

MIDWEST LAND GROUP PRESENTS

80 ACRES

RILEY COUNTY, KANSAS

00000 WALNUT CREEK ROAD, LEONARDVILLE, KS 66449



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PRIME 80 +/- ACRE OPPORTUNITY ON MILL CREEK

Held within the same family for four generations, this exceptional 80 +/- acre farm offers a rare opportunity to own a highly versatile tract just 4.7 miles from Riley and approximately 18 miles from Manhattan. Combining productive tillable acreage, mature hardwood timber, live water, scenic views, and convenient access, the property is well suited for continued agricultural production, development into a quality hunting tract, or the creation of a private country homesite.

Approximately 48 +/- acres consist of well-maintained tillable fields currently planted to soybeans. The productive soil profile includes Waymore, Reading, Ivan, and Irwin soils, ranging from Class I to Class III. The tillable ground has been leased annually to a longtime local tenant, with the current lease remaining in place for the 2026 crop year on a 60/40 crop share, and the acreage becoming open for the 2027 season. Surrounded by a mixture of additional cropland and pasture, the farm

benefits from a strong agricultural setting while offering the possibility of continued rental income.

The remaining 32 +/- acres are composed of timber and creek habitat, creating a beautiful and diverse recreational landscape. Mill Creek winds throughout the farm beneath a mature timber canopy consisting primarily of Burr Oak, White Oak, Walnut, Cottonwood, Sycamore, Elm, and Cedar. An internal trail system, complete with a creek crossing, provides convenient access through the wooded portions of the property. With limited hunting pressure over the decades, the farm presents an exciting blank canvas for developing a premier hunting property. Strategic food plots, additional trails, blinds, and habitat improvements could further enhance its potential for whitetail deer, turkey, and other native wildlife. The current internal trail system and creek crossing allow eased access to each area of the tract.



The location, just 2 miles west of Highway 77 and 2.5 miles north of Highway 24, allows for limited gravel driving. The graveled frontage along the east side provides dependable year-round access, while electric service along Walnut Creek Road adds significant value for anyone considering a future residence, recreational cabin, or country retreat. The rolling terrain, wooded creek corridor, productive fields, and surrounding countryside combine to offer incredible views and multiple potential building locations. Fencing is

currently in place along the north and west property lines. All mineral rights are believed to be intact and will transfer with the property. Approximate 2025 real estate taxes were \$754.34. Whether purchased as a productive agricultural investment, an undeveloped hunting tract, or a scenic build site within an easy drive of Manhattan, this four-generation family farm offers history, versatility, and tremendous long-term potential. For additional information or to schedule a tour, contact Brenda Doudican at bdoudican@midwestlandgroup.com.



PROPERTY FEATURES

COUNTY: **RILEY** | STATE: **KANSAS** | ACRES: **80**

- 4-generation family-owned farm
- 48 +/- acres tillable row crop
- 32 +/- acres timber & creek
- Internal trail system with creek crossing
- Graveled east road frontage
- Timber stand made up primarily of Burr Oak, White Oak, Walnut, Cottonwood, Sycamore, Elm, Cedar
- Mill Creek running throughout the farm
- Well-maintained tillable fields currently planted to soybeans
- Tillable acres leased with longtime tenant and rented on a 60/40 crop share for 2026, open in 2027
- Soil types of Waymore, Reading, Ivan, Irwin considered Class III, I, II
- Property surrounded by tillable and pastureland
- Electric along Walnut Creek Road
- Fenced on north and west property lines
- Located in Riley County USD 378 School District
- All mineral rights intact
- Approximate 2025 tax: \$754.34
- 4.7 miles to Riley
- 18 miles to Manhattan

48 +/- ACRES TILLABLE ROW CROP

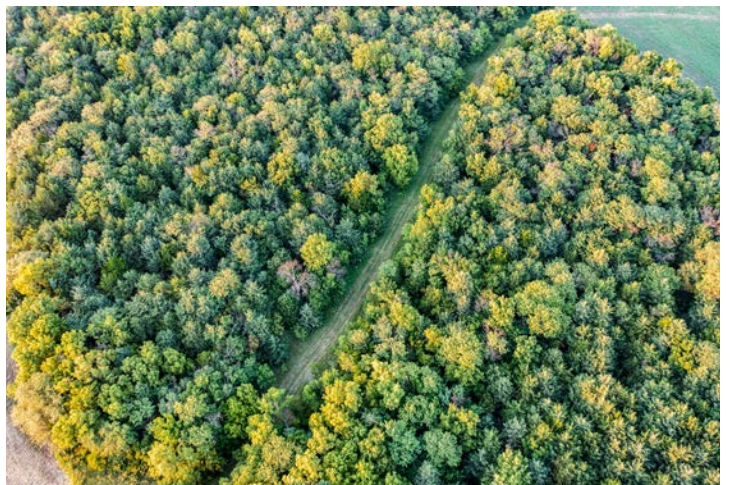
Approximately 48 +/- acres consist of well-maintained tillable fields currently planted to soybeans. The productive soil profile includes Waymore, Reading, Ivan, and Irwin soils, ranging from Class I to Class III.



TIMBER STAND



INTERNAL TRAIL SYSTEM



MILL CREEK WINDS THROUGHOUT

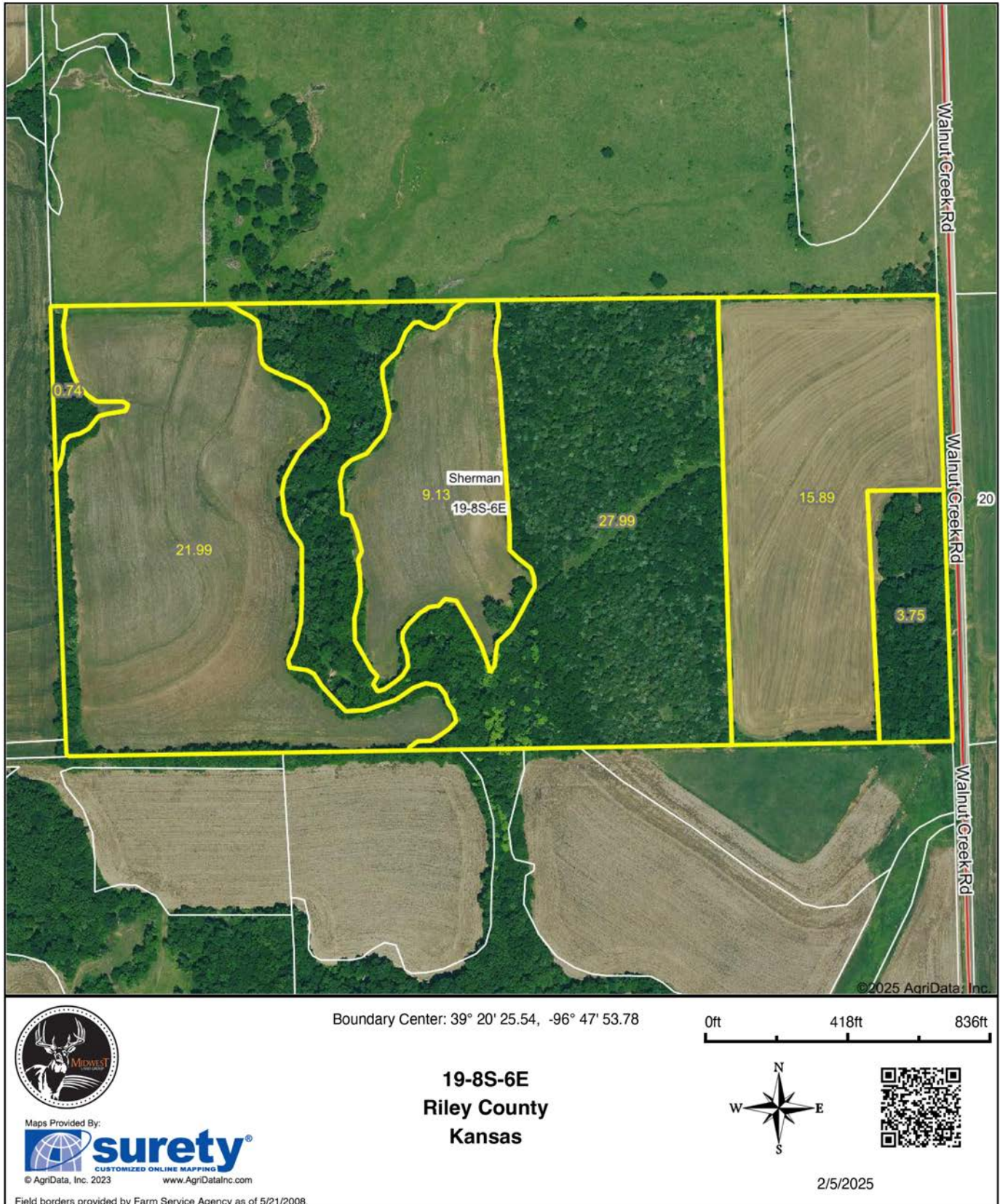
Mill Creek winds throughout the farm beneath a mature timber canopy consisting primarily of Burr Oak, White Oak, Walnut, Cottonwood, Sycamore, Elm, and Cedar.



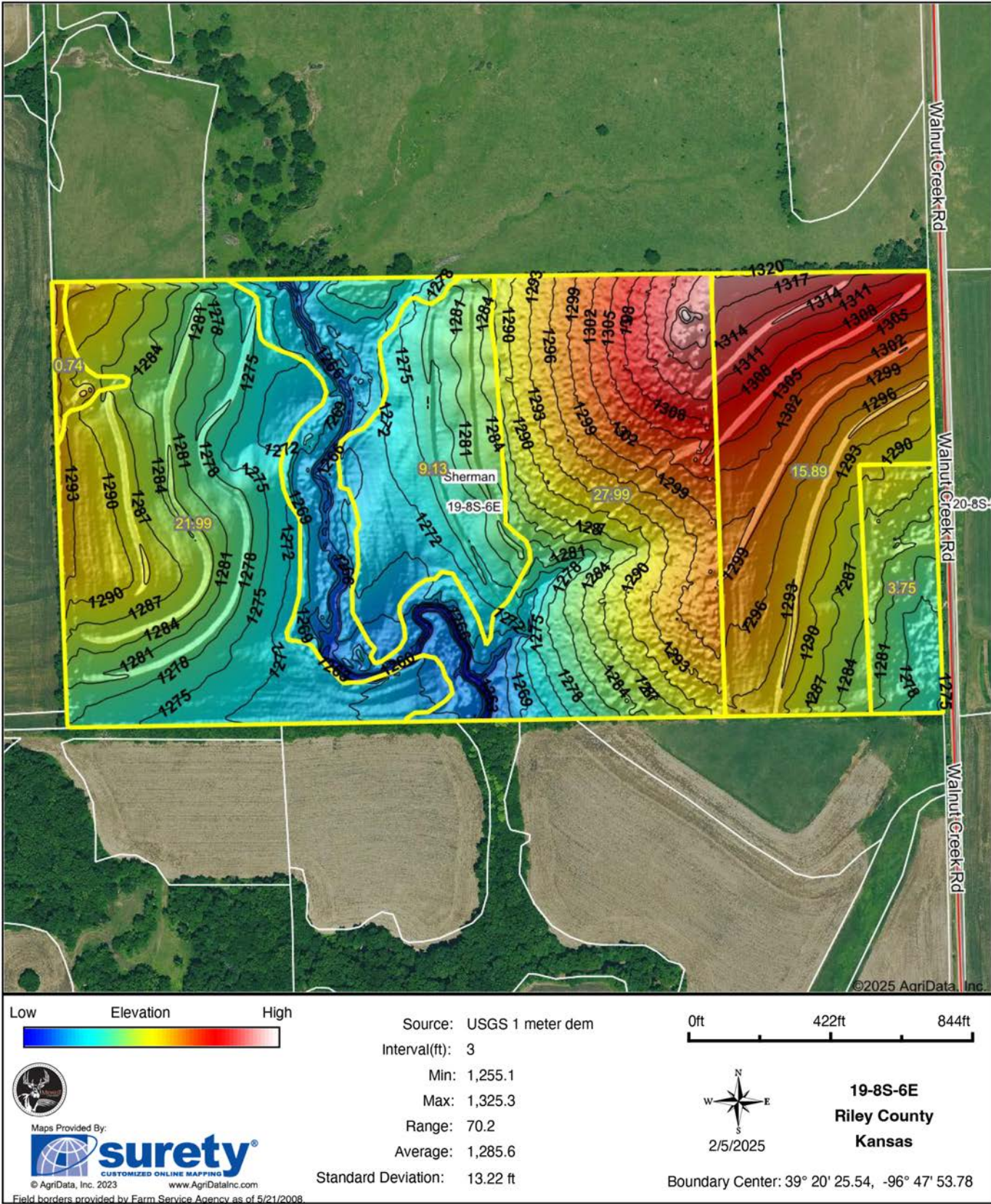
ADDITIONAL PHOTOS



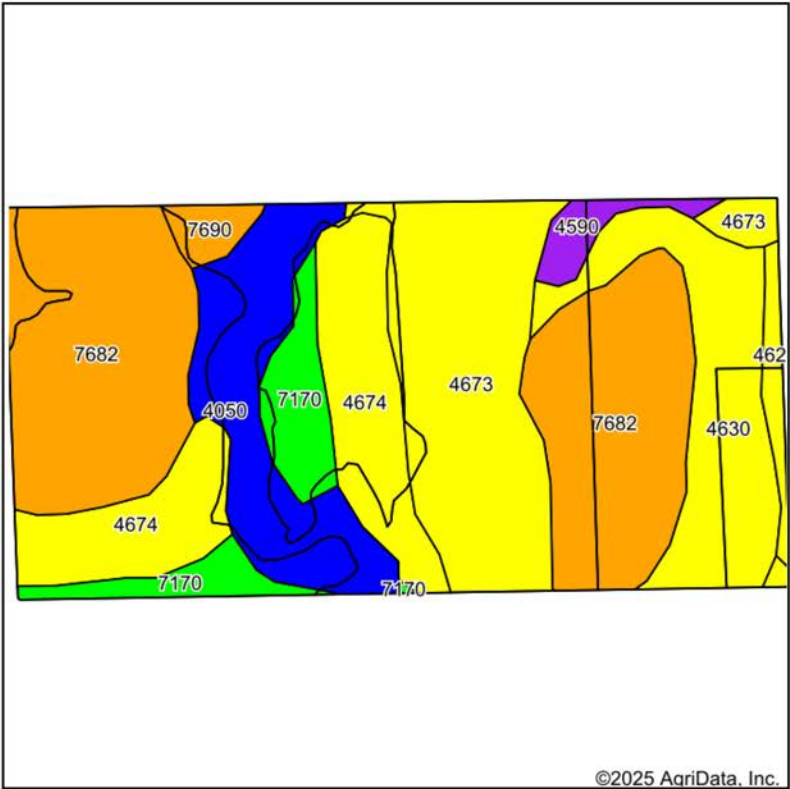
AERIAL MAP



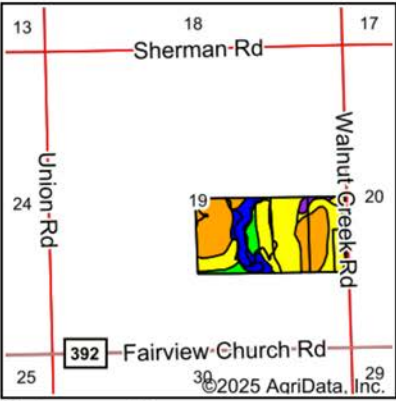
HILLSHADE MAP



SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Riley**
Location: **19-8S-6E**
Township: **Sherman**
Acres: **79.49**
Date: **2/5/2025**



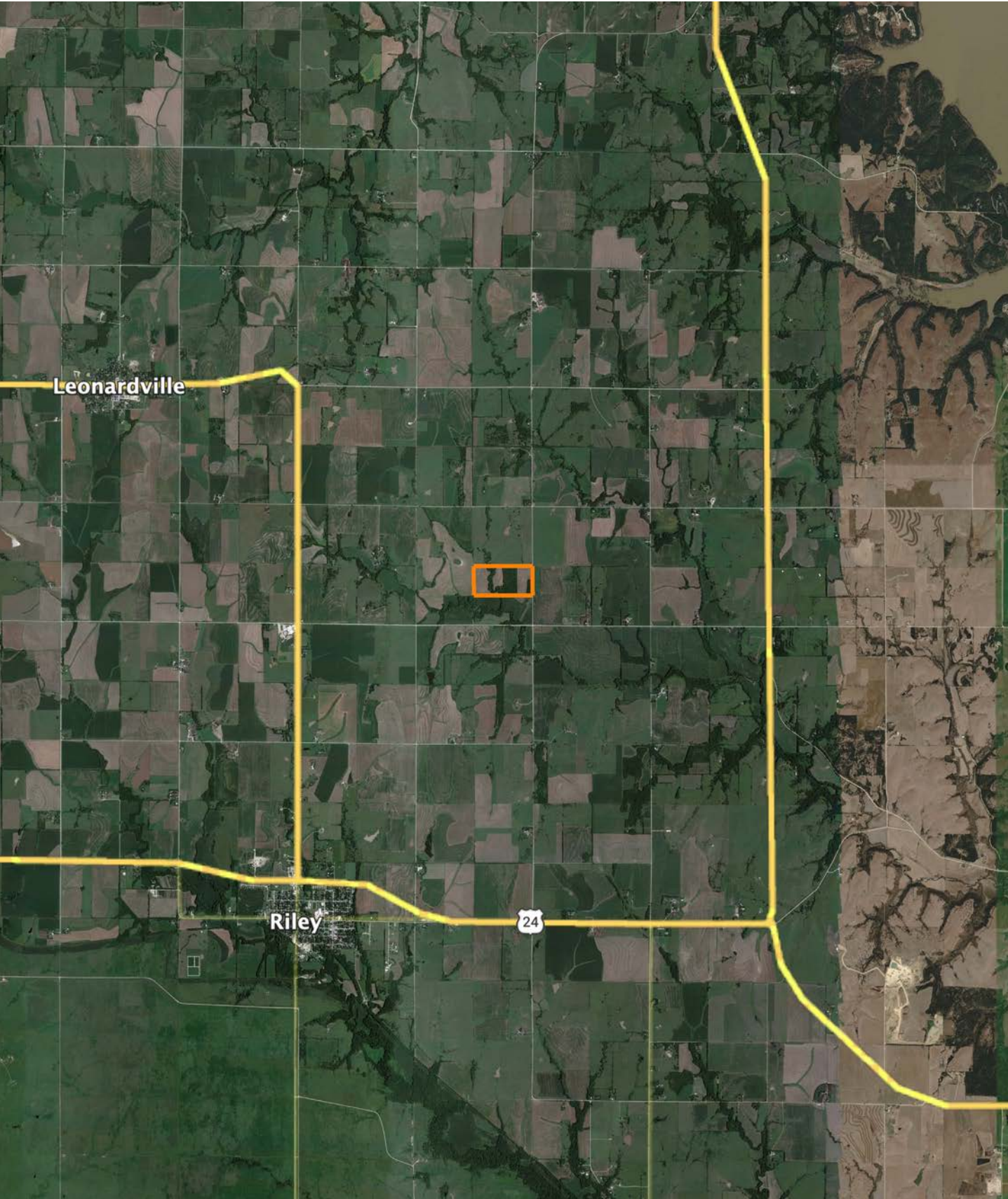
Maps Provided By:



Area Symbol: KS161, Soil Area Version: 24						
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c
7682	Wymore silty clay loam, 1 to 3 percent slopes, eroded	25.43	32.0%		IIIe	IIIe
4673	Irwin silty clay loam, 3 to 7 percent slopes	14.95	18.8%		IVe	IVe
4674	Irwin silty clay loam, 3 to 7 percent slopes, eroded	11.85	14.9%		IVe	IVe
4630	Dwight-Irwin complex, 1 to 3 percent slopes, eroded	9.69	12.2%		IVe	IVe
4050	Ivan and Kennebec silt loams, occasionally flooded	9.01	11.3%		IIw	IIw
7170	Reading silt loam, rarely flooded	4.84	6.1%		Iw	Iw
4590	Clime-Sogn complex, 3 to 20 percent slopes	1.37	1.7%		VIe	
4625	Dwight-Irwin complex, 1 to 3 percent slopes	1.24	1.6%		IVe	IVe
7690	Wymore-Kennebec complex, 0 to 17 percent slopes	1.11	1.4%		IIIe	
Weighted Average					3.29	*-

*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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