

MIDWEST LAND GROUP PRESENTS

30 ACRES

GREENWOOD COUNTY, KS

1104 V ROAD, EUREKA, KS 67045



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SPACIOUS RESIDENCE ON A PEACEFUL LANDSCAPE SETTING

Located 10 miles southeast of Eureka, sits this charming 1.5 story residence that boasts ideal space inside while on 30 +/- acres of pristine native grass acres, and holds some of the greatest never-ending 360-degree views. This property is the original the main house and headquarters of the well-known Hand Ranch and was built in 1929 with a sizeable addition added in 1975 and remodeled from there.

The residence offers 5 bedrooms, 3 full bathrooms, and 2,916 square feet of finished living space. One of the bedrooms is non-conforming and could be utilized as an office space, playroom, or sitting room. Walking in the front door, one can appreciate the open space throughout the living room to dining and kitchen. The kitchen has been remodeled with updated solid cabinets with never-ending space. Just off the kitchen is the laundry room that leads to the unfinished partial basement and oversized 2-car garage. On the north end of the home, you will find the guest bathroom just off the living room, along with 2 bedrooms and the master suite. The master is complete with a fireplace, a walk-in closet, and a full bathroom. Head upstairs and you will find yourself led into the family room. There are 2

additional bedrooms and 1 full bathroom upstairs. The property is on Greenwood County Rural Water District #1, Evergy Electric, and a septic system.

Outside take in all the beauty around in each direction. Not often can you look in each direction and feel like you are the only soul out there. Here you can do that. With a peaceful setting, you won't see much traffic on a daily basis. To the southeast of the home sits the original 1929 barn, complete with stalls and a loft. The native grass acres are made up primarily of Big Bluestem, Little Bluestem, Switch, and Indian, and hold a well-stewarded, healthy stand, and as clean as they come. These acres are fully fenced with 5-strand barbed wire and could be hayed each summer or utilized for grazing livestock. There are 2 ponds on the tract, 1 on the westerly side, which is a spring-fed pond, then the 2nd pond is on the south line and is more seasonal.

With all the amenities this property holds and the incredible landscape it sits on, this is one to tour in person to appreciate all it is! For additional information or to schedule a tour, contact Brenda Doudican with Midwest Land Group at (620) 794-8075.



PROPERTY FEATURES

PRICE: **\$327,360** | COUNTY: **GREENWOOD** | STATE: **KANSAS** | ACRES: **30**

- 5 bedrooms, 1 non-conforming with 3 full bathrooms
- 2,916 sq. ft. finished living space
- 1.5 story built in 1929 with addition in 1975
- 2 wood-burning fireplaces
- Ideal room sizes
- Spacious kitchen with endless cabinets and countertops
- Partial, unfinished basement
- 2-car garage
- Barn with loft and stalls
- 2 ponds, 1 seasonal
- Native Bluestem grass acres, hayed annually
- Fully fenced with 5-strand barbed wire
- Beautiful 360-degree setting
- Peaceful low-traffic location
- Greenwood County Rural Water #1
- Every Electric
- All mineral rights intact and transfer
- Approximate 2024 tax: \$2,166.74
- Eureka USD 389
- 10 miles from Eureka city limits



1.5 STORY WITH ADDITION IN 1975

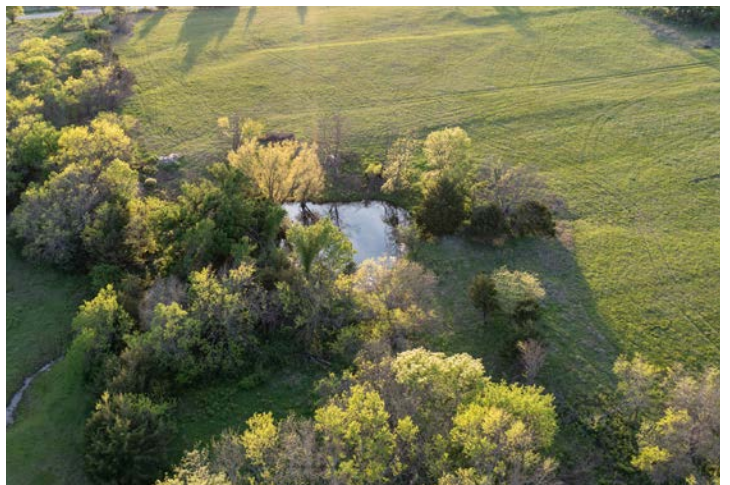
This property is the original the main house and headquarters of the well-known Hand Ranch and was built in 1929 with a sizeable addition added in 1975 and remodeled from there.



BARN WITH LOFT AND STALLS

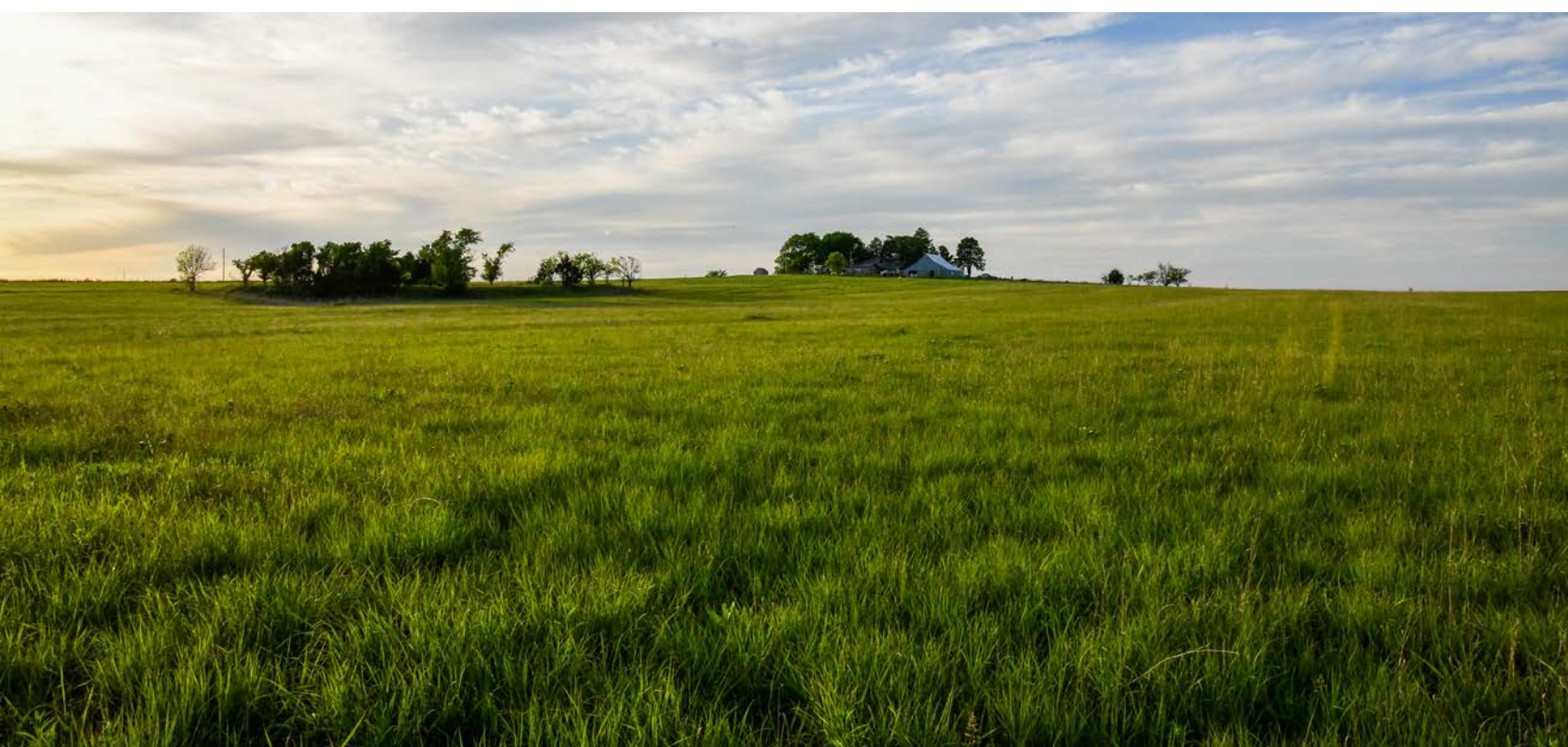


2 PONDS, 1 SEASONAL



BEAUTIFUL 360-DEGREE SETTING

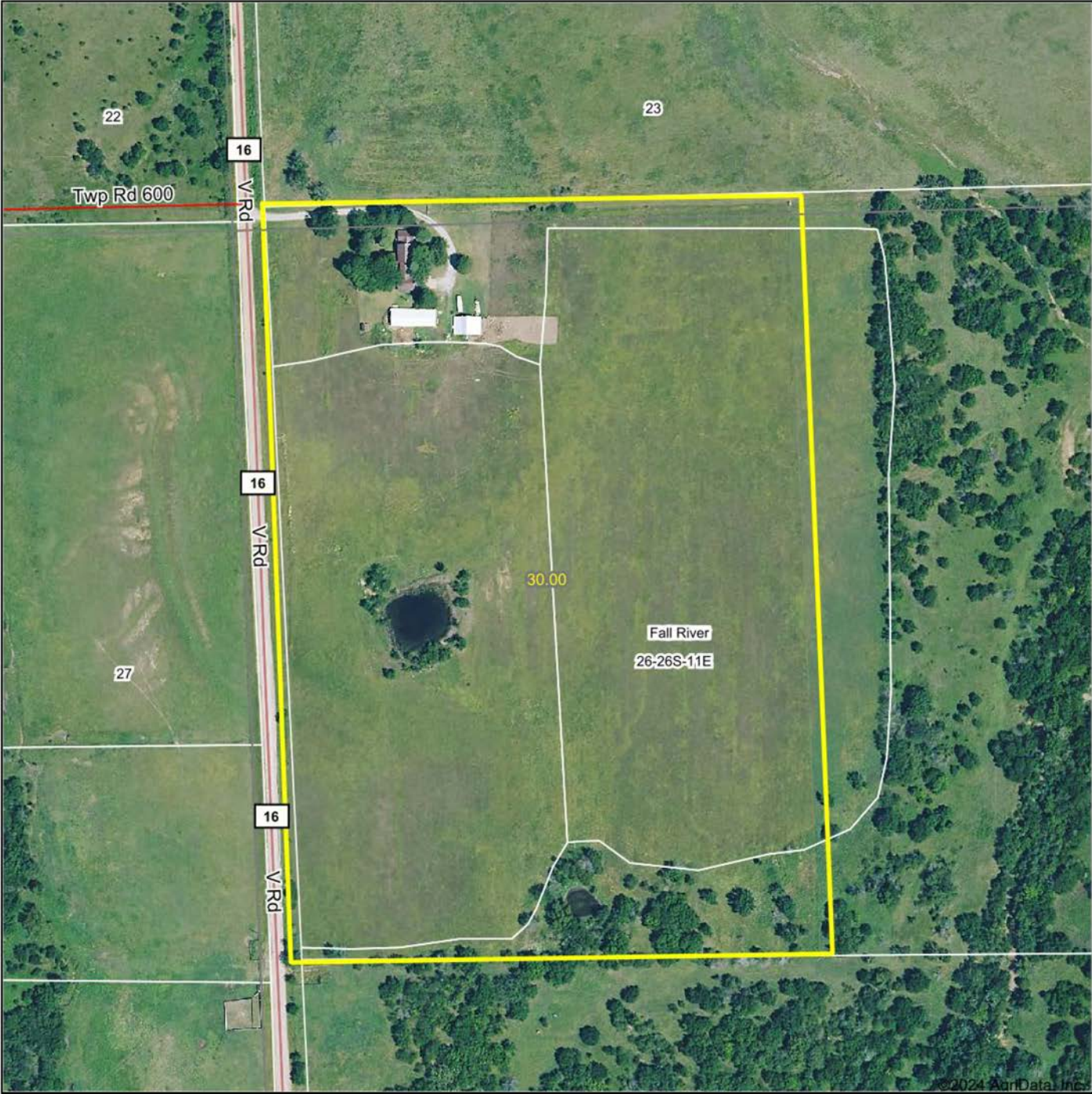
Located 10 miles southeast of Eureka, sits this charming 1.5 story residence that boasts ideal space inside while on 30 +/- acres of pristine native grass acres, and holds some of the greatest never-ending 360-degree views.



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



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

Boundary Center: 37° 45' 50.65, -96° 10' 40.06

26-26S-11E
Greenwood County
Kansas

0ft 278ft 556ft



8/27/2024

Topographic map of section 26-26S-11E, Greenwood County, Kansas. The map displays elevation contours and a color-coded elevation scale. The section is outlined in yellow, and a red boundary is visible within the section. The map includes a north arrow and a scale bar (0ft to 500ft). The map is labeled with 'Fall River' and '26-26S-11E'. The map is provided by Surety, Inc. and is dated 8/27/2024.

Elevation Scale:

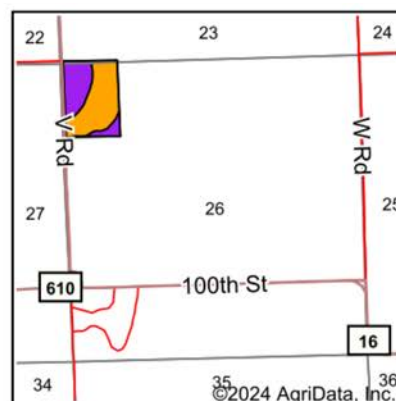
Low	Elevation	High
Blue	1,026	1,070
Green	1,030	1,060
Yellow	1,040	1,050
Orange	1,050	1,060
Red	1,060	1,070

Map Data:

- Source: USGS 1 meter dem
- Interval(ft): 2
- Min: 1,017.2
- Max: 1,070.8
- Range: 53.6
- Average: 1,043.5
- Standard Deviation: 11.84 ft

Map Information:

- Section: 26-26S-11E
- County: Greenwood County
- State: Kansas
- Boundary Center: 37° 45' 50.65, -96° 10' 40.06
- Date: 8/27/2024



State: **Kansas**
County: **Greenwood**
Location: **26-26S-11E**
Township: **Fall River**
Acres: **30**
Date: **8/27/2024**



Maps Provided By:



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ONLINE MAPPING 
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Soils data provided by USDA and NRCS.

Area Symbol: KS073, Soil Area Version: 21

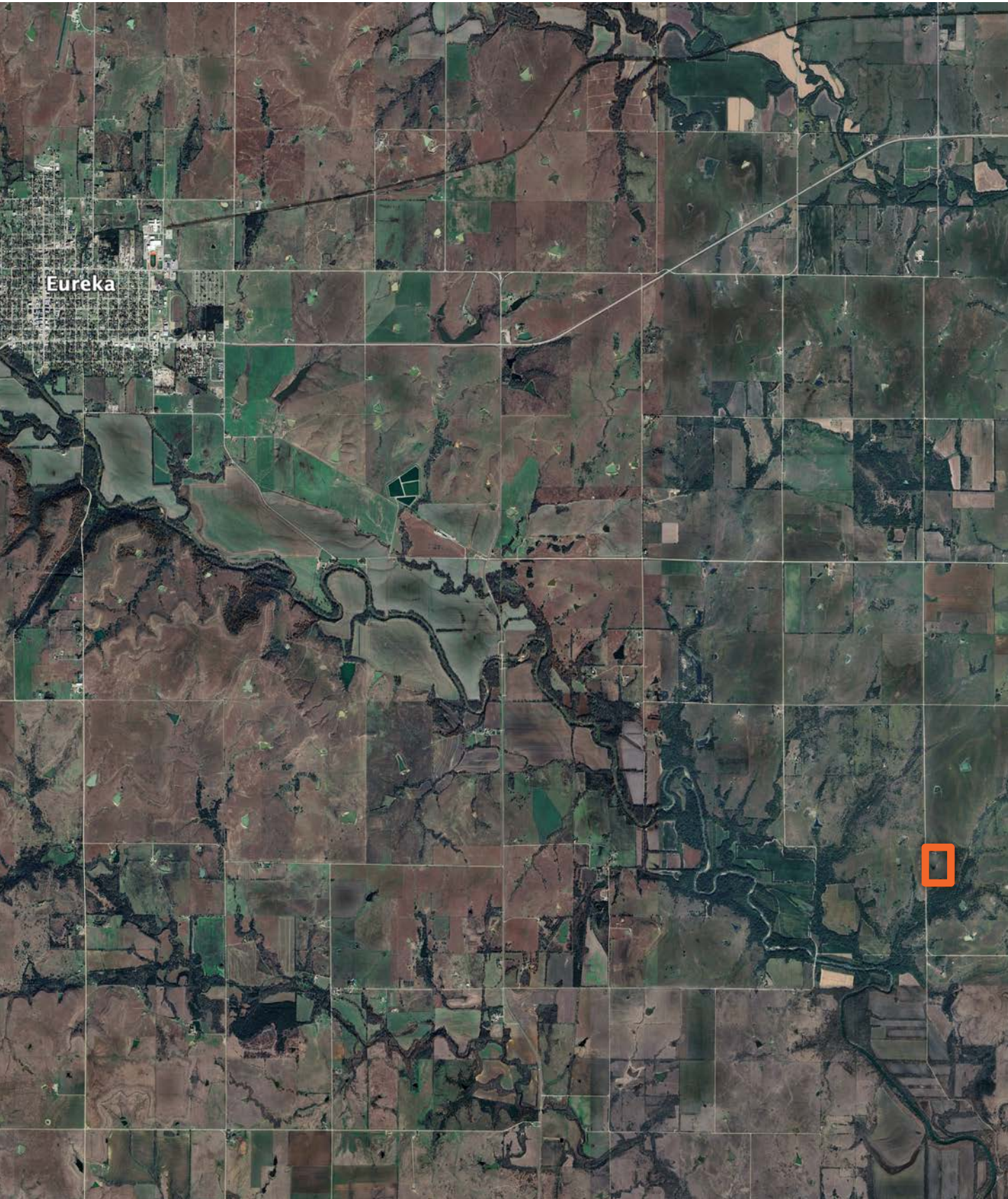
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c
7302	Martin silty clay loam, 3 to 7 percent slopes	18.11	60.4%		IIIe	IIIe
4590	Clime-Sogn complex, 3 to 20 percent slopes	11.89	39.6%		VIe	
Weighted Average					4.19	*

*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

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