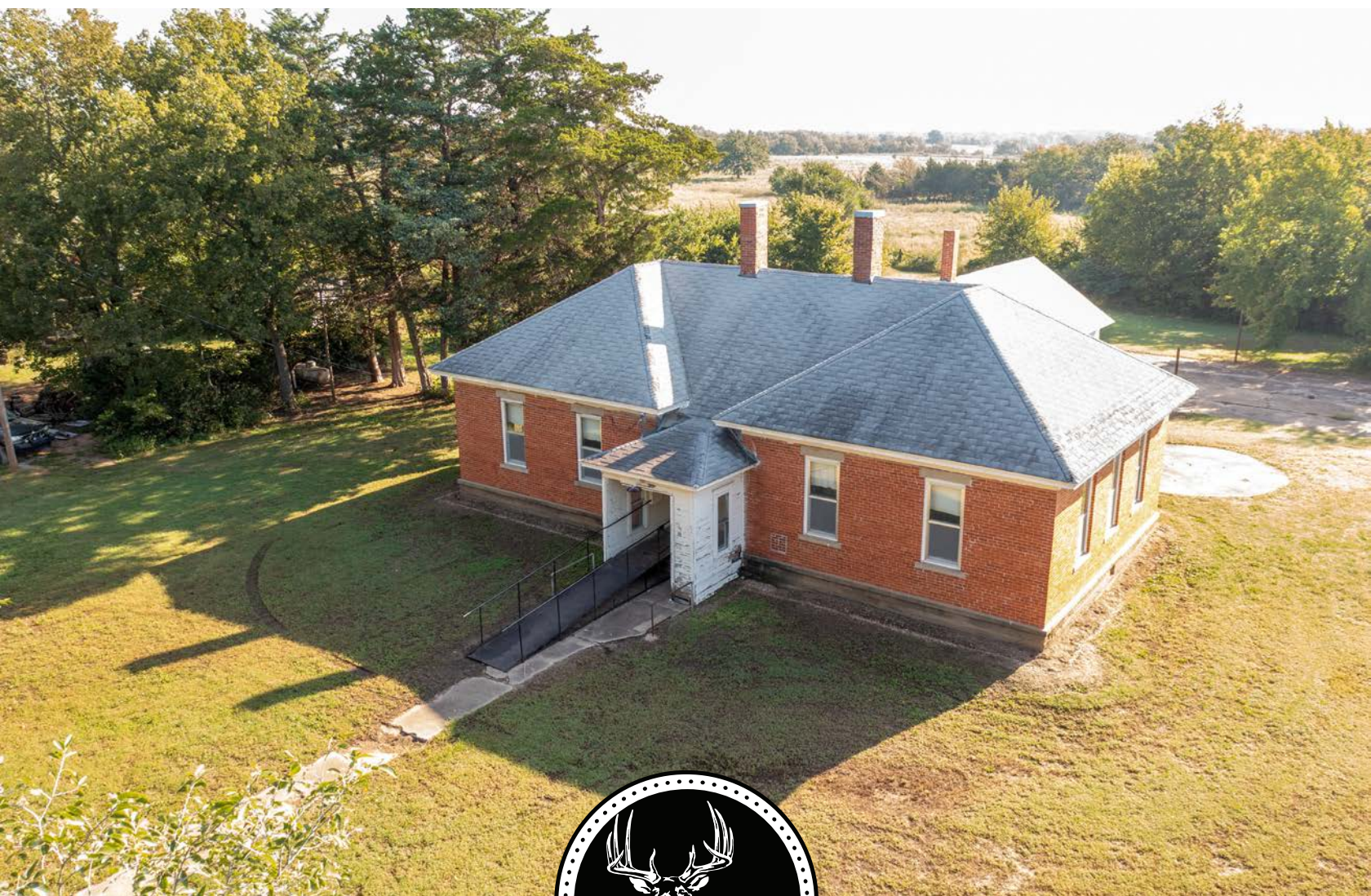


MIDWEST LAND GROUP PRESENTS

1.8 ACRES IN

GREENWOOD COUNTY KANSAS

510 EAST STREET, CLIMAX, KANSAS 67137



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

DISTINGUISHED CLIMAX GRADE SCHOOL WITH ENDLESS POTENTIAL AND OPPURTUNITY

Located on the eastern edge of the Climax city limits, this history-packed property boasts incredible space and opportunity inside and outside. Constructed in 1909 as the Climax Grade School, this building has stood the test of time and transformed from a grade school to a community space where numerous church suppers were held along with group meetings, banquets, wedding receptions, birthday parties, and more. The property has currently been utilized for Climax City meetings and is now, for the first time in its history, available to purchase. The opportunity to revitalize the property for ongoing public events or create into one incredible lodge, residence, or more, the foundation has been laid with the details and craftsmanship of the 1900s still intact and well maintained, awaiting the new chapter.

The original structure was built in 1909 and is the westerly section that holds 1,800 square feet of space and was two separate classrooms. The east addition was then added on in 1940 and created a needed additional classroom with 940 square feet of space. Throughout the building, the original hardwood floors create the space and are in fantastic condition. The chalkboards, built-in bookshelves, and large baseboard trim add additional appreciation to the craftsmanship that once was. There are two separate restrooms that are located

in the middle of the building, in between the east and west sides. Just before going into the east addition, there is a storage space area with an open walking room that allows for an easy flow throughout. The addition was constructed in 1940, providing another classroom that was then updated to a full kitchen that fed hundreds at a time with local events.

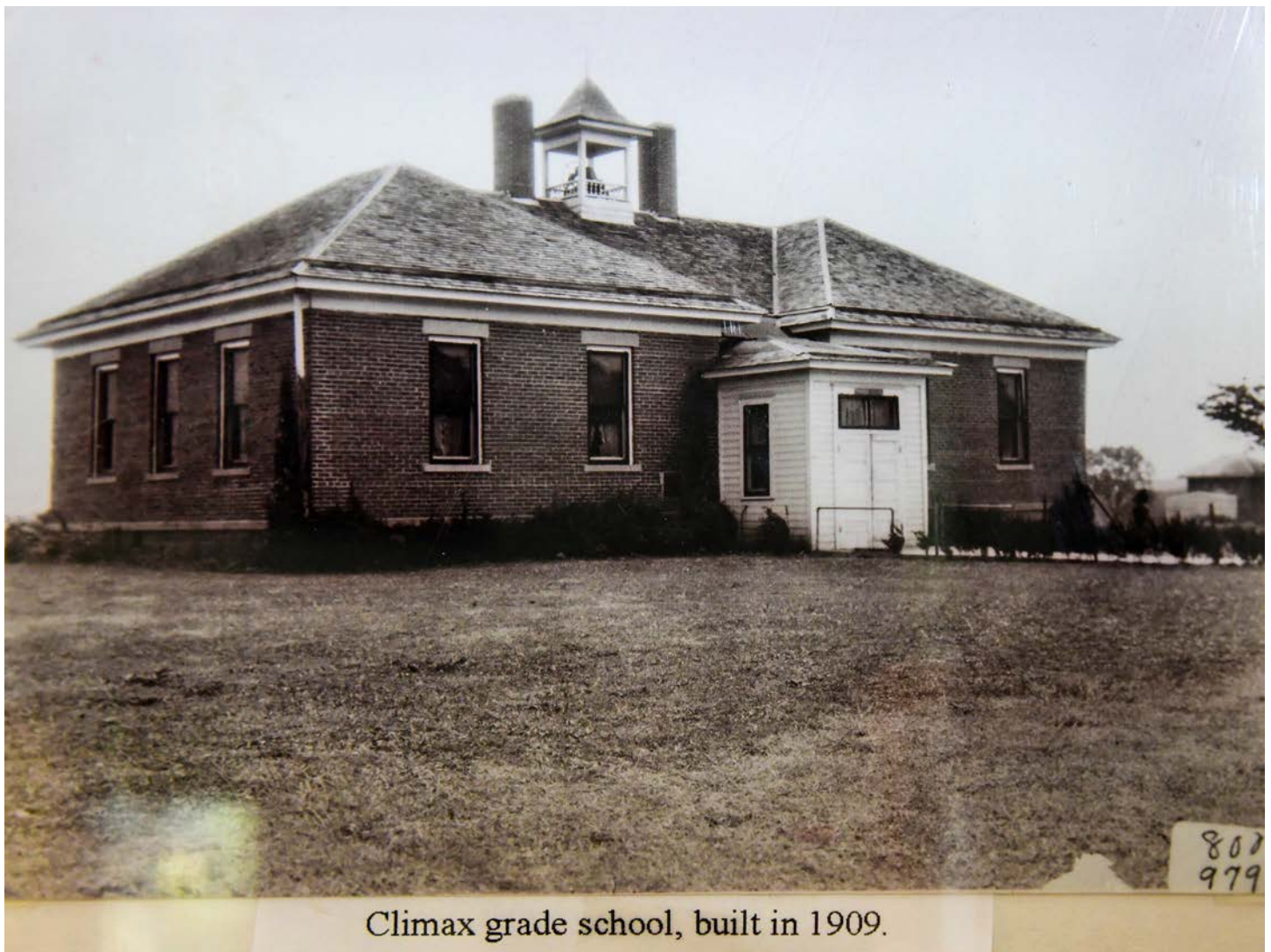
Over the years, the property has received necessary maintenance that has helped preserve it. The property is on Greenwood County Rural Water #1, Evergy for electric, propane for heat, and septic. The outdoor space holds 1.8 +/- acres and is incredible, with an opportunity to expand the building, create a healthy parking lot, or leave it for open space. The property is deeded in two separate tracts with the Greenwood County Register of Deeds. The east and northeast sides of the building hold the basketball court and playground.

With all the history and all of the opportunity this distinguished property holds, it truly is one to tour in person to appreciate all it is and all of the life it holds! For additional information or to schedule your tour, contact Brenda Doudican with Midwest Land Group at (620) 794-8075 or bdoudican@midwestlandgroup.com.

PROPERTY FEATURES

PRICE: **\$64,000** | COUNTY: **GREENWOOD** | STATE: **KANSAS** | ACRES: **1.8**

- Owned by the City of Climax
- Original Climax Grade School
- Built in 1909 with a back addition in 1940
- 2,740 square feet total throughout
- 10-foot wall to ceiling height
- Original tin ceiling tiles above the drop ceiling
- Original hardwood floors throughout
- 2 separate restrooms
- Full kitchen
- Crawl space with no basement
- Outside concrete basketball court with playground space
- 1.8 +/- acre lot size
- Current roof 20 +/- years in age
- Propane heat
- Westar Electric
- Greenwood County Rural Water District #1
- Septic
- Selling in "AS IS" condition
- 11 miles from Eureka
- 70 miles from Wichita



Climax grade school, built in 1909.

ORIGINAL CLIMAX GRADE SCHOOL

Constructed in 1909 as the Climax Grade School, this building has stood the test of time and transformed from a grade school to a community space where numerous church suppers were held along with group meetings, banquets, wedding receptions, birthday parties, and more.



ADDITION ADDED IN 1940



FULL KITCHEN



1.8 ACRES

The outdoor space holds 1.8 +/- acres and is incredible, with an opportunity to expand the building, create a healthy parking lot, or leave it for open space. The east and northeast sides of the building hold the basketball court and playground.



ADDITIONAL PHOTOS



AERIAL MAP



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Map Center: 37° 43' 6.41, -96° 13' 17.53

0ft 92ft 185ft



Maps Provided By:



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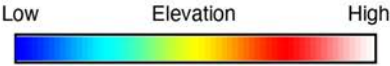
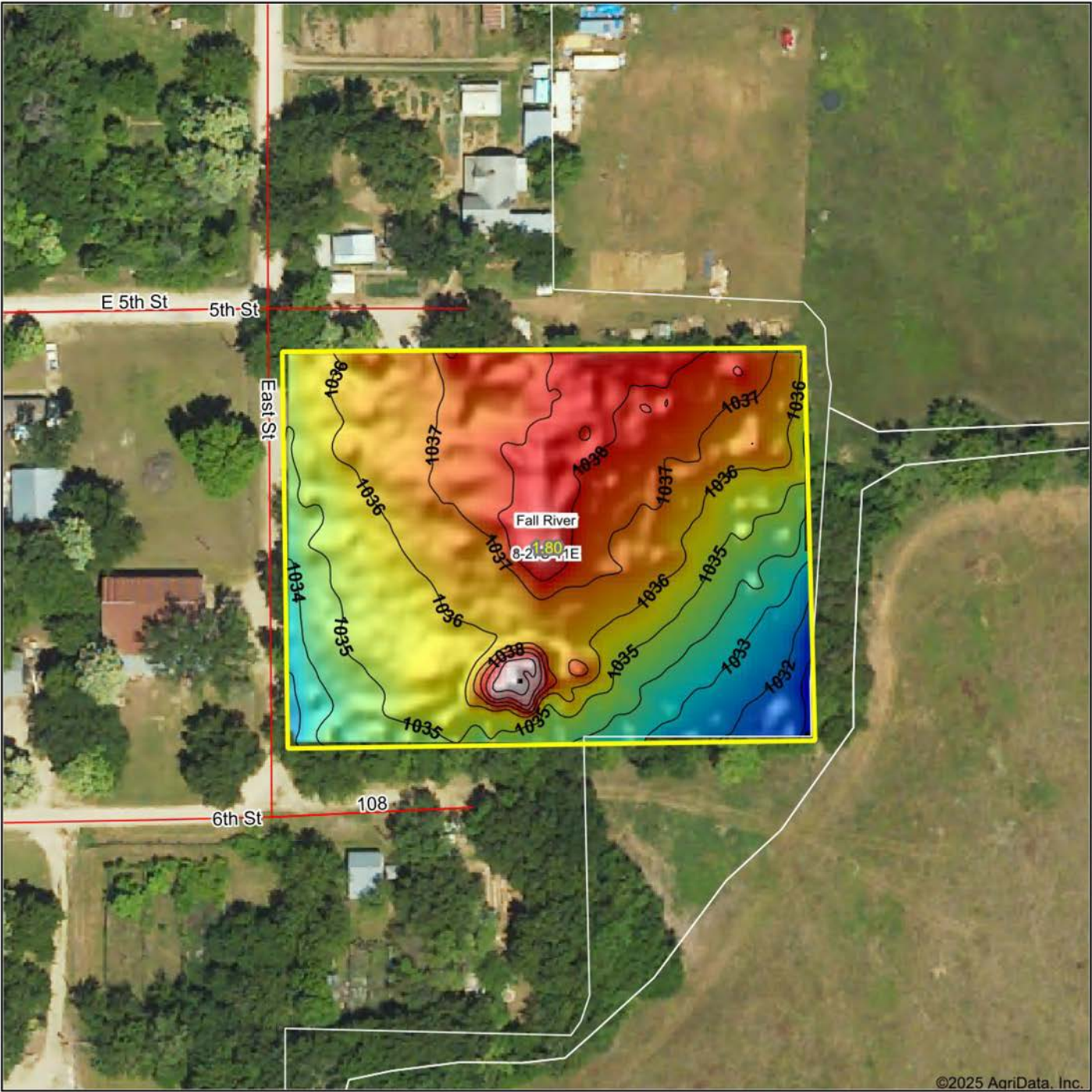
8-27S-11E
Greenwood County
Kansas



9/15/2025

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

HILLSHADE MAP



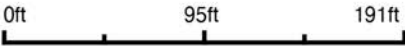
Maps Provided By:



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

Source: USGS 1 meter dem
Interval(ft): 1
Min: 1,030.8
Max: 1,040.6
Range: 9.8
Average: 1,036.0
Standard Deviation: 1.67 ft

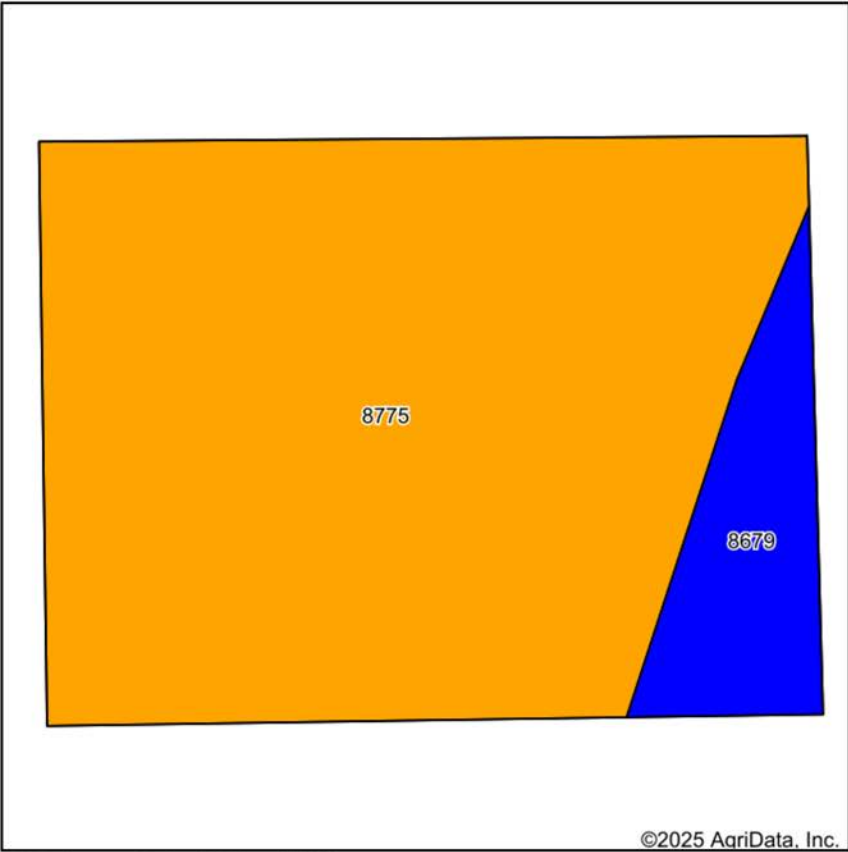


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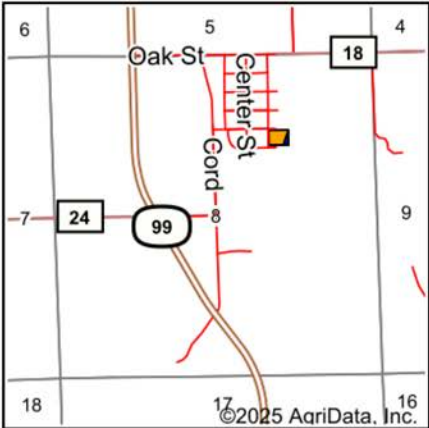
8-27S-11E
Greenwood County
Kansas

Boundary Center: 37° 43' 6.41, -96° 13' 17.53

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Greenwood**
Location: **8-27S-11E**
Township: **Fall River**
Acres: **1.8**
Date: **9/15/2025**



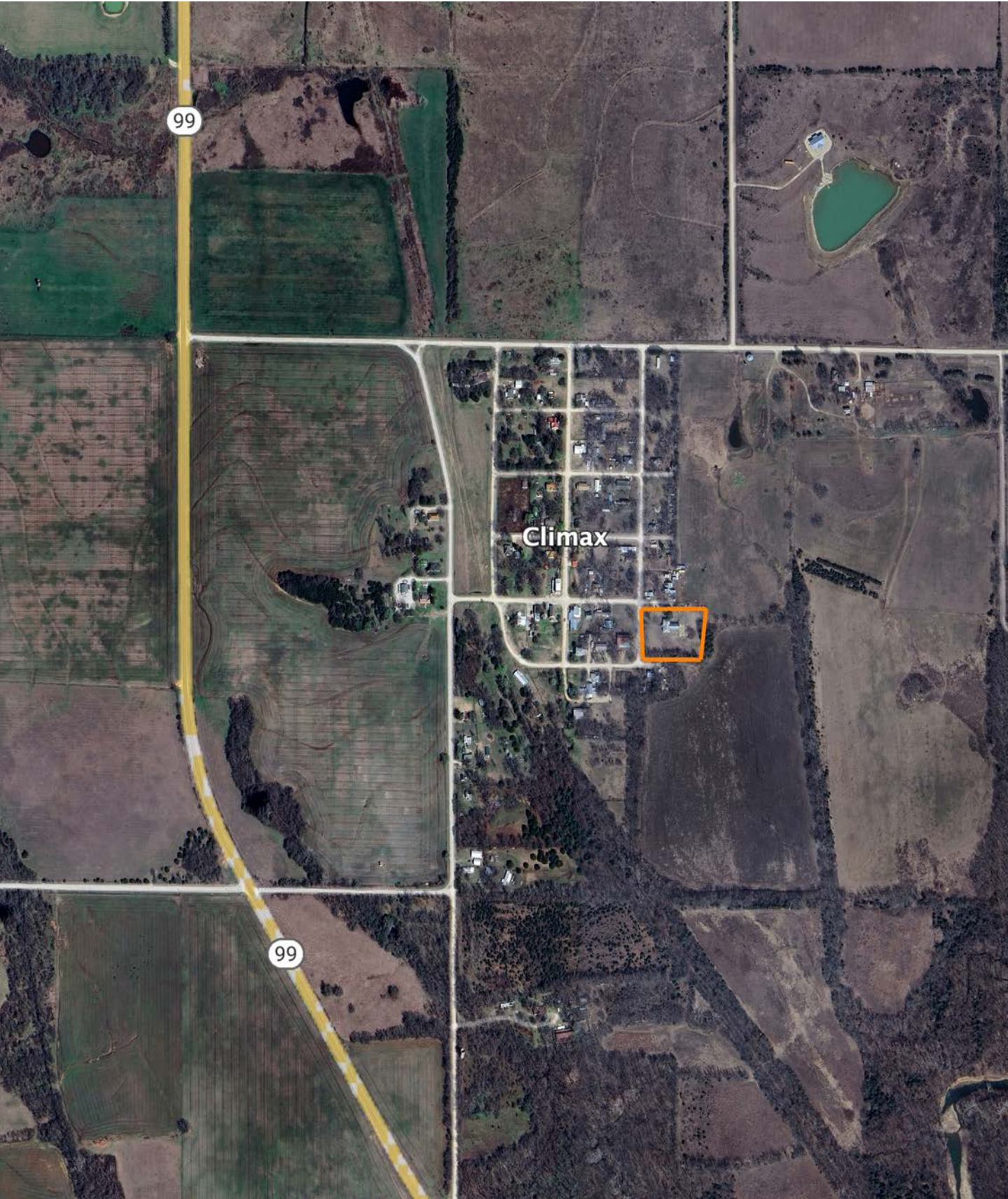
Maps Provided By:



Area Symbol: KS073, Soil Area Version: 22					
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c
8775	Kenoma silt loam, 1 to 3 percent slopes	1.59	88.3%		IIIe
8679	Dennis silt loam, 1 to 3 percent slopes	0.21	11.7%		IIe
Weighted Average					2.88

*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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MidwestLandGroup.com

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