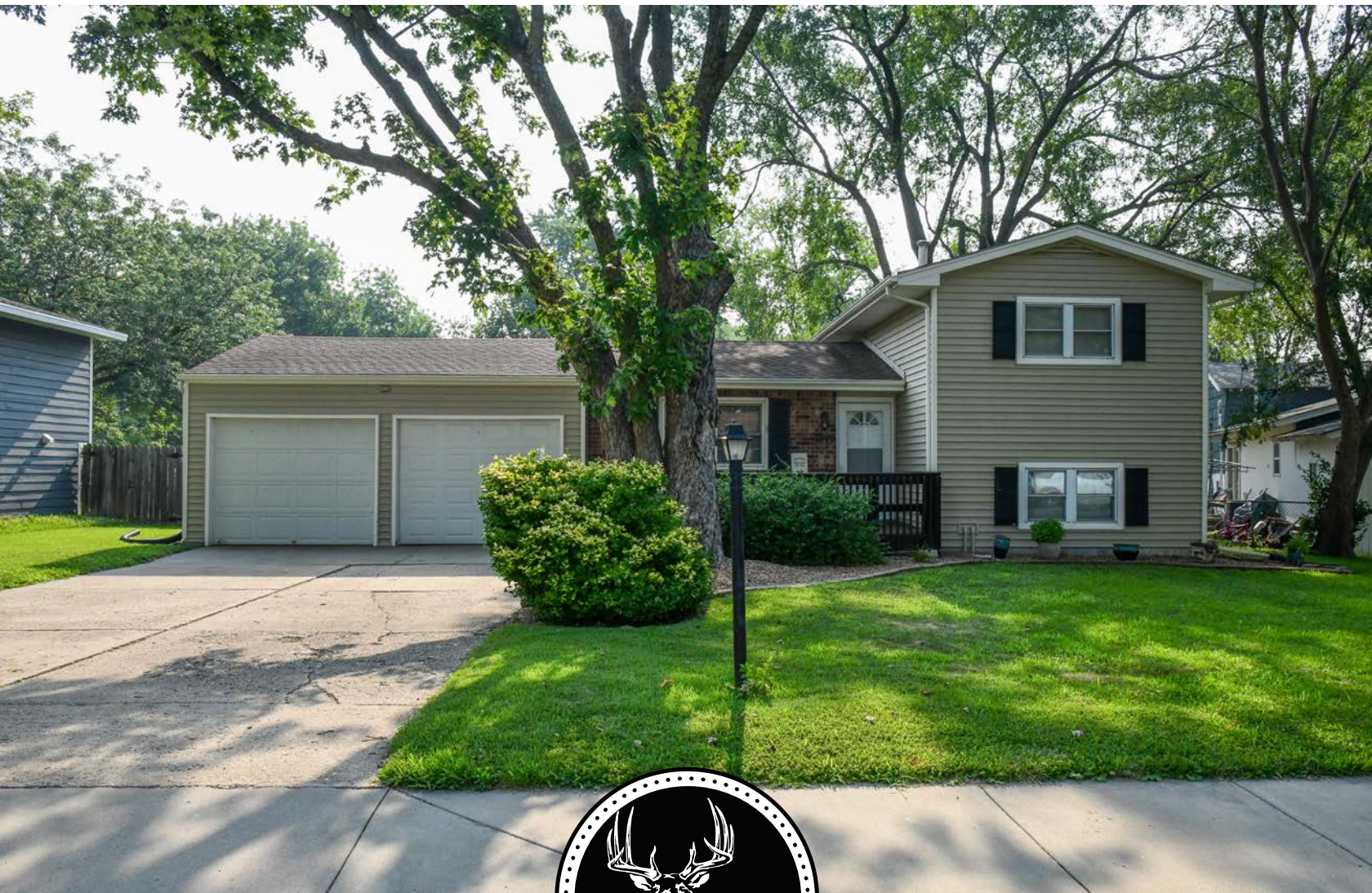


MIDWEST LAND GROUP PRESENTS

0.2 ACRES IN

LYON COUNTY KANSAS

1306 FRONTIER WAY, EMPORIA, KS 66801



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

CHARMING TURN-KEY 3 BEDROOM, 2 BATHROOM RESIDENCE WITH IDEAL OUTDOOR SPACE

Located in northwest Emporia, sits this charming split-level residence that boasts 3 bedrooms and 2 full bathrooms with 1,172 square feet of finished living space. This exceptionally well-maintained home has received tasteful updates throughout and is turn-key ready! Walking in, appreciate the refinished solid wood floors throughout, along with on-trend color pallettes throughout. The living room flows nicely to the dining area with a walk-out door to the patio, then into the remodeled kitchen, complete with stainless steel appliances. The door off the kitchen leads out to the 2-car oversized garage with additional storage space. Head upstairs to the 2 bedrooms and main bathroom, which is complete with a full tub and shower. Each bedroom offers nice room sizes with ample closet space. The master bedroom currently holds a king-sized bed. The downstairs offers open

space for a family room, playroom, and more. Just off is the laundry area and 2nd bathroom with a shower. The 3rd bedroom is located in the basement with daylight windows and a spacious closet.

Out back, appreciate the spacious backyard with a stone patio area. The outdoor playset is included with the real estate along with the storage shed, which has electricity. This nicely sized lot allows for endless opportunity in front and back. The roof is a composition style, and brick and vinyl siding exterior. The heat and air units were replaced in 2015. Being in the Village Elementary School District, walk to and from school with ease in a quaint neighborhood. With all this charming residence has to offer, it is one to tour in person to appreciate all it has to offer!



PROPERTY FEATURES

PRICE: **\$157,000** | COUNTY: **LYON** | STATE: **KANSAS** | ACRES: **0.2**

- Split-level residence with 1,172 sq. ft. living space
- 3 bedrooms, 2 full bathrooms
- Tastefully updated throughout
- Stainless steel kitchen appliances
- Solid hardwood floors throughout
- Laundry room on basement level
- 2-car oversized garage with storage space
- Spacious lot with privacy-fenced backyard
- Storage shed and outdoor playset included
- Heat/air replaced in 2015
- Village Elementary School District
- Approximate 2024 tax: \$2,744.76



SPLIT-LEVEL RESIDENCE



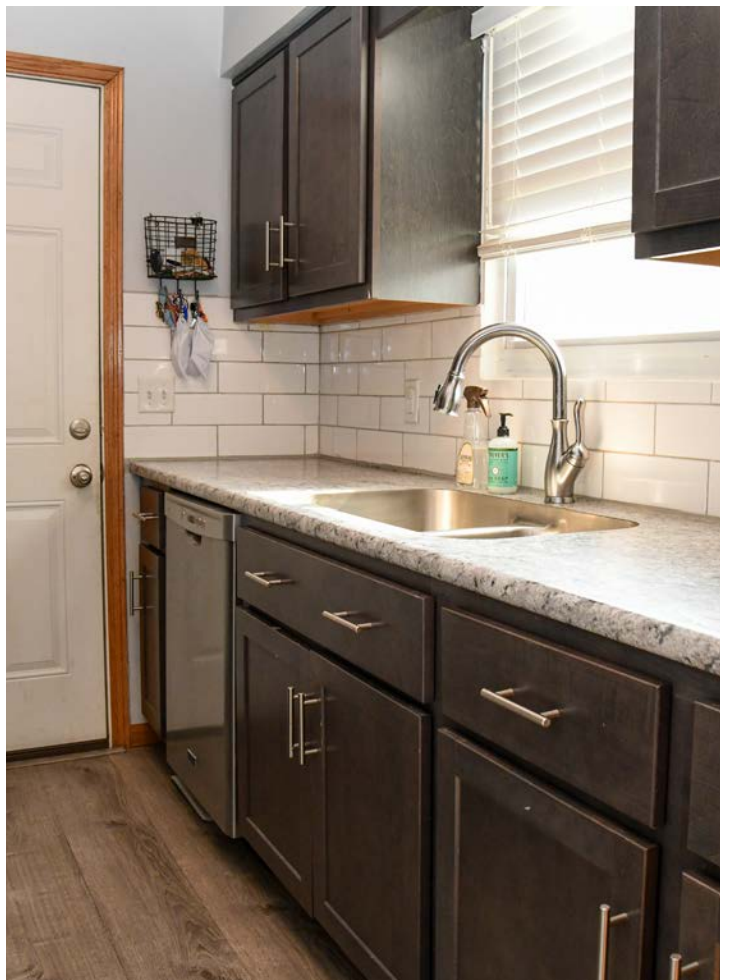
3 BEDROOMS, 2 FULL BATHROOMS



TASTEFULLY UPDATED THROUGHOUT



STAINLESS STEEL KITCHEN APPLIANCES



SPACIOUS LOT & PRIVACY FENCE



STORAGE SHED & OUTDOOR PLAYSET



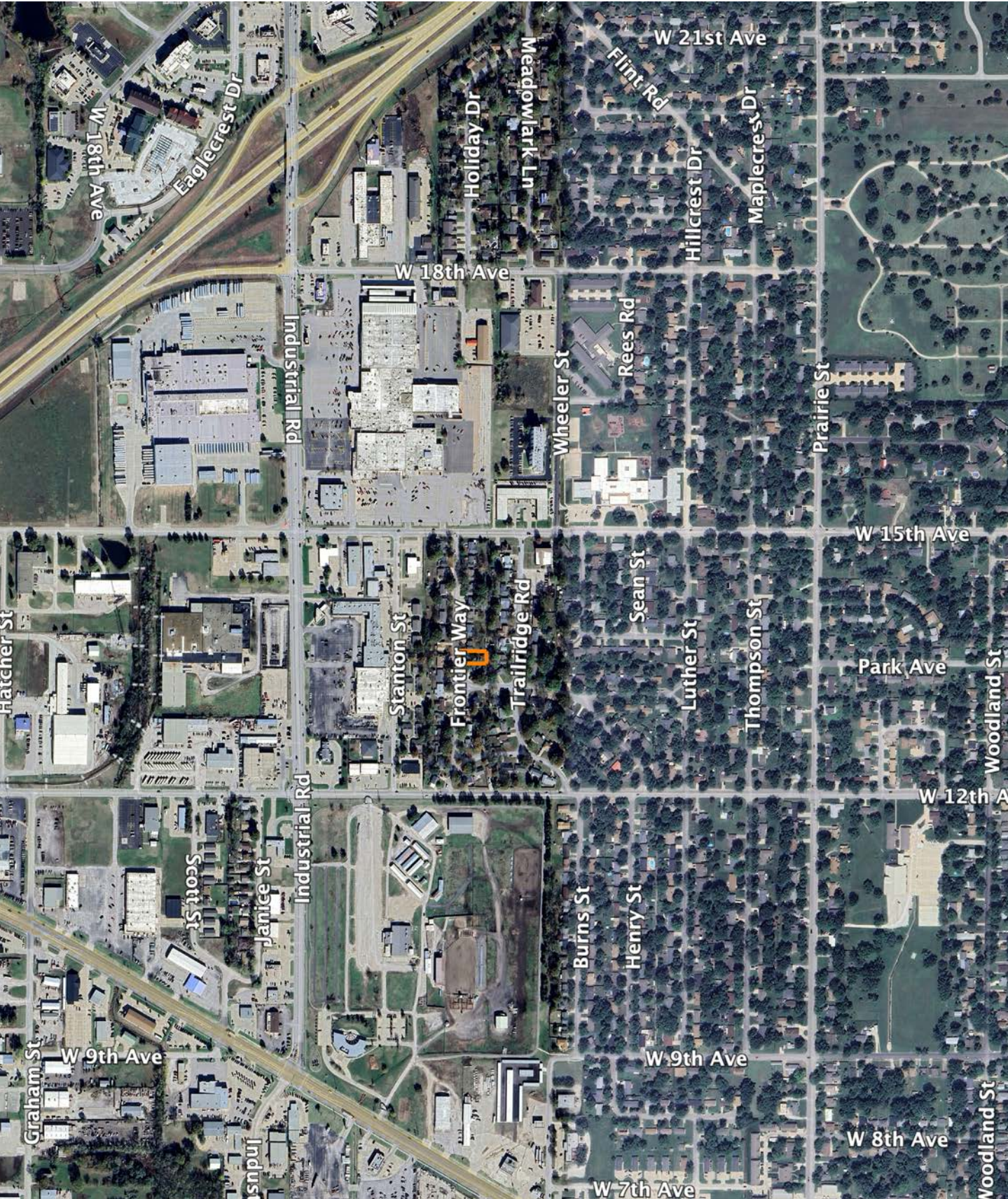
ADDITIONAL PHOTOS



AERIAL MAP



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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