

MIDWEST LAND GROUP PRESENTS

117 ACRES IN

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# LYON COUNTY KANSAS



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

# TOP-END HUNTING WITH LIFELONG MEMORIES ON BLUFF CREEK

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Located on the Lyon County and Wabaunsee County line sits this prime opportunity to hunt, play, and make memories on one incredible and well-diversified farm tucked away in the Flint Hills of Kansas. If you are looking for a top-end hunting tract and a place to disappear into the peaceful essence of nature on a manageable scale, look no further.

The current owner has had the pleasure of ownership of the farm since 1998 and enjoyed every minute, and with heartfelt emotions, knows that it is the time for the next chapter of the farm and bless a new owner with all the greatness and pleasure the farm has brought their family. The seller has also elected to keep the two tracts together rather than breaking them apart as they have worked so well cohesively over the years.

The 117 +/- acres are in two separate tracts just an arm's reach from each other. The north tract is made up of 77 +/- acres total with 36 +/- acres of native grassland meadows which are hayed annually and receives a \$825.00 payment. The 25 +/- acres of mature timber stand spiders out in fingerling draws throughout the entire tract and lining Bluff Creek that runs from north to south and is crystal clear and rock bottomed. The timber stand is primarily made up of Walnut, Elm, Cottonwood, Sycamore, Hackberry, White Oak, Osage Orange, and Cedar. The trails, rubs, and scraps throughout show the highway system through the entire farm. Pair that with being surrounded by big cattle country and seclusion, it's no wonder why the wildlife thrives! There are 2 gated entrances on the north end, one on the east that leads into the hay meadow acres, then on the west, a long

driveway easement that takes you back to the CRP acres, hunting shack, and pond. The spring-fed pond not only is fully stocked but also is the most incredible place to sit and take it all in. Not a sound in the world except nature. The shack has more living-type quarters up top with a storage area below. The CRP is enrolled until 2034 and receives an annual payment of \$719.00.

The 40 +/- acre tract that sits just to the south holds many of the same characteristics and attributes as the north end, just on a smaller scale. Coming in on the south side along Road 390, you'll see the piped double-gated entrance that takes you in and overlooks the property. The bluff that drops off to the northwest makes for one incredible setting and an ideal spot to potentially build. The pond sits just down in the bottoms to the east. With the draws and pinch points throughout, there are prime locations for food plots to create year-round food sources, just like the north end. This tract is hayed annually as well and receives a \$800.00 payment. Walking the creek, you will notice just like the north, it too is riddled with all the traffic and amazing how many different deer are on this farm compared to the north, and ideal for hunting multiple wind directions and access. Hunting unit #14.

From top-end whitetails, never-ending turkey, and healthy quail populations to the always stunning prairie chicken, this farm holds all the needs, wants, and everything one could dream of and is all on one manageable farm. For additional information or to schedule your tour, contact Brenda Doudican at (620) 794-8075.



# PROPERTY FEATURES

PRICE: **\$472,000** | COUNTY: **LYON** | STATE: **KANSAS** | ACRES: **117**

- 2 deeded tracts ¼ mile apart
- Approximate 2024 tax - Tract #1: \$462.96 & Tract #2: \$207.70 for a total: \$670.6617 miles to Americus
- All mineral rights intact
- Hunting unit # 14
- Incredible hunt history over the years of single ownership
- Whitetail, turkey, quail, and prairie chicken
- 19 miles to Council Grove
- 25 miles to Emporia
- 55 miles to Topeka

## Tract #1

- 77 +/- acres total
- 36 +/- acres native grassland meadows
- 25 +/- acres mature hardwood timber stand
- 16 +/- acres CRP active until 2034 with an annual payment of \$719.00
- Bluff Creek running throughout
- 1 spring-fed pond
- Hunting shack with living space above and storage below
- 2 gated entrances along north end
- Fenced with 5-strand barbed wire

## Tract #2

- 40 +/- acres
- 26 +/- acres native grassland meadows
- 14 +/- acres mature hardwood timber stand
- Bluff Creek running throughout
- 1 pond
- Fenced with 5-strand barbed wire
- Rolling elevation changes throughout





# TRACT 1 - 77 +/- ACRES

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The north tract is made up of 77 +/- acres total with 36 +/- acres of native grassland meadows which are hayed annually. The 25 +/- acres of mature timber stand spiders out in fingerling draws throughout the entire tract and lining Bluff Creek that runs from north to south and is crystal clear and rock bottomed.





# TRACT 2 - 40 +/- ACRES

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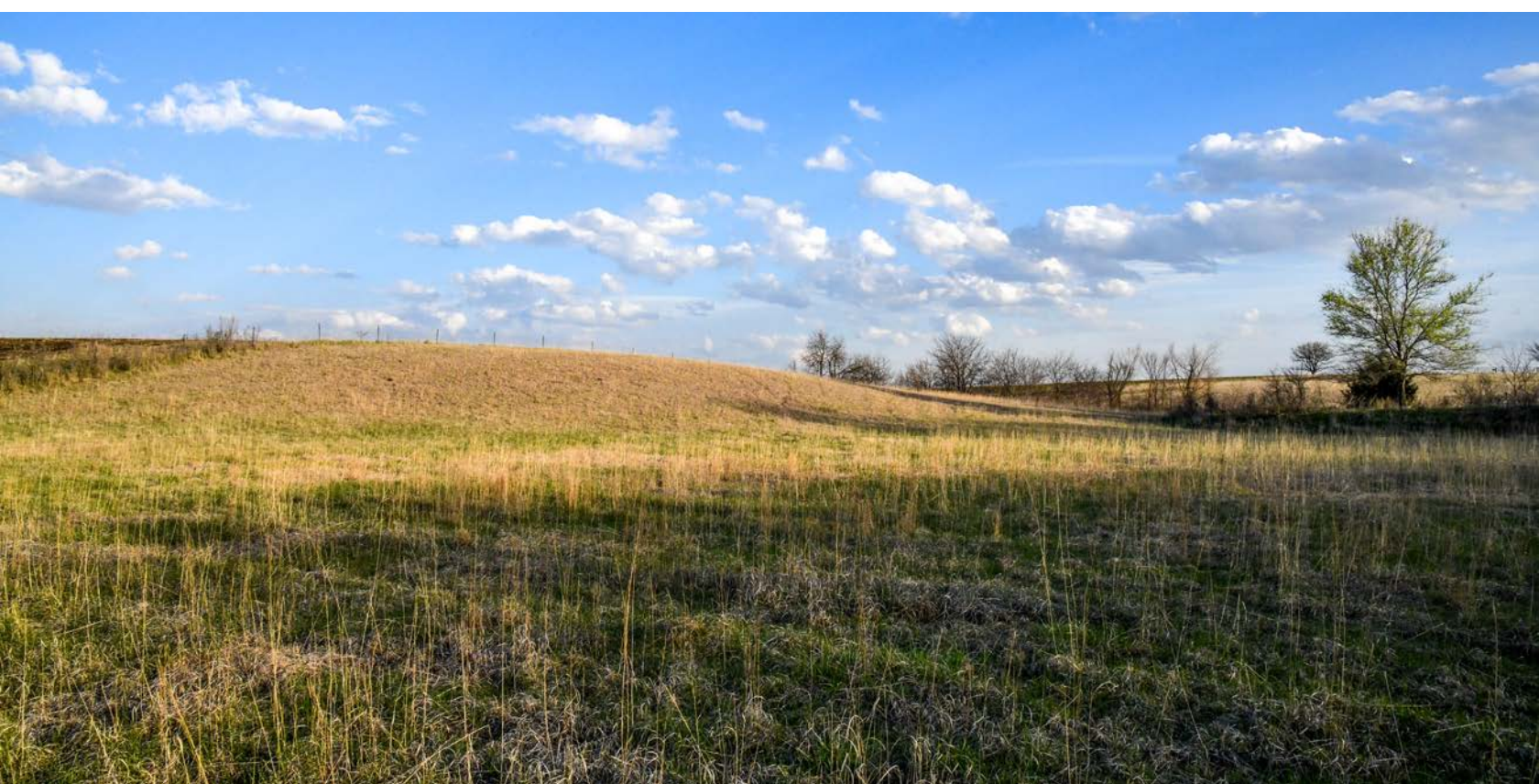
The 40 +/- acre tract that sits just to the south holds many of the same characteristics and attributes as the north end, just on a smaller scale. Coming in on the south side along Road 390, you'll see the piped double-gated entrance that takes you in and overlooks the property.





# ROLLING ELEVATION CHANGES

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# BLUFF CREEK

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## HUNTING SHACK & SPRING-FED POND

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# GATED ENTRANCES & 5-STRAND FENCES

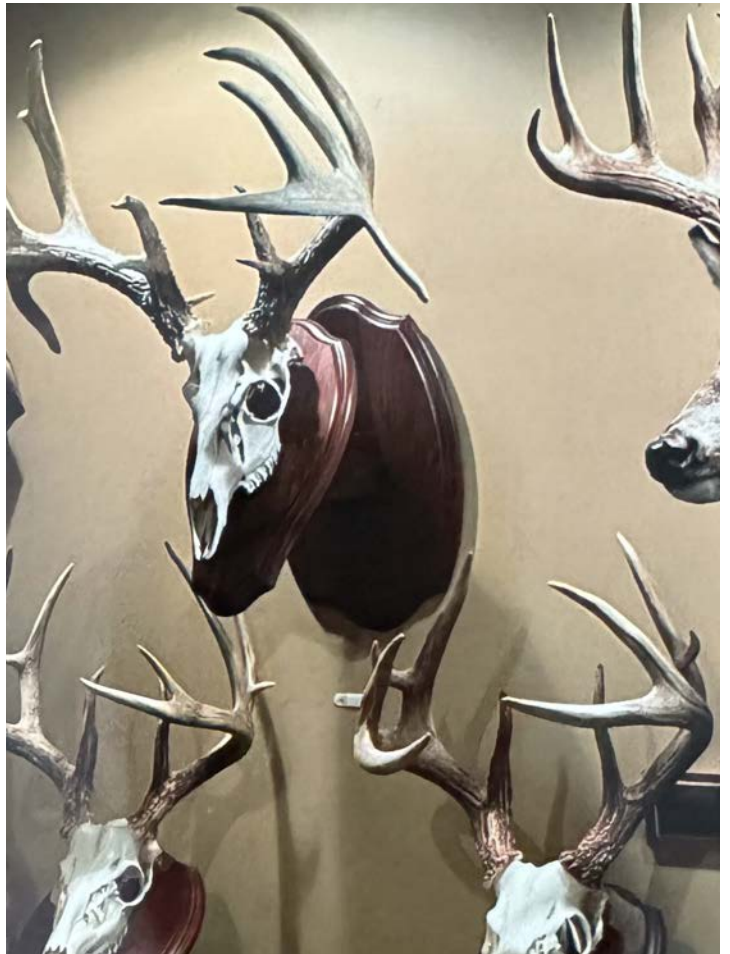
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# INCREDIBLE HUNT HISTORY

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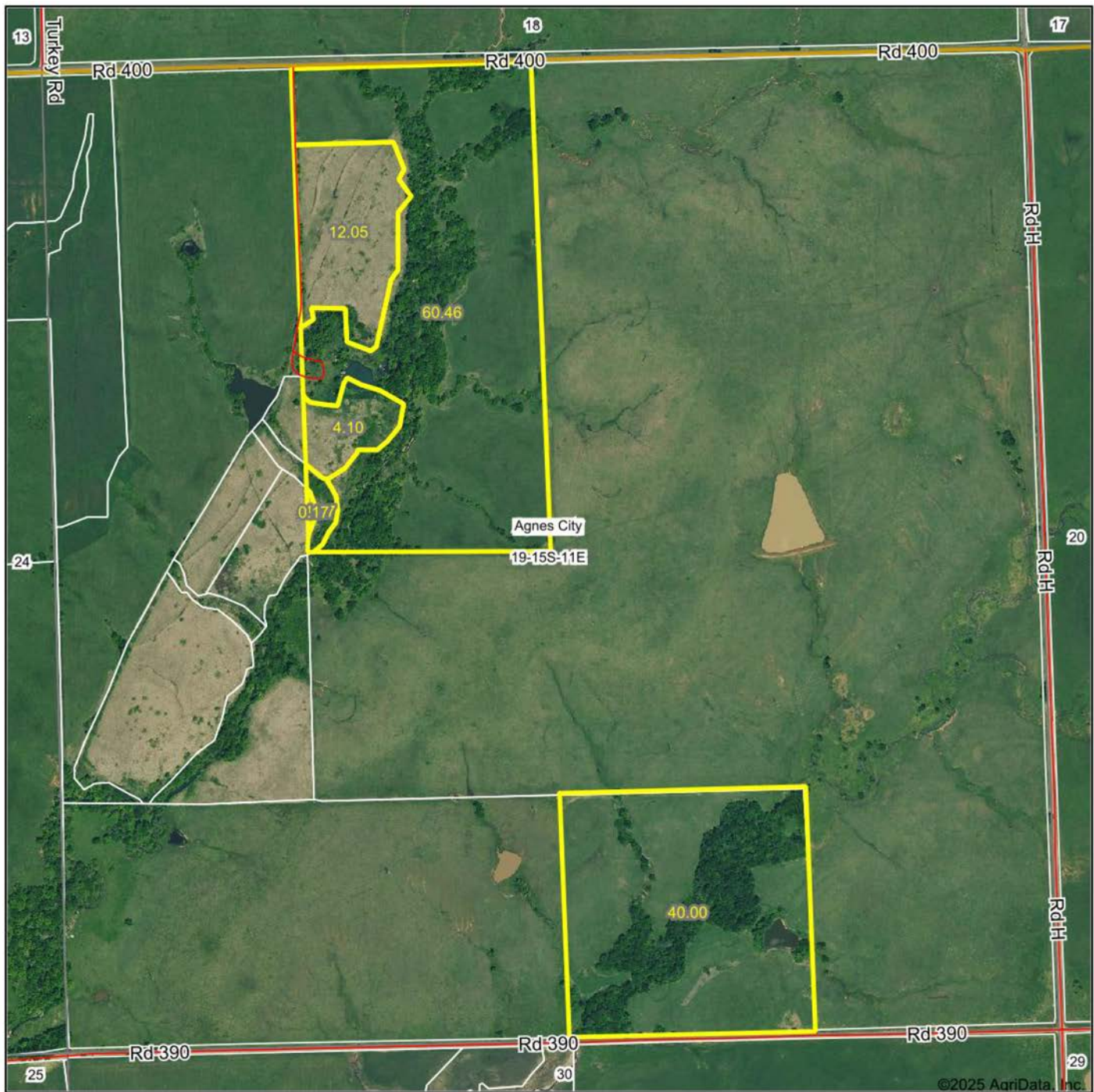
# TRAIL CAM PICTURES

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# AERIAL MAP



Maps Provided By:



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Boundary Center: 38° 43' 53.78, -96° 13' 58.62

0ft 834ft 1668ft

19-15S-11E  
Lyon County  
Kansas

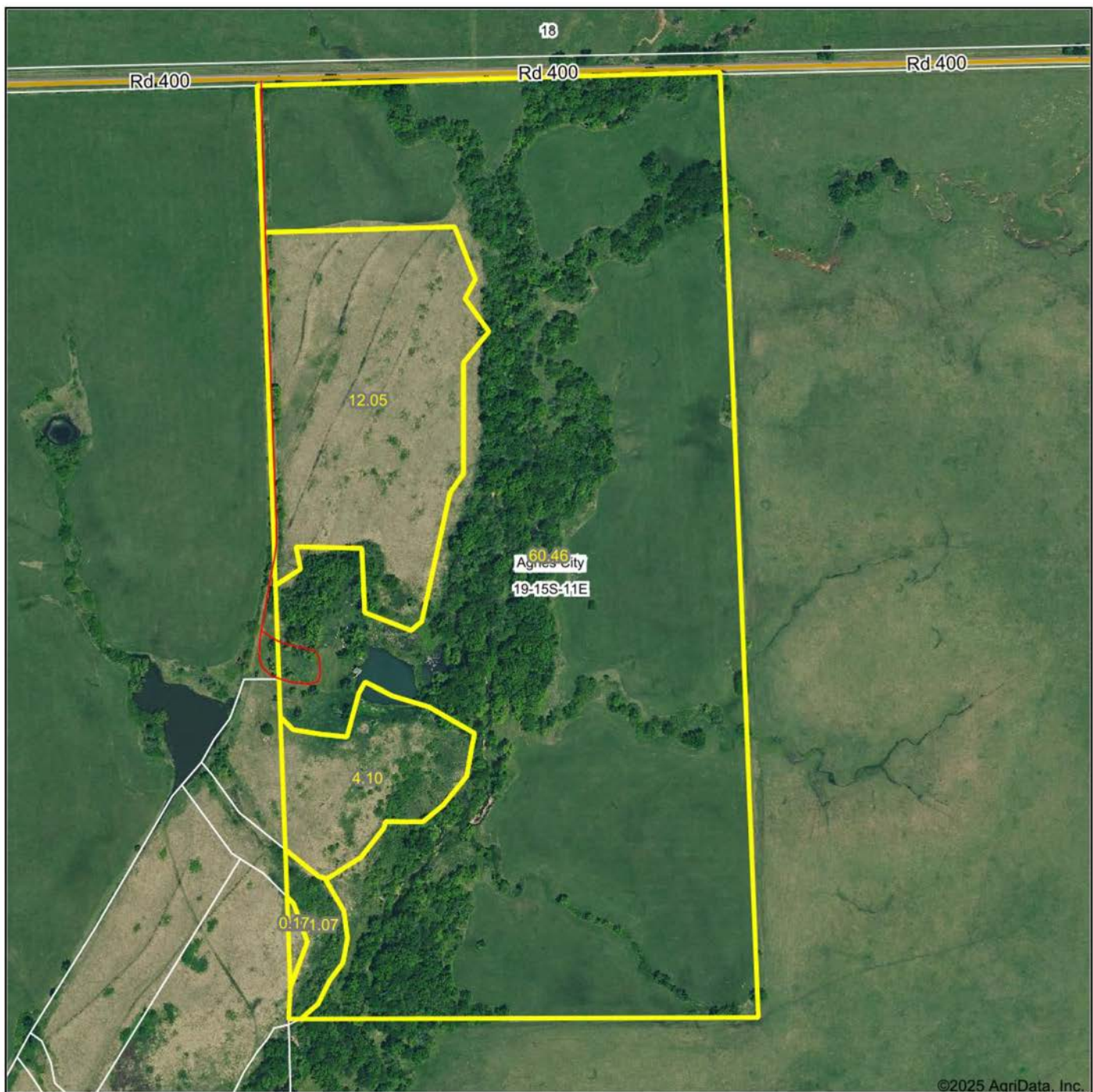


4/14/2025

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



# AERIAL MAP - TRACT #1



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Maps Provided By:



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Boundary Center: 38° 44' 6.74, -96° 14' 7.1

19-15S-11E  
Lyon County  
Kansas

0ft 432ft 863ft



1/22/2025

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



# AERIAL MAP - TRACT #2



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Boundary Center: 38° 43' 34.26, -96° 13' 50.28

**19-15S-11E**  
**Lyon County**  
**Kansas**

0ft 246ft 492ft

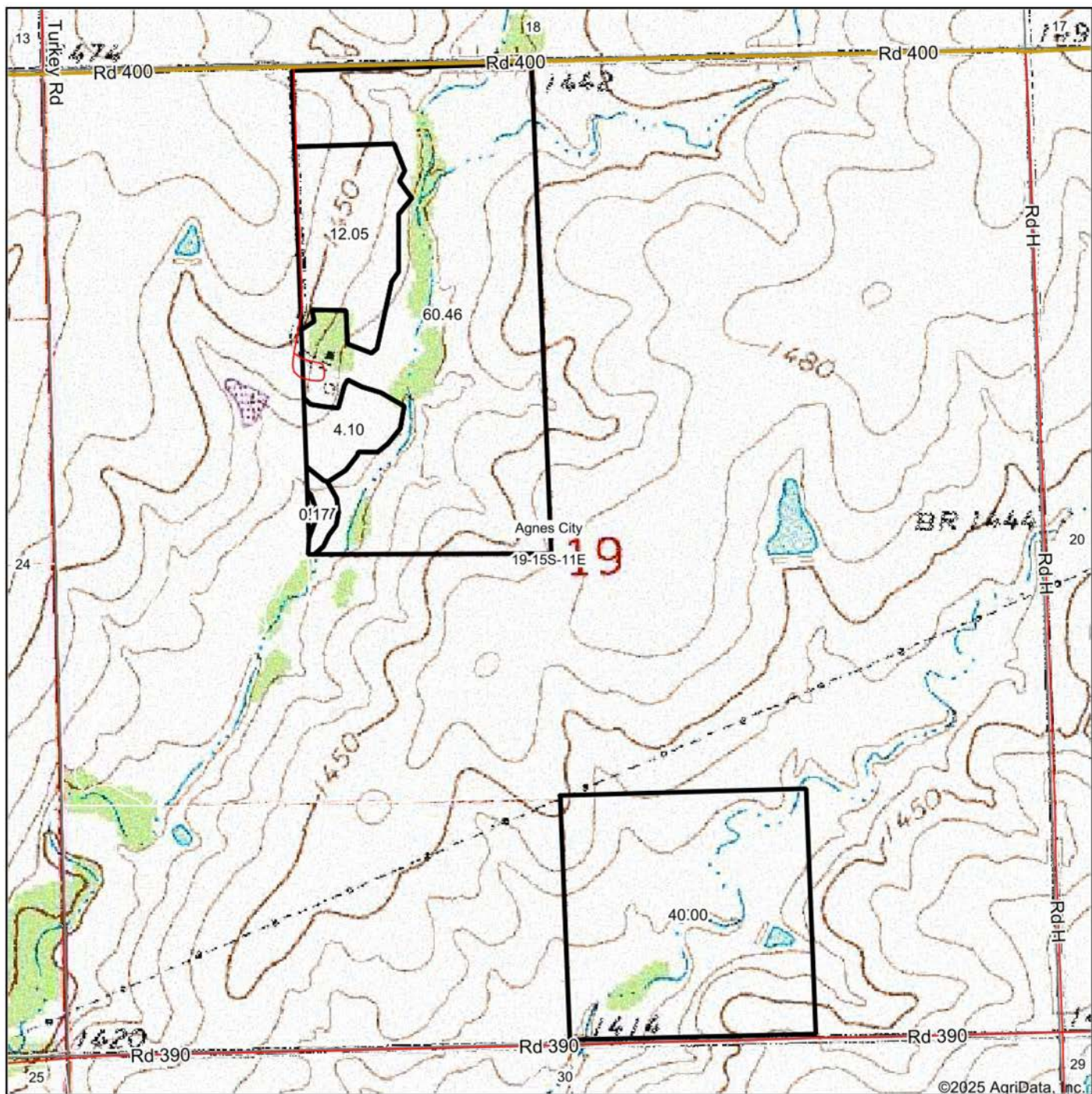


1/22/2025

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



# TOPOGRAPHY MAP



Map Center: 38° 43' 53.85, -96° 13' 58.93

0ft 834ft 1668ft

**19-15S-11E**  
**Lyon County**  
**Kansas**



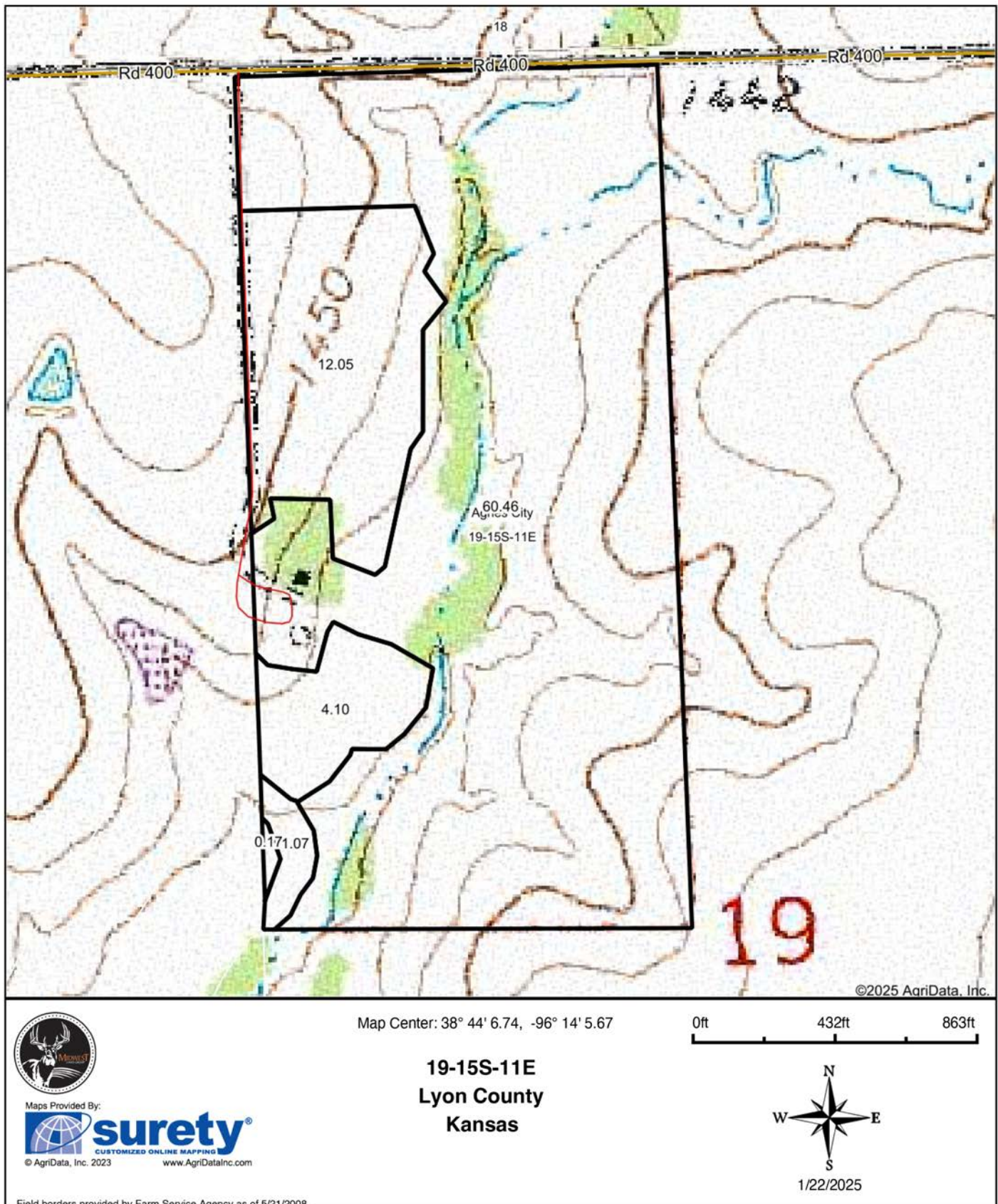
Maps Provided By:

**surety**  
CUSTOMIZED ONLINE MAPPING  
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Field borders provided by Farm Service Agency as of 5/21/2008

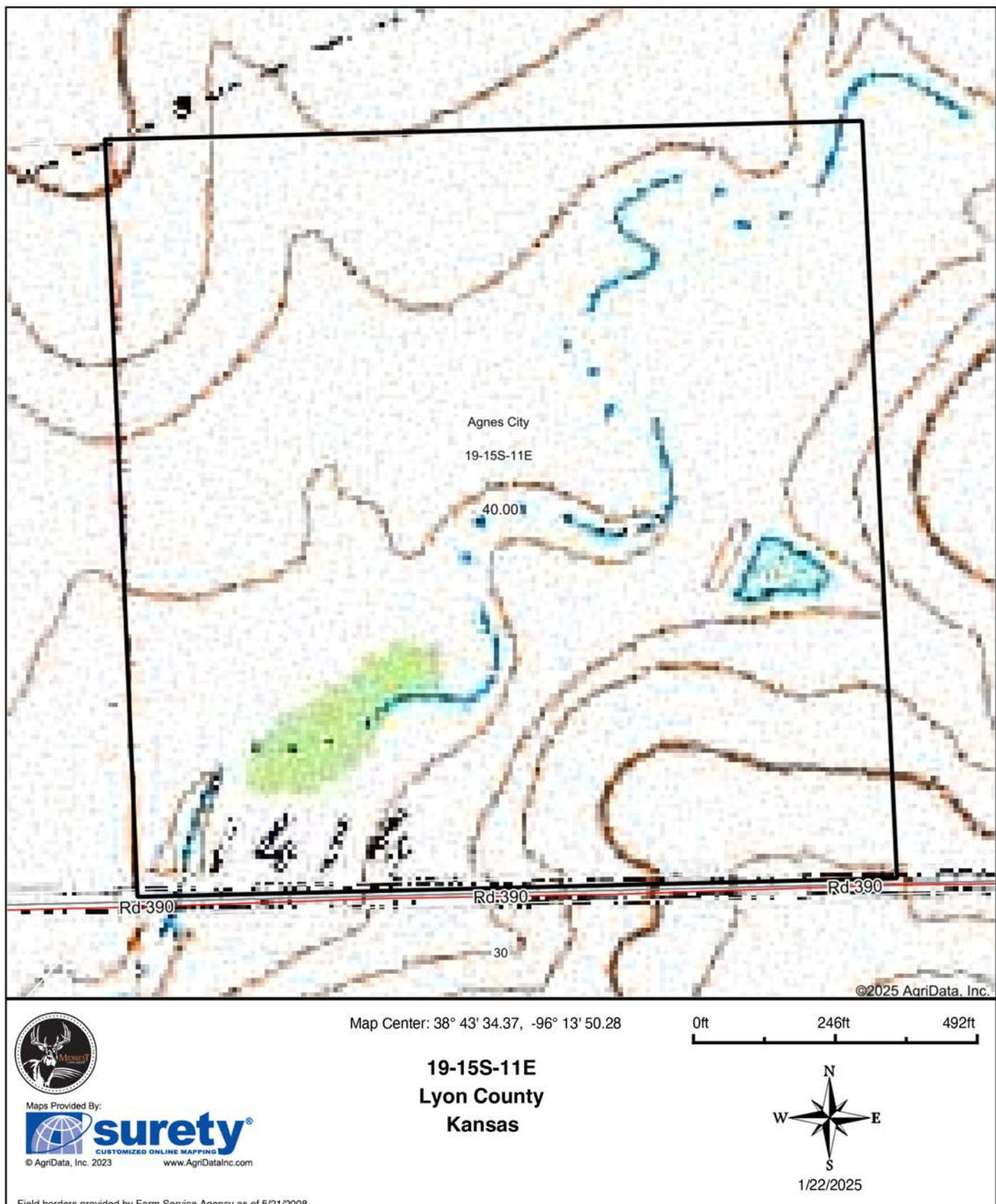


# TOPOGRAPHY MAP - TRACT #1



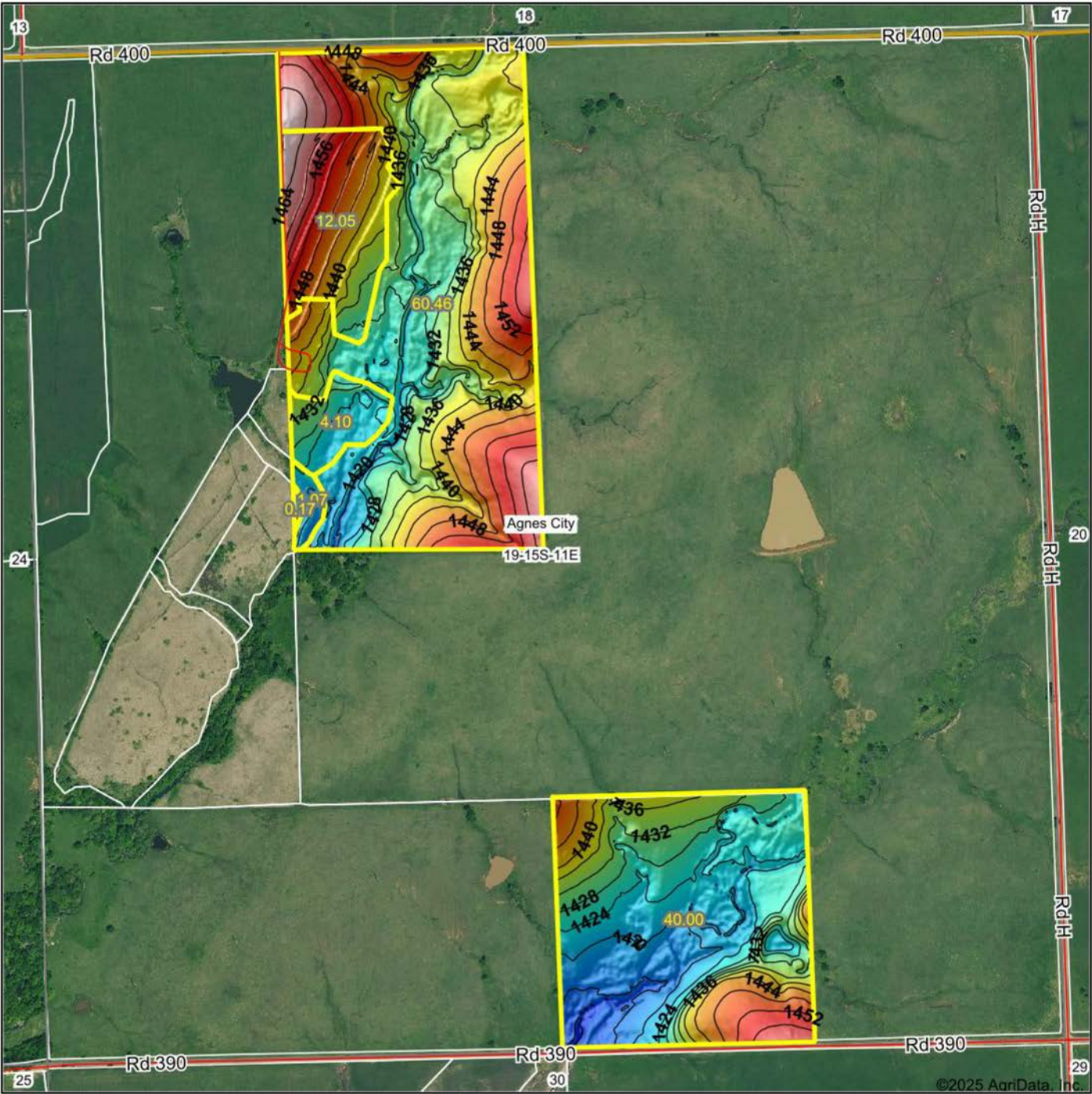


# TOPOGRAPHY MAP - TRACT #2





# HILLSHADE MAP



Low Elevation High



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

Source: USGS 3 meter dem  
Interval(ft): 4  
Min: 1,408.4  
Max: 1,468.1  
Range: 59.7  
Average: 1,435.5  
Standard Deviation: 12.17 ft

0ft 815ft 1629ft



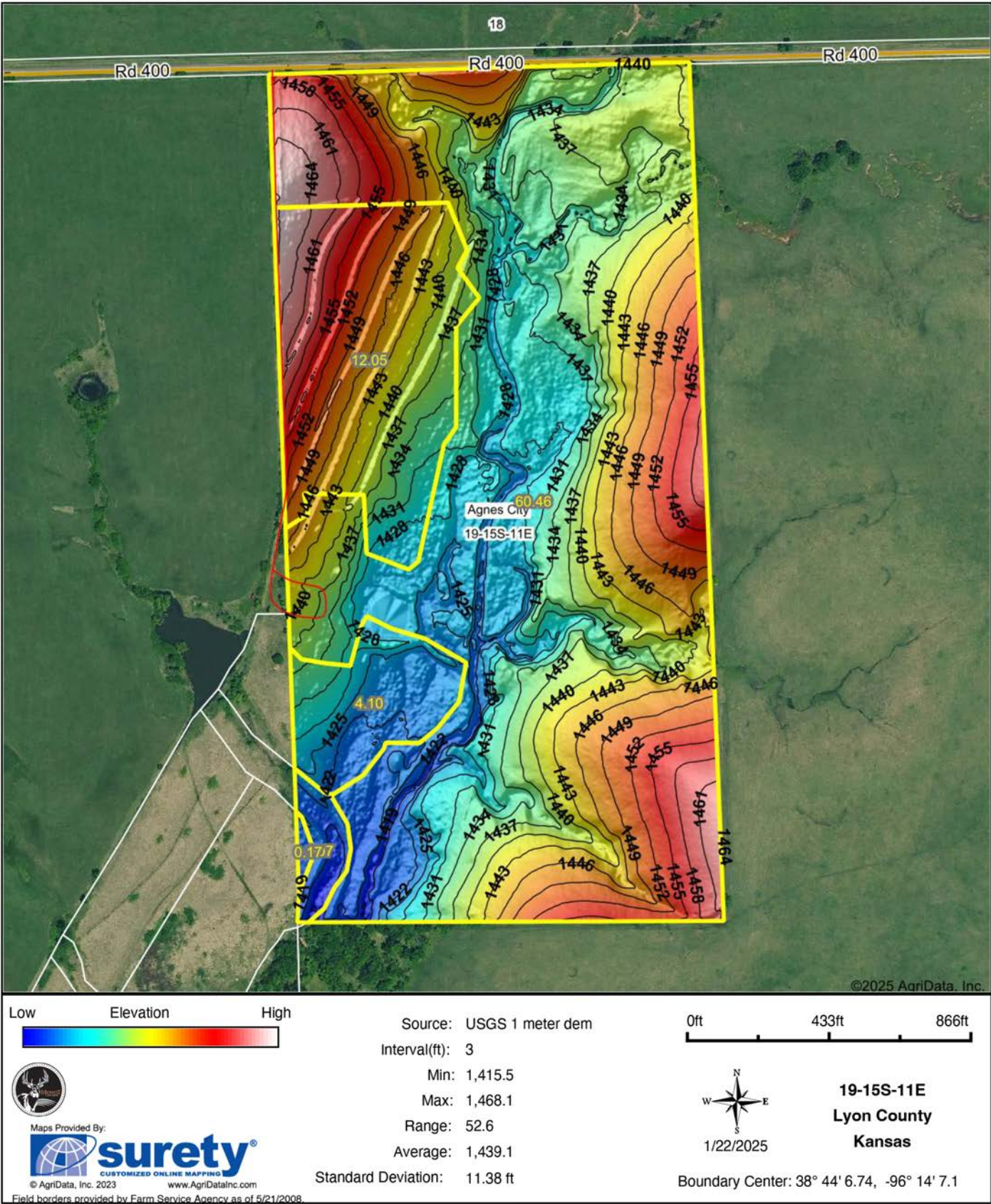
4/14/2025

**19-15S-11E**  
**Lyon County**  
**Kansas**

Boundary Center: 38° 43' 53.78, -96° 13' 58.62

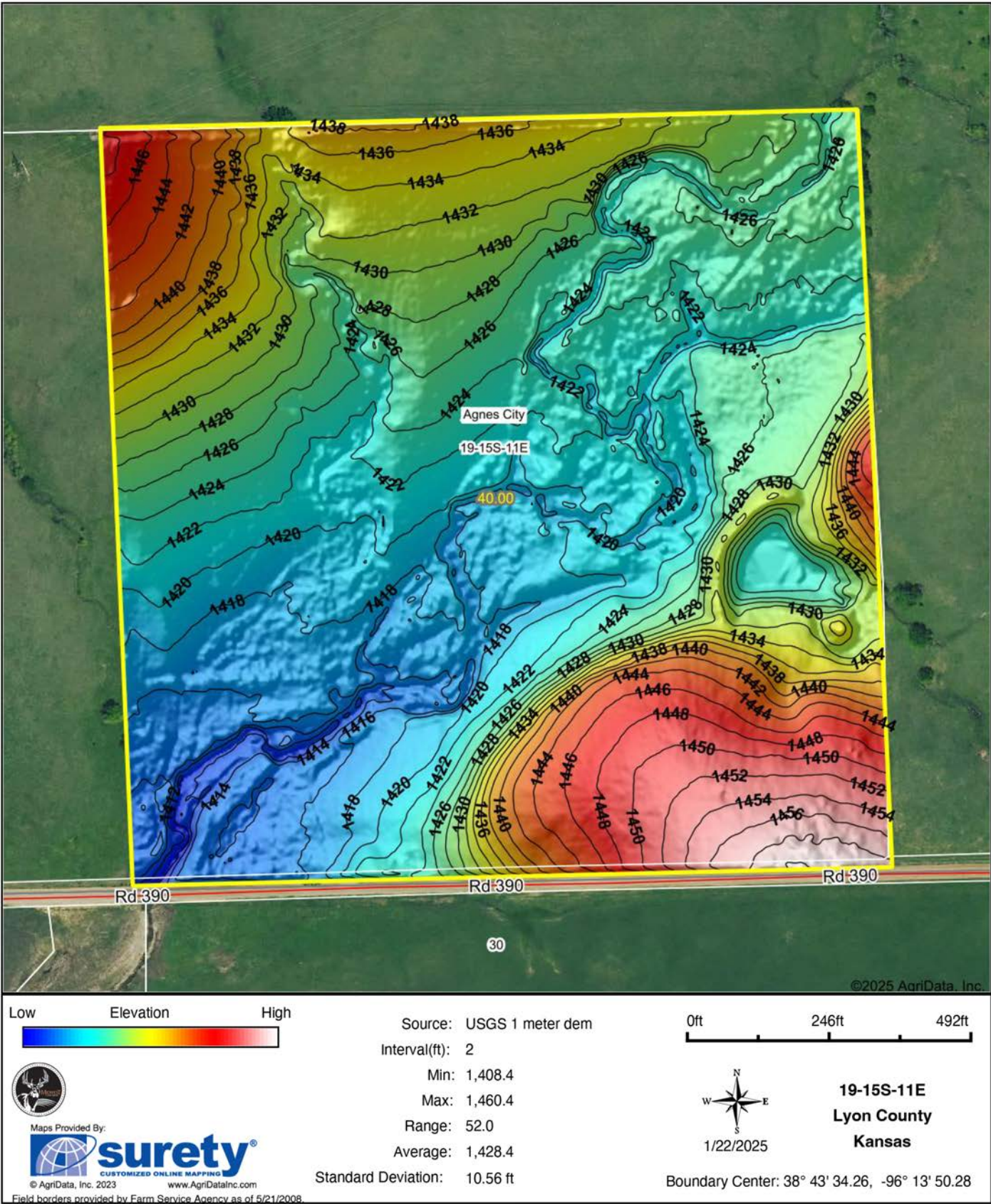


# HILLSHADE MAP - TRACT #1



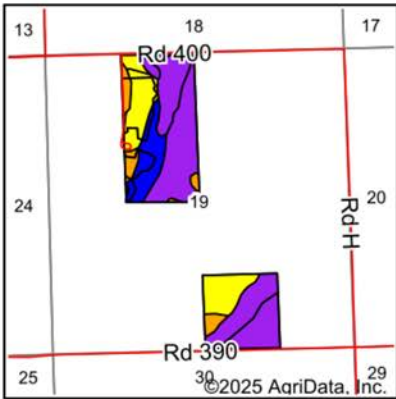


# HILLSHADE MAP - TRACT #2





# SOILS MAP



State: **Kansas**  
County: **Lyon**  
Location: **19-15S-11E**  
Township: **Agnes City**  
Acres: **117.85**  
Date: **4/14/2025**



Maps Provided By:

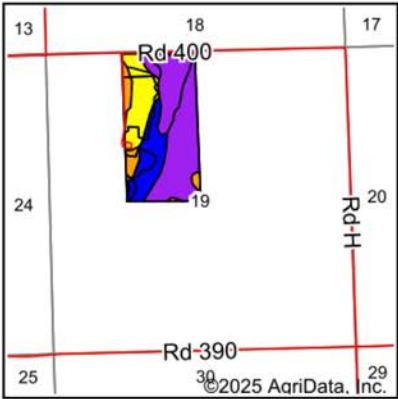
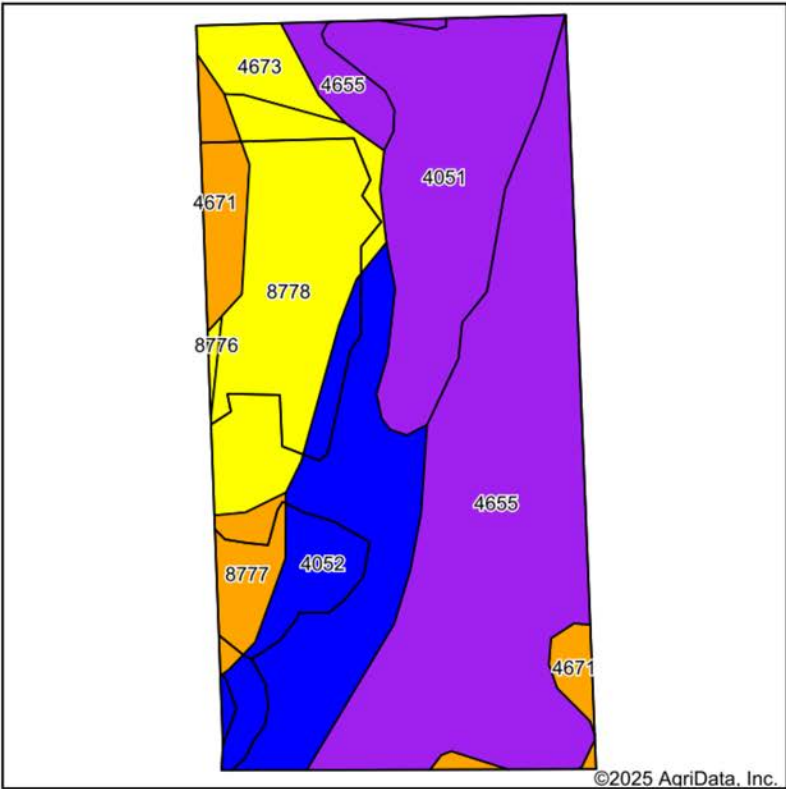


Area Symbol: KS111, Soil Area Version: 23						
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c
4655	Florence-Labette complex, 2 to 12 percent slopes	40.96	34.8%		Vle	Vle
4051	Ivan silt loam, channeled	27.16	23.0%		Vw	
8778	Kenoma silty clay loam, 3 to 5 percent slopes, eroded	24.43	20.7%		IVe	
4052	Ivan silt loam, occasionally flooded	14.46	12.3%		IIw	IIw
4671	Irwin silty clay loam, 1 to 3 percent slopes	3.73	3.2%		IIIIs	IIIIs
8777	Kenoma silty clay loam, 1 to 3 percent slopes, eroded	2.41	2.0%		IIIe	
8775	Kenoma silt loam, 1 to 3 percent slopes	2.35	2.0%		IIIe	
4673	Irwin silty clay loam, 3 to 7 percent slopes	2.17	1.8%		IVe	IVe
8776	Kenoma silt loam, 3 to 5 percent slopes	0.18	0.2%		IVe	
Weighted Average					4.61	*-

\*c: Using Capabilities Class Dominant Condition Aggregation Method  
\*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.



# SOILS MAP - TRACT #1



State: **Kansas**  
County: **Lyon**  
Location: **19-15S-11E**  
Township: **Agnes City**  
Acres: **77.85**  
Date: **1/22/2025**



Maps Provided By:



Soils data provided by USDA and NRCS.

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
4655	Florence-Labette complex, 2 to 12 percent slopes	28.40	36.5%		Vle	Vle
4052	Ivan silt loam, occasionally flooded	14.47	18.6%		Ilw	Ilw
4051	Ivan silt loam, channeled	13.72	17.6%		Vw	
8778	Kenoma silty clay loam, 3 to 5 percent slopes, eroded	12.77	16.4%		IVe	
4671	Irwin silty clay loam, 1 to 3 percent slopes	3.73	4.8%		IIIIs	IIIIs
8777	Kenoma silty clay loam, 1 to 3 percent slopes, eroded	2.41	3.1%		IIIe	
4673	Irwin silty clay loam, 3 to 7 percent slopes	2.17	2.8%		IVe	IVe
8776	Kenoma silt loam, 3 to 5 percent slopes	0.18	0.2%		IVe	
Weighted Average					4.46	*-

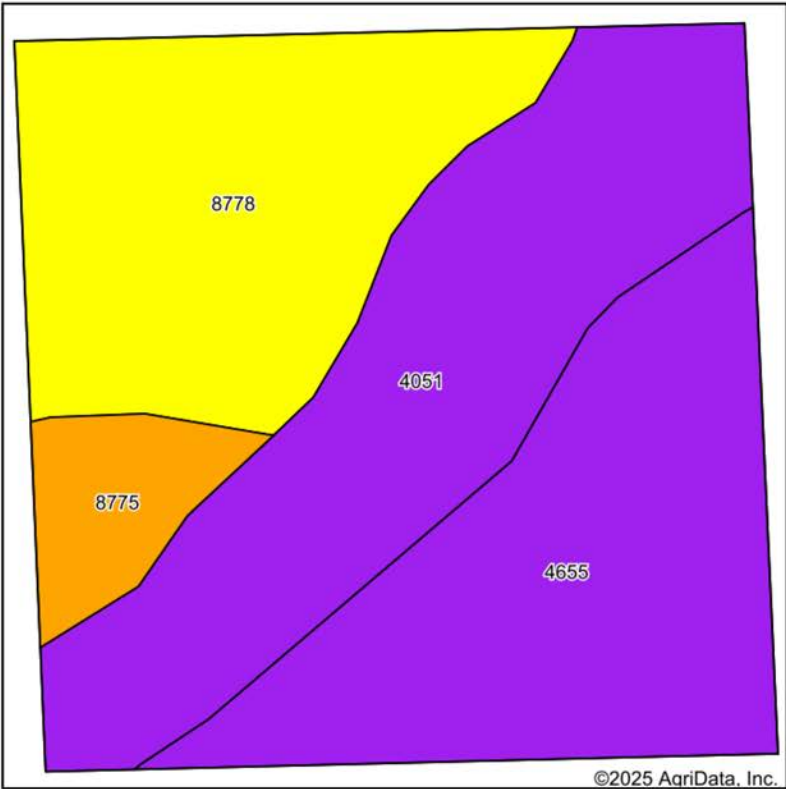
\*c: Using Capabilities Class Dominant Condition Aggregation Method

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

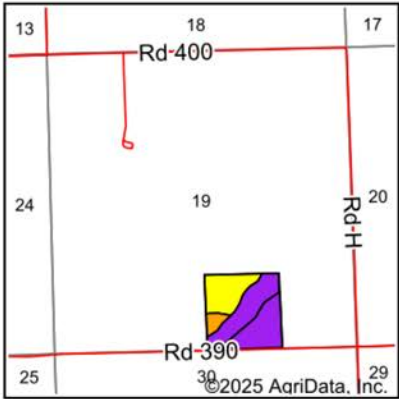
Soils data provided by USDA and NRCS.



# SOILS MAP - TRACT #2



Soils data provided by USDA and NRCS.



State: **Kansas**  
County: **Lyon**  
Location: **19-15S-11E**  
Township: **Agnes City**  
Acres: **40**  
Date: **1/22/2025**



Maps Provided By:



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
4051	Ivan silt loam, channeled	13.36	33.4%		Vw	
4655	Florence-Labette complex, 2 to 12 percent slopes	12.76	31.9%		Vle	Vle
8778	Kenoma silty clay loam, 3 to 5 percent slopes, eroded	11.53	28.8%		IVe	
8775	Kenoma silt loam, 1 to 3 percent slopes	2.35	5.9%		IIle	
Weighted Average					4.91	*-

\*c: Using Capabilities Class Dominant Condition Aggregation Method

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

Soils data provided by USDA and NRCS.



# 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**

[BDoudican@MidwestLandGroup.com](mailto:BDoudican@MidwestLandGroup.com)



## MidwestLandGroup.com

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