

MIDWEST LAND GROUP PRESENTS

88 ACRES IN

DOUGLAS COUNTY KANSAS



623 NORTH 900 ROAD, LAWRENCE, KS 66047

MIDWEST LAND GROUP IS HONORED TO PRESENT

LEGACY AT THE LAKE—A DYNAMIC DOUGLAS COUNTY FARM

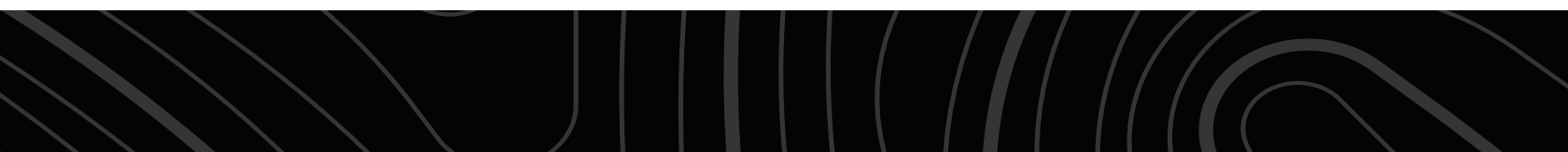
Set within a secluded landscape just two miles south of Clinton Lake, this remarkable 88 +/- acre property offers an uncommon combination of historic character, productive grassland, exceptional recreation, and lasting family heritage. Conveniently located approximately 15 miles from Lawrence, 26 miles from Topeka, and 55 miles from Kansas City, the property feels wonderfully private while remaining within easy reach of major communities and amenities. Whether envisioned as a full-time residence, private recreational retreat, hunting property, or legacy estate, this tract provides the land, water, improvements, and location to serve generations to come.

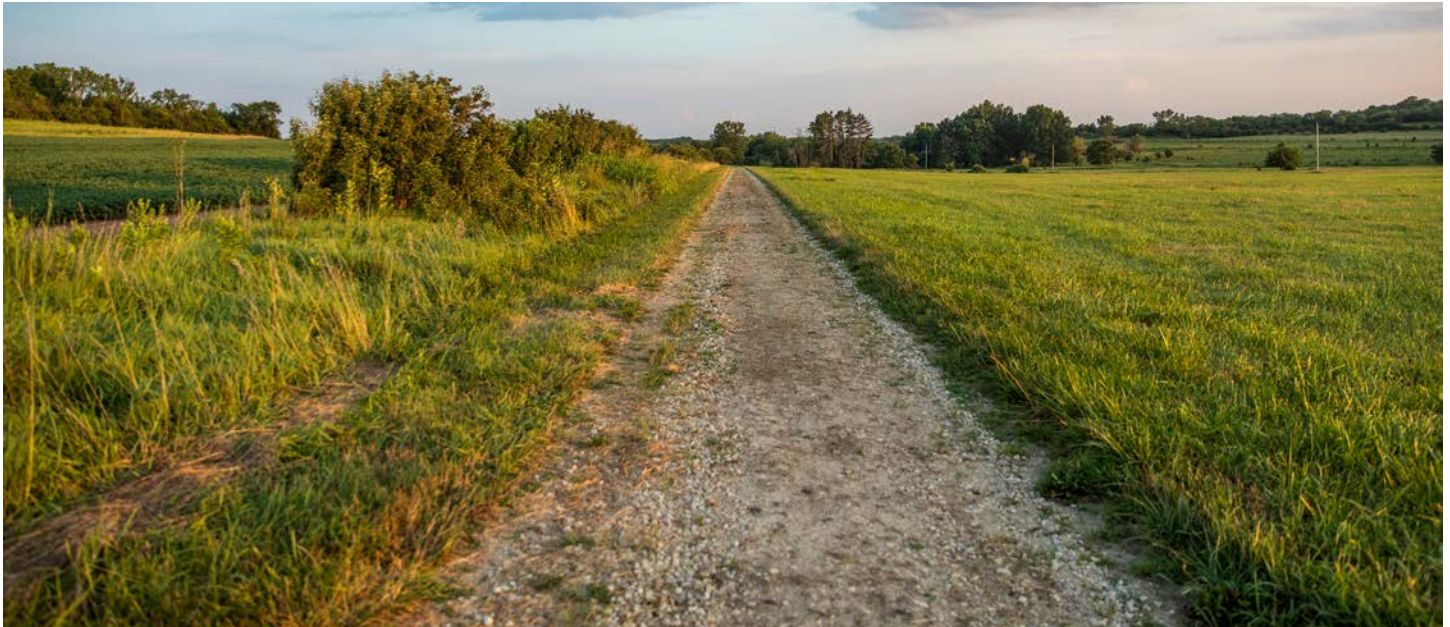
The centerpiece of the property is an impressive original two-and-a-half-story residence constructed in 1907. Inherited and held by the same family for many years, the home reflects the quality and craftsmanship of a bygone era. Offering approximately 2,009 square feet of finished living space, the residence includes four bedrooms and two full bathrooms. Beautifully maintained original hardwood floors extend throughout much of the home, while detailed wood trim, door and window casings, and other handcrafted

features preserve its authentic character. Thoughtful remodeling completed throughout the years has allowed the home to evolve while retaining the timeless details that make it truly one of a kind.

The property encompasses approximately 72 acres of grassland, including roughly 36 acres that are hayed annually. These open acres provide agricultural productivity, scenic views, and several attractive locations for future improvements or additional homesites. Whether overlooking the lake, positioned near the mature timber, or tucked into a more secluded portion of the property, the multiple potential build sites offer an opportunity to create a custom home or family compound while preserving the original residence as a guesthouse or retreat.

Approximately 13 acres of mature hardwood timber add tremendous beauty and wildlife habitat. The diverse timber stand includes bur oak, white oak, cottonwood, elm, ash, hackberry, and cedar. Combined with the rolling grassland, secluded setting, dependable water, and nearby agricultural resources, the property offers outstanding habitat for whitetail deer, wild turkey, and





a variety of other native wildlife. Hunters will appreciate the established interior deer stand built directly into the machine shed that the owner used even into her golden years, which allowed her the opportunity to get out still and enjoy a sit and provided a unique and comfortable vantage point during the season.

At the heart of the property lies an approximately 3-acre, spring-fed lake stocked with bass, channel catfish, and bluegill. The lake provides year-round recreational enjoyment, from quiet mornings spent fishing to evenings overlooking the water. Its size and dependable spring-fed water source also create exceptional opportunities for waterfowl hunting. With Clinton Lake located only two miles to the north, the surrounding area serves as a natural destination and travel corridor for ducks and geese, further enhancing the property's sporting appeal.

A strong collection of outbuildings provides ample space for vehicles, equipment, storage, hobbies, and land management. The 36'x24' two-car garage features concrete floors, electricity, stubbed plumbing, storage, and workshop space. A substantial 32'x80'

machine shed offers additional equipment storage and workshop capabilities, along with the built-in interior deer stand. The improvements are completed by a 14'x40' lean-to and an 8'x12' garden shed.

Utilities include FreeState Electric Cooperative service, central propane, and Douglas County Rural Water District No. 5. All mineral rights are intact and transfer with the property. Approximate 2025 property taxes were \$5,356.

Properties offering this balance of history, recreation, productivity, and accessibility are increasingly difficult to find. From the irreplaceable craftsmanship of the original 1907 home to the spring-fed fishing lake, mature timber, abundant wildlife, productive hay ground, and multiple future build sites, every element contributes to the property's versatility. It is equally suited to becoming a peaceful forever home, a private family retreat, or a treasured legacy property where new generations can continue the story that began more than a century ago. For additional information or to schedule your tour, contact Brenda Doudican with Midwest Land Group.

PROPERTY FEATURES

COUNTY: **DOUGLAS** | STATE: **KANSAS** | ACRES: **88**

- 88 +/- acres total
- 72 +/- acres grassland with 36 +/- acres hayed annually
- 13 +/- acres hardwood timber stand
- 3-acre stocked lake
- Residence originally built in 1907 and remodeled throughout the years with 4 bedrooms and 2 full bathrooms and 2,009 sq. ft. of finished living space
- Beautiful, well-maintained original hardwood floors with endless craftsmanship put into trim and casing details throughout
- 36'x24' 2-car garage with concrete floors, electric, stubbed plumbing, storage, and workshop space
- 32'x80' machine shed with workshop and built-in interior deer stand
- 14'x40' lean-to
- 8'x12' garden shed
- Timber stand made up of Burr Oak, White Oak, Cottonwood, Elm, Ash, Hackberry, and Cedar
- Fruit trees galore throughout with varieties of apple, peach, pear, and pecan
- Spring-fed lake stocked with Bass, Channel, and Bluegill
- Endless opportunity to hunt whitetails, turkey, and waterfowl
- 2 additional ponds
- Secluded setting
- FreeState Electric Co-op, Propane Central, Douglas County Rural Water #5
- All mineral rights intact
- Approximate 2025 tax: \$5,356.00
- 2 miles south of Clinton Lake
- 15 miles from Lawrence
- 26 miles from Topeka
- 55 miles from Kansas City



1907 REMODELED HOME

A custom built home with an open concept that boasts 3 bedrooms and 2.5 bathrooms that sprawl over 2250 sq. ft. which was built in 2016.



ADDITIONAL INTERIOR PHOTOS



FRUIT TREES



3-ACRE SPRING-FED STOCKED LAKE



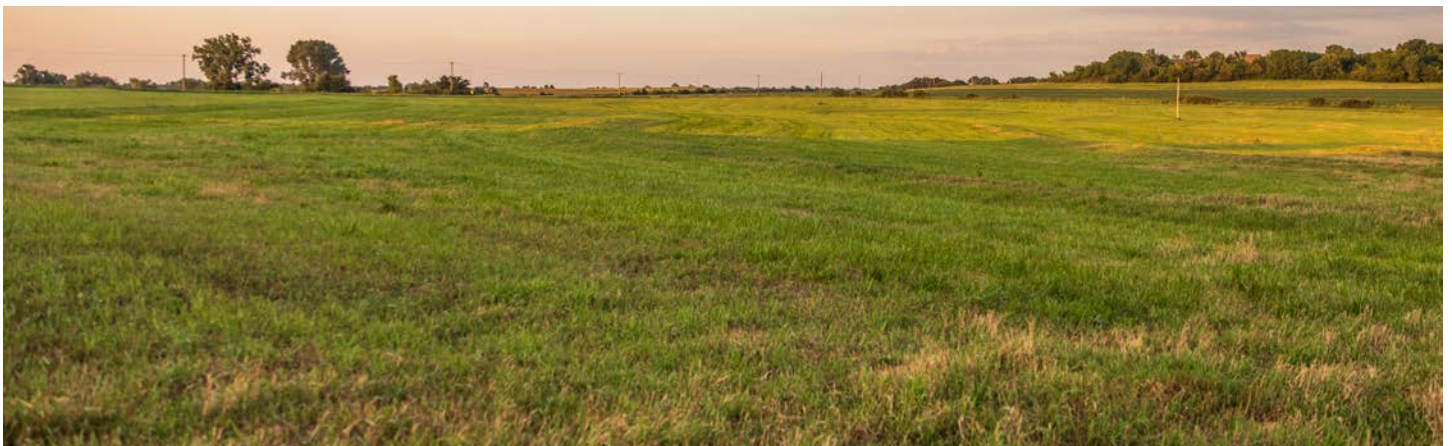
13 +/- ACRE TIMBER STAND

Approximately 13 acres of mature hardwood timber add tremendous beauty and wildlife habitat. The diverse timber stand includes bur oak, white oak, cottonwood, elm, ash, hackberry, and cedar.



72 +/- ACRES GRASSLAND

The property encompasses approximately 72 acres of grassland, including roughly 36 acres that are hayed annually. These open acres provide agricultural productivity, scenic views, and several attractive locations for future improvements or additional homesites.



ENDLESS HUNTING OPPORTUNITIES



2 MILES SOUTH OF CLINTON LAKE



MULTIPLE OUTBUILDINGS



AERIAL MAP



Maps Provided By



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

Boundary Center: 38° 51' 58, -95° 23' 15.33

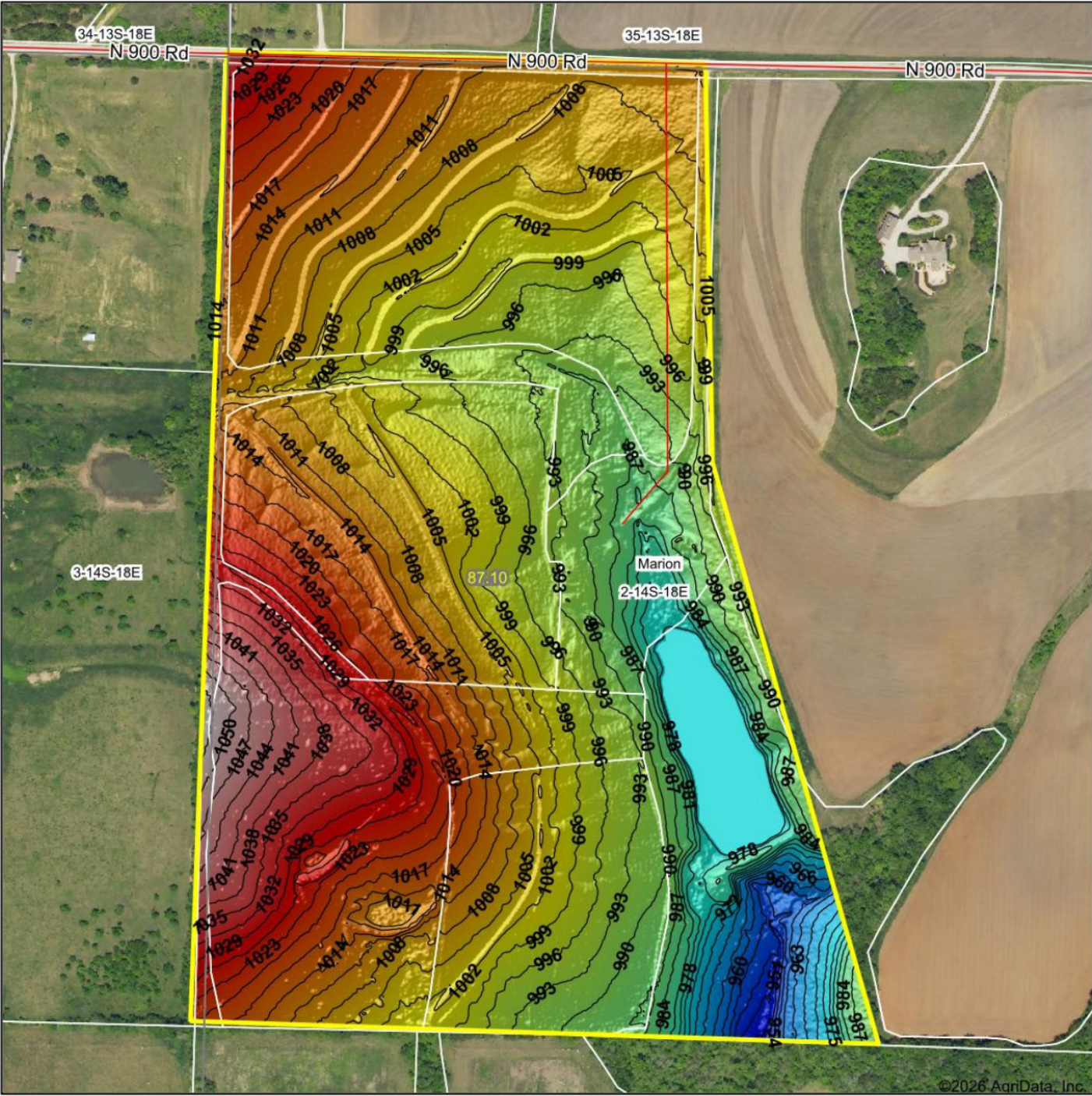
2-14S-18E
Douglas County
Kansas

0ft 412ft 823ft



6/29/2026

HILLSHADE MAP



Low Elevation High



Maps Provided By

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CUSTOMIZED ONLINE MAPPING

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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: 947.1

Max: 1,054.9

Range: 107.8

Average: 1,004.0

Standard Deviation: 18.11 ft

0ft 415ft 830ft

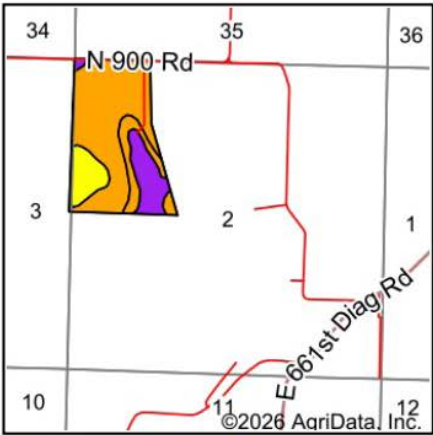
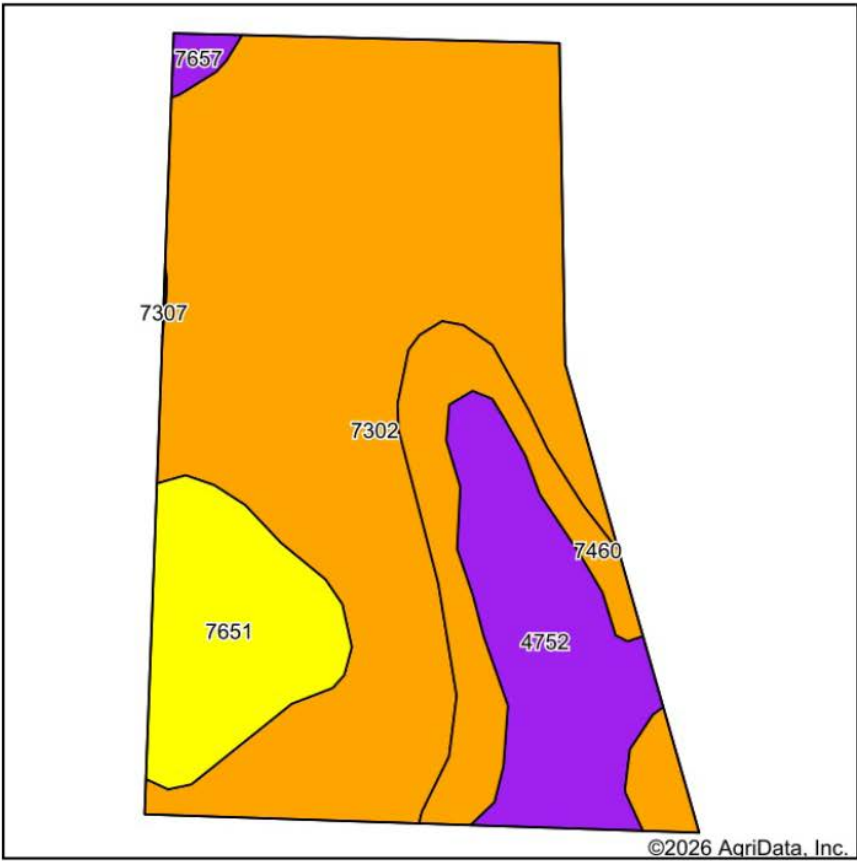


6/29/2026

2-14S-18E
Douglas County
Kansas

Boundary Center: 38° 51' 58, -95° 23' 15.33

SOILS MAP



State: **Kansas**
County: **Douglas**
Location: **2-14S-18E**
Township: **Marion**
Acres: **87.1**
Date: **6/29/2026**



Maps Provided By



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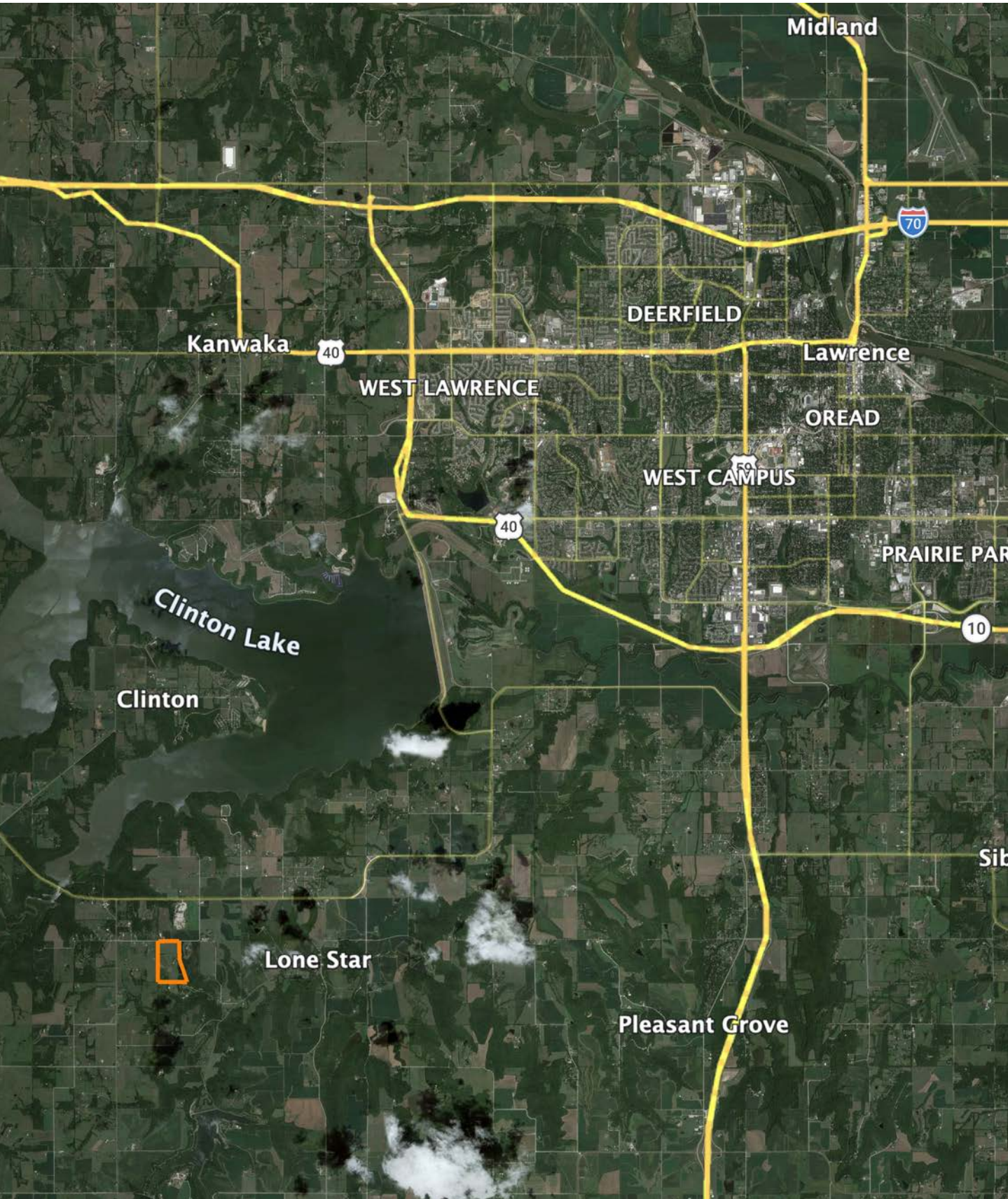


Soils data provided by USDA and NRCS.

Area Symbol: KS045, Soil Area Version: 22					
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c
7302	Martin silty clay loam, 3 to 7 percent slopes	53.33	61.2%		IIIe
4752	Sogn-Vinland complex, 3 to 25 percent slopes	12.71	14.6%		VIIs
7651	Vinland complex, 3 to 7 percent slopes	10.59	12.2%		IVe
7460	Oska silty clay loam, 3 to 6 percent slopes	9.77	11.2%		IIIe
7657	Vinland-Martin complex, 7 to 15 percent slopes	0.70	0.8%		VIe
Weighted Average					3.58

*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.



BRENDA DOUDICAN,
LAND AGENT

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MidwestLandGroup.

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