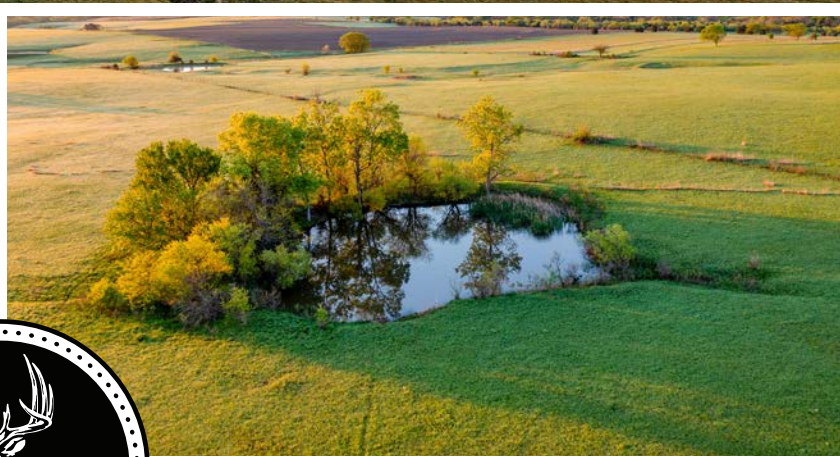


MIDWEST LAND GROUP PRESENTS

40 ACRES
LYON COUNTY, KS

2100 ROAD 400, BURLINGAME, KANSAS, 66413



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

NATIVE PRAIRIE GRASSLAND WITH IDEAL DYNAMICS OFF BLACKTOP

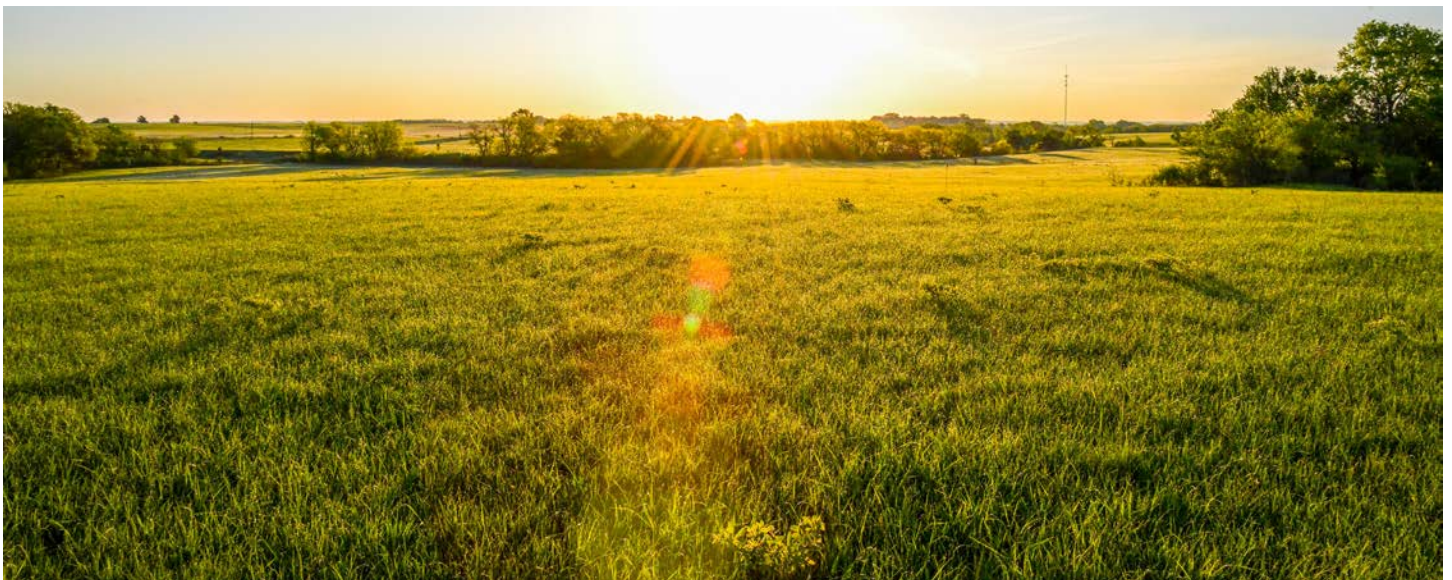
Located south of Harveyville and west of Burlingame, sits this picturesque 40 +/- acre tract that holds all the views and incredibly clean virgin native prairie grassland. This tract has been utilized for cattle grazing and hay production over the years. The rolling topography creates the perfect setting for a prime build site as well. From grazing, hay meadow to building, this manageable tract holds it all.

The 40 +/- acres contains 34 +/- acres of virgin prairie grassland and holds a strong stand of new regrowth following the spring burn. The acres are clean and ideal for grazing livestock or a hay meadow. The stand is made up of Big Bluestem, Little Bluestem, Switch, Buffalo, and Gama. 6 +/- acres of timbered draw that branches out in a Y formation following the tributary from west to east throughout. This stream is spring-fed and a year-round water source. There is a creek crossing in the middle of the farm that is rock bottom, allowing for eased passage from north to south. The timber stand is made up of Cottonwood,

Elm, Hackberry, Black Walnut and Locust make up the primary.

Osage County Rural Water District #8 runs along the north end of the property along Road 400, on the north side of the roadway, with electric running along Road 400 on the south side of the roadway. Water meters are \$10,000.00 per meter, with meters available. The blacktop Miller Road runs just to the northwest ½ of a mile from the property, allowing for very little gravel driving to and from. There is a 2025 hay lease in place that will be terminated following the haying in the summer of 2025. All mineral rights are intact and transfer to the Buyer.

With all the dynamics this manageable 40 +/- acre tract holds, it will not last long. It would be an ideal fit for a first-time farmer/rancher, to add to an existing operation, or one incredible prime build site. This is one to tour in person to appreciate all it has to offer. Contact Brenda Doudican at (620) 794-8075 for additional questions or to schedule a tour.



PROPERTY FEATURES

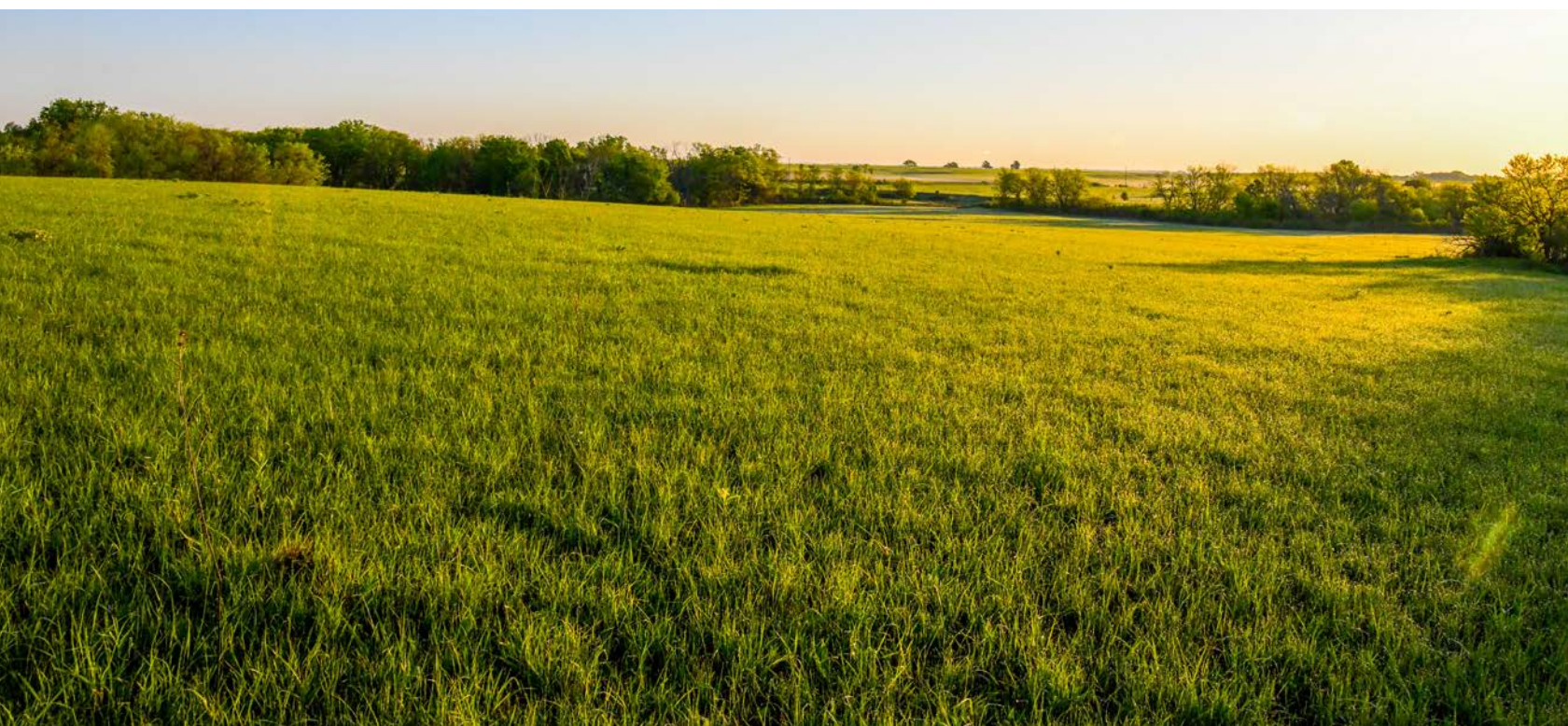
PRICE: **\$144,720** | COUNTY: **LYON** | STATE: **KANSAS** | ACRES: **40**

- 34 +/- acres native grassland
- 6 +/- acres timbered draw
- Spring-fed tributary
- Well-maintained and clean grass stand
- 1 spring-fed pond in the southwest corner
- 5-strand barbed wire on the north and east
- ½ mile off blacktop
- Osage County Rural Water District #8 along the north roadway
- Electricity along north roadway
- 2025 hay lease in place
- All mineral rights intact
- Approximate 2025 tax: \$247.66
- 4 miles south of Harveyville
- 7 miles west of Burlingame
- 32 miles from Emporia
- 40 miles from Topeka



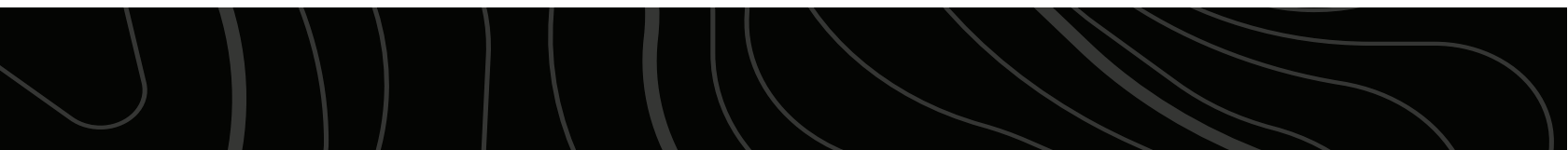
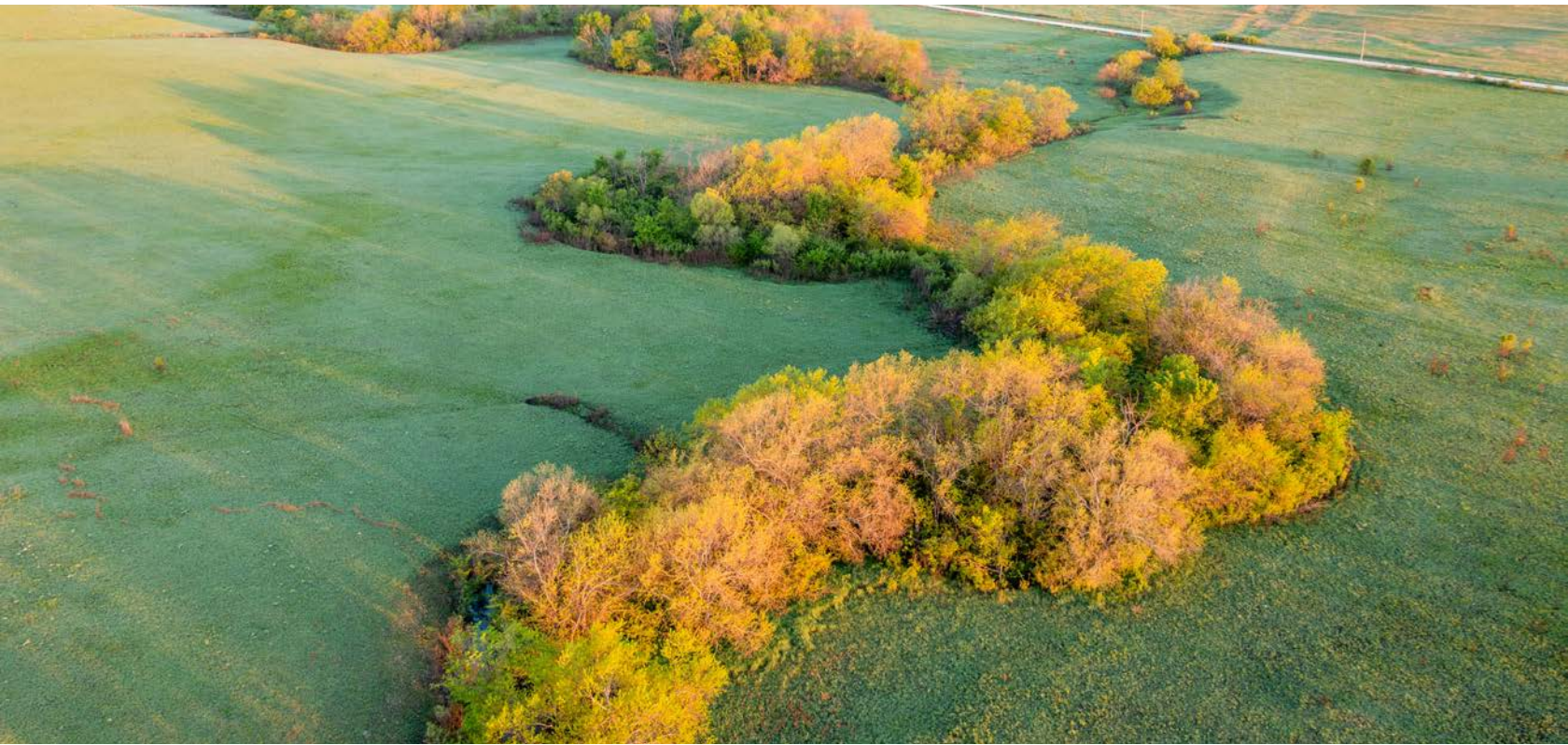
34 +/- ACRES NATIVE GRASSLAND

The 40 +/- acres contains 34 +/- acres of virgin prairie grassland and holds a strong stand of new regrowth following the spring burn. The acres are clean and ideal for grazing livestock or a hay meadow. The stand is made up of Big Bluestem, Little Bluestem, Switch, Buffalo, and Gama.

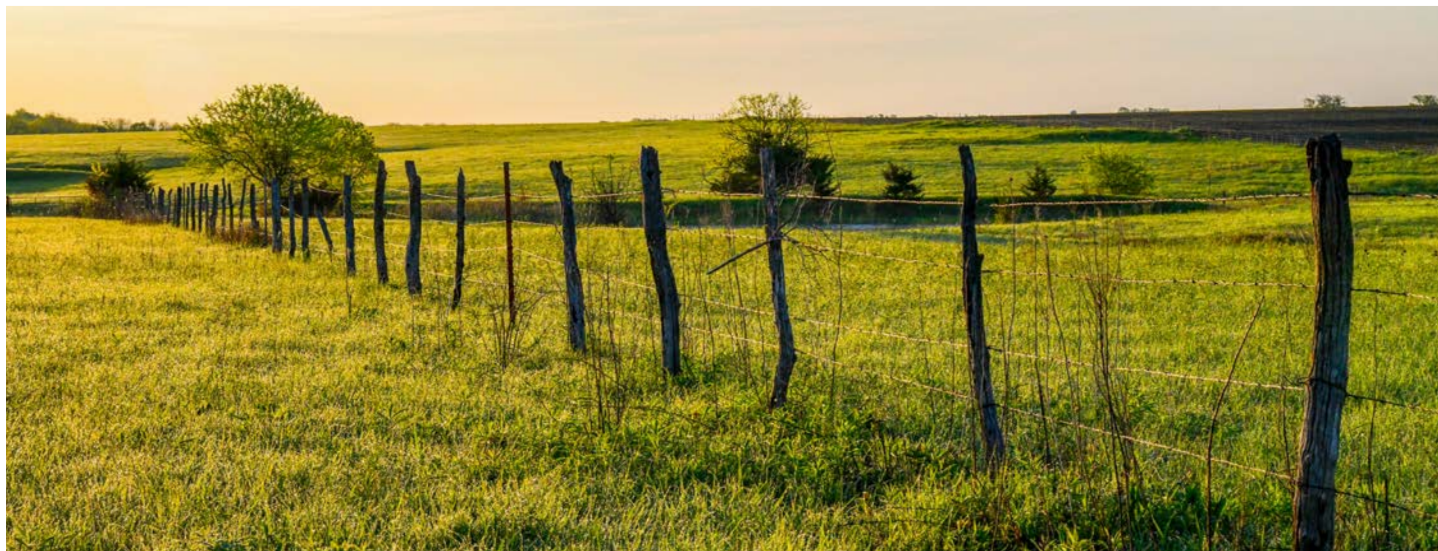


SPRING FED TRIBUTARY

This stream is spring-fed and a year-round water source. There is a creek crossing in the middle of the farm that is rock bottom, allowing for eased passage from north to south



5 STRAND BARBED WIRE



6 +/- ACRES TIMBERED DRAW

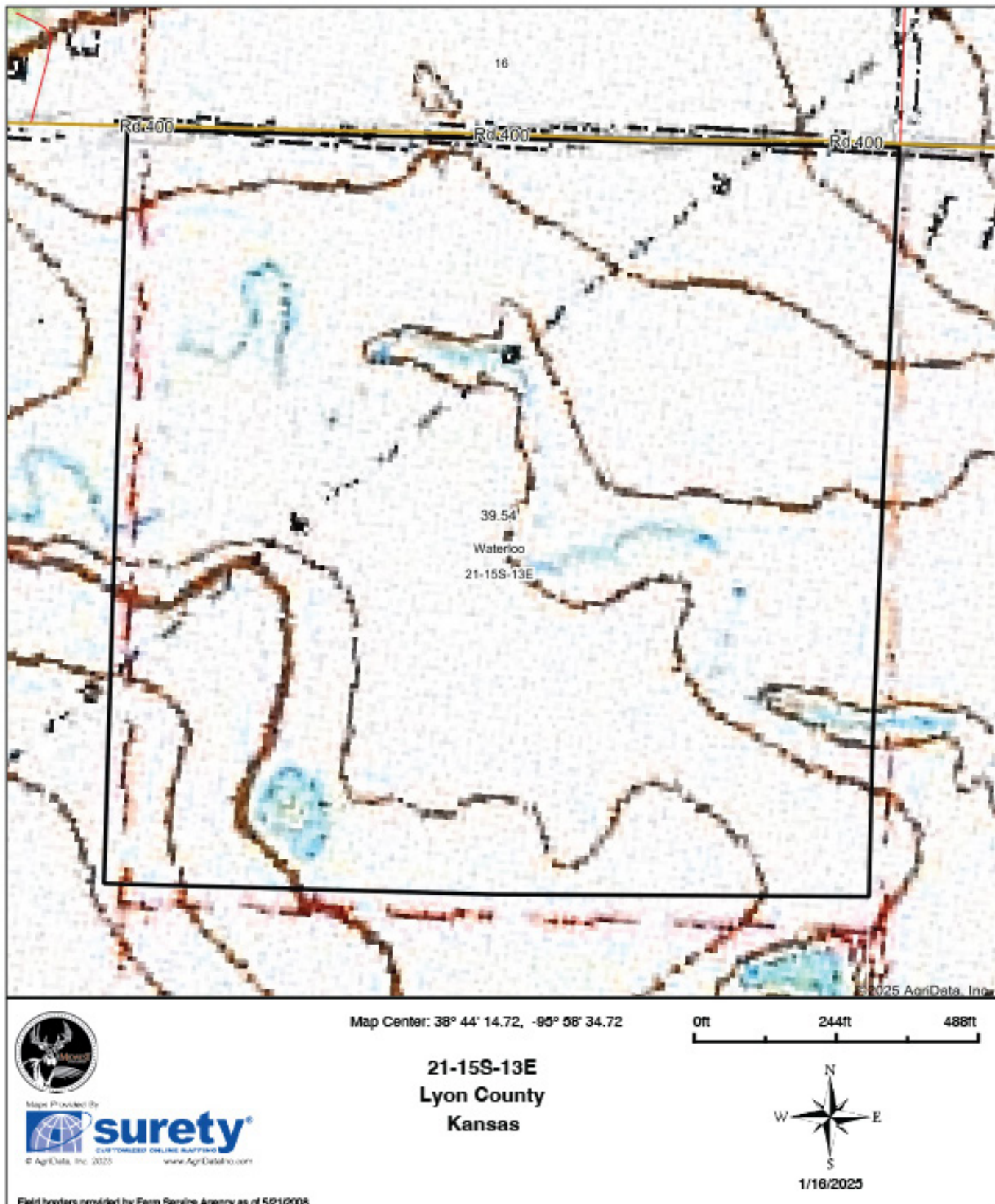
The timber stand is made up of Cottonwood, Elm, Hackberry, Black Walnut and Locust.



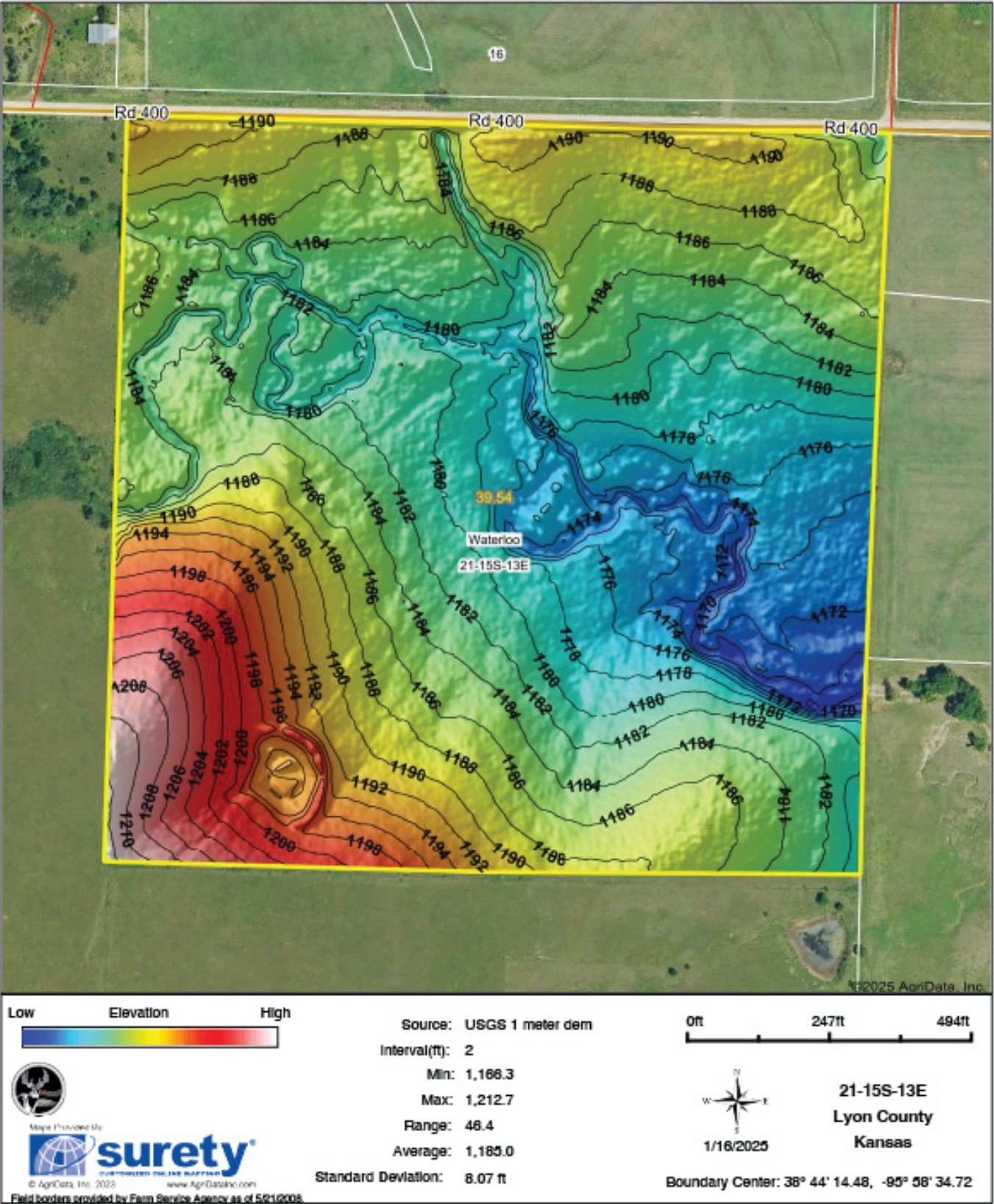
AERIAL MAP



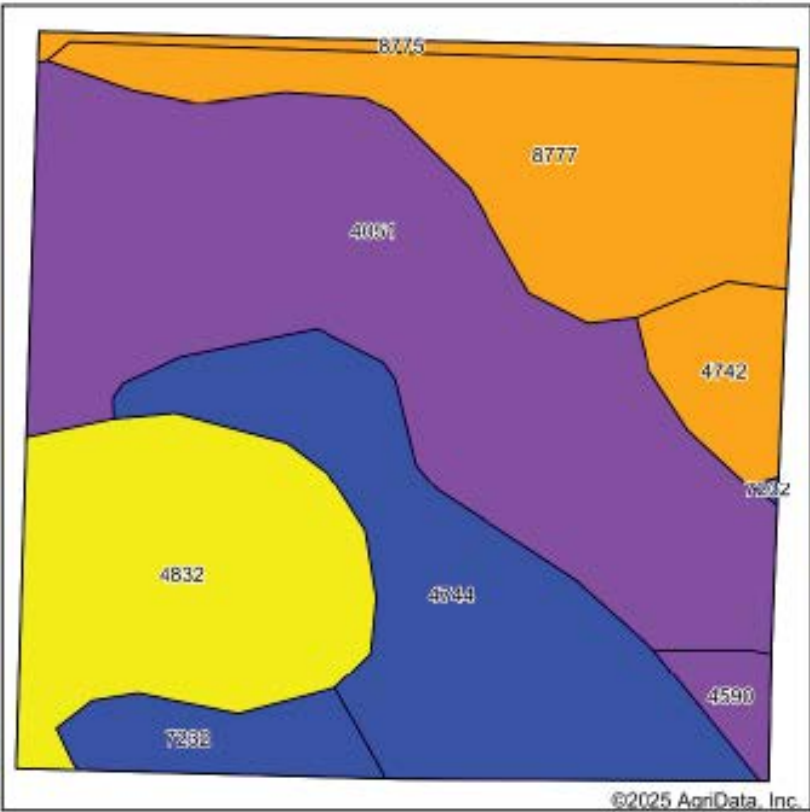
TOPOGRAPHY MAP



HILLSHADE MAP



SOIL MAP



Soils data provided by USDA and NRCs.



State: Kansas
County: Lyon
Location: 21-15S-13E
Township: Waterloo
Acres: 39.54
Date: 1/16/2025



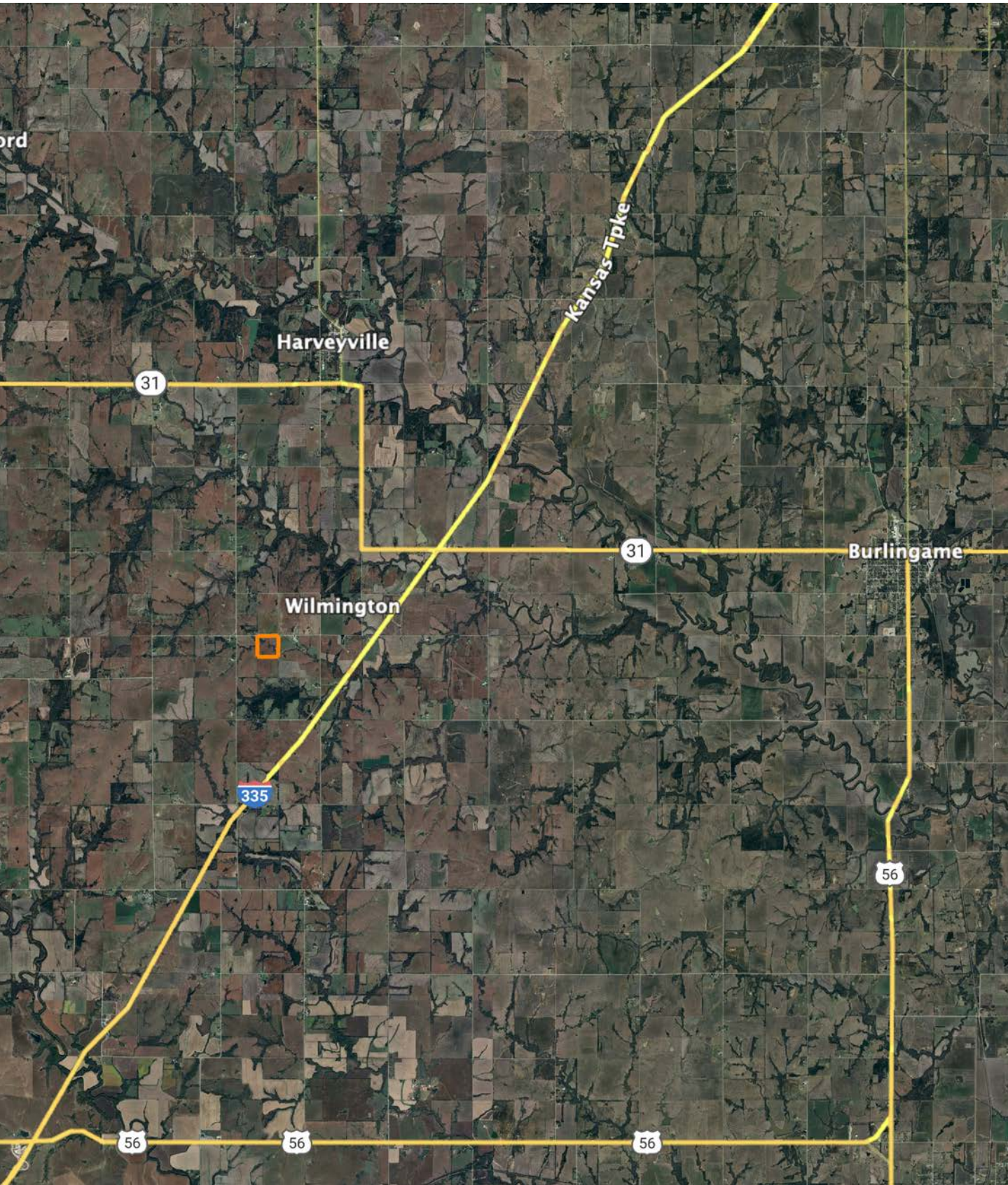
Map Provided By
surety
CUSTOMIZED ONLINE MAPPING
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www.AgriDataInc.com



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"	Alfalfa hay Tons	Bromegrass hay Tons	Fescue AUM	Grain sorghum Bu	Smooth bromegrass AUM	Soybeans Bu	Warm season grasses AUM	Winter wheat Bu
4051	Ivan silt loam, channeled	14.26	36.2%		Vw									
4744	Labette-Dwight complex, 0 to 3 percent slopes	7.33	18.5%		lle	lle								
8777	Kenoma silty clay loam, 1 to 3 percent slopes, eroded	6.85	17.3%		lle									
4832	Wamego silty clay loam, 3 to 7 percent slopes	6.73	17.0%		Ive	Ive								
7232	Elmont silt loam, 1 to 3 percent slopes	1.56	3.9%		lle		4	3	4	75	3	30	1	35
4742	Labette silty clay loam, 3 to 7 percent slopes	1.50	3.8%		lle	lle								

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



MidwestLandGroup.com

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