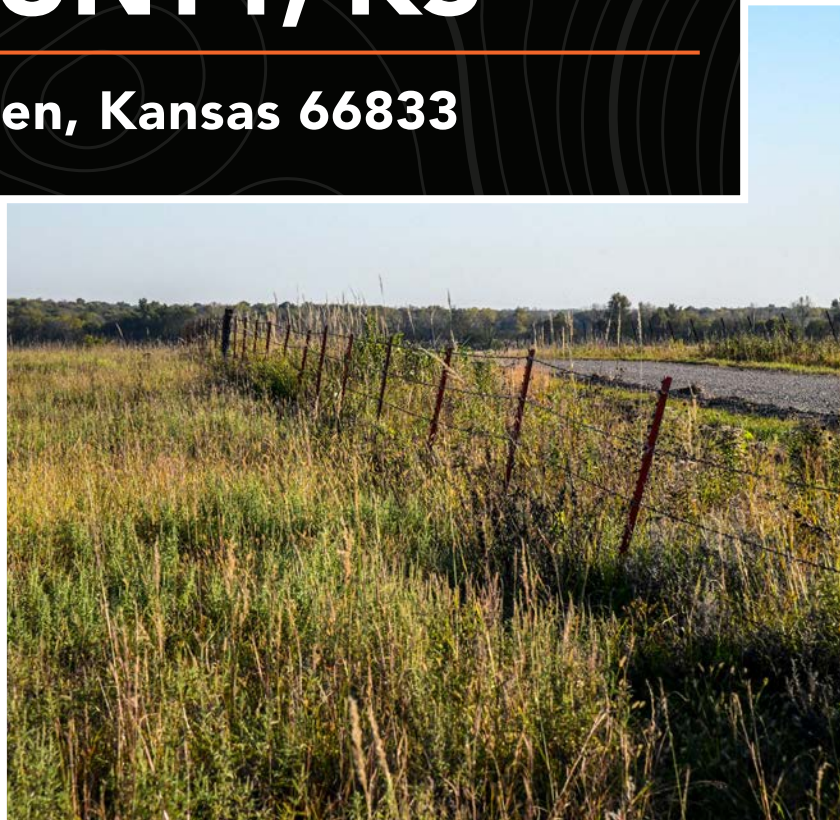


MIDWEST LAND GROUP PRESENTS



256 ACRES
LYON COUNTY, KS

800 Road 340, Allen, Kansas 66833



MIDWEST LAND GROUP IS HONORED TO PRESENT

DUCKS TO BUCKS WRAPPED IN PRIME FLINT HILLS PASTURE

Located just west of Allen, Kansas, sits this generational 256 +/- acre tract that holds endless recreational hunting and fishing opportunities with prime Flint Hills grazing potential all on one dynamite parcel with ideal access.

The 256 +/- acres are made up of 225 +/- acres of native grassland with big bluestem, little bluestem, Indian, and switch throughout. There is sericea lespedeza on the tract with the tenant spraying in late September. The perimeter fencing throughout the tract is in good condition, with the southeast ¼ just being recently replaced. There is no interior cross-fencing. The water throughout the property for grazing is excellent. There is a recently re-dug spring-fed pond in the middle along the north end by the main gate entrance, along with the watershed lake and Allen Creek tributary that runs throughout, providing year-round water even in the toughest droughts.

21 +/- acres of mature hardwood timber stand line the draws, tributaries, and watershed lake and are made up of Cottonwood, Walnut, Elm, Ash, Locust, Osage Orange, and Cedar. Throughout the timber stand, you can see plenty of deer signs in each direction. With the layout of the land between the draws and soil foundations, there are several prime spots to make incredible food plots or tillable fields, providing a year-round food source. Pair that with the cover, water, and secluded location,

dynamite! There is an active hunting lease that expires May 1, 2026, with an annual income of \$3,915.75. The 10 +/- acre watershed lake is an angler's paradise with several trophy bass being taken over the years. The waterfowl potential is incredible on this tract. Just to the north, 1 mile sits large tillable fields, which makes this farm's lake the primary roosting body of water. Every day throughout the winter, this lake is loaded to the gills with migratory birds. Drop a couple of pit blinds, brush in, and have a hay-day! This farm is a year-round hunting mecca and will just keep getting better and better with time.

With the location just off of Highway 56 and the paved Allen Road, build site potential is outstanding. There is Lyon County Rural Water #1 along the north side of Road 340 running the full length of the farm with meters available. Electric is available to tie on from the northeast corner of the tract. The north and west roadways are well-maintained, graveled roads, with the east road having minimal maintenance and rarely traveled.

From endless year-round hunting to top-end Flint Hills grazing and building, this tract holds it all and is one to tour in person to appreciate all this has to offer! For additional information or to schedule a tour, contact Brenda Doudican at (620) 794-8075 or bdoudican@midwestlandgroup.com.

PROPERTY FEATURES

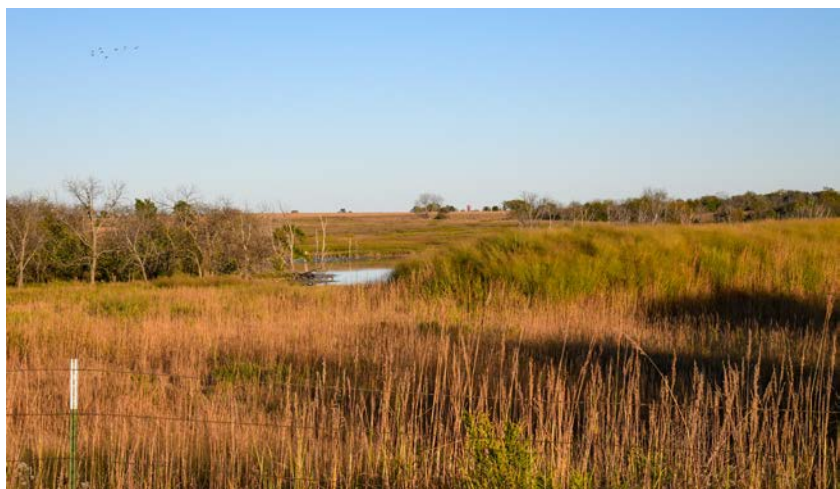
PRICE: **\$818,944** | COUNTY: **LYON** | STATE: **KANSAS** | ACRES: **256**

- 225 +/- acres native grassland
- 21 +/- acres mature hardwood timber stand
- 10 +/- acres watershed lake
- 1 pond
- Allen Creek tributary
- Whitetail, turkey, waterfowl producer
- Anglers' paradise with trophy fishing
- Rolling secluded topography
- 5-stand perimeter fencing
- 3 sides with road frontage
- \$10,240 annual grazing rent income
- Lyon County Rural Water District #1
- 4 Rivers Electric
- Approximate 2024 tax: \$643.30
- All mineral rights intact
- Hunting Unit #14
- 1 mile south of Highway 56 and 1 mile west of paved Allen Road
- 19 miles to Emporia
- 51 miles to Topeka
- 98 miles to Kansas City



225 +/- ACRES OF NATIVE GRASSLAND

he 256 +/- acres are made up of 225 +/- acres of native grassland with big bluestem, little bluestem, Indian, and switch throughout. There is sericea lespedeza on the tract with the tenant spraying in late September.



1 POND



ALLEN CREEK TRIBUTARY



5-STRAND PERIMETER FENCING



21 +/- ACRES OF HARDWOOD TIMBER

21 +/- acres of mature hardwood timber stand line the draws, tributaries, and watershed lake and are made up of Cottonwood, Walnut, Elm, Ash, Locust, Osage Orange, and Cedar.





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Map Center: 38° 38' 48.76, -96° 12' 48.19

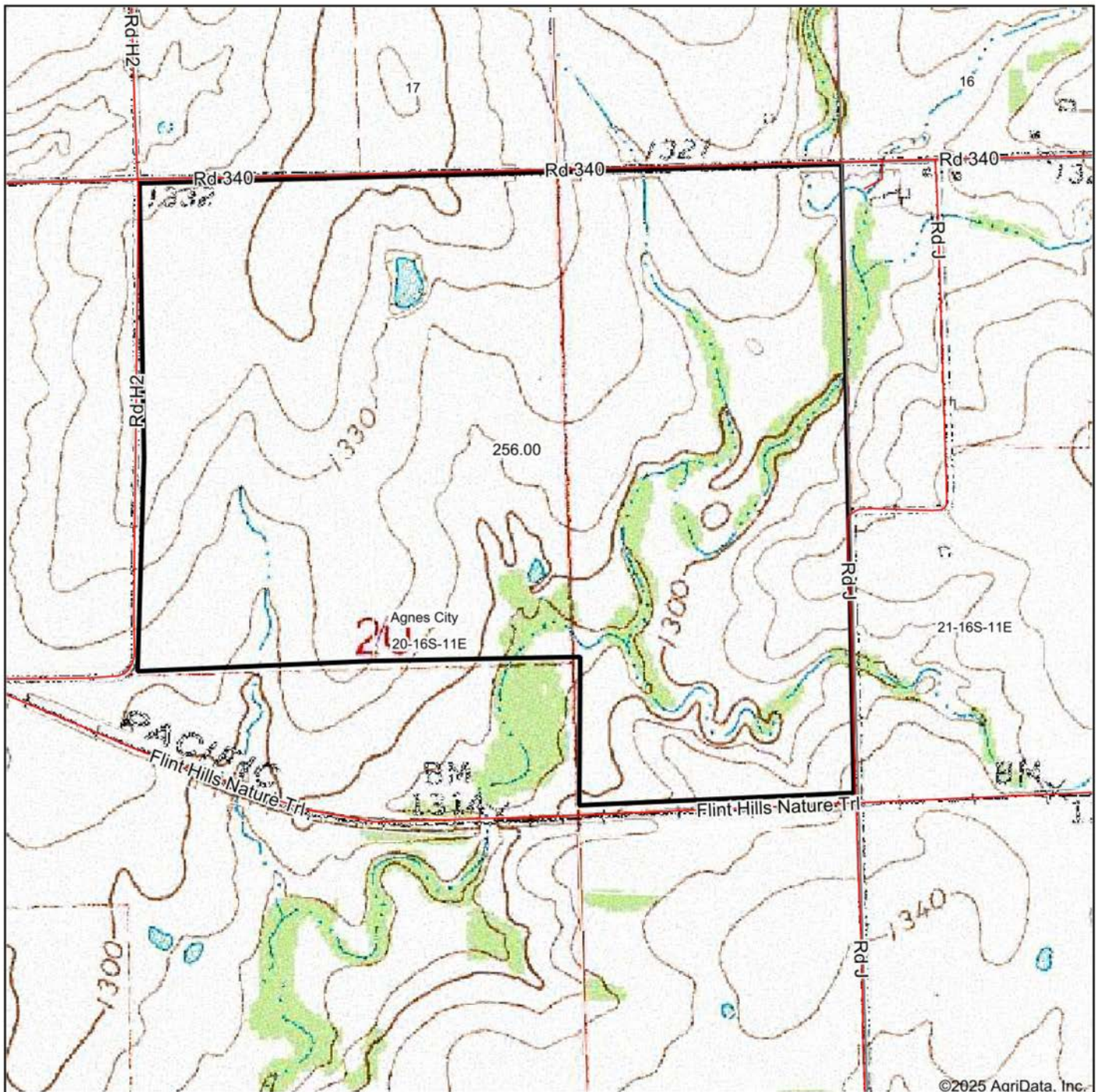
20-16S-11E
Lyon County
Kansas



6/23/2025

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

TOPOGRAPHY MAP



Maps Provided By:



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Map Center: 38° 38' 45.51, -96° 12' 44.42

0ft 839ft 1679ft

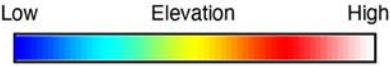
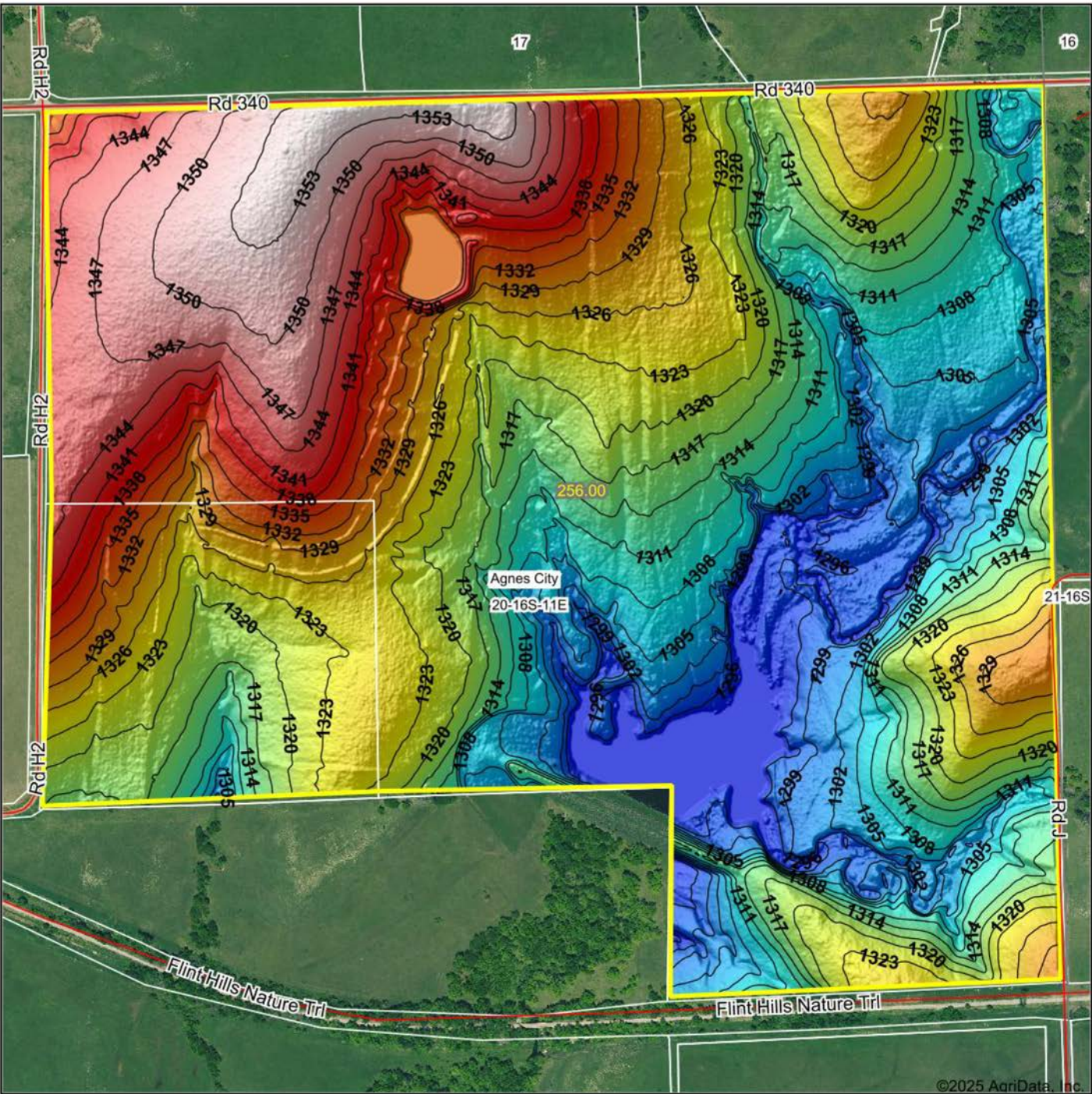
20-16S-11E
Lyon County
Kansas



6/23/2025

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 3 meter dem
Interval(ft): 3
Min: 1,291.5
Max: 1,354.3
Range: 62.8
Average: 1,320.4
Standard Deviation: 16.37 ft

0ft 591ft 1183ft

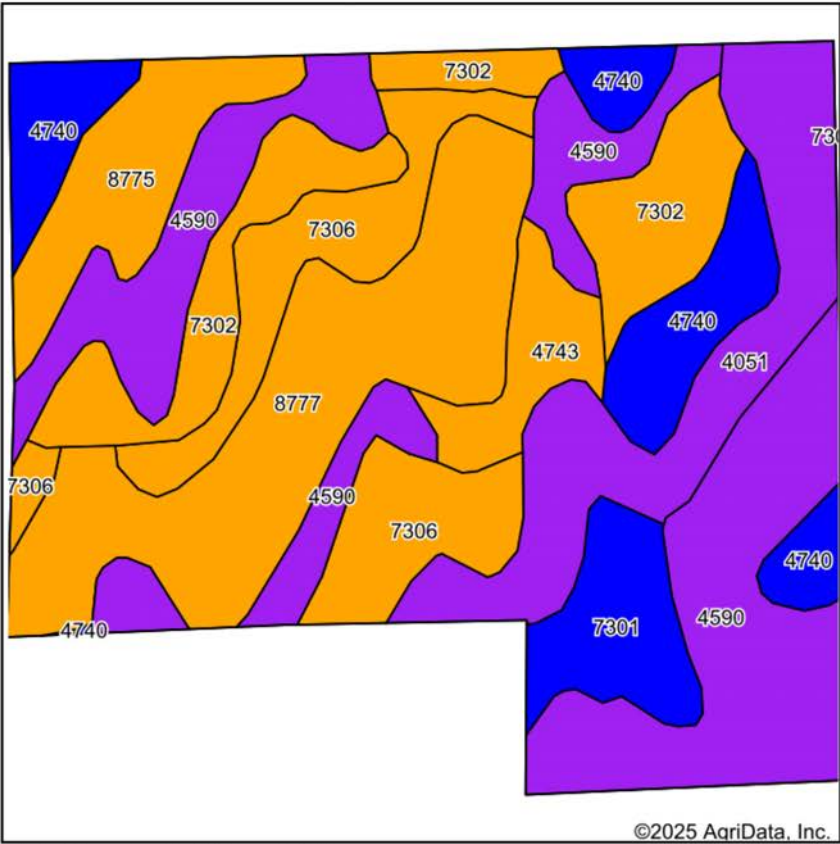


6/23/2025

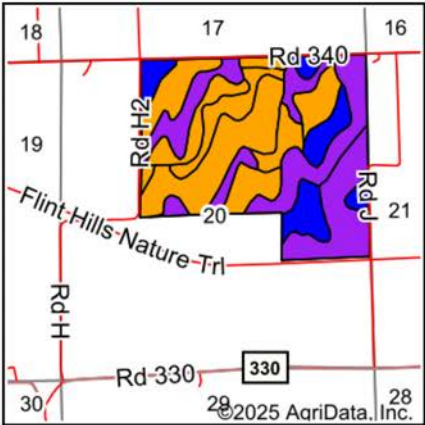
20-16S-11E
Lyon County
Kansas

Boundary Center: 38° 38' 48.76, -96° 12' 48.19

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Lyon**
Location: **20-16S-11E**
Township: **Agnes City**
Acres: **256**
Date: **6/23/2025**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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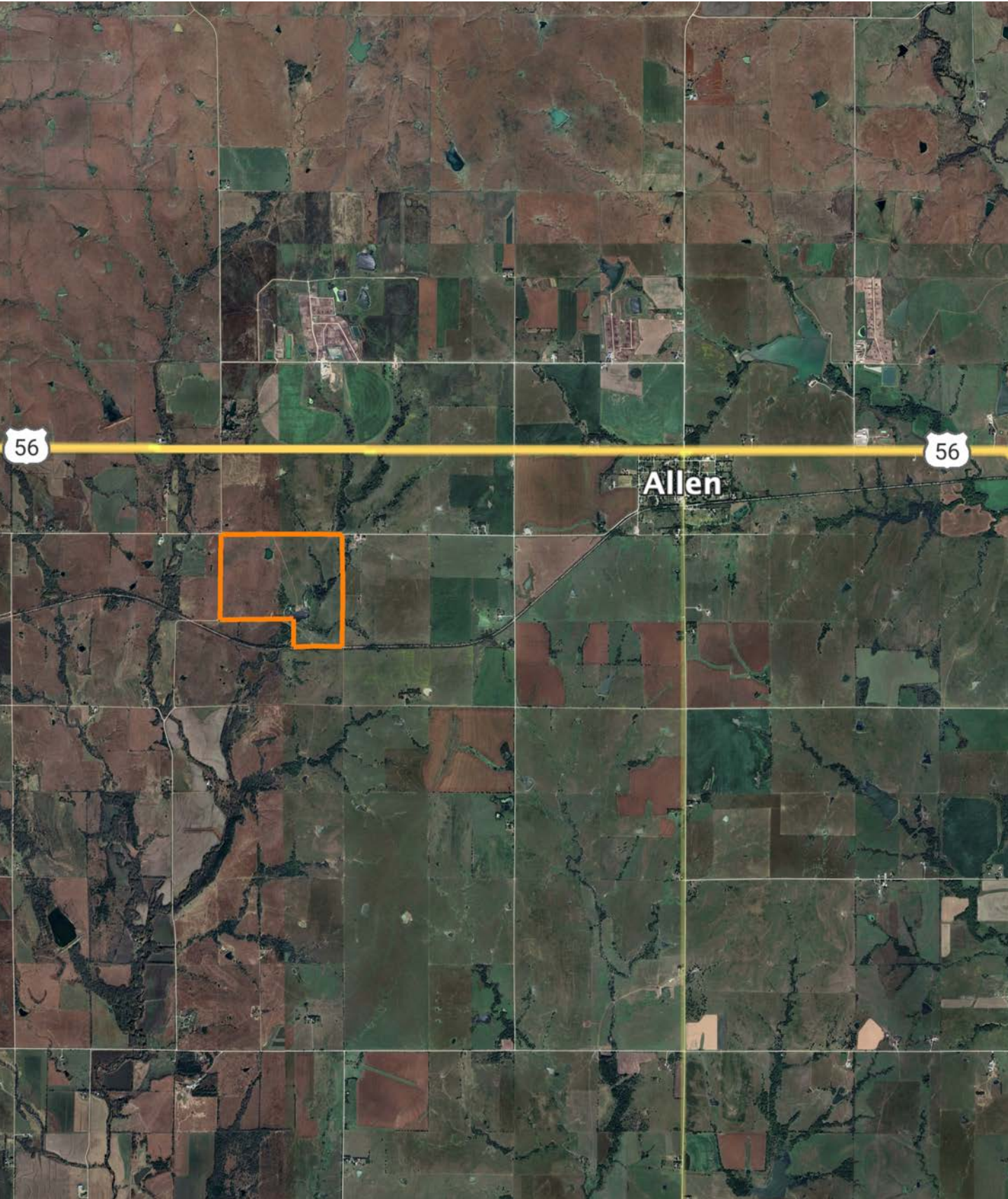
Area Symbol: KS111, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c
4590	Clime-Sogn complex, 3 to 20 percent slopes	66.24	25.8%		Vle	
8777	Kenoma silty clay loam, 1 to 3 percent slopes, eroded	43.39	16.9%		IIle	
4051	Ivan silt loam, channeled	29.90	11.7%		Vw	
7306	Martin silty clay, 3 to 7 percent slopes, eroded	28.59	11.2%		IIle	IIle
7302	Martin silty clay loam, 3 to 7 percent slopes	28.58	11.2%		IIle	IIle
4740	Labette silty clay loam, 1 to 3 percent slopes	23.21	9.1%		Ile	Ile
8775	Kenoma silt loam, 1 to 3 percent slopes	15.22	5.9%		IIle	
7301	Martin silty clay loam, 1 to 3 percent slopes	11.97	4.7%		Ile	Ile
4743	Labette silty clay loam, 3 to 7 percent slopes, eroded	8.90	3.5%		IIle	IIle
Weighted Average					3.87	*-

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- 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

620.794.8075

BDoudican@MidwestLandGroup.com



MidwestLandGroup.com

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