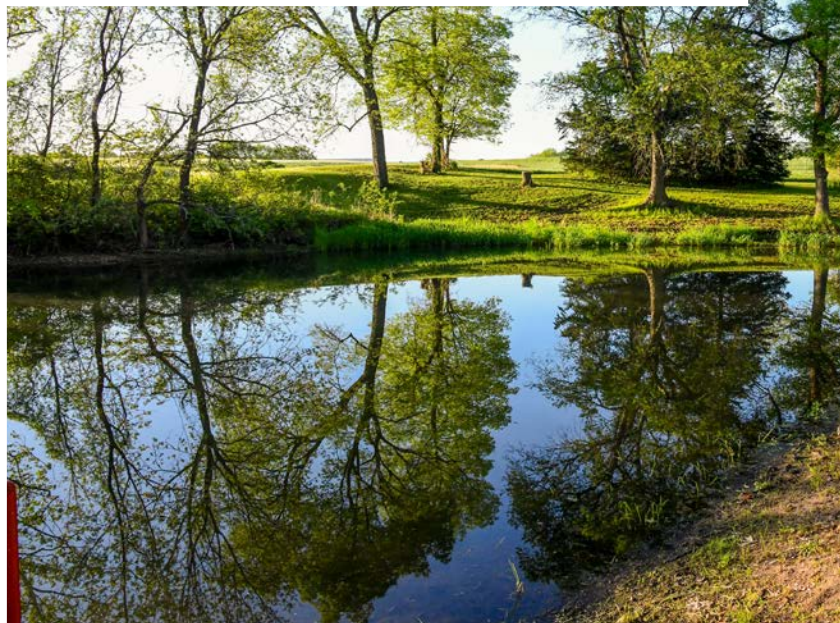


MIDWEST LAND GROUP PRESENTS



15 ACRES
WABAUNSEE COUNTY, KS

18409 Harveyville Road, Harveyville, Kansas, 66431



MIDWEST LAND GROUP IS HONORED TO PRESENT

CHARMING RESIDENCE WITH ENDLESS SPACE AND PERFECT DYNAMICS

Located just north of Harveyville, Kansas sits this exceptionally well-built residence on 15 +/- surveyed acres and offers 3 bedrooms and 2 bathrooms with over 3,300 square feet of finished living space. The well-maintained property boasts spacious room sizes with endless craftsmanship and details throughout.

Pulling off the paved Harveyville Road, the private circle driveway brings you to and around the front of the residence and garage area. Walking into the front door landing area, one will appreciate the open space and closet storage area. Head up the curved staircase to the main level where the living room, dining, and kitchen are located. The living room offers the perfect space with a custom limestone fireplace, vaulted ceiling with rustic overhead beams, and endless natural light. Just off is the formal dining room and kitchen. The kitchen has tremendous space with solid oak cabinets and endless countertop space. The middle area is ideal for an island to be added. The black appliances have all been recently updated along. There is a staircase leading from the kitchen down to the guest bathroom, office, and garage. The sliding door in the kitchen leads you out to the back deck that overlooks the backyard and stocked pond. There also is a built-in wood-burning oven just off the sliding door perfect for pizzas and barbequing. Back inside, head up the staircase to the 3 bedrooms with a spacious bathroom with double sinks, a tub, and a shower. The guest rooms have custom double closets while the master bedroom boasts his and her walk-in closets.

Downstairs on the lower level, you will find the guest bathroom complete with a walk-in shower. Also on this level is the laundry room that leads out to the mudroom and wood-burning furnace. There is an office just off the laundry room and a 2-car garage. Head down to the basement and appreciate the coziness of this space along with the 9' trayed ceiling and wet bar. The second custom limestone fireplace provides the ideal ambiance as well. The utility room is just off from the bar area houses the replaced HVAC and hot water tank and provides plentiful storage space. The property has Evergy electric, Osage County Rural Water #8, septic system.

Outside enjoy the stocked pond and fish the days away. Bass, catfish, and bluegill are consistent customers at the evening feedings from the dock. Being along the south branch of the Wakarusa River, the wildlife and adventures are endless. Each morning and evening enjoy the endless deer and turkey that stroll throughout the timber to the tillable fields. The 6 +/- acres of tillable row crop fields, provide additional income along with the 5 +/- acres of hay meadow acres. The hardwoods that wrap the property create a secluded landscape and a beautiful 360-degree canvas.

With all that this 15 +/- acre property holds inside and out with an ideal location, it is sure hard to find dynamics and space like this, and is one to tour in person to truly appreciate all it has to offer!

PROPERTY FEATURES

PRICE: **\$372,000** | COUNTY: **WABAUNSEE** | STATE: **KANSAS** | ACRES: **15**

- Located 4.5 miles north of Harveyville, Kansas on 15 +/- acres total
- 3-bedroom, 2-bath split-level residence built in 1974
- 3,306 square feet of finished living space
- Spacious room sizes
- Open kitchen with solid oak cabinets
- Updated double oven, cooktop, microwave, and refrigerator
- Partial finished basement
- 2 wood-burning fireplaces
- 1 wood-burning furnace
- Sprawling back deck with built-in wood-burning oven
- Metal roof
- Newer HVAC and hot water tank
- 2 car garage
- Additional covered carport
- .5 acre stocked pond
- 6 +/- acres tillable row crop
- 5 +/- acres meadow
- Osage County Rural Water #8
- Every Electricity
- Septic system
- Paved road frontage
- All minerals intact
- Approximate 2023 tax: \$2,905.56



3,306 SQUARE FOOT HOME

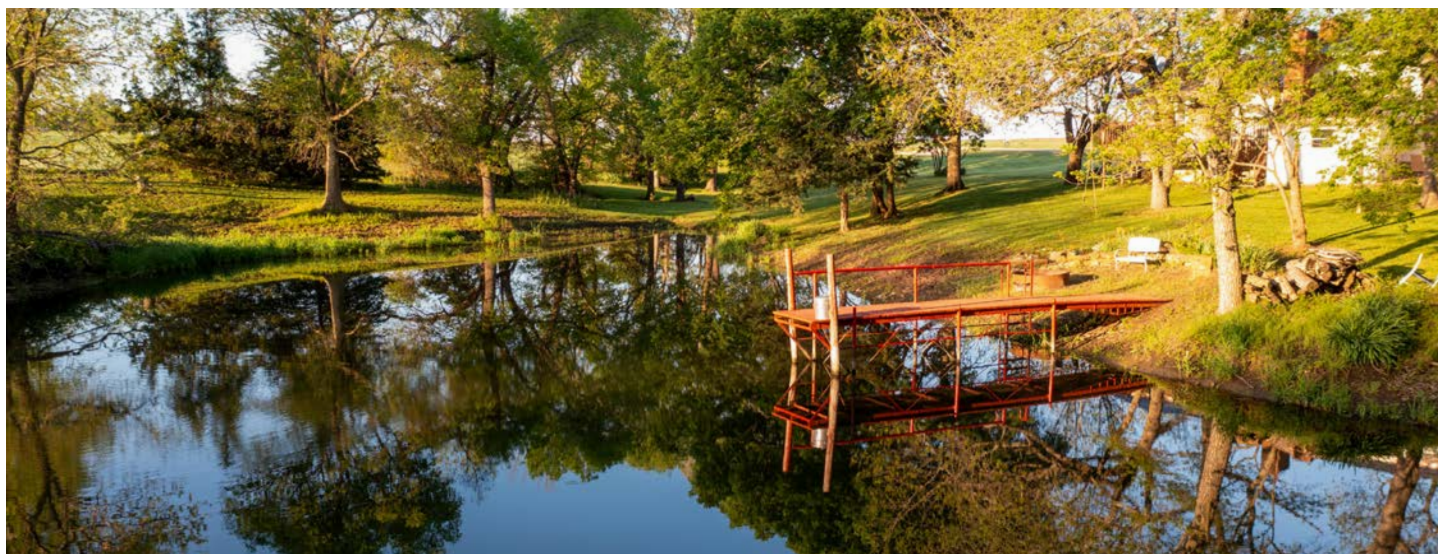
Pulling off the paved Harveyville Road, the private circle driveway brings you to and around the front of the residence and garage area. Head up the curved staircase to the main level where the living room, dining, and kitchen are located.



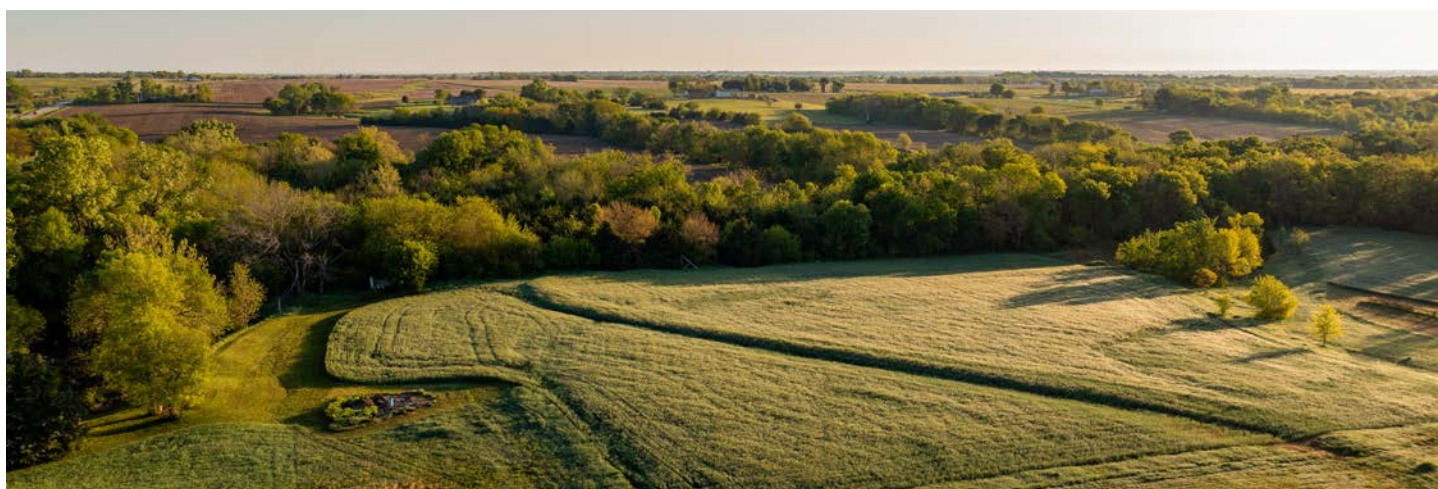
ADDITIONAL INTERIOR PHOTOS



STOCKED POND

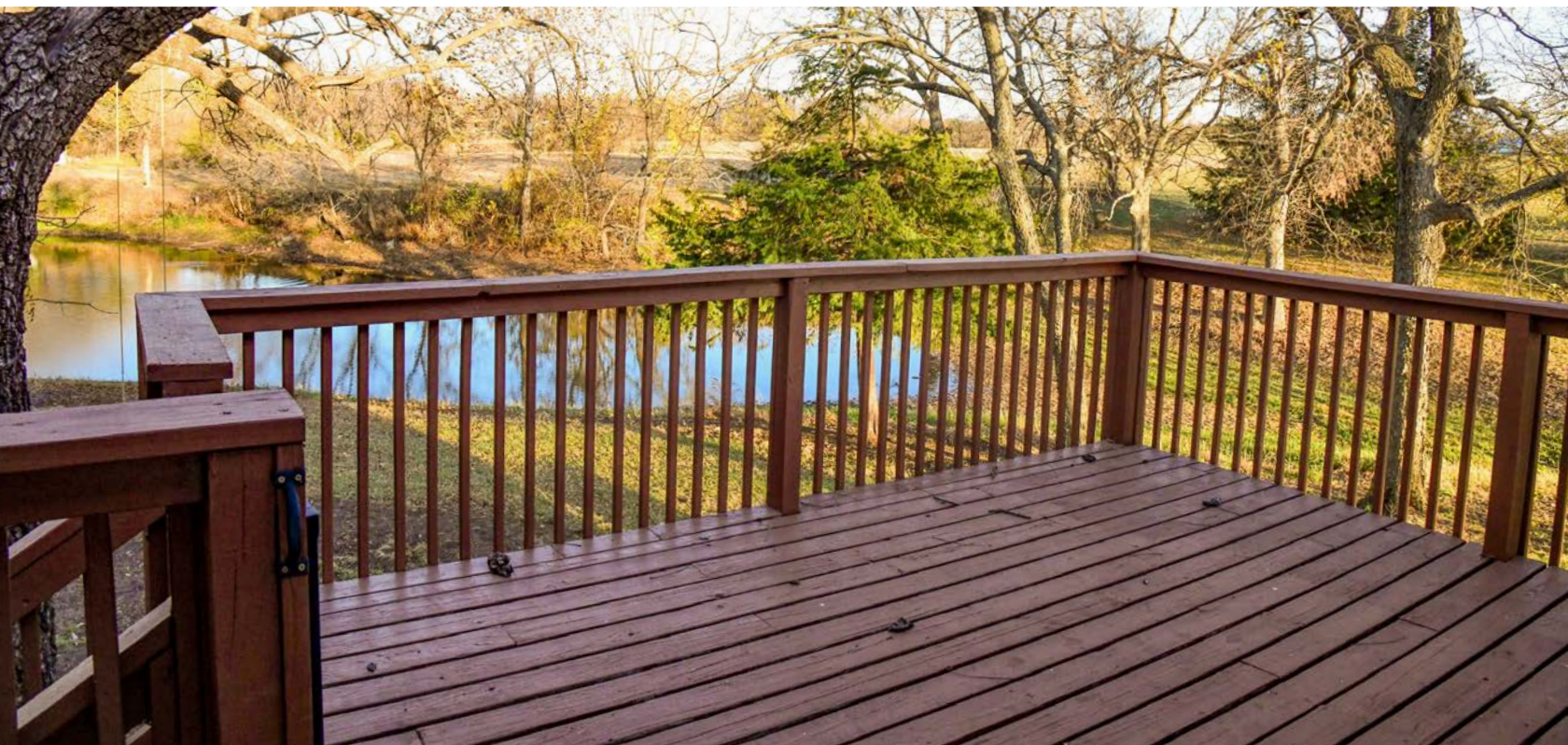


6 +/- ACRES OF TILLABLE ROW CROP

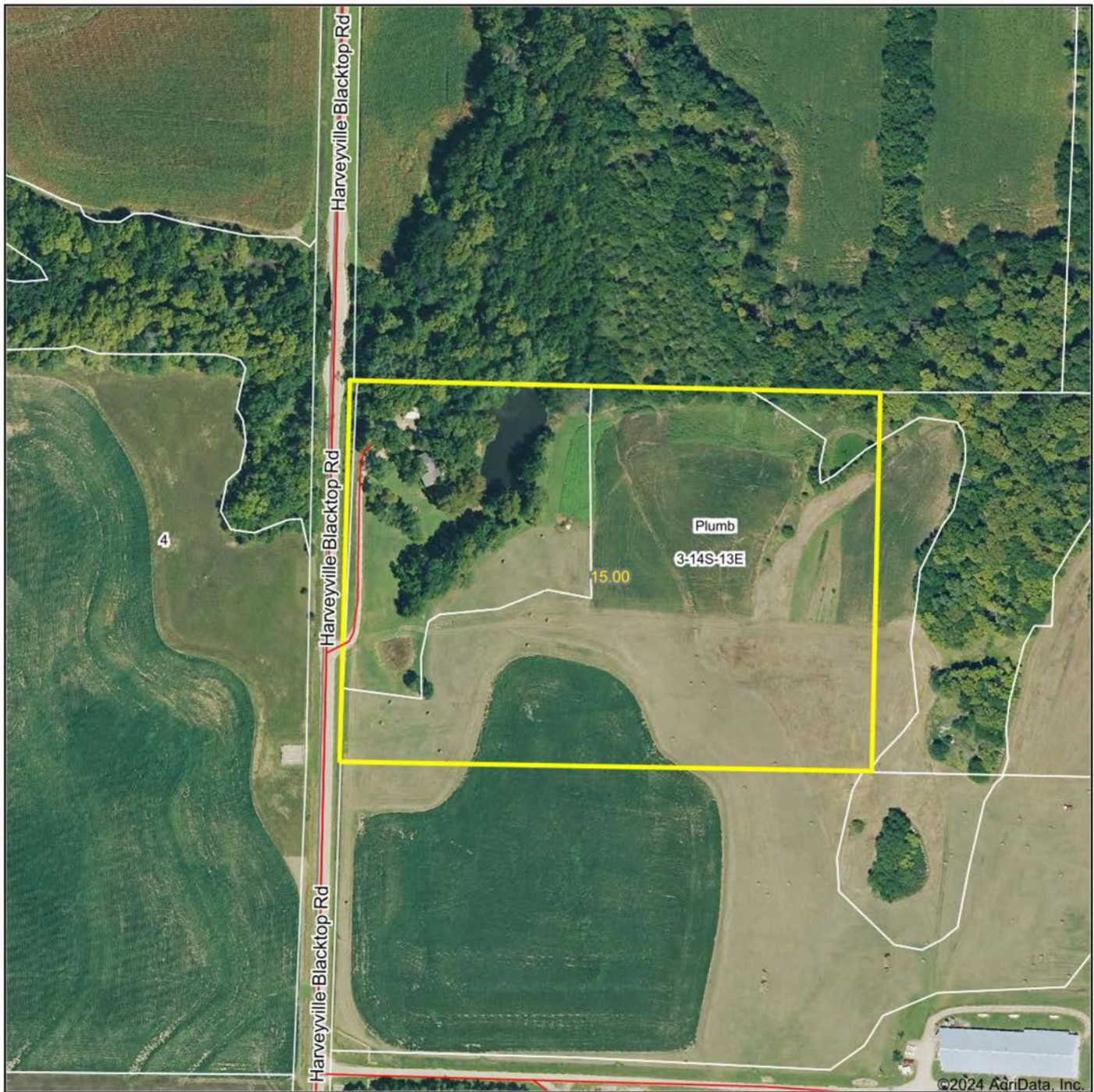


SPRAWLING BACK DECK

The sliding door in the kitchen leads you out to the back deck that overlooks the backyard and stocked pond. There also is a built-in wood-burning oven just off the sliding door perfect for pizzas and barbequing.



AERIAL MAP



©2024 AgriData, Inc.

Boundary Center: 38° 51' 42.12, -95° 57' 48.15

0ft 279ft 558ft



Maps Provided By:



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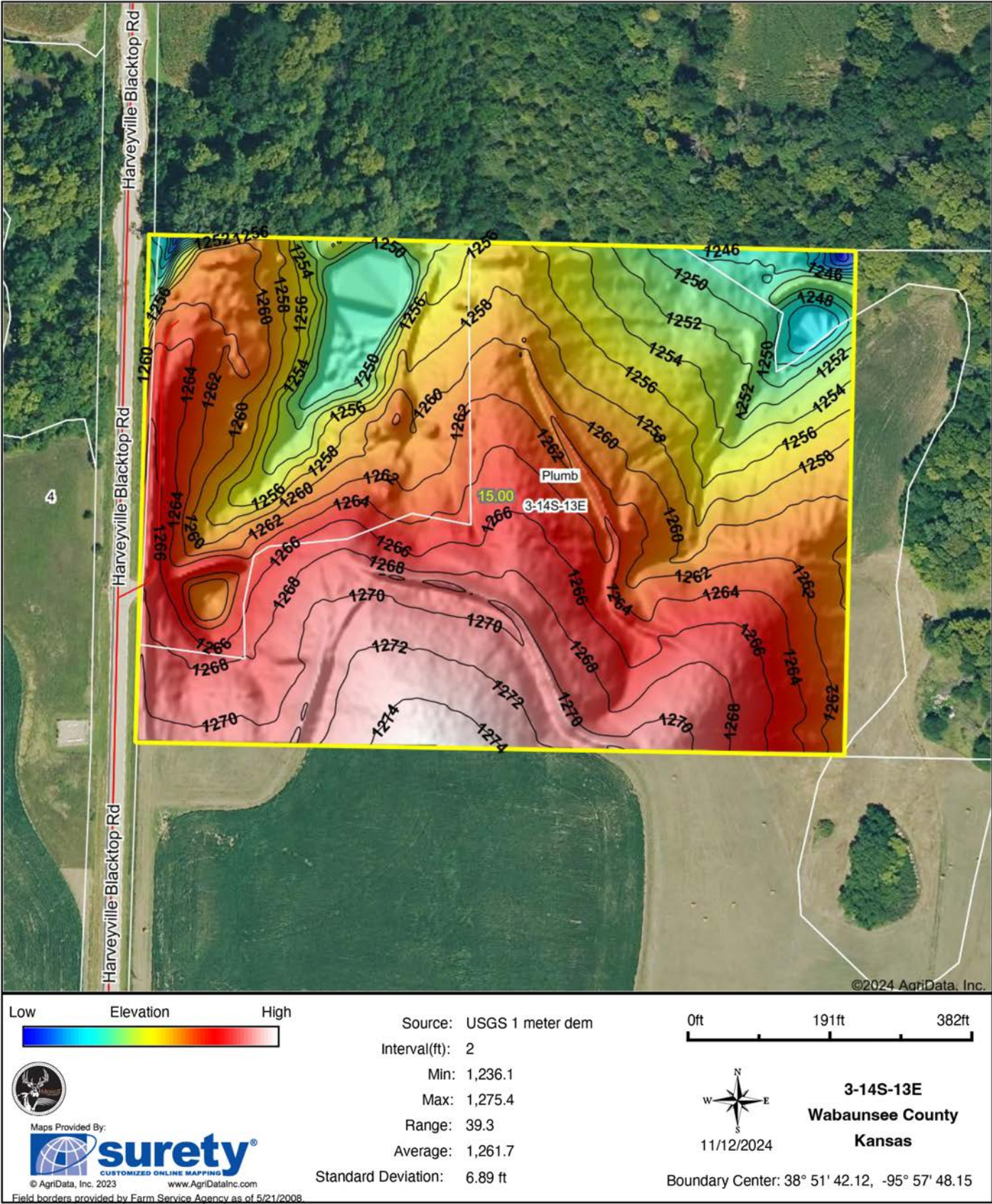
3-14S-13E
Wabaunsee County
Kansas



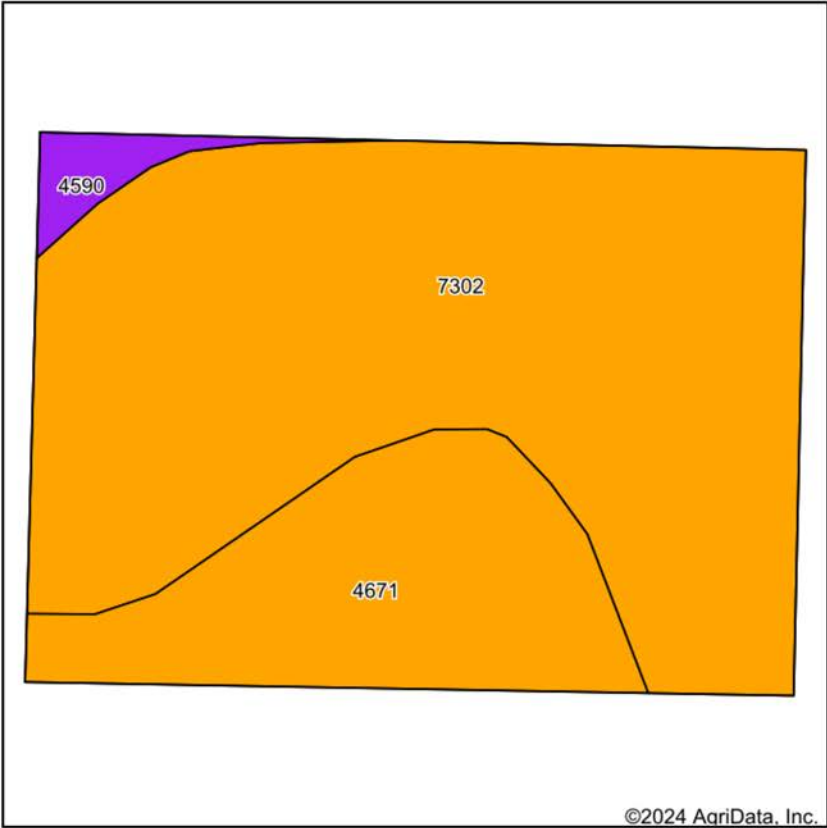
11/12/2024

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

HILLSHADE MAP



SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Wabaunsee**
Location: **3-14S-13E**
Township: **Plumb**
Acres: **15**
Date: **11/12/2024**



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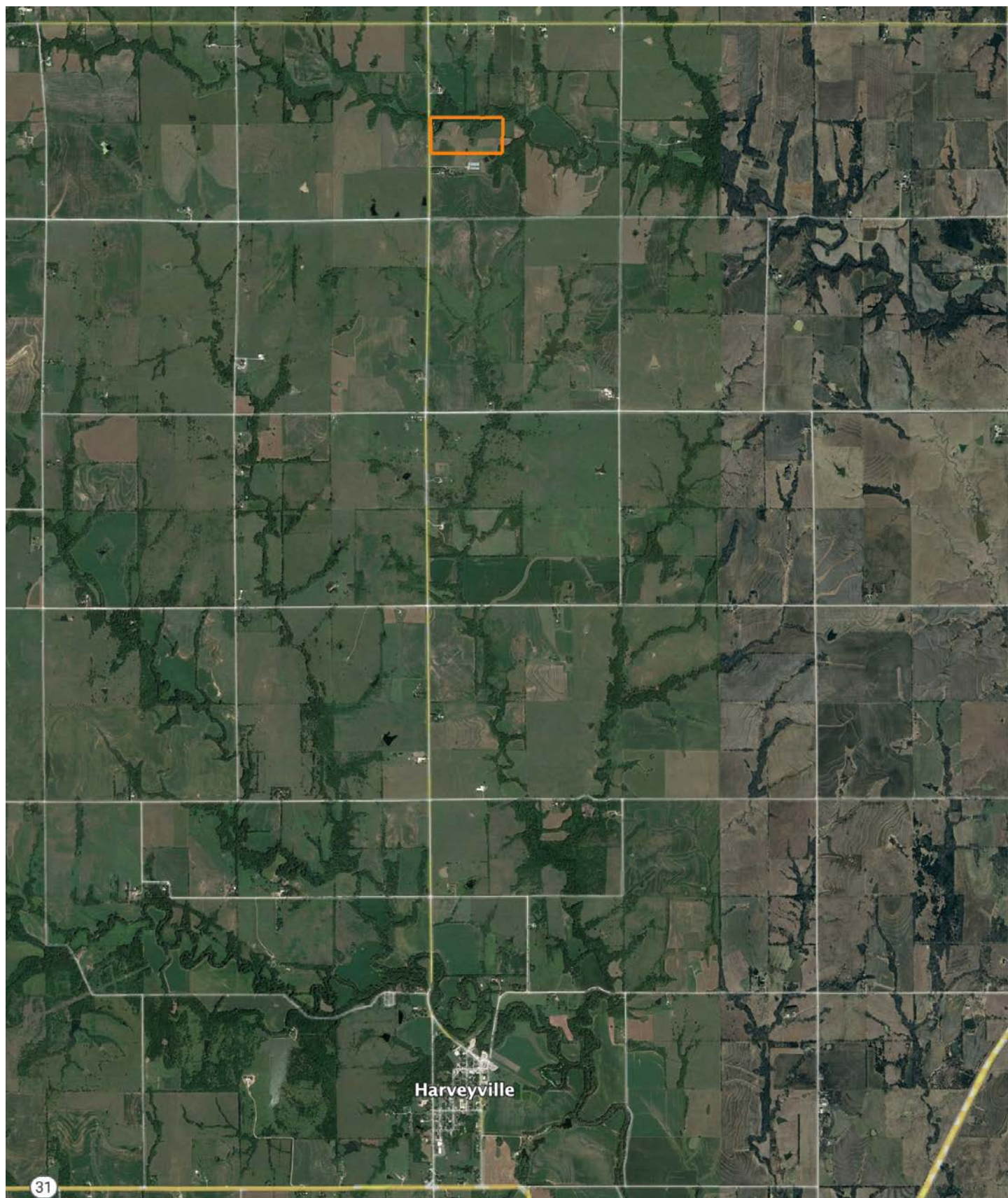


Area Symbol: KS197, Soil Area Version: 25						
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c
7302	Martin silty clay loam, 3 to 7 percent slopes	11.00	73.4%		IIIe	
4671	Irwin silty clay loam, 1 to 3 percent slopes	3.62	24.1%		IIIIs	IIIIs
4590	Clime-Sogn complex, 3 to 20 percent slopes	0.38	2.5%		VIe	
Weighted Average					3.08	*-

*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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