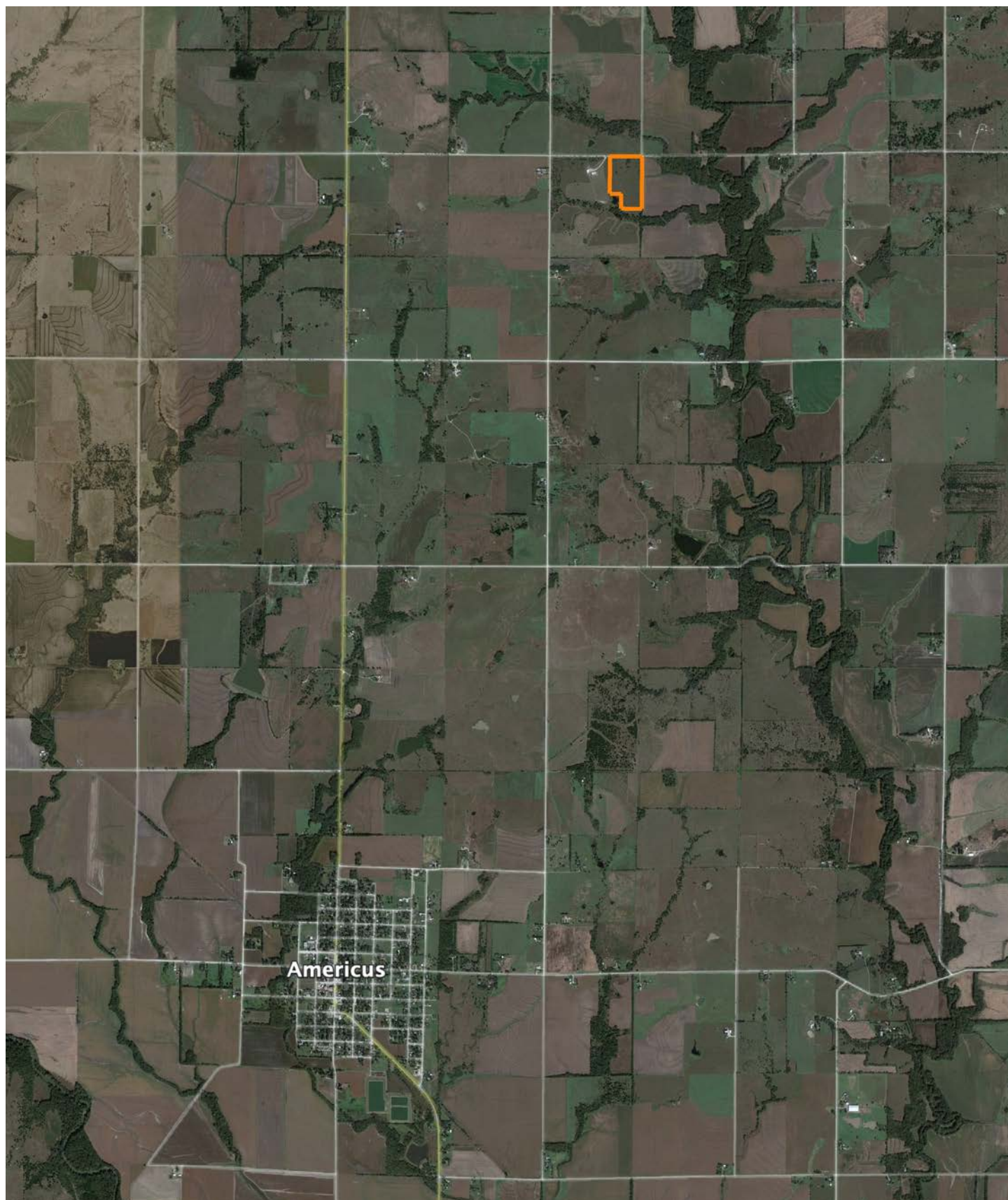
Area Symbol: KS111, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c
8775	Kenoma silt loam, 1 to 3 percent slopes	15.13	69.6%		IIIe	
4590	Clime-Sogn complex, 3 to 20 percent slopes	4.64	21.3%		Vle	
7302	Martin silty clay loam, 3 to 7 percent slopes	1.97	9.1%		IIIe	IIIe
Weighted Average					3.64	*-

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

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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MidwestLandGroup.com

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