

MIDWEST LAND GROUP PRESENTS

151 ACRES

BUTLER COUNTY, KS

11740 SW 40TH STREET, TOWANDA, KANSAS 67144



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BADGER CREEK EQUINE FARM: LEGACY EQUESTRIAN ESTATE IN THE HEART OF KANSAS

There are properties that simply offer acreage, and then there are properties that define a lifestyle. Badger Creek Equine Farm is firmly in the latter category, a private, meticulously improved luxury estate where sophisticated country living, elite equestrian amenities, exceptional wildlife habitat, and enduring investment value converge on approximately 151 +/- pristine acres just minutes from Wichita, Kansas.

Thoughtfully positioned among gently rolling native grasslands and mature hardwood timber, the estate has been carefully developed to create a setting that is both refined and remarkably functional. Every improvement reflects an unwavering commitment to quality, while the surrounding landscape remains an authentic expression of the Kansas Flint Hills region, clean native prairie, abundant wildlife, and year-round live water flowing from natural springs.

The residence serves as the centerpiece of the property, blending timeless architecture with contemporary luxury. Originally constructed in 1992 and completely transformed through an extensive custom renovation in 2022, the 4,736 square foot home offers five bedrooms, three full baths, one half bath, and expansive living spaces designed for both entertaining and everyday comfort. Sunlight fills the home through oversized windows, illuminating custom

finishes, generous room proportions, and beautifully crafted storage throughout.

At the heart of the home, the custom kitchen is equal parts elegant and functional, featuring expansive cabinetry, abundant countertop space, a generous walk-in pantry, coffee bar, and adjoining laundry room. The adjoining four-season room provides a peaceful retreat in every season before opening onto an elevated deck overlooking the surrounding landscape. Two wood-burning fireplaces, one serving the main living area and another anchoring the fully finished walkout lower level with its wet bar, create warm gathering spaces that invite family and guests to linger. The 3-car oversized garage is just off the mudroom.

To the south of the home, the woodshop is located and boasts ideal space for a plethora of options. With 2,496 square feet of open space, spray-foamed walls and ceiling, electric HVAC, an overhead door, and a covered porch, this is the ideal setup to finish out for a mother-in-law suite, additional living space, or the perfect place to house guests and clients in for equestrian boarding or training.

For the equestrian enthusiast, the property stands among the finest privately owned horse facilities in south-central Kansas. The impressive 21 stall stable

has been thoughtfully designed to accommodate everything from private enjoyment to professional training operations, complete with living quarters, tack room, wash bay, workspace, feed storage, and multiple exterior stall access points. The expansive indoor riding arena provides year-round riding regardless of weather, while professionally designed turnout areas, paddocks, smooth-wire fencing, automatic waterers, loafing sheds, and supporting infrastructure ensure exceptional daily functionality.

Equally impressive is the land itself. Approximately 68 +/- acres of immaculate native prairie hay meadow consistently produce premium forage, while productive native pasture supports grazing and turnout. Nearly 48 +/- acres of mature timber provide remarkable privacy, scenic diversity, and exceptional wildlife habitat. The internal trail system allows the eased navigation throughout the farm, whether on horseback, foot, side-by-side, or farm equipment. Natural springs feed the live-water Badger Creek that meanders throughout the property, sustaining thriving populations of whitetail deer, wild turkey, and some of the finest bobwhite quail habitat in the region. Whether horseback riding through, enjoying an evening hunt, or simply taking in the quiet beauty of the landscape, the property offers a

connection to the outdoors that is increasingly difficult to find.

Beyond its current improvements, the farm offers significant long-term value. Multiple additional homesites, rural water availability with substantial capacity, quality perimeter fencing, productive agricultural ground, and the transfer of all mineral rights provide flexibility and security for future generations.

Despite its extraordinary privacy, the estate remains remarkably accessible, only 16 miles from Wichita, 14 miles from El Dorado, and minutes from Benton and Towanda, placing world-class country living within easy reach of metropolitan conveniences.

Properties of this caliber are exceptionally rare. The Badger Creek Equine Farm is more than an equestrian estate; it is a legacy property, one that offers luxury without excess, recreation without compromise, and the opportunity to steward an extraordinary piece of Kansas for generations to come, and is one to tour in person to appreciate all it has to offer. To schedule a private tour or to inquire for additional information, contact Brenda Doudican at bdoudican@midwestlandgroup.com.



PROPERTY FEATURES

COUNTY: **BUTLER** | STATE: **KANSAS** | ACRES: **151**

- 151 acres total
- 68 +/- acres native, pristine prairie hay meadows
- 35 +/- acres native pasture
- 15 +/- fenced for turnout trap and paddock
- 48 +/- acres mature timber stand
- Residence built in 1992 with full custom remodel in 2022
- 5 bedroom, 3 full bathroom, 1 half bathroom residence with 4,736 sq. ft. living space and walkout basement
- Double-sided wood-burning fireplace upstairs with additional fireplace in basement
- Spacious room sizes throughout with custom closets and storage
- Stunning natural light throughout
- Custom kitchen with endless cabinet and countertop space, with spacious walk-in pantry, coffee bar, and laundry room just off
- Enclosed 4-season room off kitchen with walkout deck overlooking the backyard
- Full finished walkout basement with wet bar
- 3-car attached oversized garage
- Yard sprinkler system serviced spring 2026
- Surveillance system
- 52'x48' workshop with covered patio, HVAC, electric, spray foamed, overhead door that is a blank canvas and could be finished for additional living space
- 202'x54' 21 stall stable complete with living quarters with bathroom, tack room, wash bay, workspace, feed storage, 5 exterior stall walk doors
- 196'x72 indoor riding arena with 2 side doors and 1 overhead door with automatic opener
- 60'x24' equipment storage barn
- 40'x16' & 20'x15' loafing sheds in turn-out pasture off stables
- 10'x6' & 6'x6' loafing sheds with 10'x8' shed located in the 4 north traps
- Auto waterer in turnout with ample hydrants
- Round pen off stables and paddock
- Paddock and turnout with smooth wire fencing
- Perimeter fencing - 5-strand barbed wire
- Grassland acres are clean and hearty as they come
- 198 hay bales taken off meadow in 2026
- Mature timber with natural springs feeding Badger Creek that runs throughout providing year-round live water
- Exceptionally above-average quail populations with endless whitetails and turkey
- Additional build site locations
- Rural water running along the south and west roadway with meters available and ample line capacity
- All mineral rights intact and transfer to buyer
- Approximate 2025 tax: \$19,450.08
- Butler Electric, Kansas Gas Service, Kirks Trash Service, Starlink
- 14 miles from El Dorado
- 16 miles from Wichita
- 5 miles from Benton
- 5 miles from Towanda



5 BED, 3 FULL BATH RESIDENCE

Originally constructed in 1992 and completely transformed through an extensive custom renovation in 2022, the 4,736 square foot home offers five bedrooms, three full baths, one half bath, and expansive living spaces designed for both entertaining and everyday comfort.



ADDITIONAL INTERIOR PHOTOS



196'X72 INDOOR RIDING ARENA

The expansive indoor riding arena provides year-round riding regardless of weather, while professionally designed turnout areas, paddocks, smooth-wire fencing, automatic waterers, loafing sheds, and supporting infrastructure ensure exceptional daily functionality.



202'X54' 21 STALL STABLE

The impressive 21 stall stable has been thoughtfully designed to accommodate everything from private enjoyment to professional training operations, complete with living quarters, tack room, wash bay, workspace, feed storage, and multiple exterior stall access points.



60'X24' EQUIPMENT STORAGE BARN



52'X48' WORKSHOP



LOAFING SHEDS & 10'X8' SHED



BADGER CREEK



ROUND PEN, PADDOCK, & FENCING



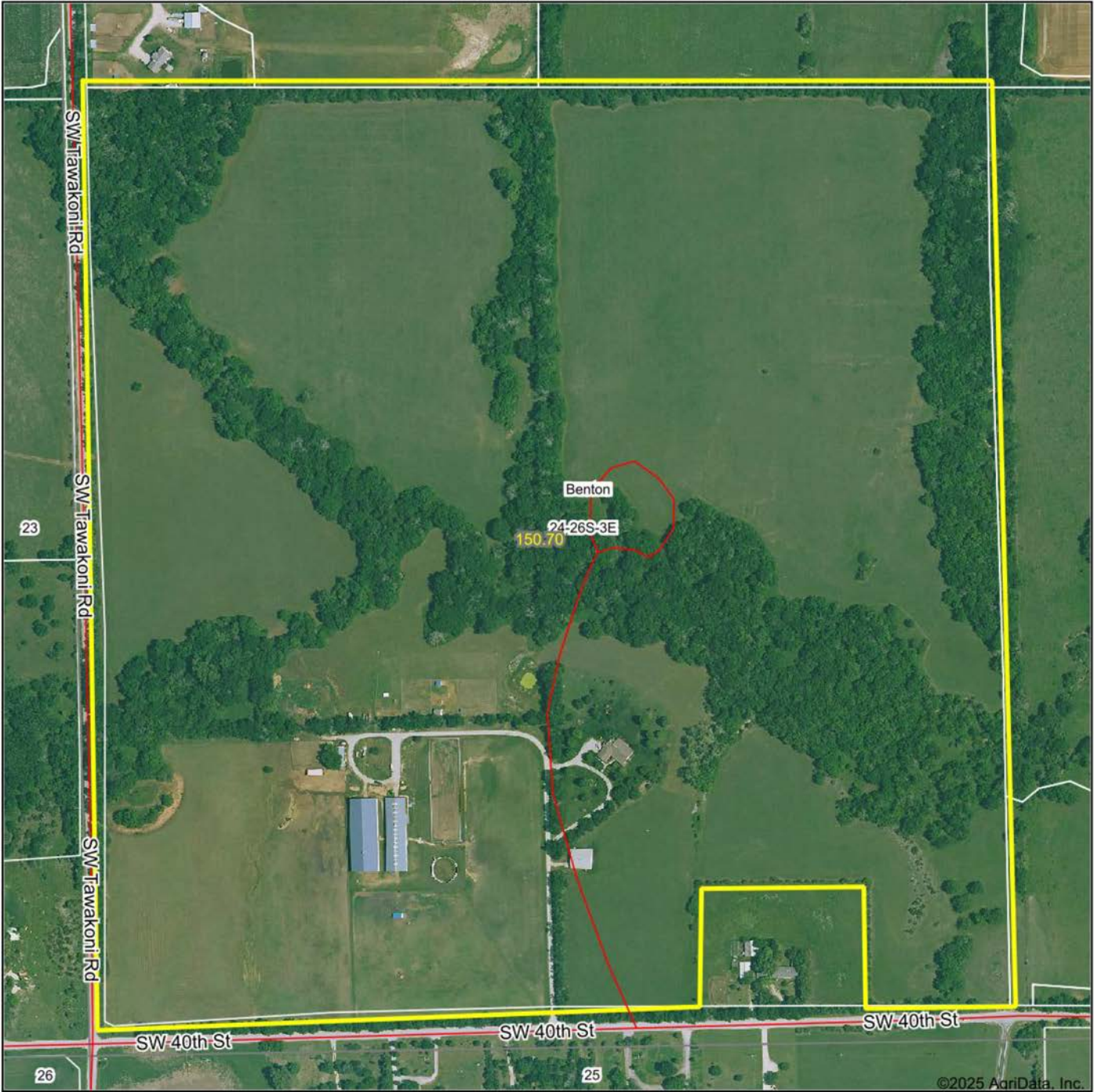
HAY MEADOWS & PASTURE



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



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

Map Center: 37° 46' 14.62, -97° 3' 26.99

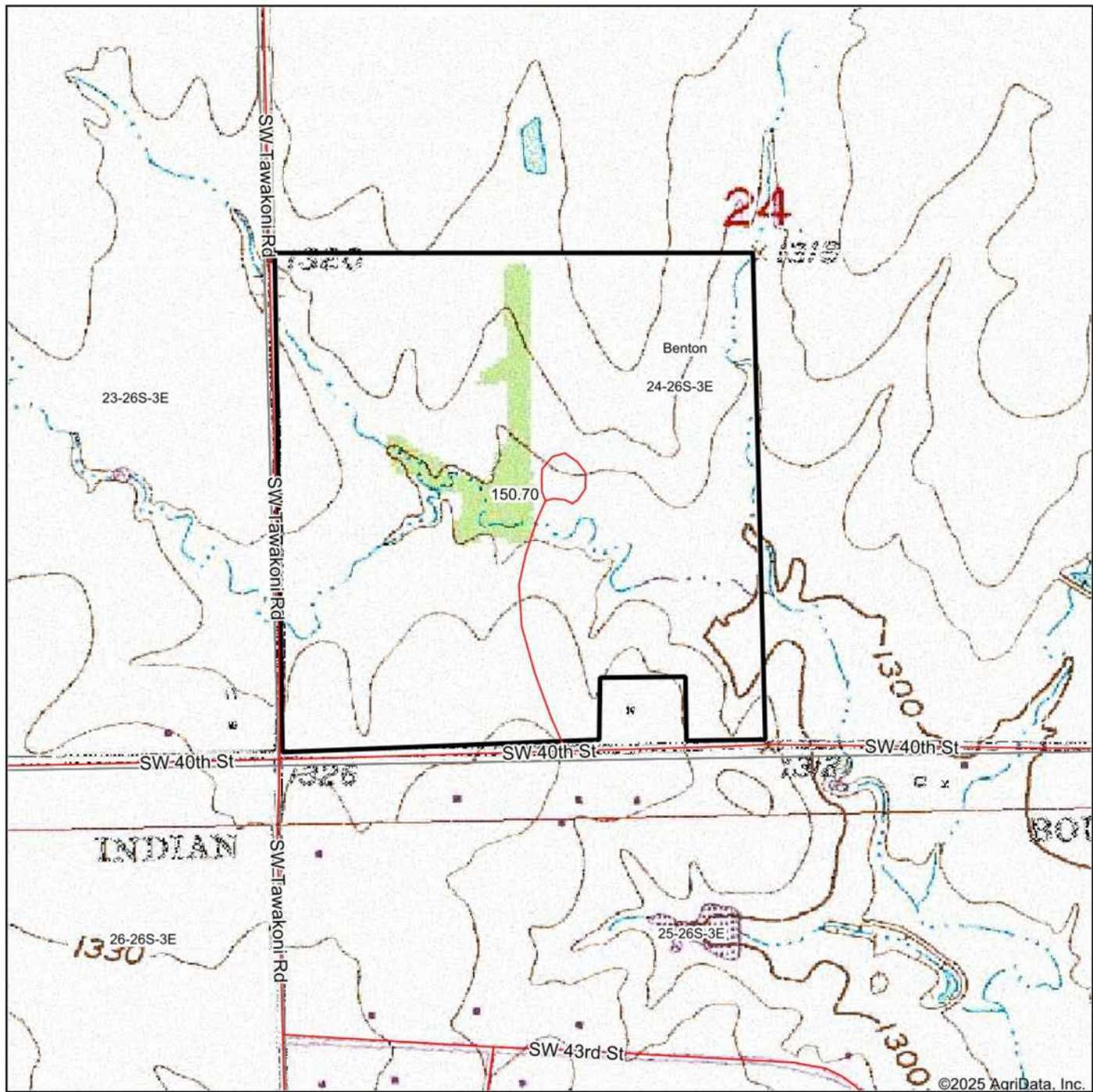
24-26S-3E
Butler County
Kansas

0ft 436ft 872ft



4/30/2025

TOPOGRAPHYMAP



Maps Provided By:

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Map Center: 37° 46' 11.9, -97° 3' 25.04

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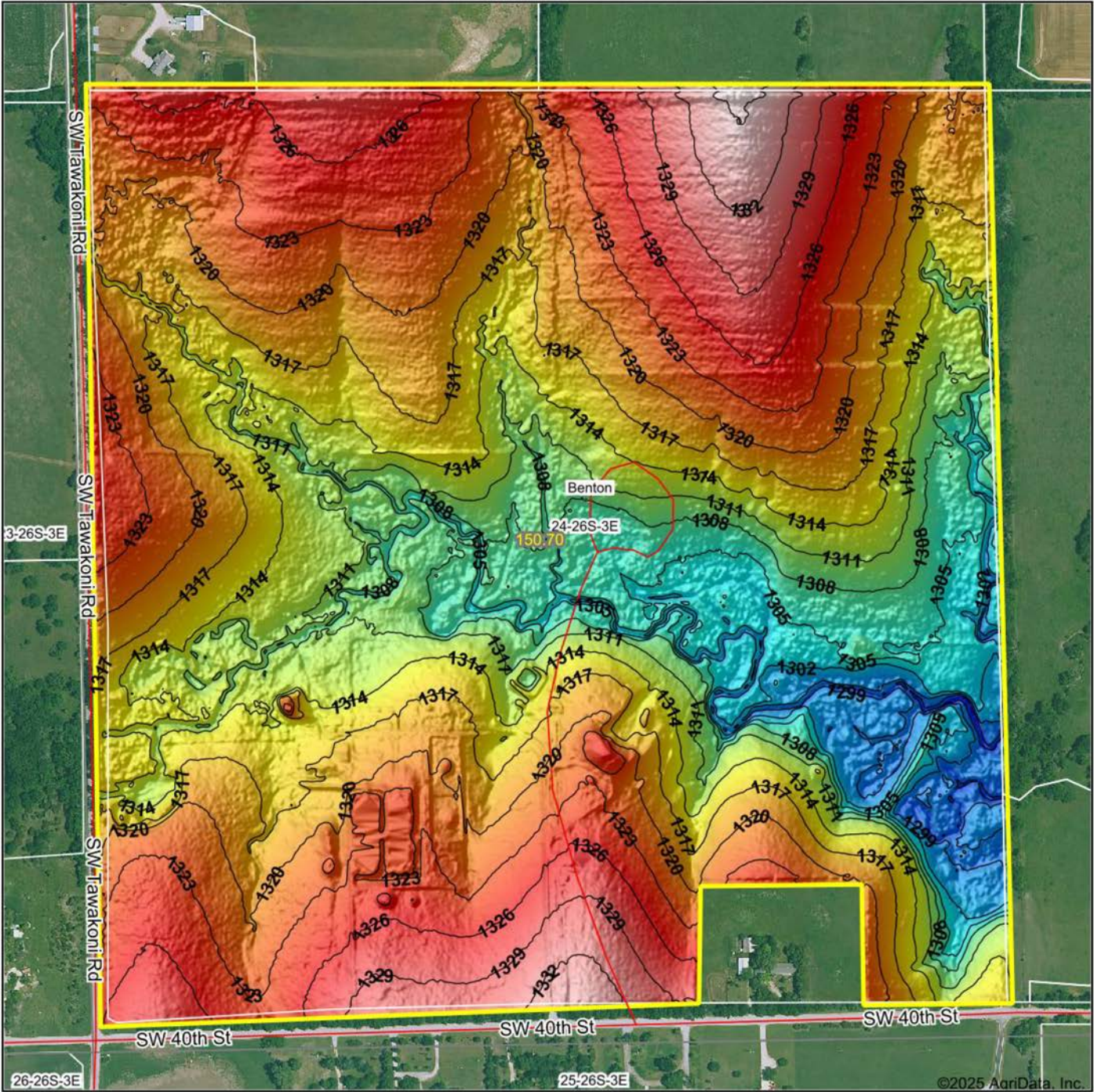
24-26S-3E
Butler County
Kansas



4/30/2025

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

HILLSHADE MAP



Low Elevation High



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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: 1,293.2
Max: 1,336.4
Range: 43.2
Average: 1,317.3
Standard Deviation: 7.91 ft

0ft 439ft 879ft

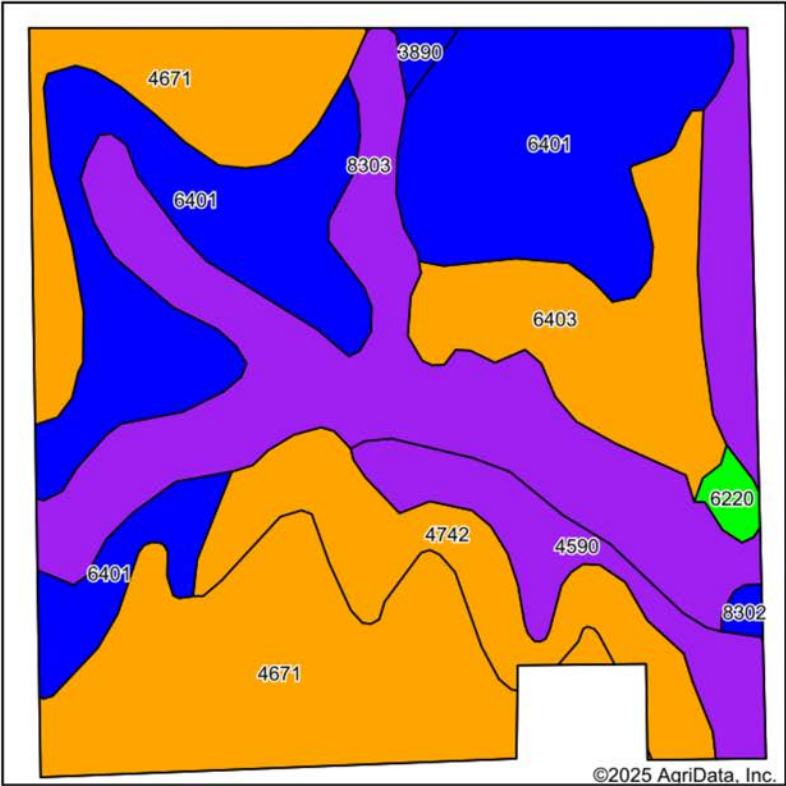


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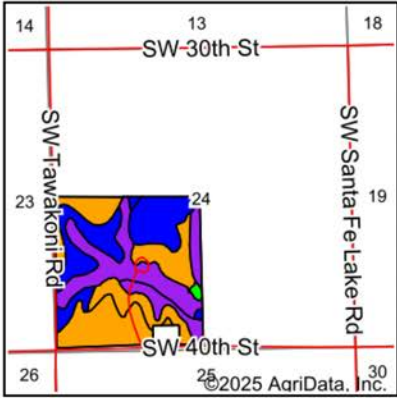
24-26S-3E
Butler County
Kansas

Boundary Center: 37° 46' 14.62, -97° 3' 26.99

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Butler**
Location: **24-26S-3E**
Township: **Benton**
Acres: **150.7**
Date: **4/30/2025**



Maps Provided By:

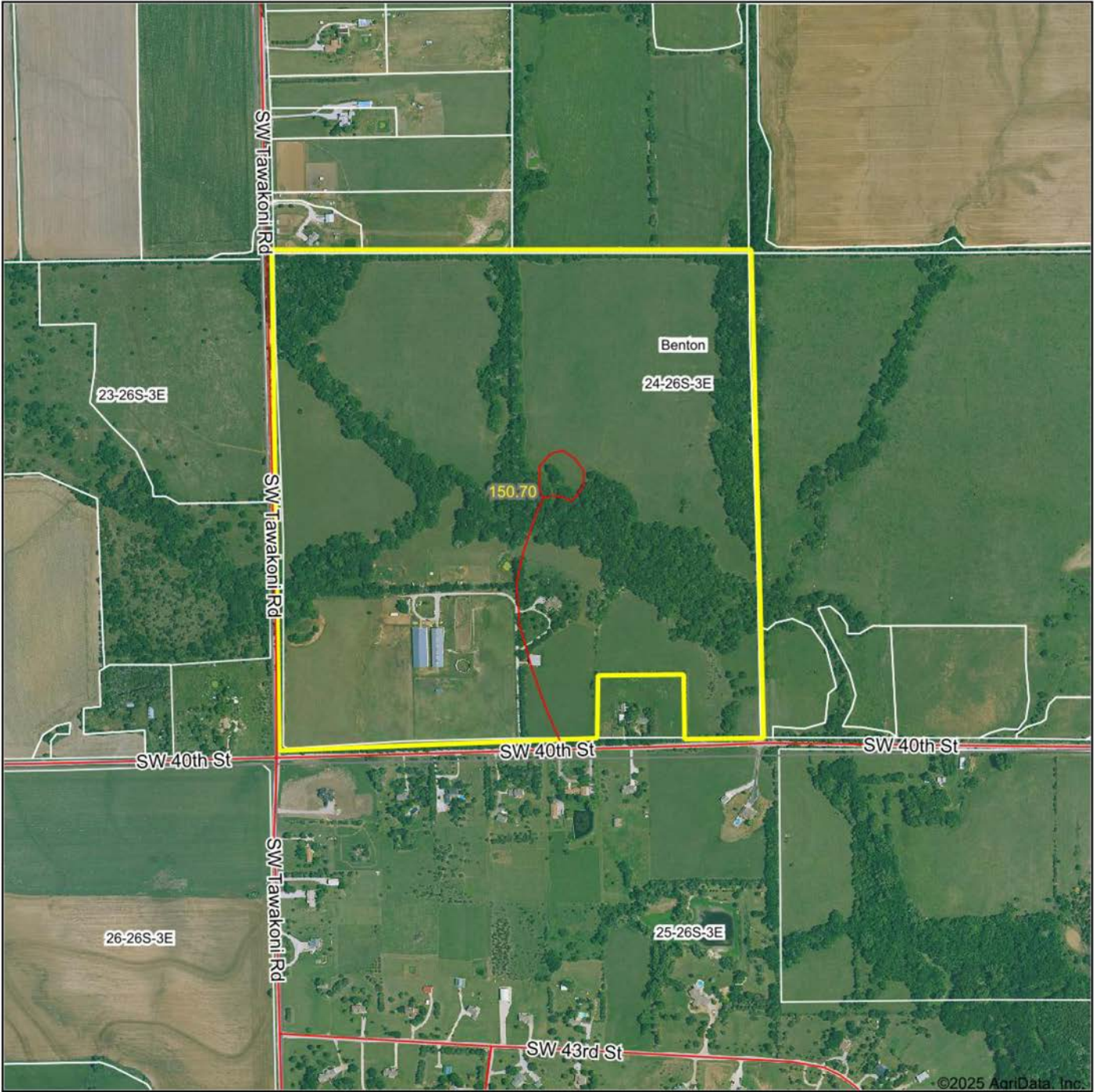
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Area Symbol: KS015, Soil Area Version: 22						
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c
6401	Norge silt loam, 1 to 3 percent slopes	41.33	27.4%		Ile	Ile
4671	Irwin silty clay loam, 1 to 3 percent slopes	36.30	24.1%		IIIs	IIIs
8303	Verdigris soils, frequently flooded	35.74	23.7%		Vw	
6403	Norge silty clay loam, 3 to 7 percent slopes, eroded	13.80	9.2%		IIle	IIle
4742	Labette silty clay loam, 3 to 7 percent slopes	13.08	8.7%		IIle	Ile
4590	Clime-Sogn complex, 3 to 20 percent slopes	8.19	5.4%		Vle	
6220	Brewer silty clay loam, rarely flooded	1.06	0.7%		Iw	Iw
3890	Ladysmith silty clay loam, 0 to 1 percent slopes	0.69	0.5%		IIs	IIs
8302	Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded	0.51	0.3%		IIw	
Weighted Average					3.34	*-

*c: Using Capabilities Class Dominant Condition Aggregation Method
*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

CLOSE OVERVIEW MAP



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

Boundary Center: 37° 46' 14.62, -97° 3' 26.99

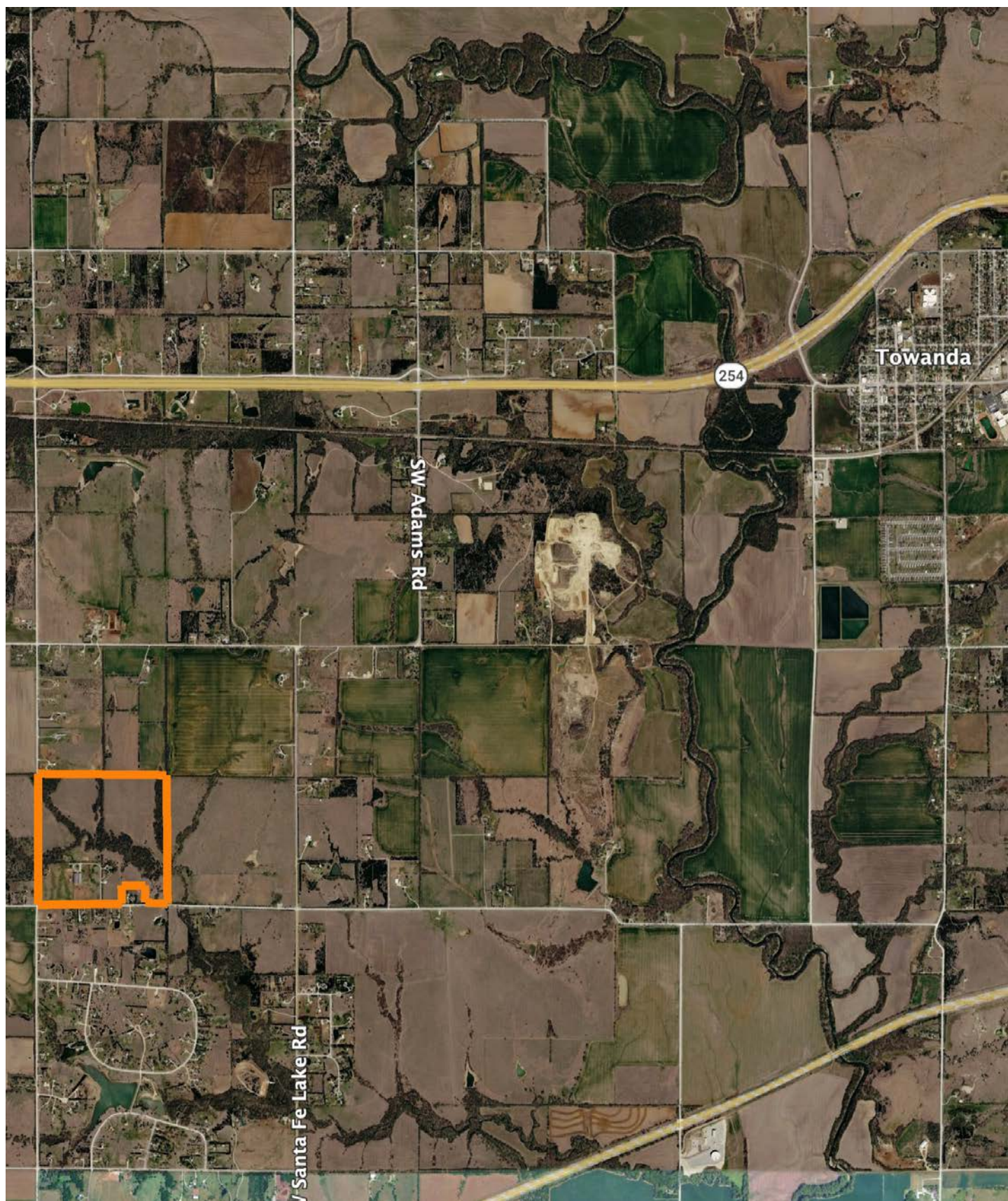
24-26S-3E
Butler County
Kansas

0ft 827ft 1655ft



4/30/2025

WIDE 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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