

MIDWEST LAND GROUP PRESENTS

80 ACRES IN

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# LYON COUNTY KANSAS

2800 ROAD F, AMERICUS, KS 66835



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

# IDEAL GRAZING TO BUILD SITE POTENTIAL

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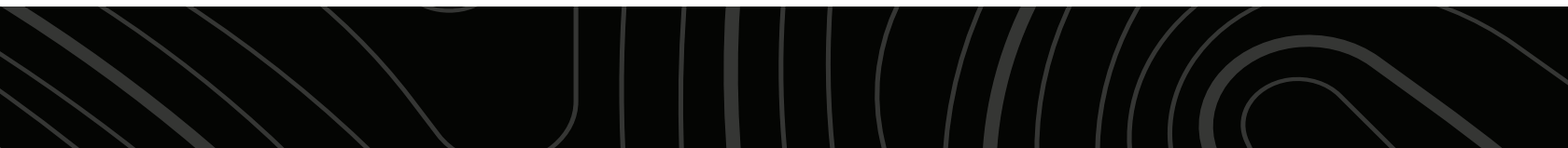
Located north of Americus, Kansas, and south of Highway 56, sits this well-maintained 80 +/- acre tract that holds endless grazing opportunity along with prime built site potential. With a gently rolling landscape and all the dynamics needed, this property is one to tour to appreciate all the attributes!

Over the years, this tract has seen it all, from being open prairie with covered wagons passing over to being broken for tillable row crop in the late 1940s, then sown back to native and brome in the early 2000s. Currently, the tract holds 32 +/- acres of brome/native mix with the majority on the north end of the farm. There are 26 +/- acres in the middle that were never broken out and still stand in a healthy, virgin native grass. The grass stand is made up of big bluestem, little bluestem, Indian grass, switch grass, and eastern gama grass. The south end of the tract holds 22 +/- acres of go-back with terraces still prevalent along the southwest corner. The fencing on the tract is 5-strand barbed wire and is in average condition. The south line was fully replaced in 2022. The primary gate entrance is along the middle of the north side of the tract. There is a spring-fed pond that

is located in the middle-west side of the property and provides year-round water. Even in the toughest drought conditions, the seller has yet to ever see the pond dry. This spring carries throughout the draw running northwest to southeast. This spring would also allow a great tapping spot for a well. The minerals are 1/2 intact, and the seller's 1/2 interest will transfer to the buyer at closing.

The tract could easily be subdivided into several built sites and holds all the prime needed items. With paved road frontage on the west side (Road F) and well-maintained gravel roadway along the north (Road 290), access is prime. There is electricity running down along Road F and Lyon County Rural Water District #1 running down Road F and Road 290. Currently, water meters are \$3,000.00 per meter and are available.

With all the dynamics this tract holds, from fantastic grazing to build site potential, this tract is one to tour in person! For additional information or to schedule a tour, contact Brenda Doudican with Midwest Land Group.





# PROPERTY FEATURES

PRICE: **\$233,276** | COUNTY: **LYON** | STATE: **KANSAS** | ACRES: **80**

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- 32 +/- acres brome/native mix
- 26 +/- acres virgin native pasture
- 22 +/- acres native go-back
- 5-strand barbed perimeter fencing
- South fence line fully replaced in 2022
- 1 spring-fed pond
- Paved westerly road frontage with north graveled
- Electric/Lyon Co Rural Water #1 along Road F and Road 290
- 1/2 mineral interest intact and transfers
- Approximate 2024 tax: \$296.86
- 4 miles to Americus
- 16 miles to Emporia
- 19 miles to Council Grove
- 59 miles to Topeka





# 32 +/- ACRES BROME/NATIVE MIX

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## 26 +/- ACRES VIRGIN NATIVE PASTURE

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## 22 +/- ACRES NATIVE GO-BACK

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# 1 SPRING-FED POND

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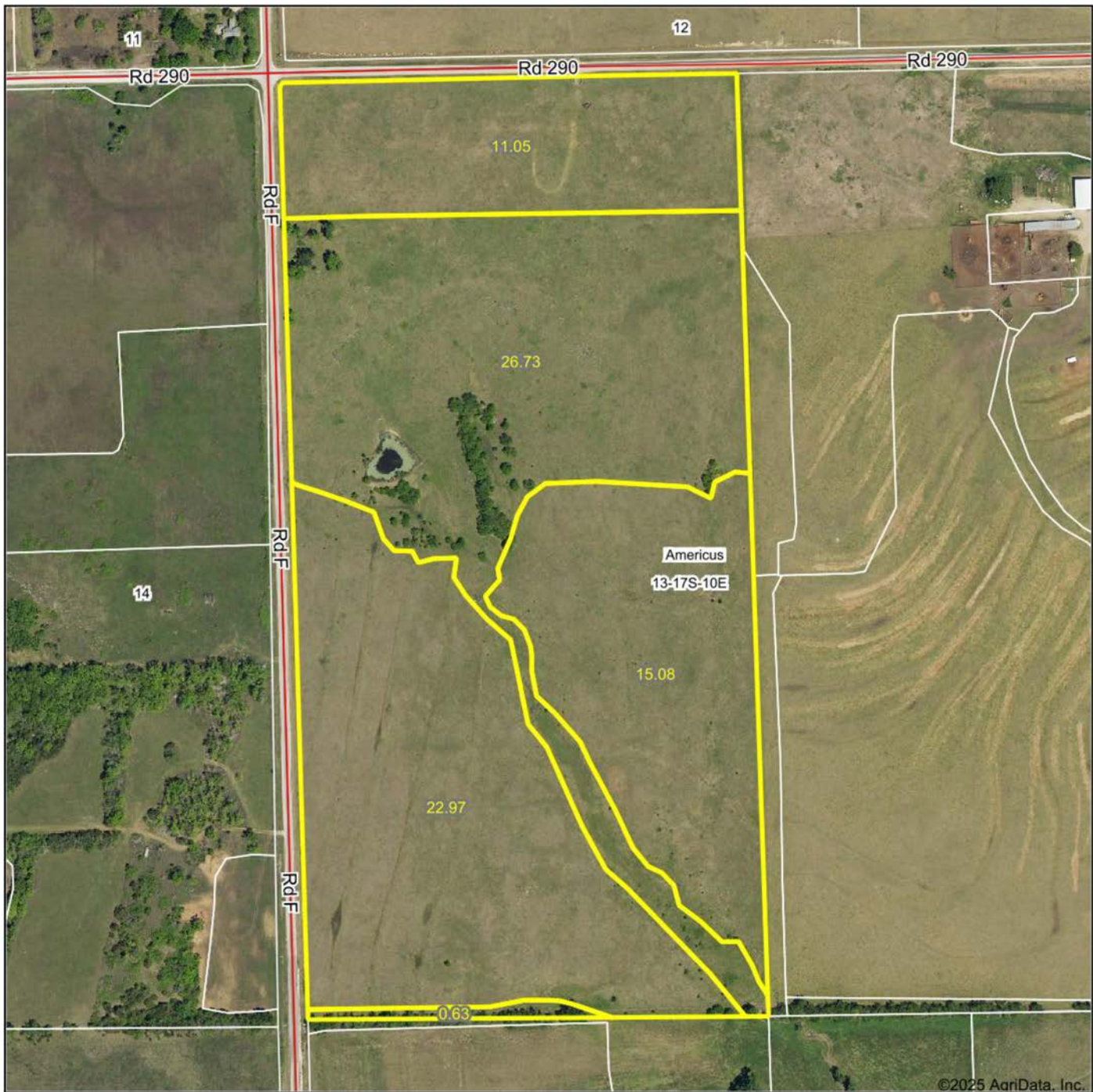
# ADDITIONAL PHOTOS

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# AERIAL MAP



Maps Provided By:



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

Boundary Center: 38° 34' 31.52, -96° 15' 31.28

**13-17S-10E**  
**Lyon County**  
**Kansas**

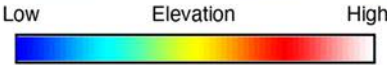
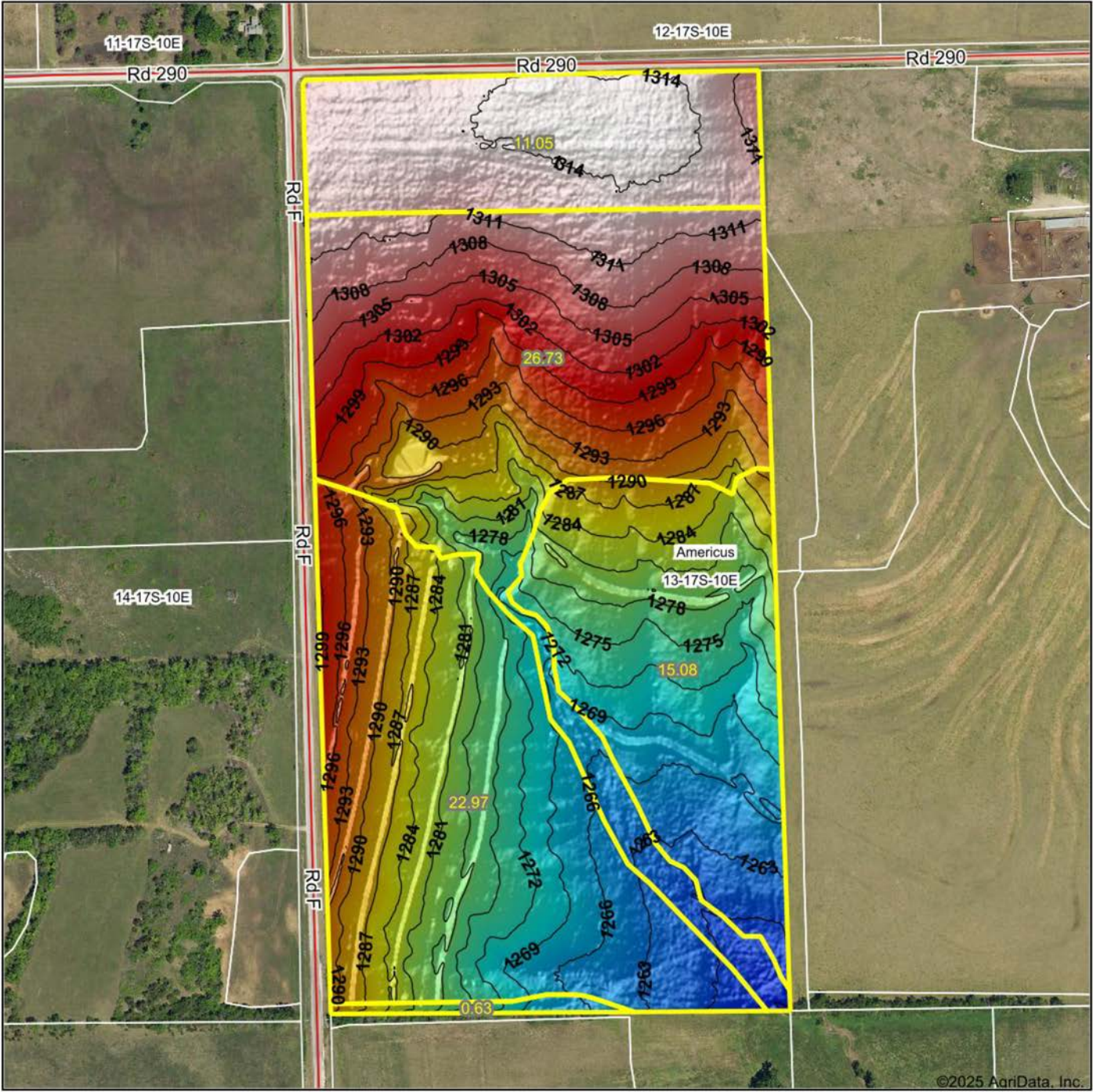
0ft 431ft 862ft



8/21/2025



# HILLSHADE MAP



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 1 meter dem  
Interval(ft): 3  
Min: 1,255.6  
Max: 1,314.9  
Range: 59.3  
Average: 1,288.9  
Standard Deviation: 17.06 ft



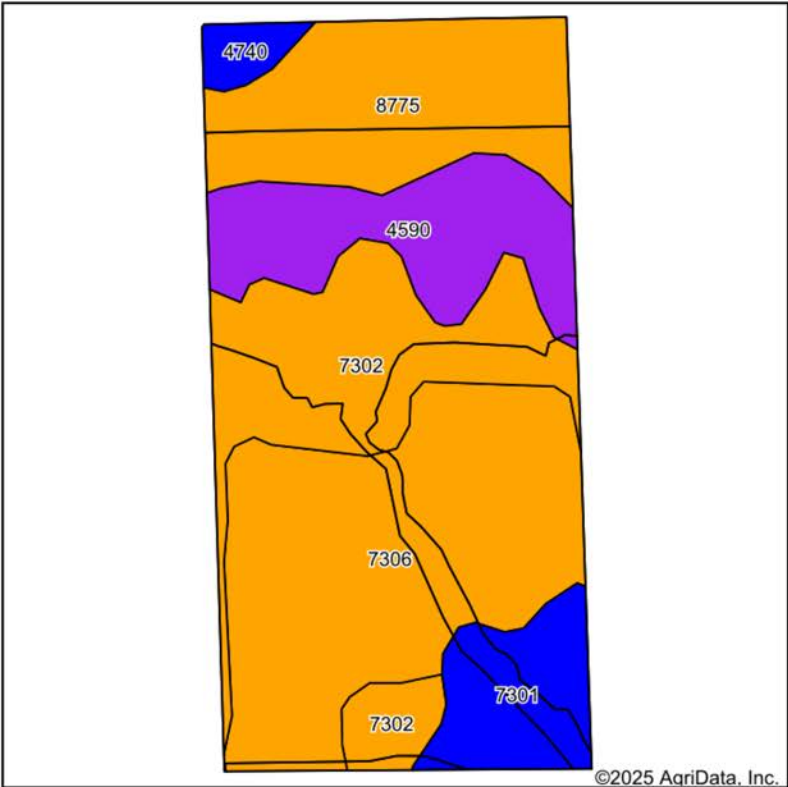
8/21/2025

**13-17S-10E**  
**Lyon County**  
**Kansas**

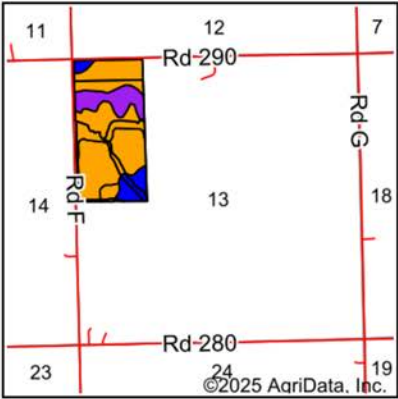
Boundary Center: 38° 34' 31.52, -96° 15' 31.28



# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**  
County: **Lyon**  
Location: **13-17S-10E**  
Township: **Americus**  
Acres: **76.46**  
Date: **8/21/2025**



Maps Provided By:



Area Symbol: KS111, Soil Area Version: 23						
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c
7306	Martin silty clay, 3 to 7 percent slopes, eroded	26.49	34.7%		IIIe	IIIe
7302	Martin silty clay loam, 3 to 7 percent slopes	16.44	21.5%		IIIe	IIIe
8775	Kenoma silt loam, 1 to 3 percent slopes	14.62	19.1%		IIIe	
4590	Clime-Sogn complex, 3 to 20 percent slopes	11.04	14.4%		VIe	
7301	Martin silty clay loam, 1 to 3 percent slopes	6.41	8.4%		IIe	IIe
4740	Labette silty clay loam, 1 to 3 percent slopes	1.46	1.9%		IIe	IIe
Weighted Average					3.33	*-

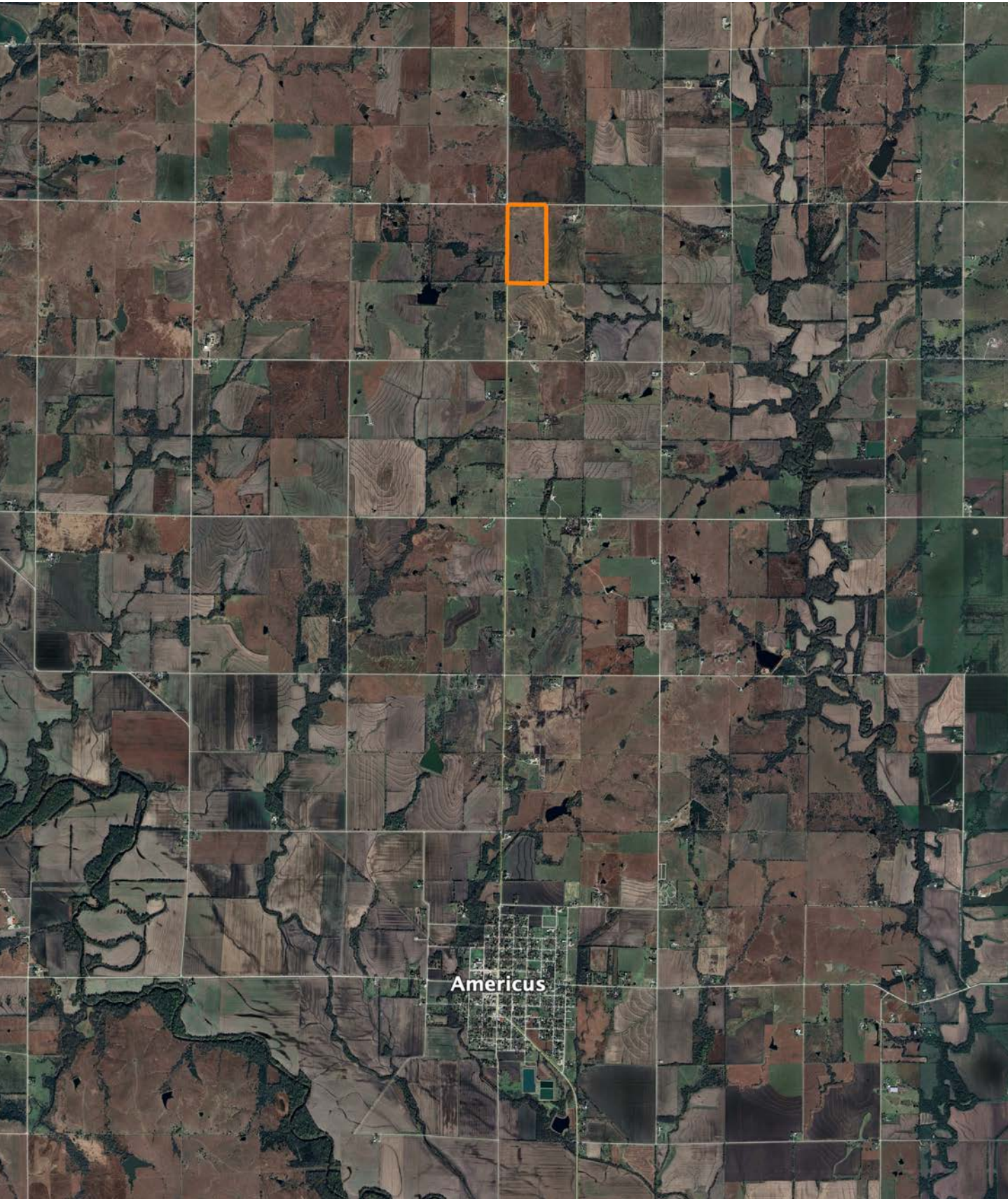
\*c: Using Capabilities Class Dominant Condition Aggregation Method

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

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

**620.794.8075**

[BDoudican@MidwestLandGroup.com](mailto:BDoudican@MidwestLandGroup.com)



## MidwestLandGroup.com

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