

MIDWEST LAND GROUP

70 ACRES
LYON COUNTY, KS

1996 ROAD M, EMPORIA, KANSAS 66801



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

RARE LYON COUNTY FARM & INVESTMENT OPPORTUNITY 70 +/- ACRES NEAR EMPORIA

Offered for the first time in generations, this exceptional 70 +/- acre property has been family owned for approximately 90 years and presents a unique combination of agricultural productivity, income potential, and rural living just minutes from Emporia. Located only 2 miles from the Emporia city limits and just ½ mile off blacktop, the property offers convenient access while maintaining a peaceful country setting.

The land consists of approximately 38 +/- acres of native grassland and 28 +/- acres of productive tillable cropland, providing diversified agricultural income opportunities. Two ponds provide water for livestock, while average-to-below-average 5-strand fencing surrounds the grass acreage perimeter. Several runs of interior fencing have recently been updated by the tenant, with more areas on the radar to update. The current agricultural tenant has successfully farmed and grazed the property for the past 40 years and holds the lease through 2026, providing immediate income and long-term stewardship.

The property also includes a quaint 2 bedroom, 1

bath residence built in 1955 with 998 square feet of finished living space. The residence could be updated throughout, or it could be a prime built site location. The residence is on rural water, Evergy, and propane for heat. The lagoon is to the southeast of the residence. The home is currently occupied by a tenant who has leased the residence since 2019 on a month-to-month basis, creating additional rental income potential.

Adding to the property's appeal, all mineral rights remain intact and will transfer with the sale. Whether you're seeking an investment property, agricultural operation, future homesite, or a legacy landholding near Emporia, this rare offering combines location, income, and long-term value in one outstanding package.

The residence on the property will have 2 open house opportunities held on June 13, 2026, from 10:00 am- 12:00 pm, and June 16, 2026, from 4:00 pm- 6:00 pm. Contact Brenda Doudican with Midwest Land Group at (620) 794-8075 for additional questions, information, or to schedule a land tour.



PROPERTY FEATURES

COUNTY: **LYON** | STATE: **KANSAS** | ACRES: **70**

- Family owned for 90 +/- years
- 2 miles from Emporia City Limits
- ½ mile off blacktop
- 70 +/- acres total
- 38 +/- acres native grassland
- 28 +/- acres tillable row crop
- Soil types of Kenoma and Ladysmith, Class III and Class II
- 2 ponds
- 5-strand fencing around the grass acre perimeter
- 2 bed, 1 bath residence built in 1955 with 998 square feet of finished space
- Current ag tenant has farmed and grazed for the past 40 years and has the lease for the 2026 year
- Current residence tenant has been leasing since 2019 and is on a month-to-month lease
- All mineral rights intact
- Approximate 2025 tax: \$2,135.18



NATIVE GRASSLAND AND TILLABLE ACRES

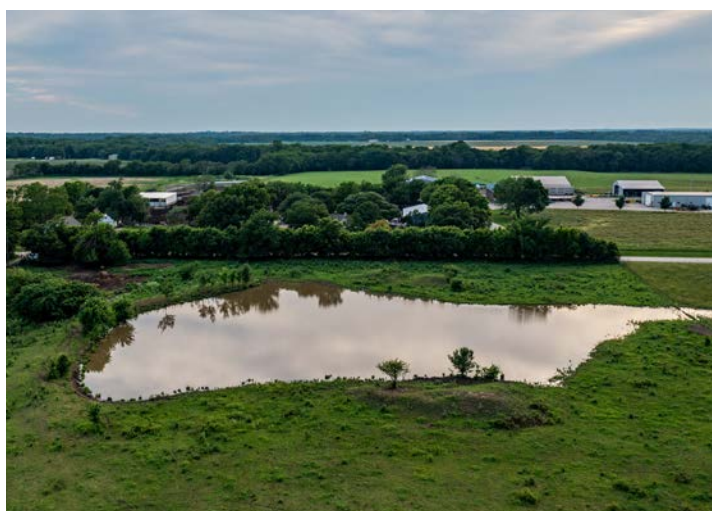
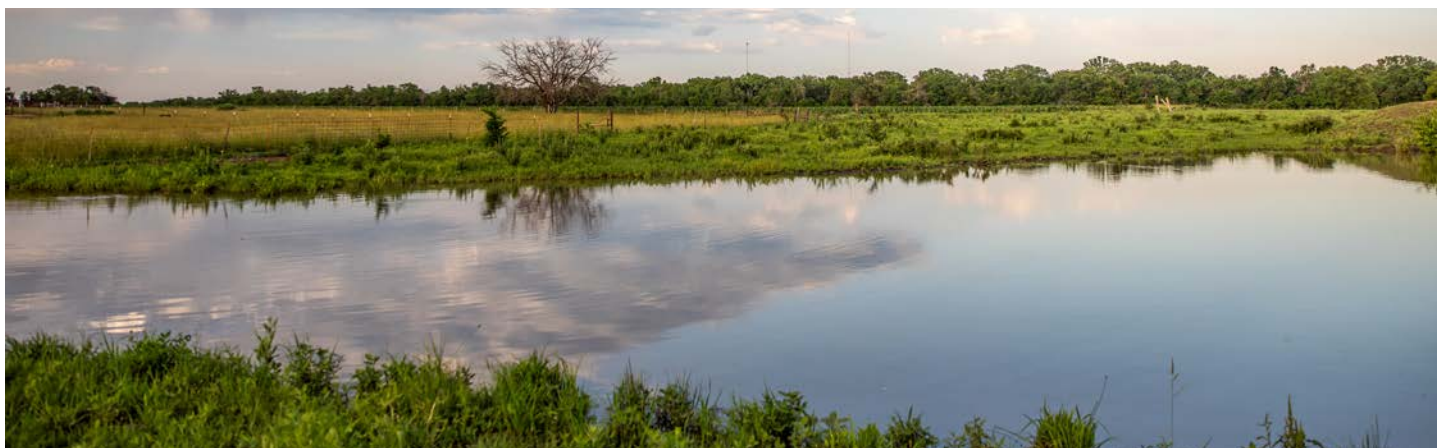
The land consists of approximately 38 +/- acres of native grassland and 28 +/- acres of productive tillable cropland, providing diversified agricultural income opportunities.



5-STRAND PERIMETER FENCING



2 PONDS



FAMILY OWNED FOR 90 +/- YEARS

Family owned for approximately 90 years and presents a unique combination of agricultural productivity, income potential, and rural living just minutes from Emporia.



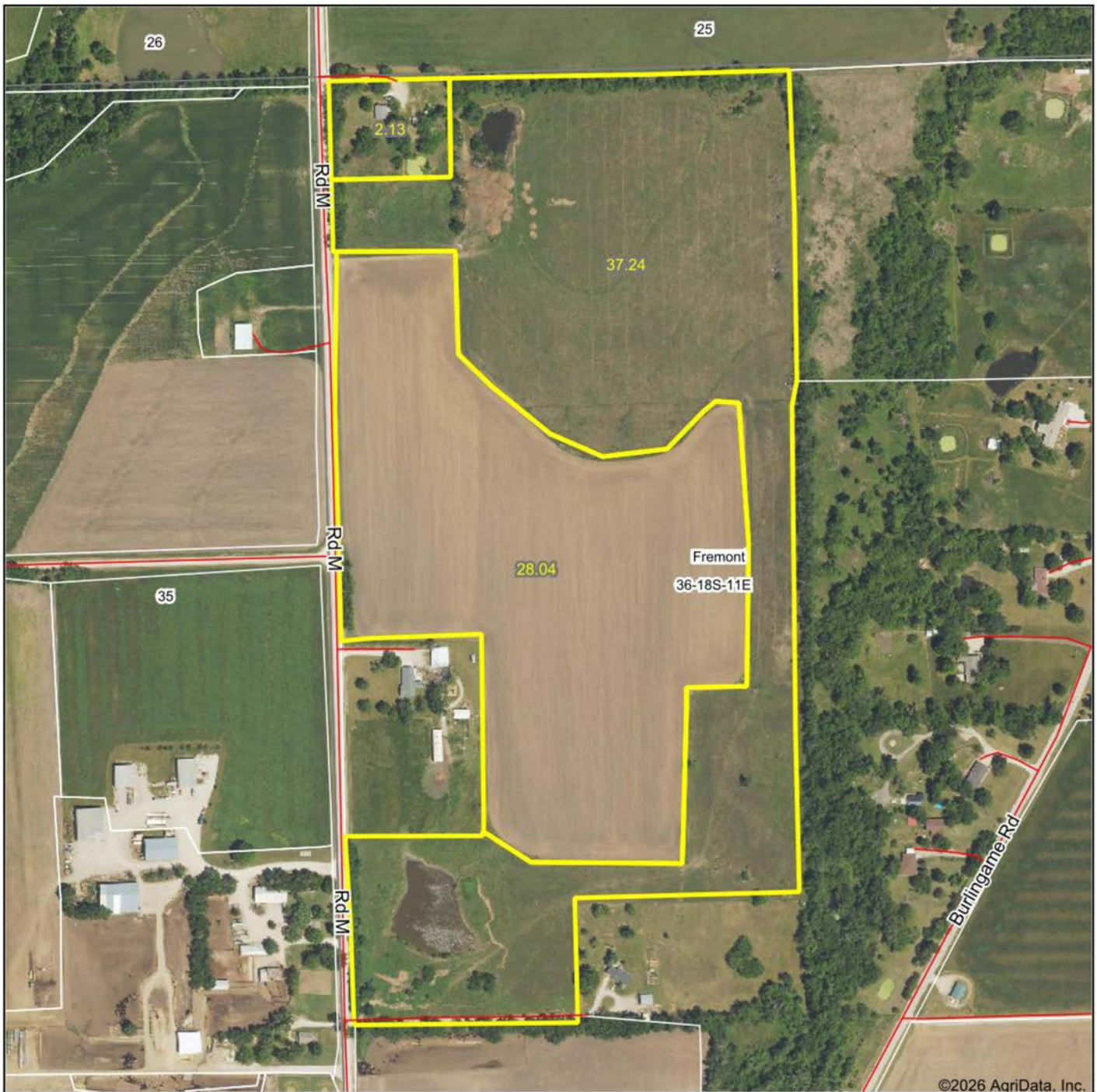
2 BED, 1 BATH RESIDENCE



2 MILES FROM EMPORIA CITY LIMITS



AERIAL MAP



Boundary Center: 38° 26' 41.2, -96° 9' 0.16



36-18S-11E
Lyon County
Kansas



2/3/2026



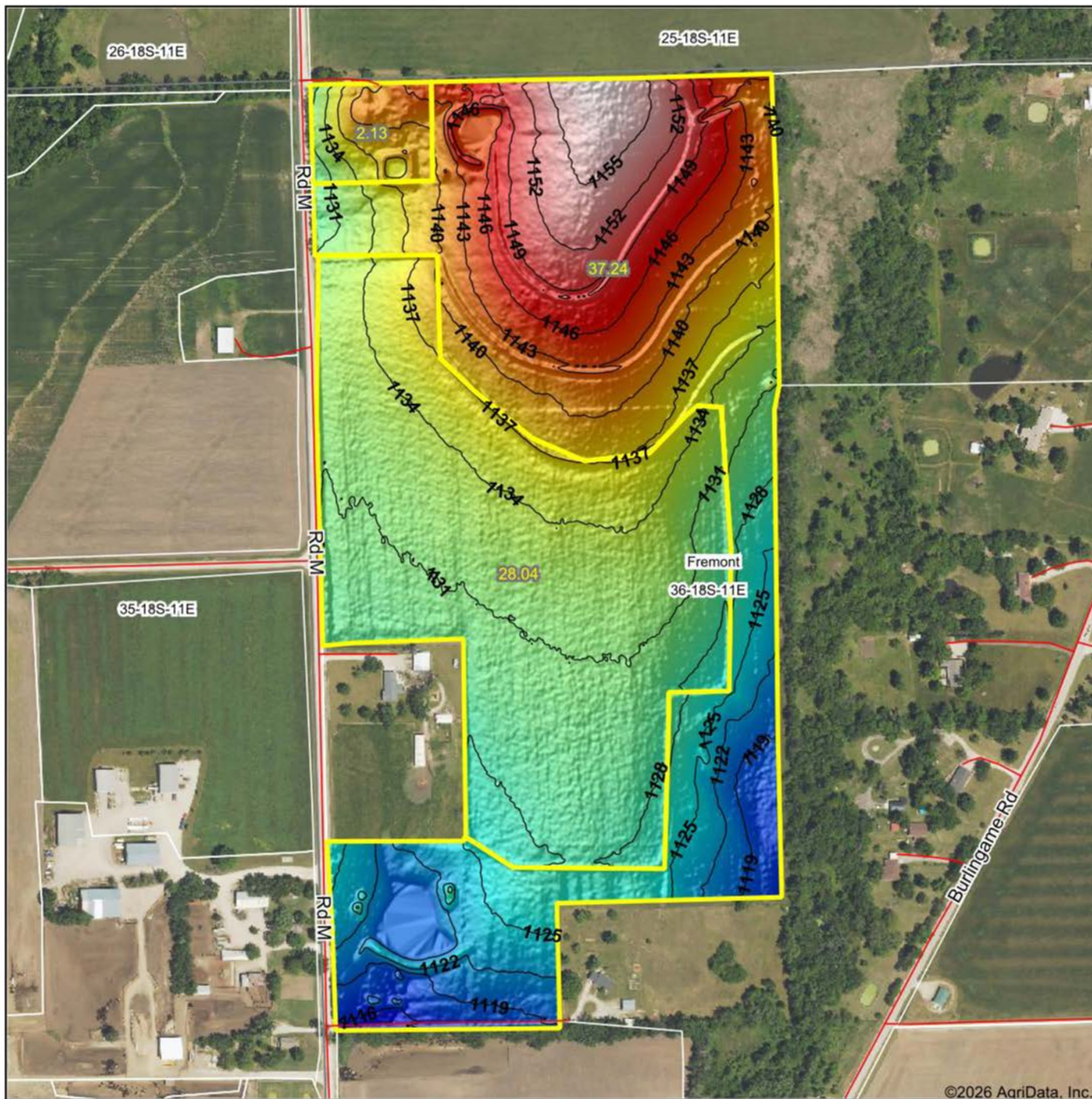
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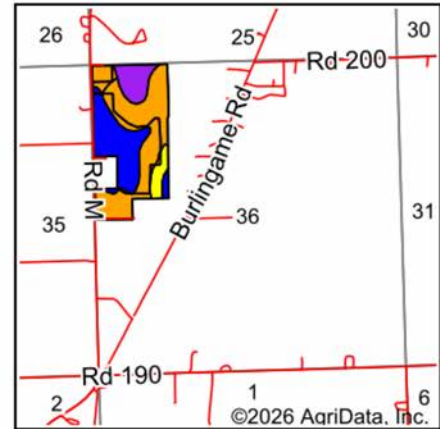
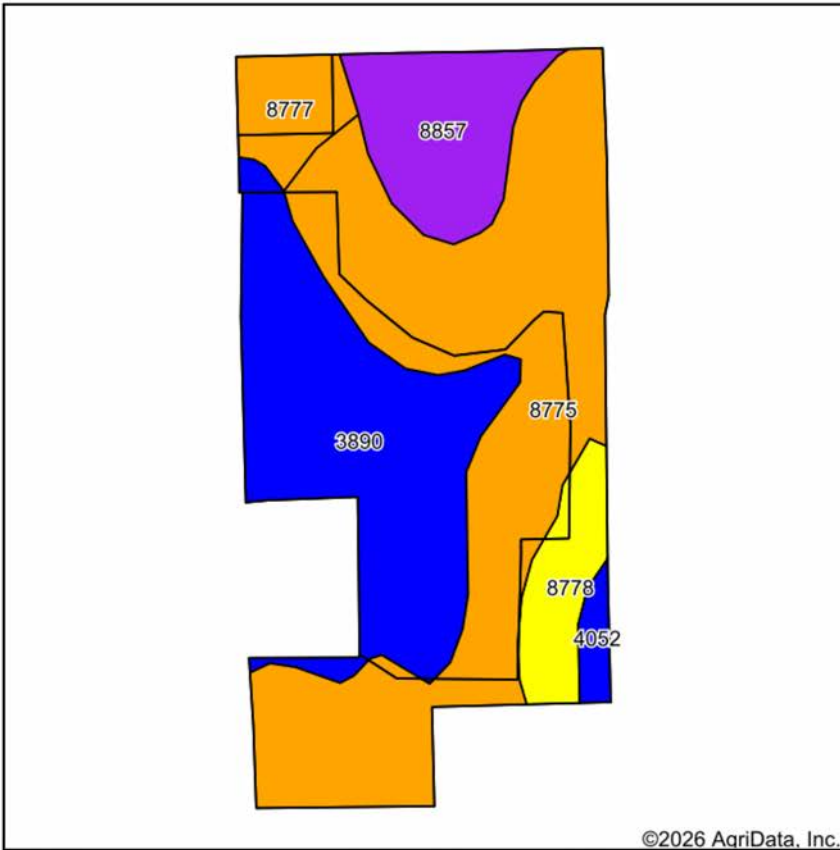
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Field borders provided by Farm Service Agency as of 5/21/2008.

HILLSHADE MAP



SOILS MAP



State: **Kansas**
 County: **Lyon**
 Location: **36-18S-11E**
 Township: **Fremont**
 Acres: **67.41**
 Date: **2/3/2026**









Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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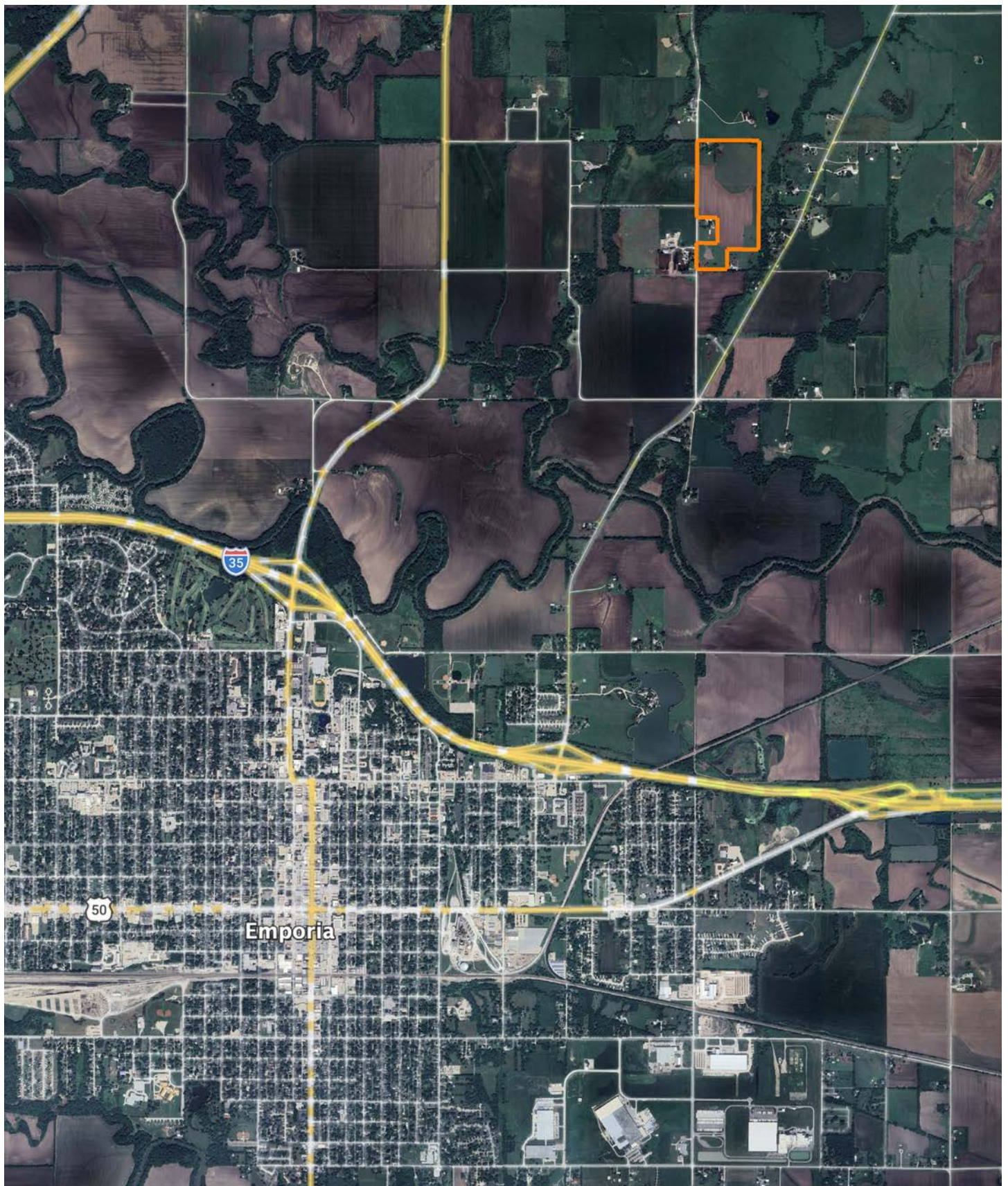
Area Symbol: KS111, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c
8775	Kenoma silt loam, 1 to 3 percent slopes	32.02	47.5%		IIIe	
3890	Ladysmith silty clay loam, 0 to 1 percent slopes	19.38	28.7%		IIIs	IIIs
8857	Olpe-Kenoma complex, 3 to 15 percent slopes	7.60	11.3%		VIe	
8778	Kenoma silty clay loam, 3 to 5 percent slopes, eroded	4.10	6.1%		IVe	
8777	Kenoma silty clay loam, 1 to 3 percent slopes, eroded	3.28	4.9%		IIIe	
4052	Ivan silt loam, occasionally flooded	1.03	1.5%		IIw	IIw
Weighted Average					3.10	*-

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- 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

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