

MIDWEST LAND GROUP PRESENTS

600 ACRES

MARION COUNTY, KS

2800 HIGHWAY 50, FLORENCE, KANSAS 66851



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

ROCKIN R RANCH: A WORLD-CLASS HIGH-FENCE SPORTING ESTATE IN THE KANSAS FLINT HILLS

Located just east of Florence, Kansas, in the heart of the legendary Flint Hills, Rockin R Ranch encompasses approximately 600 acres of some of the most breathtaking country found anywhere in the Midwest. Defined by dramatic elevation changes, pristine native grasslands, mature hardwood timber, extraordinary water resources, luxury accommodations, and an exceptional wildlife population, this remarkable property offers a rare combination of sporting recreation, conservation, agricultural productivity, and refined ranch living.

The ranch comprises approximately 354 acres of pristine native bluestem grass, some of the densest, cleanest, and most vigorous native pasture one could hope to find. Approximately 153 acres are covered by mature hardwood timber, including bur oak, black walnut, sycamore, cottonwood, elm, and hackberry. Towering hilltops, deep wooded draws, protected creek bottoms, and rolling hillsides create tremendous visual appeal while providing abundant cover, bedding habitat, and natural travel corridors for wildlife.

An additional approximately 93 acres of tillable ground are currently established in brome grass. Featuring highly productive Reading and Labette soils classified primarily as Class I and Class II, these acres provide valuable agricultural potential and could also be strategically managed to support the ranch's wildlife and conservation goals.

Approximately 440 acres are completely enclosed by high fencing, while the remaining 160 acres are secured by five-strand barbed-wire fencing and leased annually for cattle grazing. This thoughtful configuration provides the flexibility to operate an elite hunting and wildlife preserve while maintaining traditional Flint Hills grazing income. Several overhead bulk feeders, hunting stands, and elevated tower blinds are strategically placed throughout the ranch, creating a turn-key setup for private hunting, outfitting, wildlife observation, and herd management.

Water is one of the ranch's most extraordinary assets. Martin Creek winds for more than a mile through the property, providing a consistently flowing, year-round water source and serving as a natural corridor through the heart of the ranch. An approximately 8-acre, crystal-clear, spring-fed lake forms a stunning centerpiece, while an additional 7-acre lake lies along the southern property line. Three additional ponds, natural springs, and the meandering creek create a water system seldom found on a property of this size.

Stocked with bass, bluegill, channel catfish, and carp, the lakes provide outstanding private fishing opportunities. Their dependable open water also creates excellent habitat for migrating waterfowl, delivering tremendous hunting and viewing opportunities throughout the season - even during some of the coldest Kansas conditions. Whether fishing on a quiet summer

evening, watching wildlife gather along the shoreline, or pursuing waterfowl on a crisp winter morning, the recreational possibilities are nearly endless.

The ranch's primary residence is incorporated into an impressive 50'x60' barndominium featuring approximately 1,758 square feet of beautifully finished living space. The 2 bedroom, 1 bathroom home showcases upscale finishes and an inviting open-concept design connecting the kitchen, dining, and living areas. Custom cabinetry, granite countertops, and spacious gathering areas create a refined, yet comfortable atmosphere perfectly suited for entertaining family, friends, clients, and hunting guests.

The adjoining shop provides excellent equipment and vehicle storage with convenient overhead-door access. A complete game-processing center features hanging racks and a walk-in cooler, allowing harvested game to be handled efficiently on site. An overhead loft currently provides additional storage but offers the potential to be finished into expanded living quarters, guest accommodations, or recreational space.

A fully renovated guesthouse offers an additional 1,320 square feet of finished living space. Dating to the early 1900s, the residence retains its original character and charm while providing modern comfort. With 2 bedrooms, 1 bathroom, and generous entertaining space, the guesthouse comfortably accommodates overnight visitors while offering privacy from the main residence. It is ideally suited for family, hunting clients, ranch staff, or hospitality-based income opportunities.

Extensive agricultural and wildlife-management improvements further enhance the property. A 50'x30' barn is configured for artificial insemination, vaccinating, animal handling, and controlled breeding, with several traps and turnout areas incorporated into its design. Additional improvements include a 72'x36' hay barn, a 20'x12' loafing shed, an 18'x18' detached garage currently used for feed storage, and a historic 34'x23' limestone barn with an overhead loft.

Several limestone structures dating to the mid-to-late 1800s remain standing throughout the ranch, offering a tangible connection to its storied past. The historic



limestone barn is an architectural treasure, while the ranch's arched limestone bridge is an especially distinctive feature. Together, these enduring structures add a level of authenticity, history, and irreplaceable character that cannot be replicated through modern construction.

Rockin R Ranch offers exceptional opportunities for both big-game hunting and wildlife conservation. The current ownership has invested heavily in animal conservation, selective breeding, and the preservation of desirable genetic lines. The high-fenced portion of the ranch supports an extraordinary population that includes more than 30 exotic animals, among them sika, fallow, and axis deer, along with approximately 130 whitetail deer and 85 elk. Few experiences compare to watching an elk herd move across the distant ridgelines or seeing trophy-class wildlife emerge from the timber and into the native grass at sunset.

The ranch also presents compelling annual income potential through guided or private hunts, shed-antler sales, cattle grazing, agricultural production, wildlife breeding, and guest accommodations. It

could remain an exclusive family retreat, operate as a premier commercial hunting destination, or serve as the foundation for an expanded conservation and breeding enterprise.

With its captivating Flint Hills scenery, abundant year-round water, outstanding native grass, productive soils, mature timber, luxury residences, historic limestone architecture, and remarkable concentration of wildlife, Rockin R Ranch is truly a once-in-a-lifetime offering. It is more than a hunting property, it is a complete sporting estate, a conservation legacy, and an extraordinary place where land, water, wildlife, history, and luxury exist in perfect balance.

All mineral rights are intact and will transfer with the property. Approximate 2025 real estate taxes were \$6,676.32. Rockin R Ranch must be experienced in person to fully appreciate the scale, beauty, and rarity of everything it has to offer. To schedule a private tour of the ranch or to request additional information, contact agent Brenda Doudican with Midwest Land Group at (620) 794-8075 or bdoudican@midwestlandgroup.com.



PROPERTY FEATURES

COUNTY: **MARION** | STATE: **KANSAS** | ACRES: **600**

- 440 +/- acres fully high fenced
- 160 +/- acres 5-strand barbed wire
- 354 +/- acres of pristine native grass
- 153 +/- acre mature hardwood timber stand
- 93 +/- acres of fertile tillable creek bottoms
- Martin Creek winding over 1 mile throughout the entire property
- 8-acre spring-fed lake in the middle of the ranch, crystal clear, stocked
- 7-acre lake along south frontage, stocked
- 3 additional ponds
- Endless wildlife with over 30 exotics that include sitka, fallow axis, whitetails, & elk
- Incredible annual income opportunity with hunts, shed sales, & grazing
- Several overhead bulk feeders, stands, and tower blinds throughout the ranch
- Incredible topography and rolling hillsides
- Lakes are stocked with bass, bluegill, channel, and carp
- 50'x60' barndominium with 1,758 sq. ft. finished top-end main house living space, open shop space with overhead door, processing center, walk-in cooler, and overhead loft
- Fully renovated guesthouse with 1,320 sq. ft. finished living space
- 50'x30' ag barn setup for artificial insemination and vaccinating with several traps and turnouts
- 20'x12' loafing shed
- 18'x18' detached garage utilized for feed storage
- 72'x36' hay barn
- 34'x23' limestone barn with loft
- Several limestone structures throughout the ranch dating back to the mid-late 1800's
- Approximate 2025 tax: \$6,676.32
- All mineral right intact and transfer



MAIN HOUSE AND SHOP

The ranch's primary residence is incorporated into an impressive 50'x60' barndominium featuring approximately 1,758 square feet of beautifully finished living space. The adjoining shop provides excellent equipment and vehicle storage with convenient overhead-door access. A complete game-processing center features hanging racks and a walk-in cooler, allowing harvested game to be handled efficiently on site.



FULLY RENOVATED GUESTHOUSE



18'X18' DETACHED GARAGE



8 +/- ACRE SPRING-FED LAKE

Stocked with bass, bluegill, channel catfish, and carp, the lakes provide outstanding private fishing opportunities. Their dependable open water also creates excellent habitat for migrating waterfowl, delivering tremendous hunting and viewing opportunities throughout the season - even during some of the coldest Kansas conditions.



30+ EXOTIC SPECIES

The high-fenced portion of the ranch supports an extraordinary population that includes more than 30 exotic animals, among them sika, fallow, and axis deer, along with approximately 130 whitetail deer and 85 elk.



354 +/- ACRES OF PRISTINE NATIVE GRASS



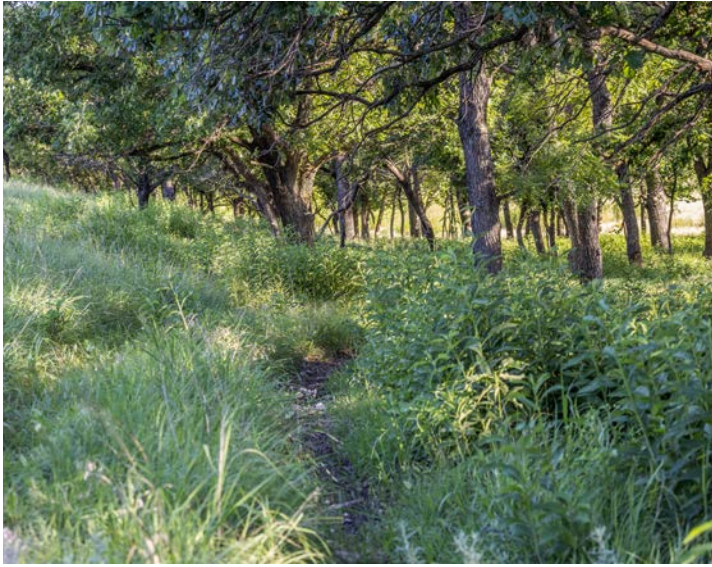
1800'S LIMESTONE STRUCTURES



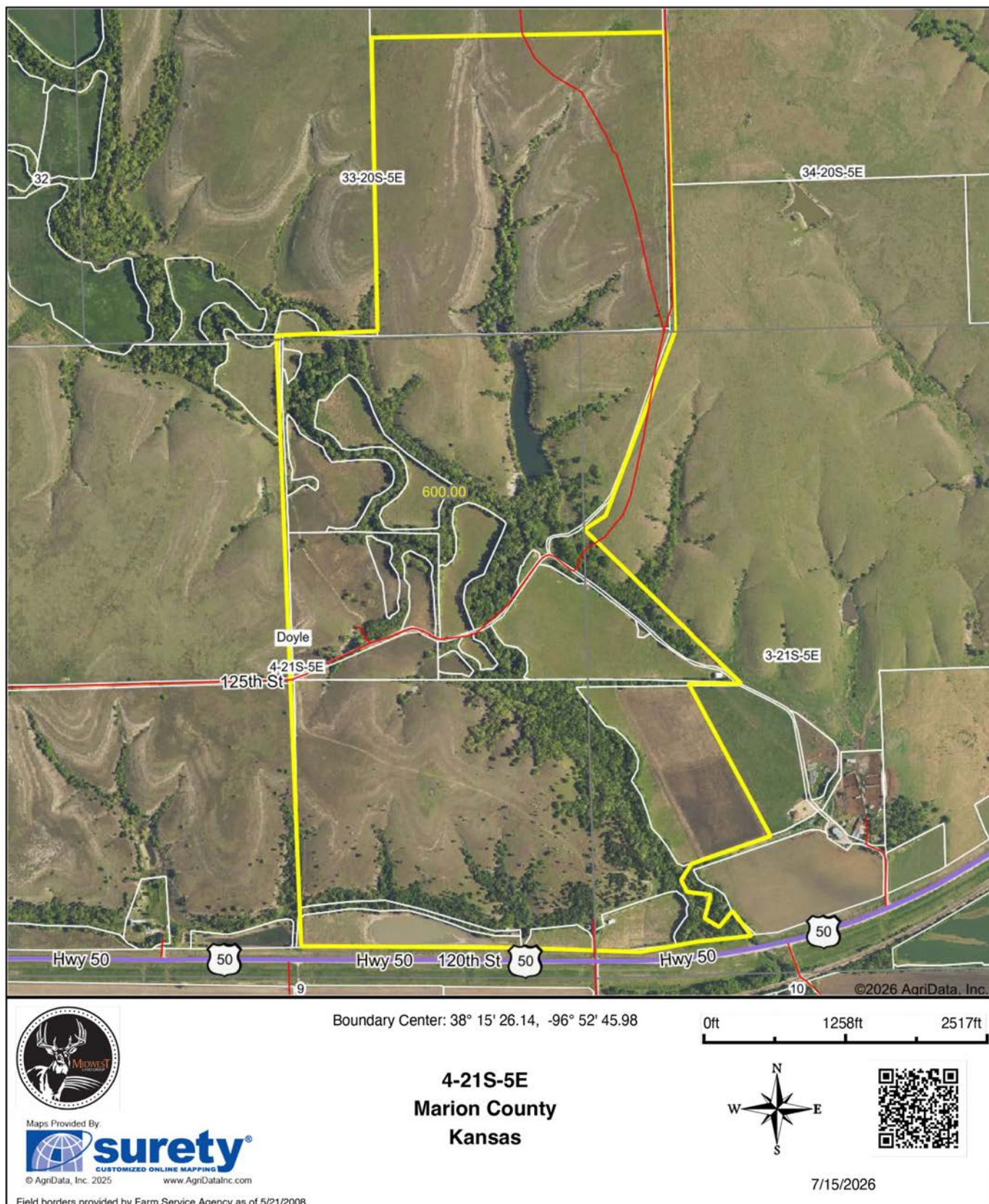
BULK FEEDERS, STANDS, & TOWER BLINDS



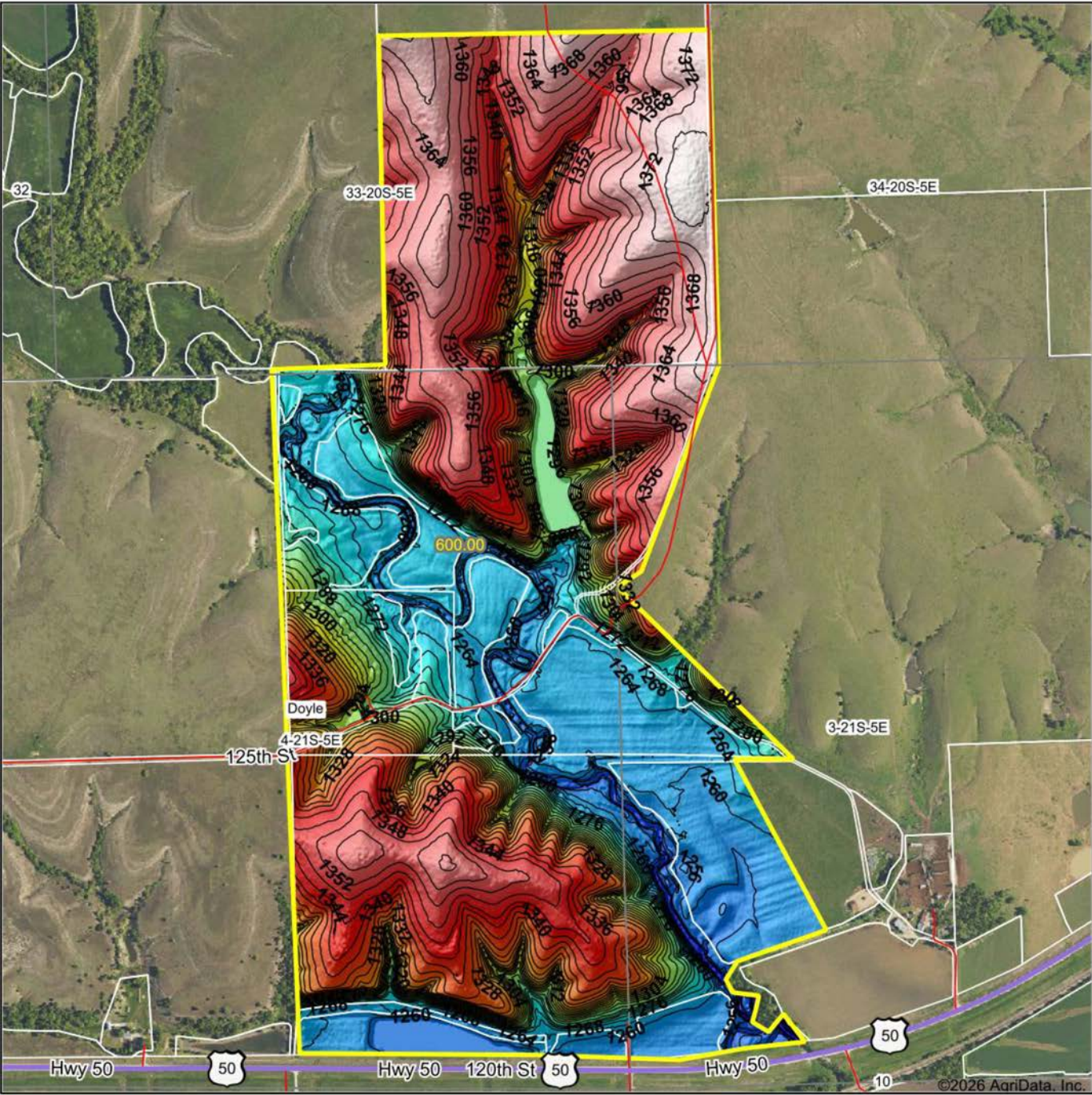
ADDITIONAL PHOTOS



AERIAL MAP



HILLSHADE MAP



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

Source: USGS 3 meter dem
Interval(ft): 4
Min: 1,236.8
Max: 1,378.1
Range: 141.3
Average: 1,313.1
Standard Deviation: 41.14 ft

0ft 1239ft 2478ft

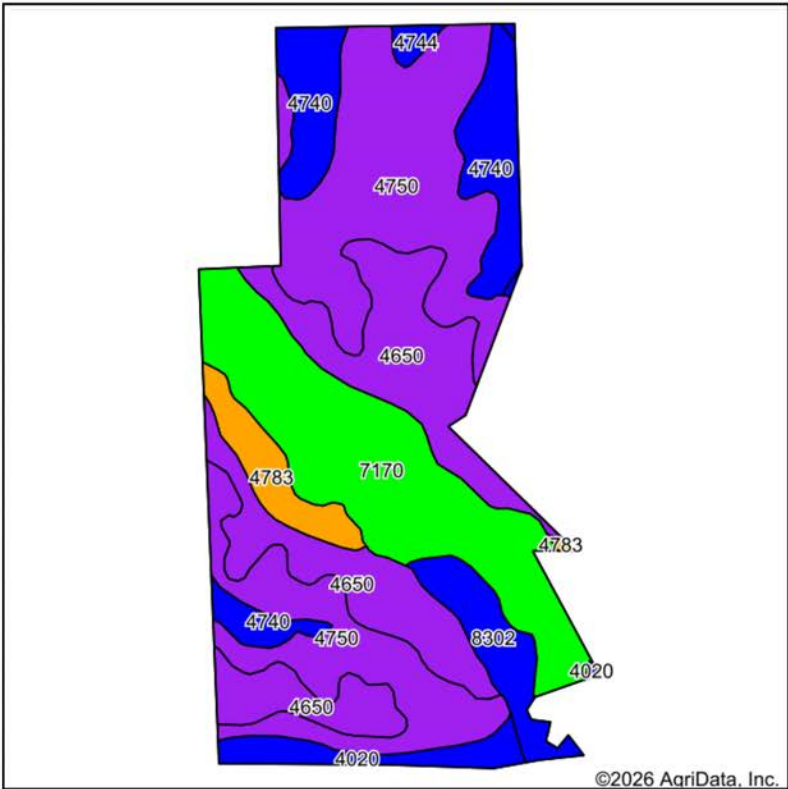


7/15/2026

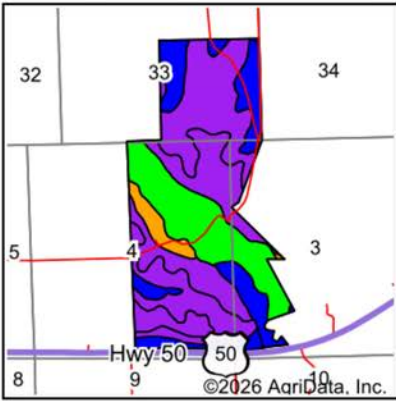
4-21S-5E
Marion County
Kansas

Boundary Center: 38° 15' 26.14, -96° 52' 45.98

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Marion**
Location: **4-21S-5E**
Township: **Doyle**
Acres: **600**
Date: **7/15/2026**



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: KS115, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c
4750	Sogn silty clay loam, 0 to 10 percent slopes	197.17	32.8%		Vls	
4650	Florence silt loam, 2 to 15 percent slopes	138.53	23.1%		Vle	Vle
7170	Reading silt loam, rarely flooded	126.92	21.2%		lw	lw
4740	Labette silty clay loam, 1 to 3 percent slopes	63.25	10.5%		Ile	Ile
8302	Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded	27.40	4.6%		Ilw	
4783	Tully silty clay loam, 3 to 7 percent slopes	23.10	3.8%		Ille	Ille
4020	Chase silty clay loam, occasionally flooded	19.01	3.2%		Ilw	Ilw
4744	Labette-Dwight complex, 0 to 3 percent slopes	4.62	0.8%		Ile	Ile
Weighted Average					4.06	*-

*c: Using Capabilities Class Dominant Condition Aggregation Method

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

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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