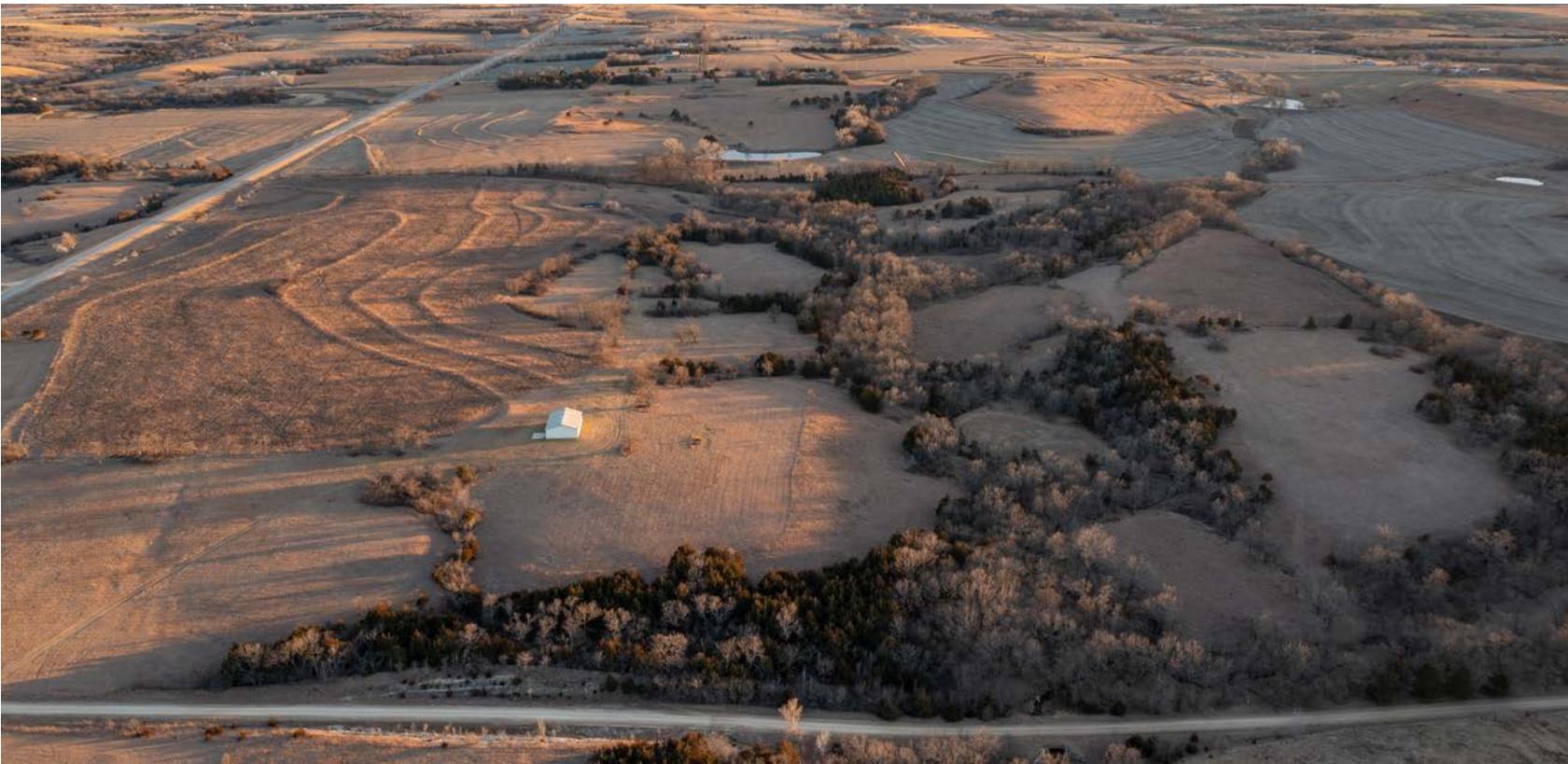


MIDWEST LAND GROUP PRESENTS

158 ACRES

RILEY COUNTY, KS

9311 LK & W ROAD, LEONARDVILLE, KANSAS, 66449



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

UNPARALLELED OPPORTUNITY FARM WITH ALL THE DYNAMICS ONE COULD EVER DREAM

Family-owned since 1997, this exceptional 158.73 +/- acre tract offers the rare combination of proven income, diverse habitat, and outstanding accessibility just north of Manhattan and 9.6 miles from Riley. Located in highly regarded Hunt Unit #8, this area is well known for its trophy whitetail genetics and consistent wildlife populations. In addition to incredible hunting opportunities, this tract holds some of the most picturesque 360-degree views, with lustrous rolling hillsides, a crystal clear flowing creek, and endless nostalgic deep-rooted history, making it the foundation for a prime forever build site.

The property offers an excellent blend of income-producing ground and prime wildlife habitat. CRP fields provide exceptional bedding cover, while native grasses and hardwood timber create natural travel corridors and staging areas. The 63.62 +/- acres of active CRP are in two contract enrollment dates, with 53.39 +/- acres expiring in 2029 and 10.23 +/- acres expiring in 2035. Soil types of Irwin, Tully, and Wymore make up the majority of the tillable fields currently in CRP. 57.11 +/- acres are native grasses made up of big bluestem, little bluestem, Indian, and switch, with a majority being put up for hay annually. Annual CRP income of \$3,729.00. Hay income currently is paid by the bale with an average of \$1,200.00 annually. The remaining balance along the hillsides and creek are left for cover and bedding. The 38 +/- acres of hardwood timber stand are made up of

towering Bur Oaks, White Oak, Pin Oak, Black Walnut, Sycamore, Cottonwood, Ash, Osage Orange, and Cedar. With the multiple small pocketed fields tucked into the timber, wrapped by Baldwin Creek, it creates natural food plot opportunities, hidden openings which allow for close-range encounters and strategic stand placement. The internal trail system is a thing of beauty, allowing effortless year-round access throughout the farm. With multiple culverted creek crossings, washouts won't be an issue here. The farm has not been hunted in years, which allows the new owner to come in with a fresh matured slate. In the years prior, a family friend was the only one to hunt the farm, and not only had plenty of elk on trail cameras, but was able to harvest Boone & Crockett's over the years, and found one of the largest matching sets on the farm.

Access and location are major strengths of this property. With paved frontage along Highway 77 (Tuttle Creek Boulevard) and additional gravel frontage along LK & W Road, which is the north end of the farm. There are 2 gate entrances along the north, one located in the northeast corner on the hilltop, which has the drive into the shop area, and is more of the primary entrance. The 2nd gate entrance is on the northeast side of the farm and in the bottoms where the original homeplace once was. There is a gate entrance on the east along Highway 77 as well. The early 1900s barn still stands, with some of

the native limestone rock wall starting to fall. Even with the deterioration over the course of history, the barn is still a thing of beauty and someone everyone could appreciate.

A well-constructed 60'x40' insulated shop (built in 2006) with full concrete flooring offers excellent equipment storage, UTV space, or potential build-out for a hunting headquarters. There currently are no utilities running to the property, however, Riley County Rural Water District #1 currently has a 4" water line running just to the east along Highway 77, with meters available at \$4,000.00 per meter. Electricity is available with Evergy to pull from the east and west of the farm. A survey has been completed with Sloan & Meier Surveyors Inc. A survey

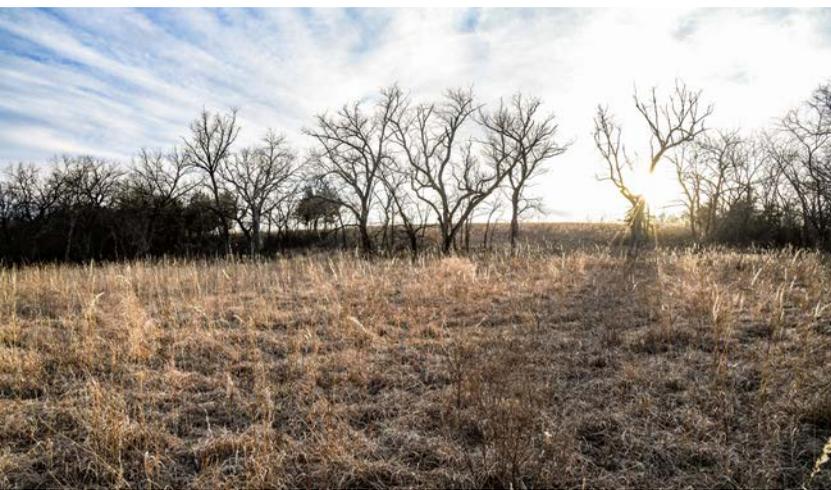
has been completed with Sloan & Meier Surveyors Inc. Whether you're seeking a premier hunting tract, income-producing investment, ideal built site, or long-term legacy holding, this property delivers balance, beauty, access, income, and elite habitat in one turn-key package. The owners of the tract have enjoyed the farm to the fullest and, over the years, have made countless lifelong memories from hunting to pumpkin fields to daily nature walks, and are now ready to share with the next lucky owners of this rarity of an opportunity. For additional information or to schedule a tour, contact Brenda Doudican with Midwest Land Group at (620) 794-8075 or bdoudican@midwestlandgroup.com.

PROPERTY FEATURES

COUNTY: **RILEY** | STATE: **KANSAS** | ACRES: **158**

- Family-owned since 1997
- 158.73 +/- total acres
- 63.62 +/- acres enrolled active CRP
- 57.11 +/- acres native grass
- 38 +/- acres mature hardwood timber
- Baldwin Creek running throughout
- 1 pond in northeast corner
- Top-end whitetails, elk, turkey, and quail prominent
- Prime foundation for incredible hunt ability
- 60'x40' shop built in 2006, insulated with full concrete
- CRP annual payment: \$3,729.00
- Hay meadow annual rent: \$1,200.00
- Total annual income: \$4,929.00
- Highway 77 (Tuttle Creek Boulevard) paved east road frontage
- LK & W graveled north road frontage
- 2 north gate entrances
- Hunt unit # 8
- Rural water and electric running along the east side of Highway 77
- Riley County USD 378 School District
- Approximate 2025 tax: \$1,155.15
- All mineral rights intact and transfer
- 18 miles north of Manhattan, KS
- 9.6 miles from Riley, KS
- 115 miles from Lincoln, NE
- 138 miles from Kansas City, KS

63.62 +/- ACRES ENROLLED ACTIVE CRP



38 +/- ACRES MATURE HARDWOOD TIMBER

The remaining balance along the hillsides and creek are left for cover and bedding. The 38 +/- acres of hardwood timber stand are made up of towering Bur Oaks, White Oak, Pin Oak, Black Walnut, Sycamore, Cottonwood, Ash, Osage Orange, and Cedar.



57.11 +/- ACRES NATIVE GRASS



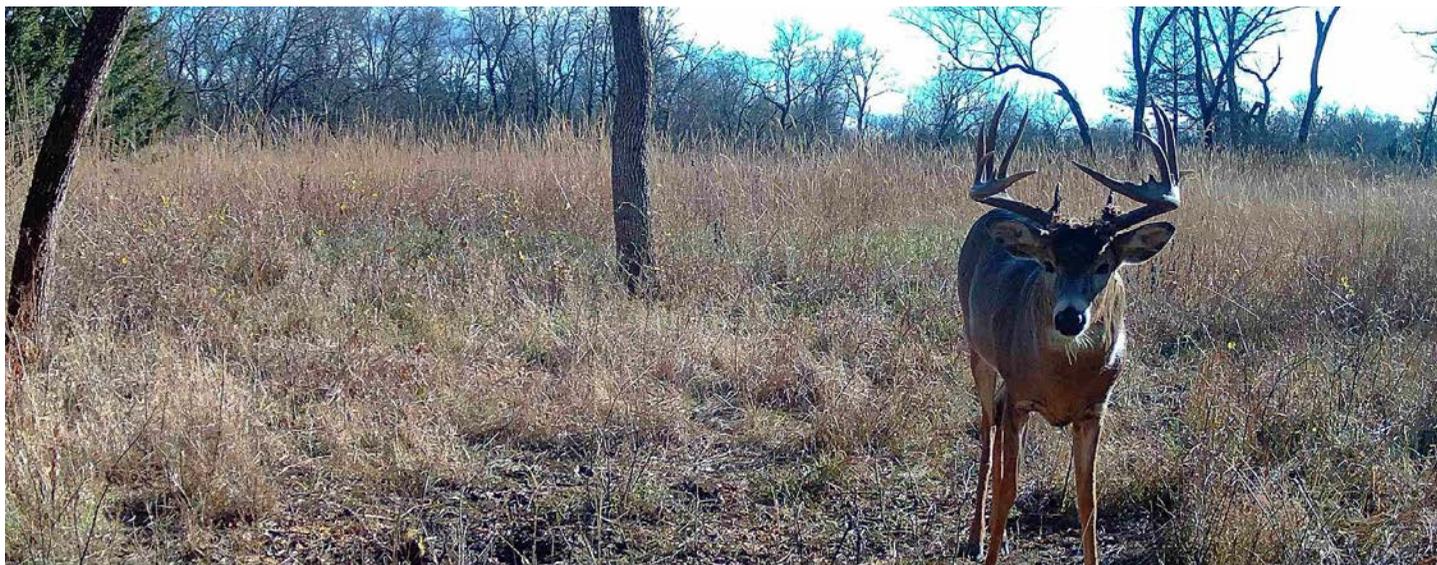
BALDWIN CREEK



60'X40' SHOP



HUNTING OPPORTUNITIES



AERIAL MAP



©2026 AgriData, Inc.

Map Center: 39° 22' 28.96, -96° 45' 40.36



Maps Provided By:
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CUSTOMIZED ONLINE MAPPING
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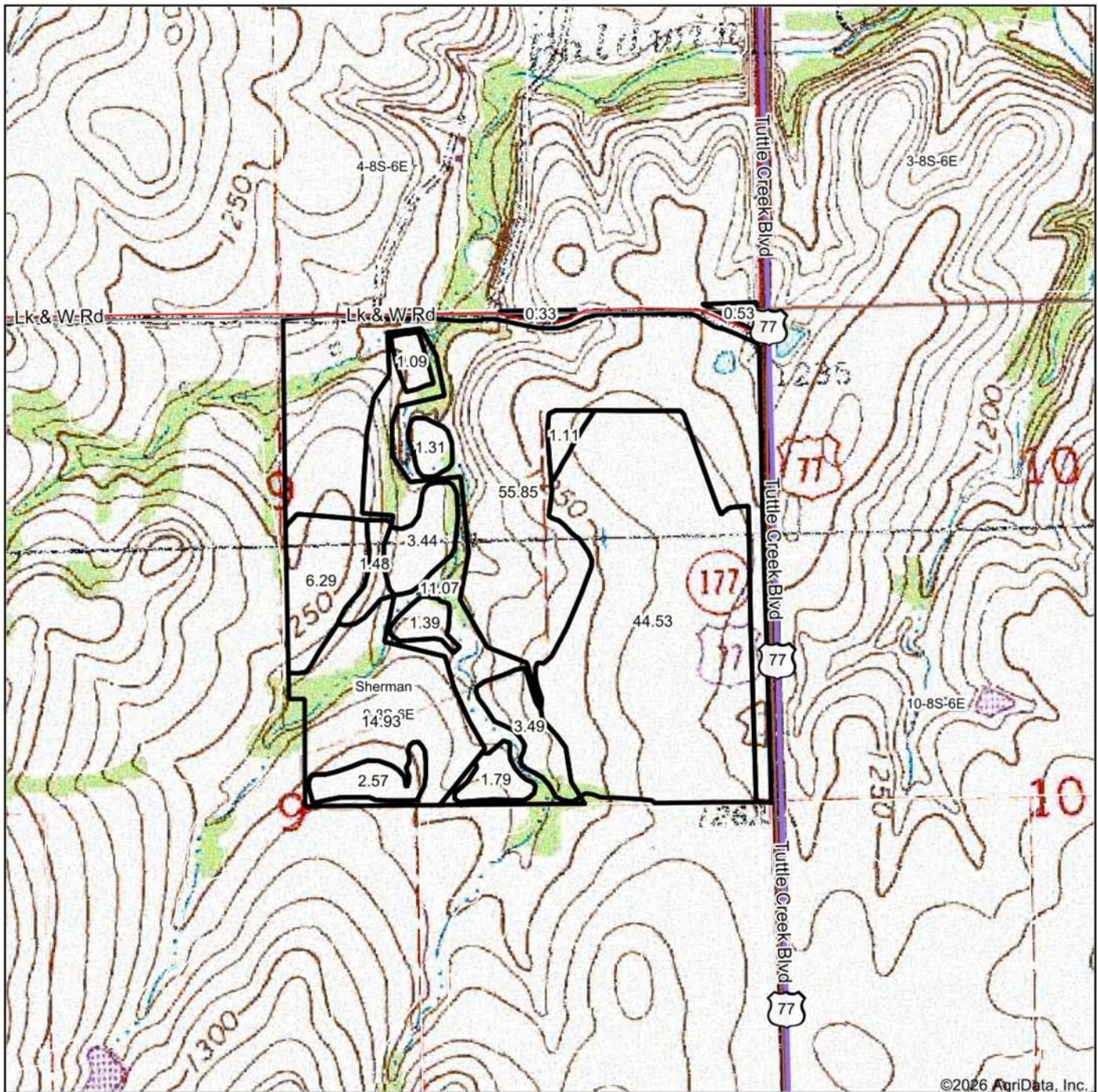
9-8S-6E
Riley County
Kansas



2/18/2026

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

TOPOGRAPHY MAP



©2026 AgriData, Inc.

Map Center: 39° 22' 29.43, -96° 45' 38.69



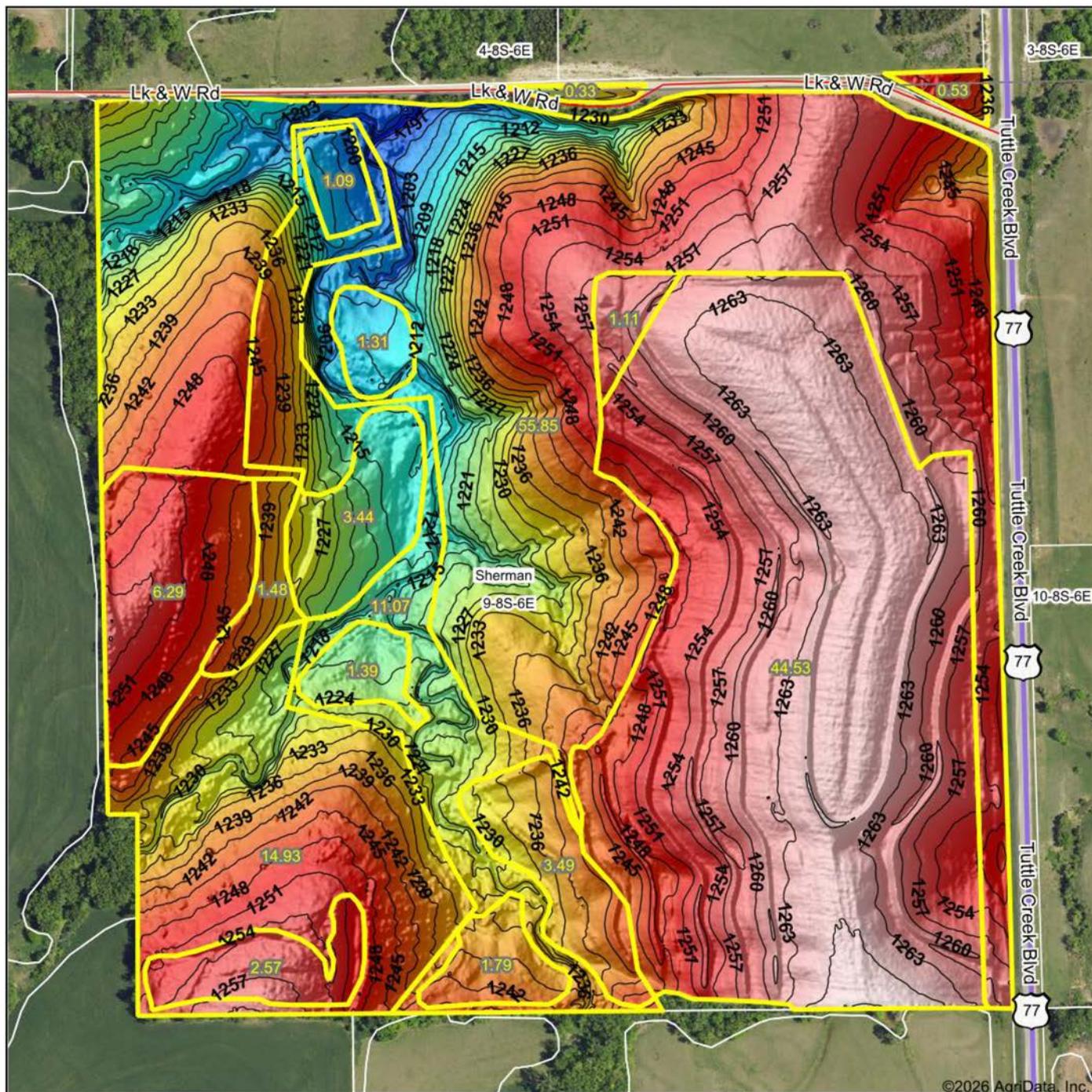
9-8S-6E
Riley County
Kansas



Maps Provided By:
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Field borders provided by Farm Service Agency as of 5/21/2008

HILLSHADE MAP



Low Elevation High



Maps Provided By:



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: 1,190.8

Max: 1,269.6

Range: 78.8

Average: 1,244.0

Standard Deviation: 16.7 ft

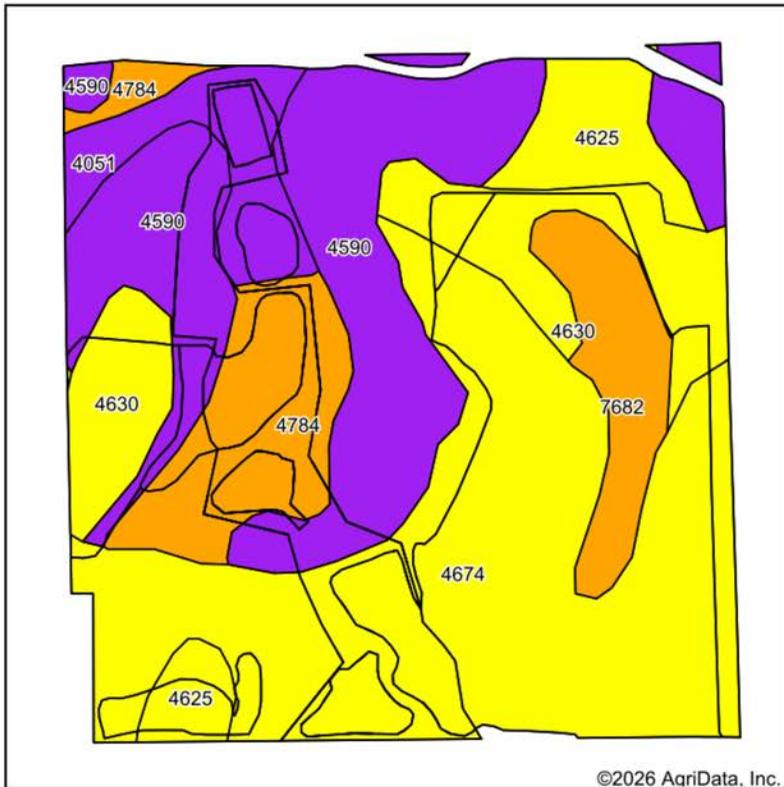


2/18/2026

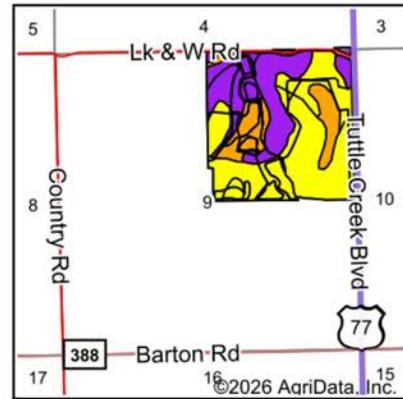
9-8S-6E
Riley County
Kansas

Boundary Center: 39° 22' 28.96, -96° 45' 40.36

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Riley**
 Location: **9-8S-6E**
 Township: **Sherman**
 Acres: **151.2**
 Date: **2/18/2026**



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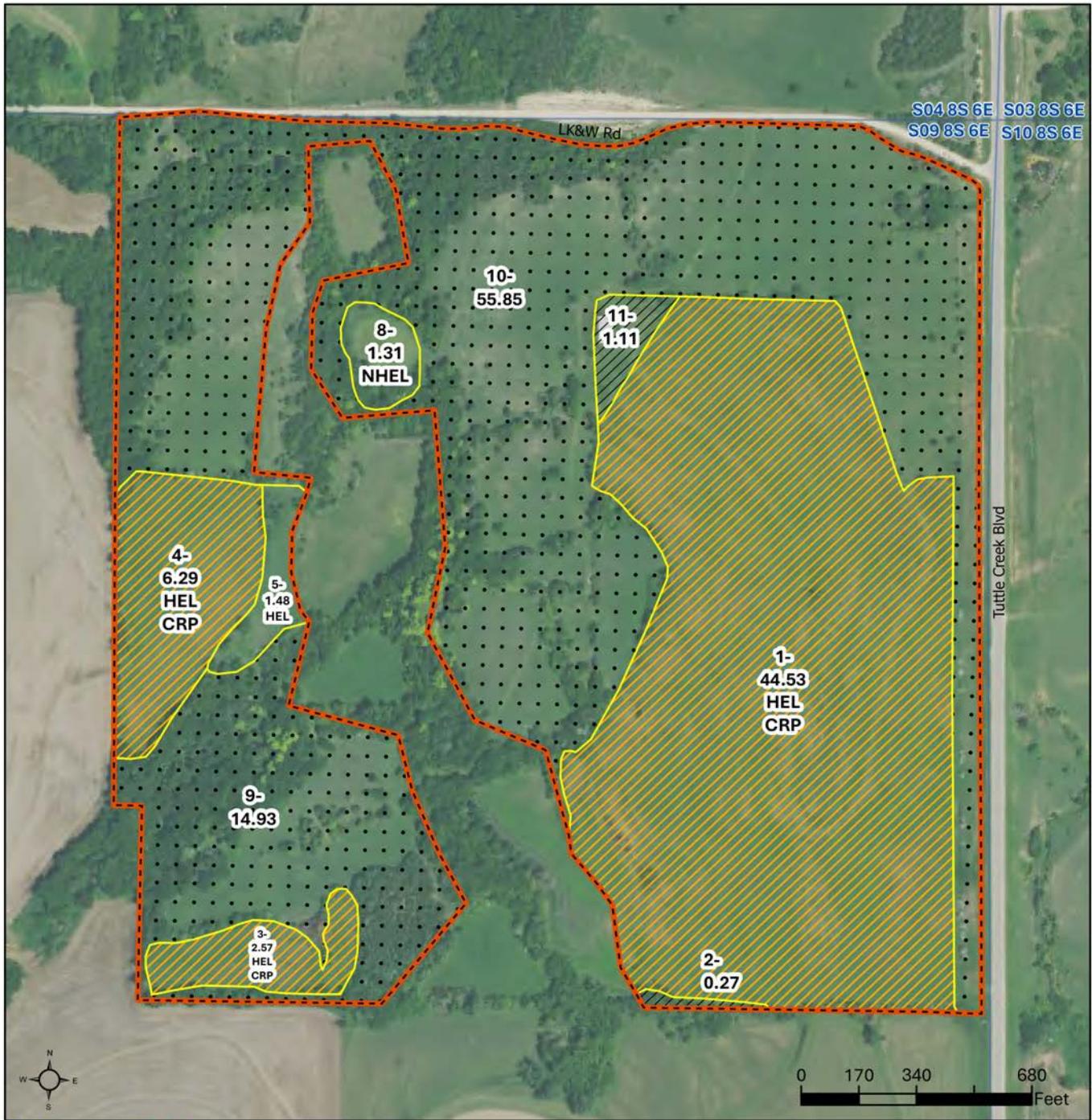
Area Symbol: KS161, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c
4674	Invin silty clay loam, 3 to 7 percent slopes, eroded	56.83	37.6%		IVe	IVe
4590	Clime-Sogn complex, 3 to 20 percent slopes	37.55	24.8%		Vle	
4630	Dwight-Irwin complex, 1 to 3 percent slopes, eroded	16.82	11.1%		IVe	IVe
4784	Tully silty clay loam, 3 to 7 percent slopes, eroded	14.29	9.5%		IIIe	IIIe
4625	Dwight-Irwin complex, 1 to 3 percent slopes	8.87	5.9%		IVe	IVe
7682	Wymore silty clay loam, 1 to 3 percent slopes, eroded	8.82	5.8%		IIIe	IIIe
4051	Ivan silt loam, channeled	8.02	5.3%		Vw	
Weighted Average					4.40	*-

*c: Using Capabilities Class Dominant Condition Aggregation Method

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

CRP MAP #1



- Cropland
 - Tract Boundary
 - Rangeland
 - PLSS
 - Other Ag
 - CRP
- Wetland Determination Identifiers
- Restricted Use
 - ▼ Limited Restrictions
 - Exempt from Conservation Compliance Provisions

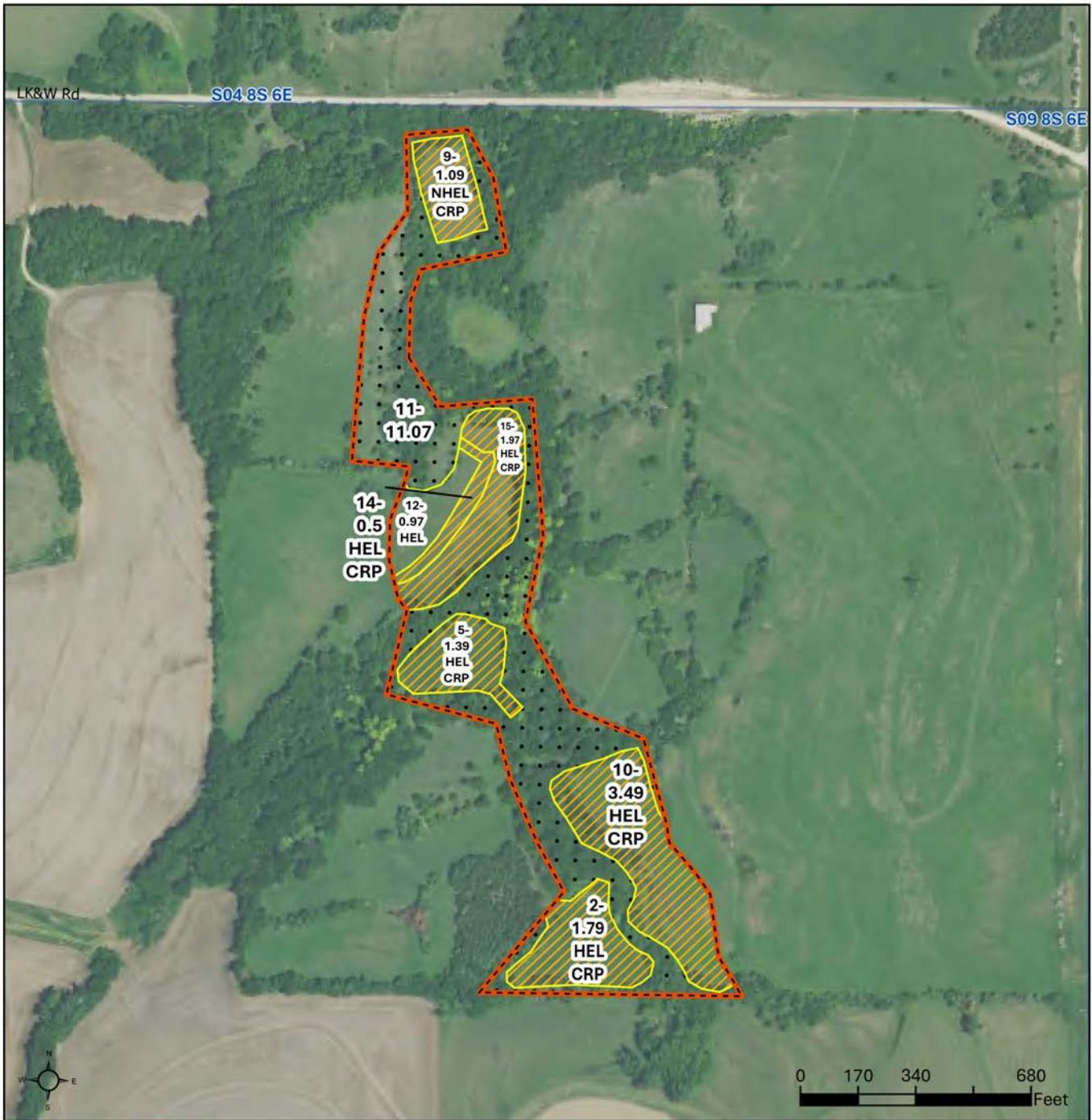
- Unless noted on field:
- | | |
|-----------------------------|-----------------------|
| 1/ All Wheat HRW, NI, GR | 6/ Grass NAG, NI, FG |
| 2/ All Sorghum GRS, NI, GR | 7/ Grass NAG, NI, LS |
| 3/ All Corn YEL, NI GR | 8/ Grass SMO, NI, GZ |
| 4/ All Soybeans COM, NI, GR | 9/ Grass SMO, NI, FG |
| 5/ Grass NAG, NI, GZ | 10/ Grass SMO, NI, LS |

2026 Program Year
 Map Created November 28, 2025
 2023 NAIP
Farm 3259
Tract 2559

Tract Cropland Total: 56.18 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

CRP MAP #2



- Cropland
 - Tract Boundary
 - Rangeland
 - PLSS
 - Other Ag
 - CRP
- Wetland Determination Identifiers
- Restricted Use
 - ▼ Limited Restrictions
 - Exempt from Conservation
 - Compliance Provisions

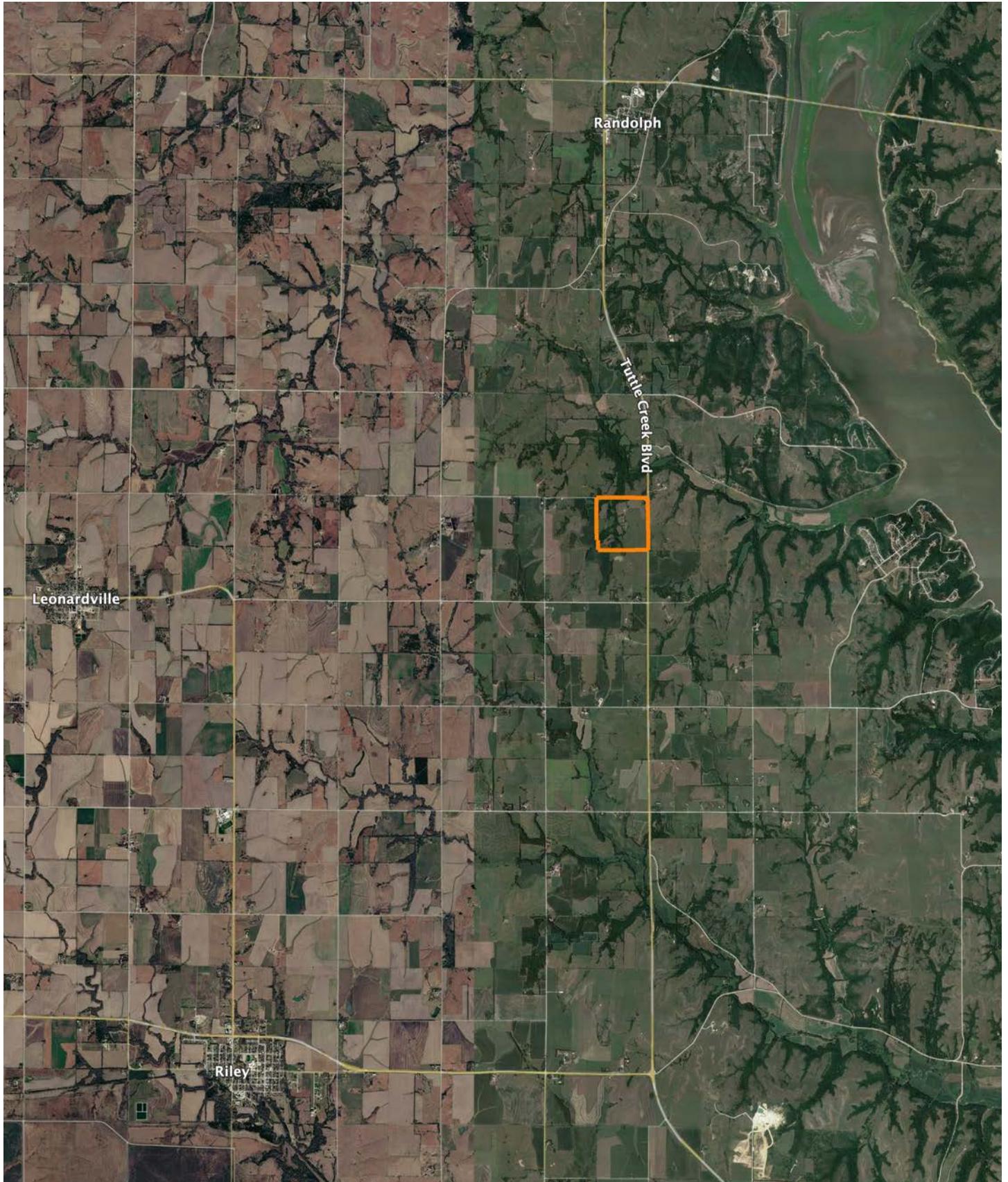
- Unless noted on field:
- | | |
|-----------------------------|-----------------------|
| 1/ All Wheat HRW, NI, GR | 6/ Grass NAG, NI, FG |
| 2/ All Sorghum GRS, NI, GR | 7/ Grass NAG, NI, LS |
| 3/ All Corn YEL, NI, GR | 8/ Grass SMO, NI, GZ |
| 4/ All Soybeans COM, NI, GR | 9/ Grass SMO, NI, FG |
| 5/ Grass NAG, NI, GZ | 10/ Grass SMO, NI, LS |

2026 Program Year
 Map Created November 28, 2025
 2023 NAIP
Farm 3259
Tract 2560

Tract Cropland Total: 11.20 acres

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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

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BDoudican@MidwestLandGroup.com



MidwestLandGroup.com

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