

MIDWEST LAND GROUP PRESENTS

84 ACRES IN

GREENWOOD COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PREMIER KANSAS HUNTING HAVEN WITH 84 +/- ACRES OF WHITETAIL, TURKEY, & WATERFOWL HABITAT

Discover a secluded, well-managed hunting farm just south of Eureka, an exceptional opportunity to own a premium recreational, while staying manageable, property in the heart of Kansas. This tract has been meticulously developed for the sportsmen, with every acre optimized for wildlife habitat, hunting success, and year-round enjoyment. The farm is home to top-end whitetails, abundant turkey, thriving quail populations, and outstanding waterfowl hunting.

Pulling up to the double-piped gate entrance, you will take note already on the seclusion and being wrapped in cattle country and tillable fields. The farm is the largest block of timber and cover, giving the opportunity to hold wildlife. Head east on the internal trail system and take a loop with ease through the first food plot to the far east, then continue through the timber stand. The majority of the timber species are Osage Orange, Locust, Cedar, Black Walnut, Ash, Elm, and Cottonwood throughout. Rubs, scraps, and trails running in every direction, deery is the correct word. The loop brings you into the second food plot with a blind and overhead feeder. The food plot areas are set up with 2 entry trails, allowing one to play with the winds. Head on northwest and come to the spring-fed pond. This pond is and alive with wood ducks and Canadian geese as frequent guests to the farm, and provides a reliable year-round water source for both

wildlife and recreation. The northwest and middle of the farm hold the highest points on the farm and are the bedding sanctuary. Thick and wholly as can be. The heavy timber and thick bedding cover form a prime sanctuary that holds mature bucks throughout the season. The third food plot is in the southwest corner and holds another set of strategically placed blind and feeder that support consistent deer movement and make this property truly turn-key.

The land also features a piece of farm history with the original 1900s barn that still stands, providing storage and cover space, a reminder from the original farmstead. Five-strand perimeter fencing surrounds the property. 30' easement along the southeast fence line to the adjoining property for access. Seller would allow a first right of refusal on the adjoining 40 +/- acres. All mineral rights are intact and transfers.

Whether you're chasing trophy whitetails, calling spring turkeys, working bird dogs behind coveys of quail, or enjoying the sights and sounds of migrating waterfowl, this farm delivers exceptional multi-species hunting in a private, quiet setting and is ready for your next season. To schedule your private tour or for additional information, contact Brenda Doudican at (620) 794-8075 or bdoudican@midwestlandgroup.com.

PROPERTY FEATURES

COUNTY: **GREENWOOD** | STATE: **KANSAS** | ACRES: **84**

- Exceptionally well-managed hunting farm with hunt history
- Secluded setting
- Strategic food plot placements
- 2.5 acre food plot planted to milo
- 1 acre food plot planted to wheat
- 3.5-acre food plot planted to milo
- Prime bedding sanctuary
- Internal trail system throughout
- 2 box blinds
- 2 overhead feeders
- 1 spring-fed pond
- 5-strand perimeter fencing throughout
- Mature whitetails, turkey, and quail currently residing on the farm
- 1900s barn from original farmstead
- All mineral rights intact
- Current tax: \$650.56
- 11 miles south of Eureka
- 1 mile west of Climax
- 69 miles from Wichita



STRATEGIC FOOD PLOT PLACEMENTS

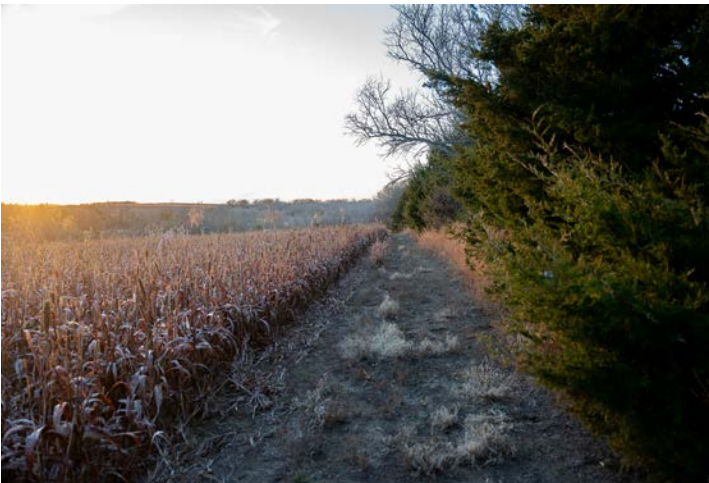
Discover a secluded, well-managed hunting farm just south of Eureka, an exceptional opportunity to own a premium recreational, while staying manageable, property in the heart of Kansas.



PRIME BEDDING SANCTUARY



INTERNAL TRAIL SYSTEM THROUGHOUT



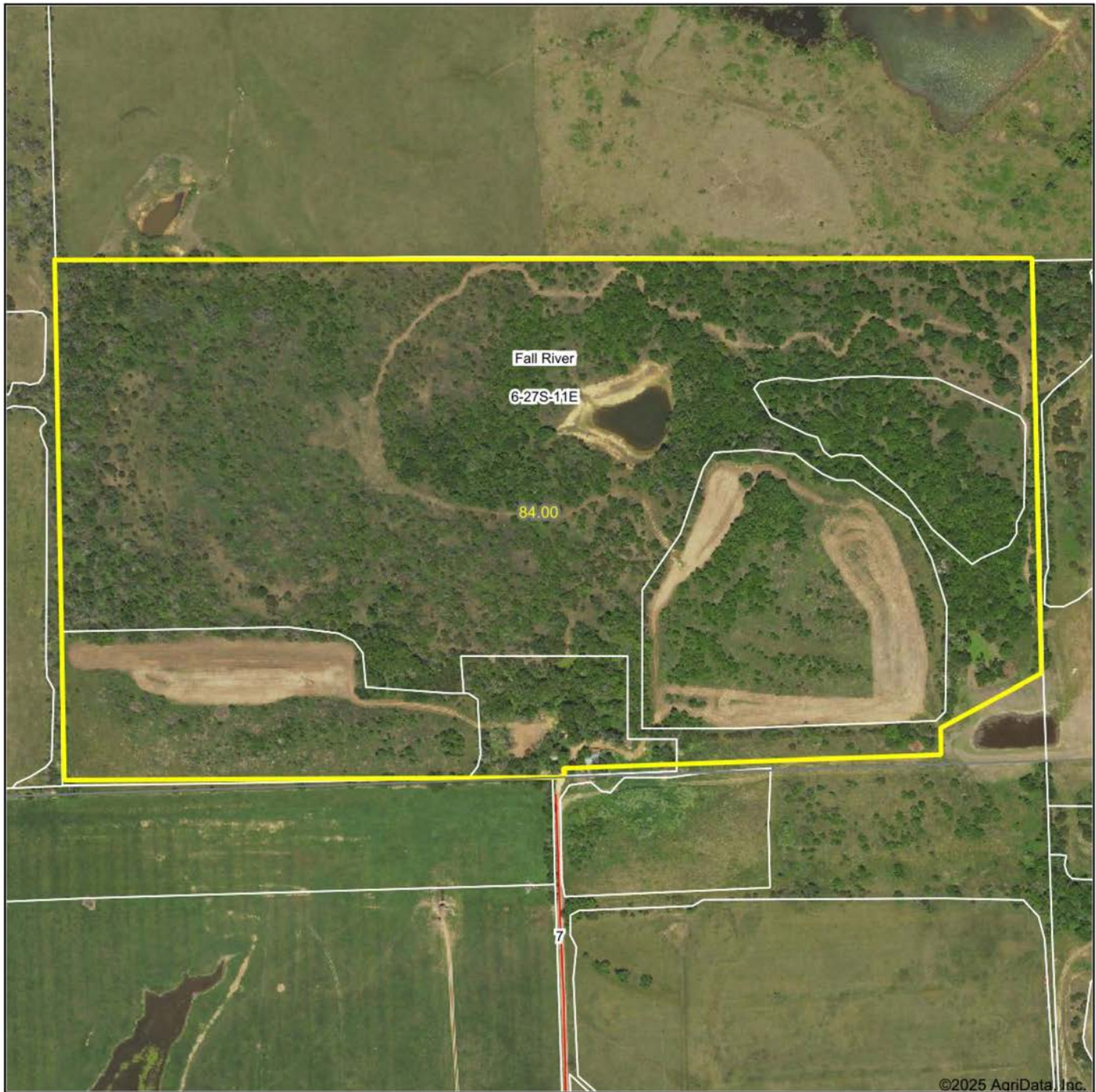
2 BOX BLINDS & 2 OVERHEAD FEEDERS



TRAIL CAM PICTURES



AERIAL MAP



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Boundary Center: 37° 43' 27.75, -96° 14' 36.82

0ft 423ft 846ft



Maps Provided By:



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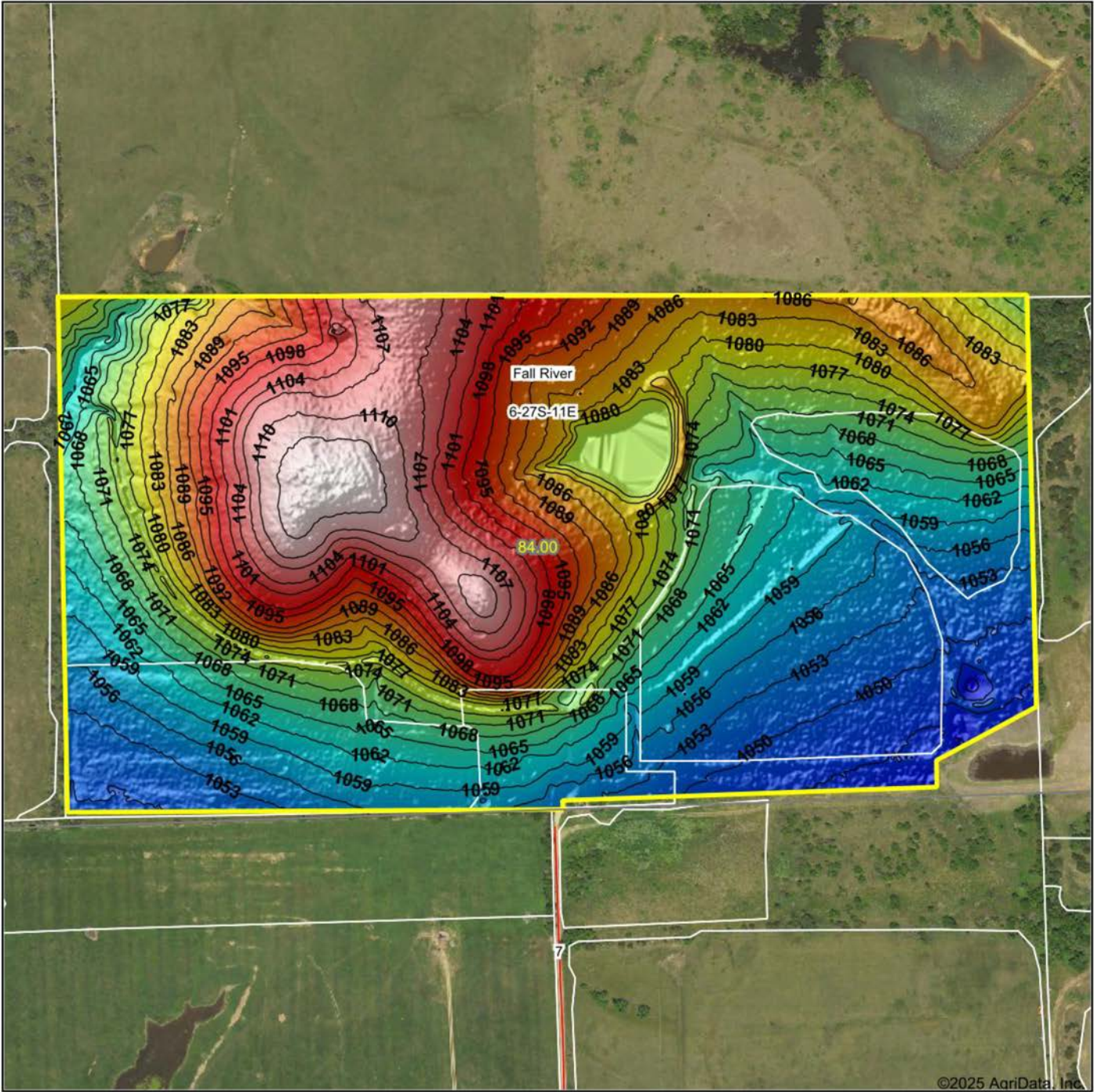
6-27S-11E
Greenwood County
Kansas



11/14/2025

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

HILLSHADE MAP



Low Elevation High



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): 3

Min: 1,043.4

Max: 1,115.7

Range: 72.3

Average: 1,075.9

Standard Deviation: 19.09 ft

0ft 427ft 854ft

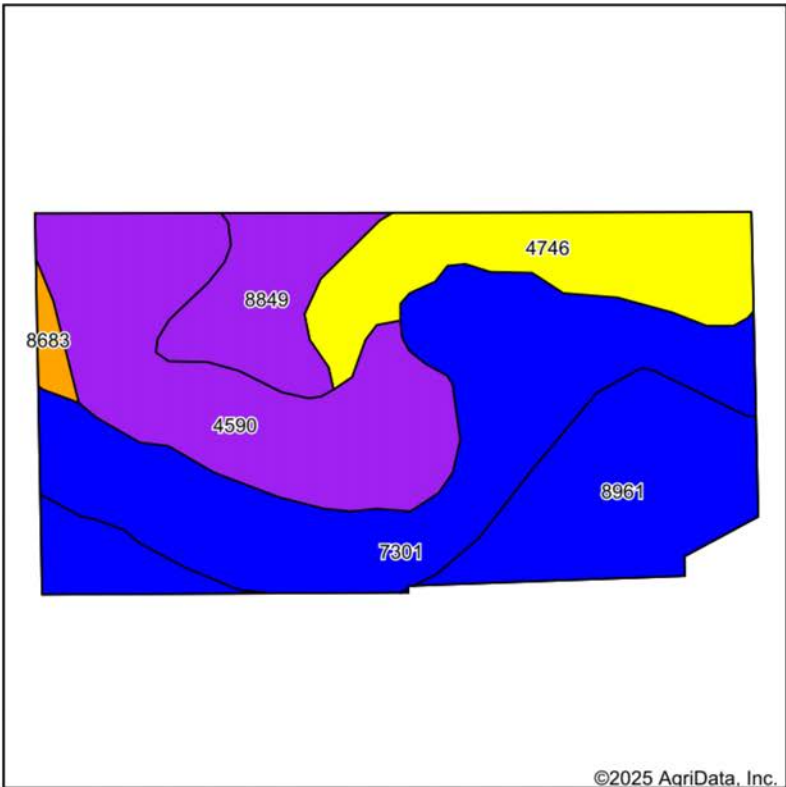


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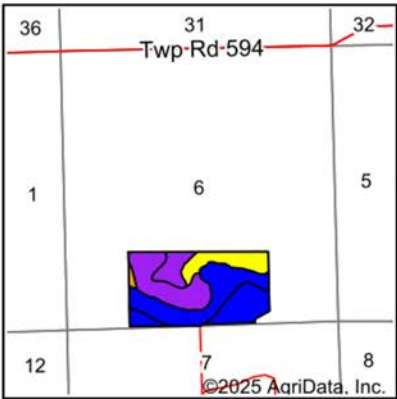
6-27S-11E
Greenwood County
Kansas

Boundary Center: 37° 43' 27.75, -96° 14' 36.82

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Greenwood**
Location: **6-27S-11E**
Township: **Fall River**
Acres: **84**
Date: **11/14/2025**



Maps Provided By:



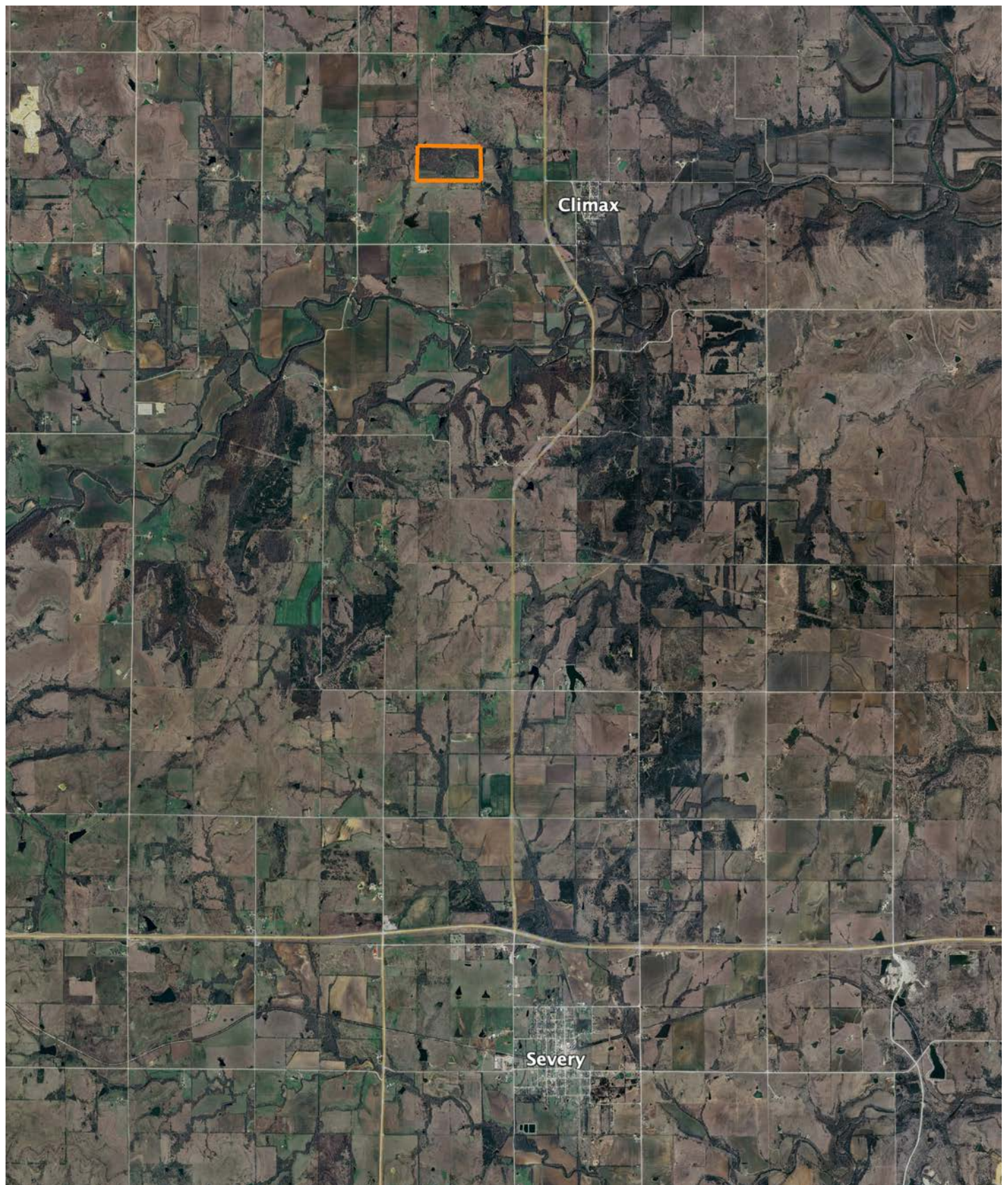
Area Symbol: KS073, Soil Area Version: 23						
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c
7301	Martin silty clay loam, 1 to 3 percent slopes	26.87	32.0%		Ile	Ile
4590	Clime-Sogn complex, 3 to 20 percent slopes	20.36	24.2%		Vle	
8961	Woodson silt loam, 0 to 1 percent slopes	16.61	19.8%		Ils	
4746	Labette-Sogn silty clay loam, 0 to 8 percent slopes	12.14	14.5%		IVe	IIle
8849	Olpe gravelly silt loam, 3 to 15 percent slopes	7.09	8.4%		Vle	
8683	Dennis silt loam, 3 to 7 percent slopes	0.93	1.1%		IIle	
Weighted Average					3.61	*-

*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

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