

MIDWEST LAND GROUP PRESENTS

57 ACRES IN

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# DOUGLAS COUNTY KANSAS



633 EAST 300, OVERBROOK, KS 66524

MIDWEST LAND GROUP IS HONORED TO PRESENT

# TIMBER RIDGE RETREAT A SOUTHWEST-INSPIRED ESTATE ON 57 +/- ACRES

Set behind a gated, code-access entrance and surrounded by 57 +/- acres of predominantly mature timber, this extraordinary, fully furnished property delivers the ultimate in privacy, recreation, and refined country living. With 55 +/- acres of wooded seclusion, a stocked pond, and an extensive trail system, the setting creates a true retreat environment, quiet, scenic, and entirely your own.

At the heart of the property sits a custom-built, approximately 2,225 square foot residence designed with a distinctive octagonal footprint and a striking Southwest Santa Fe ambiance. Inside, the home showcases a blend of rock, tile, and wood finishes, complemented by Pella doors and windows that flood the space with natural light. The open upstairs loft offers an airy, inviting space, while the custom kitchen features stainless steel appliances and seamless functionality for both everyday living and entertaining. The home includes two conforming bedrooms and one non-conforming bedroom, along with two full bathrooms. Upstairs from the spiral staircase, enjoy the space that is ideal for an additional bedroom, office, or reading nook, that beams with natural light. The imported Saltillo tiled flooring that runs throughout the home sets the style, with ideal durability and practicality, along with heated floors in the walkout basement, adding an extra level of comfort. A wood-burning stove anchors the living area, creating a warm and inviting atmosphere year-round, while the basement also houses a conveniently located laundry room. Every room of the home not only offers incredible views, but also the peace and quiet of each space is unreal.

Outdoor living is equally impressive, highlighted by a fully wrapped 360-degree deck and patio designed to

capture panoramic views of the surrounding landscape. A retractable panel even allows for a private golf driving range experience. The property also features a hot tub with a new replacement cover, an above-ground pool with a recently replaced pump, tasteful low-maintenance landscaping, and a fenced raised garden bed that is ideal for the hobbyist at heart.

Overlooking the stocked pond, home to bass, bluegill, crappie, channel catfish, and sterile grass carp, a charming gazebo with a deck and a dock provides the perfect setting for relaxation or entertaining. Meandering walking trails wind throughout the timber, offering endless opportunities for exploration and wildlife enjoyment. The hunting here is nothing less than extraordinary as well. The terrain is laid out with the foundation to be able to cut in multiple food plot areas with additional stand locations. Whitetail, turkey, and quail are actively on the property. With the rolling topography and elevation changes throughout just at 90', the landscape is nothing short of breathtaking and provides endless habitat. There are 3 spring-fed streams running throughout the property, 1 feeding the current pond, with the additional 2 just to the north that would allow one to expand the current pond or build a 2nd pond of size.

Additional improvements include a 75'x42' shop with a 40'x40' fully finished bonus space complete with a wet bar, theater area, and full bathroom, ideal for hosting or creating a private entertainment retreat. The wood-burning stove in the shop provides supplemental heat and perfect ambiance on the colder days. Storage space is limitless with a spacious locking closet with overhead storage. The west side of the shop offers open garage

space and equipment storage with two overhead doors. This side too holds ample storage with overhead space as well. The property is serviced by two electric meters (residence and shop), a private water well, a septic system with aerator and laterals, a geothermal water furnace on the residence, FreeState Electric, and Starlink internet for modern connectivity in a secluded setting.

All mineral rights are intact, and the property is further supported by an American Home Shield. The property was surveyed in 2019, creating 2 separate tracts, 35.92 acres and 21.68 acres total, that have been grandfathered

by Douglas County. Conveniently located just 9 miles from Overbrook, 18 miles from Lawrence, and 53 miles from Kansas City, this rare offering combines accessibility with total privacy.

With 2025 taxes estimated at \$5,897.57, this one-of-a-kind estate presents a compelling opportunity for a discerning buyer seeking a luxury retreat, recreational haven, or full-time residence that stands apart from the ordinary. For additional information or to schedule a tour, contact Brenda Doudican with Midwest Land Group at (620) 794-8075 or [bdoudican@midwestlandgroup.com](mailto:bdoudican@midwestlandgroup.com).

## PROPERTY FEATURES

COUNTY: **DOUGLAS** | STATE: **KANSAS** | ACRES: **57**

- 55 +/- acres timber
- Custom residence with 2,225 +/- sq. ft. finished living space
- 2 bedrooms (conforming) 1 bedroom (non-conforming)
- 2 full bathrooms in residence, with 1 full bathroom in shop
- Open upstairs loft area with endless natural light
- Custom kitchen with stainless steel appliances
- Pella doors and windows throughout entire home
- Imported custom Saltillo tile throughout with basement floors heated
- Laundry room located in walkout basement
- Custom rock, tile, and wood features throughout with a Southwest Santa Fe ambiance
- Fully-wrapped 360-degree deck and patio with retractable panel for golf driving range
- Geothermal water furnace
- Wood-burning stove in living room with 2nd wood burning stove in shop
- Above-ground pool with newly replaced pump
- 2 electric meters, 1 to residence & 1 to shop
- Water well for residence and shop
- 75'x42' shop with 40'x40' fully finished bonus room with bar, theater, & full bathroom. Open garage & equipment storage on west side with 2 overhead doors.
- Septic system with aerator and laterals
- American Home Shield
- Gazebo overlooking pond with deck and dock
- Pond stocked with Bass, Bluegill, Crappie, Channel Catfish, and sterile Grass Carp
- Walking trails throughout the timber
- Hot tub on back patio with new replacement cover
- Tasteful low-maintenance landscaping
- Fenced-in raised garden bed
- Gated front entrance with keycode access
- FreeState Electric
- Starlink internet
- All mineral rights intact
- Approximate 2025 tax: \$5,897,57
- 9 miles from Overbrook
- 18 miles from Lawrence
- 53 miles from Kansas City

# CUSTOM RESIDENCE

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At the heart of the property sits a custom-built, approximately 2,225 square foot residence designed with a distinctive octagonal footprint and a striking Southwest Santa Fe ambiance. Inside, the home showcases a blend of rock, tile, and wood finishes, complemented by Pella doors and windows that flood the space with natural light.



# 360-DEGREE DECK AND PATIO

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# GAZEBO, DOCK, AND STOCKED POND

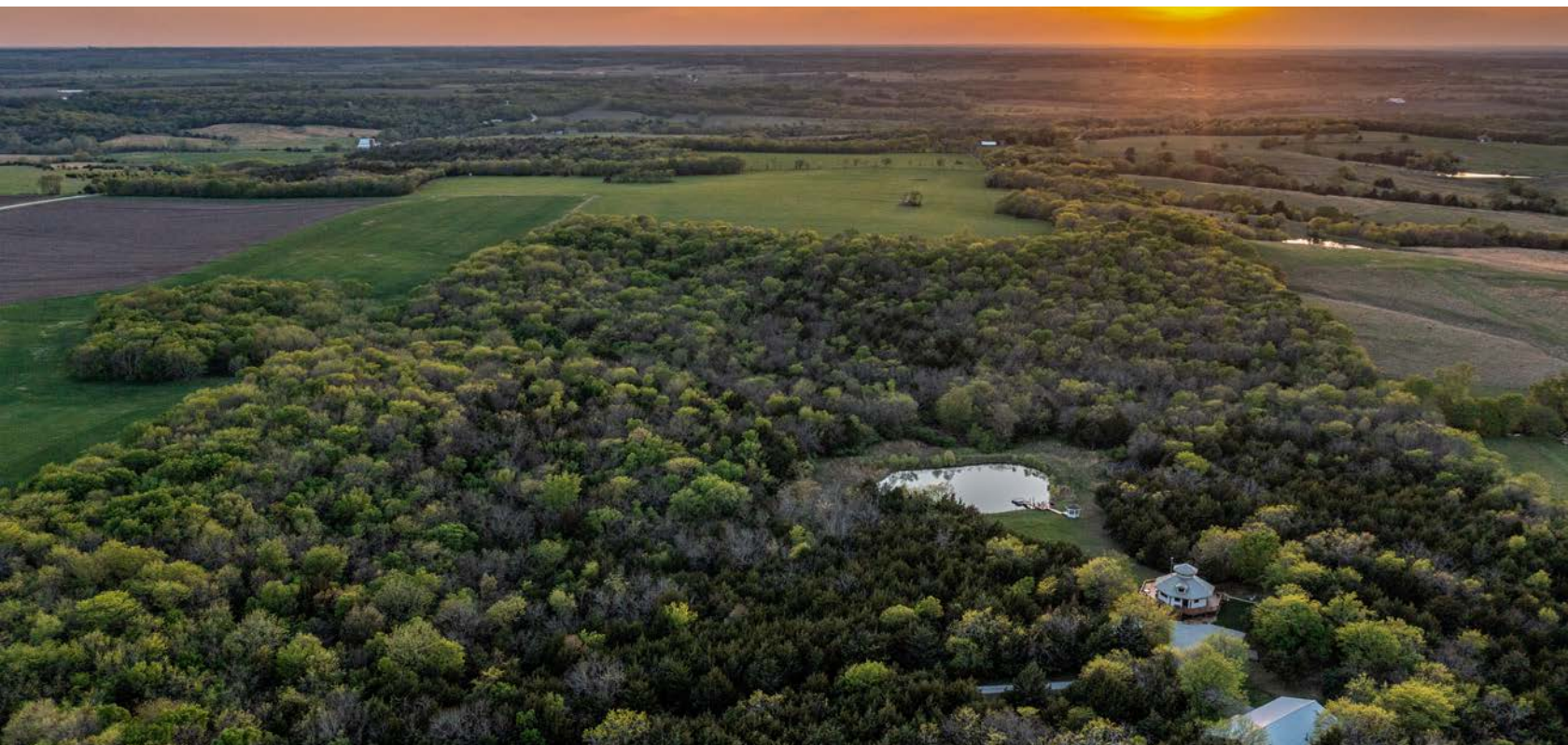
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# 55 +/- ACRES OF TIMBER

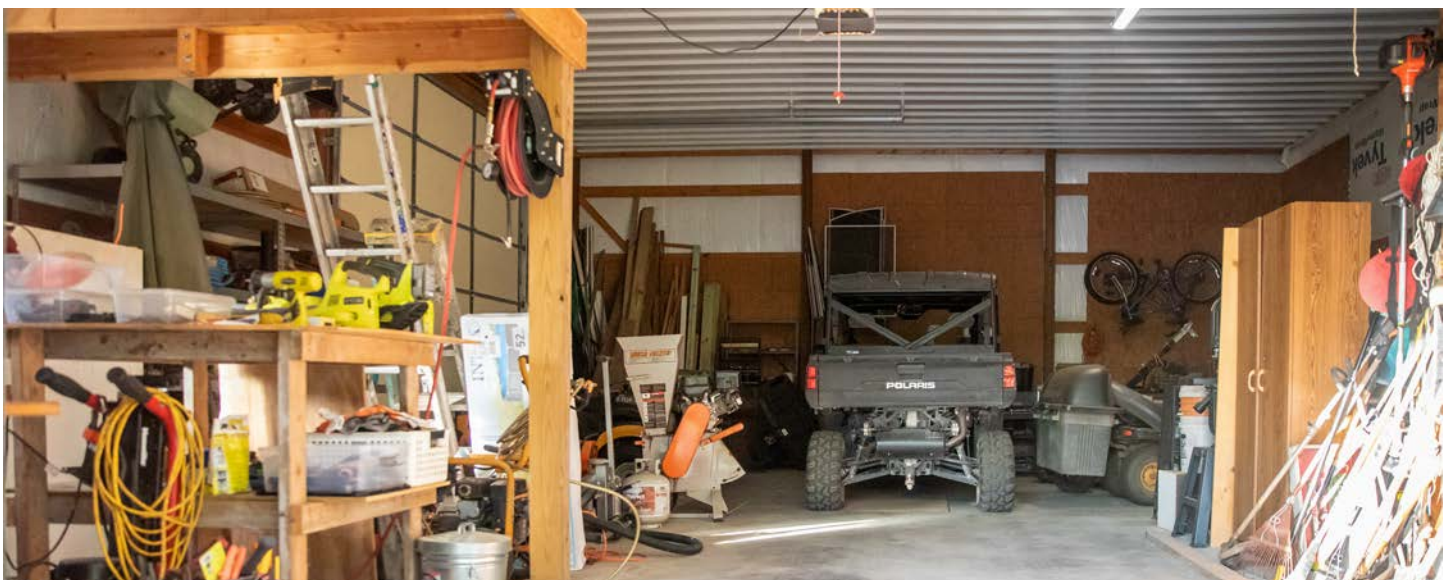
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Meandering walking trails wind throughout the timber, offering endless opportunities for exploration and wildlife enjoyment.



# SHOP WITH FULLY FINISHED BONUS ROOM

Additional improvements include a 75'x42' shop with a 40'x40' fully finished bonus space complete with a wet bar, theater area, and full bathroom, ideal for hosting or creating a private entertainment retreat.

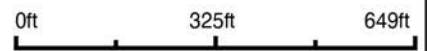


# AERIAL MAP



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Map Center: 38° 49' 53.61, -95° 26' 58.72



Maps Provided By:



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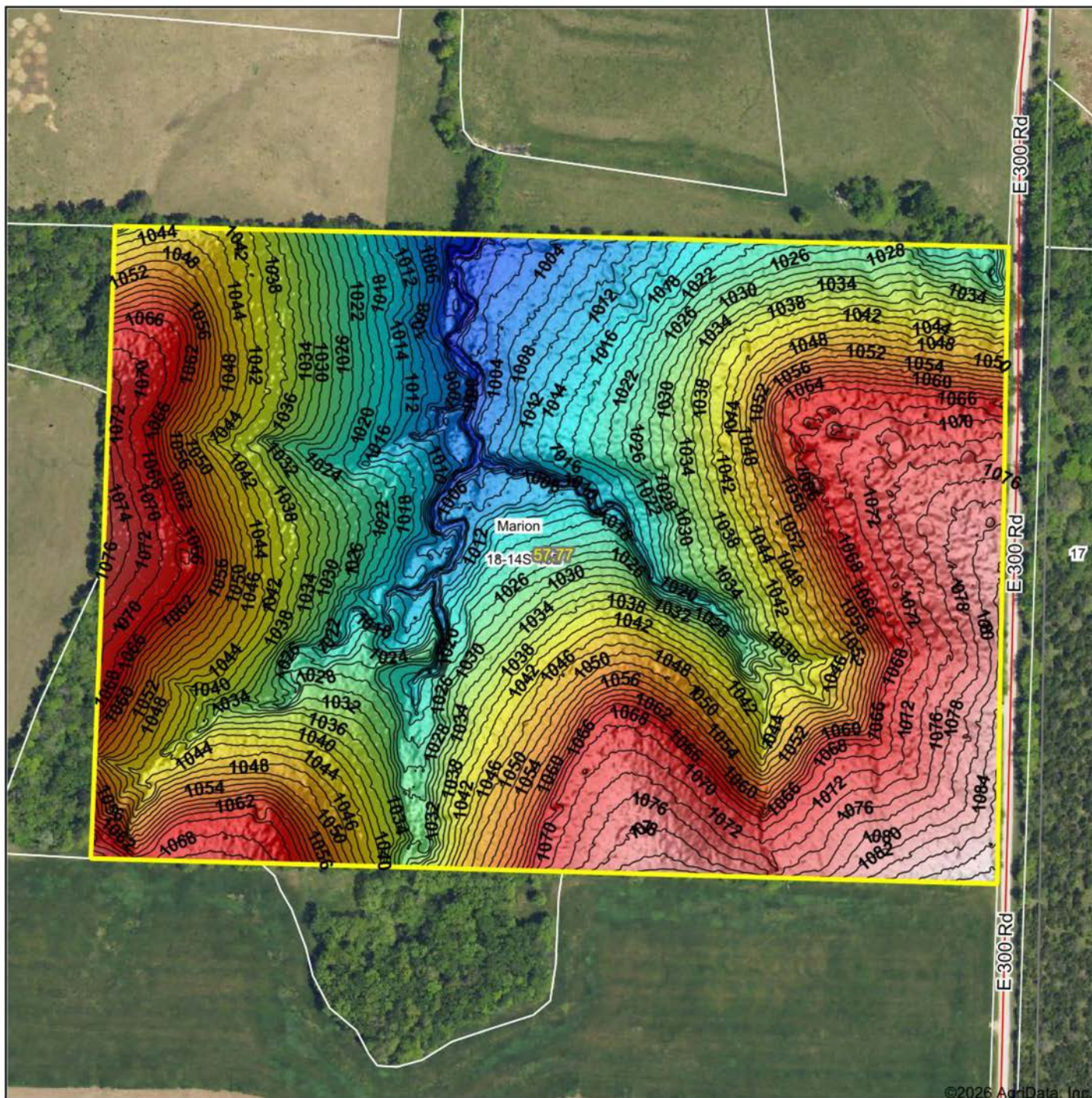
**18-14S-18E**  
**Douglas County**  
**Kansas**



4/29/2026

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

# HILLSHADE MAP



Low Elevation High



Source: USGS 1 meter dem

Interval(ft): 2

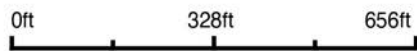
Min: 992.6

Max: 1,091.6

Range: 99.0

Average: 1,044.4

Standard Deviation: 22.44 ft



4/29/2026

**18-14S-18E**  
**Douglas County**  
**Kansas**

Boundary Center: 38° 49' 53.61, -95° 26' 58.72

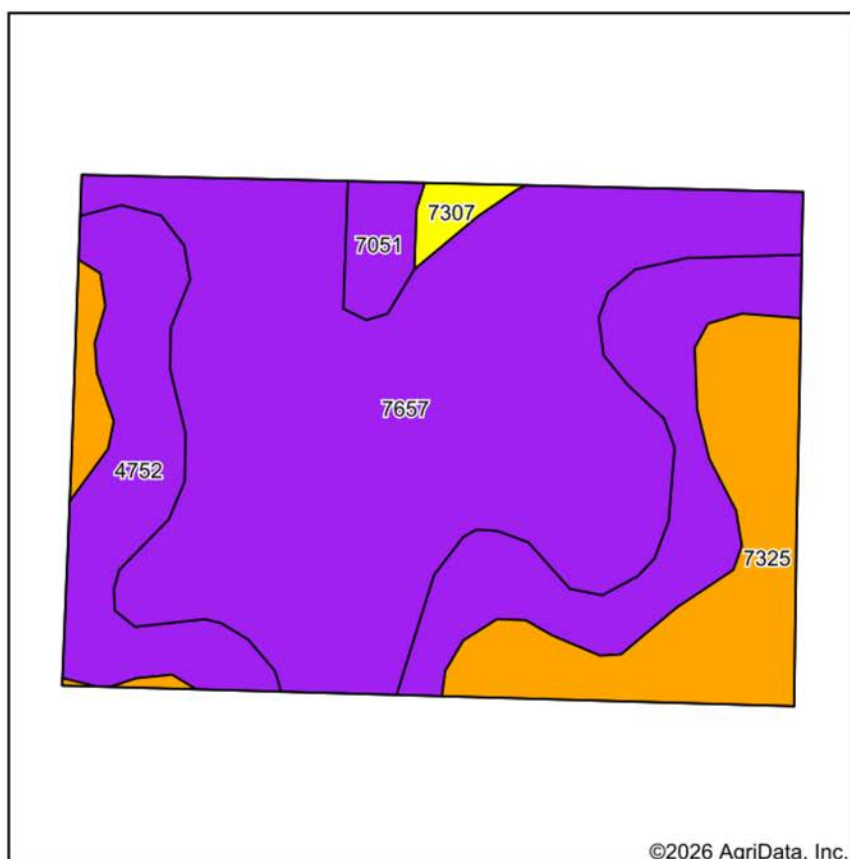


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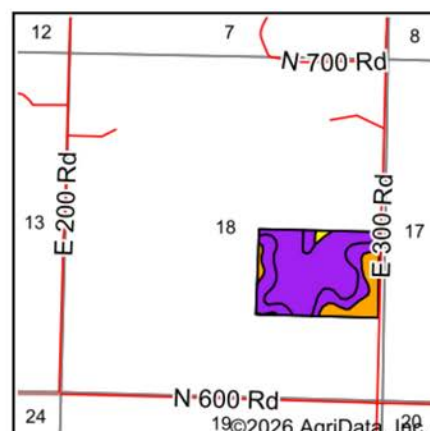
**surety**  
CUSTOMIZED ONLINE MAPPING

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# SOILS MAP



Soils data provided by USDA and NRCS.








State: **Kansas**  
 County: **Douglas**  
 Location: **18-14S-18E**  
 Township: **Marion**  
 Acres: **57.77**  
 Date: **4/29/2026**



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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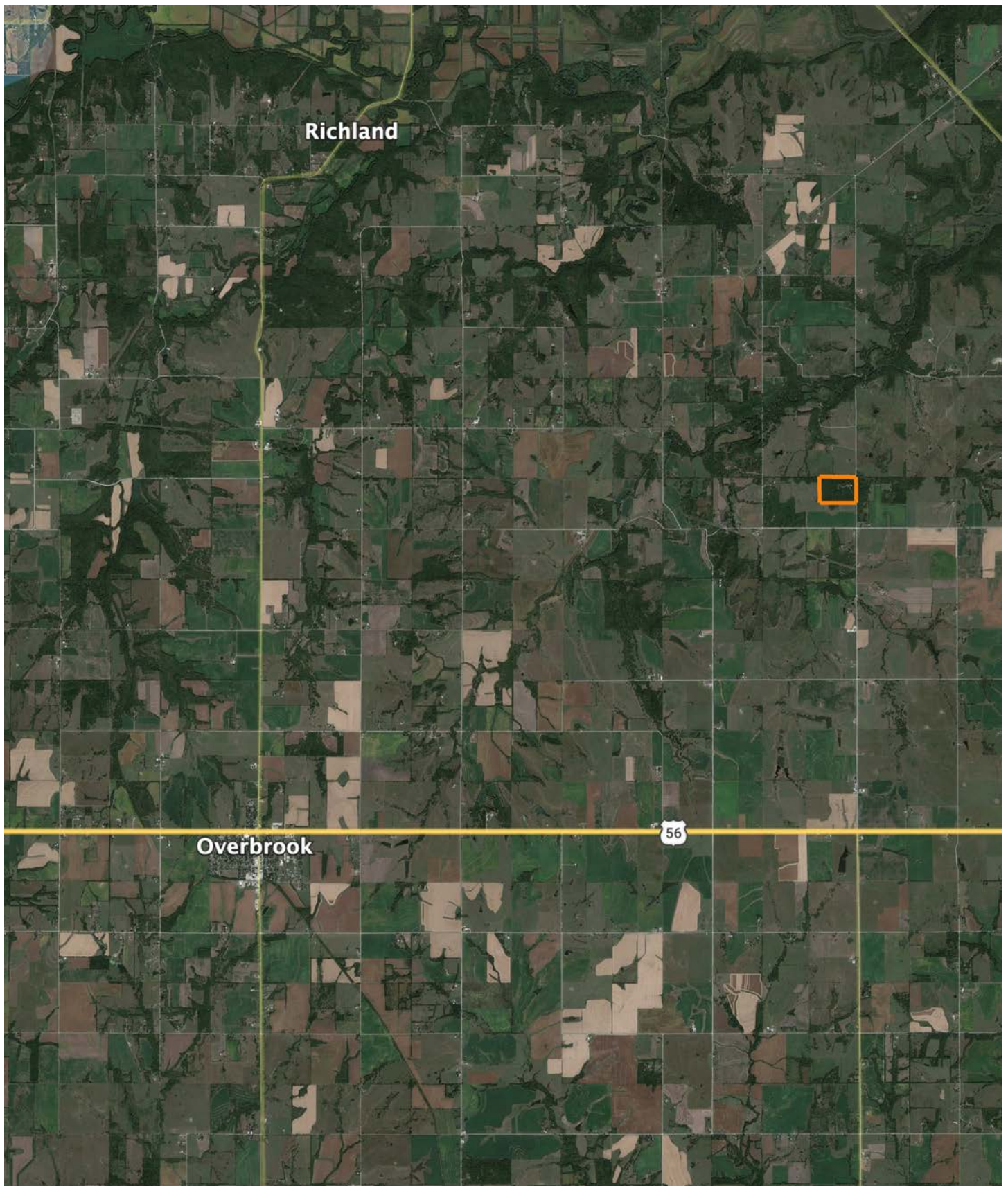
Area Symbol: KS045, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c
7657	Vinland-Martin complex, 7 to 15 percent slopes	32.22	55.7%		Vle
4752	Sogn-Vinland complex, 3 to 25 percent slopes	14.56	25.2%		Vls
7325	Martin-Oska silty clay loams, 3 to 6 percent slopes	8.96	15.5%		Ille
7051	Kennebec silt loam, frequently flooded	1.36	2.4%		Vw
7307	Martin soils, 3 to 7 percent slopes, eroded	0.67	1.2%		IVe
<b>Weighted Average</b>					<b>5.49</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

# OVERVIEW MAP

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# 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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**MidwestLandGroup.com**

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