

MIDWEST LAND GROUP PRESENTS

176 ACRES IN

CHASE COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

ENDLESS HUNTING, FERTILE TILLABLE BOTTOMS, WRAPPED IN BIG CATTLE COUNTRY ALONG DIAMOND CREEK

Located in the heart of the Flint Hills of Chase County, Kansas, sits this prime 176 +/- acres of opportunity along Diamond Creek. The tract holds top-end fertile tillable row crop and is an above-average producer, and Diamond Creek, a heavily desired creek and area, runs throughout, laying the foundation for incredible hunting of a lifetime, and all wrapped amongst big cattle country in one of the greatest landscapes the Lord created.

The 176 +/- acres are made up of 141 +/- acres total tillable, with 103 +/- of those acres currently planted to soybeans and 38 +/- acres planted to alfalfa. The majority of the tract holds all Class I and Class II soil types of Reading and Ivan, with the westerly percentage with the highest elevation in Class III, Irwin. Currently, the tenant rent is structured on a 50/50 split. There is a dirt road along the south side of the tract coming off of the main driveway along the tillable fields, which allows nice access throughout the farm, whether crops are in or harvested. All minerals are intact and transfer to the Buyer at closing.

Black Walnut, Burr Oak, Pinn Oak, Sycamore, Cottonwood, Ash, and Elm make up the majority of the timber stand and are very mature. On the west side of the farm, a cluster of trees stands and holds the original 2-story residence of the original 1900s farmstead, and fingers off wrapping the tillable pockets. Continue east

to the creek and be amazed at the deep pools and rock bottoms below. There are several deer tails running up and down the banks, and can see the alfalfa is a hot spot for feeding and loaded with turkey each time out. Throughout the timber stand, there are several areas torn up with rubs and scrapes, and even catching a few hitting the neighborhood licking branch. There is access on the west entrances and then on the east entrances along the abandoned railroad, allowing for ideal entry no matter the wind direction for hunting ability. Over on the east side, the creek bank is not as steep, very accessible, and carves out an incredible funnel going south. From turkey to whitetails and the quail singing in the background, the wildlife is thriving! Within the first day of putting feed out, the head count is incredible. And in the rut, one can only imagine what giant will come down from the big pasture draws. Hunting unit #14.

From an incredible hunting opportunity, to fertile tillable row crop with above average production, to soaking in the unprecedented rolling landscape of the Flint Hills beauty that wraps the entire farm, to Diamond Creek carving the finishing touches throughout, it's tough to find a tract to compare, and it's one to tour in person to appreciate all it has to offer! For additional information or to schedule a tour, contact Brenda Doudican with Midwest Land Group.

PROPERTY FEATURES

PRICE: **\$932,800** | COUNTY: **CHASE** | STATE: **KANSAS** | ACRES: **176**

- 176 +/- acres total
- 103 +/- acres tillable row crop planted to soybeans
- 38 +/- acres planted to alfalfa
- 35 +/- acres mature hardwood timber stand and creek
- Diamond Creek running throughout
- Area known for incredible Whitetail genetics and hunt history
- Wrapped in Flint Hills big cattle country
- Property entrances on west and east
- 90% Class I & Class II Reading and Ivan
- Currently on 50/50 rent structure
- Electric along west roadway
- All mineral rights intact
- Hunting unit #14
- Approximate 2024 tax: \$2,184.43
- 17 miles to Cottonwood Falls
- 35 miles to Emporia
- 33 miles to Council Grove
- 84 miles to Wichita
- 112 miles to Kansas City



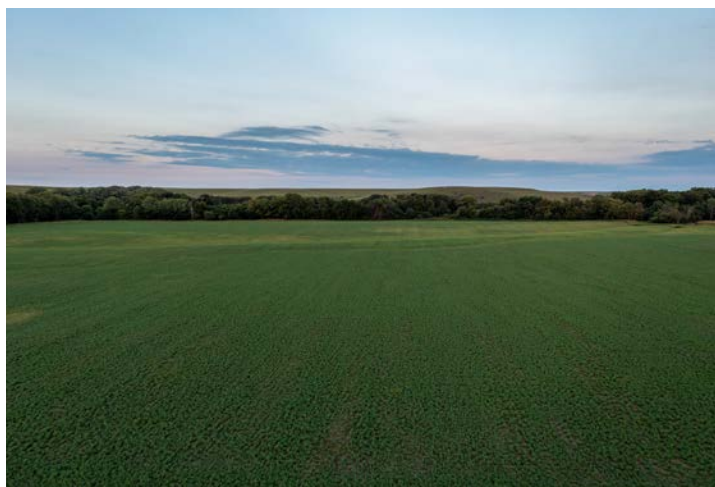
176 +/- ACRES TOTAL



103 +/- ACRES TILLABLE



38 +/- ACRES PLANTED TO ALFALFA



35 +/- ACRES MATURE HARDWOOD

Black Walnut, Burr Oak, Pinn Oak, Sycamore, Cottonwood, Ash, and Elm make up the majority of the timber stand and are very mature.

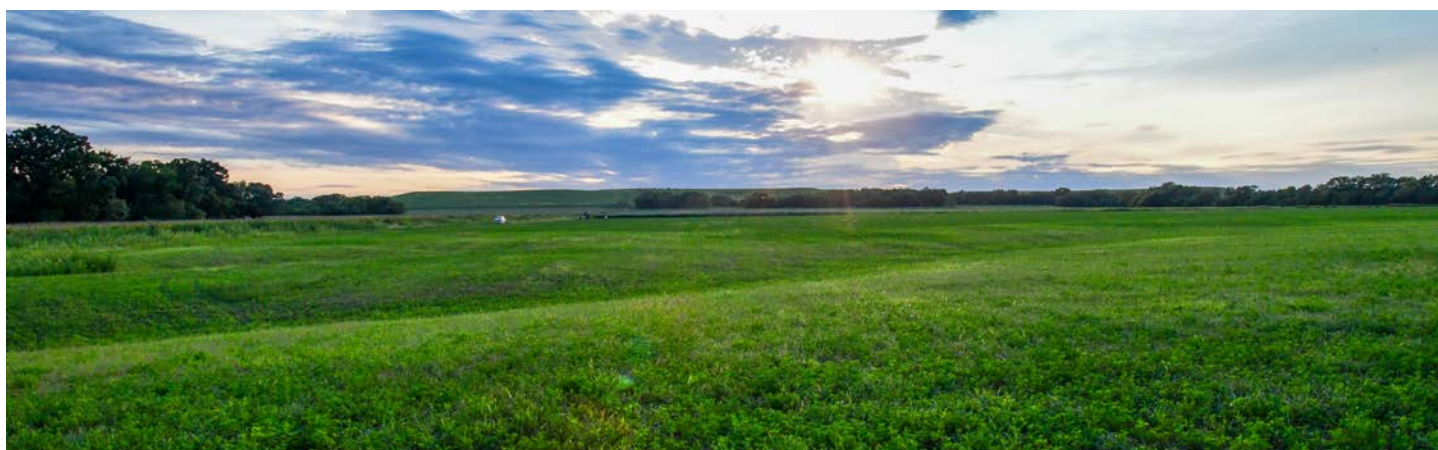
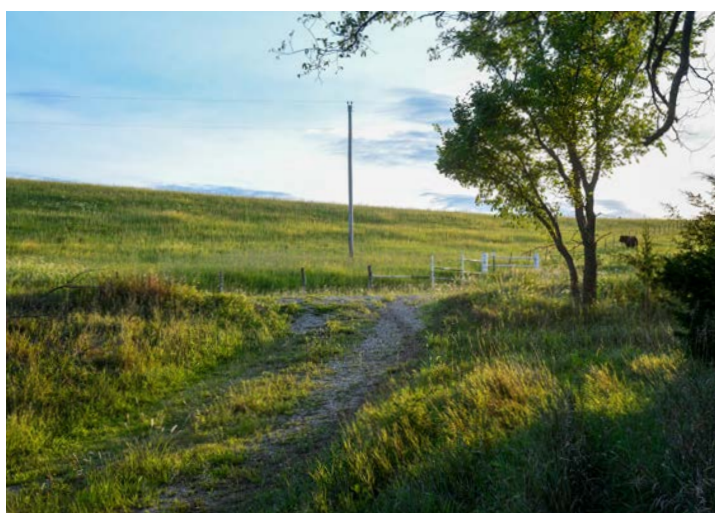
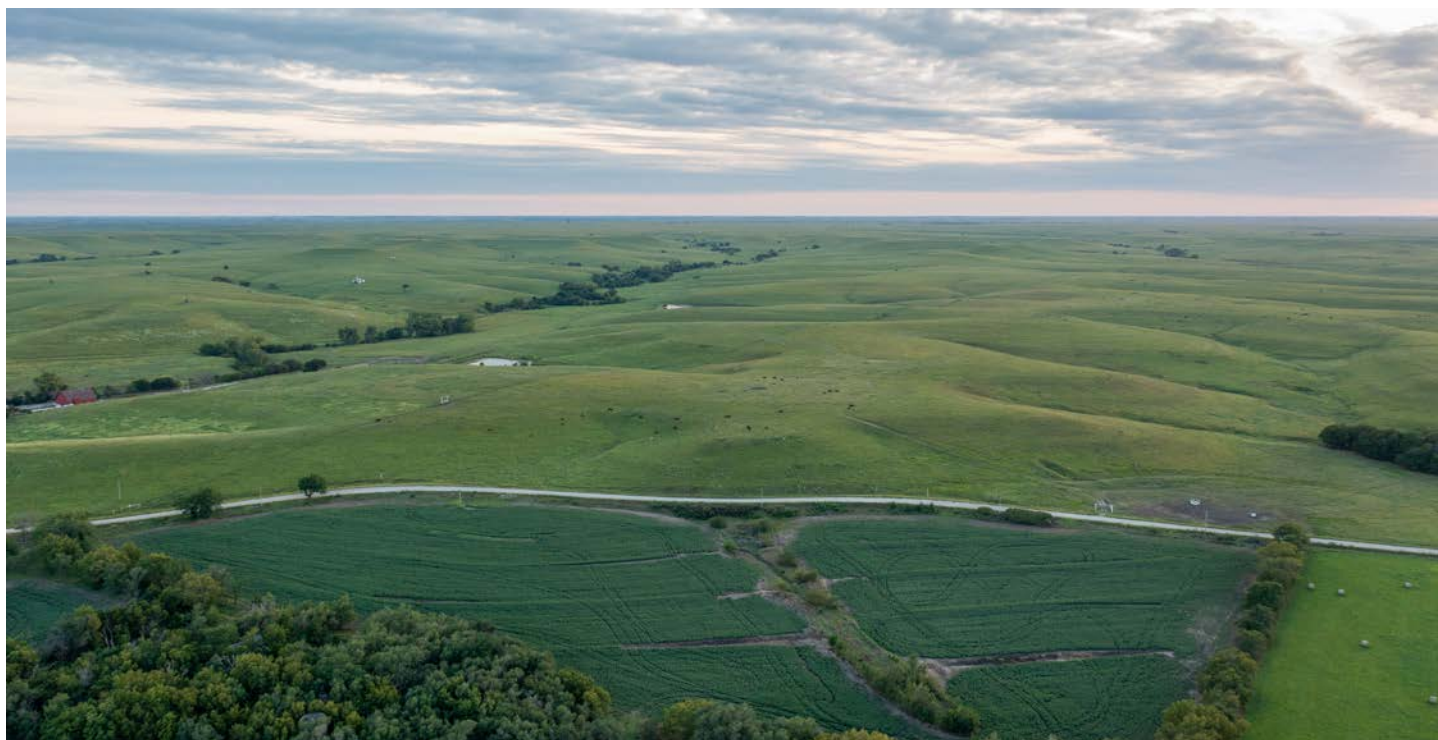


DIAMOND CREEK RUNNING THROUGHOUT

Diamond Creek, a heavily desired creek and area, runs throughout, laying the foundation for incredible hunting of a lifetime.



IN FLINT HILLS BIG CATTLE COUNTRY



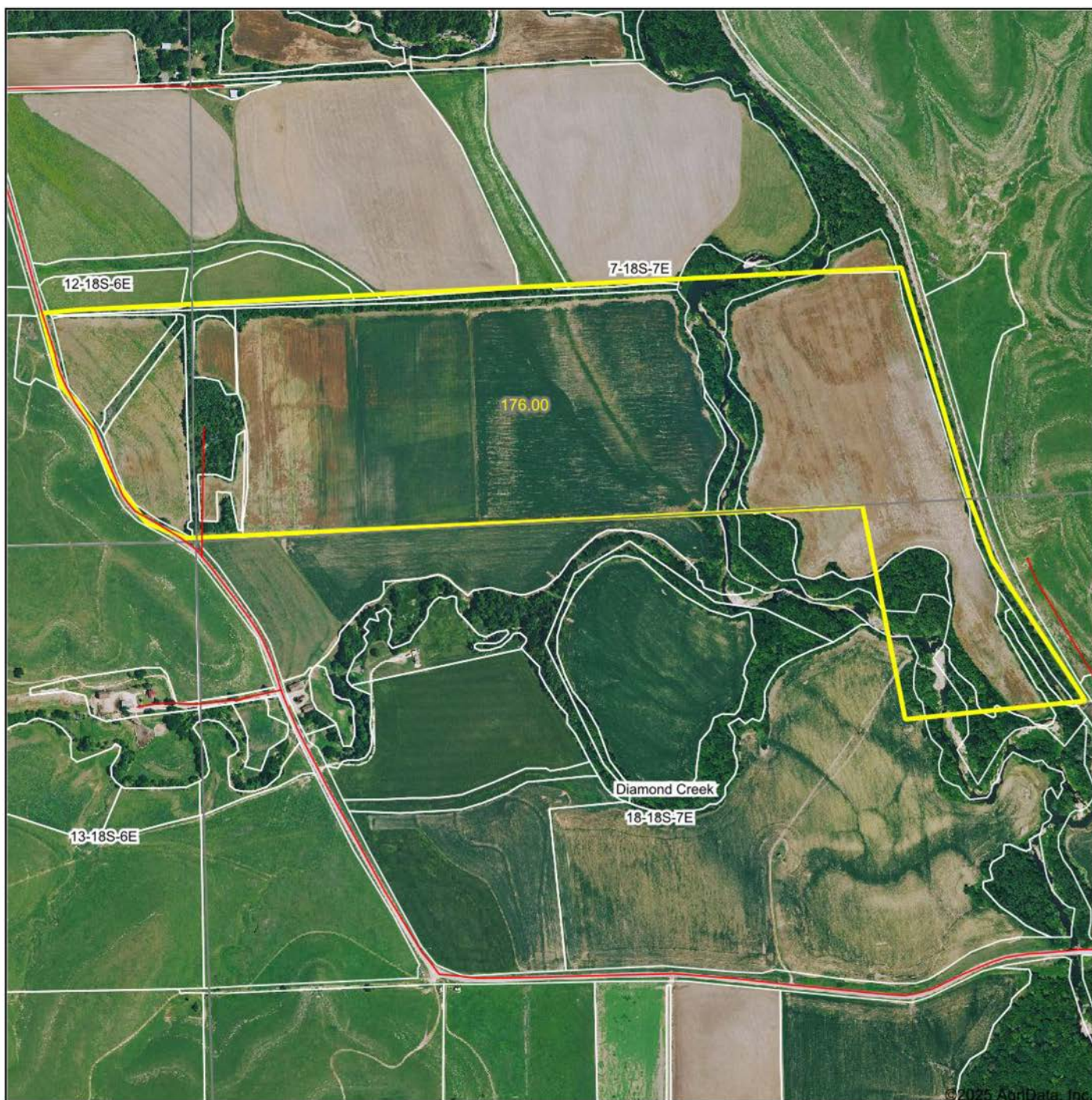
AREA KNOWN FOR WHITETAIL GENETICS



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 38° 29' 36.2, -96° 42' 4.3

0ft 906ft 1811ft



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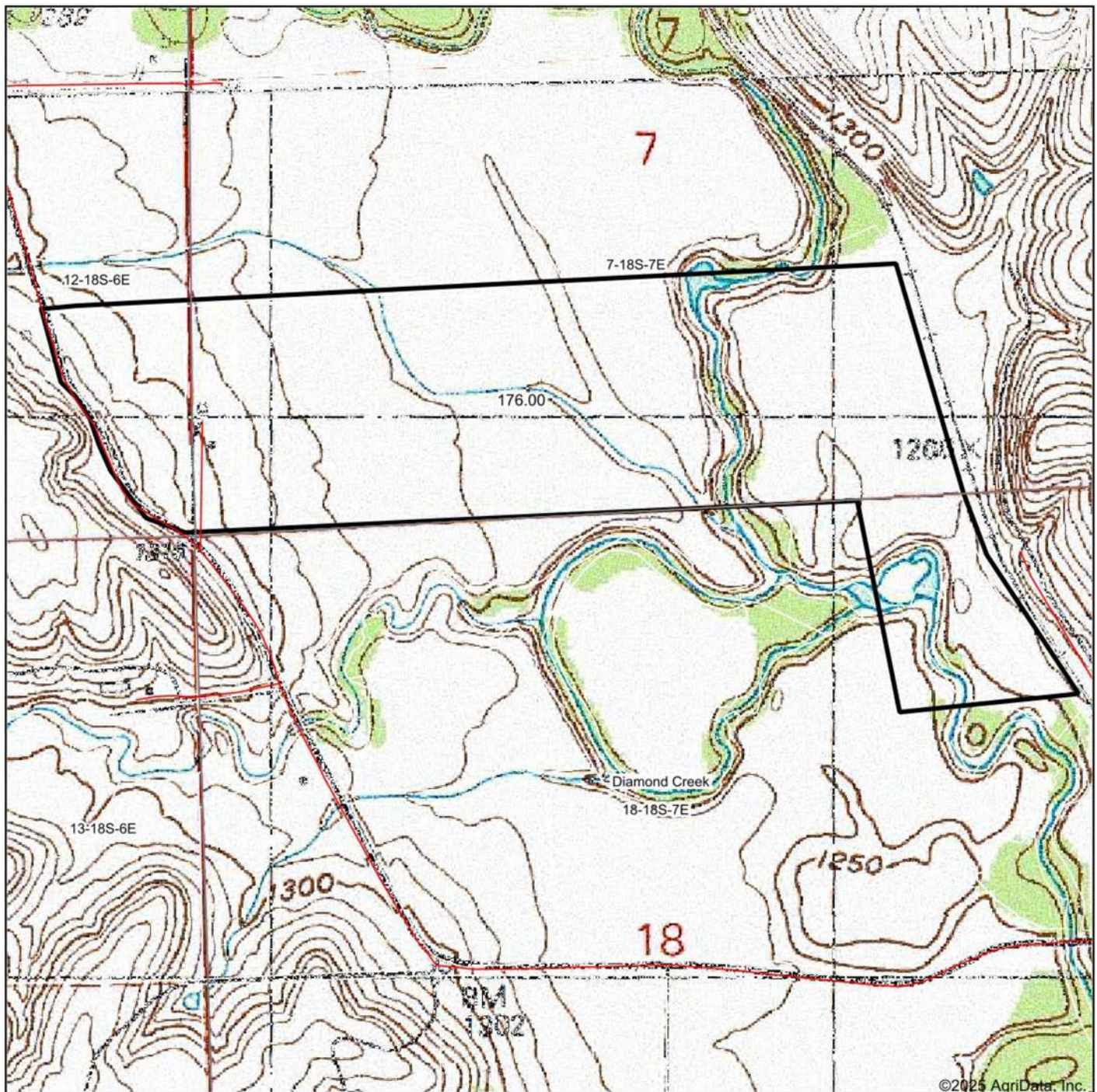
7-18S-7E
Chase County
Kansas



8/6/2025

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

TOPOGRAPHY MAP



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CUSTOMIZED ONLINE MAPPING
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Map Center: 38° 29' 33.15, -96° 42' 5.17

0ft 906ft 1811ft

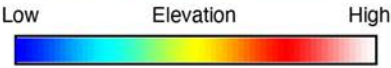
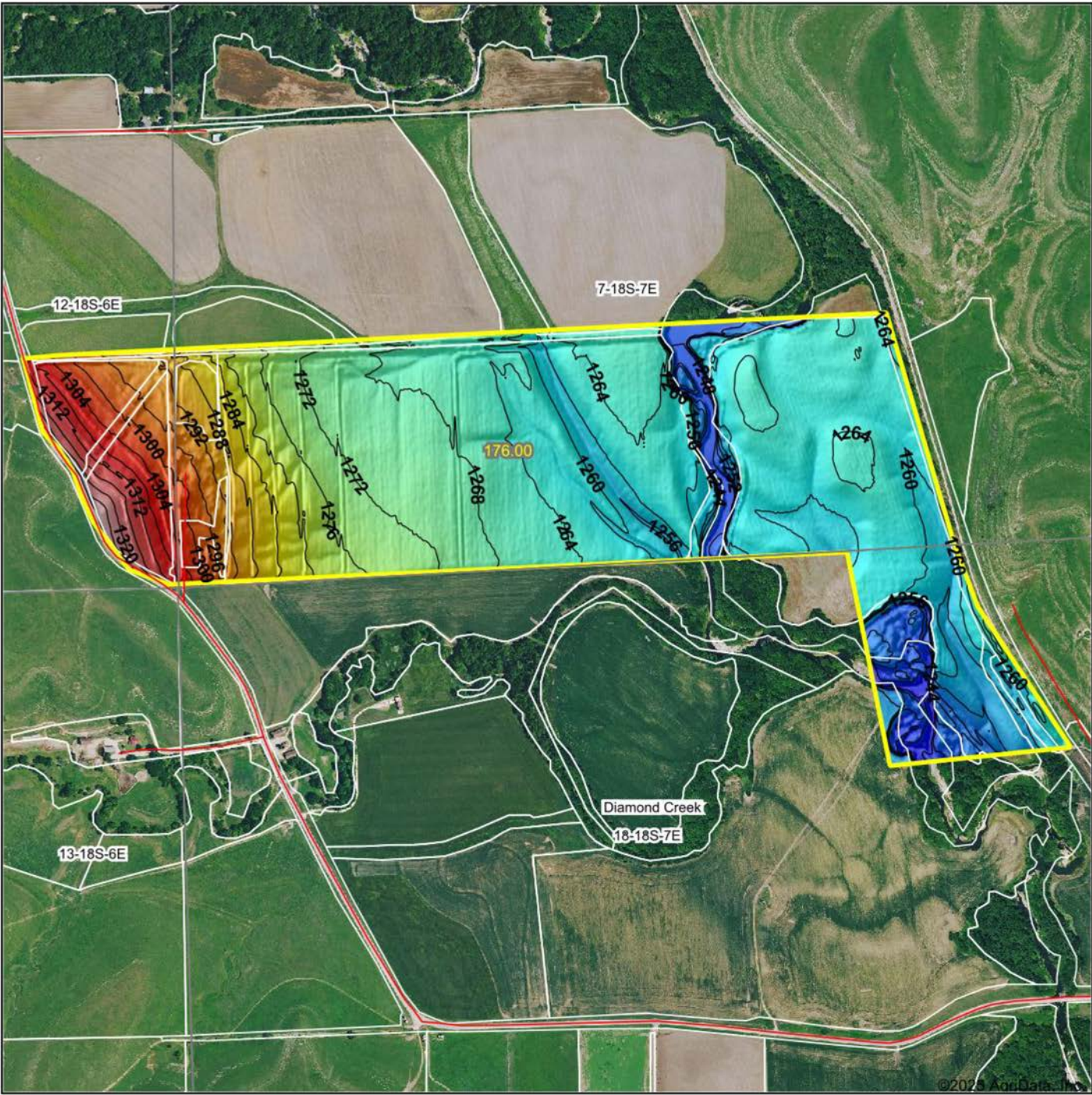
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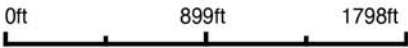
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Field borders provided by Farm Service Agency as of 5/21/2008.

HILLSHADE MAP



Source: USGS 3 meter dem
Interval(ft): 4
Min: 1,237.4
Max: 1,330.2
Range: 92.8
Average: 1,269.7
Standard Deviation: 16.77 ft



8/6/2025

7-18S-7E
Chase County
Kansas

Boundary Center: 38° 29' 36.2, -96° 42' 4.3



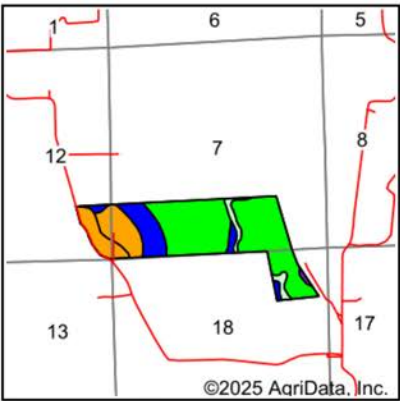
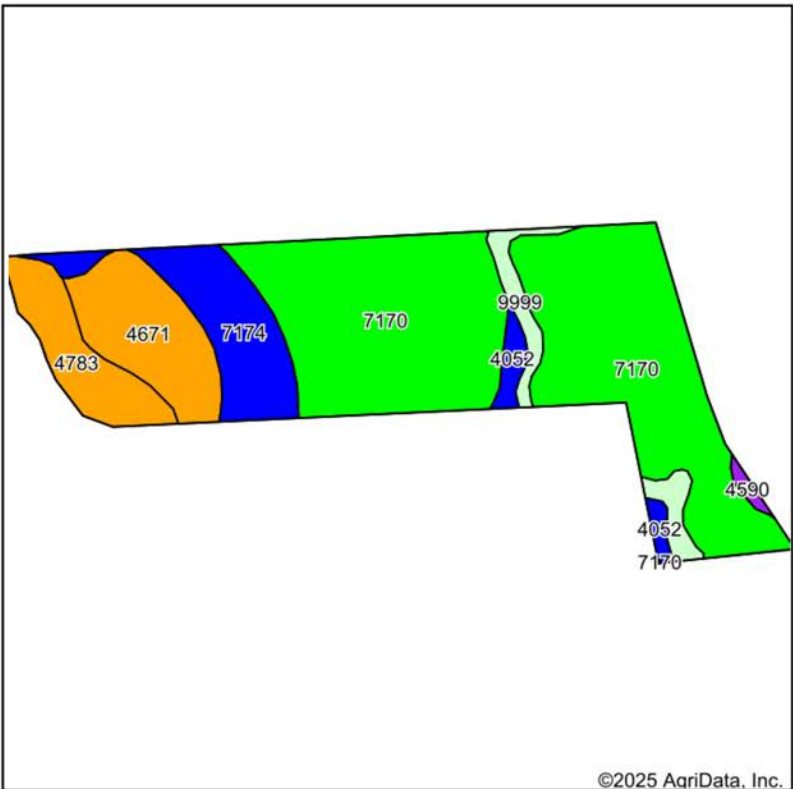
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Field borders provided by Farm Service Agency as of 5/21/2008.

SOILS MAP



State: **Kansas**
County: **Chase**
Location: **7-18S-7E**
Township: **Diamond Creek**
Acres: **176**
Date: **8/6/2025**



Maps Provided By:



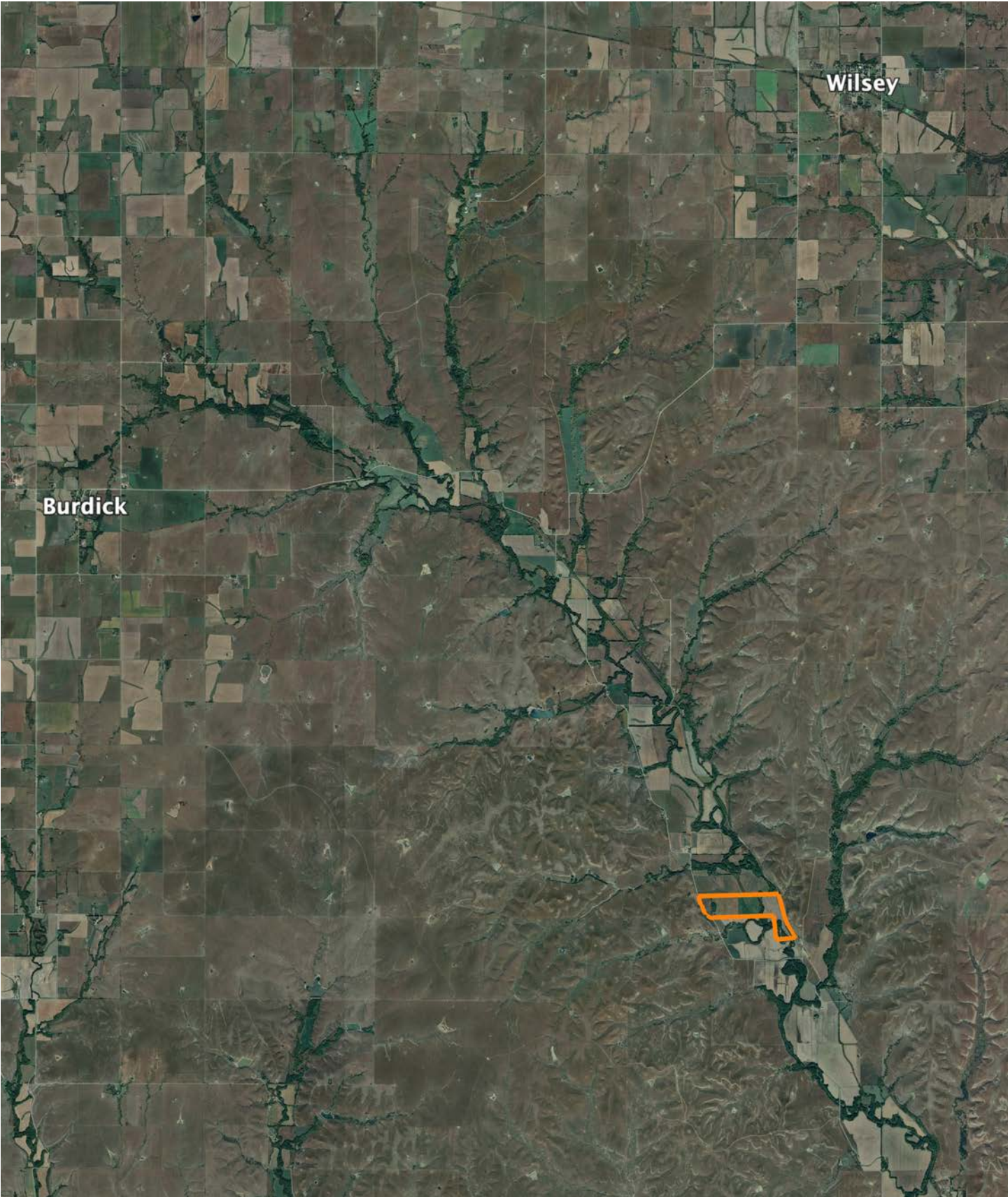
Area Symbol: KS017, Soil Area Version: 20						
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c
7170	Reading silt loam, rarely flooded	107.84	61.3%		Iw	Iw
4671	Irwin silty clay loam, 1 to 3 percent slopes	20.74	11.8%		IIIs	IIIs
7174	Reading silt loam, 1 to 3 percent slopes	20.10	11.4%		Ile	Ile
4783	Tully silty clay loam, 3 to 7 percent slopes	14.51	8.2%		IIle	IIle
9999	Water	7.95	4.5%			
4052	Ivan silt loam, occasionally flooded	3.89	2.2%		IIw	IIw
4590	Clime-Sogn complex, 3 to 20 percent slopes	0.97	0.6%		VIe	
Weighted Average					*-	*-

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

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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