MIDWEST LAND GROUP PRESENTS

80 ACRES
DOUGLAS COUNTY, KS

193 NORTH 600 ROAD, OVERBROOK, KANSAS 66524







MIDWEST LAND GROUP

MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

HISTORIC HOMESTEAD WITH SUSTAINABLE LIVING, HUNTING & ENDLESS OPPORTUNITY

Douglas 80 is a rare opportunity to own an exceptionally diverse and historically significant 80 +/- acre property in the rolling hills of Douglas County, Kansas. Combining productive agricultural land, premier hunting habitat, sustainable living features, and a beautifully restored historic homestead, this property offers a lifestyle and investment opportunity seldom found in today's market. Conveniently located just 8 miles from Overbrook, 22 miles from downtown Lawrence, 28 miles from Topeka, and only 62 miles from Kansas City, this property provides peaceful country living without sacrificing accessibility.

The farm consists of approximately 45 +/- acres of native grassland, 33 +/- acres of mature hardwood timber, and a 2 +/- acre homesite. The diverse landscape supports an average of 65 head of grazing cattle annually while also creating exceptional habitat for wildlife. Rock Creek wraps around the property, complemented by several natural springs that provide year-round water sources and enhance the property's natural beauty. Dramatic elevation changes create breathtaking 360-degree views across the surrounding countryside, making every corner of the farm visually impressive. The property is fenced with 5-strand barbed wire with internal cross-fencing.

At the center of the property sits a beautifully restored farmhouse originally constructed in 1889. Rich in history, the homestead was first established by a Civil War soldier who was gifted the land by the United States government. Both the residence and the original barn may qualify for historic registry designation, preserving a unique piece of Kansas heritage. In 2018, the home underwent a complete renovation down to the studs, including all new electrical, plumbing, insulation, HVAC systems, and sheetrock while carefully preserving the craftsmanship and character of the original structure.

The residence offers approximately 2,356 square feet of finished living space with five bedrooms and two full bathrooms. A main-floor master bedroom and laundry room provide convenience, while the spacious custom kitchen features extensive cabinetry and ample workspace. Throughout the home, original refinished hardwood floors, restored woodwork, and beautiful stained-glass windows and doors showcase the property's historic charm. The upstairs bathroom features an insulated cast-iron soaking tub, and the laid-rock basement includes a sump pump installed in 2019. Covered front and rear porches provide ideal spaces to relax and enjoy the surrounding views. The home's roof was replaced with a Poly-Flex roofing system in the fall of 2025 and carries a 20-year warranty.

One of the property's most attractive features is its capability for sustainable and off-grid living. The residence operates primarily through a solar energy system connected to a two-way electric meter. Excess energy produced by the solar panels is returned to the electrical grid through FreeState Electric Cooperative, while supplemental power remains available as needed. Water is supplied through a 3,000-gallon cistern and a 2,500-gallon storage tank. Rural water service is also available for future connection from the eastern waterline. An Outdoor Classic Edge 760 wood furnace provides supplemental heat to the residence and serves as the primary heating source for the shop.

The improvements continue with an impressive 30-foot by 40-foot insulated shop building designed for functionality and durability. Constructed with double sheet-metal walls and full foam insulation, the building features heated floors, 8-inch concrete on the garage side, and 4.5-inch concrete on the storage side. Two oversized insulated overhead doors measuring 12 feet by 16 feet provide easy access for equipment and vehicles. The shop is further enhanced with both 50-amp and 30-amp RV hookups and a hot tub area, making it equally suited for work, recreation, and entertaining.

Equestrian enthusiasts will appreciate the exceptional 36-foot by 60-foot stable facility. Designed to withstand winds up to 150 miles per hour, the building features five spacious 12-foot by 12-foot stalls with room to add three additional stalls. All stalls and flooring have the needed and adequate rubberized matting throughout. The thoughtfully designed tack room includes feed storage, a sink, tack area, and floor drains. Additional floor drains are located throughout the main aisle and individual stalls for efficient cleaning and maintenance. Custom spring-loaded feed storage bunks hold up to 600 pounds of feed, and an automatic waterer services the paddock area.

The property's original late-1800s barn stands as a remarkable example of historic craftsmanship. Measuring approximately 60 feet by 68 feet, the structure was constructed using traditional pin-and-peg techniques with wooden dowels. The barn retains its original horse stalls, hay chutes, and expansive second-story hay loft capable of storing more than 2,000 bales. The roof was recently resealed and re-screwed in the spring of 2026, ensuring continued preservation of this historic landmark. A nearby lean-to provides additional equipment and storage space.

For those interested in self-sufficiency and homesteading, the property includes a fenced garden area with raised planting beds and an established orchard producing asparagus, sandhill plums, and blackberries. These improvements complement the property's off-grid capabilities and agricultural productivity.

Recreational opportunities on Douglas 80 are truly exceptional. The combination of mature hardwood timber, native grassland, creek corridors, natural springs, and agricultural influence has created outstanding wildlife habitat. The property is well known for its trophy whitetail deer hunting, with several bucks exceeding 168 inches harvested over the years. Abundant populations of turkey, quail, and furbearers provide year-round hunting and trapping opportunities. Two Lazyman shooting houses are strategically positioned on the property, including one at the "Back Rim" and another at the "Hilltop," offering excellent vantage points for wildlife observation and hunting. With Rock Creek flowing throughout, the elevation, bedding sanctuary, massive hardwood timber stand, the foundation and diversity is the perfect habitat. The timber stand is made up of Burr Oak, White Oak, Cottonwood, Sycamore, Elm, Osage Orange, Cedar, and Ash. Along Rock Creek, there are several creek crossing locations along with deep pools throughout. A family favorite hangout spot known as "The Lobster Bar" not only holds always-flowing, crystal-clear water, but a massive granite ledge with beautiful waterfalls below.

Access to the property is excellent year-round via well-maintained county roads. Nearby 600 Road serves as a designated snow route and receives priority winter maintenance, while Douglas County regularly treats local roads to reduce dust and improve driving conditions. Adding further value, all owned mineral rights remain intact and will transfer to the new owner.

With its rich history, meticulously restored improvements, sustainable living infrastructure, productive grazing land, exceptional hunting opportunities, and stunning natural beauty, Douglas 80 represents one of the most unique and complete rural properties available in eastern Kansas. Whether envisioned as a legacy family estate, working livestock operation, equestrian facility, hunting retreat, or self-sufficient homestead, this remarkable property offers an unparalleled opportunity to own a truly special piece of Kansas history. To schedule your private tour or for additional information, contact Brenda Doudican at (620) 794-8075 or bdoudican@midwestlandgroup.com.

PROPERTY FEATURES

PRICE: **$779,000** | COUNTY: **DOUGLAS** | STATE: **KANSAS** | ACRES: **80**

- 45 +/- acres native grassland
- 33 +/- acres mature hardwood timber stand
- 2 +/- acres with residence
- Homestead with off-grid living capabilities
- Residence originally constructed in 1889 with full remodel all the way to the studs in 2018 - new electrical, plumbing, insulation, HVAC, sheetrock
- 5 bedrooms and 2 full bathrooms with 2,356 square feet of finished living space
- Main floor master bedroom with main floor laundry
- Spacious custom kitchen with endless cabinetry
- Original woodwork throughout with one-of-a-kind details
- Stained glass window and door features
- Original refinished hardwood floors throughout
- Residence and barn qualify for historic registry and were first established by a Civil War soldier being gifted the land from the government
- Propane tank owned
- Water supplied by a 3,000-gallon capacity cistern and 2,500-gallon water tank
- Entire property's electricity run off solar panel system with 2-way electric meter - extra energy produced by the panels is stored on the electrical grid with FreeState
- Electric Supplemental electric provided by FreeState Electric Co-Op
- Rural water is available to connect and would be tapped from the east waterline
- Outdoor Classic Edge 760 wood furnace provides heat to shop and supplemental heat to house
- Residence roof replaced with Poly-Flex roofing fall of 2025 with 20-year warranty
- Upstairs bathroom with insulated cast-iron tub
- Laid rock basement with new sump pump in 2019
- Front and back covered decks
- 30'x40' shop with double sheet metal full foam insulation, 8" concrete on garage door side, 4.5" concrete on west storage side, heated floors, and 2 overhead insulated
- 12'x16' doors
- Shop with 50-amp and 30-amp RV hook-ups on east and south sides, and hot tub on west side
- 36'x60' stables with 12' overhang on east and west sides
- Stables with 5 spacious 12'x12' stalls and spacing for 3 additional
- Stables strategically engineered to withstand 150 MPH winds
- Stable tack room with feed storage, sink, tack area
- Floor drains in tack room, main aisle, and each stall, allowing for easy cleaning
- Custom feed spring-loaded storage bunks that hold up to 600 lbs
- Auto waterer run to the paddock
- Original 60'x68' late 1800's barn with 2nd level that was pin and peg built with wooden dowels
- Barn roof was resealed and re-screwed spring 2026
- Barn has original stalls with hay chutes and can hold just over 2,000 bales
- Lean-to storage shed
- Fenced-in garden area with raised beds and orchard, complete with asparagus, sandhill plums, blackberries

- 65 head of cattle on average grazed annually on the property
- 2 Lazyman shoot houses, 1 stand location at the “Back Rim” with 2nd at the “Hilltop”
- Incredible whitetail genetics in the area with several 168” plus bucks taken off the farm over the years
- Endless whitetails, turkey, quail, and plenty of trapping opportunity
- Rock Creek runs through the property
- Several natural springs throughout
- Incredible elevation with endless 360-degree breathtaking views
- Well-maintained county roadways with 600 Road, a snow route that is always cleared. Douglas County Road and Bridge will treat roadways to prevent dust
- All mineral rights are intact and transfer
- Approximate 2025 tax: $6,929.53
- 8 miles to Overbrook
- 22 miles to downtown Lawrence
- 28 miles to Topeka
- 62 miles to Kansas City



FULLY-RENOVATED 1889 HOMESTEAD

The homestead was first established by a Civil War soldier who was gifted the land by the United States government. In 2018, the home underwent a complete renovation down to the studs, including all new electrical, plumbing, insulation, HVAC systems, and sheetrock while carefully preserving the craftsmanship and character of the original structure.











5 BEDROOMS, 2 BATHROOMS













NATIVE GRASS & HARDWOOD TIMBER

The farm consists of approximately 45 +/- acres of native grassland, 33 +/- acres of mature hardwood timber, and a 2 +/- acre homesite. The diverse landscape supports an average of 65 head of grazing cattle annually while also creating exceptional habitat for wildlife.





30'X40' HEATED SHOP





36'X60' STABLE FACILITY







LATE-1800S BARN





SOLAR PANEL SYSTEM

The residence operates primarily through a solar energy system connected to a two-way electric meter. Excess energy produced by the solar panels is returned to the electrical grid through FreeState Electric Cooperative, while supplemental power remains available as needed.



EXCELLENT HUNTING & TRAPPING



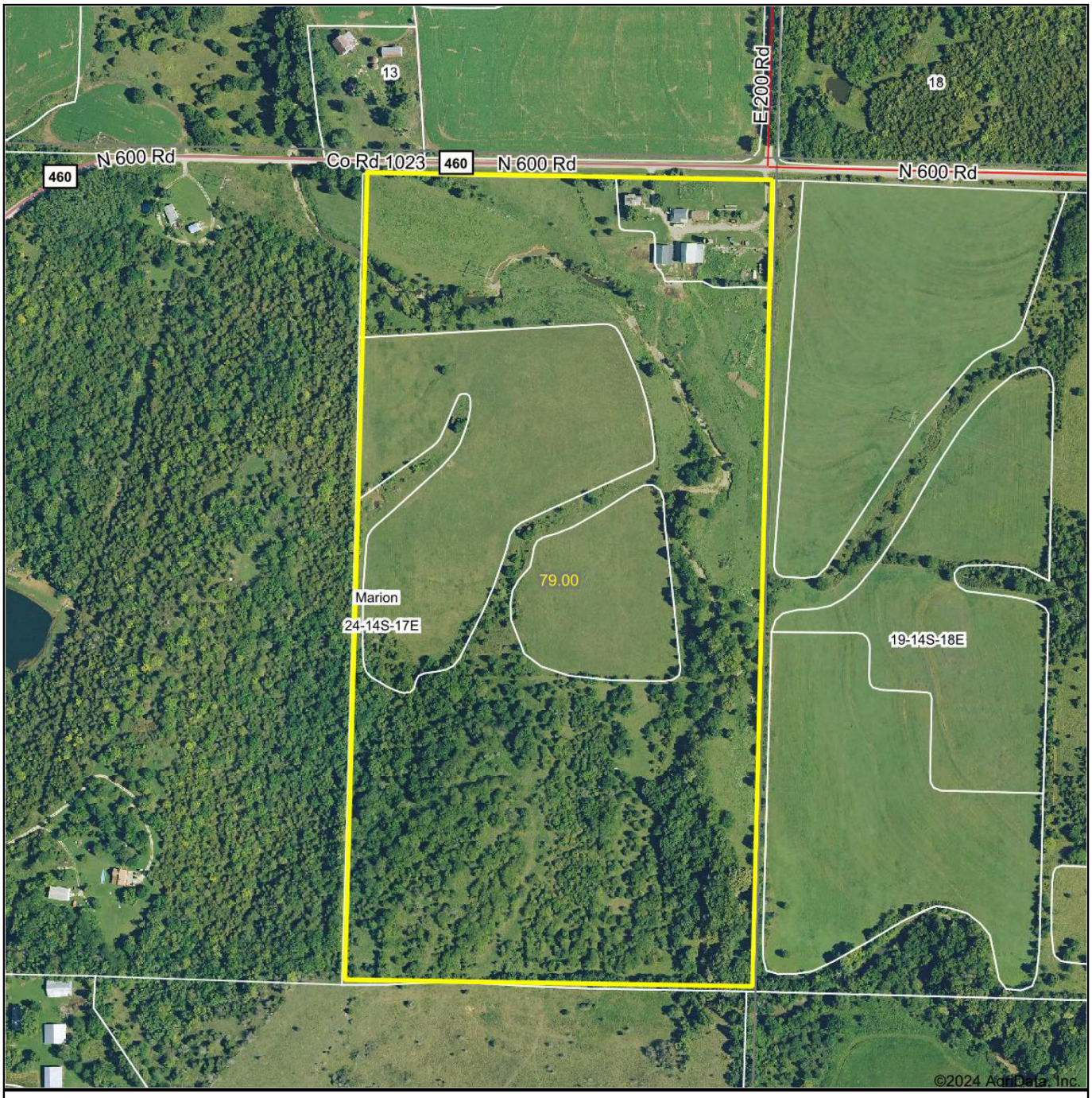


ROCK CREEK RUNS THROUGHOUT





AERIAL MAP



Boundary Center: 38° 49' 20.59, -95° 27' 57.01

0ft 501ft 1002ft

24-14S-17E
Douglas County
Kansas

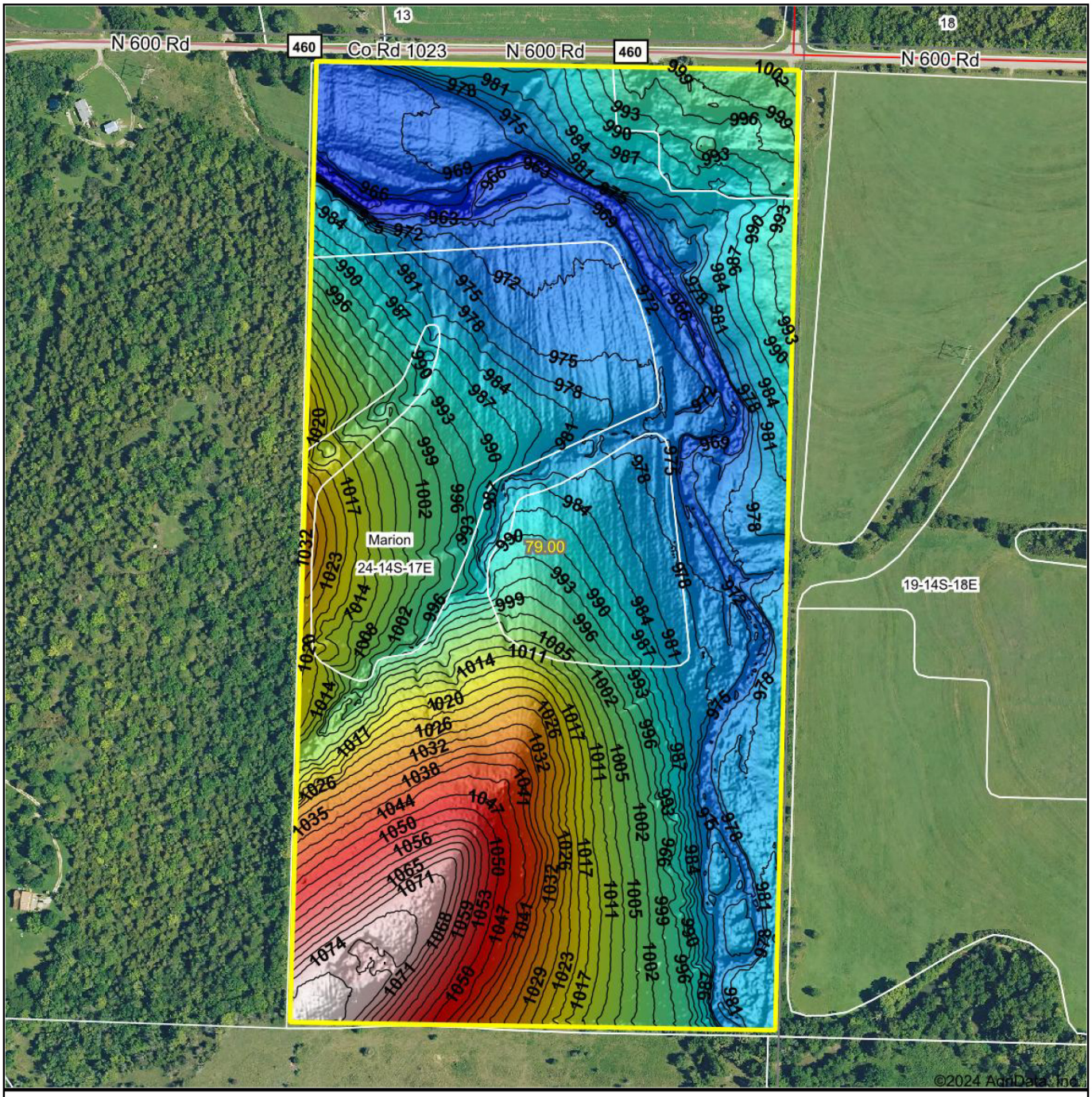
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3/26/2024

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

HILLSHADE MAP



Low Elevation High

Maps Provided By:
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Field borders provided by Farm Service Agency as of 5/21/2008.

Source:	USGS 1 meter dem
Interval(ft):	3
Min:	958.0
Max:	1,079.6
Range:	121.6
Average:	998.8
Standard Deviation:	27.69 ft

0ft 421ft 842ft

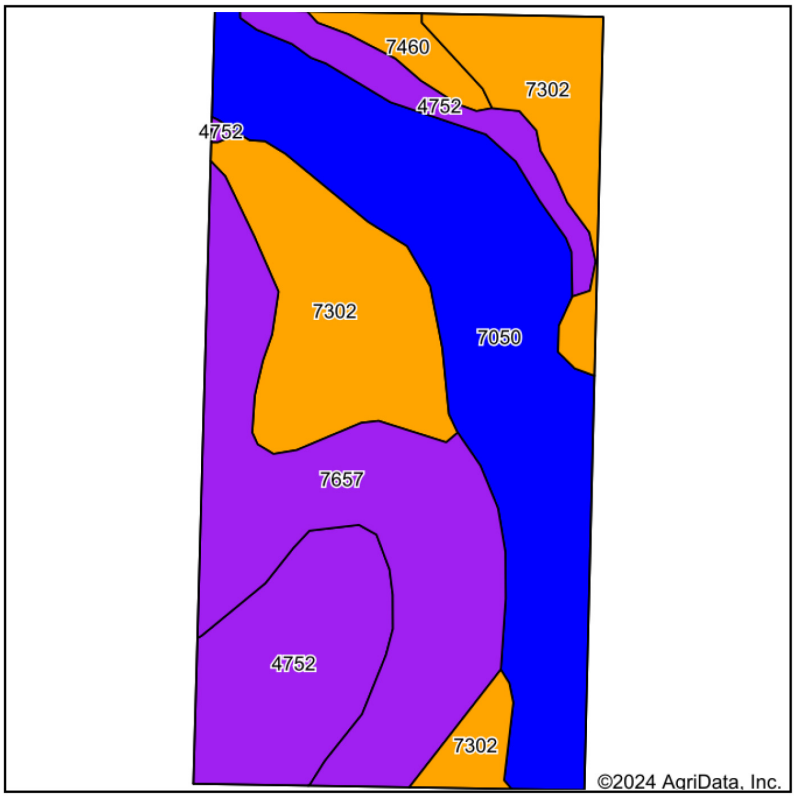
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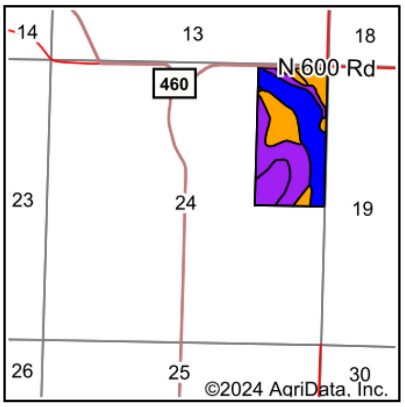
24-14S-17E
Douglas County
Kansas

Boundary Center: 38° 49' 20.59, -95° 27' 57.01

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Douglas**
Location: **24-14S-17E**
Township: **Marion**
Acres: **79**
Date: **3/26/2024**

Maps Provided By:
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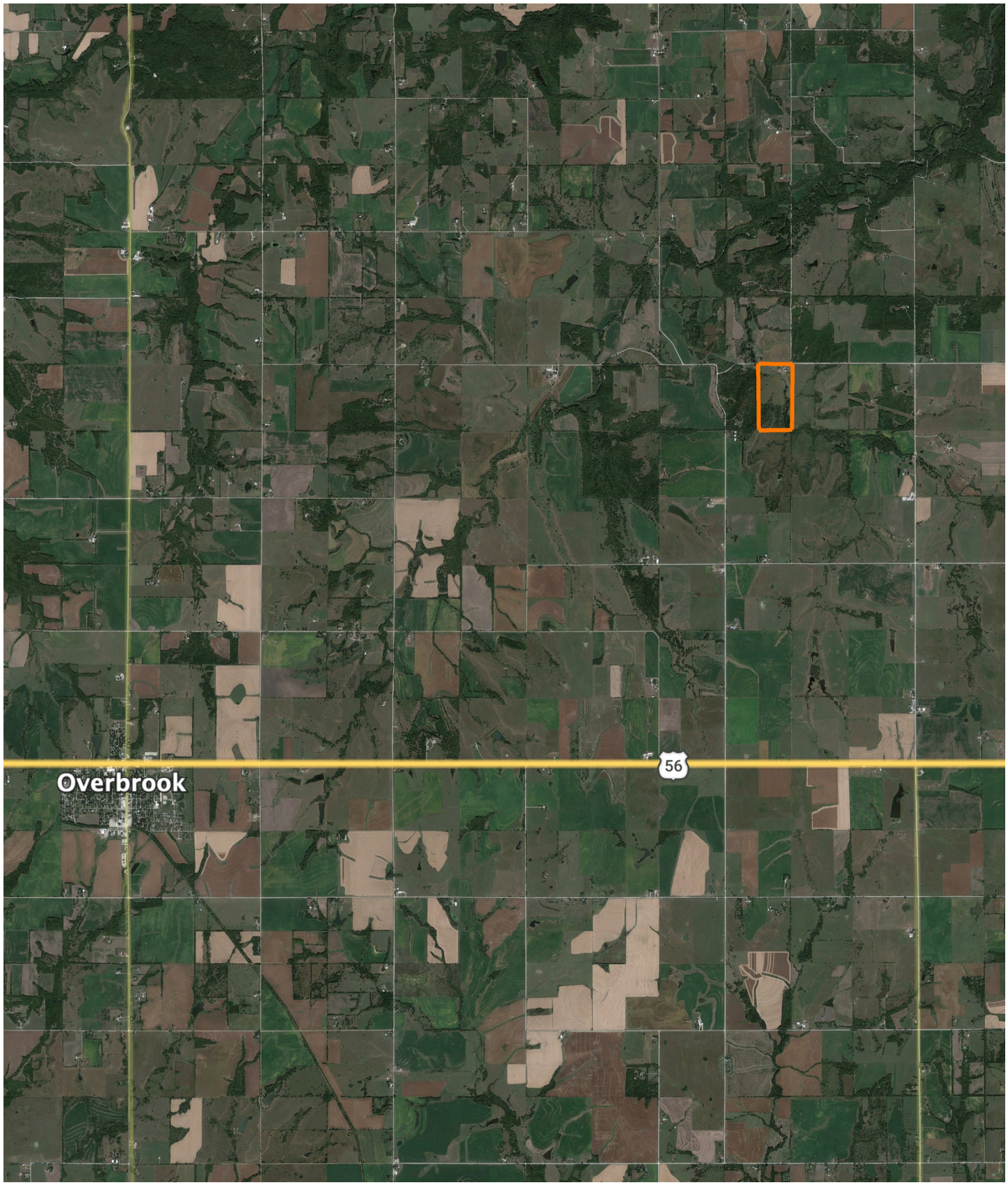
N W E S

Area Symbol: KS045, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Soybeans Bu
7050	Kennebec silt loam, occasionally flooded	25.13	31.8%		IIw	114	38
7657	Vinland-Martin complex, 7 to 15 percent slopes	19.75	25.0%		VIe		
7302	Martin silty clay loam, 3 to 7 percent slopes	18.91	23.9%		IIIe		
4752	Sogn-Vinland complex, 3 to 25 percent slopes	13.53	17.1%		VIs		
7460	Oska silty clay loam, 3 to 6 percent slopes	1.68	2.1%		IIIe		
				Weighted Average	**3.95**	**36.3**	**12.1**

*c: Using Capabilities Class Dominant Condition Aggregation Method

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.



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