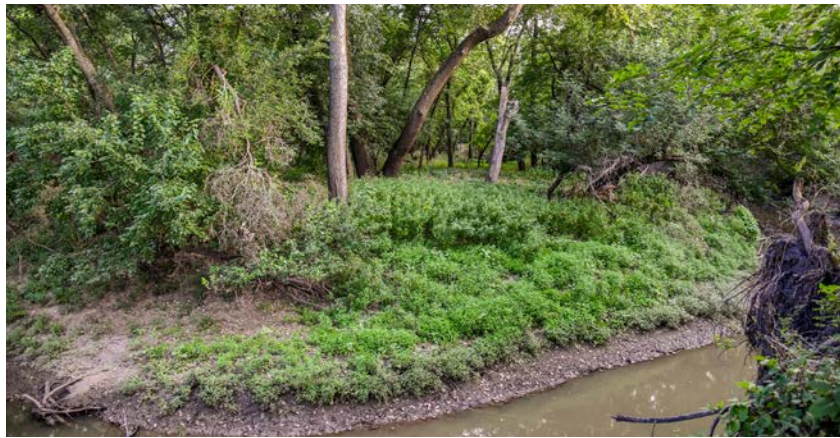


MIDWEST LAND GROUP PRESENTS



LYON COUNTY, KS

26 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

DIVERSE PHENIS CREEK TRACT WITH TILLABLE GROUND, TIMBER & ENDLESS HUNTING

This exceptional 26 +/- acre property represents a rare opportunity to acquire a lifelong-owned tract in a prime river-bottom setting. Known for its outstanding productivity, healthy soils, and exceptional recreational value, this well-maintained property combines dependable agricultural income with mature timber, abundant wildlife, and the natural beauty of Phenis Creek.

Approximately 8 +/- acres consist of highly productive, no-till river-bottom cropland, with average yields of 50 bushels per acre for wheat and 35 bushels per acre for soybeans. The soils are approximately 53% Chase and 46% Ivan, both of which are considered Class II soils, and have demonstrated above-average performance and health. An additional 2 +/- acres are enrolled in CRP, creating a valuable conservation buffer that helps keep erosion to little or none throughout the tract.

The remaining 16 +/- acres feature a mature timber stand composed of Walnut, Oak, Cottonwood, Elm, and Hackberry. Phenis Creek, a tributary of the Cottonwood River, winds through the property, creating ideal funnels and pinch points for wildlife movement. The

combination of timber, water, cropland, and secluded cover provides outstanding habitat and seemingly endless opportunities for whitetail deer and turkey hunting.

Improvements include an original double-boxcar barn, while a well-maintained roadway along the north side provides a private, secluded entrance. All mineral rights are intact and will transfer with the property. The tract is located within a floodplain, and the approximate 2025 property taxes are just \$133.14.

With its productive Class II soils, proven crop yields, mature timber, live water, conservation features, and premier hunting habitat, this is truly one of the area's most desirable and productive river-bottom tracts. An additional 72 +/- acres will also be available to purchase, approximately 0.8 miles west, creating an opportunity to expand the overall landholding.

Contact Brenda Doudican with Midwest Land Group at (620) 794-8075 for additional questions and information or to schedule a tour.



PROPERTY FEATURES

COUNTY: **LYON** | STATE: **KANSAS** | ACRES: **26**

- 16 +/- acres timber
- 8 +/- acres tillable river bottom row crop
- 2 +/- acres active CRP buffer
- 53% Chase, 46% Ivan soil types, considered Class II
- No-till practice with average wheat 50 bushels per acre and soybeans 35 bushels per acre
- Well-maintained tract with above-average soil performance and health
- CRP buffer allows for little to no erosion throughout
- Mature timber stand made up of Walnut, Oak, Cottonwood, Elm, Hackberry
- Phenix Creek running throughout, a tributary to the Cottonwood River
- Perfect funnels and pinch points throughout
- Endless whitetail and turkey hunting
- Original double boxcar barn
- Well-maintained north roadway with secluded entrance
- All mineral rights intact and transferable
- Tract is located in a floodplain
- Approximate 2025 tax: \$133.14
- Additional 72 +/- acres available .8 mile west



RIVER BOTTOM ROW CROP

Approximately 8 +/- acres consist of highly productive, no-till river-bottom cropland, with average yields of 50 bushels per acre for wheat and 35 bushels per acre for soybeans.



ORIGINAL DOUBLE BOXCAR BARN



PHENIS CREEK



ENDLESS WHITETAIL AND TURKEY HUNTING



16 +/- ACRES MATURE TIMBER



AERIAL MAP



Boundary Center: 38° 22' 23.29, -96° 16' 13.68

0ft 359ft 718ft



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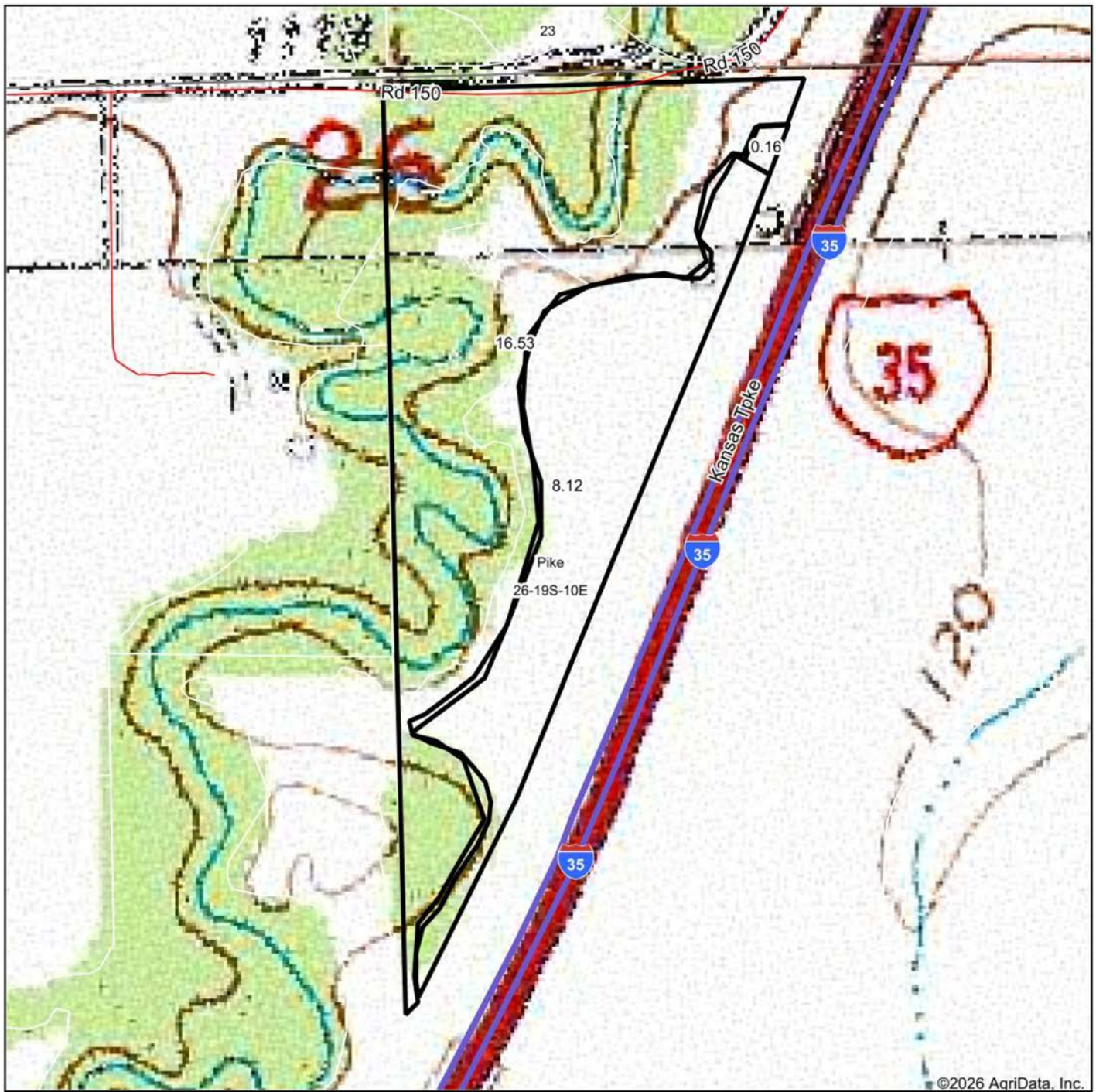
Field borders provided by Farm Service Agency as of 5/21/2008.

26-19S-10E
Lyon County
Kansas



6/18/2026

TOPOGRAPHY MAP



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Map Center: 38° 22' 23.29, -96° 16' 15.34

26-19S-10E
Lyon County
Kansas

0ft 359ft 718ft



6/18/2026

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

This is an aerial map of a land parcel, likely in a rural or agricultural area. The map features a yellow boundary line that defines the parcel's extent. Within this boundary, there are two distinct shaded regions: a large red area and a smaller yellow area. Topographic contour lines are overlaid on the map, indicating elevation changes. Several numerical values are scattered across the map, including '16.53', '8.12', and '0.16', which may represent specific measurements or data points. The map also shows surrounding infrastructure, including 'Rd 150' at the top, 'Kansas Tpke' running diagonally, and 'Pike 26-19S-10E' near the bottom. A blue and red shield with the number '35' is visible on the right side. The bottom right corner contains the copyright notice '©2026 AgriData, Inc.'.

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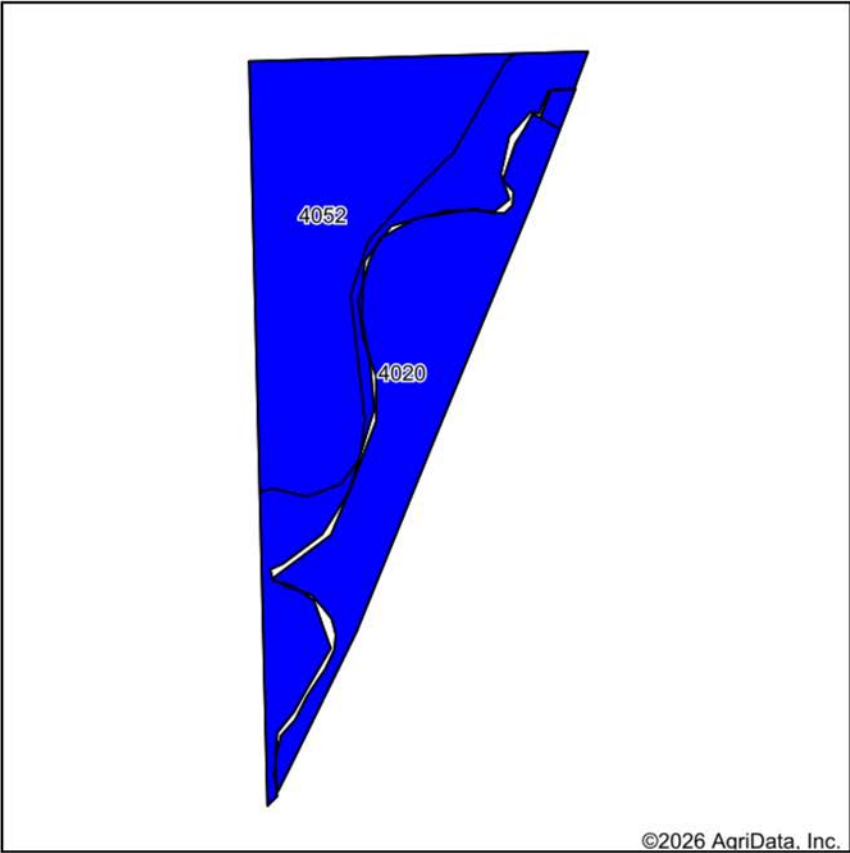
Field borders provided by Farm Service Agency as of 5/21/2008.



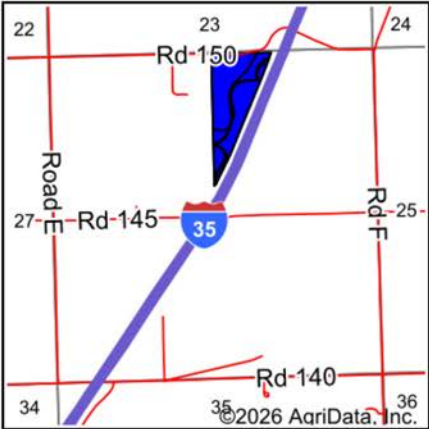
26-19S-10E
Lyon County
Kansas

Boundary Center: 38° 22' 23.29, -96° 16' 13.68

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Lyon**
Location: **26-19S-10E**
Township: **Pike**
Acres: **24.81**
Date: **6/18/2026**



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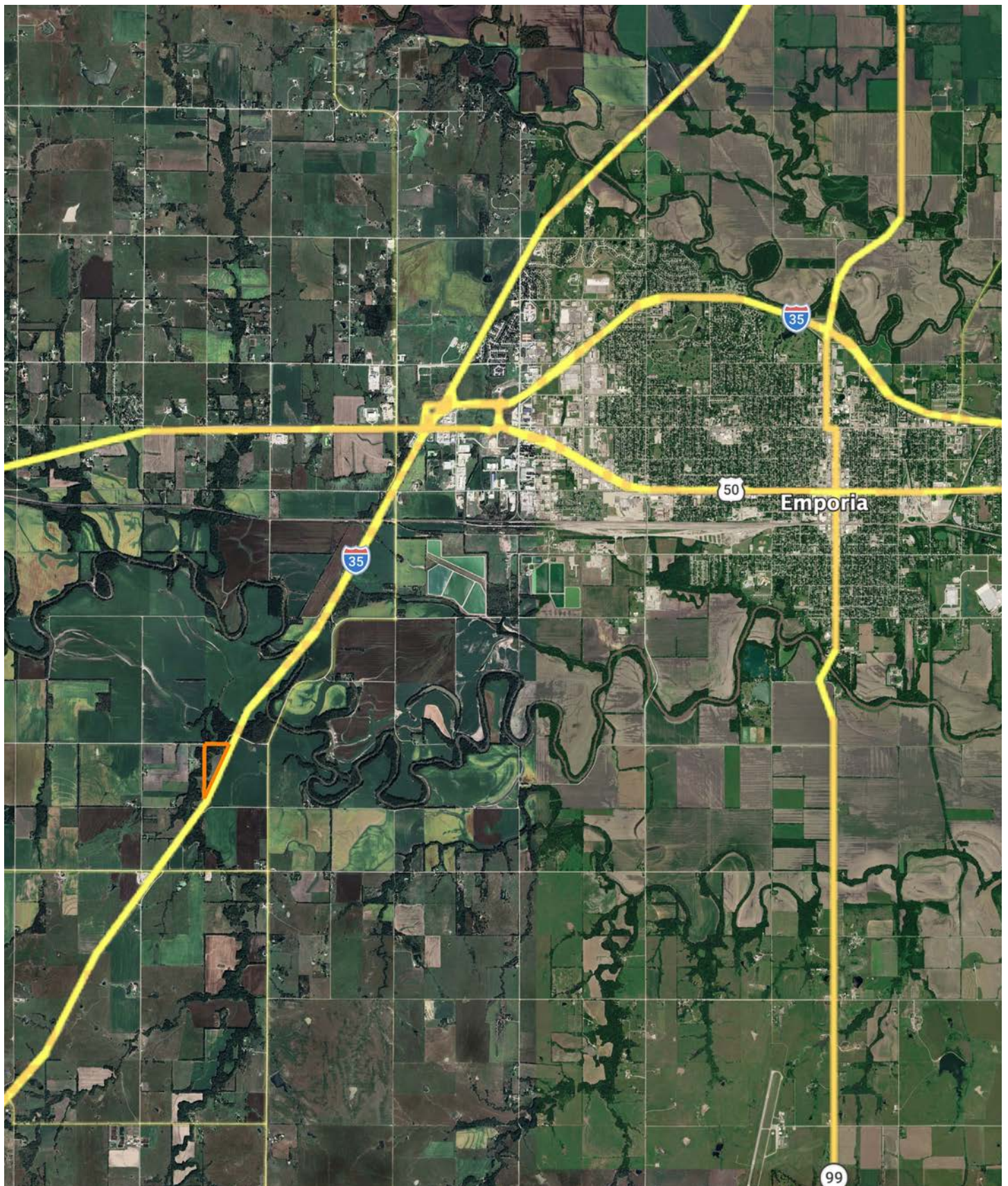


Area Symbol: KS111, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c
4020	Chase silty clay loam, occasionally flooded	13.18	53.1%		IIw	IIw
4052	Ivan silt loam, occasionally flooded	11.63	46.9%		IIw	IIw
Weighted Average					2.00	2.00

*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

620.794.8075

BDoudican@MidwestLandGroup.com



MidwestLandGroup.

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