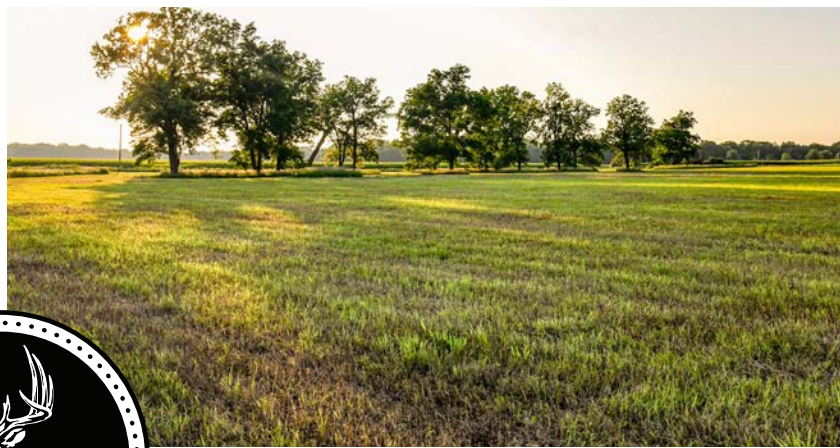


MIDWEST LAND GROUP PRESENTS

24 ACRES

COFFEY COUNTY, KS

1824 4TH LANE, LEROY, KANSAS, 66857



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

QUAINT COUNTRY LIVING WITH SMALL SCALE LIVESTOCK AMENITIES

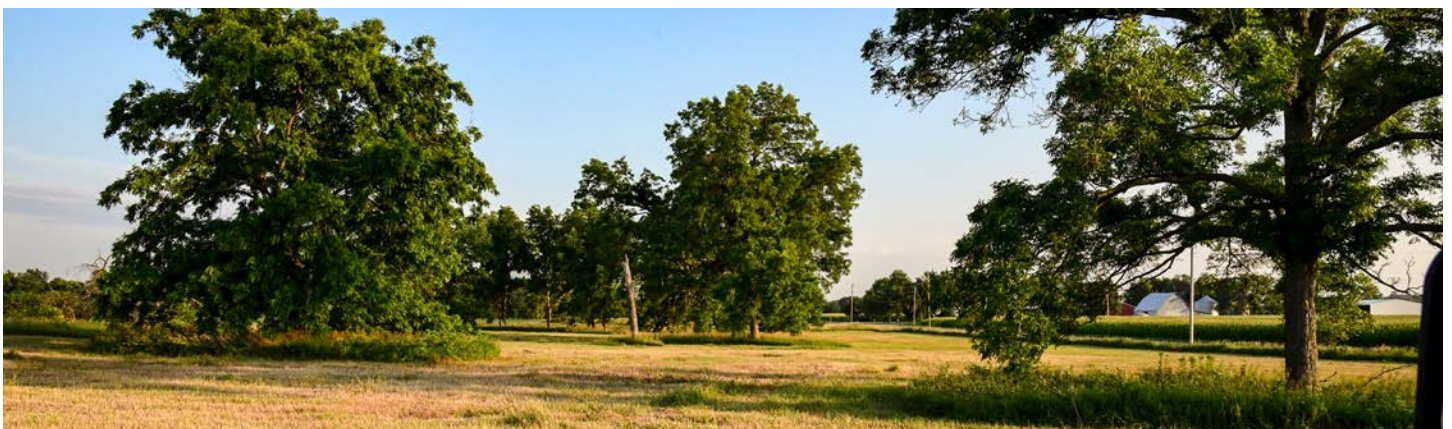
Located on the northern end of the LeRoy city limits, this well-built residence sits on 24 +/- acres in total. If you are looking for peaceful country living on a manageable scale with all the amenities, this is it.

The residence was built in 1981 and features 3 bedrooms, 2 full bathrooms, and 1,435 square feet of finished living space. The room sizes are ideal with no wasted space throughout. The kitchen holds endless cabinet and countertop space with recently updated appliances. There is no doubt that the home is efficient and is incredibly quiet. The bedrooms sit on the east end of the home, along with the main bathroom with tub and shower with the laundry room, and an additional 2nd full bathroom, which is just off of the 1-car garage. The home has a composition room and an all-brick exterior. The sprawling covered deck overlooks the backyard and is the place to be to catch the sunrises and sunsets.

To the west of the home is a grain bin that is currently used for dry storage. Just over is the detached 2-car

garage 24' x 21', that is steel framed with a full concrete floor, 2 overhead doors, and hook-ups for air compressor and welder. There is a wellhouse just outside to the north that can provide supplemental water to the hydrants and auto waterer in the corral. The 46' x 36' shop is post-framed with dirt floors, with a walk door and front sliding doors. The 40' x 20' livestock barn is perfectly set up for horses and 4-H animals. Even the hitching post is standing strong and ready for use. The north end turns out to the corral area with an auto waterer. The west pasture adjoins the corral area and is set up for easy turnout. The pasture is fully fenced with 5-strand barbed wire with a double gate entrance on the east and a single gate entrance on the south. There is a pond in the southwest corner. The native grass acres are hayed annually.

What an opportunity to own a manageable slice of country living with a well-built and maintained residence and ideal outbuildings, and is one to tour in person to appreciate all it has to offer!



PROPERTY FEATURES

PRICE: **\$392,259** | COUNTY: **COFFEY** | STATE: **KANSAS** | ACRES: **24**

- 24 +/- acres total
- 22 +/- acres native grass
- 2 +/-acres with improvements
- Residence with 1,435 square feet of finished living space built in 1981
- 3 bedrooms, 2 full bathrooms
- City water
- Septic system
- 46' x 36' shop
- 40' x 20' livestock barn
- 24' x 21' garage
- 1 pond
- 5-strand perimeter fenced
- All mineral rights intact
- Approximate 2024 tax: \$1,033.34
- Paved road frontage on the west side
- LeRoy-Gridley USD 245 School District
- Just outside the LeRoy city limit

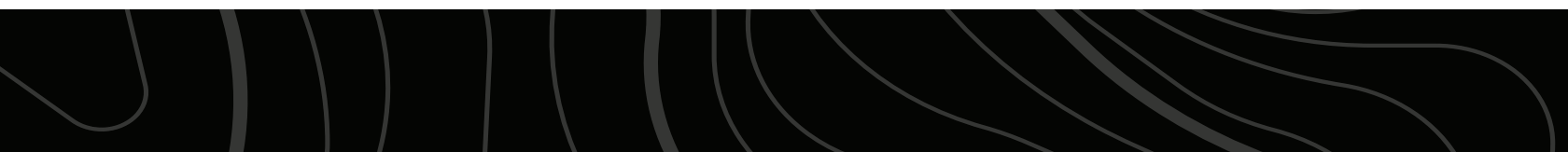
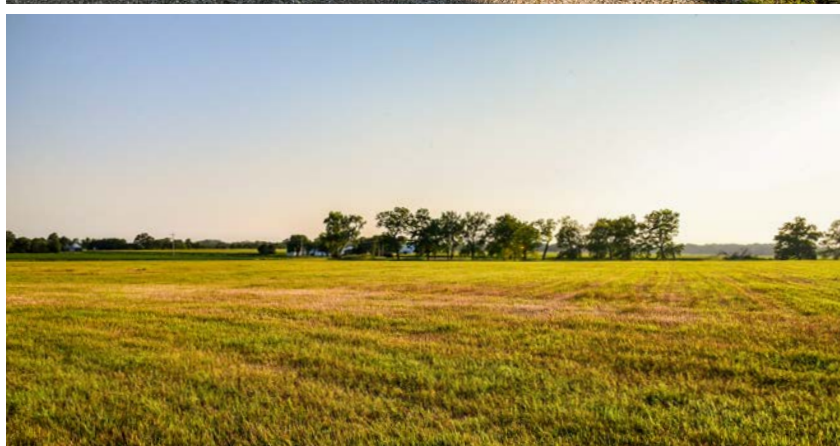
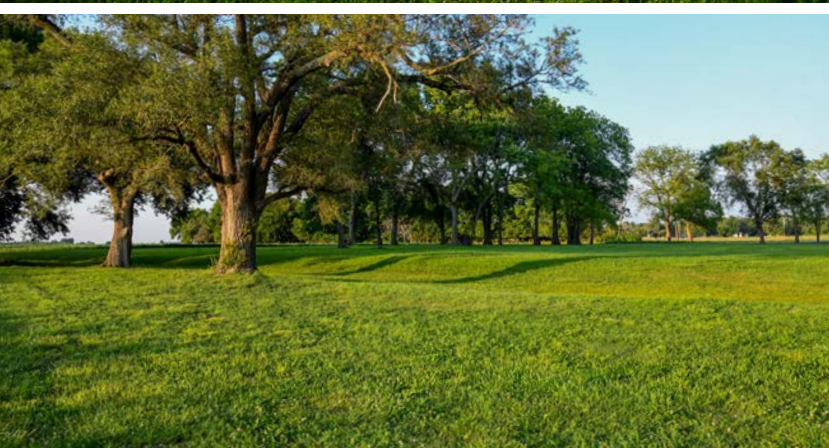
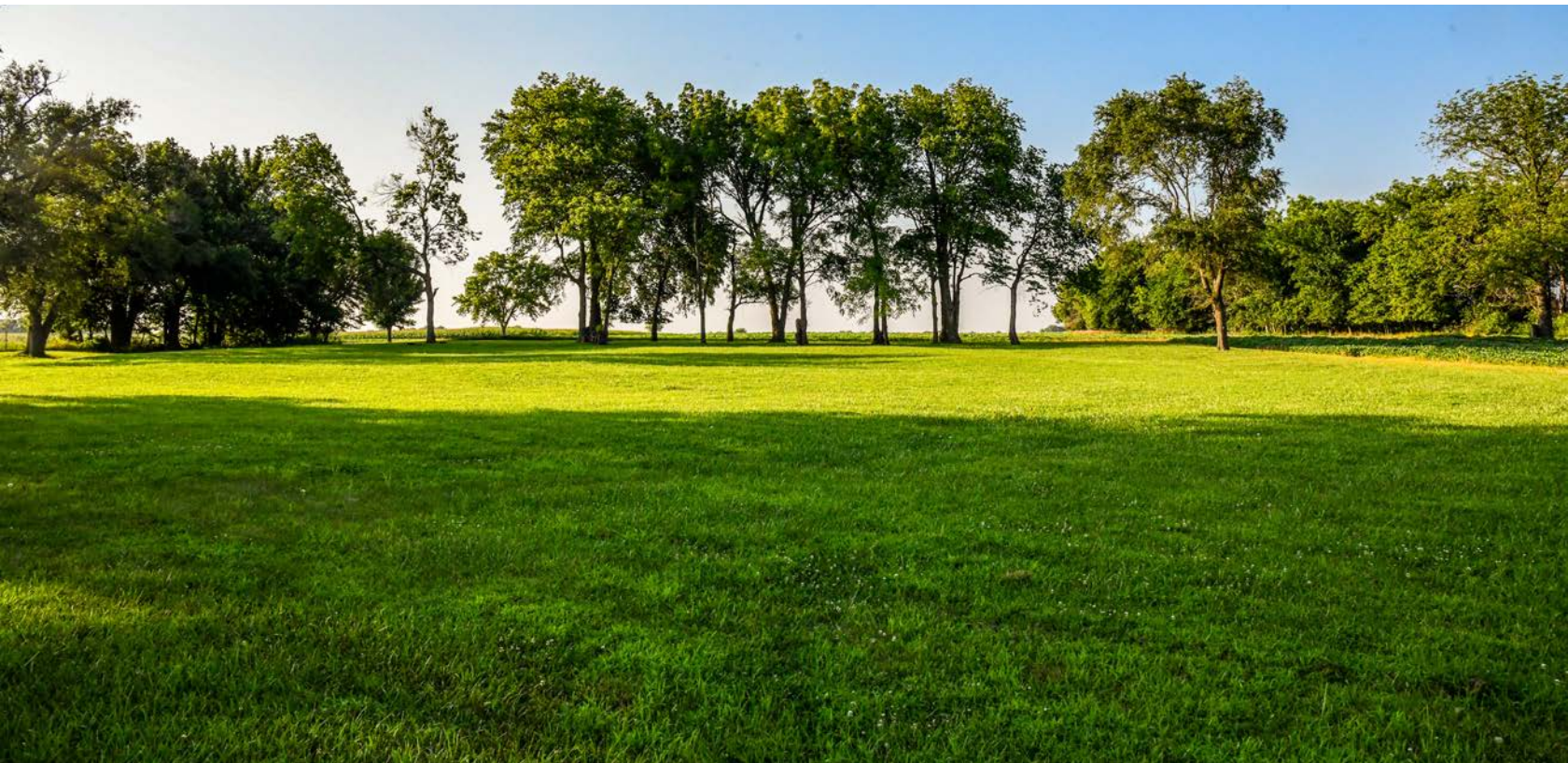


3 BEDROOM AND 2 BATHROOM

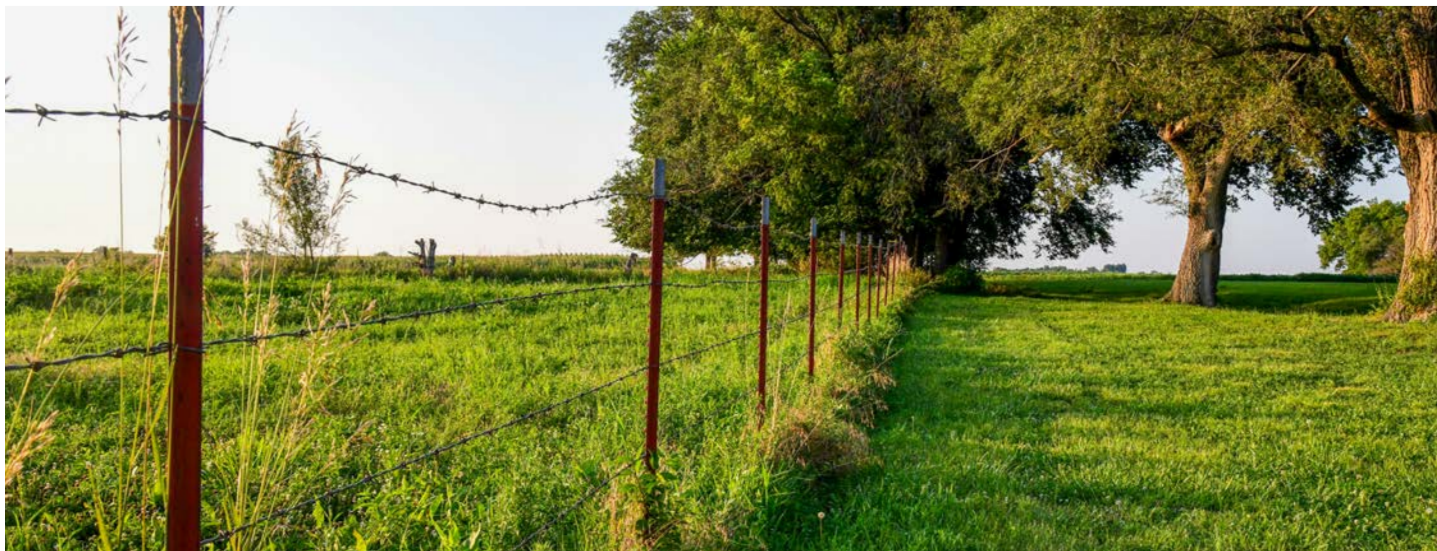
The residence features 3 bedrooms, 2 full bathrooms, and 1,435 square feet of finished living space.



24 +/- TOTAL ACRES



5-STRAND PERIMETER FENCED



SHOP AND OUTBUILDINGS



AERIAL MAP



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Boundary Center: 38° 5' 26.89, -95° 38' 38.79

0ft 264ft 527ft



Maps Provided By:



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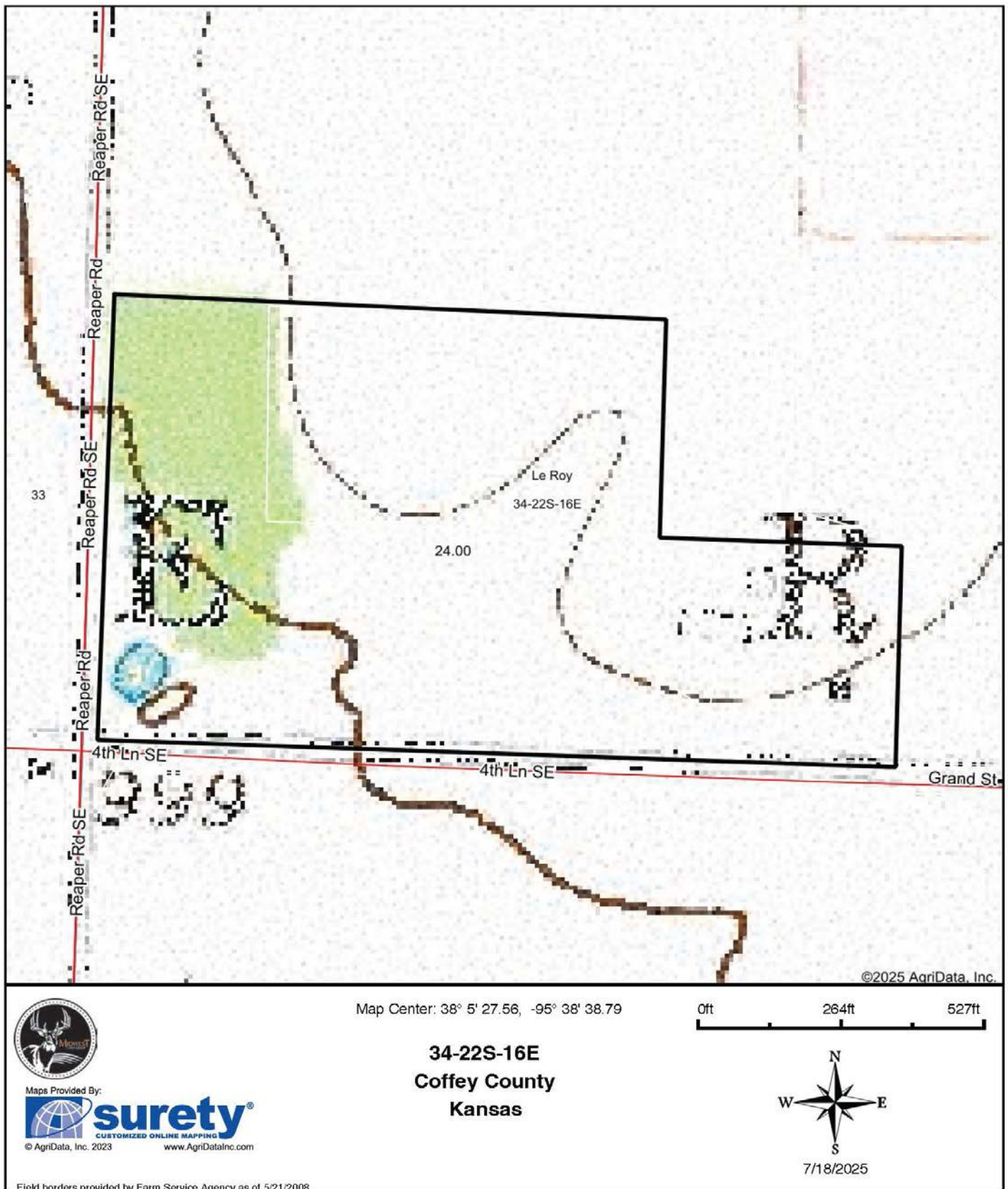
34-22S-16E
Coffey County
Kansas



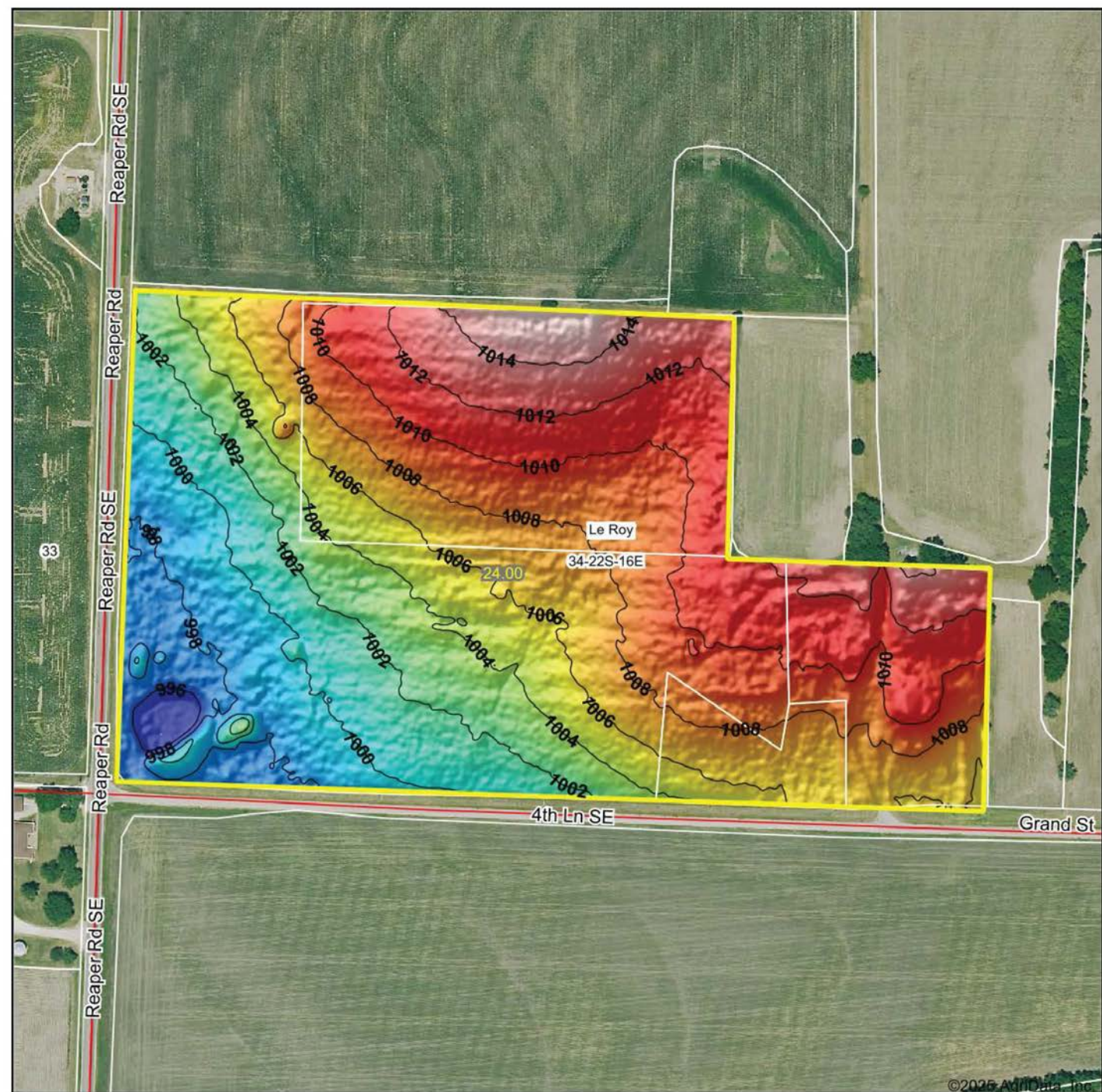
7/18/2025

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

TOPOGRAPHY MAP



HILLSHADE MAP



Low Elevation High

Source: USGS 1 meter dem
Interval(ft): 2
Min: 994.9
Max: 1,016.1
Range: 21.2
Average: 1,006.1
Standard Deviation: 4.82 ft

0ft 265ft 531ft

N
W E
S

7/18/2025

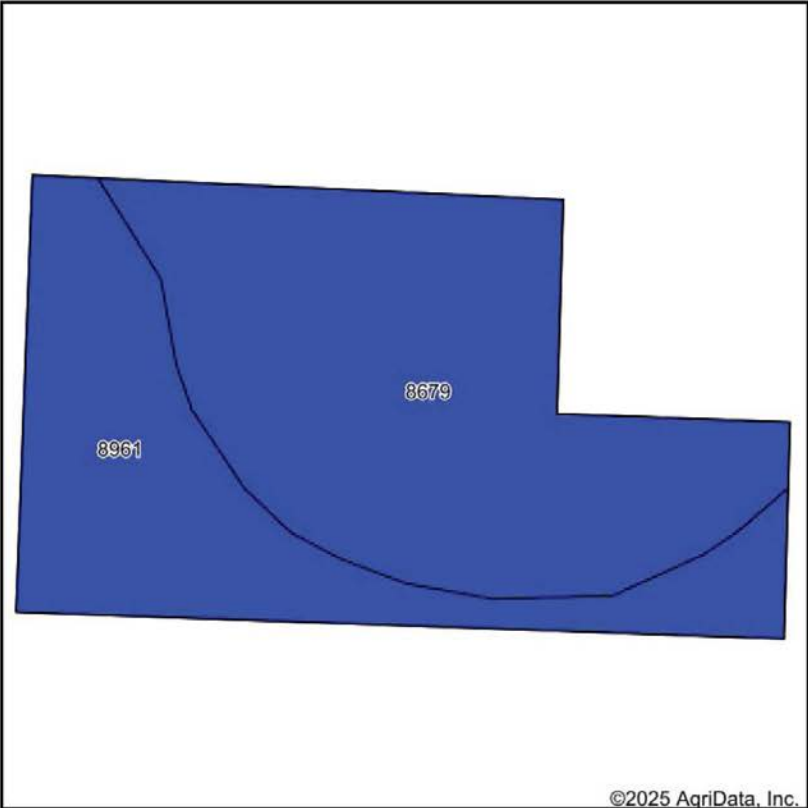
34-22S-16E
Coffey County
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Boundary Center: 38° 5' 26.89, -95° 38' 38.79

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: **Coffey**
Location: **34-22S-16E**
Township: **Le Roy**
Acres: **24**
Date: **7/18/2025**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: KS031, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c
8679	Dennis silt loam, 1 to 3 percent slopes	14.81	61.7%		Ile
8961	Woodson silt loam, 0 to 1 percent slopes	9.19	38.3%		Ils
Weighted Average					2.00

*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

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