

MIDWEST LAND GROUP PRESENTS



**320 ACRES**  
**GREENWOOD COUNTY, KS**

**310th Street, Hamilton, Kansas 66853**



MIDWEST LAND GROUP IS HONORED TO PRESENT

# FIFTH GENERATION GREENWOOD COUNTY FLINT HILLS GRASSLAND

Opportunities to acquire a ranch holding of this caliber are exceptionally rare, and Midwest Land Group is honored to share this stunning tract with the market. Held by the same family for five generations, this remarkable 320 +/- acre native grass tract traces its ownership back to some of the earliest recorded land records in Greenwood County, Kansas. Stewarded with pride for generations, the property stands today as a testament to the enduring legacy of Flint Hills ranching.

Located west of Highway 99 between Madison and Hamilton, Kansas, the tract lies in the heart of one of the nation's premier cattle-producing regions. Surrounded by renowned Flint Hills grazing country, the property offers the combination of productive native grass, abundant water, and proven livestock income that serious ranchers and investors seek.

The native grass stand is truly exceptional. Decades of responsible stewardship have produced a thriving mix of Big Bluestem, Little Bluestem, Indian Grass, and

Switchgrass—the cornerstone species that have made the Flint Hills famous worldwide for summer grazing. The dense, healthy forage base provides outstanding carrying capacity and reflects generations of careful management.

Water is one of the property's greatest assets. Three ponds, including one fenced pond with a watering well tank, provide dependable livestock water. Several natural springs emerge throughout the tract, creating a landscape rich in year-round moisture. Adding to its uniqueness, Onion Creek originates on the property, supplying a natural watershed feature seldom found on ranches of this size. Simply put, water is abundant throughout the ranch.

Access is excellent with three roadside pasture entrances, two equipped with cattle guards for convenient livestock operations. Boundary fencing consists primarily of 5-strand barbed wire and is in average condition.



The ranch currently generates \$12,000 annually in grazing income through a longtime tenant operating under a verbal year-to-year lease. The tenant retains grazing rights for the 2026 season, providing immediate income continuity for the new owner, pro-rated to closing.

Located on the far east side of the tract are the 4 active oil wells and holding tanks. MV Crude Marketing, LLC is the current oil lessee. Mineral rights have been previously severed and will not convey at the current pricing. 3 of the 6 owners are willing to include their mineral fractional interests with the land and shall be negotiated with any offerings.

Whether viewed as a productive Flint Hills grazing operation, a long-term land investment, or a legacy ownership opportunity, this fifth-generation Greenwood County ranch represents a chance to own a piece of Kansas history. Properties featuring this combination of family heritage, exceptional native grass, endless water resources, and premier cattle-country location seldom reach the open market. Contact Brenda Doudican with Midwest Land Group at (620) 794-8075 for additional information or to schedule a tour.



## PROPERTY FEATURES

COUNTY: **GREENWOOD** | STATE: **KANSAS** | ACRES: **320**

- Located west of Highway 99 between Madison and Hamilton, Kansas
- 320 +/- acres total
- 3 ponds, 1 fenced with a watering well tank
- Several natural springs throughout
- Onion Creek starts on the subject tract
- Above-average and well-stewarded native grass stand
- 3 roadside pasture gate entrances, 2 with cattle guards
- 5-strand barbed wire fencing in average condition
- Longtime grazing tenant currently on a verbal year-to-year lease and retains the rights for the 2026 year
- Annual grazing rent income of \$12,000.00
- 4 active oil wells with 2 holding tank sites located on the east side of the tract
- MV Crude Marketing, LLC current oil lessee
- Mineral rights have been severed and will not convey with the land at the list price - 3 of the 6 landowners are willing to convey their fractional royalty percentages with the land, and shall be negotiated with any offering
- Approximate 2025 tax: \$1,185.24
- 8 miles from Hamilton
- 9 miles from Madison
- 21 miles from Eureka
- 28 miles from Emporia

# 3 PONDS, 1 FENCED WITH WATERING WELL

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Three ponds, including one fenced pond with a watering well tank, provide dependable livestock water. Several natural springs emerge throughout the tract, creating a landscape rich in year-round moisture.



## 4 OIL WELLS

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## 3 ROADSIDE PASTURE GATE ENTRANCES

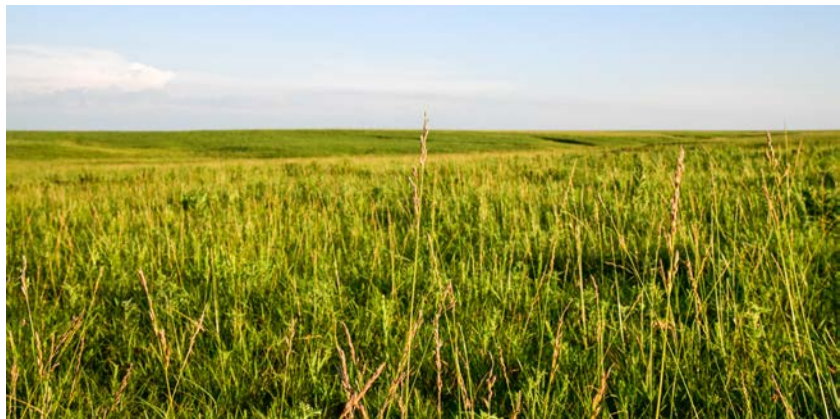
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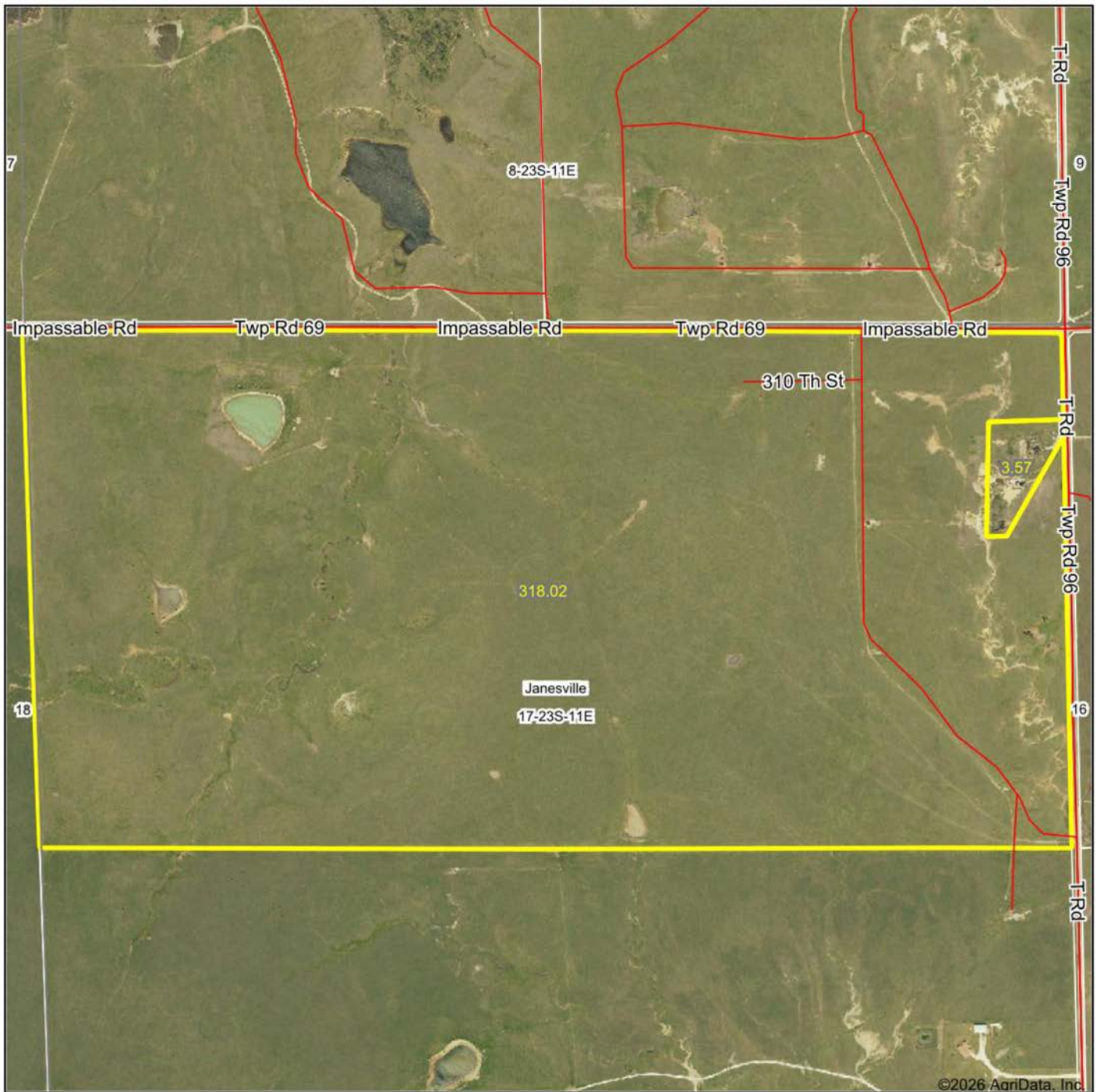
# LONGTIME GRAZING TENANT

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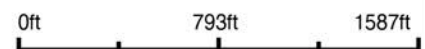
The ranch currently generates \$12,000 annually in grazing income through a longtime tenant operating under a verbal year-to-year lease. The tenant retains grazing rights for the 2026 season, providing immediate income continuity for the new owner, pro-rated to closing.



# AERIAL MAP



Boundary Center: 38° 3' 10.91, -96° 13' 19.82



**17-23S-11E**  
**Greenwood County**  
**Kansas**



Maps Provided By:

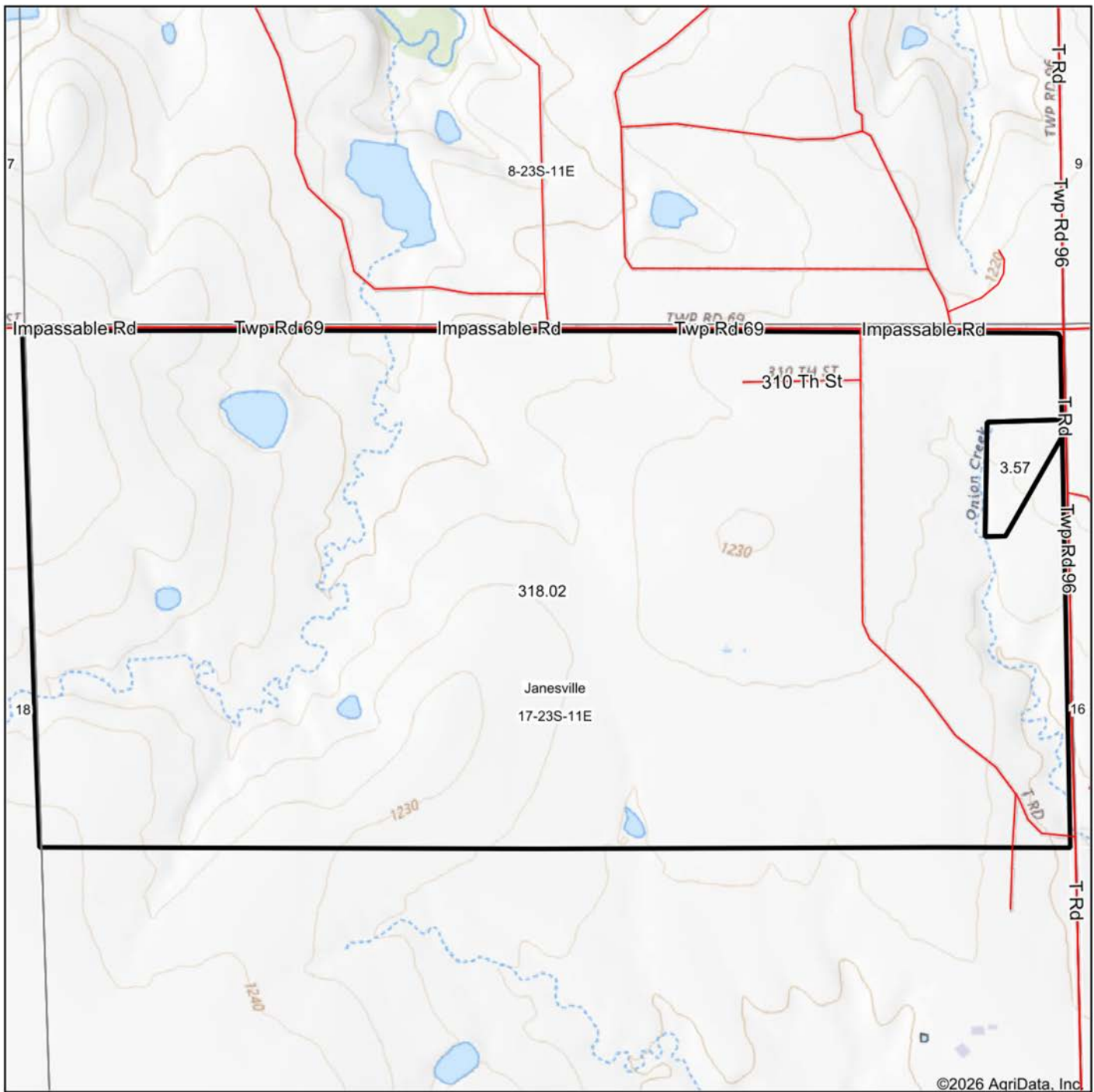


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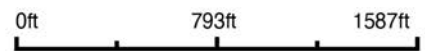
1/5/2026

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

# TOPOGRAPHY MAP



Map Center: 38° 3' 12.96, -96° 13' 19.82



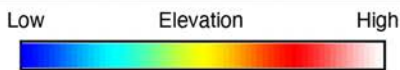
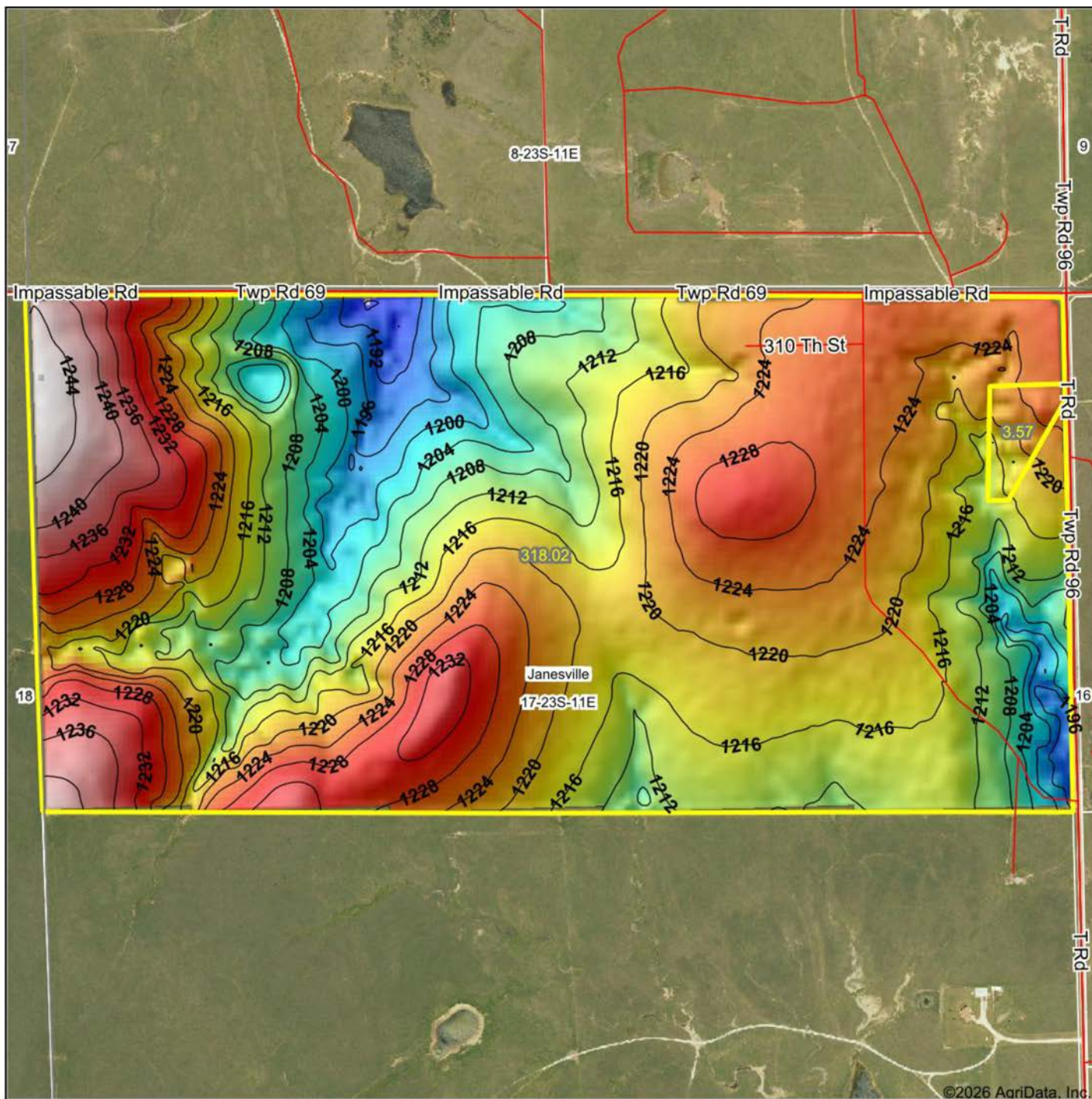
**17-23S-11E**  
**Greenwood County**  
**Kansas**



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



Source: USGS 10 meter dem  
 Interval(ft): 4  
 Min: 1,187.3  
 Max: 1,246.9  
 Range: 59.6  
 Average: 1,219.4  
 Standard Deviation: 10.83 ft



1/5/2026

**17-23S-11E**  
**Greenwood County**  
**Kansas**

Boundary Center: 38° 3' 10.91, -96° 13' 19.82



Maps Provided By:

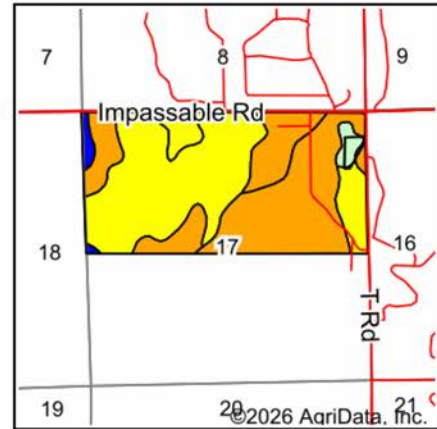
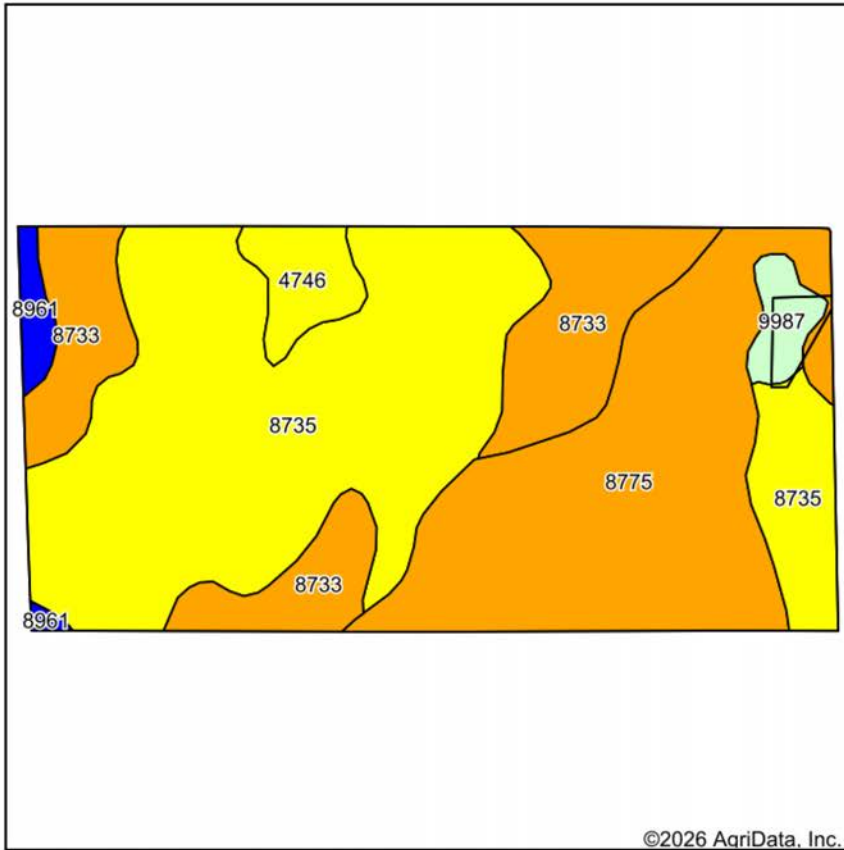


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Field borders provided by Farm Service Agency as of 5/21/2008.

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# SOILS MAP



State: **Kansas**  
 County: **Greenwood**  
 Location: **17-23S-11E**  
 Township: **Janesville**  
 Acres: **321.59**  
 Date: **1/5/2026**



Maps Provided By:  
**surety**  
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Soils data provided by USDA and NRCS.

Area Symbol: KS073, Soil Area Version: 23

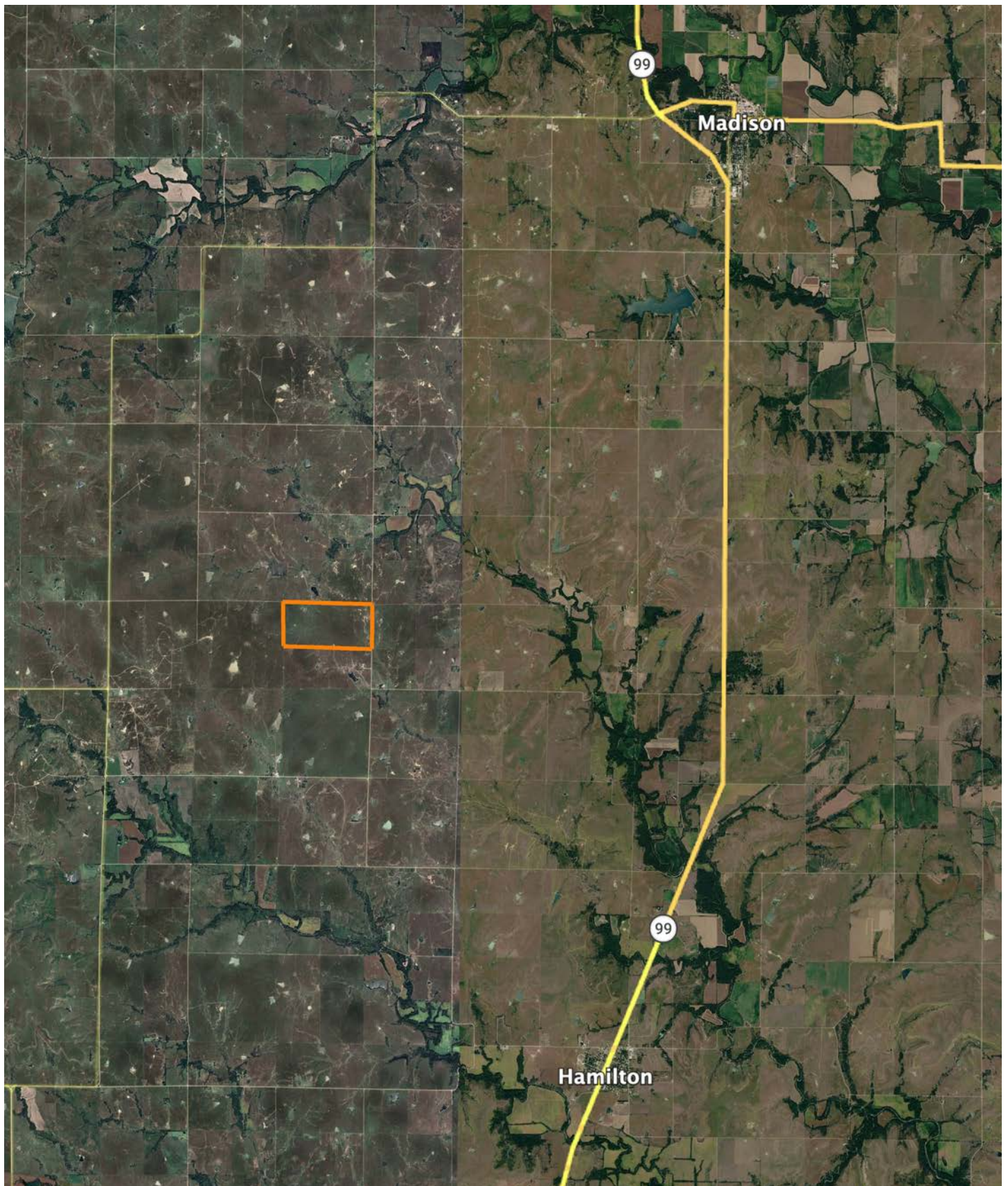
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c
8735	Eram silty clay loam, 3 to 7 percent slopes	149.42	46.5%		IVe	
8775	Kenoma silt loam, 1 to 3 percent slopes	93.92	29.2%		IIIe	
8733	Eram silty clay loam, 1 to 3 percent slopes	56.37	17.5%		IIIe	
4746	Labette-Sogn silty clay loam, 0 to 8 percent slopes	10.58	3.3%		IVe	IIIe
9987	Oil waste land	6.42	2.0%			
8961	Woodson silt loam, 0 to 1 percent slopes	4.88	1.5%		IIs	
<b>Weighted Average</b>					*-	*-

\*c: Using Capabilities Class Dominant Condition Aggregation Method

\*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

\*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

# 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](mailto:BDoudican@MidwestLandGroup.com)



## MidwestLandGroup.

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