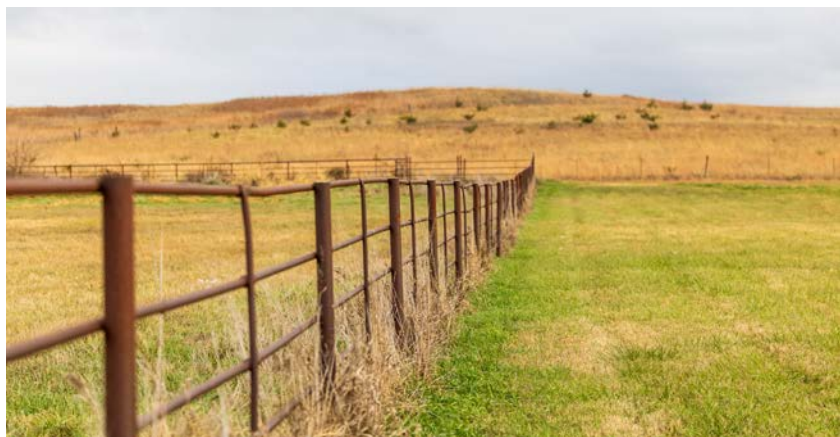


MIDWEST LAND GROUP PRESENTS



DOUGLAS COUNTY, KS

363 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

RANCHING + RECREATION + RETREAT

A truly rare offering!

This remarkable 363 +/- acre ranch offers the perfect blend of agricultural productivity, recreational excellence, and private retreat living. Spread across seven separate parcels, the property provides endless potential - whether you envision a multi-home family compound, a working cattle or horse operation, or a premier hunting destination.

Whether your primary interest is cattle, horses, hunting, or a combination of all three, this property will not disappoint. Much of the ranch is composed of native grasses, timbered ridges, and densely covered draws - creating a landscape that is both productive and visually stunning.

A proven hunting paradise, this ranch is more than a place to raise livestock - it is also a tremendous producer of trophy whitetails and abundant wild turkeys. Rich soils, plentiful cover, and diverse terrain create an ideal foundation for a world-class hunting experience.

Numerous pocket fields, hidden corners, and natural funnels offer prime locations for food plots, stand sites, and habitat improvements. Bordering hundreds of acres of U.S. Army Corps of Engineers land, the ranch benefits from minimal hunting pressure and exceptional wildlife movement, and with a bit of additional management, could elevate the property's wildlife potential even further - making this a truly rare offering.



PROPERTY FEATURES

COUNTY: **DOUGLAS** | STATE: **KANSAS** | ACRES: **363**

- 363 +/- total acres
- 7 parcels
- Long, winding private driveway leading to a secluded setting
- Barndominium/lodge for gatherings, guests, or full-time living
- Large shop for equipment, gear, or workspace
- Incredible elevation changes
- Breathtaking 360-degree views
- Tremendous wildlife population with exceptional whitetail and turkey habitat
- High-quality fencing and infrastructure suitable for cattle, horses, or both
- Welded pipe working pens
- Lush native grasses and heavily timbered draws and ridges throughout
- Rural water
- Dozens of food plot locations and secluded field corners
- Great location...about 15 miles from Lawrence, KS
- Mineral rights transfer to new owner



BARNDOMINIUM/LODGE



BREATHTAKING 360-DEGREE VIEWS



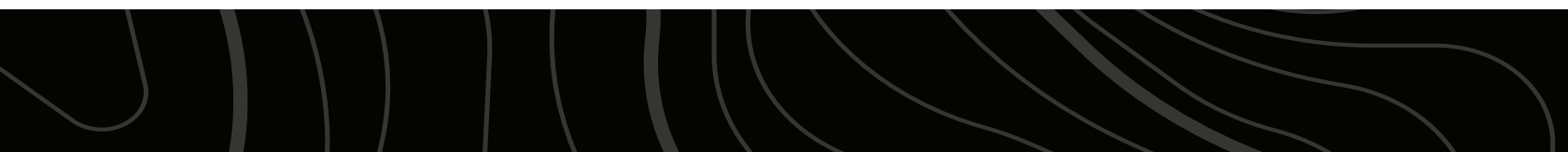
LARGE SHOP



HIGH-QUALITY FENCING & INFRASTRUCTURE



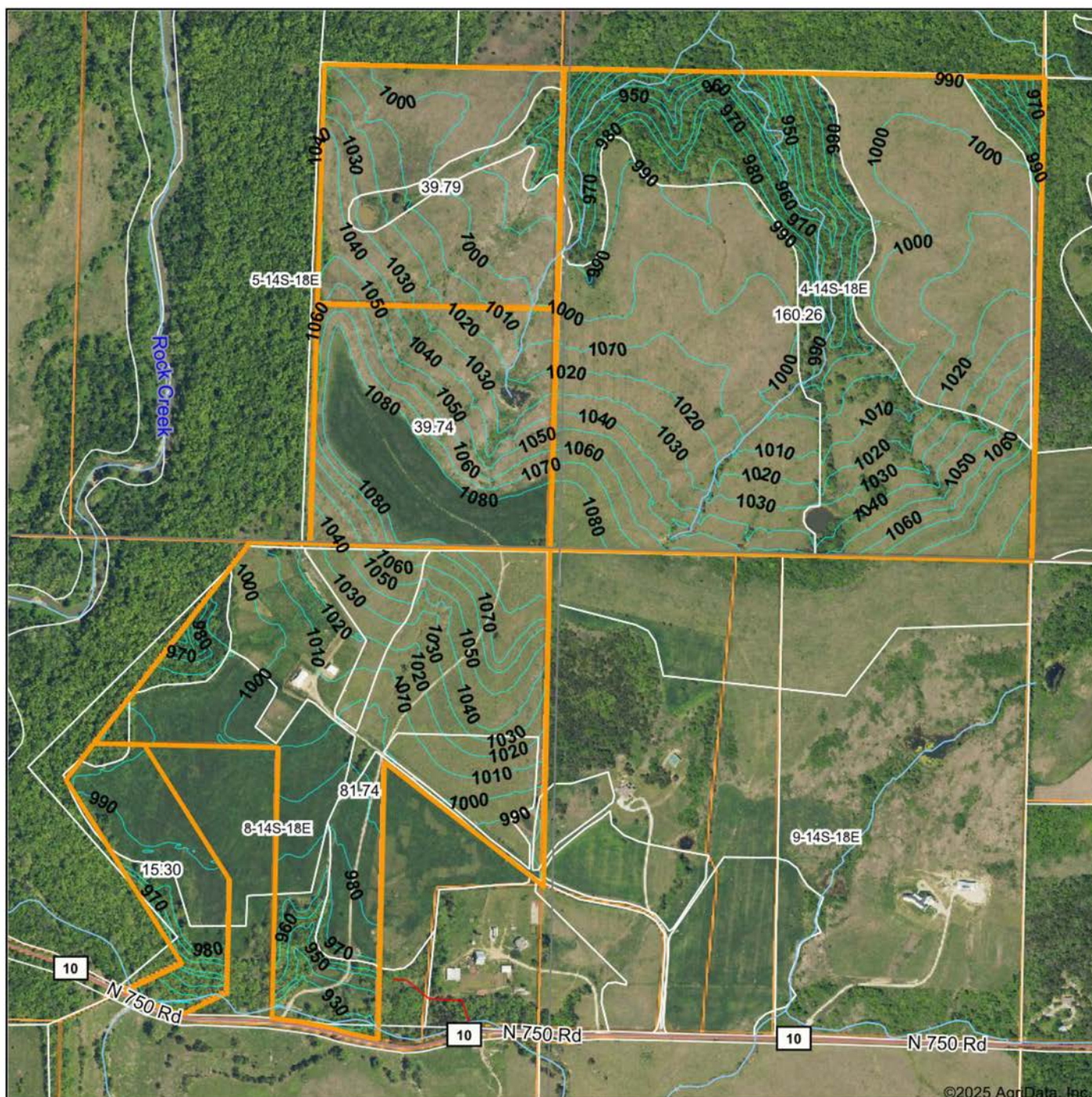
ADDITIONAL PHOTOS



TRAIL CAM PICTURES



TOPOGRAPHY MAP



Maps Provided By:



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

Source: USGS 3 meter dem

Interval(ft): 10.0

Min: 904.2

Max: 1,092.7

Range: 188.5

Average: 1,013.2

Standard Deviation: 35.27 ft

0ft 855ft 1710ft

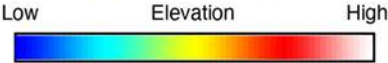
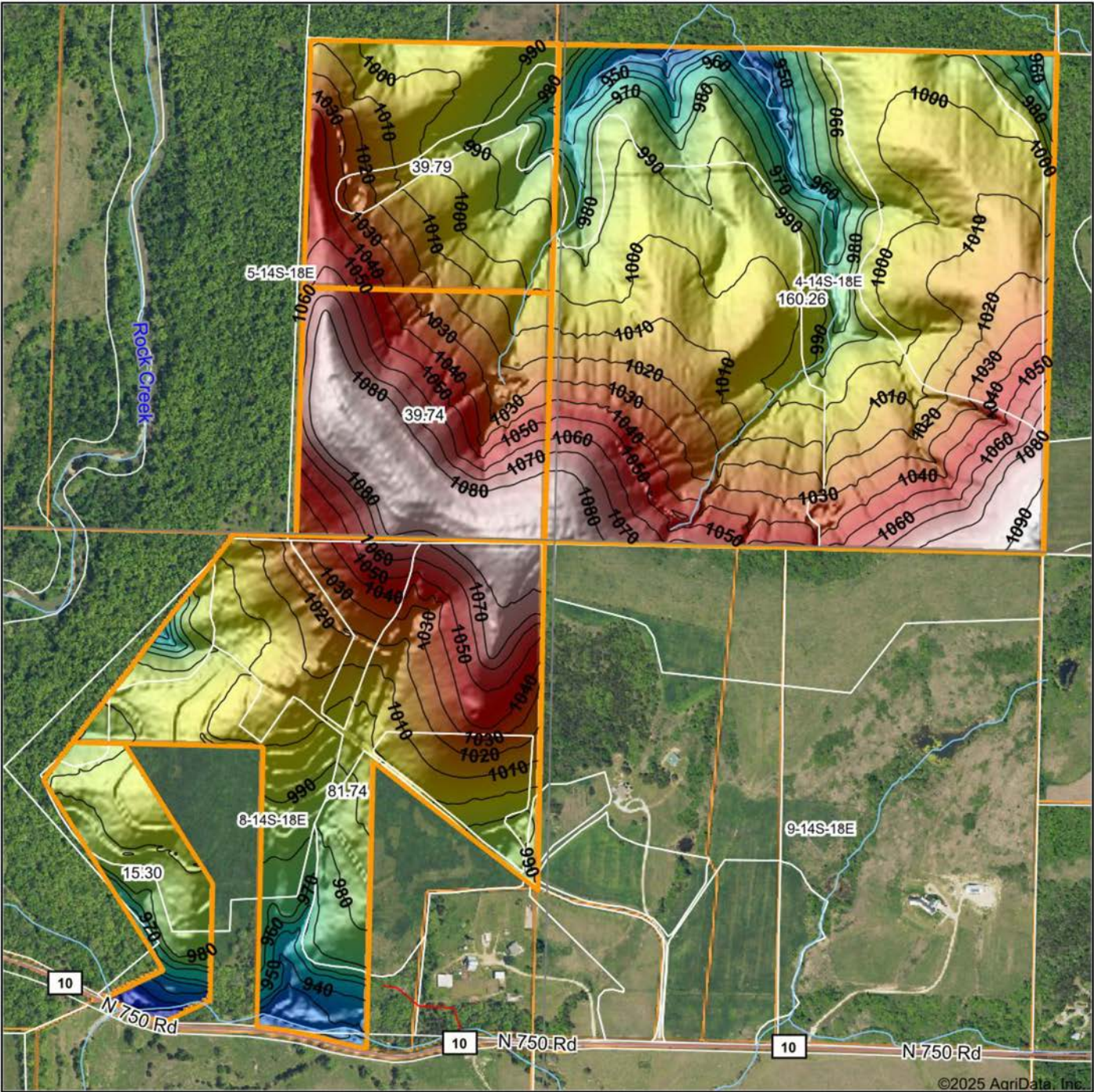


11/19/2025

8-14S-18E
Douglas County
Kansas

Boundary Center: 38° 51' 18.52, -95° 25' 40.12

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 3 meter dem
Interval(ft): 10
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Range: 188.5
Average: 1,013.2
Standard Deviation: 35.27 ft

0ft 825ft 1649ft

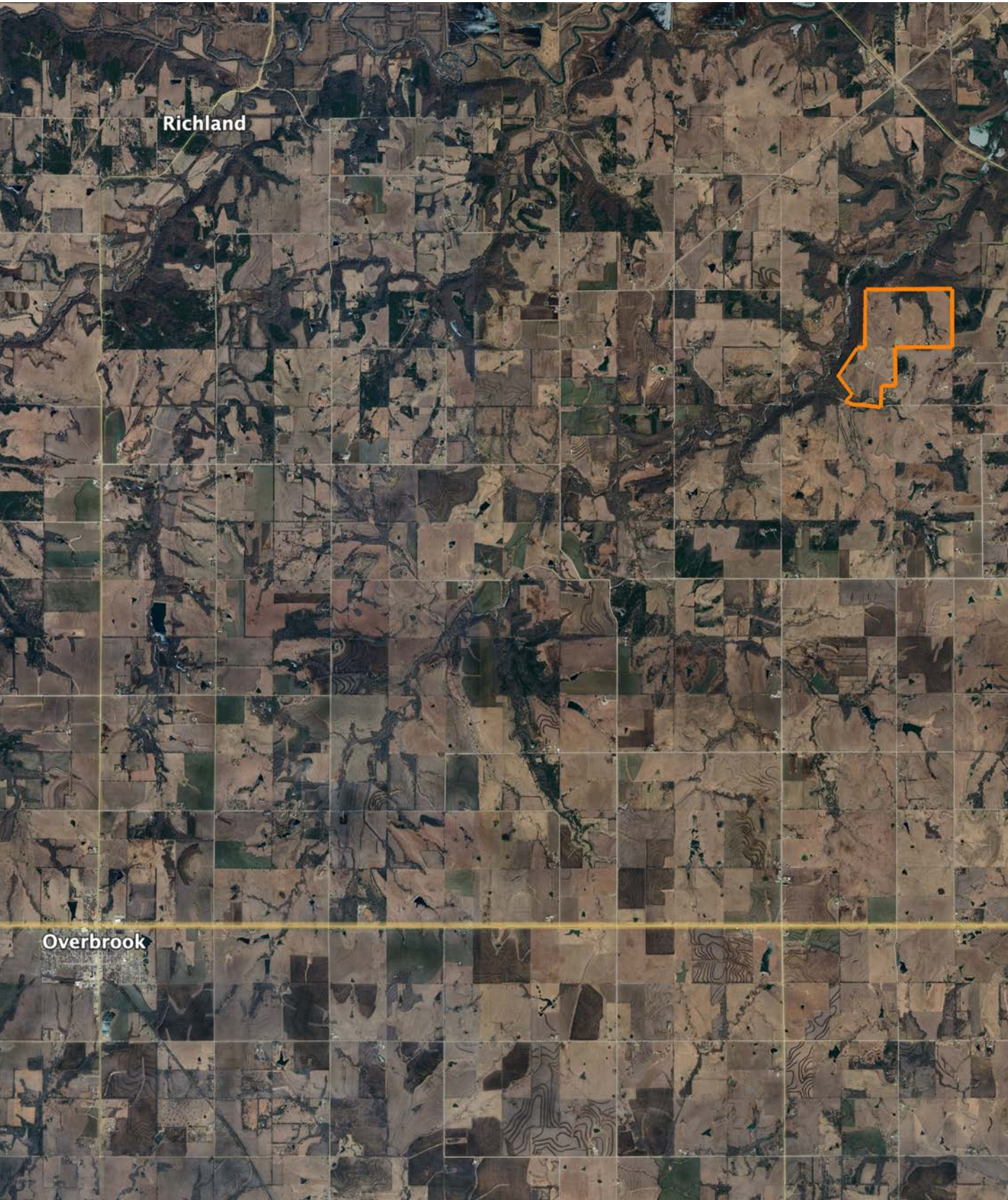


11/19/2025

8-14S-18E
Douglas County
Kansas

Boundary Center: 38° 51' 18.52, -95° 25' 40.12

OVERVIEW MAP



AGENT CONTACT

Donnie Thomas grew up an avid outdoorsman, learning how to hunt and fish early on from his father on their farm in Garnett, KS. This led to his passion for farms and property, and the possibilities that lie within to improve the land for wildlife. Born in Oswego, KS, Donnie attended high school in Olathe and graduated from Emporia State University with a Business degree in Marketing and Management. Before getting into real estate, he co-owned a large, regional, medical equipment company with his brother, at which he developed a deep appreciation for service and how it can make all the difference in a client relationship.

Today, Donnie uses that experience at Midwest Land Group to help others buy and sell land. His background as an outdoorsman, as well as owning and managing a farm, lends itself well to the land real estate industry. In addition to hunting, fishing, shooting, water sports, and travel, this proud Eagle Scout enjoys helping youth learn how to hunt, having organized several youth pheasant hunts. Donnie serves as a worship leader at Kahola Lake Church and is active at Grace Church, as well as the Fellowship of Christian Athletes Outdoors. Donnie and his wife Kristina, along with their three sons, use their passion for the outdoors to make their family farm in LaCygne an outdoor retreat and an escape from the city.



DONNIE THOMAS, LAND AGENT
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MidwestLandGroup.com

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