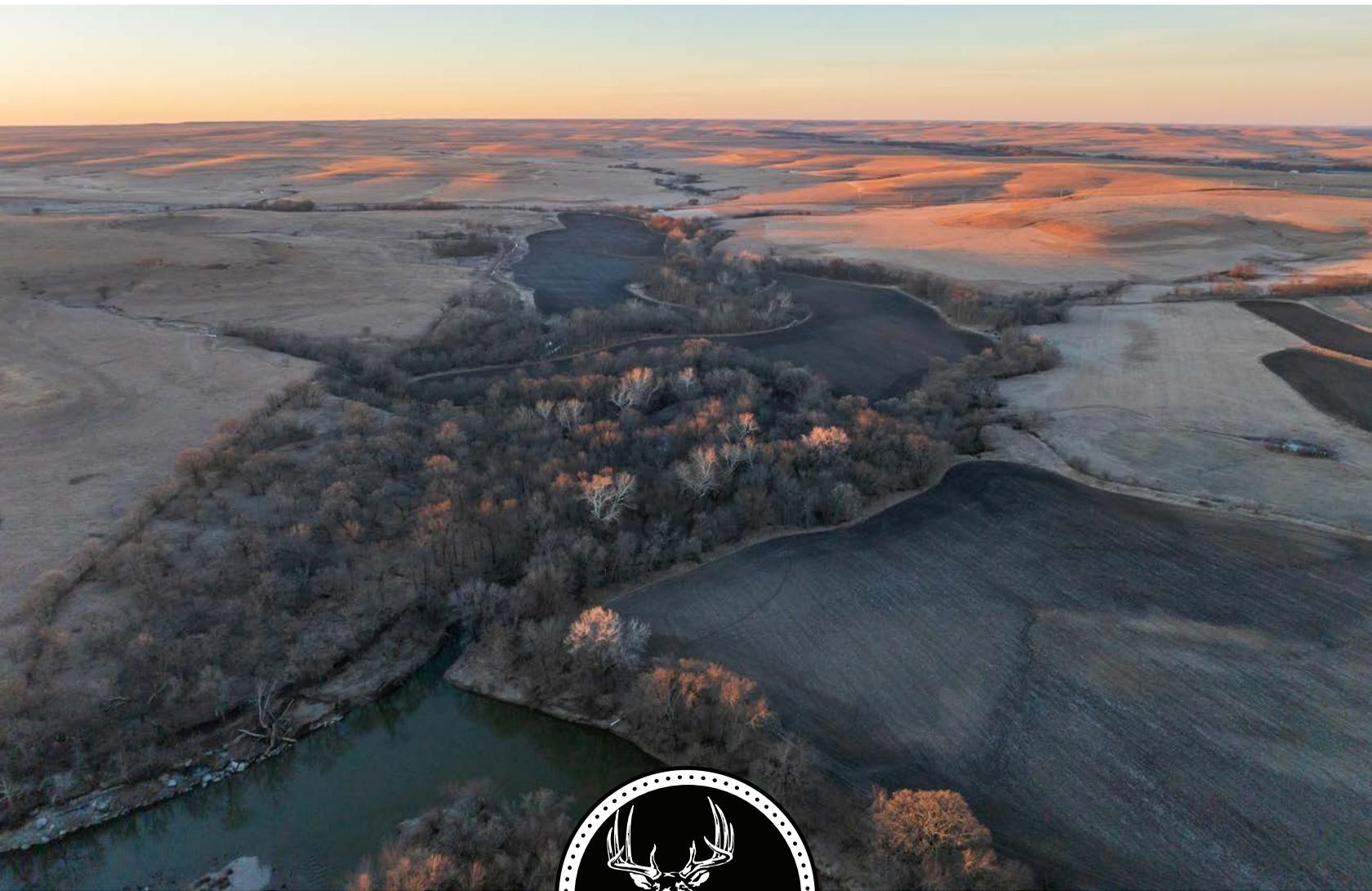


MIDWEST LAND GROUP PRESENTS

614 ACRES IN

CHASE COUNTY KANSAS

200TH ROAD, COTTONWOOD FALLS, KS 66845



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

COTTONWOOD RIVERSTONE RANCH - ICONIC FLINT HILLS, WORLD-CLASS HUNTING, & LEGENDARY LEGACY

Midwest Land Group is honored to present Cottonwood Riverstone Ranch, a remarkable 614 +/- acre legacy property located in the heart of the storied Flint Hills of Kansas. Defined by its diverse landscape, exceptional water resources, and proven wildlife habitat, this ranch embodies everything and more that the Flint Hills are known for, rolling tallgrass prairie, fertile river bottoms, towering hardwoods, and world-class hunting.

The ranch is anchored by nearly two miles of the Cottonwood River, one of the most sought-after waterways in the region, complemented by Spring Creek meandering through the property before joining the river. These year-round water sources, along with a spring-fed pond, create outstanding wildlife habitat and recreational opportunities. Anglers will appreciate the diverse fishery the river provides, with largemouth bass, channel catfish, flathead catfish, crappie, bluegill, and carp regularly found in these waters.

The land itself offers a dynamic and highly usable mix of terrain. Approximately 310 +/- acres of native Flint Hills grassland provide excellent grazing potential, while 105 +/- acres are currently in hay production, offering additional agricultural income. The ranch also features 183 +/- acres of fertile river-bottom tillable ground consisting primarily of Reading and Ivan soils, recognized as Class I and Class II soils known for their productivity. Towering above portions of the bottomland are 121 +/-

acres of mature hardwood timber, providing both scenic beauty and critical wildlife cover.

Topography throughout the property is nothing short of spectacular, with nearly 150 +/- feet of elevation change creating dramatic rolling hillsides and limestone bluffs overlooking the river bottoms. These natural vantage points deliver sweeping views across the ranch and surrounding Flint Hills prairie. A well-established internal roadway system allows convenient access throughout the property for farming, ranching operations, recreation, and hunting.

For the outdoor enthusiast, Cottonwood Riverstone Ranch offers truly world-class hunting. Located in Kansas Hunting Unit #14, the area is renowned for its trophy whitetail deer, with multiple Boone & Crockett caliber bucks harvested from the ranch over the years, demonstrating the proven genetics and habitat quality present here. In the evenings, overlooking the tillable fields, it is incredible to sit back and watch the movement and the high headcounts that fill the fields. With the pinch points and funnels throughout, hunting multiple wind directions is with ease. The diverse ecosystem supports abundant populations of whitetail deer, turkey, quail, prairie chicken, wood ducks, and migratory geese, making this property equally attractive to upland and waterfowl hunters.

The ranch is well-suited for livestock with five-strand barbed wire fencing covering the majority of the perimeter and grassland acres, supporting both cattle grazing and hay operations. Adding to the property's heritage and character are limestone remains from the original 1800s homestead, a quiet reminder of the generations who have stewarded this land. Arrowheads and artifacts can still be found today on the ranch, a testament to the life this land has provided.

Conveniently located just 7 miles from Cottonwood Falls, 19 miles from Emporia, 82 miles from Wichita, and 127 miles from Kansas City, the ranch offers an ideal balance of privacy and accessibility. 2025 Taxes are approximately \$2,945.06. Mineral rights are intact and transfer to the buyer at closing.

With its rare combination of expansive Flint Hills grassland, fertile river-bottom farmland, mature timber, exceptional water features, and trophy wildlife, Cottonwood Riverstone Ranch represents a truly unique opportunity to own a premier ranch in one of Kansas' most iconic landscapes.

Opportunities to acquire a ranch of this caliber in the Flint Hills are few and far between. Cottonwood Riverstone Ranch stands ready to continue its legacy for generations to come. To schedule your private tour or to inquire on additional information, contact Brenda Doudican with Midwest Land Group at (620) 794-8075 or bdoudican@midwestlandgroup.com.

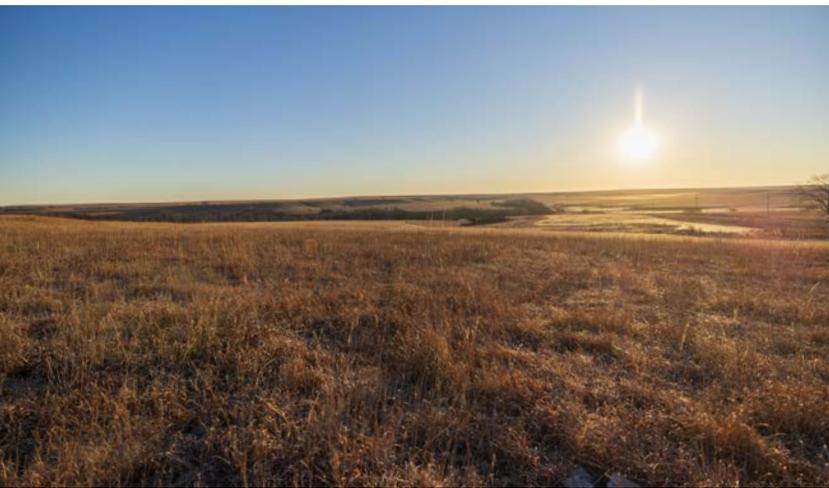
PROPERTY FEATURES

COUNTY: **CHASE** | STATE: **KANSAS** | ACRES: **614**

- 310 +/- acres native grassland
- 105 +/- acres of grassland currently in hay production
- 183 +/- acres fertile river bottom tillable
- 121 +/- acres mature hardwood timber stand
- Nearly 2 miles of Cottonwood River
- Spring Creek running throughout, adjoining the river
- 1 spring-fed pond
- Internal roadway system throughout
- World-class hunting
- Proven whitetail genetics with several B&C's taken over the years
- Whitetail, turkey, quail, prairie chicken, wood ducks, & geese
- Bass, channel, flathead, crappie, bluegill, & carp
- Tillable soil types of Reading and Ivan, Class I & Class II
- Rolling hillsides with bluffs overlooking bottom ground
- Nearly 150 +/- foot elevation changes throughout
- 5-strand barbed wire fencing throughout grassland acres and majority of perimeter
- Limestone remains from original 1800's homestead
- Approximate 2025 tax: \$2,945.06
- All mineral rights intact
- Hunting unit #14
- 19 miles from Emporia
- 7 miles from Cottonwood Falls
- 82 miles from Wichita
- 127 miles from Kansas City

NATIVE GRASSLAND

Approximately 310 +/- acres of native Flint Hills grassland provide excellent grazing potential, while 105 +/- acres are currently in hay production, offering additional agricultural income.



1 SPRING-FED POND



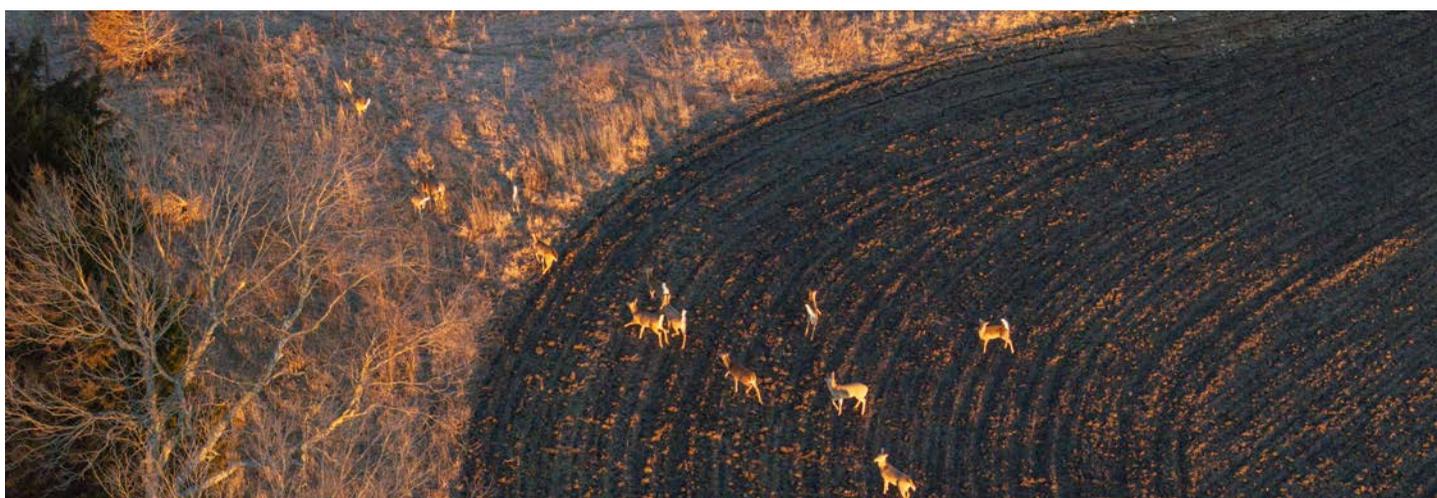
COTTONWOOD RIVER



RIVER BOTTOM TILLABLE



HUNTING UNIT #14



TRAIL CAM PHOTOS



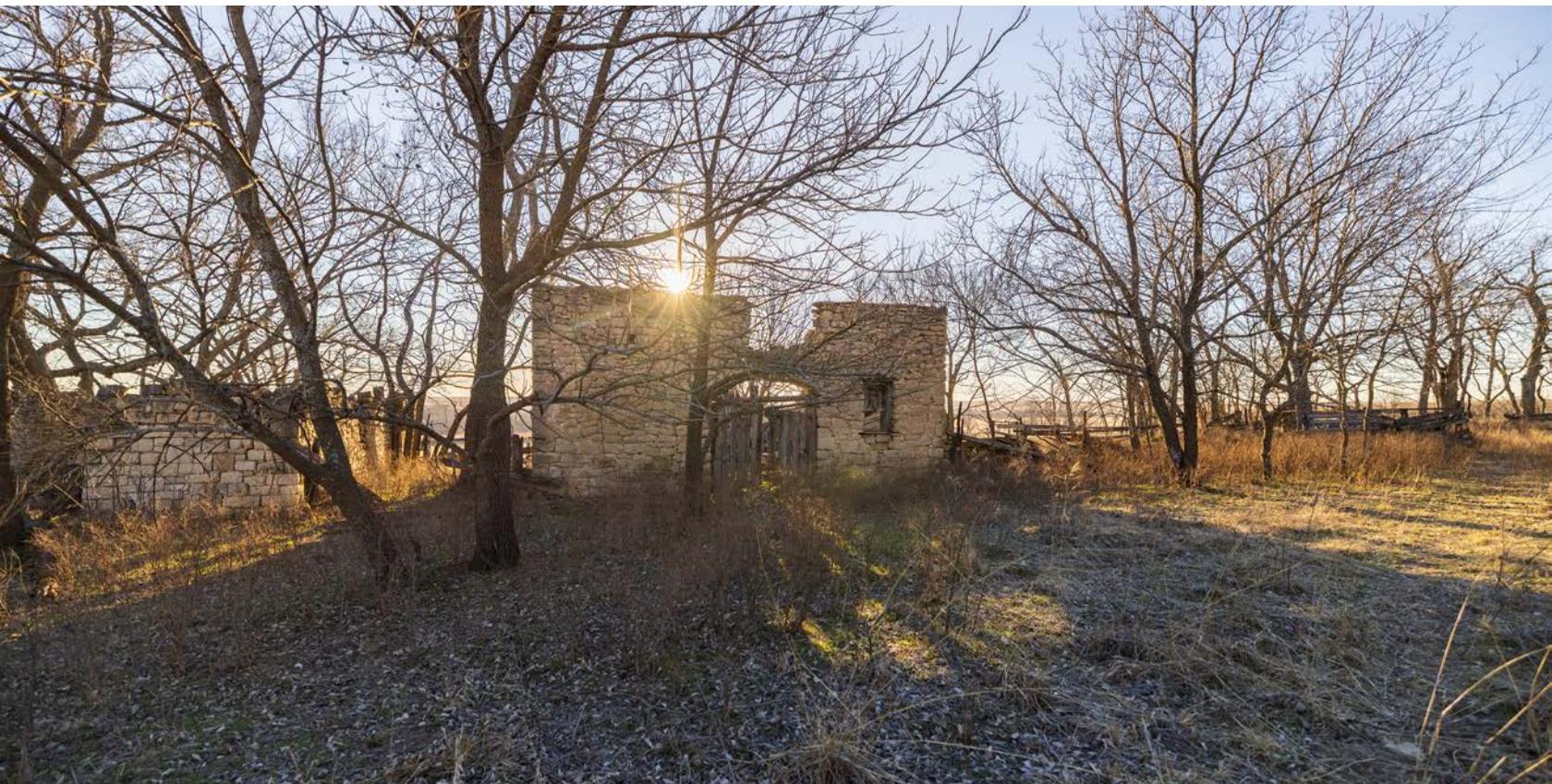
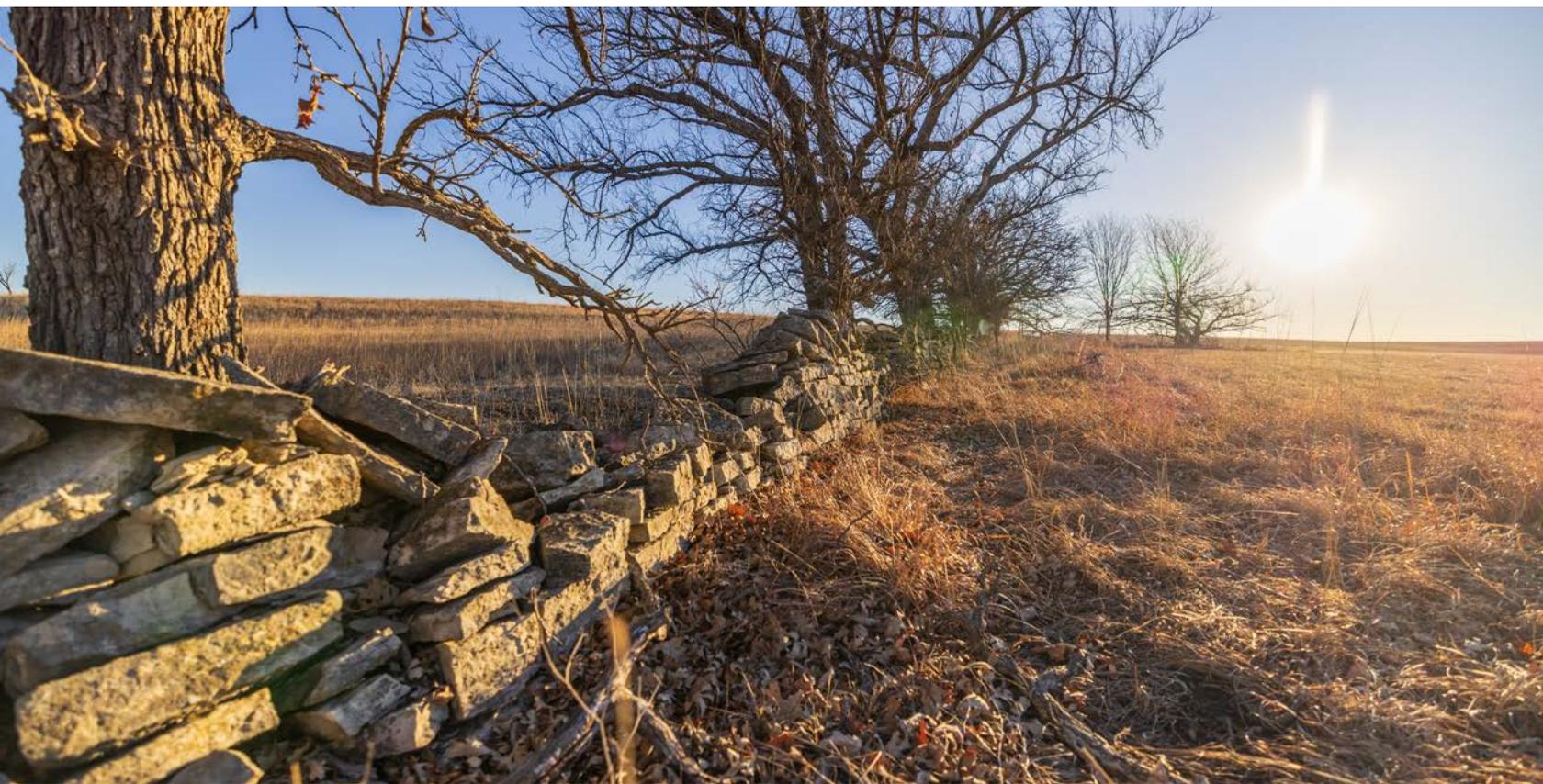
5-STRAND BARBED WIRE FENCING



SPRING CREEK



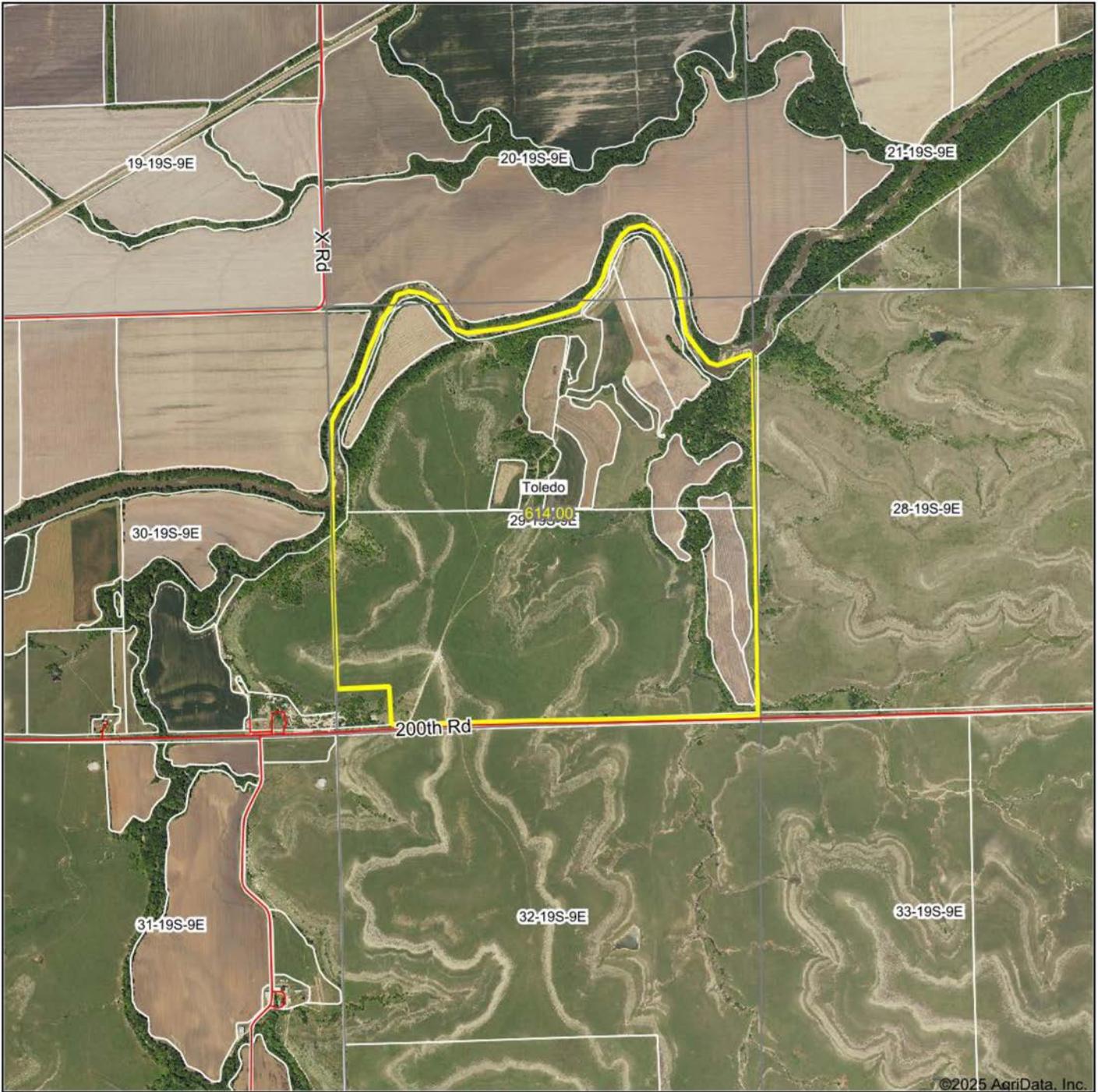
ORIGINAL 1800'S HOMESTEAD REMAINS



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 38° 22' 14.24, -96° 26' 16.67



29-19S-9E
Chase County
Kansas



10/9/2025



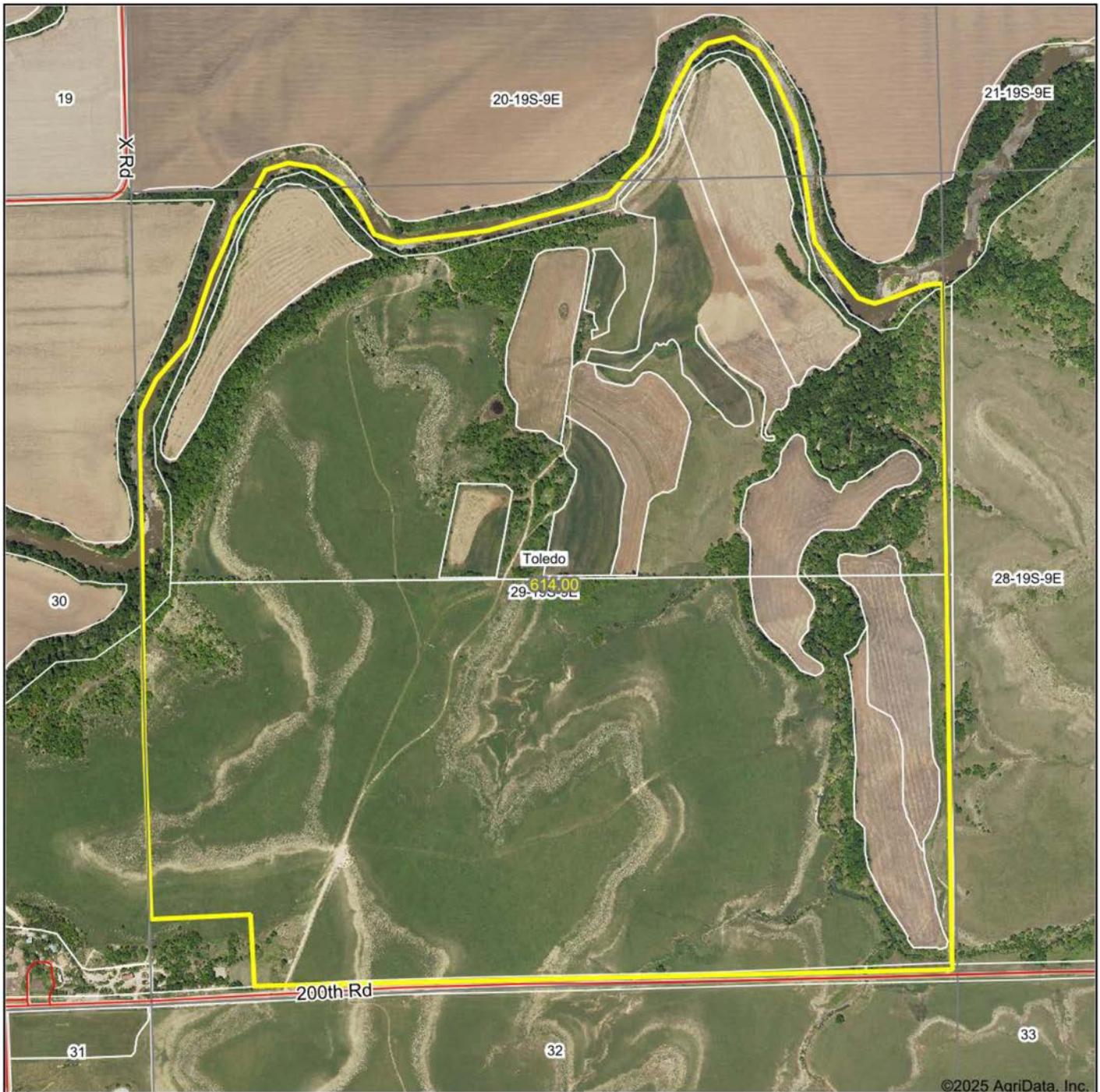
Maps Provided By:



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

AERIAL MAP CONTINUED



Boundary Center: 38° 22' 14.24, -96° 26' 16.67

0ft 1029ft 2058ft



Maps Provided By:



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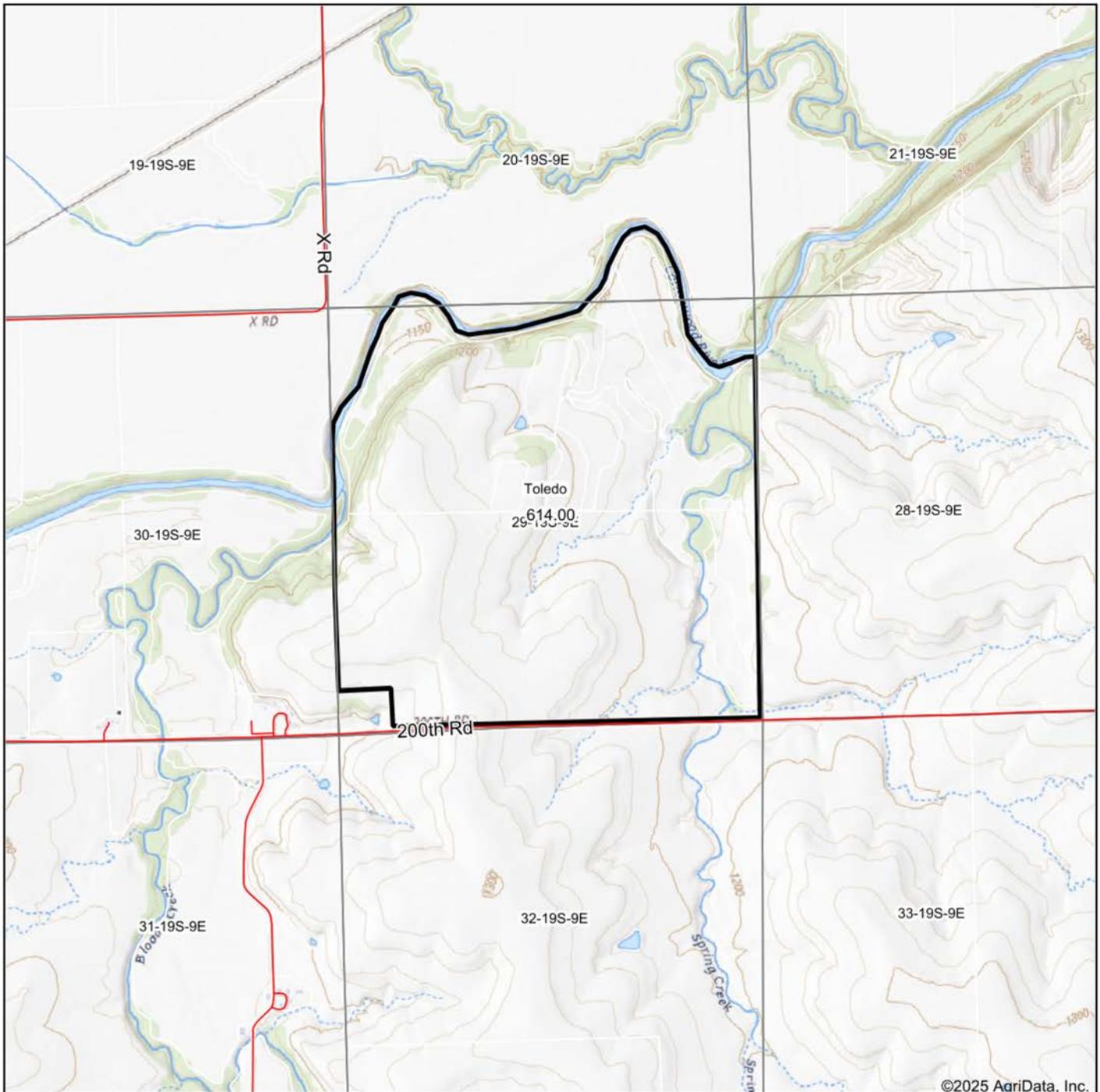
29-19S-9E
Chase County
Kansas



10/9/2025

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

TOPOGRAPHY MAP



©2025 AgriData, Inc.

Map Center: 38° 22' 5.23, -96° 26' 16.2

0ft 1956ft 3913ft



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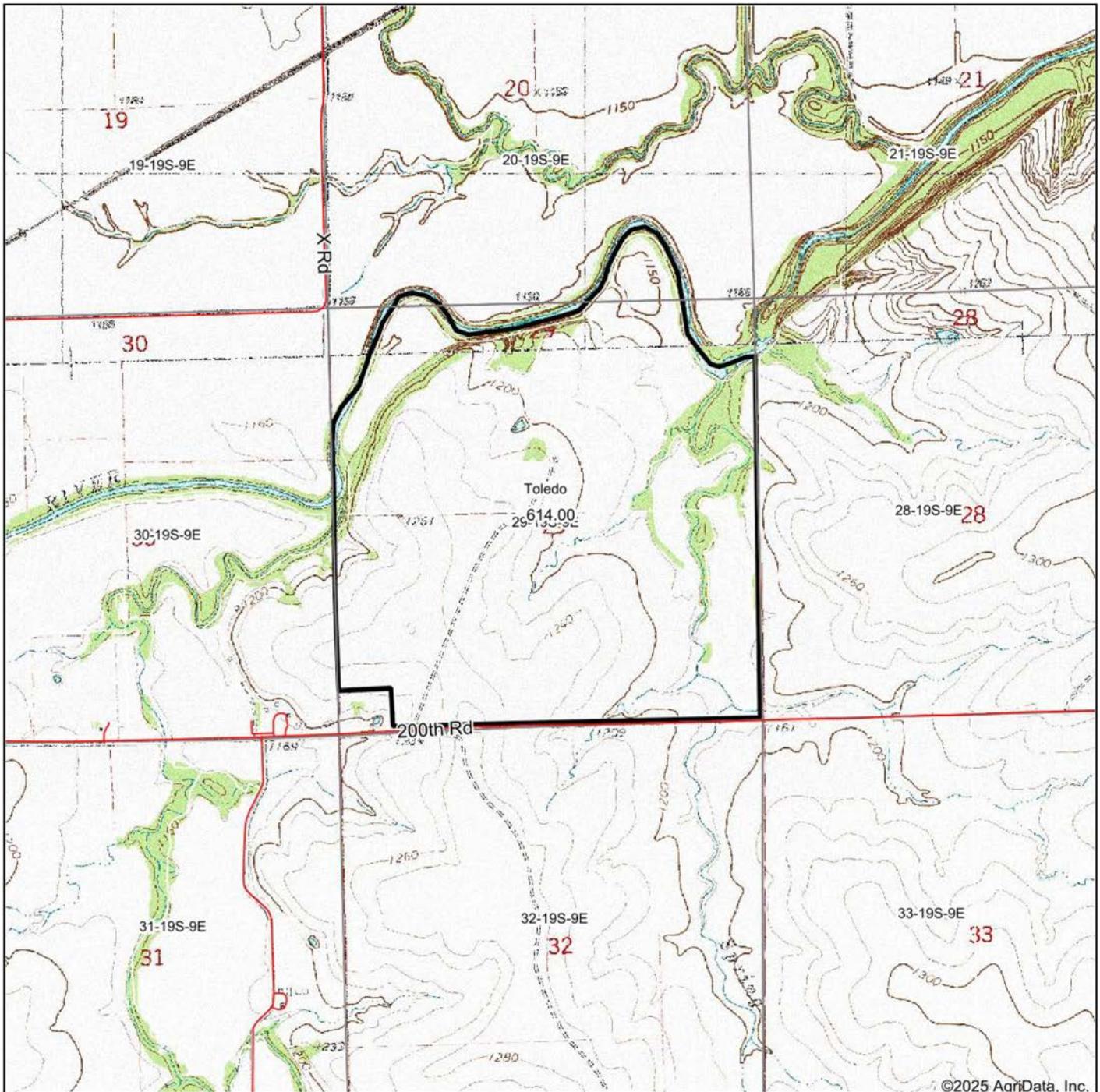
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10/9/2025

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

TOPOGRAPHY MAP CONTINUED



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Maps Provided By:



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Map Center: 38° 22' 5.23, -96° 26' 16.2

0ft 1956ft 3913ft

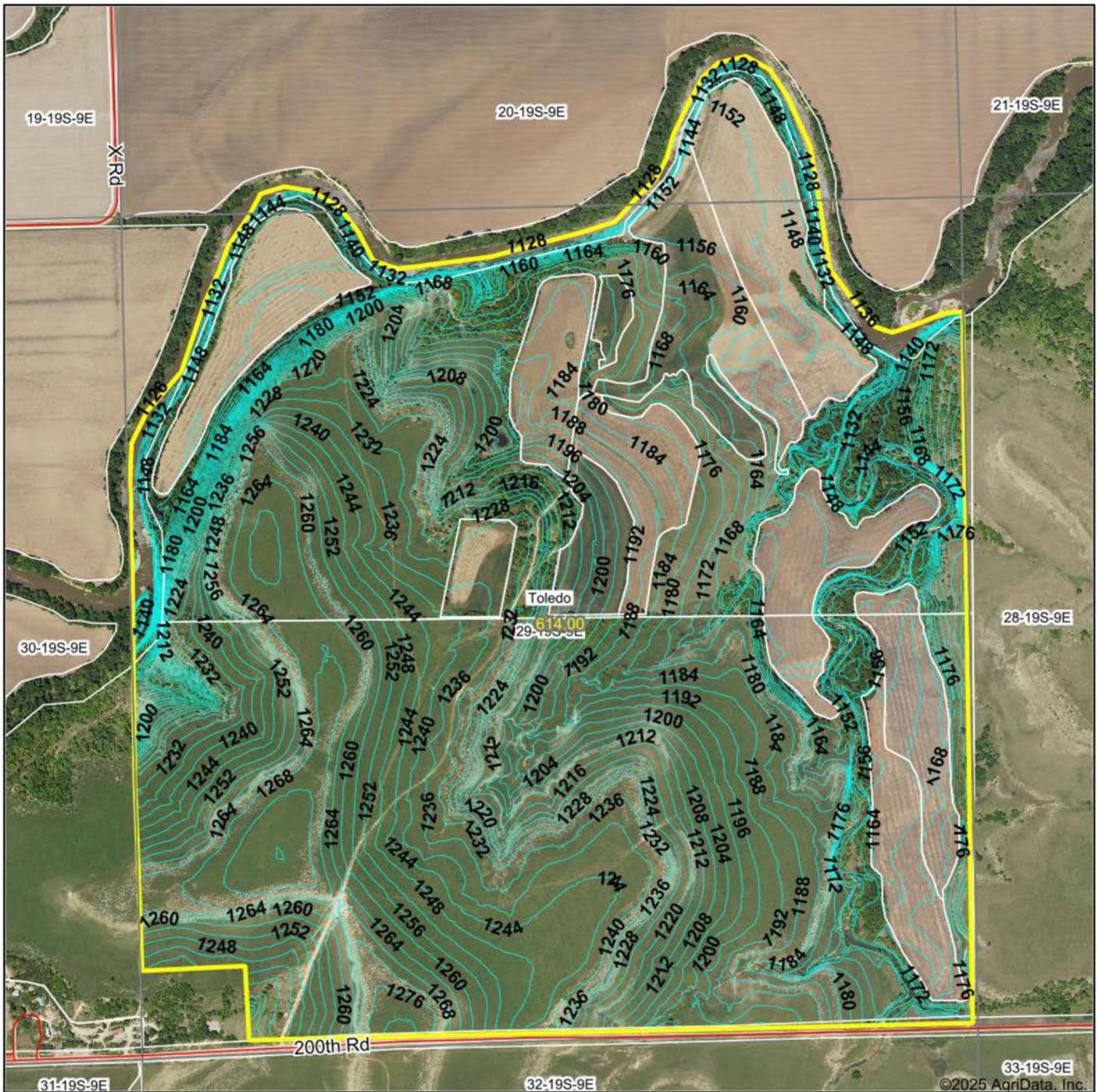
29-19S-9E
Chase County
Kansas



10/9/2025

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

TOPOGRAPHY MAP CONTINUED



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

Source: USGS 3 meter dem

Interval(ft): 4.0

Min: 1,125.2

Max: 1,280.7

Range: 155.5

Average: 1,200.2

Standard Deviation: 40.81 ft

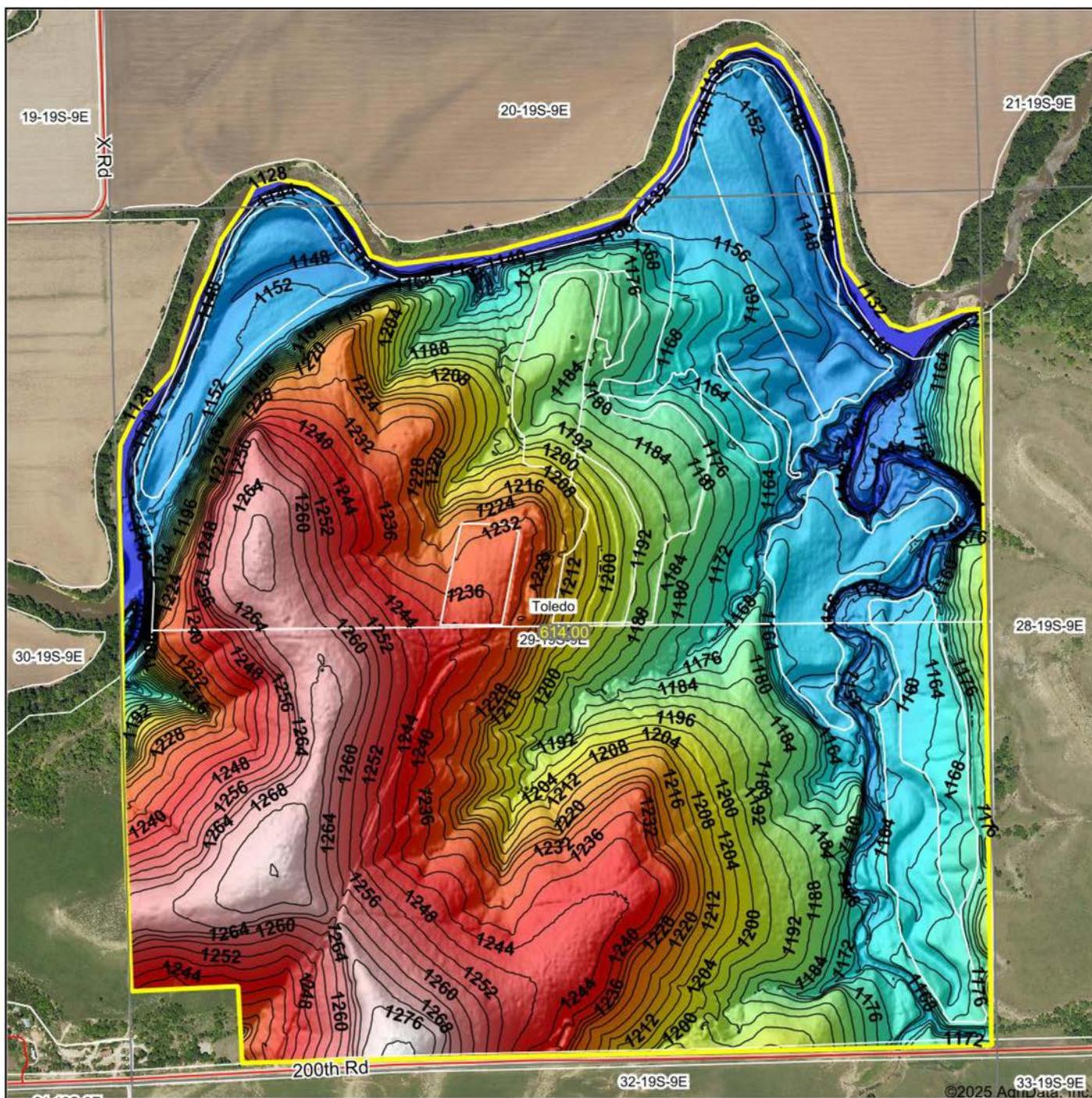


10/9/2025

29-19S-9E
Chase County
Kansas

Boundary Center: 38° 22' 14.24, -96° 26' 16.67

HILLSHADE MAP



Low Elevation High



Source: USGS 3 meter dem

Interval(ft): 4

Min: 1,125.2

Max: 1,280.7

Range: 155.5

Average: 1,200.2

Standard Deviation: 40.81 ft

0ft 960ft 1921ft



10/9/2025

29-19S-9E
Chase County
Kansas

Boundary Center: 38° 22' 14.24, -96° 26' 16.67



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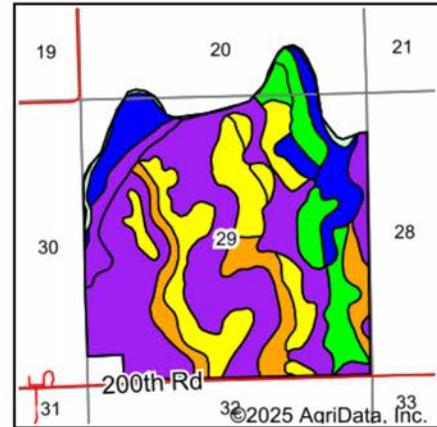
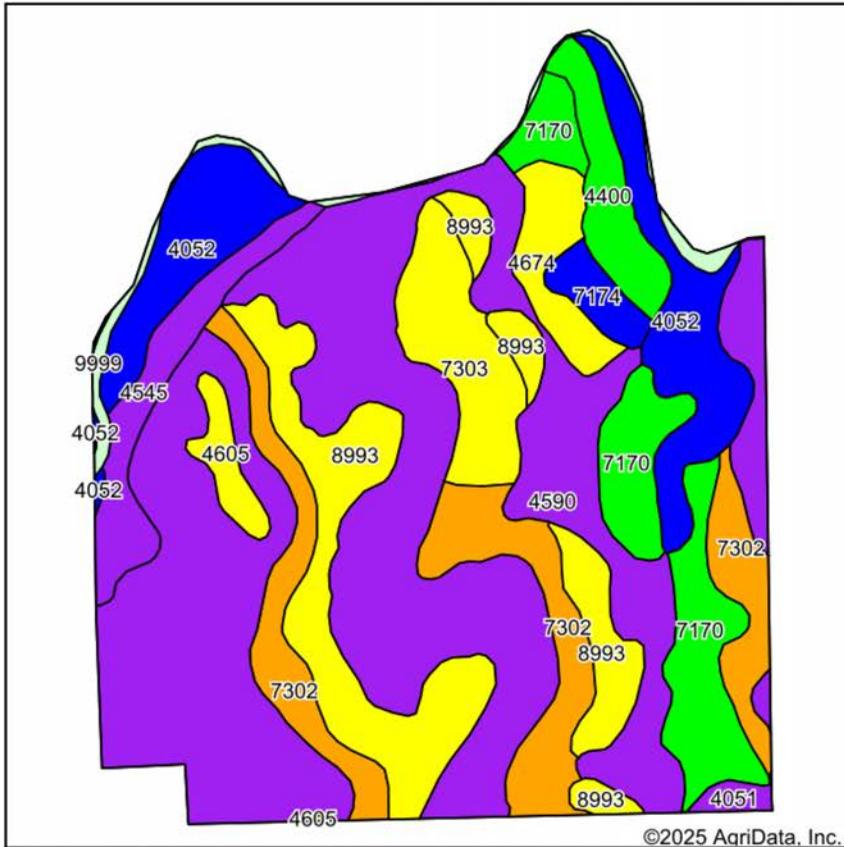


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Field borders provided by Farm Service Agency as of 5/21/2008.

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SOILS MAP



State: **Kansas**
 County: **Chase**
 Location: **29-19S-9E**
 Township: **Toledo**
 Acres: **614**
 Date: **10/9/2025**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

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Area Symbol: KS017, Soil Area Version: 20

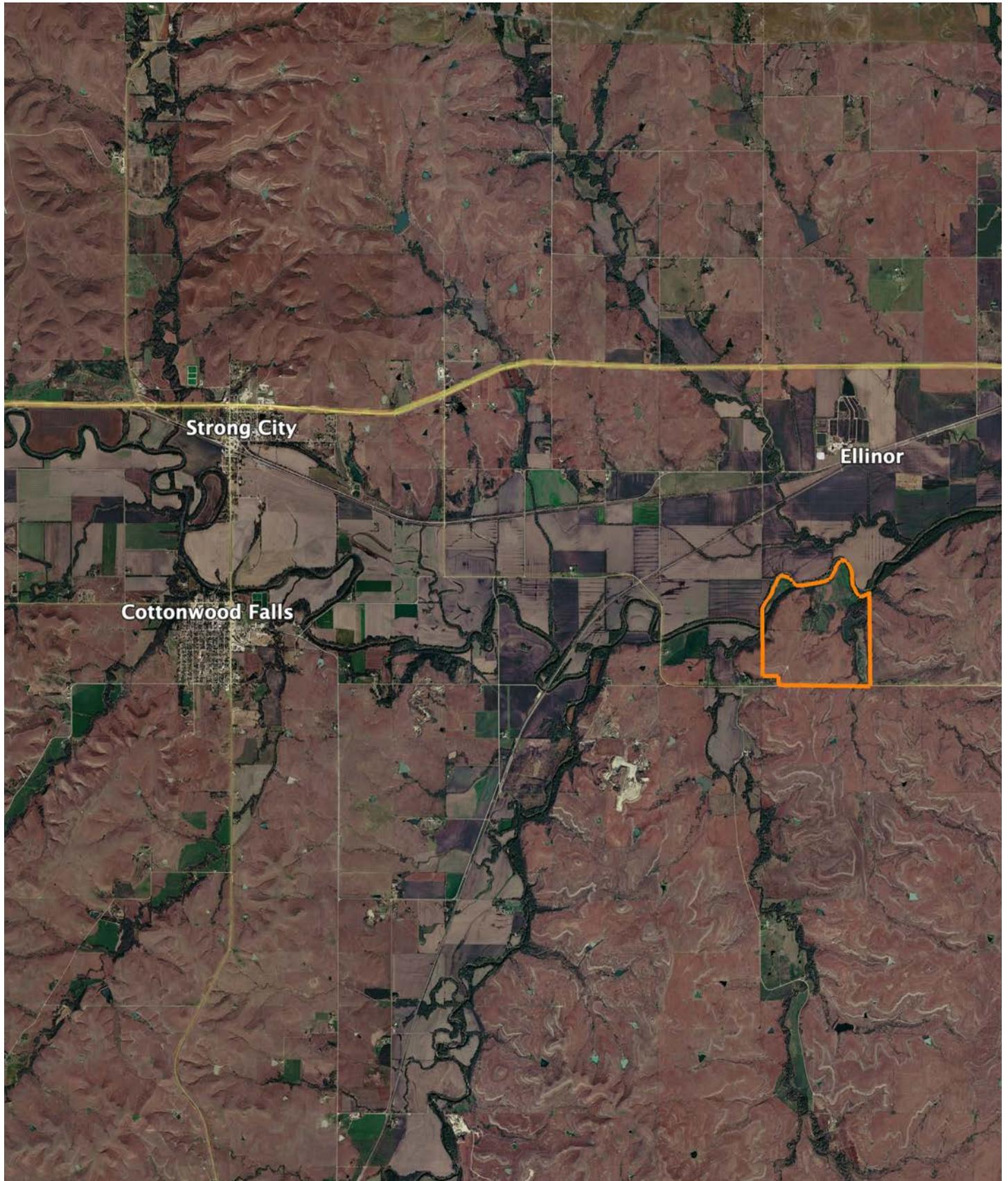
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Grain sorghum Bu	Winter wheat Bu	
4590	Clime-Sogn complex, 3 to 20 percent slopes	262.77	43.0%			Vle			
8993	Zaar-Dwight complex, 1 to 3 percent slopes	71.26	11.6%			IVe	20	12	
7302	Martin silty clay loam, 3 to 7 percent slopes	65.92	10.7%			IIIe	IIIe		
4052	Ivan silt loam, occasionally flooded	58.49	9.5%			IIw	IIw		
7170	Reading silt loam, rarely flooded	47.54	7.7%			Iw	Iw		
7303	Martin silty clay loam, 3 to 7 percent slopes, eroded	27.85	4.5%			IVe	IVe		
4545	Clime silty clay loam, 20 to 40 percent slopes, stony	21.60	3.5%			VIIe			
4400	Kahola silt loam, rarely flooded	16.86	2.7%			Iw	Iw		
4674	Irwin silty clay loam, 3 to 7 percent slopes, eroded	15.16	2.5%			IVe	IVe		
9999	Water	8.65	1.4%						
7174	Reading silt loam, 1 to 3 percent slopes	7.52	1.2%			Ile	Ile		
4605	Dwight silt loam, 1 to 3 percent slopes	7.46	1.2%			IVs	IVs		
4051	Ivan silt loam, channeled	2.92	0.5%			Vw			
Weighted Average						*-	*-	2.3	1.4

*c: Using Capabilities Class Dominant Condition Aggregation Method

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

*- 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



MidwestLandGroup.com

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