

MIDWEST LAND GROUP PRESENTS

160 ACRES IN

SUMNER COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

DIVERSE QUARTER WITH TILLABLE ACRES, GRASSLANDS, AND WIND LEASE OPPORTUNITY

Located south of Argonia, Kansas, 3 miles, sits this 160 +/- acre tract that has been a tried-and-true agricultural producer for the lifelong family over the years. From native grasslands in the beginning to the 1940s to 100% row crop tillable acres, then back to a portion being seeded back down to native grasslands in the 1990s, this tract has the opportunity to operate in multiple capacities. From tillable row crop farming to hay or cattle grazing, or the overall investor, this tract holds it all.

The 160 +/- acres are made up of 110 +/- acres of native grass and 49 +/- acres of tillable row crop. The grassland acres are made up primarily of Little Bluestem, Buffalo, Gama, Switch, and Bermuda and have been hayed and grazed over the years. The tillable acres are currently planted to wheat. The row crop and hay are on a 1/3-2/3 crop share between the landowner and tenant. The soil types consist of Bethany, Renfrow, and Kirkland, 68.1% Class II, 23.3% Class III, and 9.84% Class IV.

The tract is enrolled in a wind lease agreement with Spring Hill Wind Project, which currently is paying \$1,600.00 to \$2,400.00 annually. The lease agreement allows the landowner to opt in or out if they wish for turbines to be placed on the subject tract, should the site be suited for turbines. In the event the landowner approves the placement of turbines, the annual lease income would increase per unit. All mineral rights are intact and transfer to the Buyer upon closing. The property is located 1 mile off of the paved South Argonia Road and is located on the corner of South Eden Road and West 50th Street South.

From tillable to hay and grazing acres to overall investment with a passive income opportunity, this 160 +/- acre tract holds it all and is one to tour in person! Contact Brenda Doudican at 620-794-8075 or bdoudican@midwestlandgroup.com, for additional information or to schedule a tour.

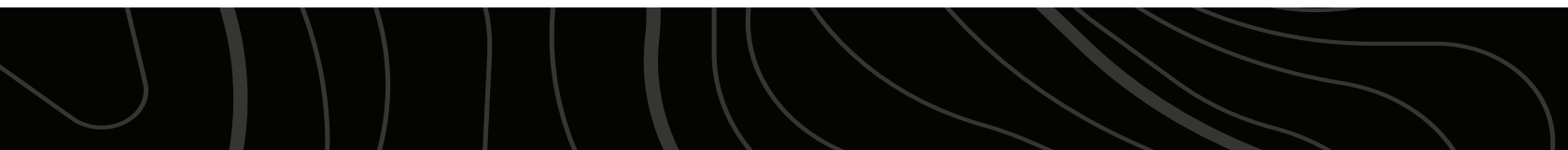
PROPERTY FEATURES

COUNTY: **SUMNER** | STATE: **KANSAS** | ACRES: **160**

- 158.73 +/- total crop land acres per USDA
- 110 +/- acres currently in grassland hay production
- 49 +/- acres tillable row crop planted to wheat
- Class II Bethany soil type
- Currently on 1/3-2/3 crop share
- Wind lease with optional opt-in or out turbine placement
- Current annual wind lease payment of \$1,600.00 to \$2,400.00 without turbines
- Road frontage along the north and east
- 1/2 mile off pavement
- All mineral rights intact
- Approximate 2024 tax: \$1,173.89
- Hunting Unit 15
- 3 miles south of Argonia

110 +/- ACRES GRASSLAND

The grassland acres are made up of primarily Little Bluestem, Buffalo, Gama, Switch, and Bermuda and have been hayed and grazed over the years.



49 +/- ACRES TILLABLE

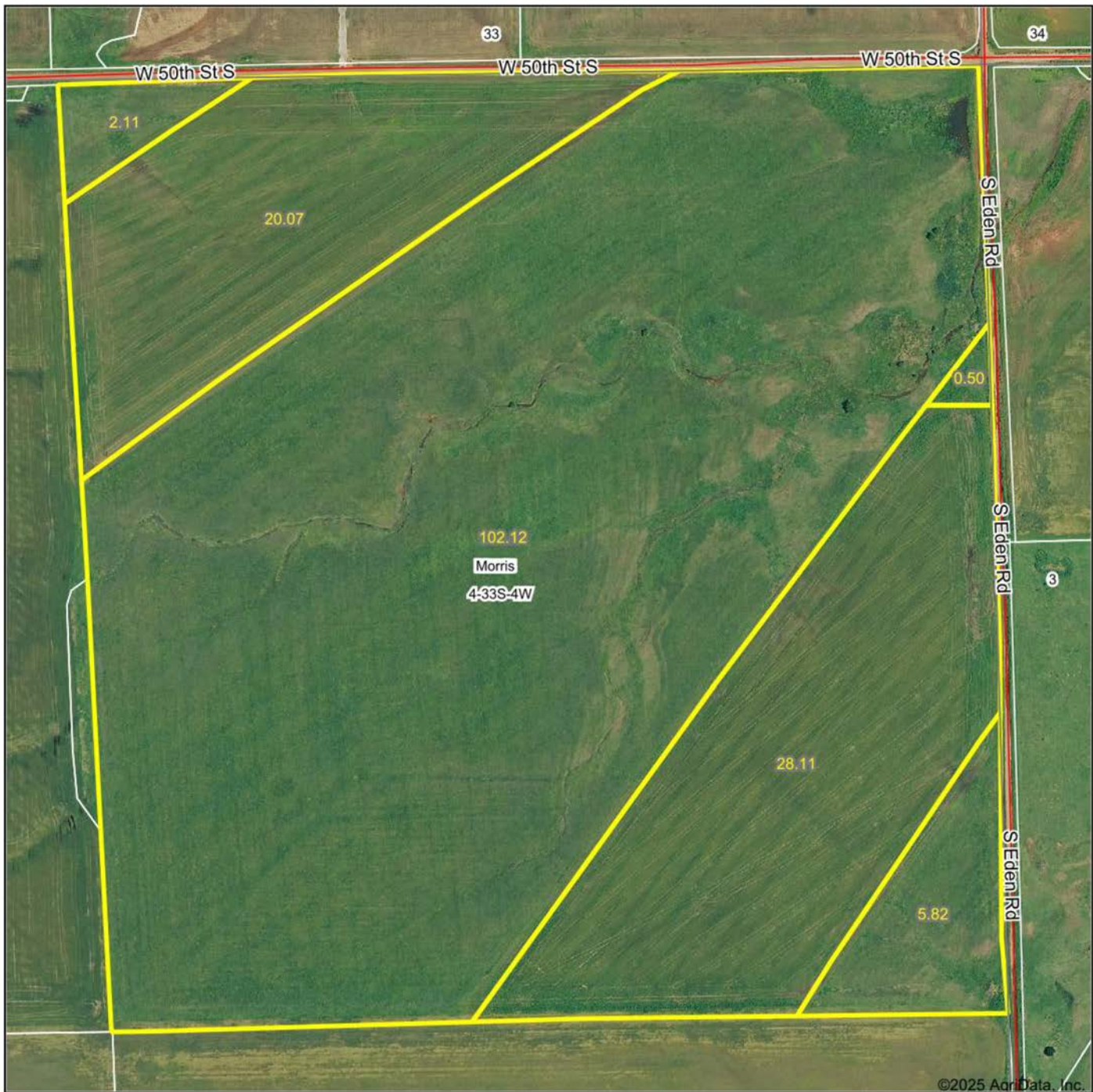
The tillable acres are currently planted to wheat. The soil types consist of Bethany, Renfrow, and Kirkland, 68.1% Class II, 23.3% Class III, and 9.84% Class IV.



ADDITIONAL PHOTOS



AERIAL MAP #1



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Boundary Center: 37° 12' 32.81, -97° 45' 5.98

0ft 439ft 879ft



Maps Provided By:



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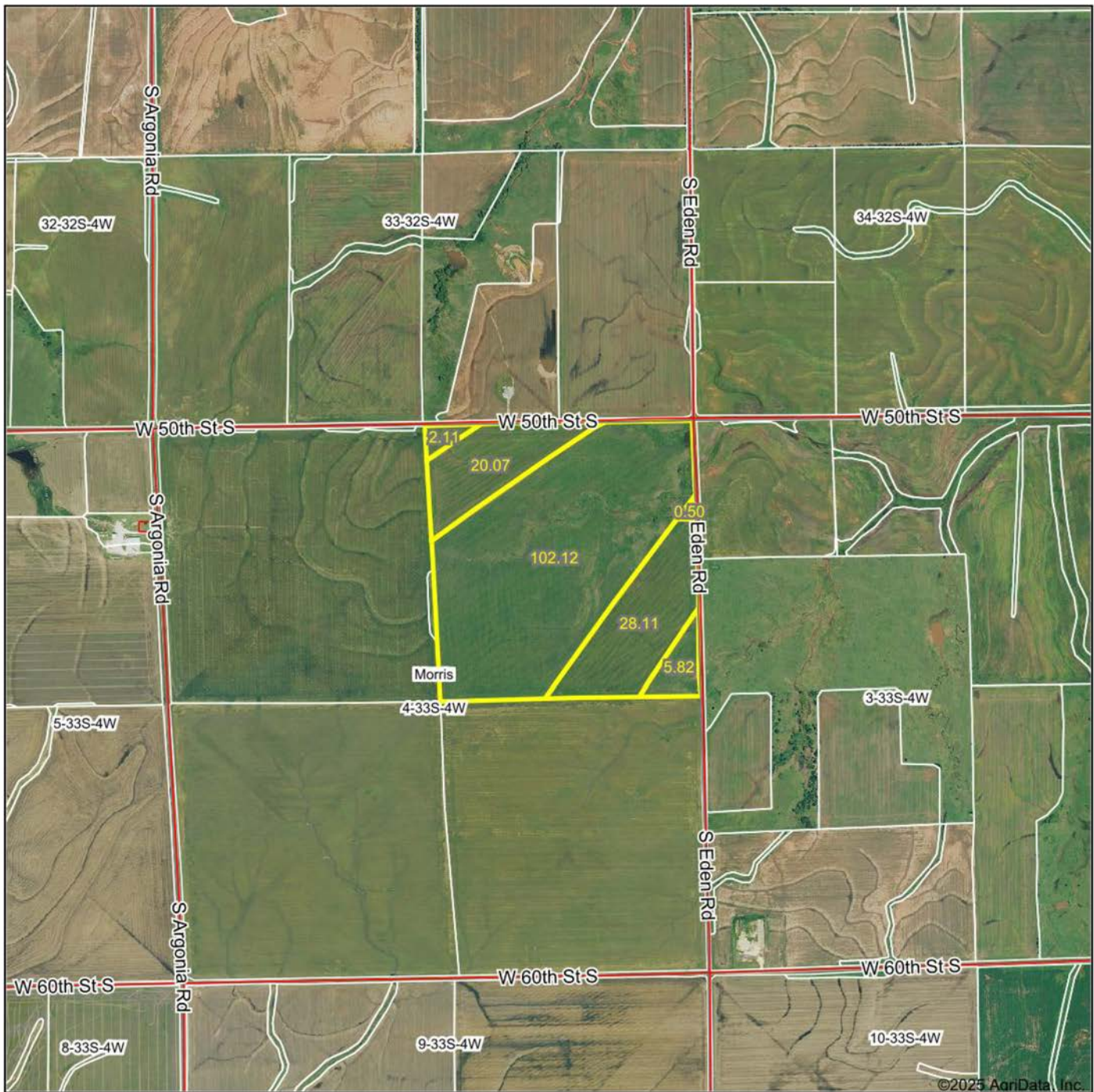
4-33S-4W
Sumner County
Kansas



4/1/2025

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

AERIAL MAP #2



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

Boundary Center: 37° 12' 32.81, -97° 45' 5.98

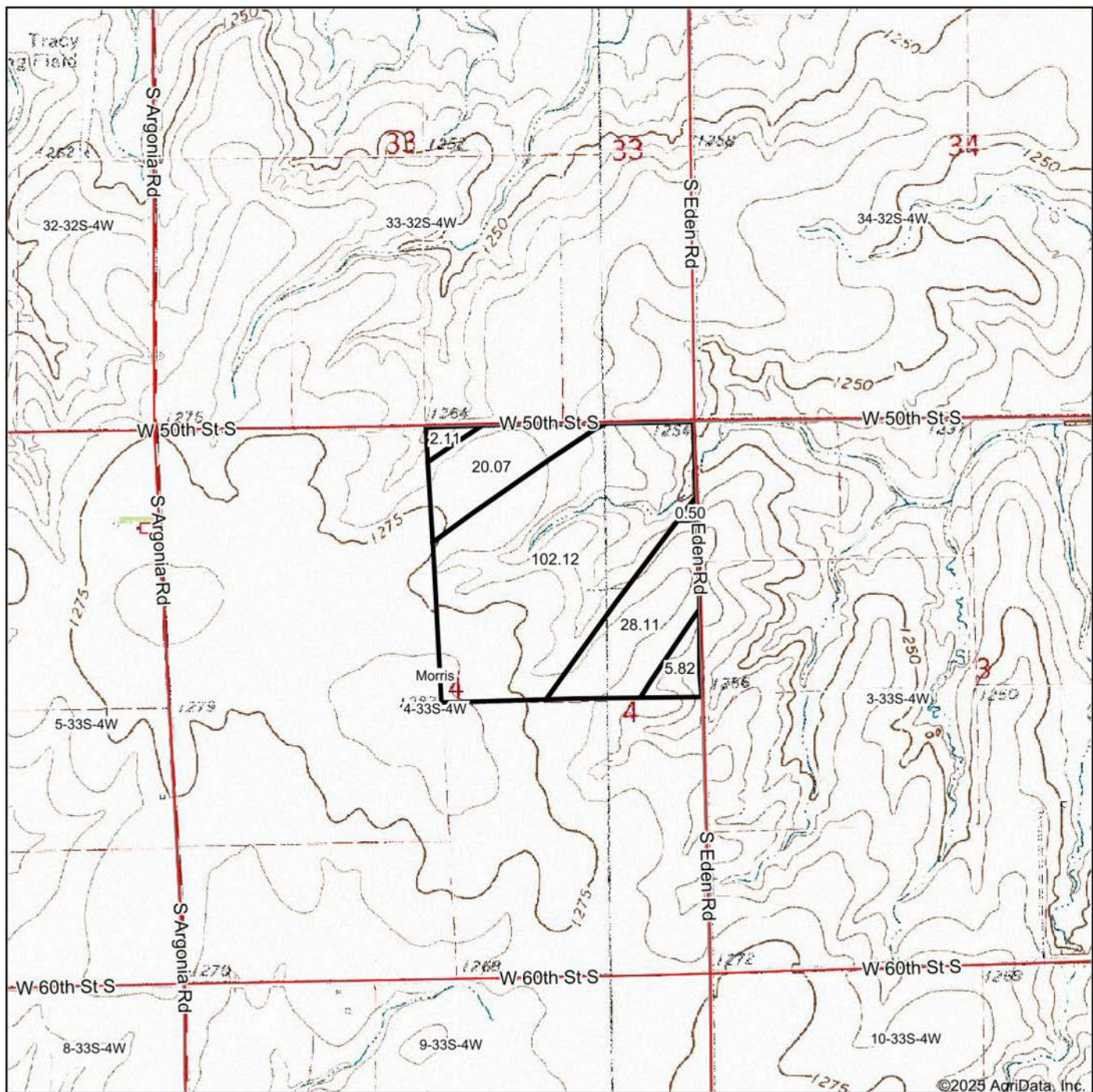
4-33S-4W
Sumner County
Kansas

0ft 1513ft 3026ft



4/1/2025

TOPOGRAPHY MAP



Maps Provided By:



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Map Center: 37° 12' 34", -97° 45' 7.7"

0ft 1513ft 3026ft

4-33S-4W
Sumner County
Kansas



4/1/2025

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

A topographic map showing a rural landscape with a color-coded elevation scale from red (low) to blue (high). The map features several contour lines with numerical labels such as 1257, 1260, 1263, 1266, 1269, 1272, 1275, 1278, and 1281. A prominent yellow line runs diagonally across the map. A road labeled 'W 50th St S' is visible at the top, and 'S Eden Rd' runs vertically on the right. A small area is labeled 'Morris 4-33S-4W'. Other labels include '33-32S-4W', '34-32S-4W', '3-33S-4W', and '102-12'. A small inset map in the bottom right corner shows the location of the main map area within a larger regional context.

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

Standard Deviation: 6.27 ft



4/1/2025

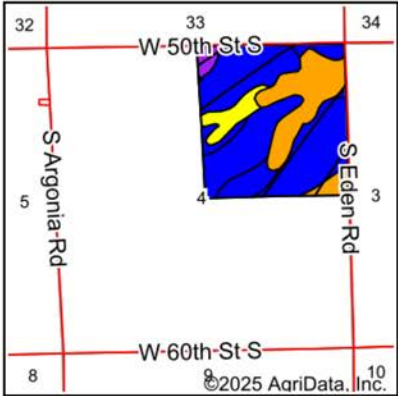
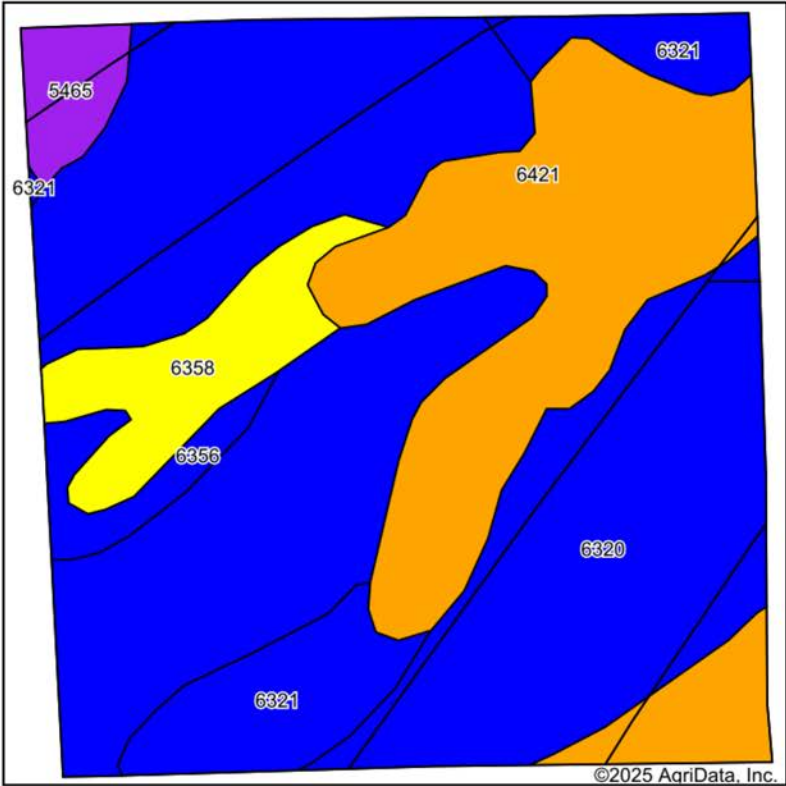
4-33S-4W

Sumner County

Kansas

Boundary Center: 37° 12' 32.81, -97° 45' 5.98

SOILS MAP



State: **Kansas**
County: **Sumner**
Location: **4-33S-4W**
Township: **Morris**
Acres: **158.73**
Date: **4/1/2025**



Maps Provided By:



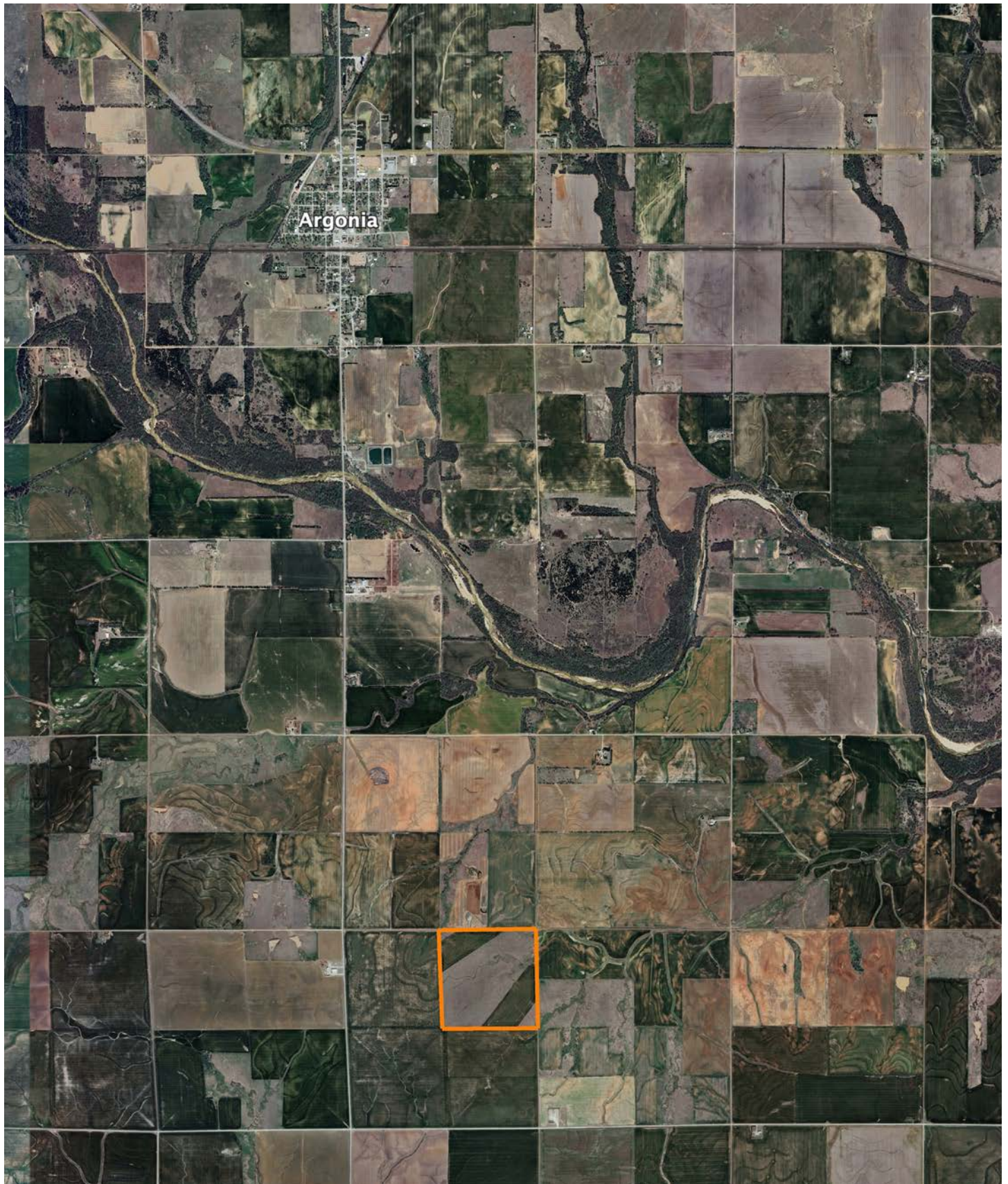
Soils data provided by USDA and NRCS.

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	Barley Bu	Cotton lint Lbs	Grain sorghum Bu	Improved bermudagrass AUM	Introduced bluestem AUM	Oats Bu	Sorghum hay Tons	Wheat Bu	Wheat grazeout AUM	Winte whea Bu
6320	Bethany silt loam, 0 to 1 percent slopes	91.41	57.6%		Ils	Ils	2	276	44	5	5	2		31		
6421	Renfrow-Grainola complex, 1 to 3 percent slopes	36.95	23.3%		Ille				32	3						
6321	Bethany silt loam, 1 to 3 percent slopes	12.75	8.0%		Ile	Ile	2	302	44	5	5	2		30		
6358	Kirkland silty clay loam, 1 to 3 percent slopes, eroded	9.84	6.2%		IVe				30	4						
6356	Kirkland silt loam, 1 to 3 percent slopes	3.97	2.5%		Ils	Ils	2	50	34	4	5	32	5	33	4	

Soils data provided by USDA and NRCS.

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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