

MIDWEST LAND GROUP PRESENTS

135 ACRES IN

DOUGLAS COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PRIME DEVELOPMENT OPPORTUNITY WITH RENTAL INCOME

Discover a rare investment and development opportunity on the edge of Eudora, Kansas. This 135 +/- acre tract is ideally positioned just off K-10 Highway, offering exceptional access, visibility, and future potential. Whether you're looking to expand residential housing, create commercial space, or pursue a mixed-use vision, this property is ready to deliver.

Located on the edge of Eudora, Kansas, this property is uniquely situated to benefit from the city's open attitude toward annexation and future development. Eudora sits between two major metro areas Kansas City and Lawrence, providing the perfect blend of small-town charm and big-city convenience. In recent years, Eudora has seen growth, and that trend is only accelerating. The construction of the nearby Panasonic Battery plant, one of the largest economic development projects in Kansas history, has introduced thousands of new jobs to the region.

The land is currently in highly productive agricultural use, the land has been well maintained and continues to generate strong yields. In addition to its development potential, the property features two existing homes, both being sold as-is. These homes provide immediate rental income—an ideal setup to offset holding costs during the planning and development phase.

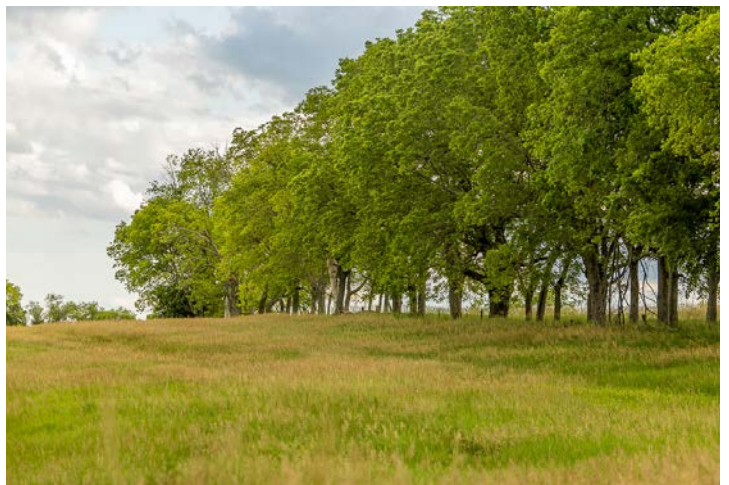
With its strategic location just minutes from Lawrence, De Soto, and the Kansas City metro area, Eudora is poised for thoughtful growth. This tract represents one of the best-positioned opportunities in this high-growth area. This is a truly versatile investment that balances current income with long-term upside. Large tracts like this—so close to key infrastructure and active communities—are increasingly rare.



PROPERTY FEATURES

PRICE: **\$3,218,600** | COUNTY: **DOUGLAS** | STATE: **KANSAS** | ACRES: **135**

- 135 +/- acres of prime development land
- Located just off K-10 Highway with excellent access and visibility
- Close to the high-growth Panasonic battery plant
- Only minutes to Kansas City and Lawrence
- Ideal for residential, commercial, or mixed-use development
- City utilities nearby
- Two homes on-site offering potential rental income during transition
- Currently in highly productive agricultural use
- Gently rolling topography with strong road frontage
- Bordering the growing community of Eudora, KS



PRIME DEVELOPMENT LAND

Located on the edge of Eudora, Kansas, this property is uniquely situated to benefit from the city's open attitude toward annexation and future development. Eudora sits between two major metro areas Kansas City and Lawrence, providing the perfect blend of small-town charm and big-city convenience.



EXCELLENT ACCESS

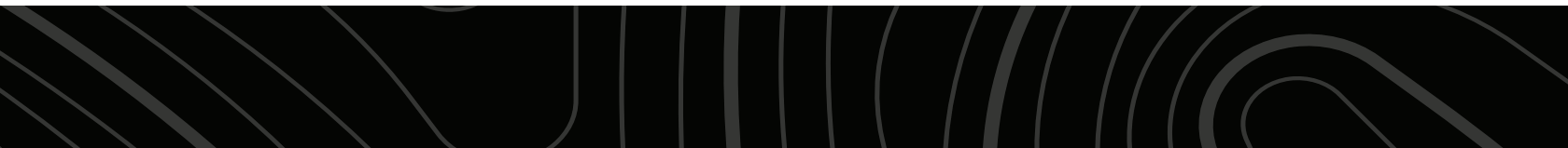


GENTLY ROLLING TOPOGRAPHY



RENTAL INCOME

In addition to its development potential, the property features two existing homes, both being sold as-is. These homes provide immediate rental income—an ideal setup to offset holding costs during the planning and development phase.

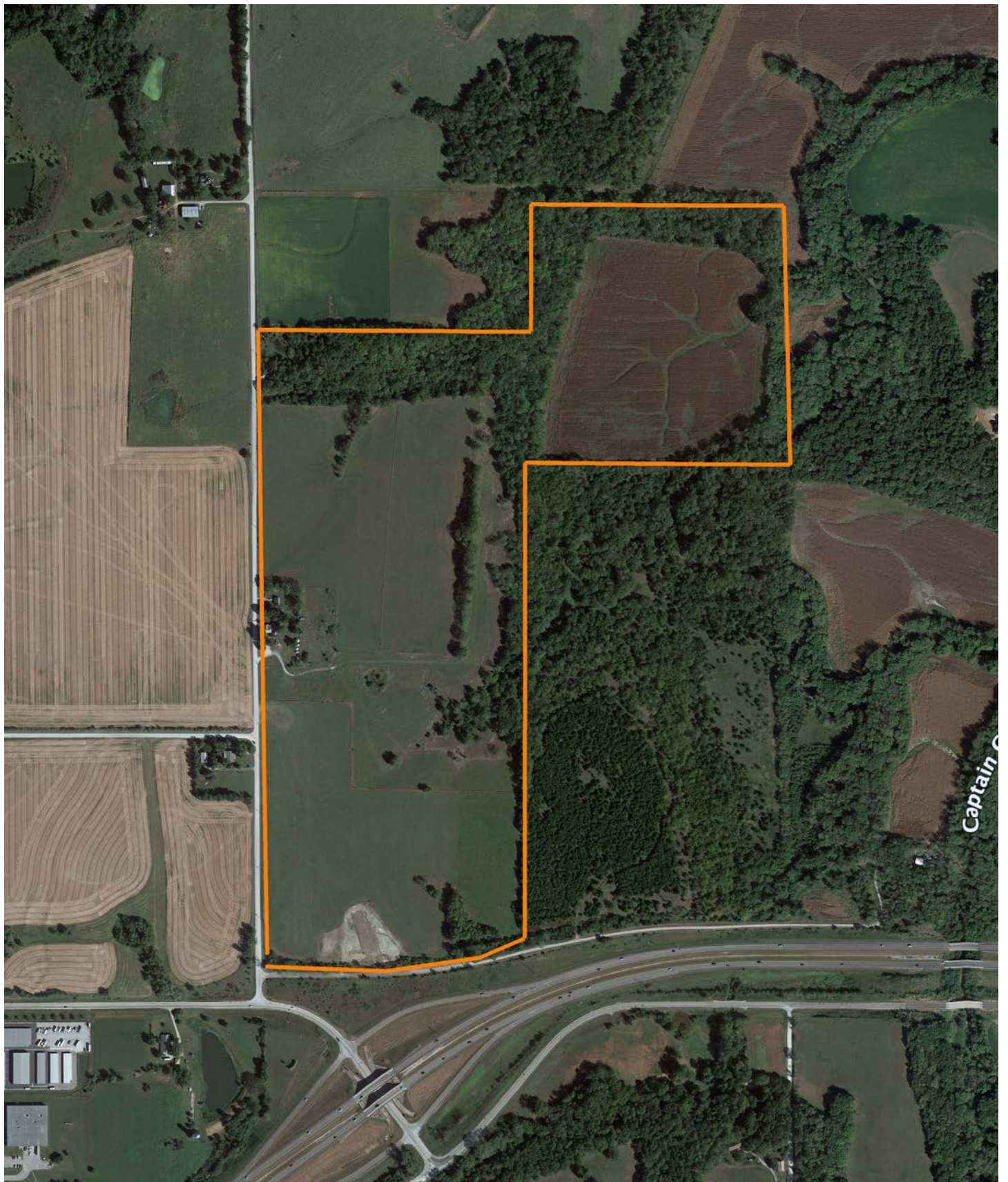


HIGH PRODUCTIVE ARGICULTURAL USE

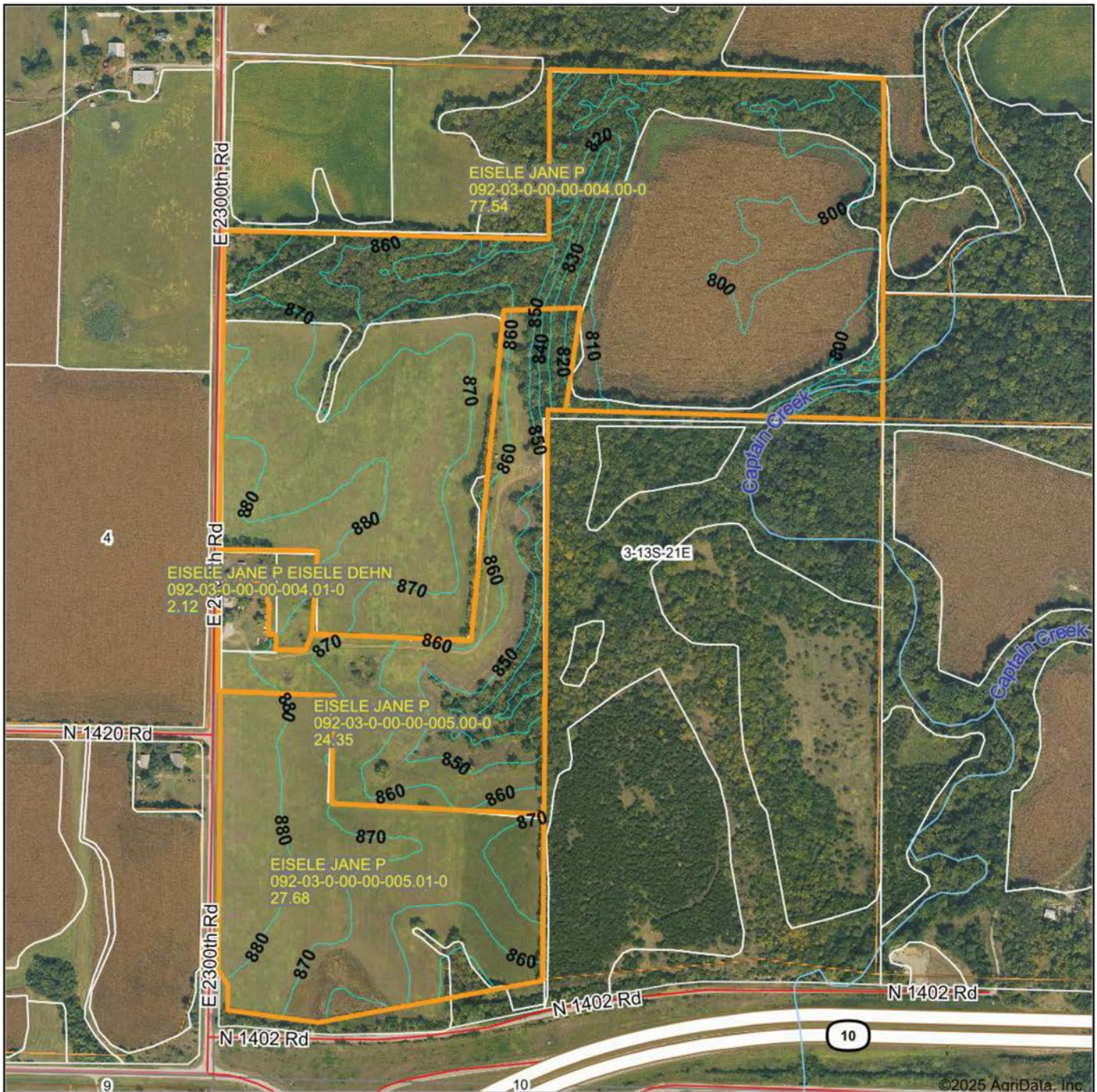
The land is currently in highly productive agricultural use, the land has been well maintained and continues to generate strong yields.



AERIAL MAP



TOPOGRAPHY MAP



Maps Provided By:



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

Source: USGS 3 meter dem

Interval(ft): 10.0

Min: 784.1

Max: 887.0

Range: 102.9

Average: 847.2

Standard Deviation: 30.91 ft

0ft 616ft 1232ft

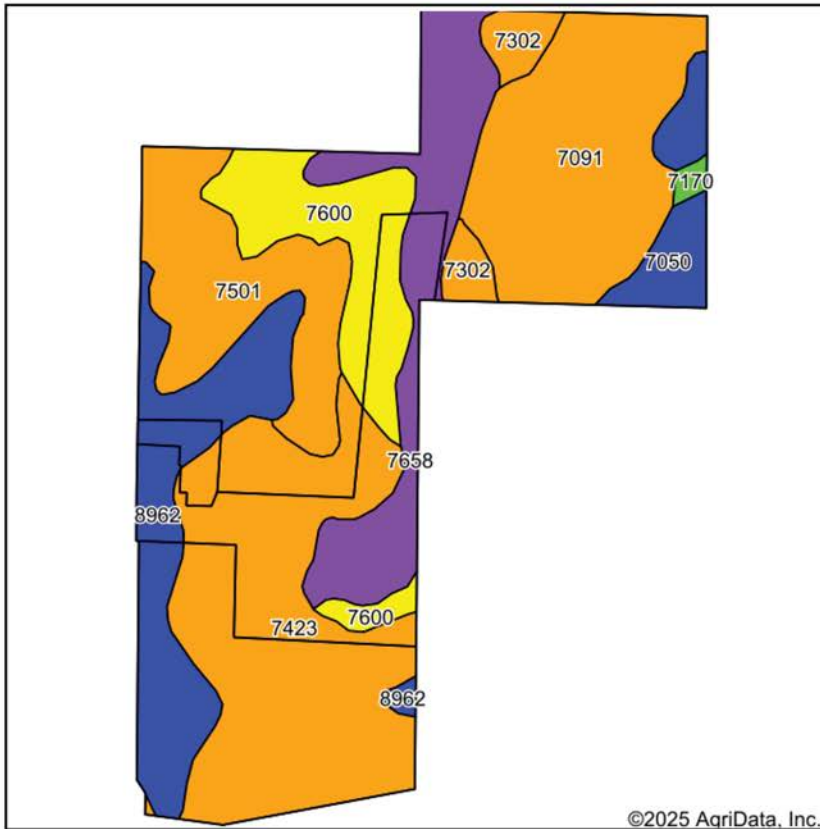


6/16/2025

3-13S-21E
Douglas County
Kansas

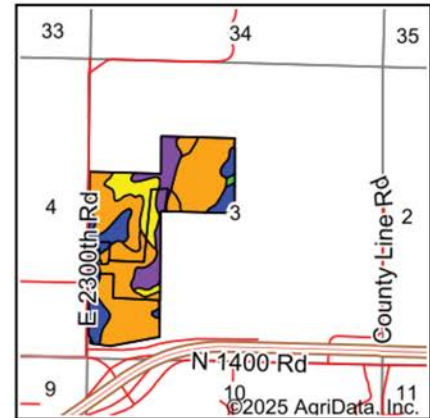
Boundary Center: 38° 56' 53.36, -95° 4' 13.1

SOILS MAP



Soils data provided by USDA and NRCS.

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State: **Kansas**
 County: **Douglas**
 Location: **3-13S-21E**
 Township: **Eudora**
 Acres: **131.69**
 Date: **6/16/2025**



Maps Provided By:



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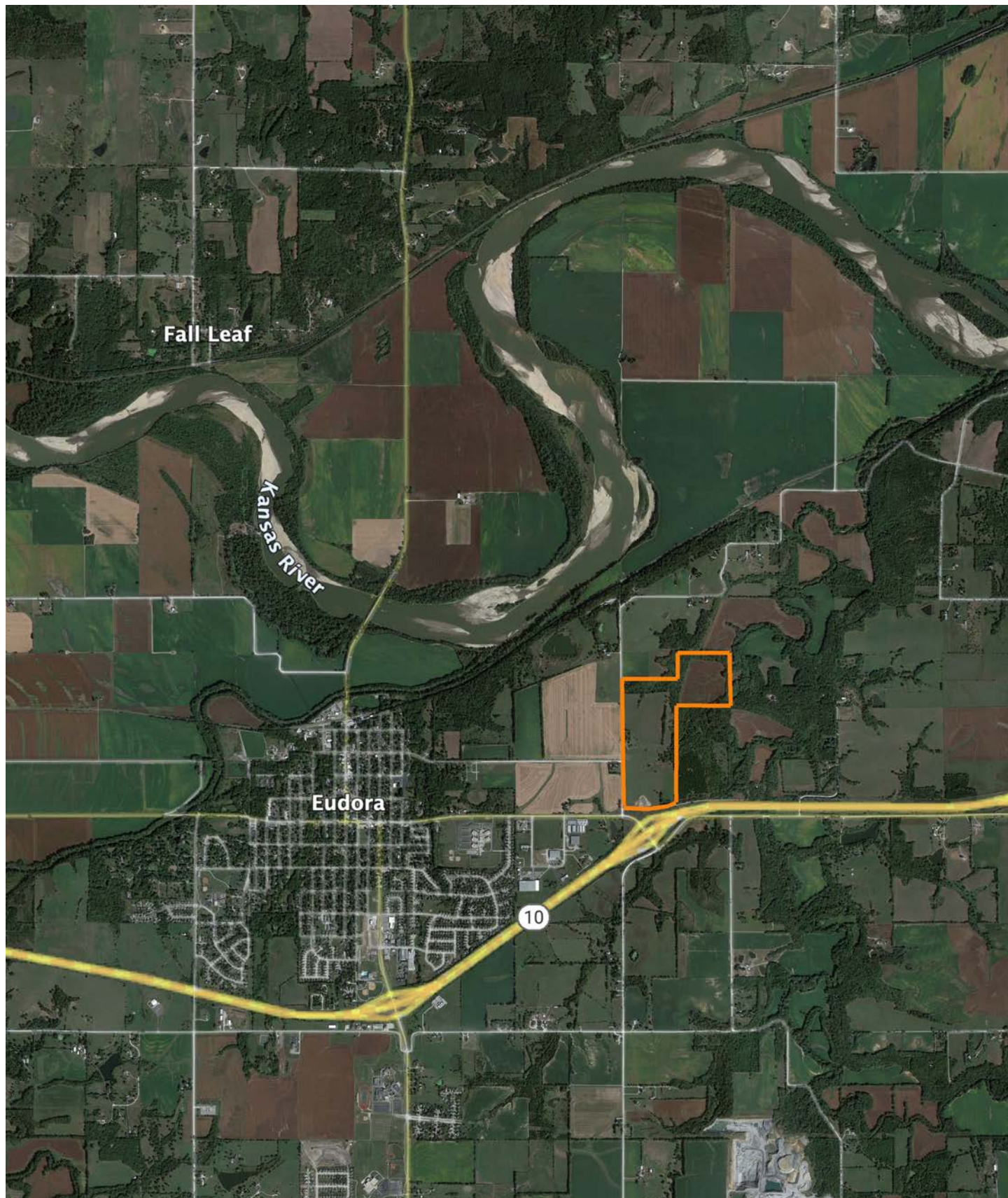
Area Symbol: KS045, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
7423	Morrill clay loam, 3 to 7 percent slopes	35.78	27.2%		> 6.5ft.	Ille	4247	66	66	57	60	
7091	Wabash silty clay, occasionally flooded	24.37	18.5%		> 6.5ft.	Illw	7754	45	45	24	44	
8962	Woodson silt loam, 1 to 3 percent slopes	16.82	12.8%		> 6.5ft.	Ilis	4425	52	47	52	49	44
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	16.14	12.3%		> 6.5ft.	Ille	3883	48	38	47	39	
7658	Vinland-Rock outcrop complex, 15 to 45 percent slopes	15.67	11.9%		1.3ft. (Paralithic bedrock)	Vle	2148	13	13	10	8	
7600	Sibleyville complex, 3 to 7 percent slopes	13.49	10.2%		2.2ft. (Paralithic bedrock)	IVe	4235	57	57	51	44	26
7050	Kennebec silt loam, occasionally flooded	5.29	4.0%		> 6.5ft.	Ilw	4361	89	89	69	82	
7302	Martin silty clay loam, 3 to 7 percent slopes	3.58	2.7%		> 6.5ft.	Ille	4228	54	50	53	47	
7170	Reading silt loam, rarely flooded	0.55	0.4%		> 6.5ft.	Iw	4573	89	89	75	76	8
Weighted Average						3.28	4628.5	*n 51.6	*n 49.6	*n 43.3	*n 45.8	*n 8.3

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Donnie Thomas grew up an avid outdoorsman, learning how to hunt and fish early on from his father on their farm in Garnett, KS. This led to his passion for farms and property, and the possibilities that lie within to improve the land for wildlife. Born in Oswego, KS, Donnie attended high school in Olathe and graduated from Emporia State University with a Business degree in Marketing and Management. Before getting into real estate, he co-owned a large, regional, medical equipment company with his brother, at which he developed a deep appreciation for service and how it can make all the difference in a client relationship.

Today, Donnie uses that experience at Midwest Land Group to help others buy and sell land. His background as an outdoorsman, as well as owning and managing a farm, lends itself well to the land real estate industry. In addition to hunting, fishing, shooting, water sports, and travel, this proud Eagle Scout enjoys helping youth learn how to hunt, having organized several youth pheasant hunts. Donnie serves as a worship leader at Kahola Lake Church and is active at Grace Church, as well as the Fellowship of Christian Athletes Outdoors. Donnie and his wife Kristina, along with their three sons, use their passion for the outdoors to make their family farm in LaCygne an outdoor retreat and an escape from the city.



DONNIE THOMAS, LAND AGENT
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