

MIDWEST LAND GROUP PRESENTS

30 ACRES IN

BUTLER COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BUILD SITE OPPORTUNITY OUTSIDE OF WICHITA

Find the setting for your next home on approximately 30 acres along Southwest Tawakoni Road. Just 2.4 miles from Highway 254, this secluded tract offers gently rolling terrain, beautiful 360-degree views, and room to enjoy the outdoors, all within approximately 16 miles of Wichita and 14 miles of El Dorado. Benton and Towanda are only minutes away.

Approximately 21 acres of pristine native grass meadow provide a striking setting for a homesite, while roughly 9 acres of hardwood timber add privacy and habitat for abundant wildlife. Tributaries of Badger Creek run along the east and southwest sides of the property. Fencing is in place along the north, east, and west boundaries.

For buyers with a larger vision, additional lots to the south are available for purchase. Together, the tracts offer potential for multiple homesites or a thoughtfully

planned residential development. Rural water is available through Rural Water District No. 5, with meters available and 8-inch and 12-inch water lines in the area. Development plans would be subject to utility capacity and applicable approvals.

The property has road frontage along Southwest Tawakoni Road and is served by Circle Public Schools, USD 375. Electric is available through Butler Electric and gas through Kansas Gas Service. The seller will provide a staked survey and an entrance credit. All mineral rights are intact and will transfer with the sale. Approximate 2026 property taxes are \$363.18.

Whether you envision a private country home or an opportunity to assemble additional acreage, this tract brings together open prairie, mature timber, water features, and convenient access to the Wichita area.



PROPERTY FEATURES

COUNTY: **BUTLER** | STATE: **KANSAS** | ACRES: **30**

- 21 +/- acres pristine native grass meadow
- 9 +/- acres hardwood timber stand
- Secluded setting
- Badger Creek tributaries running along east and southwest side of property
- Gentle rolling landscape
- Beautiful 360-degree views
- Abundant wildlife
- Fencing along north, east, and west
- Road frontage along SW Tawakoni Rd
- School district USD 375 Circle Public School
- Electric available through Butler Electric
- Gas available through Kansas Gas Service
- Rural Water available through Rural Water #5 with meters available
- Seller will provide staked survey and entrance credit
- Option to purchase additional south lots
- Development opportunity
- 2.4 miles off Highway 254
- All mineral rights intact and transfer
- Approximate 2026 tax: \$363.18
- Conveniently located approximately 16 miles from Wichita, 14 miles from El Dorado, and minutes from Benton and Towanda



21 +/- ACRES OF PRISTINE NATIVE GRASS

Approximately 21 acres of pristine native grass meadow provide a striking setting for a homesite, while roughly 9 acres of hardwood timber add privacy and habitat for abundant wildlife.



9 +/- ACRES OF HARDWOOD TIMBER



ABUNDANT WILDLIFE



GENTLY ROLLING LANDSCAPE



AERIAL MAP 1



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Maps Provided By:



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

Boundary Center: 37° 46' 24.85, -97° 3' 27.11

24-26S-3E
Butler County
Kansas

0ft 643ft 1287ft



9/22/2026

AERIAL MAP 2



Maps Provided By:



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

Boundary Center: 37° 46' 24.85, -97° 3' 27.11

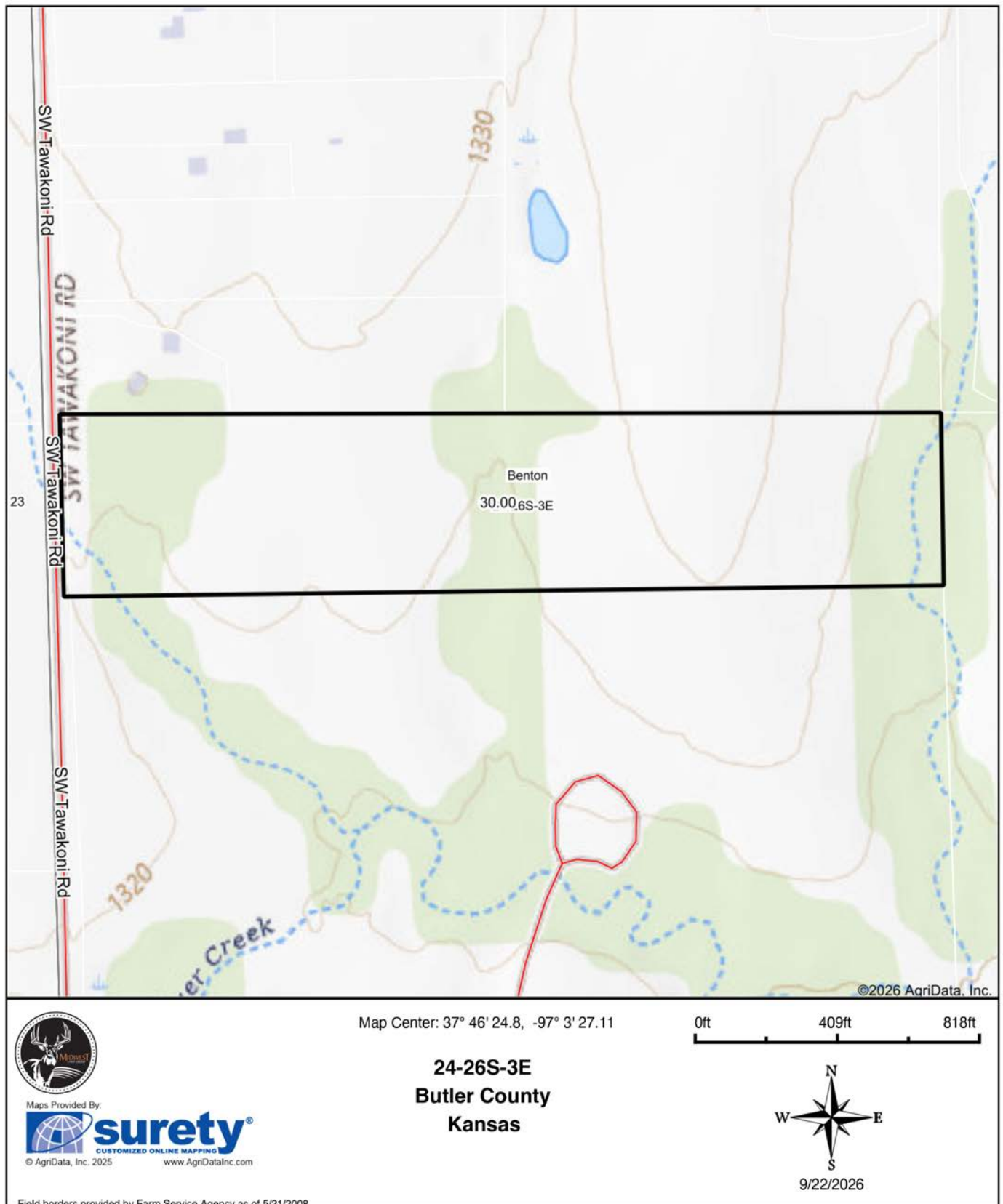
24-26S-3E
Butler County
Kansas

0ft 409ft 818ft

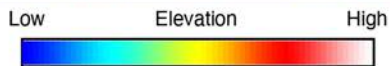
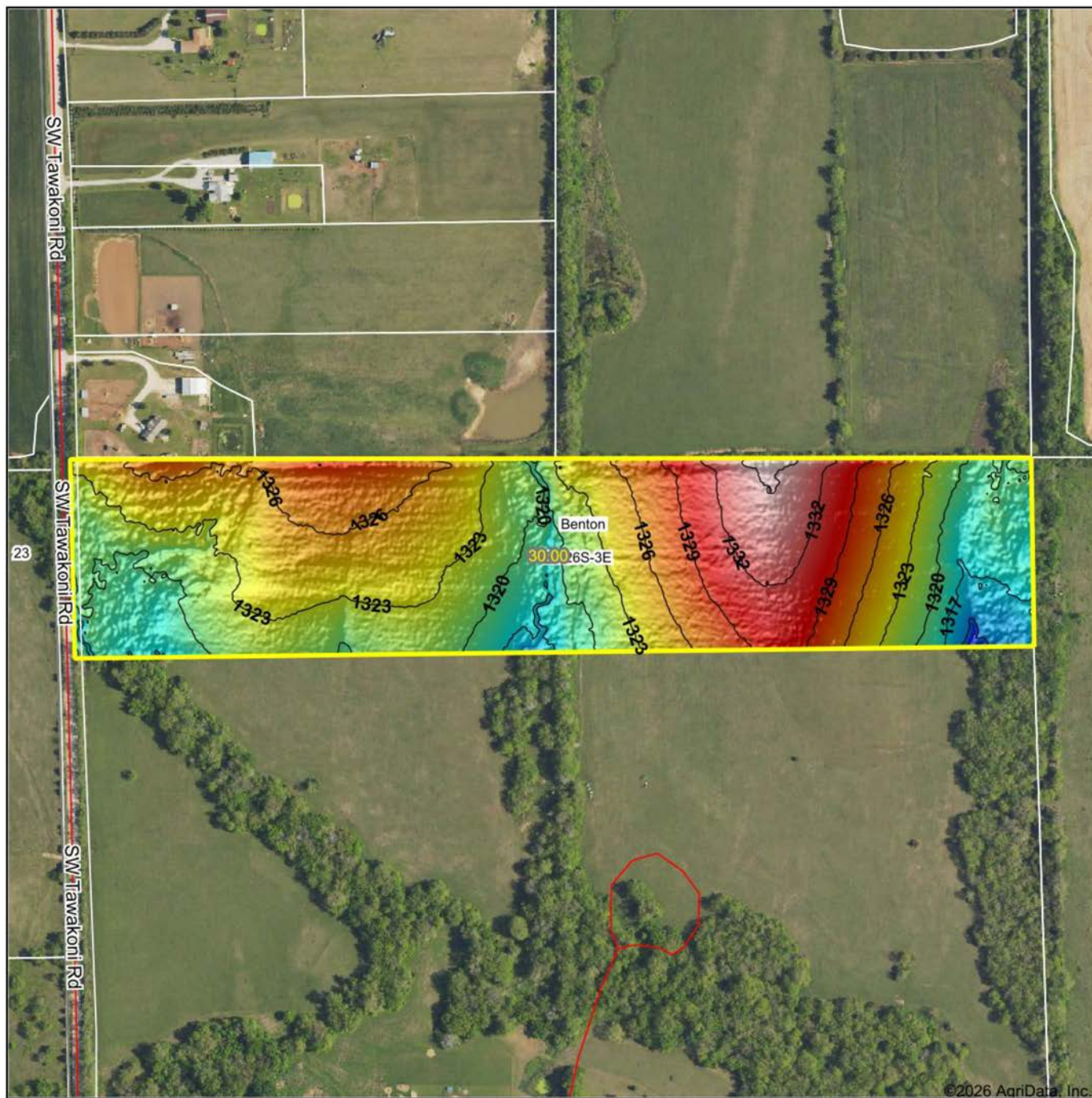


9/22/2026

TOPOGRAPHY MAP



HILLSHADE MAP



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: 1,311.0

Max: 1,336.3

Range: 25.3

Average: 1,324.0

Standard Deviation: 4.4 ft

0ft 413ft 826ft

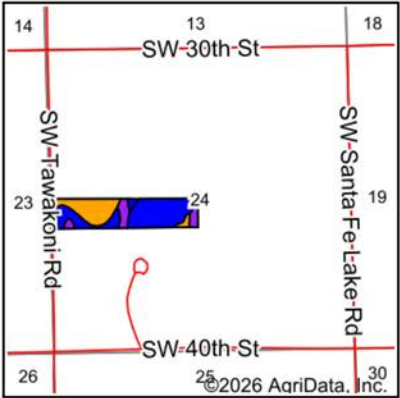
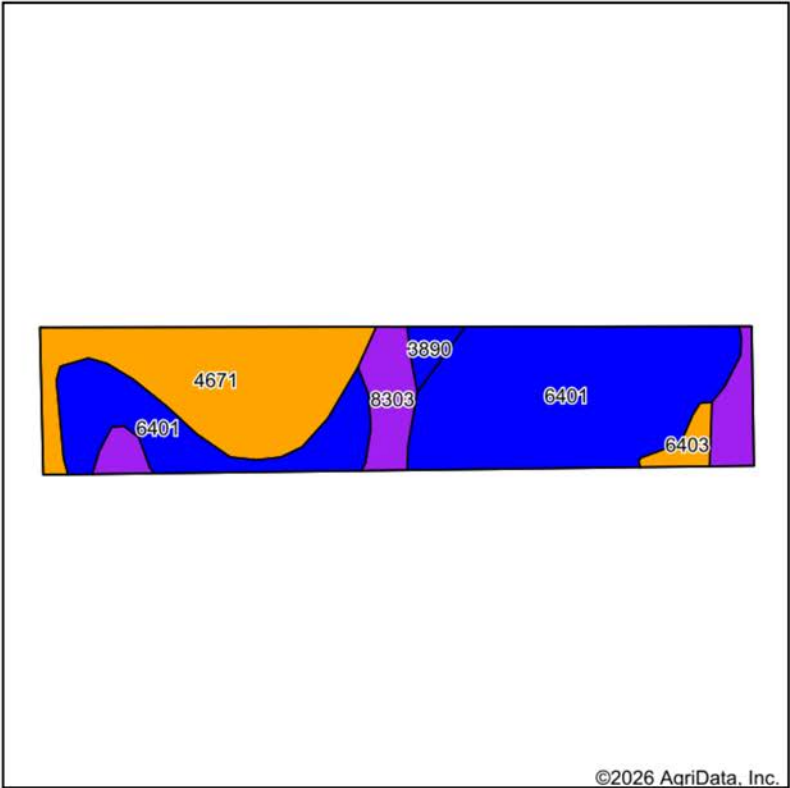


9/22/2026

24-26S-3E
Butler County
Kansas

Boundary Center: 37° 46' 24.85, -97° 3' 27.11

SOILS MAP



State: **Kansas**
County: **Butler**
Location: **24-26S-3E**
Township: **Benton**
Acres: **30**
Date: **9/22/2026**



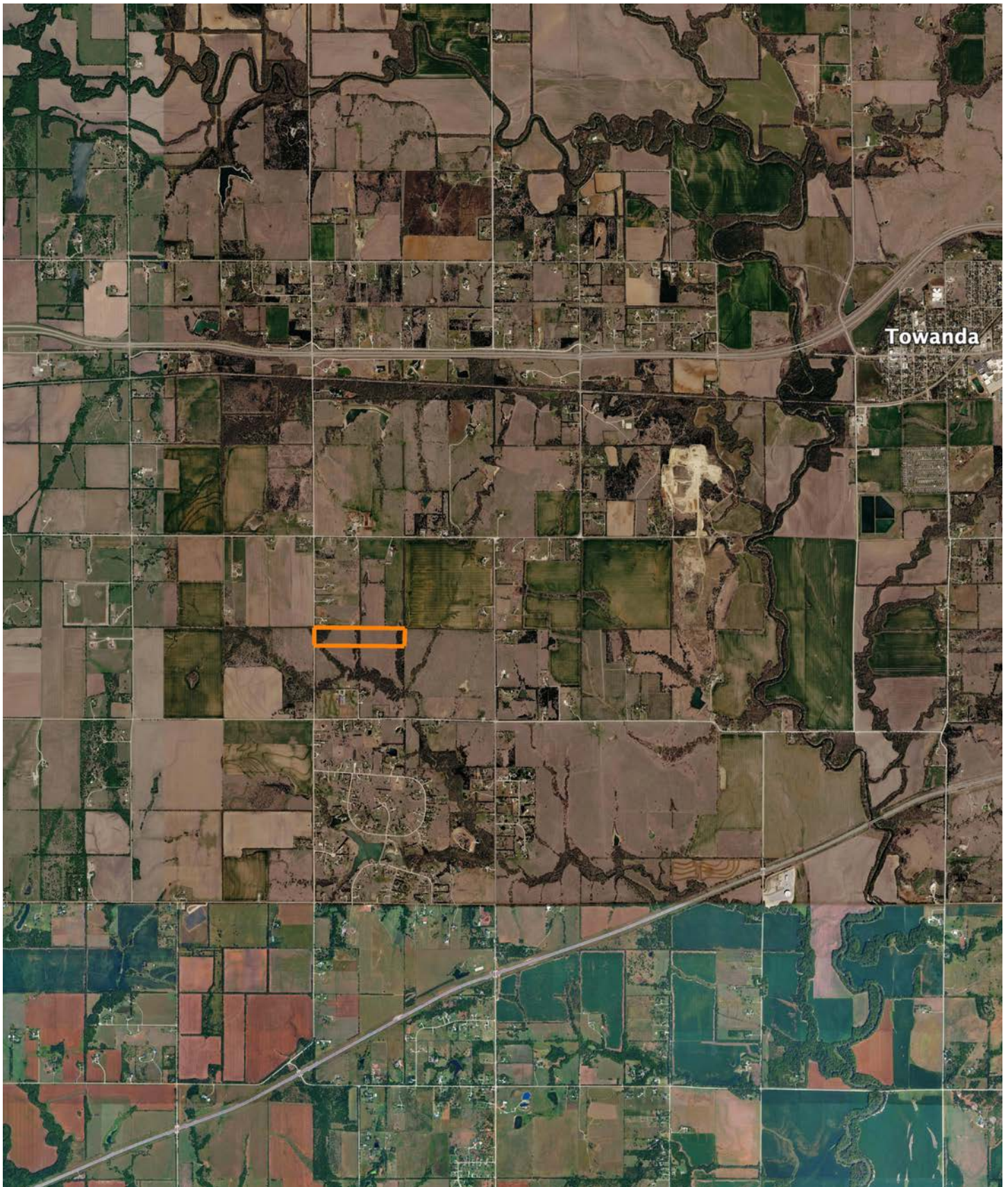
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surety
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Area Symbol: KS015, Soil Area Version: 23						
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c
6401	Norge silt loam, 1 to 3 percent slopes	16.59	55.3%		Ile	Ile
4671	Irwin silty clay loam, 1 to 3 percent slopes	8.50	28.3%		IIIIs	IIIIs
8303	Verdigris soils, frequently flooded	3.69	12.3%		Vw	
6403	Norge silty clay loam, 3 to 7 percent slopes, eroded	0.65	2.2%		IIIe	IIIe
3890	Ladysmith silty clay loam, 0 to 1 percent slopes	0.57	1.9%		IIs	IIs
Weighted Average					2.67	*-

*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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