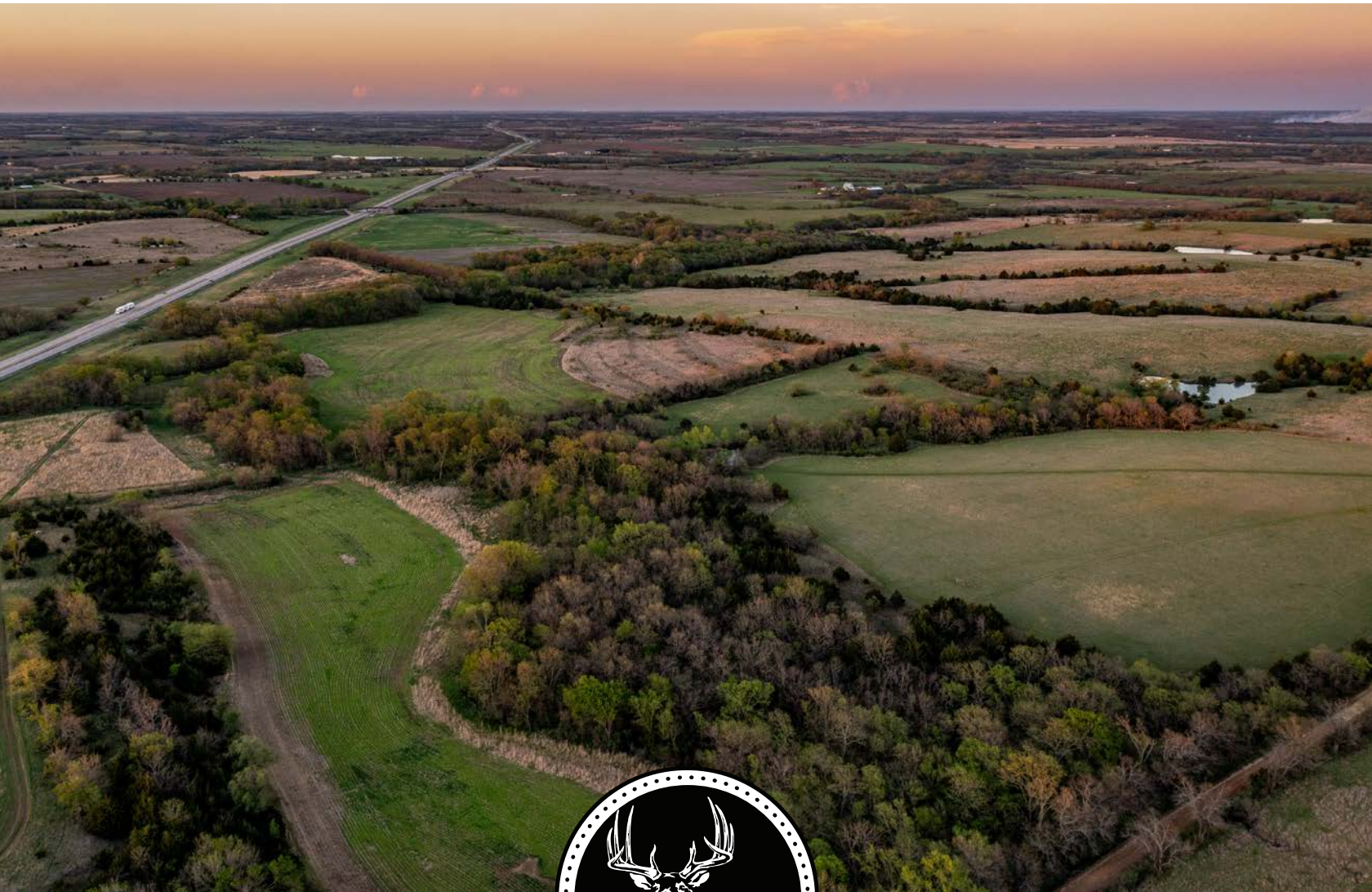


MIDWEST LAND GROUP PRESENTS

113 ACRES IN

LYON COUNTY KANSAS

2200 ROAD 390, BURLINGAME, KS 66413



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PREMIER KANSAS HUNTING & RECREATIONAL FARM LOCATED ON THE LYON, WABAUNSEE, OSAGE COUNTY LINE

Tucked away in the heart of eastern Kansas, just 30 miles from Emporia and under two hours from Kansas City, this 113 +/- acre farm represents a rare opportunity to own a true legacy hunting property. Carefully managed for over 20 years by a dedicated father-and-son ownership, this farm has consistently produced top-end White-tailed deer, including multiple Boone & Crockett caliber bucks, along with exceptional turkey hunting and year-round trapping opportunities.

The property is highlighted by a diverse and balanced landscape featuring 42 +/- acres of mature hardwood timber, a strong mix of native grasses, brome, and productive tillable acreage. The timber stand includes Black Walnut, Bur Oak, White Oak, Elm, Cottonwood, Sycamore, Osage Orange, and Cedar, creating an ideal habitat, cover, and long-term value.

Live water is a standout feature, with Soldier Creek winding throughout the farm along that finger into two

branches, complemented by three spring-fed ponds (one fully stocked) and a convenient creek crossing. This combination provides a year-round water source that enhances both wildlife activity and recreational appeal. For the angler at heart, fish the days away chasing bass, channel, and bluegill.

With established quail buffers wrapping the tillable fields, an internal trail system, and a strategically placed shoot house, the farm is turn-key for the avid outdoorsman. The mix of habitats supports thriving populations of whitetail deer, eastern turkeys, quail, and more. The small pocketed fields and pinch points along the creek are prime for bow stand setup, with opportunity for multiple shoot house locations as well.

Beyond recreation, the property offers income potential through current cash rent on tillable acres, a crop-share hay agreement, and active CRP acreage. Utilities are available to pull from the southwest corner, offering

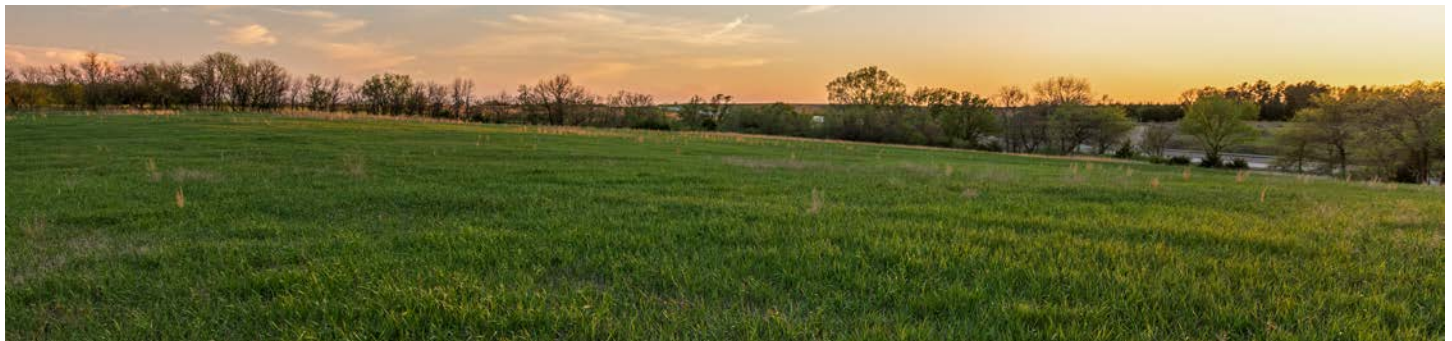


future build potential. Access is secured via two gated entrances, with Road Y providing graveled frontage. The property is fenced with 4 and 5-strand barbed wire, with the east and west average to above average, and the south and north average to below average.

The rolling topography provides stunning, panoramic views in every direction and enhances both hunting strategy and overall enjoyment of the land. Exceptionally well-maintained, this farm is ready for its next steward

to carry on a legacy of conservation, recreation, and success. All mineral rights are intact and transferable. The current lease is for the 2026 year and is open for the 2027 year. Annual tillable income of \$1,750.00 with the hay acres on a 1/3-2/3 crop share. Annual CRP payment of \$107.00.

For additional information or to schedule a tour, contact Brenda Doudican with Midwest Land Group at (620) 794-8075 or bdoudican@midwestlandgroup.com.



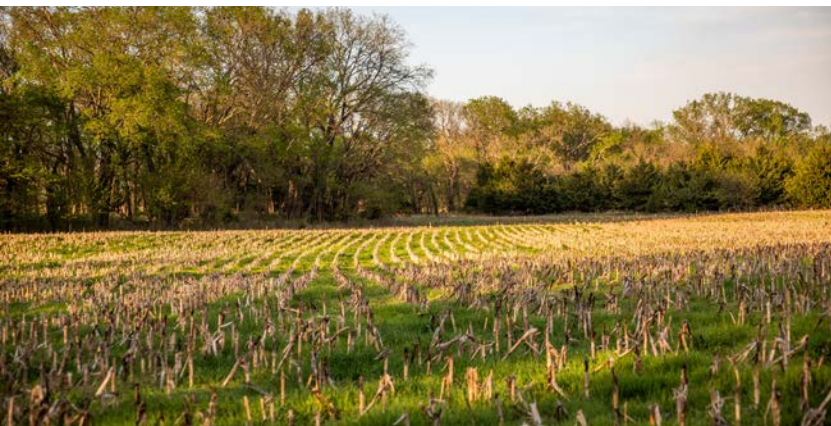
PROPERTY FEATURES

COUNTY: **LYON** | STATE: **KANSAS** | ACRES: **113**

- 42 +/- acres mature timber stand
- 30 +/- acres tillable row crop
- 23 +/- acres native grassland
- 17 +/- acres brome
- 1.75 +/- acres active CRP
- Soldier Creek runs throughout with 2 branches
- 3 spring-fed ponds with one fully stocked
- Quail buffers wrapping tillable fields
- Mature timber stand made up of Black Walnut, Bur Oak, White Oak, Elm, Cottonwood, Sycamore, Osage Orange, Cedar
- 1 shoot house
- Internal trail system throughout
- 2 gate entrances on the southwest and southeast
- Ideal topography elevation changes throughout
- Incredible hunt history with over 20 years plus ownership
- Top-end whitetails, eastern turkey, quail, and bobcats are prevalent on the property
- Utilities available from the southwest corner
- Road 390 is a minimum maintenance road with Road Y graveled
- Current cash rent with annual income of \$1,750.00 on tillable acres with 1/3-2/3 crop share on hay. CRP income of \$107.00 annually with contract enrollment date of 10/1/2028 to 9/30/3038
- All mineral rights intact
- 30 miles from Emporia
- 49 miles from Topeka
- 99 miles from Kansas City
- 114 miles from Wichita

30 +/- ACRES TILLABLE ROW CROP

Beyond recreation, the property offers income potential through current cash rent on tillable acres, a crop-share hay agreement, and active CRP acreage.



17 +/- ACRES OF BROME



SOLDIER CREEK



23 +/- ACRES NATIVE GRASSLAND



INCREDIBLE HUNT HISTORY

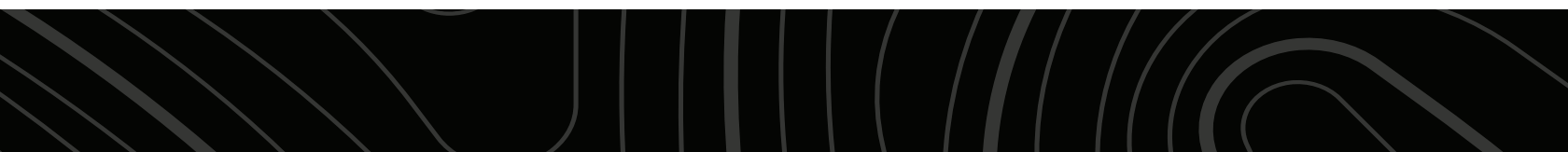
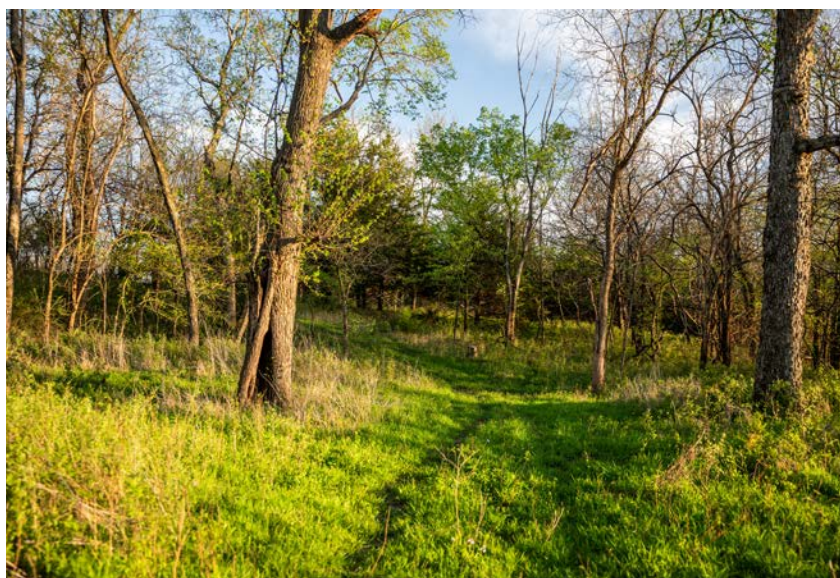
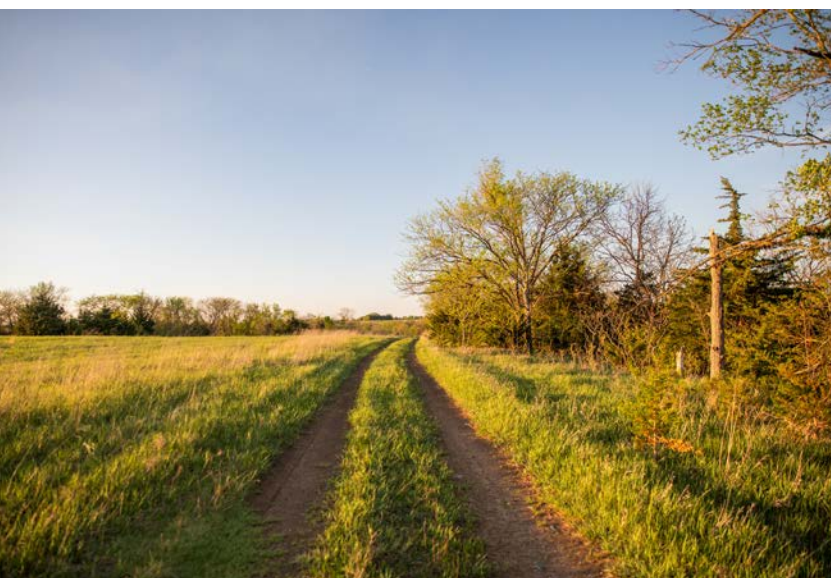
The mix of habitats supports thriving populations of whitetail deer, eastern turkeys, quail, and more. The small pocketed fields and pinch points along the creek are prime for bow stand setup, with opportunity for multiple shoot house locations as well.



3 SPRING-FED PONDS

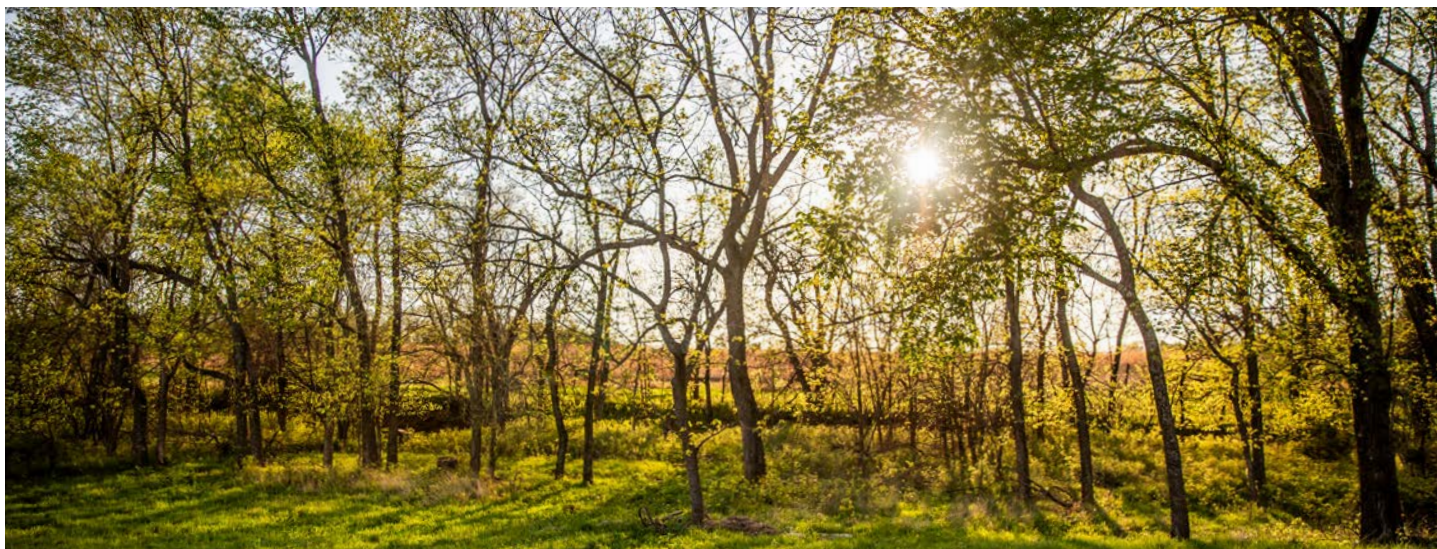


INTERNAL TRAIL SYSTEM



42 +/- ACRES OF TIMBER STAND

The timber stand includes Black Walnut, Bur Oak, White Oak, Elm, Cottonwood, Sycamore, Osage Orange, and Cedar, creating an ideal habitat, cover, and long-term value.



ADDITIONAL PHOTOS

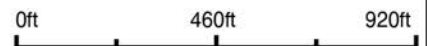


AERIAL MAP



©2026 AgriData, Inc.

Map Center: 38° 43' 42.02, -95° 57' 36.91



Maps Provided By:



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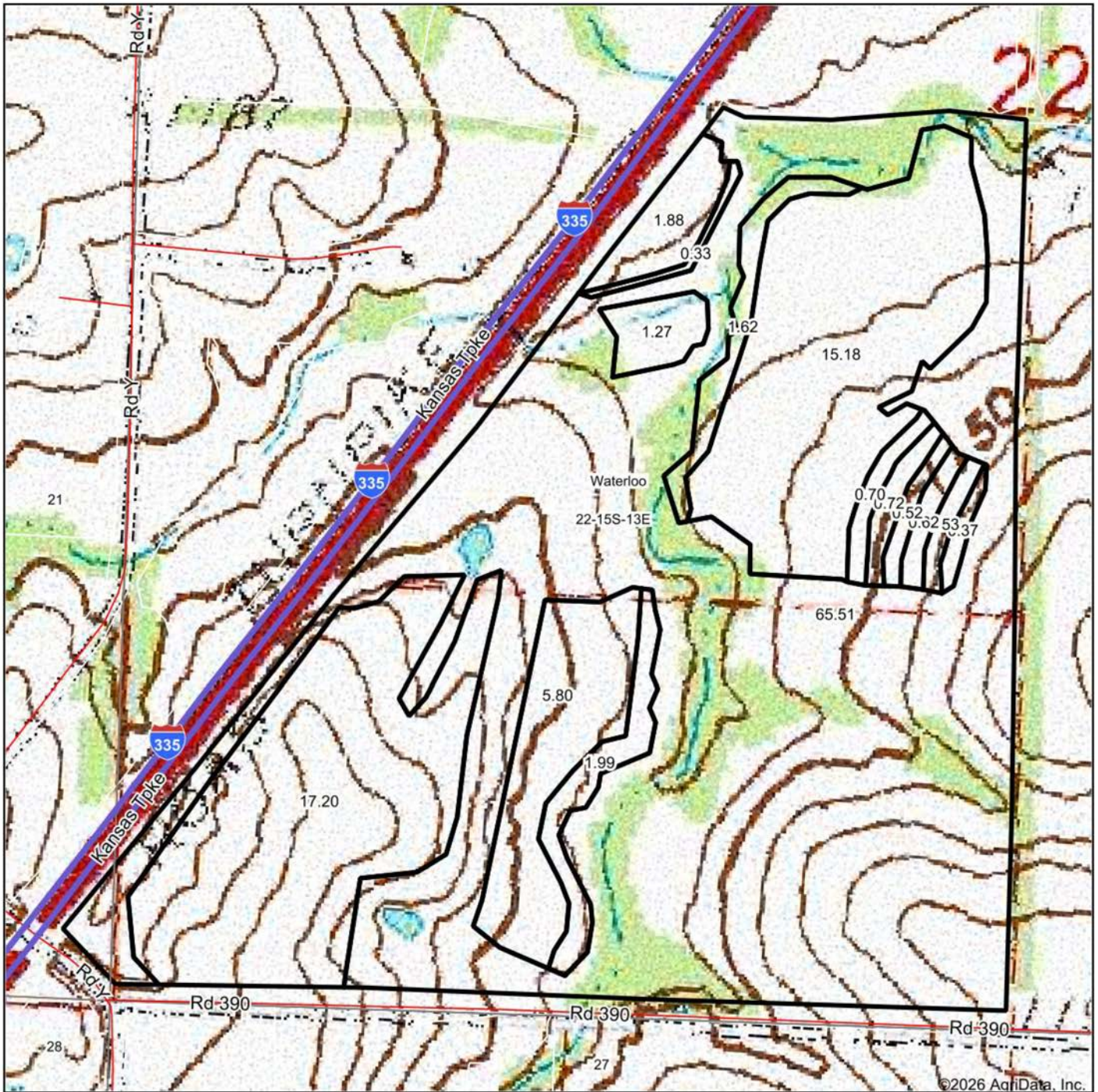
22-15S-13E
Lyon County
Kansas



3/22/2026

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

TOPOGRAPHY MAP



©2026 AgriData, Inc.

Map Center: 38° 43' 42.02, -95° 57' 36.91

0ft 460ft 920ft



Maps Provided By:



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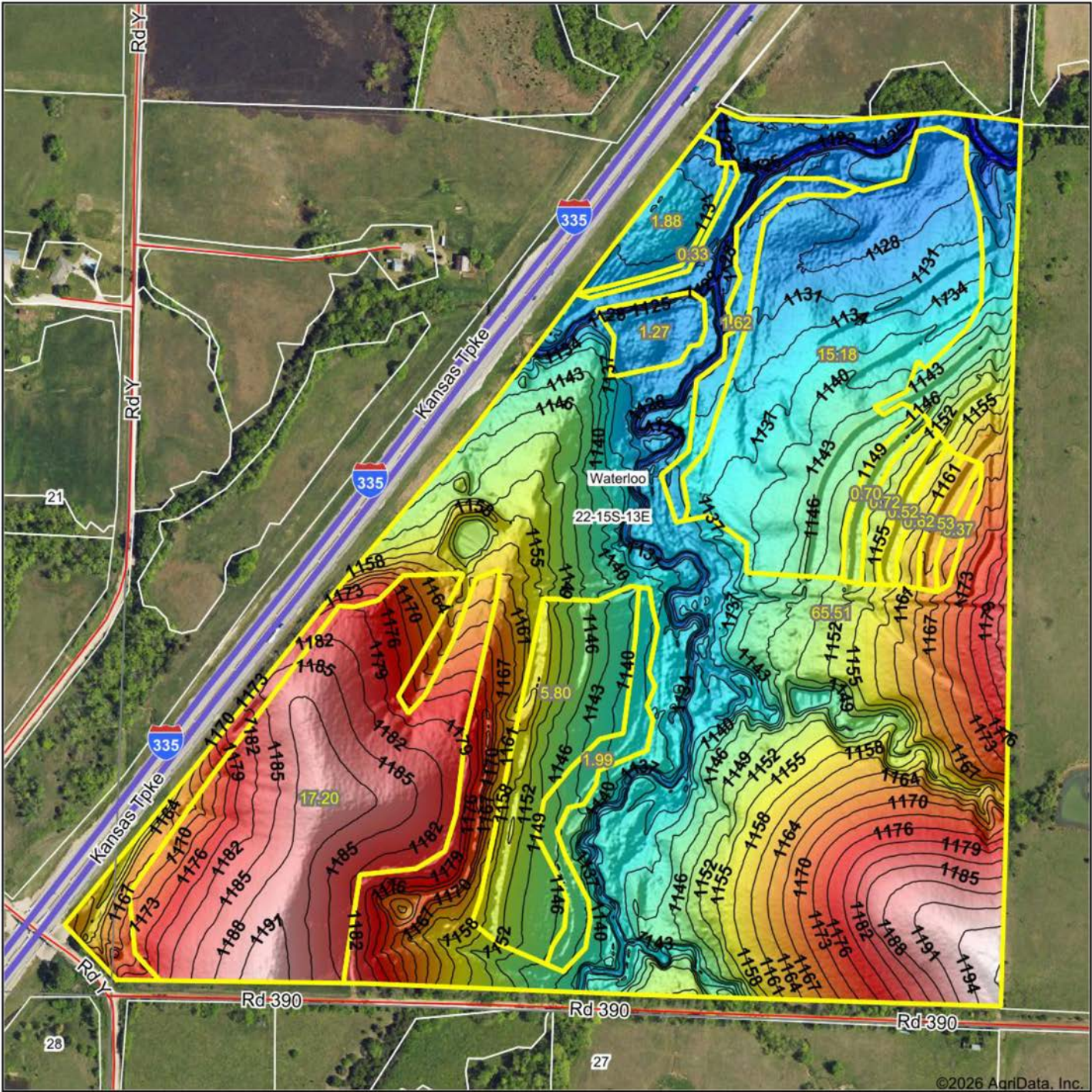
22-15S-13E
Lyon County
Kansas



3/22/2026

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

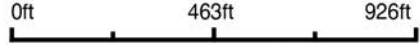
HILLSHADE MAP



©2026 AgriData, Inc.



Source: USGS 1 meter dem
 Interval(ft): 3
 Min: 1,116.0
 Max: 1,197.3
 Range: 81.3
 Average: 1,159.1
 Standard Deviation: 20.21 ft



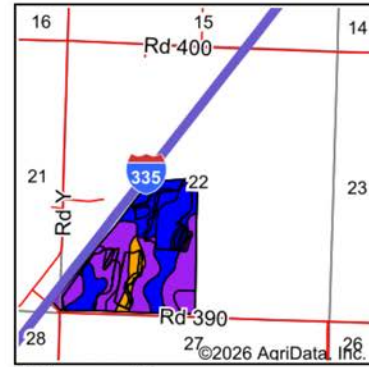
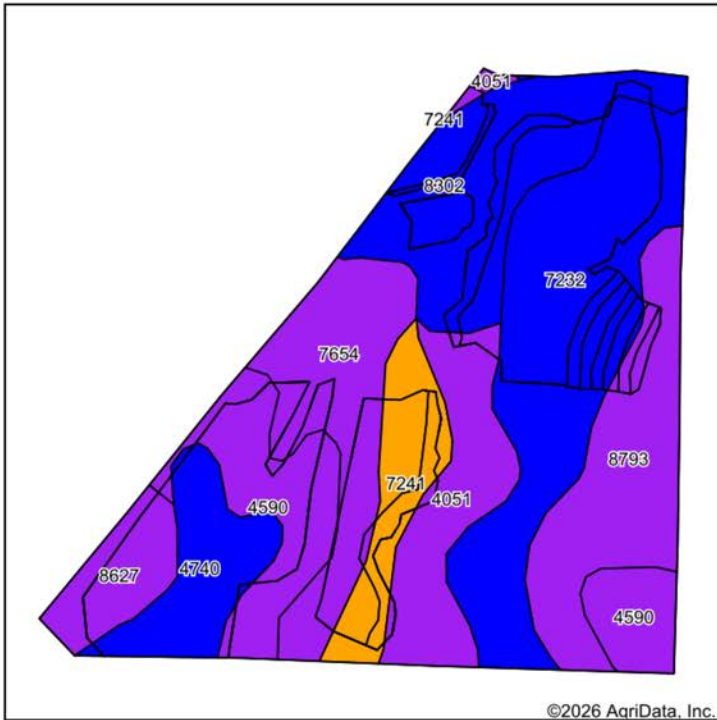
22-15S-13E
 Lyon County
 Kansas

Boundary Center: 38° 43' 42.02, -95° 57' 36.91

Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
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SOILS MAP



State: **Kansas**
 County: **Lyon**
 Location: **22-15S-13E**
 Township: **Waterloo**
 Acres: **114.24**
 Date: **4/27/2026**



Maps Provided By
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 CUSTOMIZED ONLINE MAPPING
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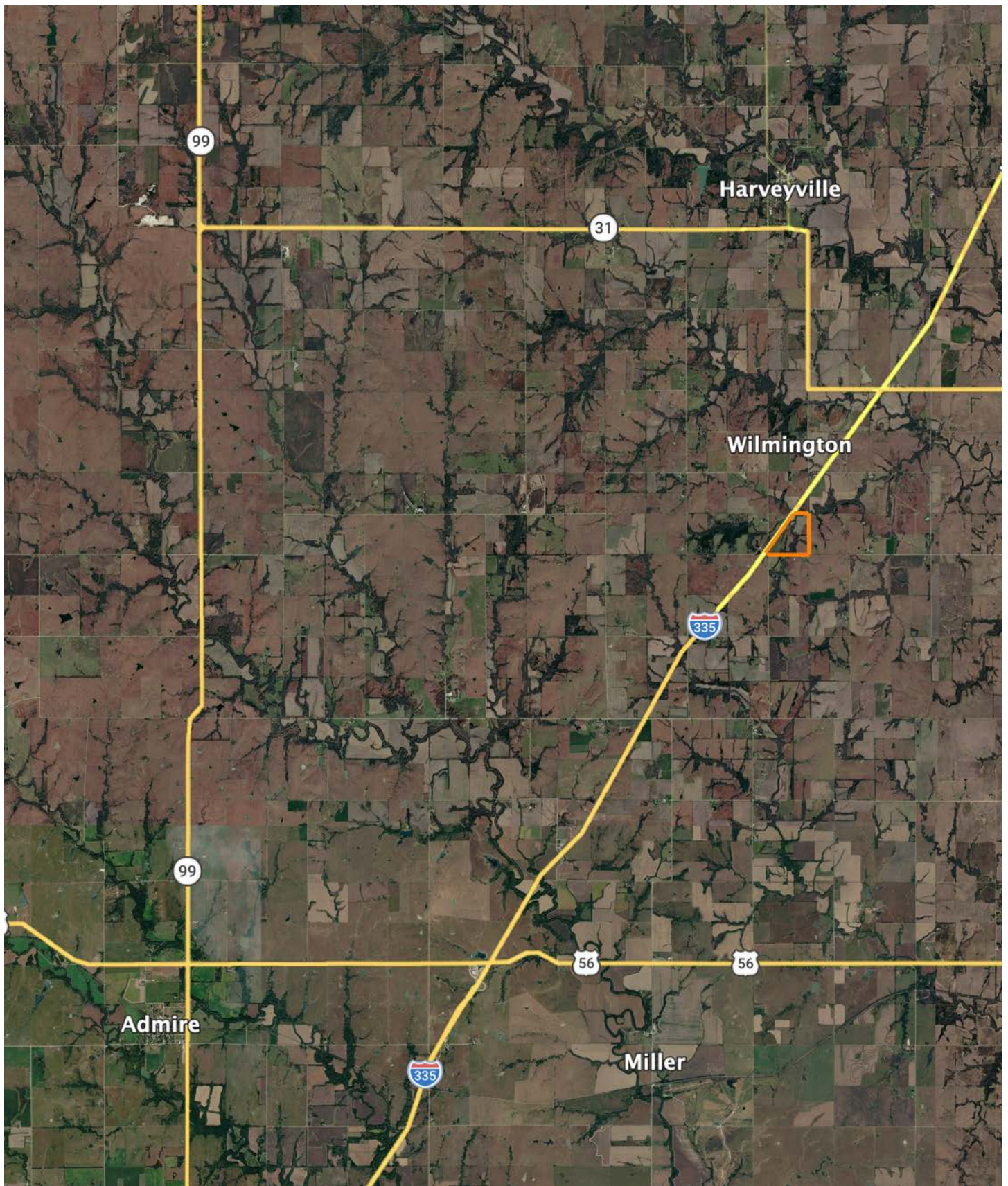


Soils data provided by USDA and NRCS.

Area Symbol: KS111, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class °c	Irr Class °c	Alfalfa hay Tons	Bromegrass hay Tons	Fescue AUM	Grain sorghum Bu	Smooth bromegrass AUM	Soybeans Bu	Warm season grasses AUM	Winter wheat Bu	
7232	Elmont silt loam, 1 to 3 percent slopes	25.57	22.4%		Ile		4	3	4	75	3	30	1	35	
8302	Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded	16.22	14.2%		Ilw										
8793	Lebo-Summit complex, 8 to 12 percent slopes	14.67	12.8%		Vle										
7654	Vinland loam, 3 to 12 percent slopes	13.71	12.0%		Vle		3	2	3		2		1		
4590	Clime-Sogn complex, 3 to 20 percent slopes	13.41	11.7%		Vle										
4051	Ivan silt loam, channeled	10.69	9.4%		Vvw										
4740	Labette silty clay loam, 1 to 3 percent slopes	7.79	6.8%		Ile	Ile									
7241	Elmont silty clay loam, 3 to 7 percent slopes, eroded	7.03	6.2%		Ille	Ille									
8627	Bates-Collinsville complex, 3 to 15 percent slopes	5.15	4.5%		Vle										
Weighted Average						3.99	-	1.3	0.9	1.3	16.8	0.9	6.7	0.3	7.8

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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