

MIDWEST LAND GROUP PRESENTS

5.95 ACRES IN

# GREENWOOD COUNTY KANSAS



1476 100TH STREET, EUREKA, KS 67045



MIDWEST LAND GROUP IS HONORED TO PRESENT

# MANAGEABLE COUNTRY LIVING OUTSIDE OF EUREKA, KANSAS

Located just southeast of Eureka, Kansas sits this quaint 3 bedroom 2 full bathroom ranch style residence that holds 1,820 square feet of finished living space with prime outside space on 5.95 +/- surveyed acres. If you are looking to get to the country on a manageable property with a peaceful setting, this is it!

From being born on the farm and raised, to tearing down the original farmhouse and building the new ranch-style home in 2002 and the outbuildings, the seller knows every inch of the property inside and out, and will be great to have the knowledge of the property when transferring ownership. The home provides nice-sized bedrooms with 2 full bathrooms and endless living space. The kitchen flows nicely to the dining and living room. A wood-burning fireplace provides supplemental heat to the home. The kitchen has endless cabinet and countertop space and updated appliances. There is a 1 car garage just off of the kitchen. There are 2 rural water meters that are on the property and transfer. Every is

the electric provider with SCK Co-Op as the propane provider. The home is on a lagoon system which sits to the south of the residence.

Outside, the main shop of 30'x30' is the place to be! With full concrete floors and 2 overhead doors with openers, the space has endless potential. The shop is separately metered from the residence for an ideal setup to run a business etc. The equipment barn to the north of the shop is 32'x32' in size and provides ideal equipment, hay, a 5th wheel camper, and more. There is a small livestock barn within a fenced pen area perfect for 4-H animals. There are 2 ponds on the property as well.

With all the property has to offer from the house to the outbuildings and land, this manageable setup 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 your tour.





# PROPERTY FEATURES

PRICE: **\$237,360** | COUNTY: **GREENWOOD** | STATE: **KANSAS** | ACRES: **5.95**

- Located just southeast of Eureka, KS
- 5.95 +/- acres
- 1,820 square foot finished ranch-style home
- Built in 2002
- 3 bedroom 2 full bathroom
- Wood burning stove
- Updated kitchen appliances
- Certified saferoom
- 1 car garage
- 2 rural water meters on the property
- Greenwood County Rural Water District #1
- Evergy Electric, SCK Co-Op propane
- Thrasher 20-year foundation warranty
- 30'x30' shop with electric, full concrete, 2 overhead doors with opener
- 32'x32' equipment barn
- Livestock barn
- 2 ponds
- Eureka USD 389
- Approximate 2024 tax: \$1,895.92
- 9 miles from Eureka





# RANCH-STYLE HOME

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The home provides nice-sized bedrooms with 2 full bathrooms and endless living space. This quaint 3 bedroom 2 full bathroom ranch style residence that holds 1,820 square feet of finished living space with prime outside space on 5.95 +/- surveyed acres.





# INTERIOR PHOTOS





# 1 CAR GARAGE

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# 2 PONDS

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# OUTBUILDINGS

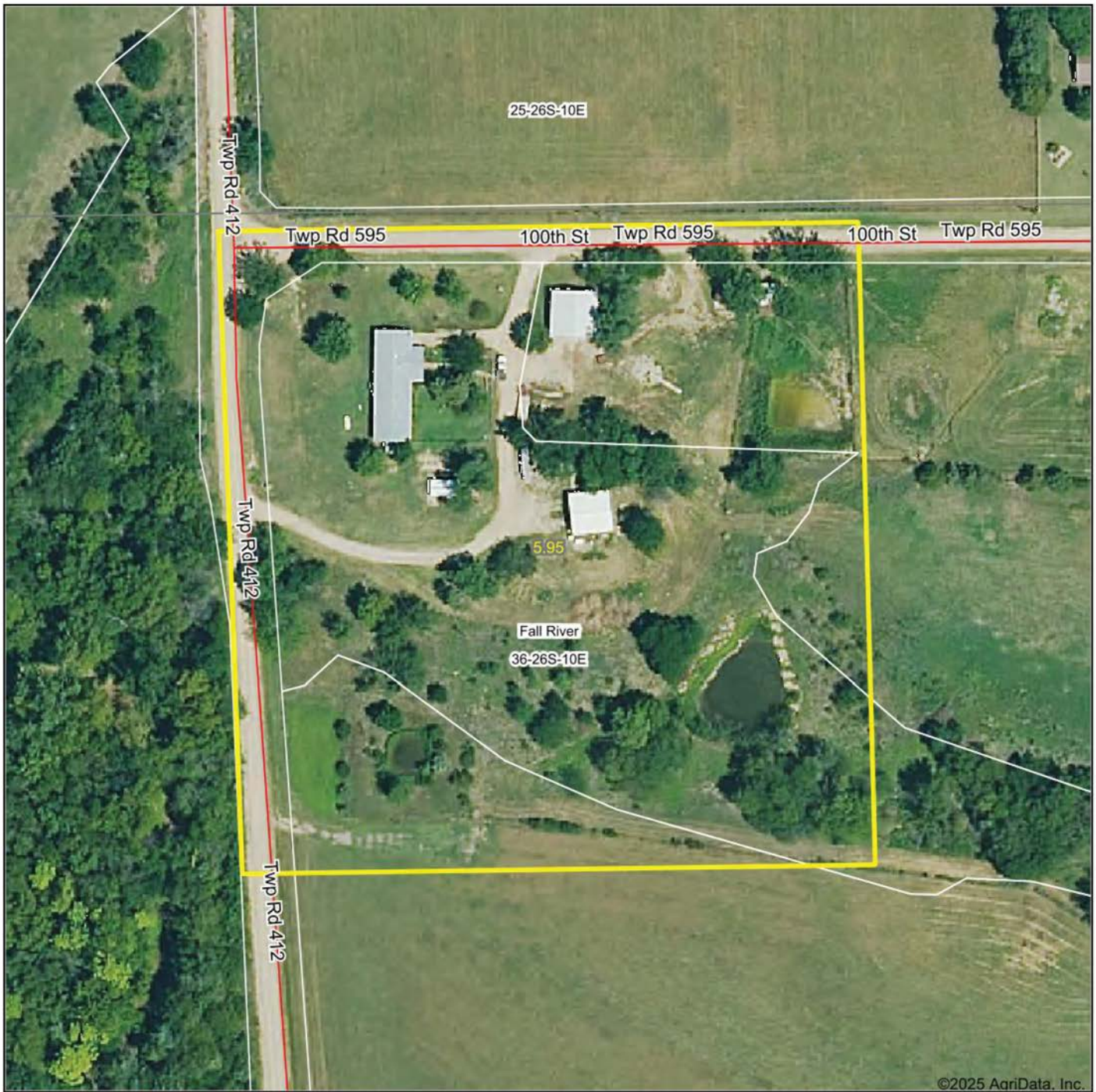
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# AERIAL MAP



Maps Provided By:



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

Map Center: 37° 45' 3.04, -96° 15' 21.39

**36-26S-10E**  
**Greenwood County**  
**Kansas**

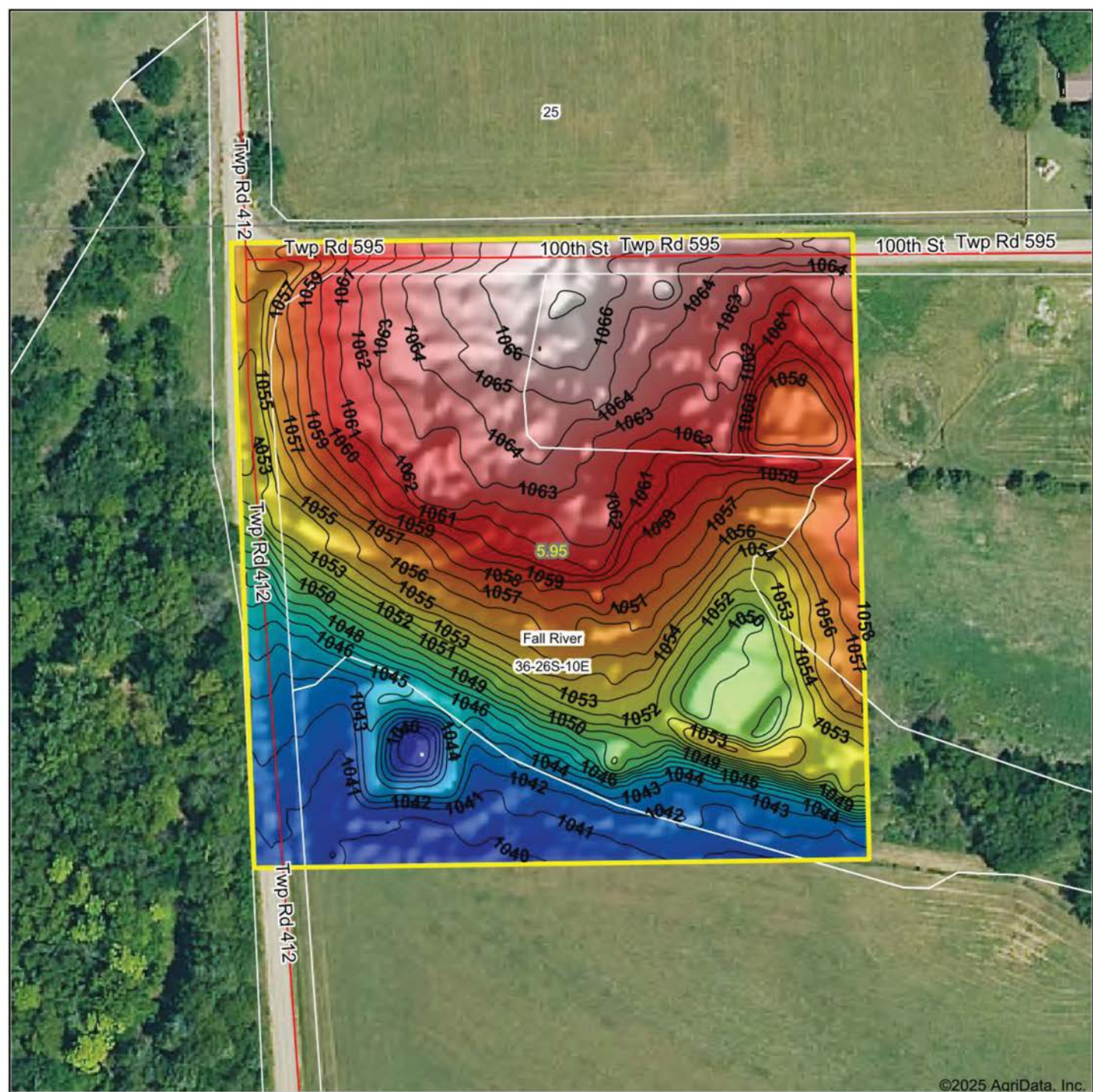
0ft 124ft 247ft



6/2/2025



# HILLSHADE MAP



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Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Source: USGS 1 meter dem  
Interval(ft): 1  
Min: 1,038.4  
Max: 1,067.3  
Range: 28.9  
Average: 1,054.7  
Standard Deviation: 8.23 ft

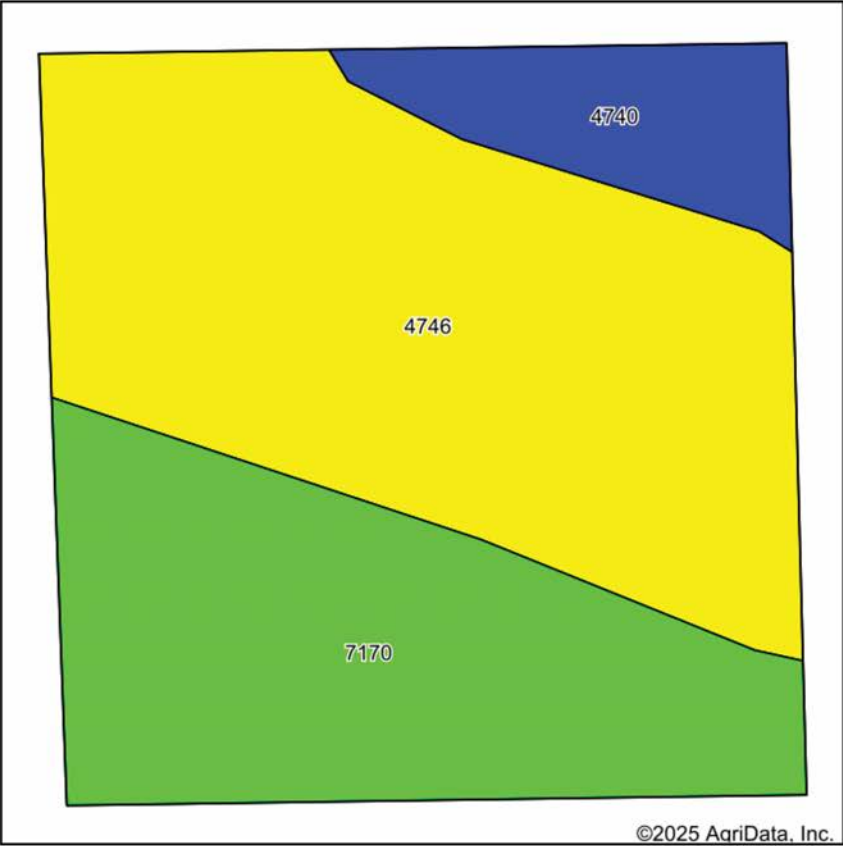


**36-26S-10E**  
**Greenwood County**  
**Kansas**

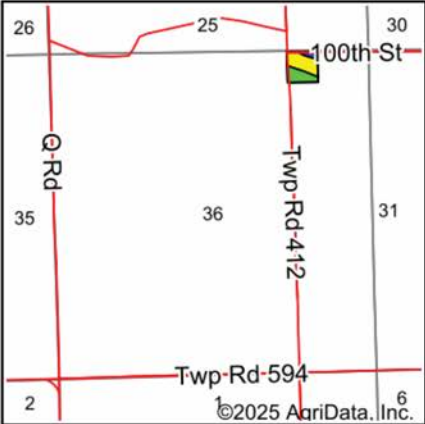
Boundary Center: 37° 45' 3.04, -96° 15' 21.39



# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**  
County: **Greenwood**  
Location: **36-26S-10E**  
Township: **Fall River**  
Acres: **5.95**  
Date: **6/2/2025**



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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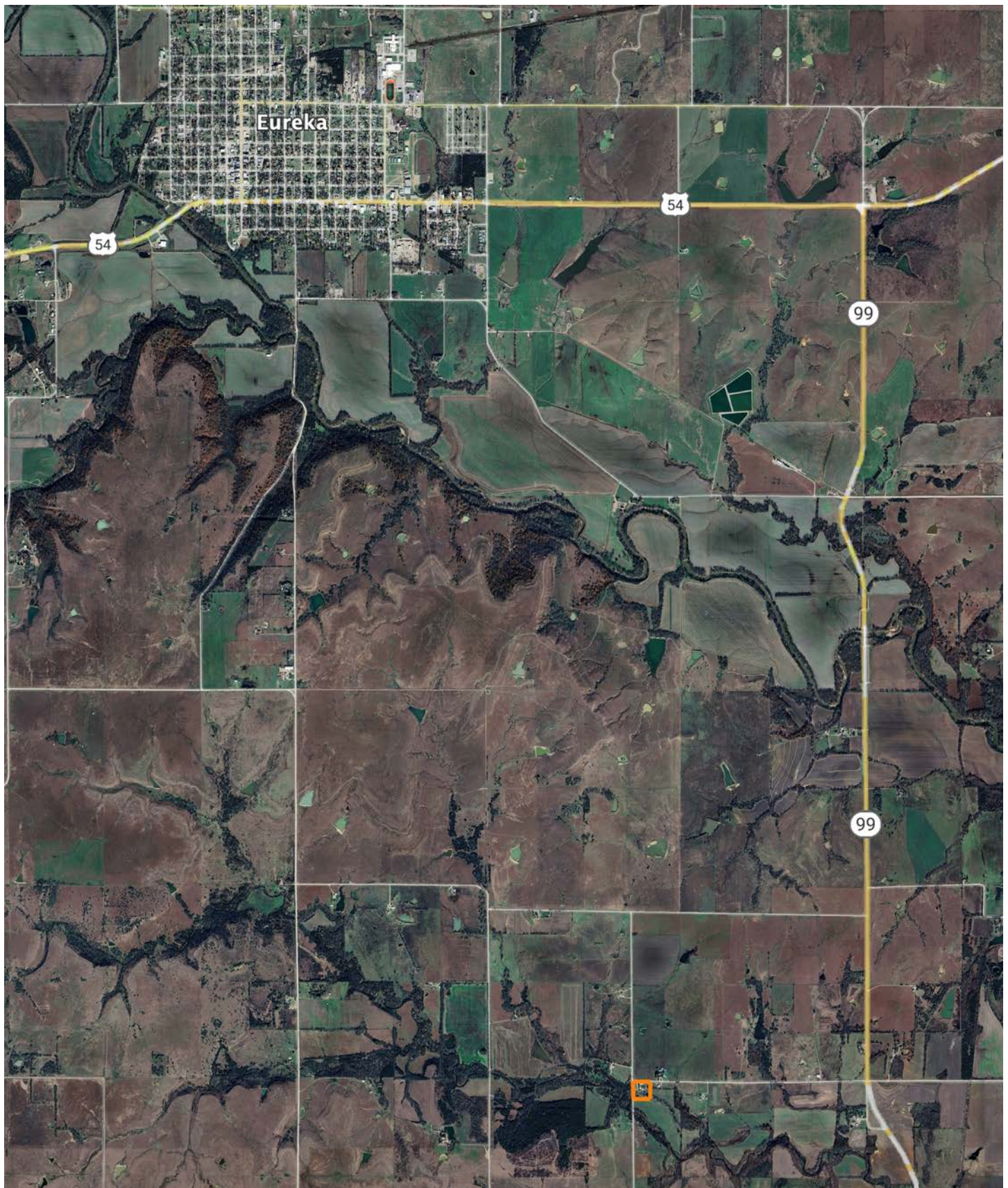


Area Symbol: KS073, Soil Area Version: 22						
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c
4746	Labette-Sogn silty clay loam, 0 to 8 percent slopes	3.21	54.0%		IVe	IIIe
7170	Reading silt loam, rarely flooded	2.16	36.3%		Iw	Iw
4740	Labette silty clay loam, 1 to 3 percent slopes	0.58	9.7%		Ile	Ile
Weighted Average					2.72	2.18

\*c: Using Capabilities Class Dominant Condition Aggregation Method



# 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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