

MIDWEST LAND GROUP PRESENTS

80 ACRES IN

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# SUMNER COUNTY KANSAS



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# PRODUCTIVE TILLABLE TRACT NORTH OF ARGONIA

Located 1 ½ miles northeast of Argonia, Kansas, sits this 80 +/- acre tract of 100% fertile tillable row crop. It has been a tried-and-true tract producing above-average yields. With exceptionally well-maintained road frontage and just off the paved Argonia Road, accessing equipment is effortless.

The 80 +/- acres of tillable ground are made up of 52 +/- acres of Class I Milan soil and 28 +/- acres of Class II Solvay, Nalim, and Shellabarger soil types. The tract is currently planted to winter wheat, with the current lease terminating following the harvest of the winter wheat in 2025. 2023 was planted to cotton and wheat, with 2022 planted to wheat and soybeans, bringing above-average yields.

The farm sits 1/8 of a mile west of Spring Creek and has a slight slope from the north to the south and allows for water drainage. 2 low spots throughout the tract have held water with the heavy rains and would benefit from easy maintenance. Road frontage of North Eden Road on the east and West 20th Avenue North on the south. All mineral rights are intact and transfer to the landowner.

With the ideal location for easy access, the fertile Class I and Class II soil types, and all straight-row crop acres, this tract is ideal for anyone looking to add to an existing operation, investment, or start-up. Contact Brenda Doudican at (620) 794-8075 or [bdoudican@midwestlandgroup.com](mailto:bdoudican@midwestlandgroup.com) for additional questions, information, or to schedule a tour.



## PROPERTY FEATURES

PRICE: **\$219,804** | COUNTY: **SUMNER** | STATE: **KANSAS** | ACRES: **80**

- 80 +/- acres total
- 100% tillable acres
- Class I and Class II soils of Milan and Solvay
- Currently planted to wheat
- Tenant in place on 1/3-2/3 crop share
- Well-maintained road frontage
- Eased access
- 1 mile east of Spring Creek
- Lease expires following the 2025 wheat harvest
- All mineral rights intact
- Approximate 2024 tax: \$424.74
- On the corner of North Eden Road and West 20th Avenue
- 1 mile north of Argonia



# WELL-MAINTAINED ROAD ACCESS

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100% TILLABLE, CURRENTLY IN WHEAT

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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.

Boundary Center: 37° 17' 20.66, -97° 44' 57.92

**4-32S-4W**  
**Sumner County**  
**Kansas**

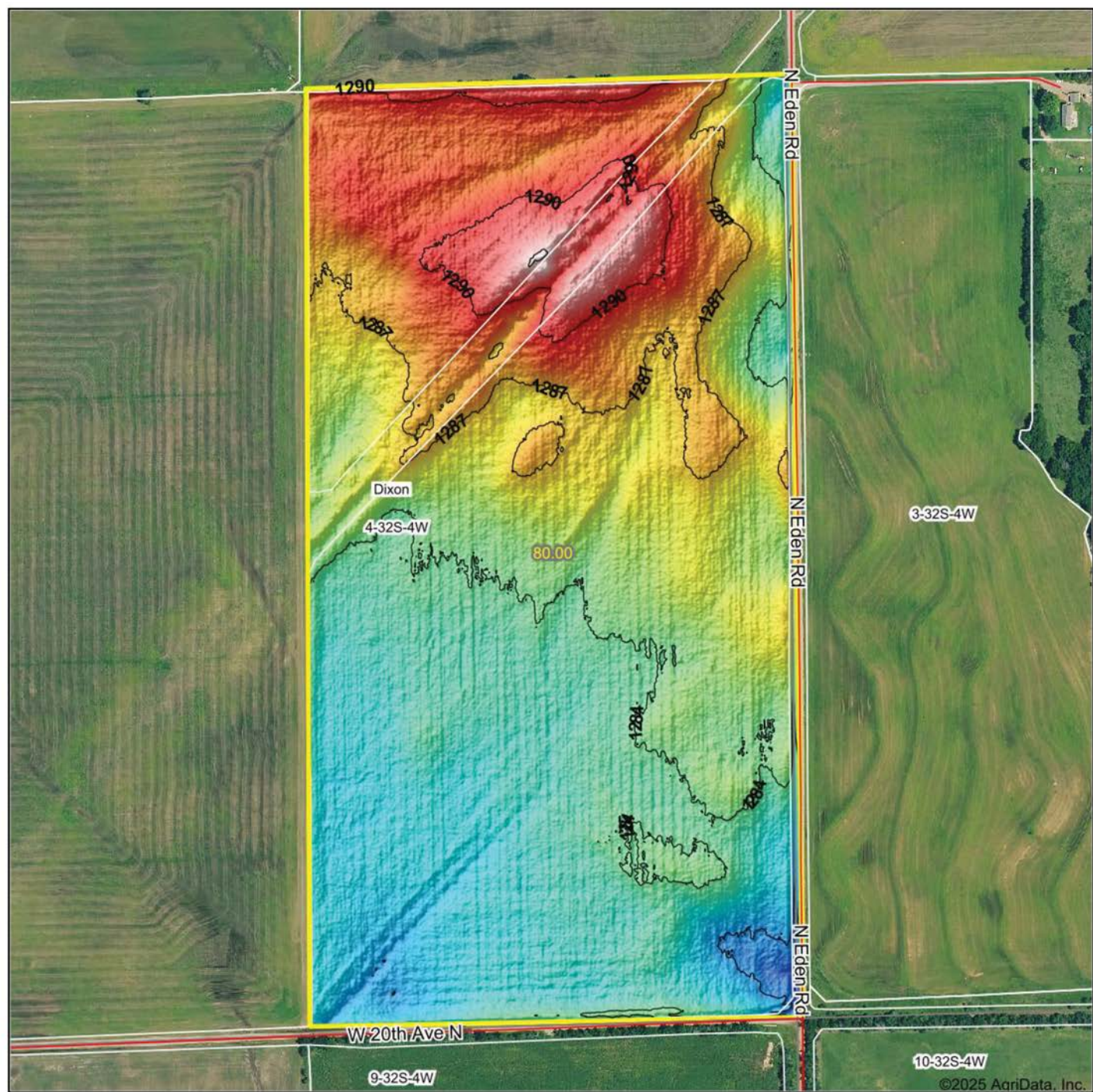
0ft 423ft 846ft



6/24/2025



# HILLSHADE MAP



Source: USGS 1 meter dem  
Interval(ft): 3  
Min: 1,278.9  
Max: 1,293.5  
Range: 14.6  
Average: 1,285.3  
Standard Deviation: 2.69 ft



**4-32S-4W**  
**Sumner County**  
**Kansas**

Boundary Center: 37° 17' 20.66, -97° 44' 57.92



Maps Provided By:

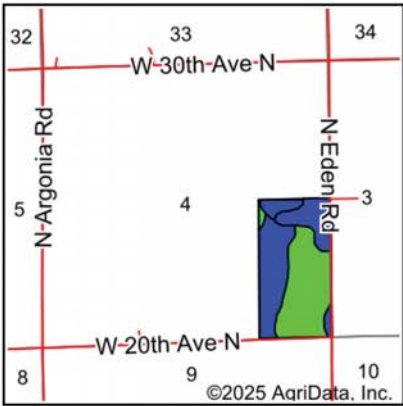
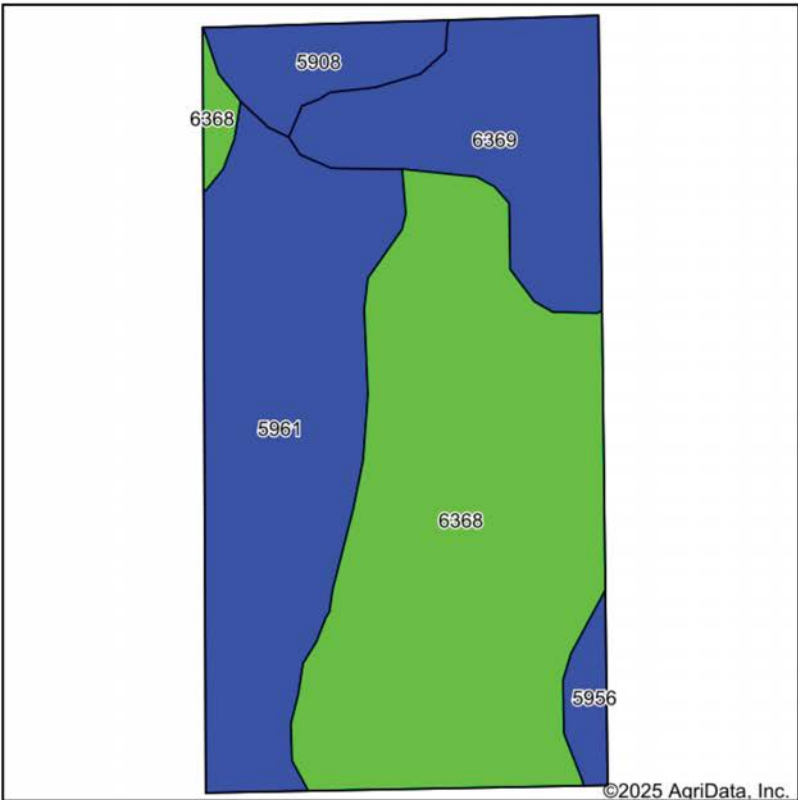


**surety**  
CUSTOMIZED ONLINE MAPPING

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

# SOILS MAP



State: **Kansas**  
County: **Sumner**  
Location: **4-32S-4W**  
Township: **Dixon**  
Acres: **80**  
Date: **6/24/2025**



Maps Provided By:



Soils data provided by USDA and NRCS.

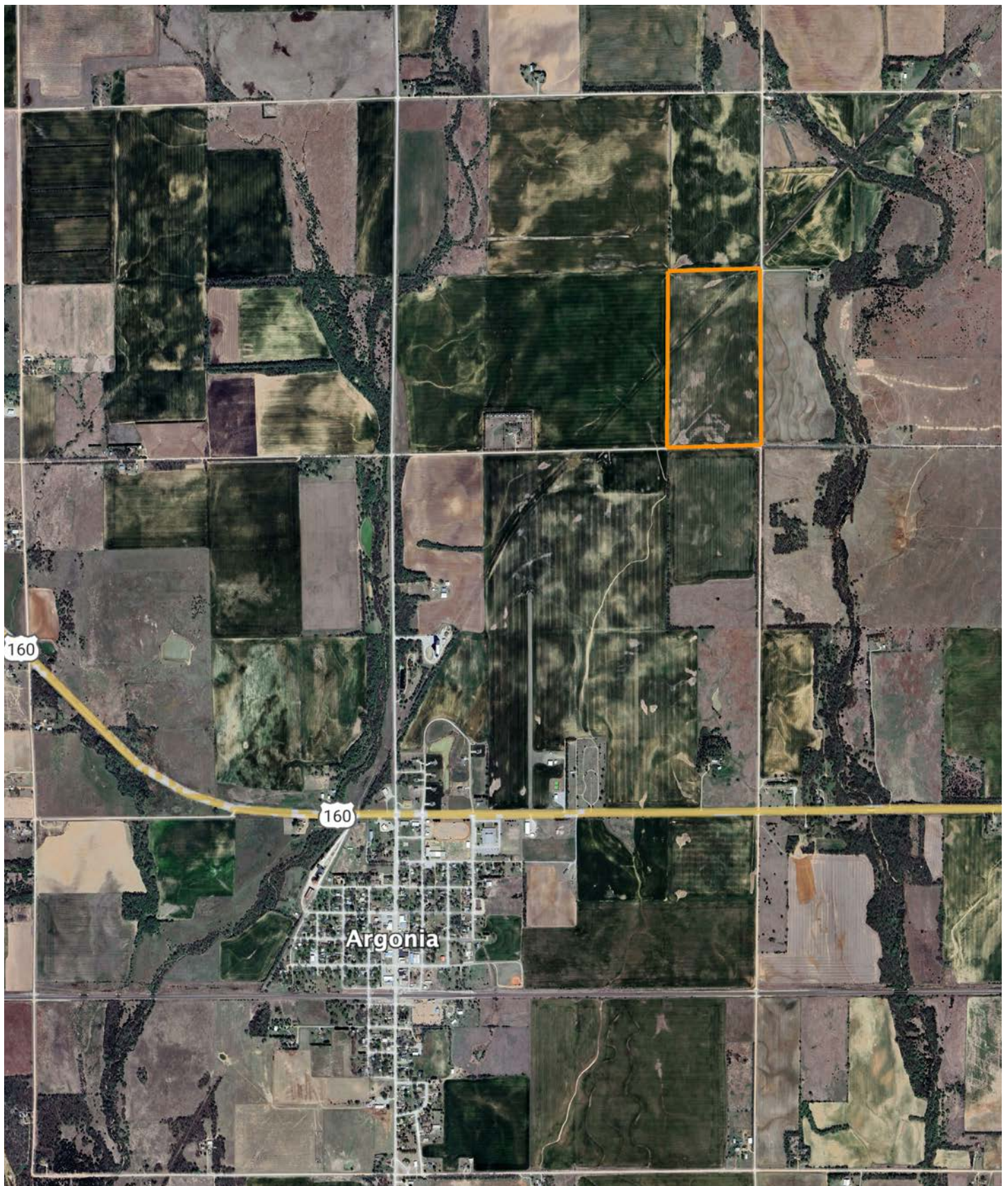
Area Symbol: KS191, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Alfalfa hay Irrigated Tons	Corn Bu	Corn Irrigated Bu	Grain sorghum Bu	Grain sorghum Irrigated Bu	Smooth brome grass AUM	Smooth brome grass Irrigated AUM	Soybeans Bu	Soybean Irrigated
6368	Milan loam, 0 to 1 percent slopes	37.15	46.4%		I	I		7	65	160	57	120	6	10	37
5961	Solvay loamy fine sand, 0 to 2 percent slopes	24.15	30.2%		Ile	Ile									
6369	Milan loam, 1 to 3 percent slopes	12.76	16.0%		Ile	Ile	6	51	128	43	94	5	8	28	
5908	Nalim loam, 0 to 1 percent slopes	4.31	5.4%		Ilc	I									
5956	Shellabarger sandy loam, 1 to 3 percent slopes	1.63	2.0%		Ile	Ile									
Weighted Average					1.54	1.48	4.2	38.3	94.7	33.3	70.7	3.6	5.9	21.6	

\*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**

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## MidwestLandGroup.com

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