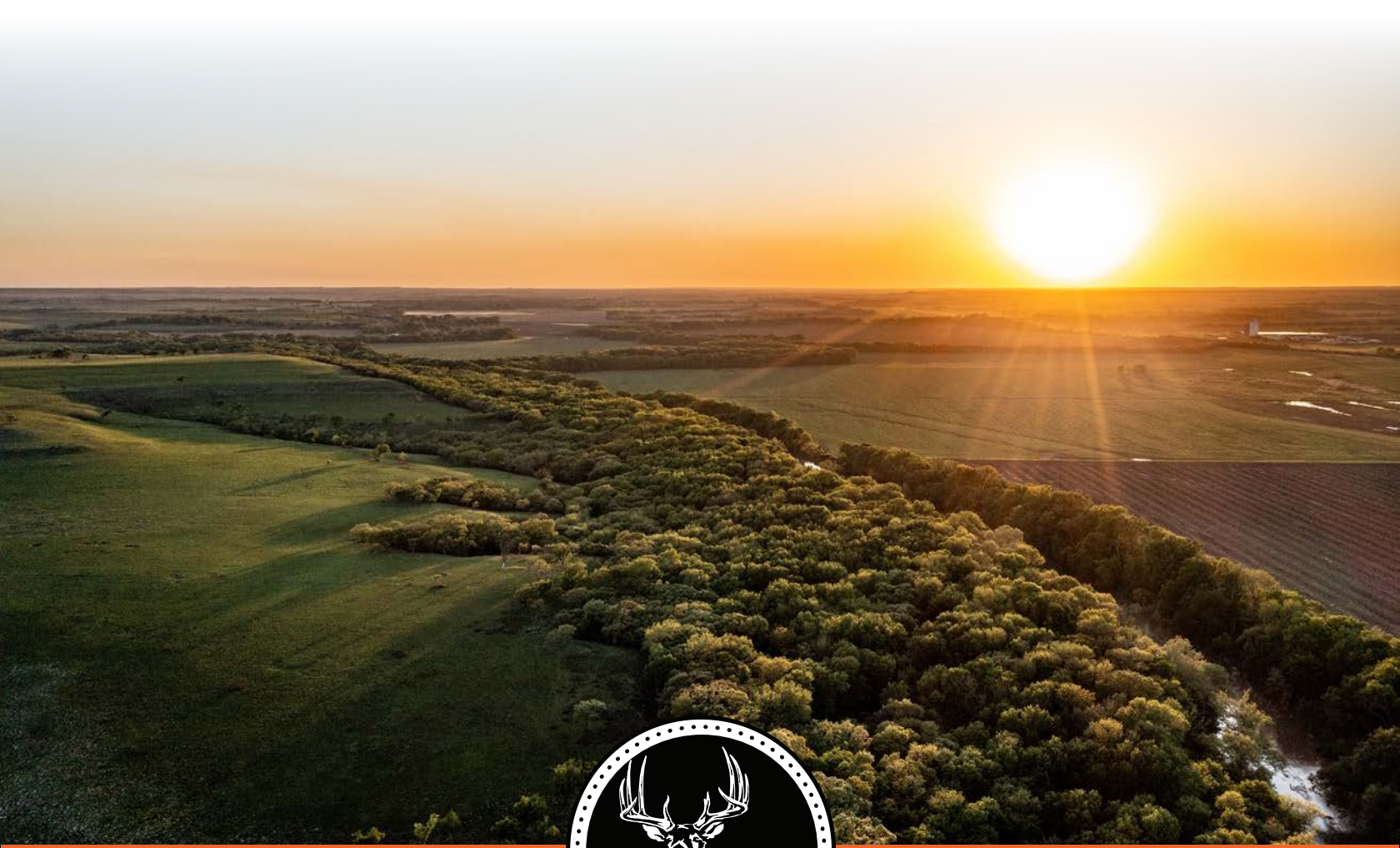


MIDWEST LAND GROUP PRESENTS

99 ACRES IN

CHASE COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

INCREDIBLY WELL STEWARDED YEAR-ROUND HUNTING RETREAT ALONG THE COTTONWOOD RIVER

Tucked into the heart of the legendary Flint Hills, this exceptional 99 +/- acre recreational tract in coveted Chase County offers a rare opportunity to own a premier hunting and wildlife property along the scenic Cottonwood River. Located just 10 miles from Emporia and 11 miles from Strong City, this secluded getaway combines world-class habitat, dynamic topography, and proven hunting history in one of Kansas' most sought-after regions. Do not let the big grass fool you on the capabilities this tract holds!

The property features approximately 26 +/- acres of mature hardwood timber intertwined with deep fingerling draws and over 140 +/- feet of elevation change, creating ideal travel corridors and bedding habitat for mature whitetails. The remaining native grassland provides outstanding cover for upland birds and native wildlife while enhancing the natural beauty that defines the Flint Hills landscape. A secluded easement roadway leads into the farm, offering both privacy and limited disturbance with zero pressure.

A carefully developed 5 +/- acre fenced food plot is planted to a diverse fall mix of clover, wheat, and rye, complementing the property's strong history of producing and holding trophy-class whitetails. One strategically placed tower blind is already in place and ready for immediate hunting opportunities. Down in the timber stand, travel corridors pave the way for multiple stand locations, allowing one to hunt multiple stands and play the winds. Along with world-class whitetails,

turkey, quail, dove, prairie chicken, and jackrabbits thrive throughout the tract, while endless waterfowl utilize the Cottonwood River frontage and spring-fed pond for roosting and feeding opportunities.

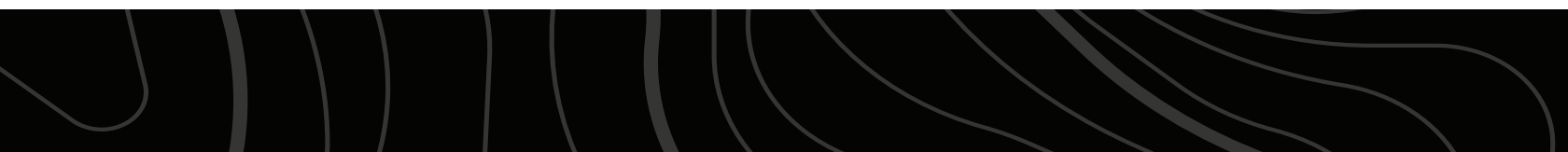
Bordered by large-scale cattle country and productive river-bottom tillable acreage, this farm sits in a highly desirable neighborhood with longtime ownership and adjoining QDMA-minded neighbors stewarding wildlife habitat to the east and west. The combination of diverse habitat, strong genetics, dependable water sources, and low hunting pressure creates a truly special recreational investment. To the north, never-ending tillable row crop fields line the riverbank, and is where the migratory birds feed and then roost on the river and spring-fed pond on the subject property. In deep winter months, when everything else is locked up, the Cottonwood River is piled by the millions with birds and is a waterfowler's paradise.

Additional improvements include 5-strand perimeter fencing, all mineral rights intact, a spring-fed pond with room for expansion, and approximately 0.28 miles of Cottonwood River frontage. With remarkably low 2025 taxes estimated at only \$261.46, this Chase County property presents a rare chance to own an elite Kansas hunting tract with tremendous recreational, habitat, and long-term investment appeal. To schedule your private tour or for additional information, contact Brenda Doudican with Midwest Land Group at (620) 794-8075 or bdoudican@midwestlandgroup.com.

PROPERTY FEATURES

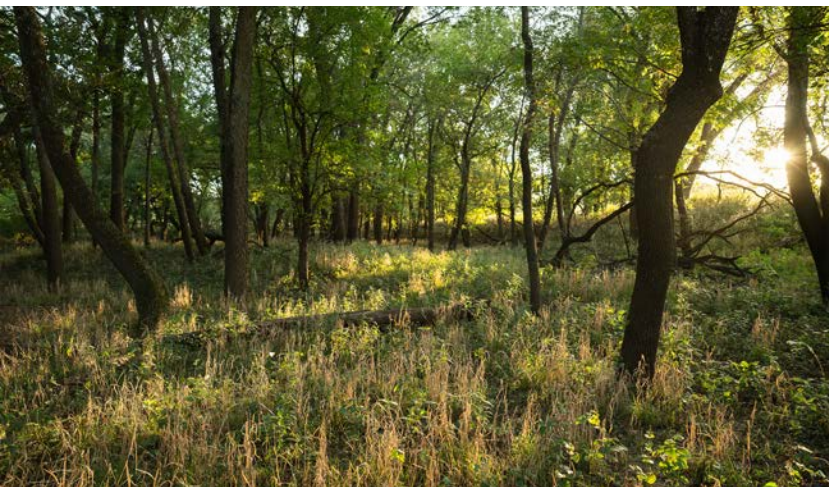
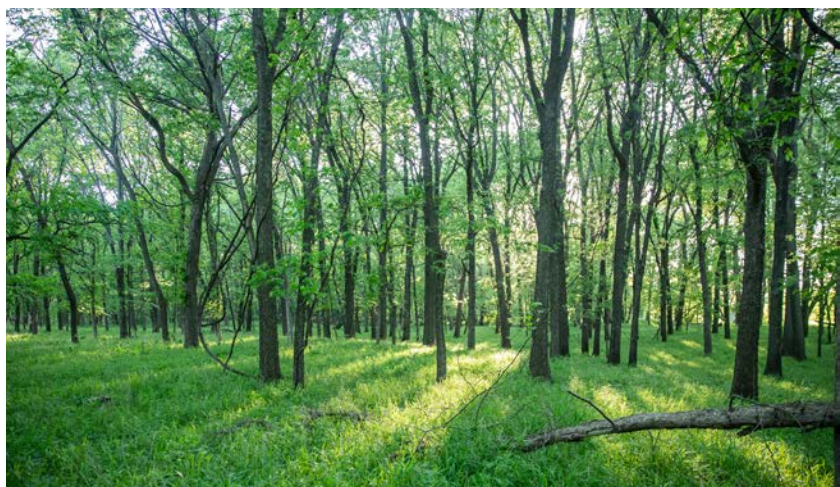
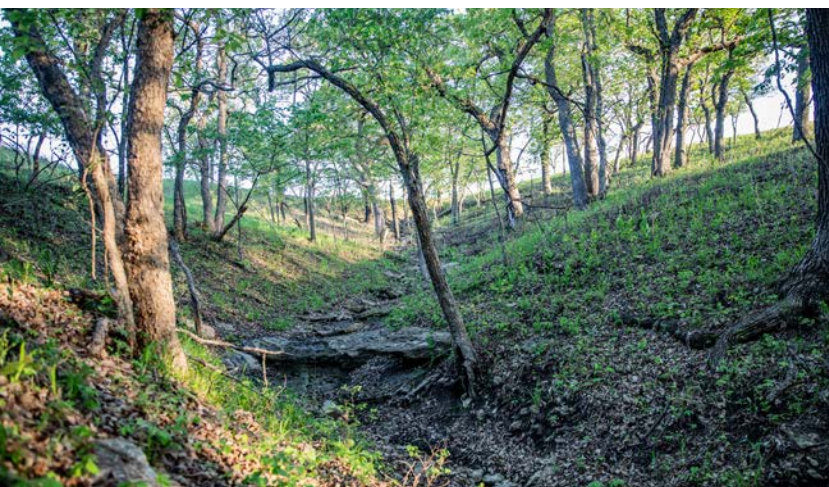
COUNTY: **CHASE** | STATE: **KANSAS** | ACRES: **99**

- 99 +/- acres total
- 26 +/- acres mature hardwood timber stand
- 68 +/- acres native grassland
- 5 +/- acre food plot
- 0.28 miles of Cottonwood River frontage
- 1 spring-fed pond
- Over 140 ft. elevation change throughout
- Deep fingerling draws
- Secluded setting, easement roadway to the property
- 1 tower blind
- 5 +/- acre food plot area fenced and planted to a fall mix of clover, wheat, rye
- Prime hunt history on the farm
- Mature whitetails, turkey, quail, dove are endless, with prairie chicken and jackrabbits abundant
- Endless waterfowl that roost on the Cottonwood River and the spring-fed pond and feed in the tillable bottoms below
- Surrounded by big cattle county and river bottom tillable on north and south
- QDMA stewarding east and west adjoining neighbors with longtime ownership
- 5-strand perimeter fencing
- Annual 90-day pasture grass lease available with \$2,270.00 income
- All mineral rights intact
- Approximate 2025 tax: \$261.46
- 10 miles from Emporia
- 11 miles from Strong City
- 85 miles from Wichita
- 118 miles from Kansas City



26 +/- ACRES MATURE HARDWOOD TIMBER

The property features approximately 26 +/- acres of mature hardwood timber intertwined with deep fingerling draws and over 140 +/- feet of elevation change, creating ideal travel corridors and bedding habitat for mature whitetails.



1 SPRING-FED POND



68 +/- ACRES NATIVE GRASSLAND



COTTONWOOD RIVER FRONTAGE

In deep winter months, when everything else is locked up, the Cottonwood River is piled by the millions with birds and is a waterfowler's paradise.



TRAIL CAM PICTURES



AERIAL MAP



©2026 AgriData, Inc.

Boundary Center: 38° 22' 52.01, -96° 24' 45.8



Maps Provided By:



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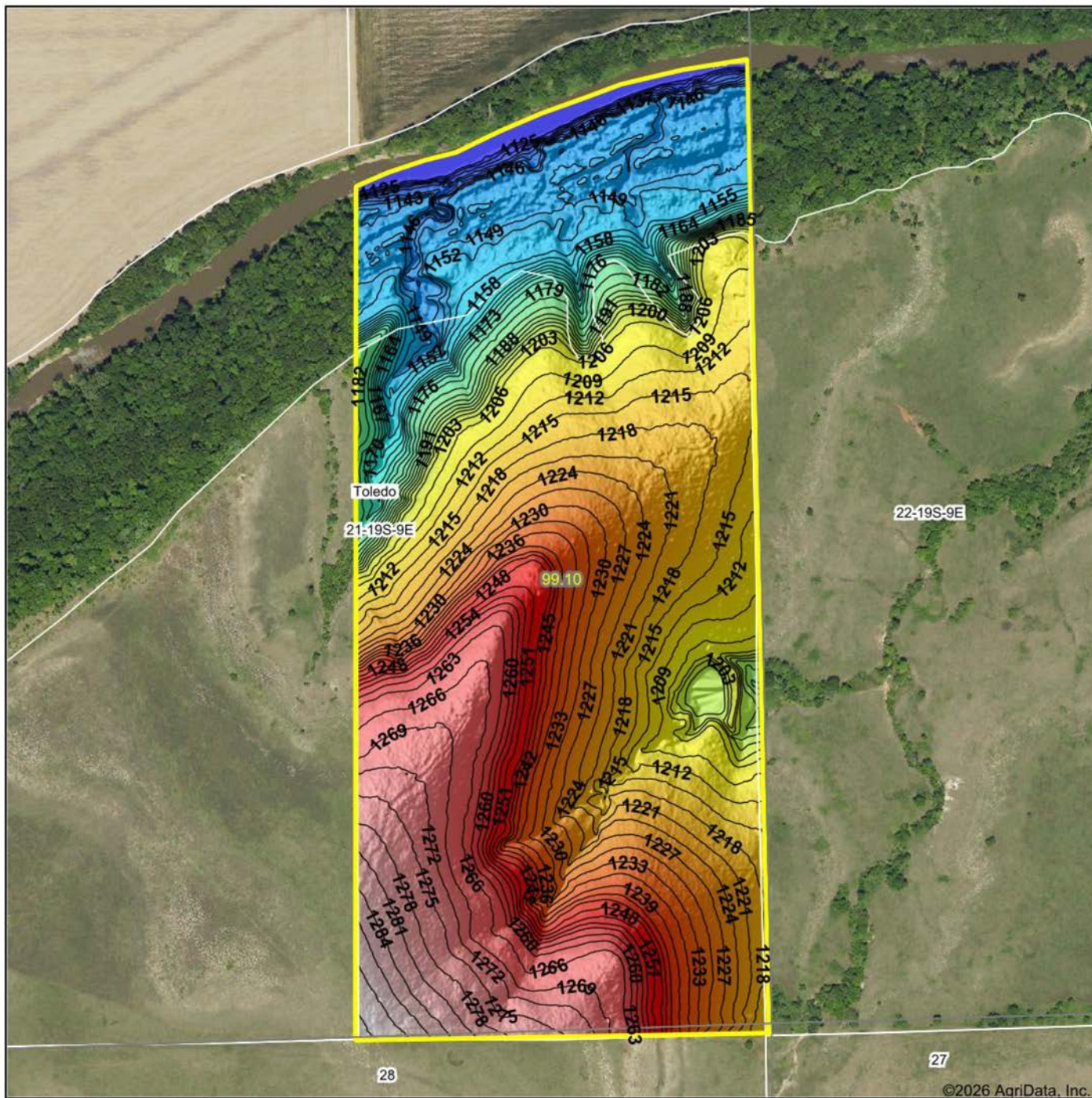
21-19S-9E
Chase County
Kansas



2/7/2026

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

HILLSHADE MAP



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Low Elevation High



Source: USGS 1 meter dem

Interval(ft): 3

Min: 1,119.5

Max: 1,294.4

Range: 174.9

Average: 1,214.3

Standard Deviation: 41.99 ft



2/7/2026

21-19S-9E
Chase County
Kansas

Boundary Center: 38° 22' 52.01, -96° 24' 45.8



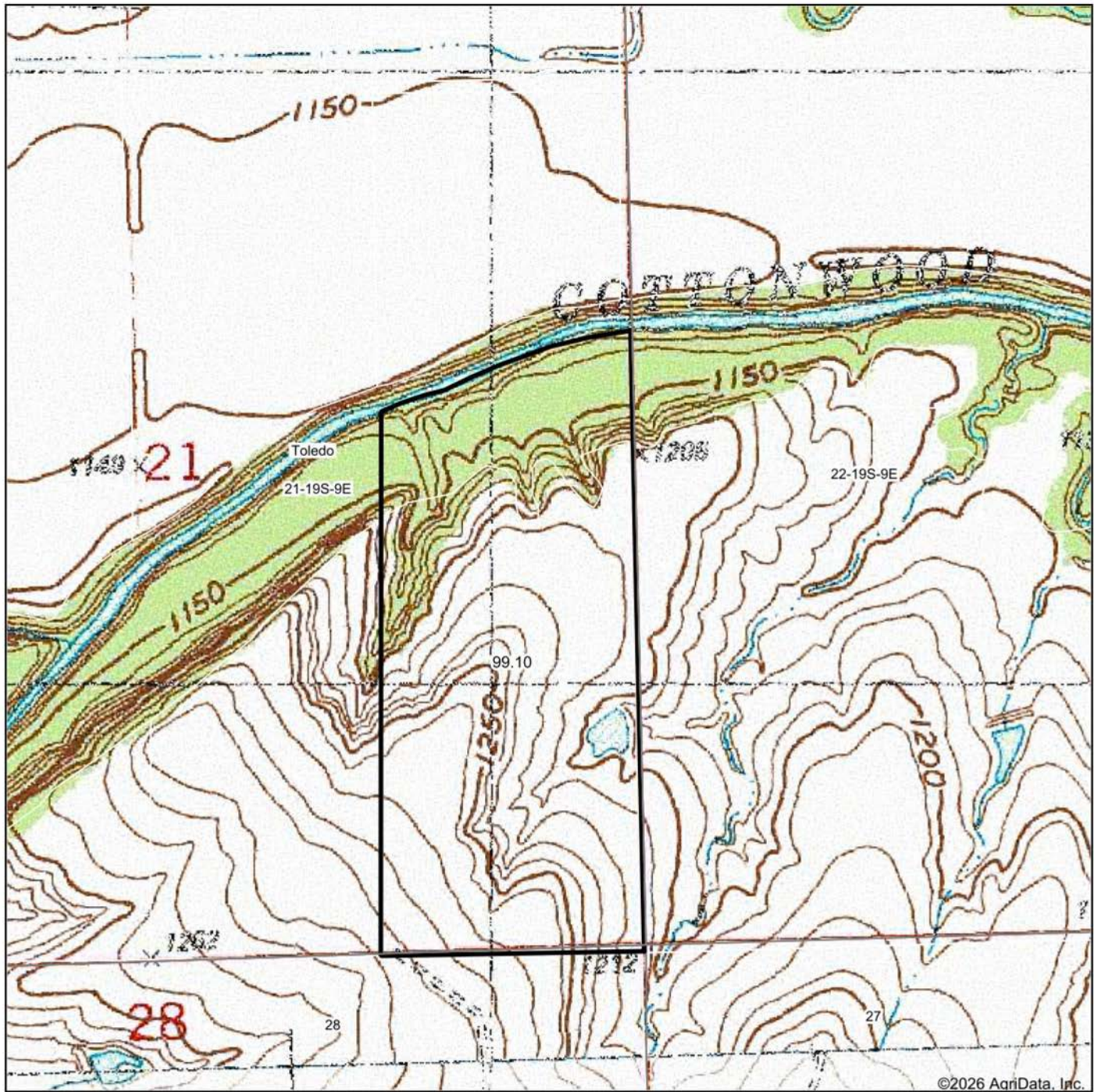
Maps Provided By:



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

TOPOGRAPHY MAP



©2026 AgriData, Inc.

Map Center: 38° 22' 57.06, -96° 24' 42.74



21-19S-9E
Chase County
Kansas



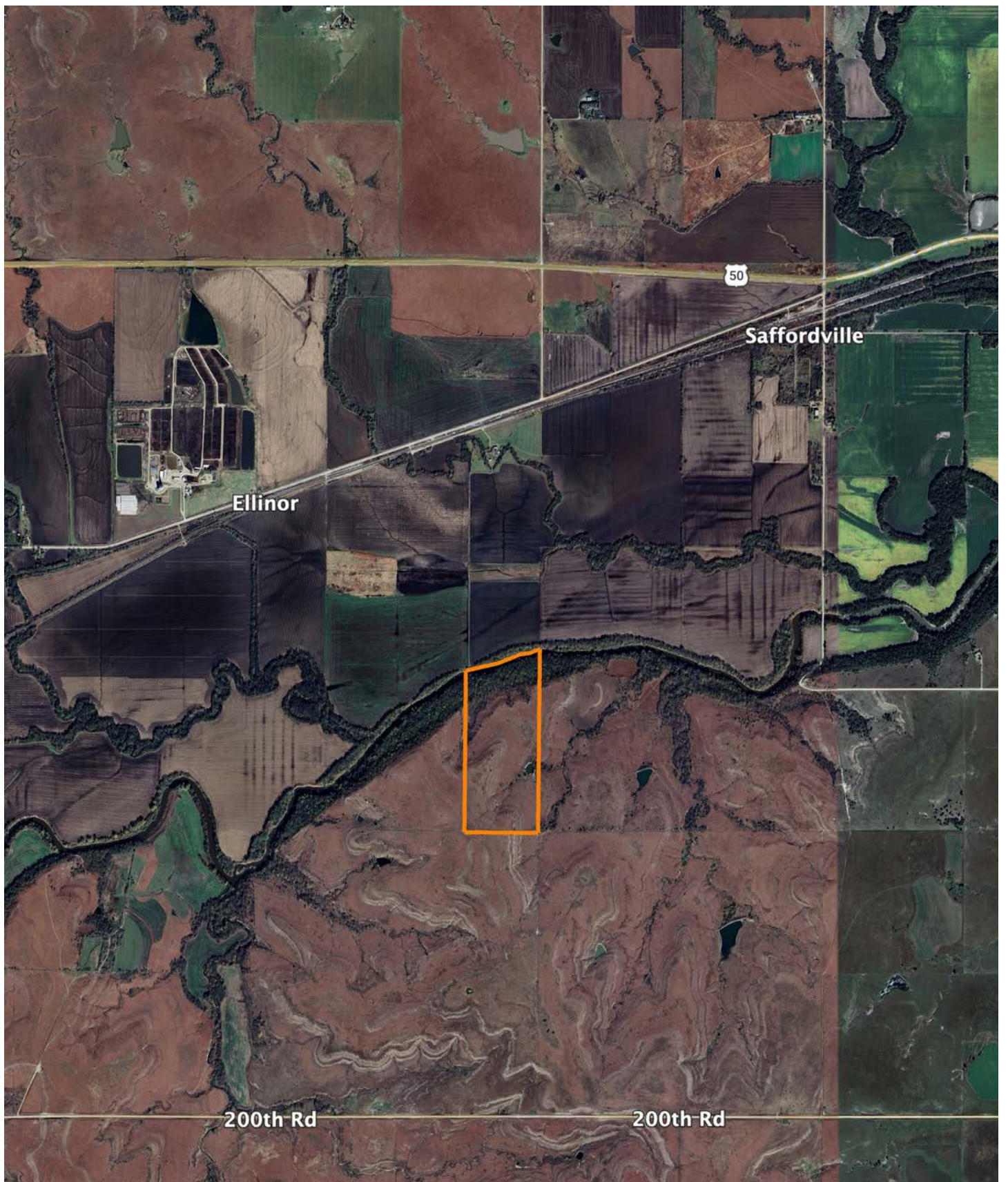
2/7/2026



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

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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