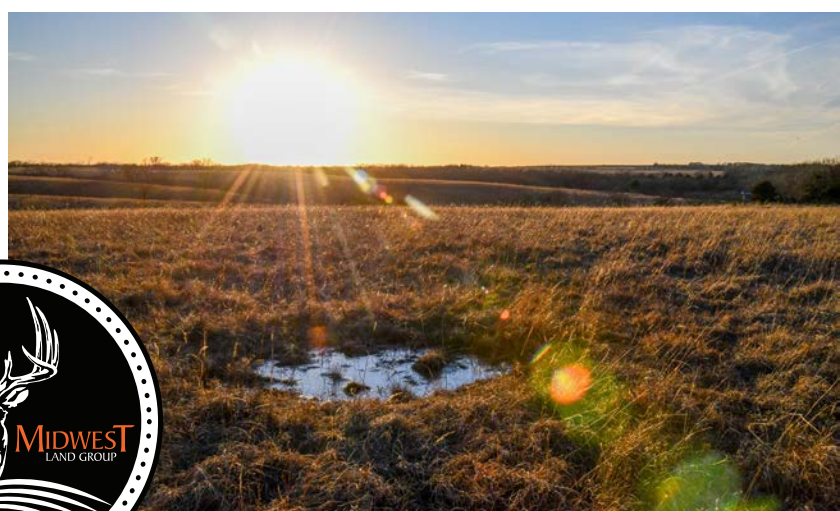
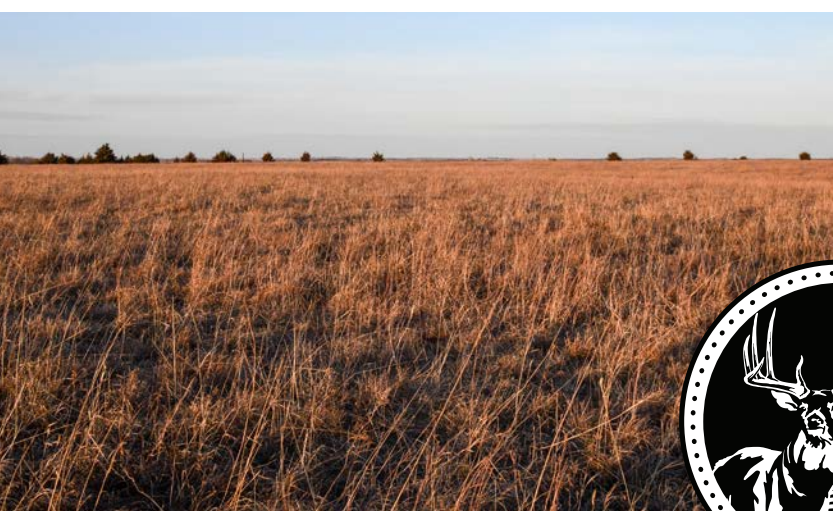


MIDWEST LAND GROUP PRESENTS

77 ACRES IN

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# LYON COUNTY KANSAS



3800 ROAD Z, ADMIRE, KS 66830



MIDWEST LAND GROUP IS HONORED TO PRESENT

# EXCEPTIONALLY WELL-MAINTAINED NATIVE PASTURE WITH PRIME WATER AND ENDLESS VIEWS

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This 77 +/- acre tract is located just west of Burlingame, Kansas, on the outer east edge of the Flint Hills. This longtime family-owned pasture has been carefully managed and historically grazed, running feeders and later utilized for cow-calf operations. The native grass pasture is exceptionally clean and well-maintained, offering a productive and attractive landscape for agricultural use with an opportunity to build.

The property features a gently rolling terrain with smooth riding pasture acres, with every area of the tract as clean as they come. The native grass is made up primarily of big bluestem, little bluestem, Indian, and gamagrass. There are two ponds throughout, including a newly dug pond completed in 2023 with approximately 20 feet of depth, providing reliable water for livestock and recreation. The 5-strand barbed wire perimeter fence is in average condition, with two established gate entrances on the north and east for convenient access.

From just about any point of the property, one could complete a full circle and appreciate every angle and every view. The middle, looking to the west, most certainly lets you get lost in God's country. Road frontage includes an east-side graveled roadway with electric available and a north dirt road with minimal maintenance. Osage County Rural Water District #8 services the area, with a potential for water being expanded from the northeast, adding to the property's versatility. All mineral rights will convey with the sale, and the land is currently open with no lease in place for 2026, as the owner has been self-stocking since ownership.

Whether you're looking for a quality pasture to expand an existing operation or a potential build site in a peaceful rural setting, this property offers flexibility, infrastructure, and long-term value. For additional information or to schedule a tour, contact Brenda Doudican at (620) 794-8075 or [bdoudican@midwestlandgroup.com](mailto:bdoudican@midwestlandgroup.com).



# PROPERTY FEATURES

COUNTY: **LYON** | STATE: **KANSAS** | ACRES: **77**

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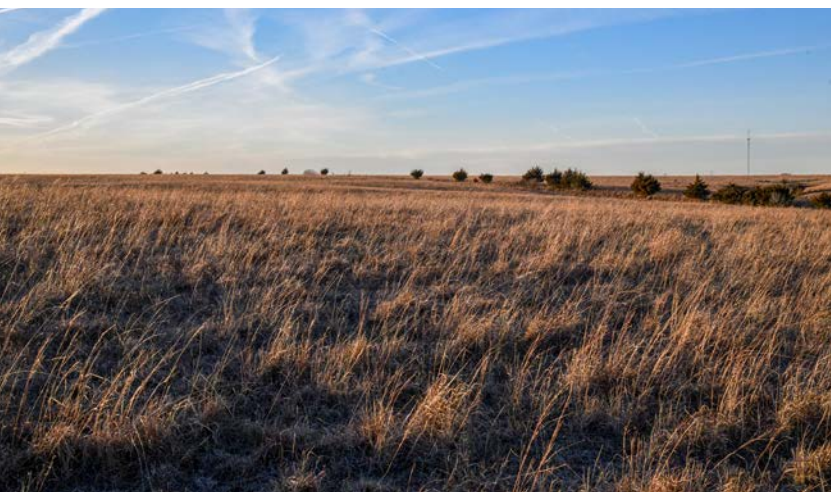
- Native grass pasture
- 5-strand barbed wire fenced perimeter
- 2 ponds, 1 newly dug in 2023
- Gentle rolling landscape
- 2 gate entrances
- East graveled roadway
- North dirt minimum maintenance
- Osage County Rural Water District #8
- Electric along the east roadway
- All mineral rights intact
- No lease, open 2026
- Approximate 2026 tax: \$354.16
- 8 miles from Burlingame
- 38 miles from Topeka
- 45 miles from Emporia





# NATIVE GRASS PASTURE

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# ELECTRIC ALONG EAST ROADWAY

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## 5-STRAND BARBED WIRE PERIMETER

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# GENTLE ROLLING LANDSCAPE

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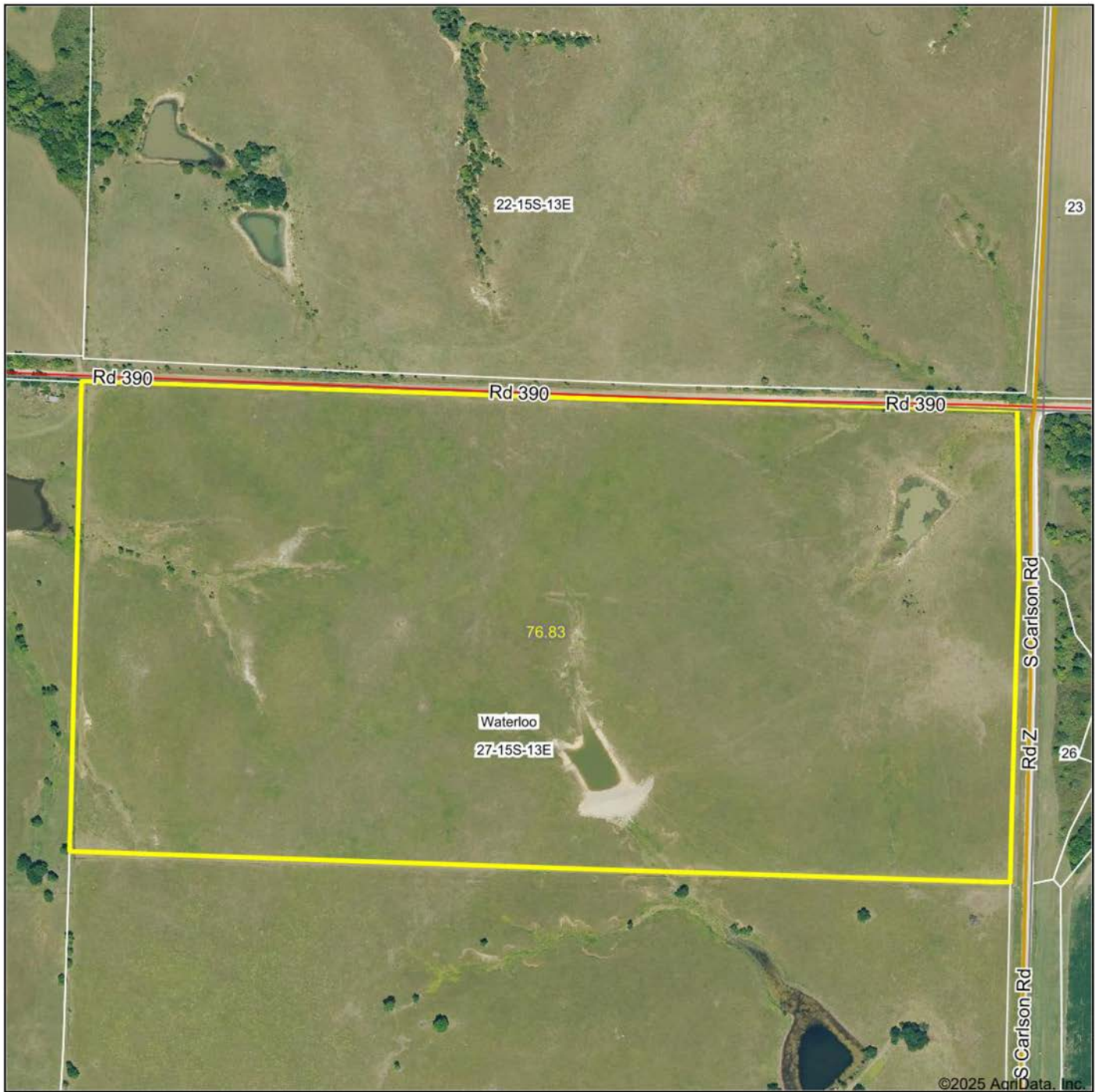
## 2 PONDS, 1 NEWLY DUG IN 2023

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# AERIAL MAP



Boundary Center: 38° 43' 21.85, -95° 57' 2.93

0ft 427ft 854ft



Maps Provided By:



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**27-15S-13E**  
**Lyon County**  
**Kansas**

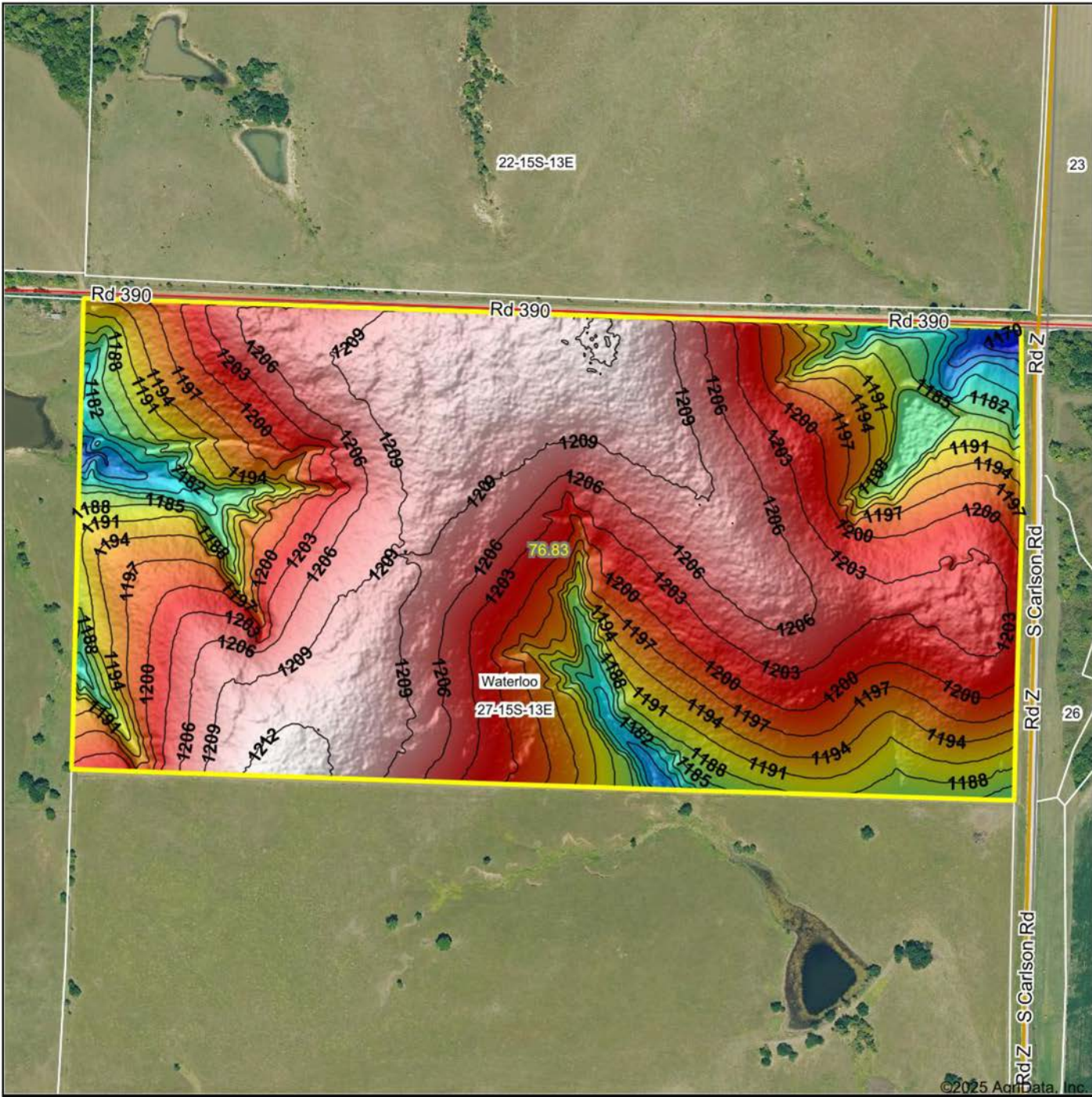


1/30/2025

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



# HILLSHADE MAP



Low      Elevation      High

Source: USGS 1 meter dem

Interval(ft): 3

Min: 1,167.5

Max: 1,212.8

Range: 45.3

Average: 1,200.3

Standard Deviation: 9.02 ft

0ft      428ft      856ft

27-15S-13E  
Lyon County  
Kansas

1/30/2025

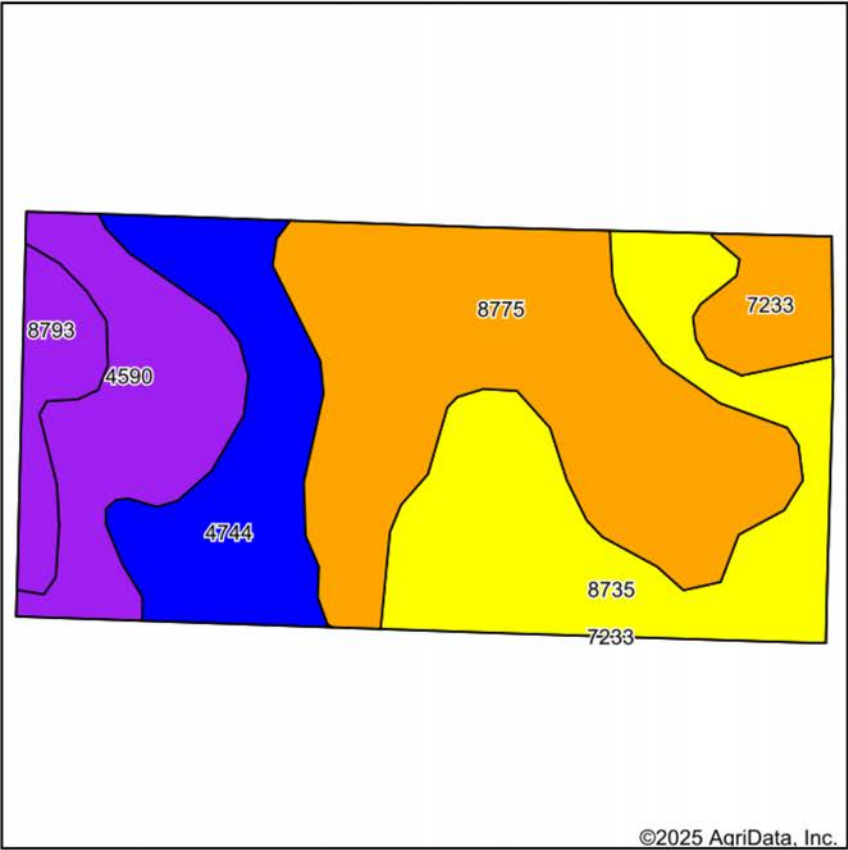
Boundary Center: 38° 43' 21.85, -95° 57' 2.93

Maps Provided By: **surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2023      www.AgriDataInc.com

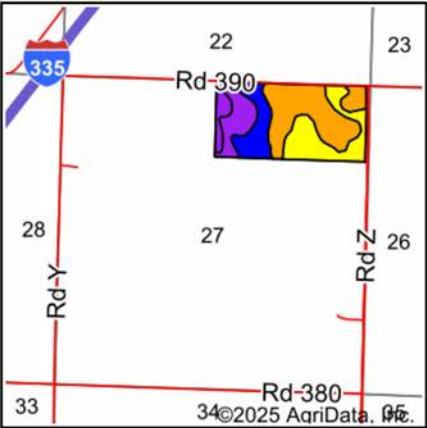
Field borders provided by Farm Service Agency as of 5/21/2008



# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**  
County: **Lyon**  
Location: **27-15S-13E**  
Township: **Waterloo**  
Acres: **76.83**  
Date: **1/30/2025**



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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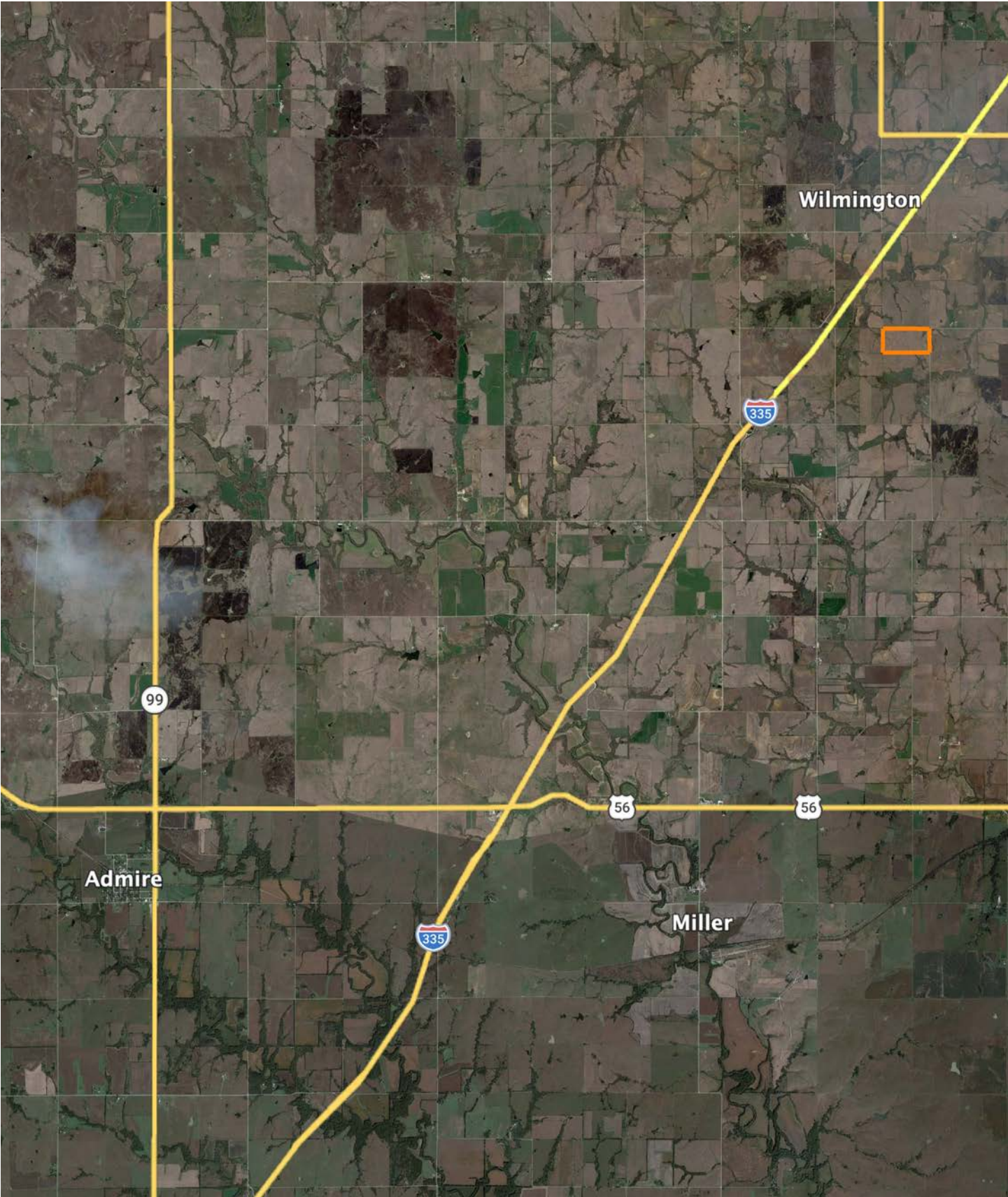


Area Symbol: KS111, Soil Area Version: 23						
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c
8775	Kenoma silt loam, 1 to 3 percent slopes	26.66	34.7%		IIIe	
8735	Eram silty clay loam, 3 to 7 percent slopes	19.45	25.3%		IVe	
4744	Labette-Dwight complex, 0 to 3 percent slopes	12.08	15.7%		Ile	Ile
4590	Clime-Sogn complex, 3 to 20 percent slopes	11.07	14.4%		Vle	
8793	Lebo-Summit complex, 8 to 12 percent slopes	3.89	5.1%		Vle	
7233	Elmont silt loam, 3 to 7 percent slopes	3.68	4.8%		IIIe	IIIe
Weighted Average					3.68	*-

\*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 is one of Kansas' most accomplished and trusted land agents, recognized statewide for her consistent leadership and top-level performance in farm, ranch, and recreational real estate. With deep generational roots in Lyon County, Kansas, Brenda's understanding of land is not learned—it is lived.

Raised on a farm and immersed in rural life from an early age, Brenda developed a lifelong respect for agriculture, stewardship, and the legacy that land represents. Her upbringing shaped both her work ethic and her intuitive ability to evaluate land for its highest and best use, whether for production agriculture, ranching, hunting, or long-term investment.

Brenda earned her stripes in Marketing and Business Management from Barton County Community College, while playing softball at the collegiate level, and Emporia State University, pairing formal education with hands-on experience to create a powerful foundation for a career in land real estate. After excelling in sales early in her career, she made a deliberate transition into land brokerage—quickly distinguishing herself as a market leader. In her first year alone, she became both a licensed auctioneer and an Accredited Land Consultant (ALC), a designation held by only the most knowledgeable professionals in the land industry.

Her performance record reflects sustained excellence at the highest level. Brenda has been recognized as Top Land Sales Agent every year since 2015 and earned the title of Top Overall Sales Agent in Kansas for eight consecutive years (2017–2024). Her lifetime sales achievements include multiple Master, Silver, Gold, Platinum and the coveted Andy Anderson awards—placing her among the elite land brokers in the Midwest.

An avid bow hunter and official Deer Steward with the Quality Deer Management Association (QDMA), Brenda brings unmatched insight into wildlife habitat, land improvement, and recreational value. Her expertise allows clients to see not only what a property is—but what it can become. She is known for helping landowners enhance value, create legacy properties, and position assets strategically for future generations.

Brenda's approach is defined by precision, integrity, and a hands-on commitment from listing to closing. She is highly regarded for her ability to align the right buyer with the right property, while managing complex land transactions with clarity and confidence. Brenda knows how precious a tract of land can be, the history and legacies that are held. Her clients value her unwavering commitment to honesty and integrity, deep market knowledge, strong skills, and a passion for land.

With decades of experience, statewide recognition, and a proven track record in high-value farm and ranch transactions, Brenda Doudican continues to set the standard for excellence in Kansas land real estate. When results, expertise, and trusted leadership matter, Brenda is the agent clients rely on.



**BRENDA DOUDICAN,**  
LAND AGENT

**620.794.8075**

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



## MidwestLandGroup.com

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