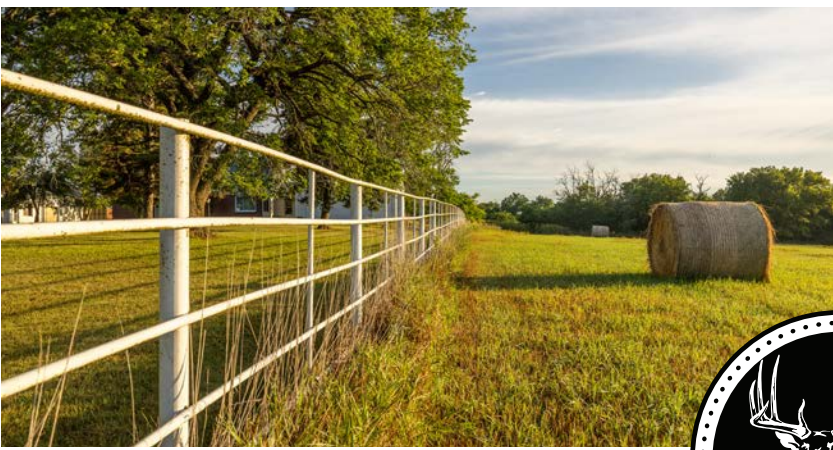


MIDWEST LAND GROUP PRESENTS

80 ACRES

# MORRIS COUNTY, KS

448 700 ROAD, ALTA VISTA, KANSAS, 66834



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# MAJESTIC FLINT HILLS RETREAT FARM WITH RICH HISTORY AND INCREDIBLE DIVERSITY

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Located just outside of Alta Vista, Kansas, between Manhattan and Council Grove, sits this 80 +/- acres retreat farm sitting amongst one of the most majestic areas of the Flint Hills. With history as deep as the native bluestem prairie and never-ending 360-degree views, you will find yourself again, emersed in the peace and serenity that is good for the soul.

Pulling up to the farm, you can get a sense quickly of the magnitude the property ran at for many years, starting in the late 1800s and continuing on as a large-scale cattle and tillable operation, before being broken up until the last tract with the homeplace was remaining. The white pipe-fenced entrance leads you up to the residence that was originally built in 1898 and fully renovated in 2012, keeping the original character while modernizing. The space inside is far greater than what one would imagine and flows nicely throughout. The kitchen is open to the front living room and to the back den area, with dining room and laundry/mudroom just off. Take note of the beautiful hardwood floors throughout, along with all the natural light in the living room. The master bedroom is complete with a walk-in closet and full bathroom, located on the main level from the living room and front entry door. Head back down the hall past the full guest bath to the den. This area has such an ambiance that you may never want to leave this space, and it is where you would want to be, especially on a cold winter's day, sitting back and enjoying the warmth from

the fireplace. There is a screened-in back porch with a walk door coming off of the den and from just off the dining room. Take the front or back way up the stairs to the 2 additional bedrooms, both with ideal space. The 3rd full bathroom is just off the bedrooms by the sitting room. The basement is laid up stone and is in sound condition. The house is on central heat and air with a supplemental air unit in the den. The property is on Morris County Rural Water District 1 and Flint Hills Electric Co-op. In 2020, the roof was fully replaced.

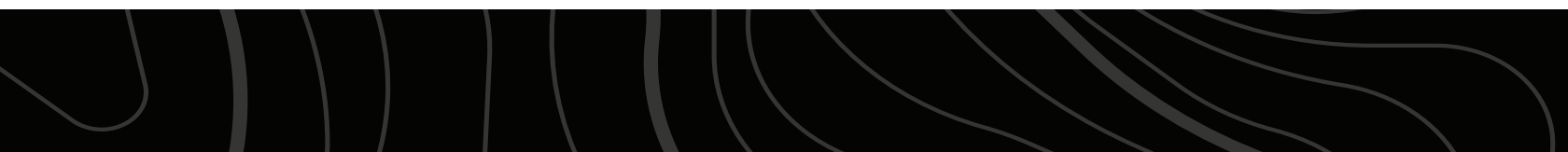
Outside, you will find several outbuildings. The 2-car detached garage sits just east of the residence, with the original late 1800s barn just to the west that ties into the piped fenced turnout area that is now put up for hay. Just behind is the livestock lean-to that turns out to the coral and loading pens. There is the original corn crib to the east that has been turned into a flight pen and kennel space for the upland hunting. Westerly is the shop and is complete with full concrete floors, a small office, and 220-amp outlets for an air compressor and a welder. To the north sit the grain bins and ag barns. The first is the equipment barn with full concrete floors and steel framing. To the north is the hay barn, which was used for dairy cows a few decades before. This barn has a full graveled floor and is post-framed. There is a current tenant that leases the buildings, grain bins, and native hay meadow, paying \$3,000.00 annually.

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The 80 +/- acres are made up of 35 +/- acres of grassland meadow acres, 13 +/- acres of brome grass and 22 +/- acres of native prairie, both are in pristine condition. The brome grass, located on the south end of the farm, has already been baled for the 2025 year, with the native prairie underway. Current brome rent of \$455.00 annually. The native grass, located in the northeast, is made up of big bluestem, little bluestem, switch, gama, and Indian, and the native wild flowers are a thing of beauty and a sign of overall great health. There is a tranquil pond that sits on the east side of the native field that is spring-fed and a prime water source for the wildlife calling this farm home. Munkers Creek borders the east property line, adding another water source along with a travel corridor for wildlife. Throughout the meadow acres, there is a gentle rolling topography to the land. The 24 +/- acres of tillable ground are currently planted to corn and leased for the 2025 year until the harvest of the 2025 corn. The current tillable tenant pays \$2,040.00 annually. Soil types of Labette and Florence, considered to be Class III and VI, make up the tillable foundation. The 17 +/- acres of mature hardwood timber stand is made up of Black Walnuts, a high volume amount, Cottonwood, Ash, Elm, Hackberry, Burr Oak, and a few Cedars along the way. The bulk of the timber block is on the east side of the farm and holds the perfect funnel and draw to set up one incredible food plot between the neighboring tillable field and native hay meadow. Rubs and scraps riddle this pocket and would be

the honey hole with prime infrastructure for a tower blind and/or tree stands. The current longtime landowner has enjoyed years of upland hunting with the farm layout of tree lines between fields and thick cover. Each time on the farm, you can sit and listen to the quail singing, along with the occasional turkey clucks. The area has also been on the comeback with prairie chicken and it is a thing of beauty to see them fly. There was a small flock along the roadside on the southeast corner that flew while coming down the road. The property adjoins a large ranch known for its stewardship of the land, conservation of wildlife, and growing big deer, so there is no doubt that the hunting will just continue to mature even more over time. From bobwhites to whitetails and everything in between, this farm holds endless opportunity for year-round hunting.

If you are looking to retreat to a Flint Hills paradise with simple quaint living with an opportunity to get your hands dirty and soak up nature in its finest form, to walk out on the back patio a see every star in the midnight sky and hear nothing but the crickets and bullfrogs sing, or to wake and crawl in the stand and have a harvest of your lifetime, this farm is it. From every inch, there is something to enjoy and it is one to tour in person to appreciate all it has to offer. To schedule your private tour or for additional information, contact Brenda Doudican at (620) 794-8075 or [bdoudican@midwestlandgroup.com](mailto:bdoudican@midwestlandgroup.com).



# PROPERTY FEATURES

COUNTY: **MORRIS** | STATE: **KANSAS** | ACRES: **80**

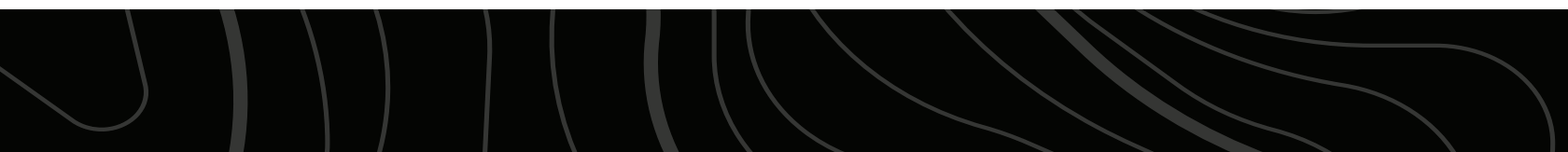
- 80 acres total
- 35 +/- acres native and brome grass meadows
- 24 +/- acres tillable row crop
- 17 +/- acres mature hardwood timber stand
- 4 +/- acres with improvements
- Renovated 1898 1 ½ story residence
- 3 bedrooms, 3 full bathrooms
- 2,532 sq. ft. fully finished
- Detached garage 27'x24'
- Barn 48'x30' with 30'x24' lean-tos
- Livestock barn 68'x23'
- Shop 72'x48'
- Corn crib 30'x12'
- Equipment barn 70'x48'
- Hay barn 95'x60'
- 1 spring-fed pond
- Munkers Creek tributary
- Annual rent amount of \$5,495.00
- All mineral rights intact
- Hunting unit 14
- 2.5 miles from Alta Vista
- 13 miles from Council Grove
- 35 miles from Manhattan



# RENOVATED 1898 1 ½ STORY RESIDENCE

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The white pipe-fenced entrance leads you up to the residence that was originally built in 1898 and fully renovated in 2012, keeping the original character while modernizing.



## 24 +/- ACRES TILLABLE ROW CROP

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## 35 +/- ACRES NATIVE & BROME GRASS

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# 17 +/- ACRES MATURE HARDWOOD TIMBER

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The 17 +/- acres of mature hardwood timber stand is made up of Black Walnuts, a high volume amount, Cottonwood, Ash, Elm, Hackberry, Burr Oak, and a few Cedars along the way.



# 4 +/- ACRES WITH IMPROVEMENTS

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# ADDITIONAL PHOTOS

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# AERIAL MAP #1



Boundary Center: 38° 49' 20.68, -96° 27' 59.53



Maps Provided By:



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**24-14S-8E**  
**Morris County**  
**Kansas**



7/7/2025

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

# AERIAL MAP #2



Boundary Center: 38° 49' 20.68, -96° 27' 59.53

0ft 831ft 1661ft



Maps Provided By:



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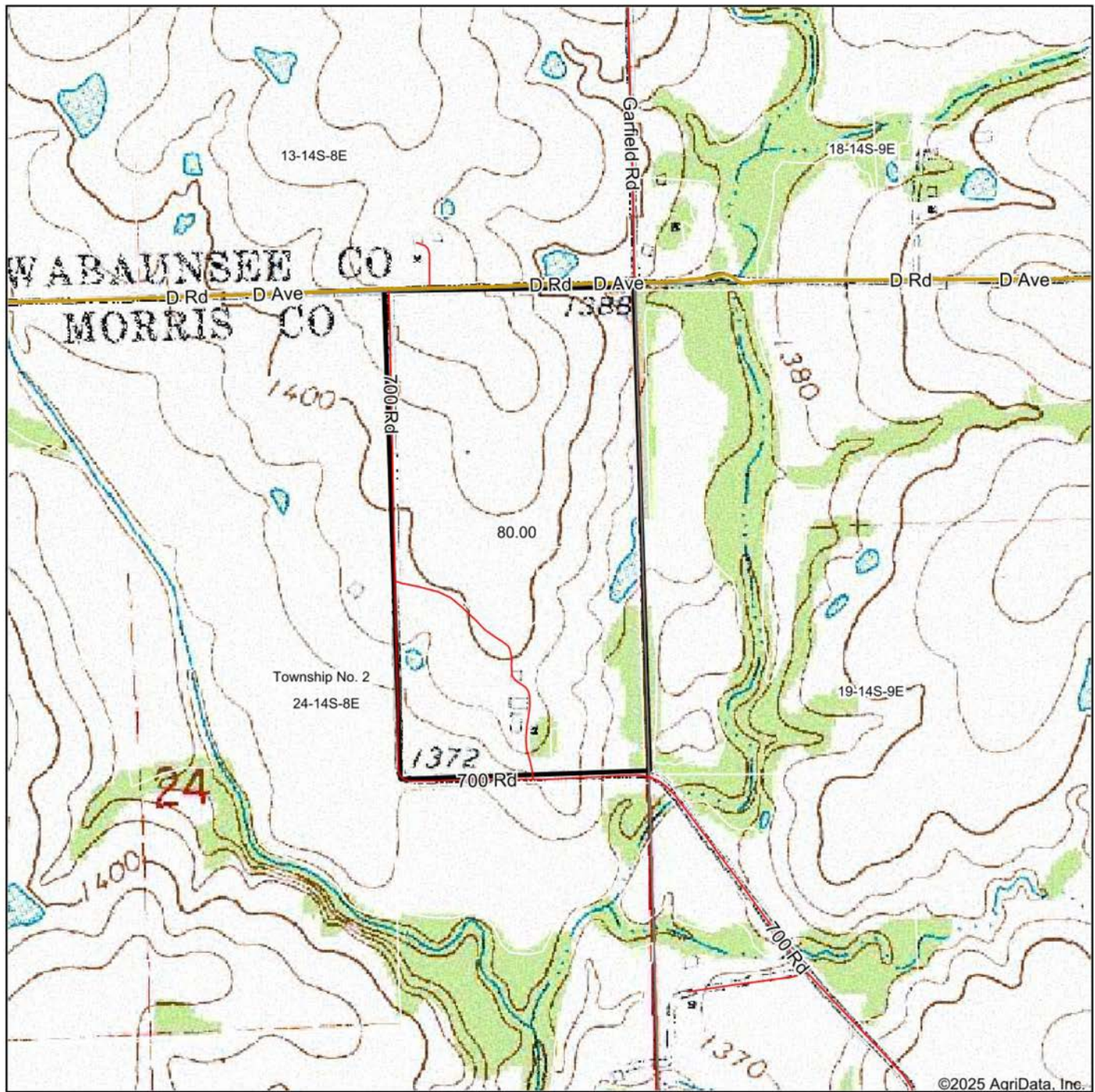
**24-14S-8E**  
**Morris County**  
**Kansas**



7/7/2025

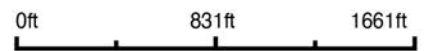
Field borders provided by Farm Service Agency as of 5/21/2008.

# TOPOGRAPHY MAP



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Map Center: 38° 49' 19.75, -96° 27' 57.39



**24-14S-8E**  
**Morris County**  
**Kansas**



7/7/2025



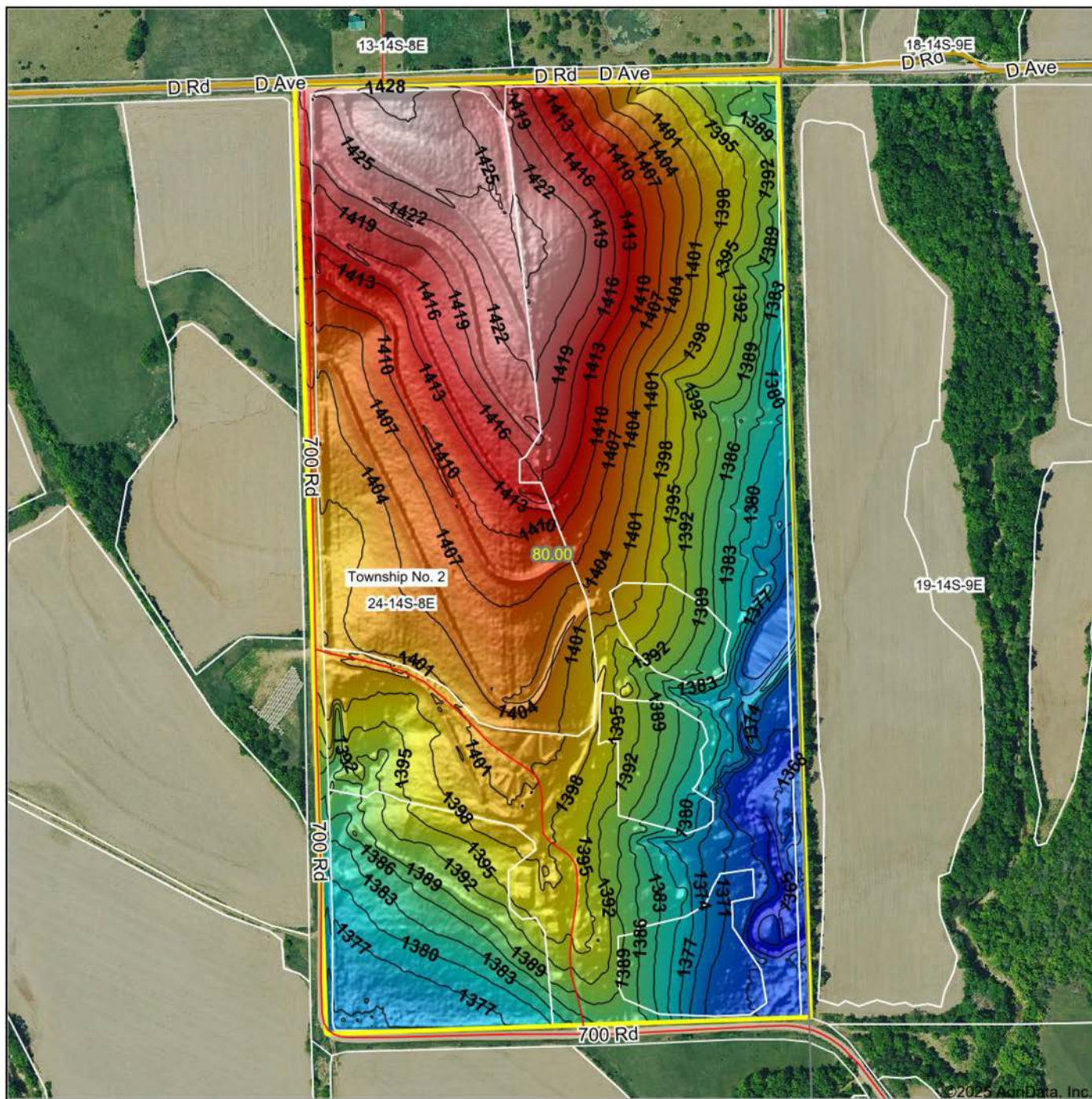
Maps Provided By:

**surety**  
CUSTOMIZED ONLINE MAPPING

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

# HILLSHADE MAP



Source: USGS 1 meter dem  
 Interval(ft): 3  
 Min: 1,362.7  
 Max: 1,430.0  
 Range: 67.3  
 Average: 1,398.4  
 Standard Deviation: 15.98 ft



**24-14S-8E**  
**Morris County**  
**Kansas**

Boundary Center: 38° 49' 20.68, -96° 27' 59.53



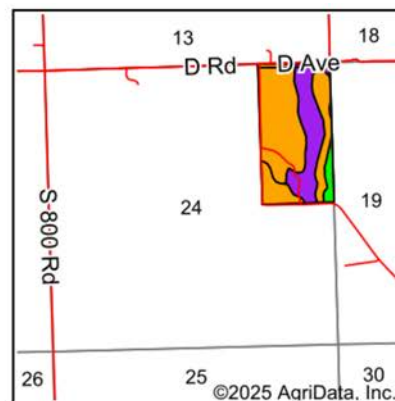
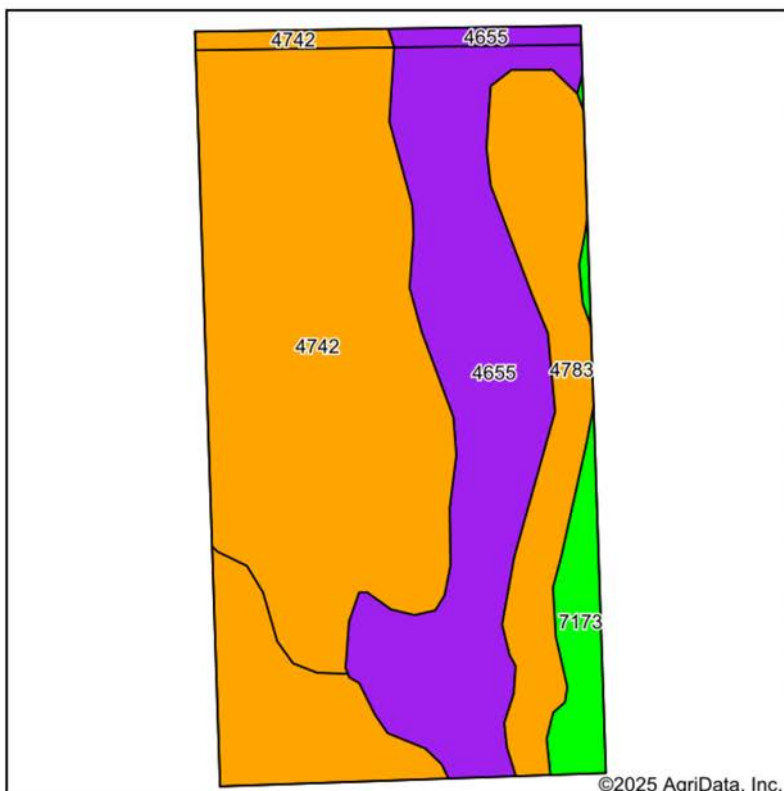
Maps Provided By:



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

# SOILS MAP



State: **Kansas**  
 County: **Morris**  
 Location: **24-14S-8E**  
 Township: **Township No. 2**  
 Acres: **80**  
 Date: **7/7/2025**



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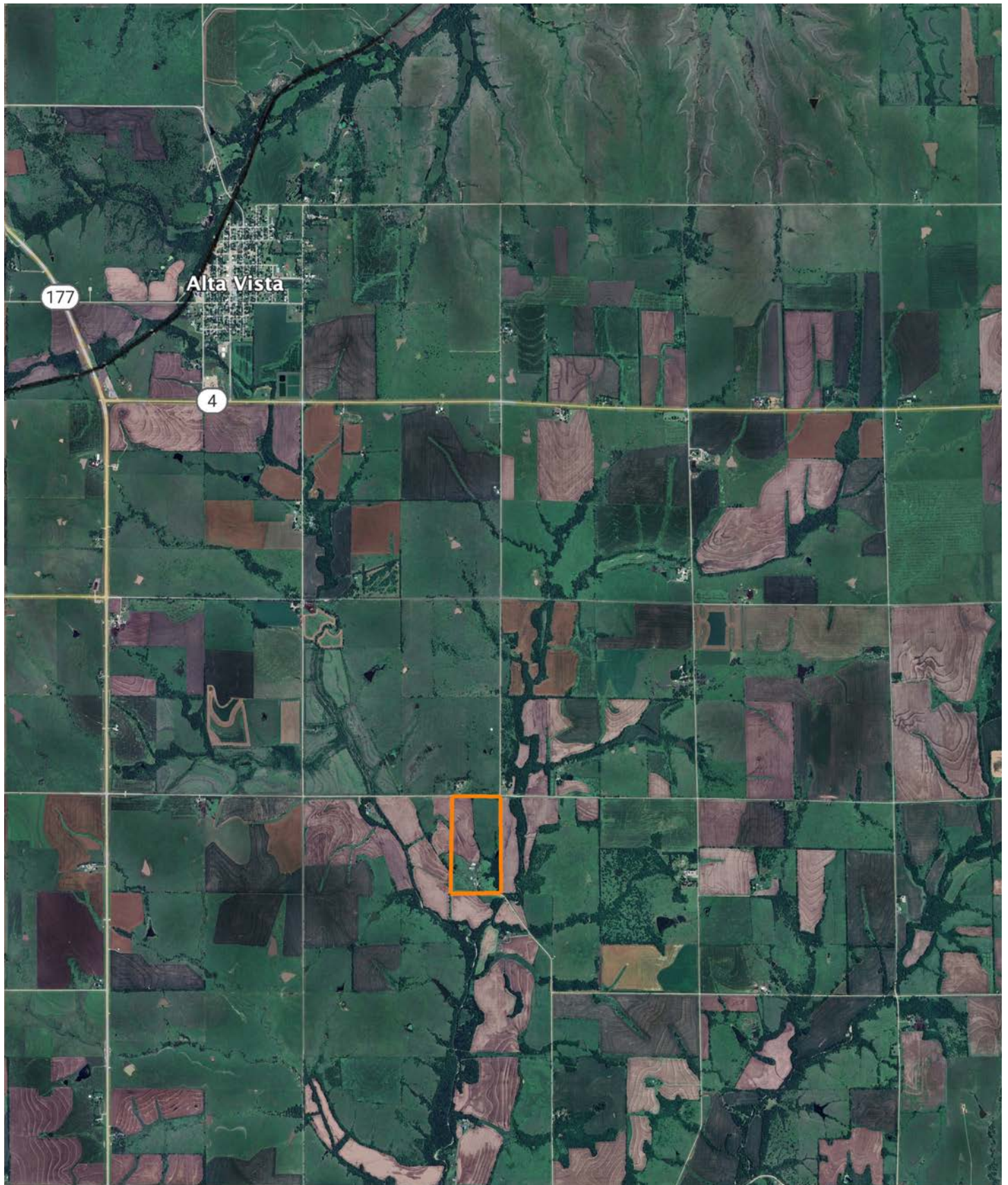


Area Symbol: KS127, Soil Area Version: 21  
 Area Symbol: KS197, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c
4742	Labette silty clay loam, 3 to 7 percent slopes	34.50	43.1%		IIIe	Ile
4655	Florence-Labette complex, 2 to 12 percent slopes	21.66	27.1%		VIe	VIe
4783	Tully silty clay loam, 3 to 7 percent slopes	18.09	22.6%		IIIe	IIIe
7173	Reading silty clay loam, rarely flooded	3.75	4.7%		Iw	Iw
4742	Labette silty clay loam, 3 to 7 percent slopes	1.01	1.3%		IIIe	Ile
4655	Florence-Labette complex, 2 to 12 percent slopes	0.99	1.2%		VIe	VIe
<b>Weighted Average</b>					<b>3.76</b>	<b>3.31</b>

\*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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