

MIDWEST LAND GROUP PRESENTS

90 ACRES

DOUGLAS COUNTY, KS

00000 N 775 ROAD, LAWRENCE, KANSAS 66047



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

LOCATION, RECREATION, PRIVACY, AND BUILD SITE POTENTIAL

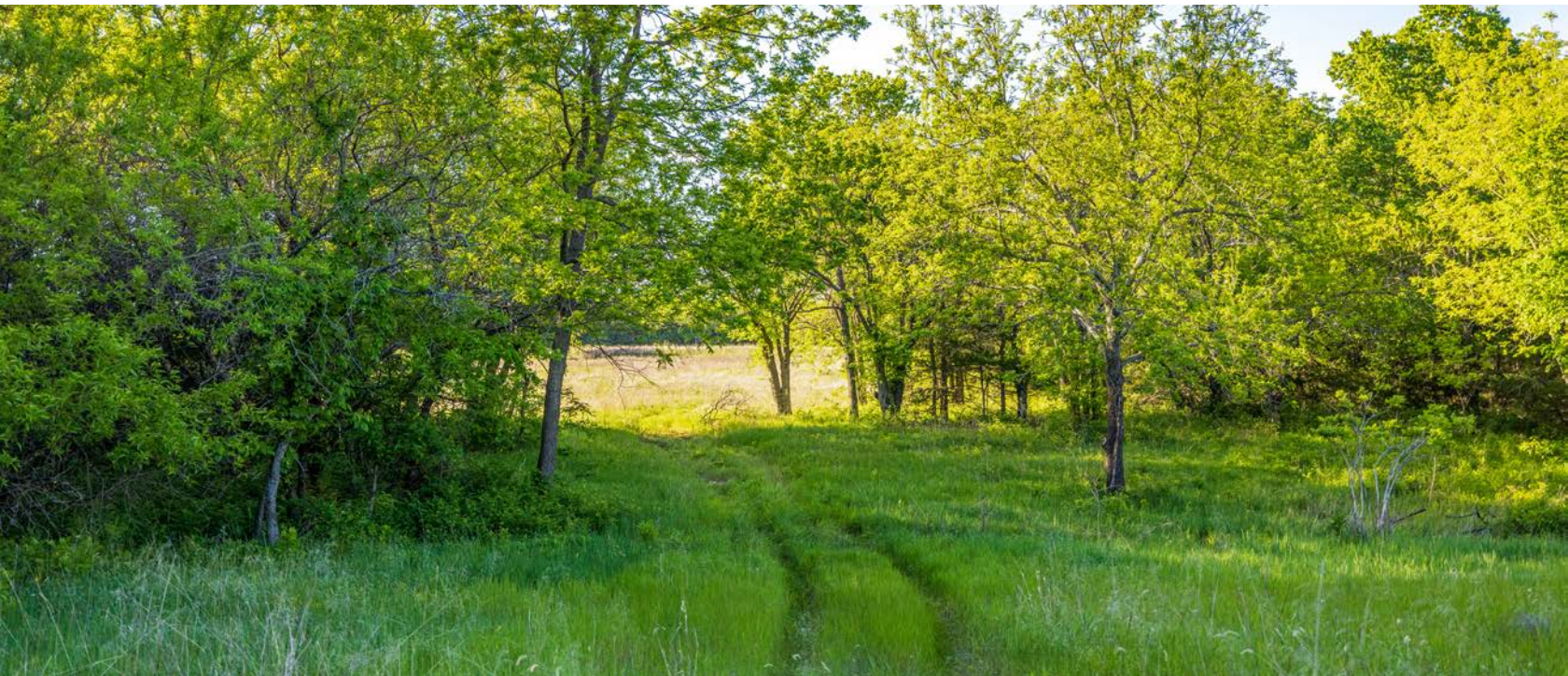
Discover an extraordinary 90-acre retreat in Douglas County, Kansas - a truly rare opportunity to own some of the most beautiful recreational land in Eastern Kansas. Tucked away on a quiet country road, this incredible property offers the perfect blend of rolling terrain, mature timber, open spaces, and abundant wildlife, creating a setting that feels private, peaceful, and unforgettable.

For the outdoor enthusiast, this farm is a dream come true. Exceptional hunting opportunities abound with prime habitat for deer and turkey, while the nearby public recreation areas expand your options even further. Located just up the road from Lone Star Lake and only minutes from the renowned Clinton Wildlife Area, you'll enjoy easy access to fishing, boating, hiking, and thousands of acres of additional outdoor adventure.

This is the opportunity you've been waiting for to build your dream home and literally hunt right out your back door. An outstanding build site offers stunning views and a serene setting, with utilities conveniently available at the road. The quiet location provides the peace and seclusion you want while still being within easy reach of Lawrence and the surrounding area.

Properties with this combination of beauty, recreation, privacy, and build potential are incredibly hard to find. Come experience one of Eastern Kansas' finest tracts of land for yourself.

Property split and new survey are in the process and will be completed and recorded before closing.



PROPERTY FEATURES

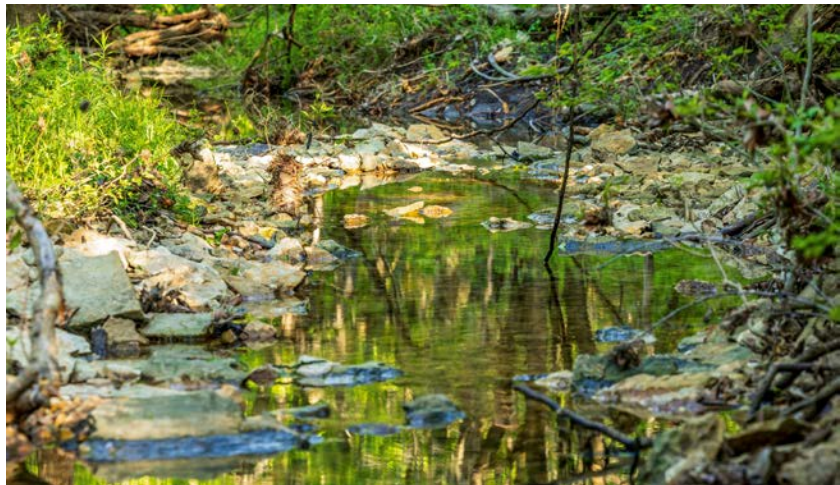
COUNTY: **DOUGLAS** | STATE: **KANSAS** | ACRES: **90**

- 90 total acres in Douglas County
- Incredible location, only 10 miles from Lawrence
- Close to Clinton Lake and Lone Star Lake
- Peaceful and quiet area
- Rare recreational beauty
- Abundant wildlife with exceptional hunting
- 20+ acres of farm ground or food plots
- Very secluded terrain with big elevation changes
- Utilities are available at the road
- All mineral rights pass to new owner

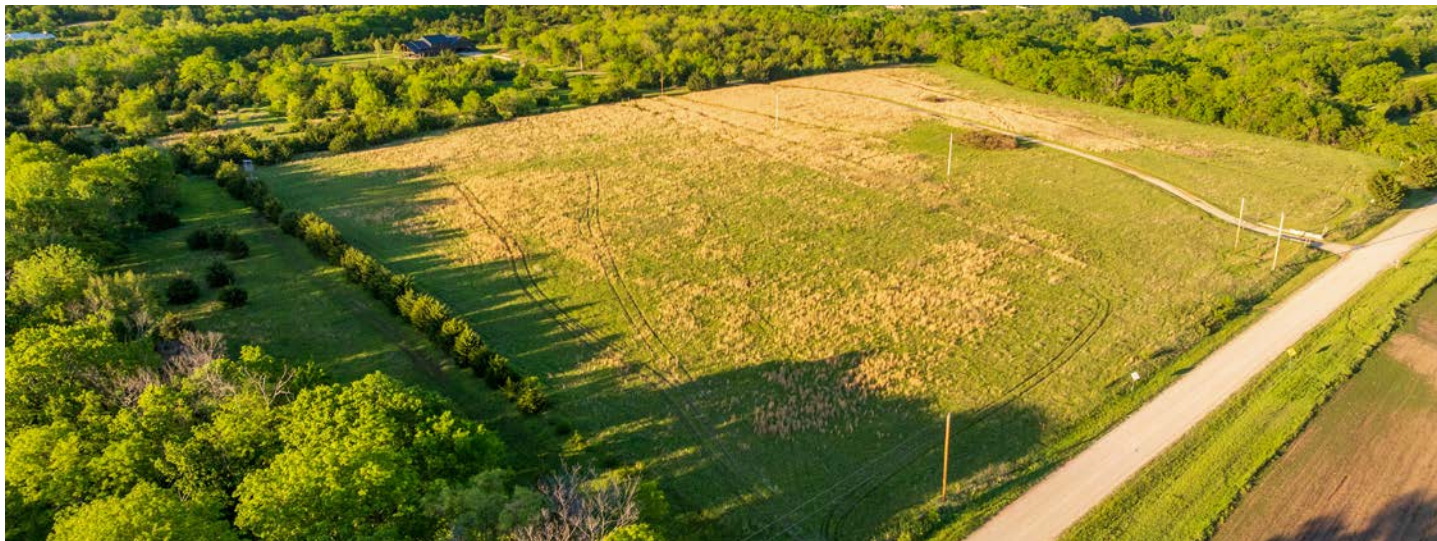


90 SECLUDED ACRES

Tucked away on a quiet country road, this incredible property offers the perfect blend of rolling terrain, mature timber, open spaces, and abundant wildlife, creating a setting that feels private, peaceful, and unforgettable.



POTENTIAL BUILD SITE



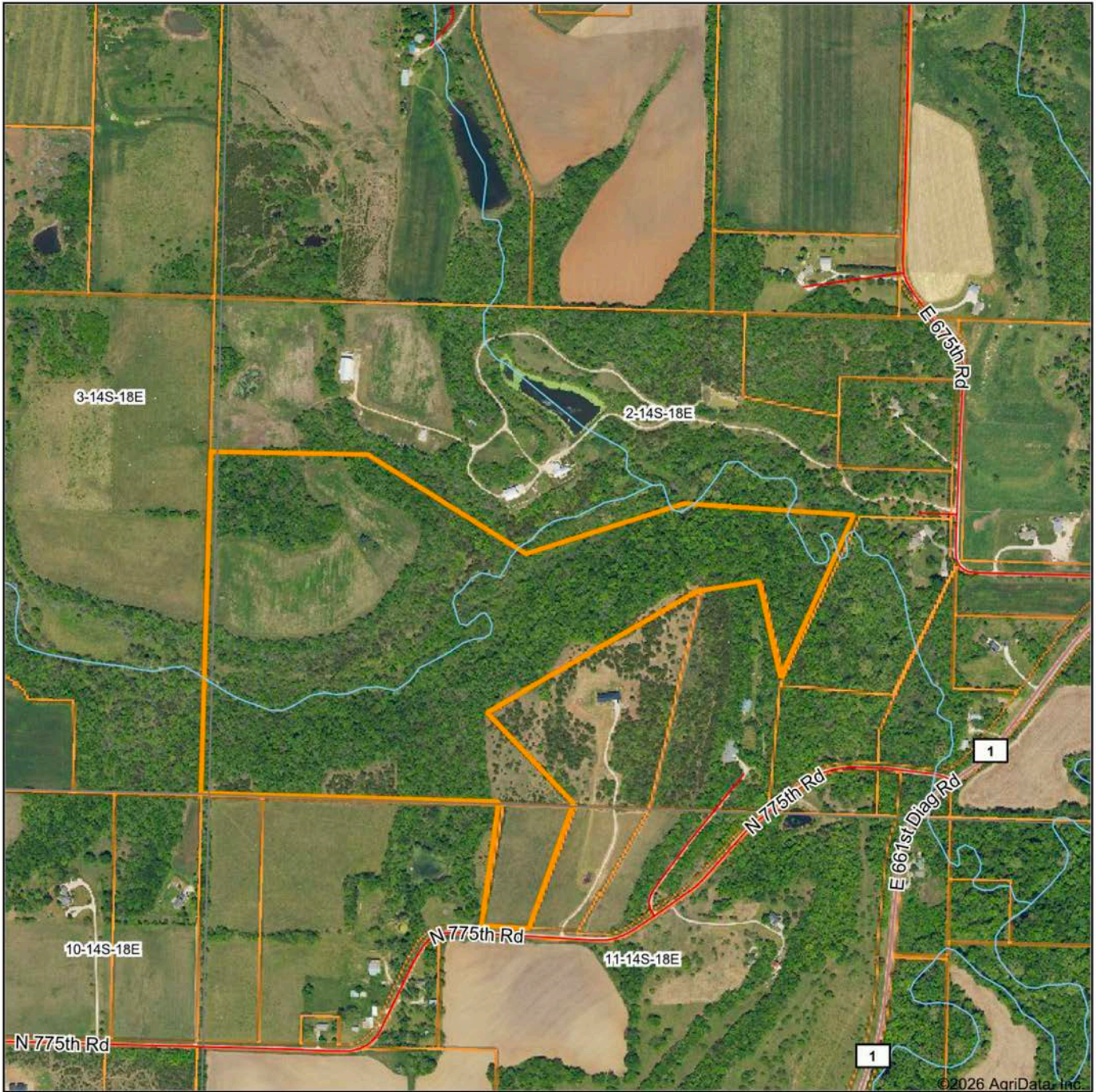
EXCEPTIONAL HUNTING



FARM GROUND OR FOOD PLOTS



AERIAL MAP



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Boundary Center: 38° 51' 24.78, -95° 23' 5.23



Maps Provided By:



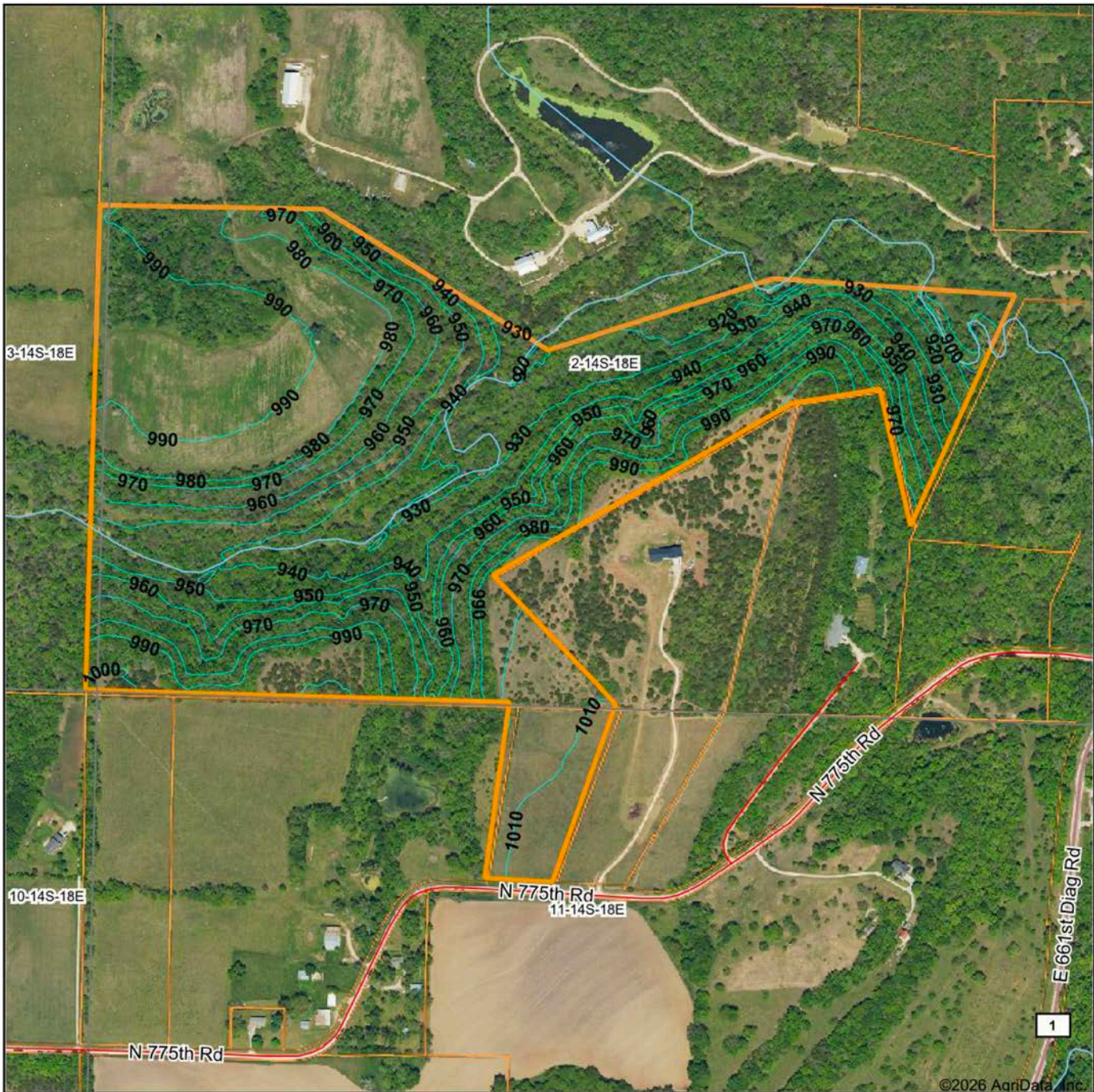
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2-14S-18E
Douglas County
Kansas



5/11/2026

TOPOGRAPHY MAP



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Source: USGS 3 meter dem

Interval(ft): 10.0

Min: 892.2

Max: 1,017.7

Range: 125.5

Average: 967.6

Standard Deviation: 27.46 ft

0ft 581ft 1163ft

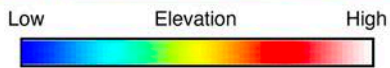
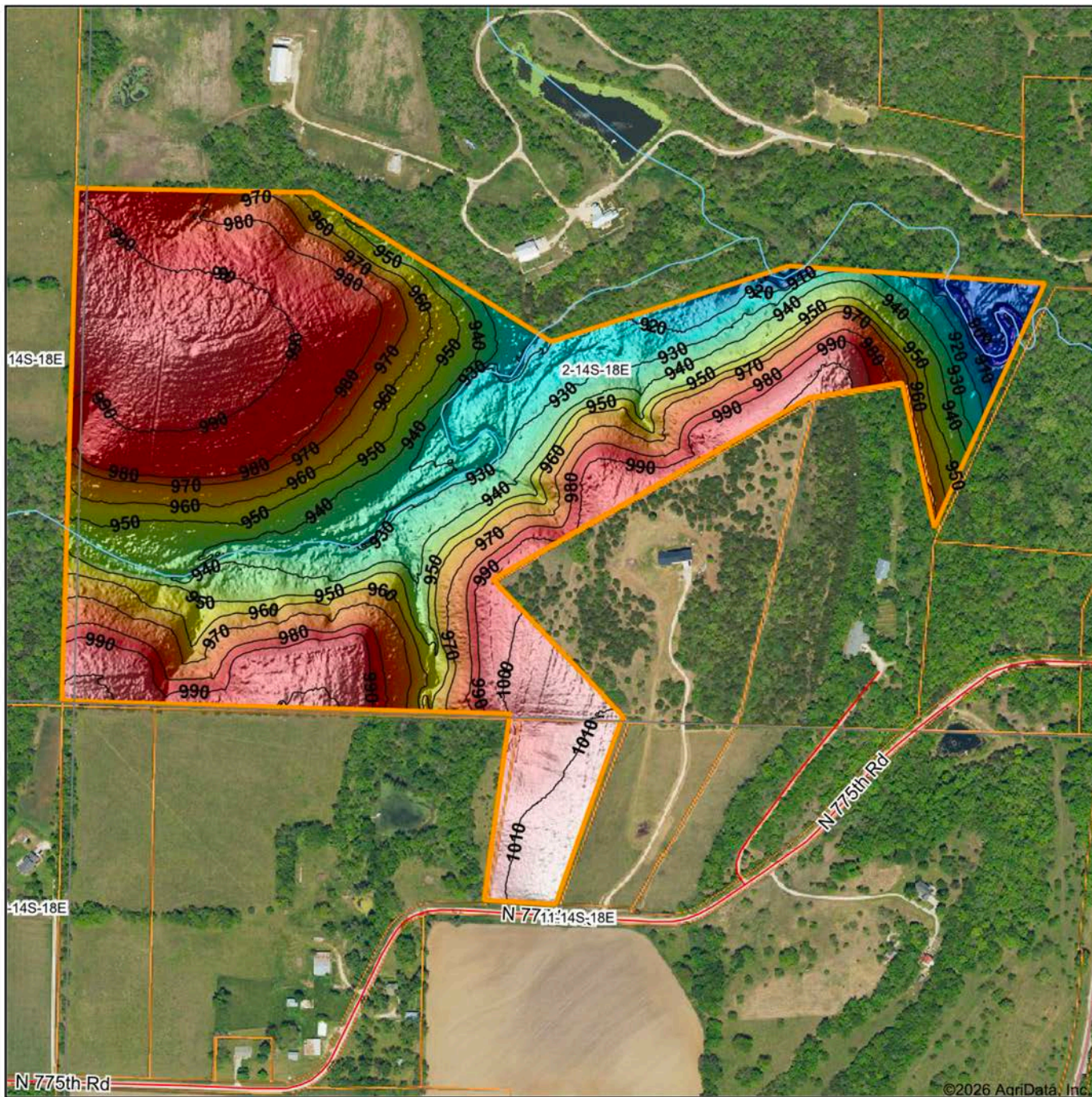


5/11/2026

2-14S-18E
Douglas County
Kansas

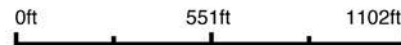
Boundary Center: 38° 51' 24.78, -95° 23' 5.23

HILLSHADE MAP



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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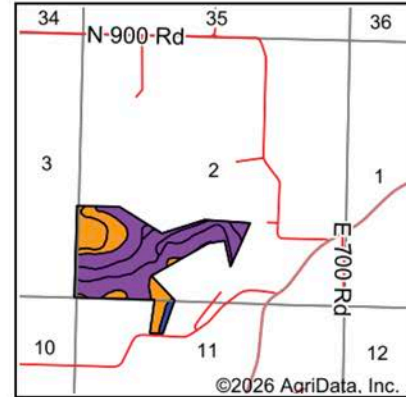
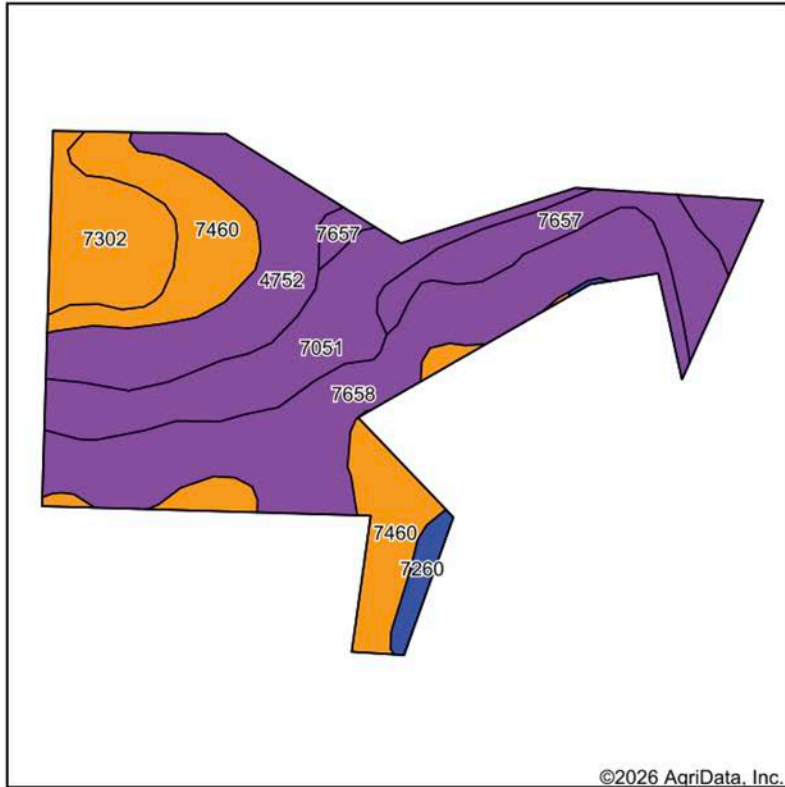
Source: USGS 1 meter dem
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 Min: 892.2
 Max: 1,017.7
 Range: 125.5
 Average: 967.6
 Standard Deviation: 27.46 ft



2-14S-18E
Douglas County
Kansas

Boundary Center: 38° 51' 24.78, -95° 23' 5.23

SOILS MAP



State: **Kansas**
 County: **Douglas**
 Location: **2-14S-18E**
 Township: **Marion**
 Acres: **92.75**
 Date: **5/11/2026**



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

Area Symbol: KS045, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
7658	Vinland-Rock outcrop complex, 15 to 45 percent slopes	25.38	27.4%		1.3ft. (Paralithic bedrock)	Vle	2148	13	13	8
7460	Oska silty clay loam, 3 to 6 percent slopes	17.63	19.0%		2.8ft. (Lithic bedrock)	Ille	4158	50	45	41
7051	Kennebec silt loam, frequently flooded	15.87	17.1%		> 6.5ft.	Vw	4125	77	77	62
4752	Sogn-Vinland complex, 3 to 25 percent slopes	14.34	15.5%		0.6ft. (Lithic bedrock)	Vis	3218	33	31	23
7657	Vinland-Martin complex, 7 to 15 percent slopes	9.29	10.0%		1.3ft. (Paralithic bedrock)	Vle	3407	47	45	38
7302	Martin silty clay loam, 3 to 7 percent slopes	8.46	9.1%		> 6.5ft.	Ille	4228	54	50	47
7260	Gymer silt loam, 1 to 3 percent slopes	1.78	1.9%		> 6.5ft.	Ile	4250	70	69	62
Weighted Average						4.91	3389.9	*n 42.3	*n 40.5	*n 33.4

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Donnie Thomas grew up an avid outdoorsman, learning how to hunt and fish early on from his father on their farm in Garnett, KS. This led to his passion for farms and property, and the possibilities that lie within to improve the land for wildlife. Born in Oswego, KS, Donnie attended high school in Olathe and graduated from Emporia State University with a Business degree in Marketing and Management. Before getting into real estate, he co-owned a large, regional, medical equipment company with his brother, at which he developed a deep appreciation for service and how it can make all the difference in a client relationship.

Today, Donnie uses that experience at Midwest Land Group to help others buy and sell land. His background as an outdoorsman, as well as owning and managing a farm, lends itself well to the land real estate industry. In addition to hunting, fishing, shooting, water sports, and travel, this proud Eagle Scout enjoys helping youth learn how to hunt, having organized several youth pheasant hunts. Donnie serves as a worship leader at Kahola Lake Church and is active at Grace Church, as well as the Fellowship of Christian Athletes Outdoors. Donnie and his wife Kristina, along with their three sons, use their passion for the outdoors to make their family farm in LaCygne an outdoor retreat and an escape from the city.



DONNIE THOMAS, LAND AGENT
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MidwestLandGroup.com

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