MIDWEST LAND GROUP PRESENTS

42 ACRES
BUTLER COUNTY, KS

11740 SW 40TH STREET, TOWANDA, KANSAS 67144







MIDWEST LAND GROUP

MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BADGER CREEK EQUINE FARM - LUXURY EQUESTRIAN ESTATE NEAR WICHITA

There are properties that offer acreage, and then there are properties that define a lifestyle. Badger Creek Equine Farm brings together luxury country living, exceptional equestrian facilities, live water, and a compelling opportunity for the future. Encompassing approximately 42 acres just minutes from Wichita, Kansas, this thoughtfully improved estate offers the privacy of a personal retreat with the infrastructure to support a variety of equestrian pursuits. For those with a larger vision, an additional 90 acres adjoining to the north are available for purchase, creating the opportunity to assemble approximately 151 acres in a highly accessible south-central Kansas setting.

Positioned among gently rolling native grasslands and mature hardwood timber, the estate reflects an appreciation for both craftsmanship and the land itself. Carefully planned improvements complement the natural surroundings, where open prairie, spring-fed water, and abundant wildlife create a setting equally suited to everyday living, riding, and recreation.

The residence anchors the property with timeless character and modern comfort. Originally constructed in 1992 and extensively renovated in 2022, the 4,736 square foot home features five bedrooms, three full bathrooms, one half bathroom, and generous living spaces designed for gathering and entertaining. Oversized windows frame views of the farm while filling the interior with natural light, highlighting custom finishes, thoughtful storage, and the quality of the renovation.

At the heart of the home, the custom kitchen offers expansive cabinetry, abundant countertop space, a spacious walk-in pantry, and a coffee bar, with an adjoining laundry room adding everyday convenience. A four-season room provides a comfortable place to enjoy the changing landscape before opening onto an elevated deck overlooking the property. Two wood-burning fireplaces warm the main living area and the fully finished walkout lower level, where a wet bar creates an inviting space for hosting family and friends. An oversized three-car garage connects through the mudroom, completing a layout well suited to life on an equestrian estate.

South of the residence, a 2,496 square foot woodshop adds substantial versatility. Featuring an open interior, spray-foam insulation in the walls and ceiling, electric HVAC, an overhead door, and a covered porch, the building offers excellent space for woodworking, hobbies, or other pursuits. Its size and existing improvements also invite consideration for conversion



into guest accommodations, extended-family living space, or lodging associated with an equestrian operation, subject to applicable approvals and any necessary improvements.

The equestrian facilities are a defining feature of Badger Creek Equine Farm. An impressive 21-stall stable accommodates a range of uses, from a private horse operation to boarding and professional training. Living quarters, a tack room, wash bay, workspace, feed storage, and multiple exterior stall access points support an efficient daily routine. The expansive indoor riding arena allows for riding and training throughout the seasons, while established turnout areas, paddocks, smooth-wire fencing, automatic waterers, and loafing sheds provide the supporting infrastructure essential to a well-equipped horse property.

Beyond the improvements, the land offers a beautiful balance of productivity and recreation. Approximately 32 acres of native prairie hay meadow provide quality forage, complemented by native pasture for grazing and turnout. Nearly nine acres of mature timber lend privacy, shade, and wildlife cover. An internal trail system connects the farm, allowing convenient travel by horseback, on foot, or by side-by-side and farm equipment.

Natural springs feed Badger Creek as it meanders through the property, adding both scenic appeal and valuable wildlife habitat. Whitetail deer, wild turkey, and bobwhite quail benefit from the diversity of grassland, timber, and water. Whether enjoying a morning ride, an evening hunt, or the quiet view from the deck, the farm offers a connection to the outdoors that makes country living so rewarding.

The property's potential extends well beyond its current use as a private estate. Its rolling terrain, attractive surroundings, established equestrian improvements,

and proximity to Wichita provide a compelling setting to explore several country homesites or a thoughtfully planned equestrian community. A future owner could consider dividing portions of the land into residential acreage tracts, with homes positioned to take advantage of prairie views, timbered backdrops, and the character of the surrounding landscape.

For an equestrian-focused development, the existing stable and indoor arena could serve as central amenities within a community organized under a homeowners association. A thoughtfully structured HOA could establish architectural standards, maintenance responsibilities, and arrangements for access to designated equestrian facilities and shared riding trails. Such a concept would offer the opportunity to pair individually owned homesites with access to established horse amenities, creating a community centered on riding and country living.

The optional purchase of the adjoining 90 acres to the north substantially broadens that vision. Combined with the estate, the approximately 151 acre holding could provide greater flexibility for homesite placement, additional pasture, expanded riding trails, and open space between residences. The additional acreage also offers an appealing option for a buyer seeking to grow a private equestrian operation, increase grazing acreage, or preserve a larger contiguous estate.

Existing rural water infrastructure, reported to include 8-inch and 12-inch lines along roadways and through portions of the tract, provides a starting point for evaluating future plans, together with nearby electrical infrastructure. This flexibility allows buyers to explore a vision appropriate to the land while continuing to enjoy the estate's substantial existing improvements.

Quality perimeter fencing, productive agricultural acreage, and the conveyance of all seller-owned mineral rights further contribute to the property's long-term appeal. Whether maintained as a private family estate, utilized for an equestrian business, or thoughtfully planned for future homesites, Badger Creek Equine Farm offers an uncommon combination of established amenities and room to grow.



Despite its peaceful setting, the farm remains conveniently connected, approximately 16 miles from Wichita, 14 miles from El Dorado, and just minutes from Benton and Towanda. Shopping, dining, services, and metropolitan conveniences are within easy reach, making the property as practical as it is picturesque.

Badger Creek Equine Farm is a property best experienced in person, where the craftsmanship of the home, scale of the equestrian facilities, and beauty of the land can be fully appreciated. With approximately 42 acres offered and an additional 90 adjoining acres available to the north, this is an exceptional opportunity to enjoy an established luxury estate while shaping its next chapter.

To schedule a private tour or learn more about the estate and adjoining acreage, contact land agent Brenda Doudican.



PROPERTY FEATURES

PRICE: **$2,489,360** | COUNTY: **BUTLER** | STATE: **KANSAS** | ACRES: **42**

- Approximately 42 acre luxury equestrian estate with expansion and development potential
- Additional 90 acres adjoining to the north available for purchase, offering approximately 151 acres combined
- Conveniently located approximately 16 miles from Wichita, 14 miles from El Dorado, and minutes from Benton and Towanda
- 4,736 square foot custom residence, originally built in 1992 and extensively renovated in 2022
- Five bedrooms, three full bathrooms, and one half bathroom
- Custom kitchen with expansive cabinetry, generous countertop space, walk-in pantry, and coffee bar
- Four-season room opening onto an elevated deck overlooking the farm
- Two wood-burning fireplaces
- Fully finished walkout lower level with wet bar
- Oversized three-car garage with adjoining mudroom
- 2,496 square foot woodshop with spray-foam insulation, electric HVAC, overhead door, and covered porch
- Potential to convert the woodshop into guest accommodations or extended-family living space, subject to approvals and necessary improvements
- Impressive 21-stall stable with living quarters
- Tack room, wash bay, workspace, feed storage, and multiple exterior stall access points
- Expansive indoor riding arena for year-round riding and training
- Established paddocks and turnout areas with smooth-wire fencing
- Automatic waterers, loafing sheds, and supporting equestrian infrastructure
- Approximately 32 acres of native prairie hay meadow
- Native pasture for grazing and turnout
- Nearly 9 acres of mature hardwood timber
- Natural springs feeding live-water Badger Creek
- Internal trail system for horseback riding, walking, side-by-side travel, and farm access
- Diverse habitat supporting whitetail deer, wild turkey, and bobwhite quail
- Potential for several country homesites or a thoughtfully planned equestrian community
- Opportunity to establish an HOA with shared access to designated equestrian amenities, riding trails, and common areas
- Existing stable and indoor arena could serve as focal amenities for a future equestrian development
- Optional adjoining acreage provides flexibility for additional homesites, pasture, trails, and preserved open space
- Reported 8-inch and 12-inch rural water lines along roadways and through portions of the tract
- Quality perimeter fencing
- Mineral rights intact and transfer
- Seller shall provide survey
- Approximate 2025 tax: $19,450.08

4,736-SQ. FT. CUSTOM RESIDENCE

The residence anchors the property with timeless character and modern comfort. Originally constructed in 1992 and extensively renovated in 2022, the 4,736 square foot home features five bedrooms, three full bathrooms, one half bathroom, and generous living spaces designed for gathering and entertaining.











3 BEDROOMS, 3.5 BATHROOMS













PASTURE, CREEK, & TIMBER







2,496 SQ. FT. INSULATED WOODSHOP





21-STALL STABLE WITH LIVING QUARTERS

An impressive 21-stall stable accommodates a range of uses, from a private horse operation to boarding and professional training. Living quarters, a tack room, wash bay, workspace, feed storage, and multiple exterior stall access points support an efficient daily routine.











EXPANSIVE INDOOR RIDING ARENA



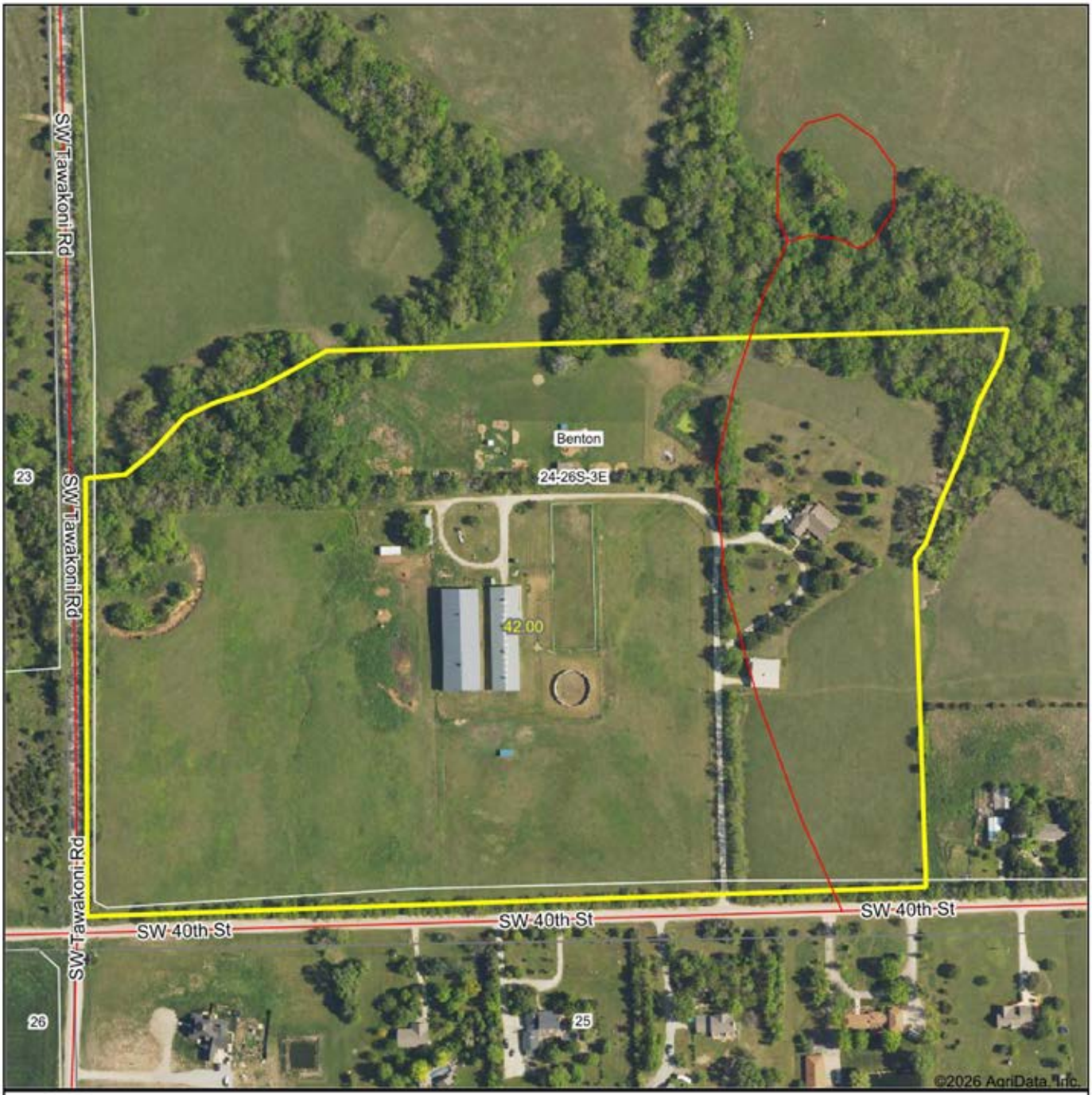
SUPPORTING EQUESTRIAN INFRASTRUCTURE







AERIAL MAP



Boundary Center: 37° 46' 7, -97° 3' 31.38

0ft 309ft 618ft

24-26S-3E
Butler County
Kansas

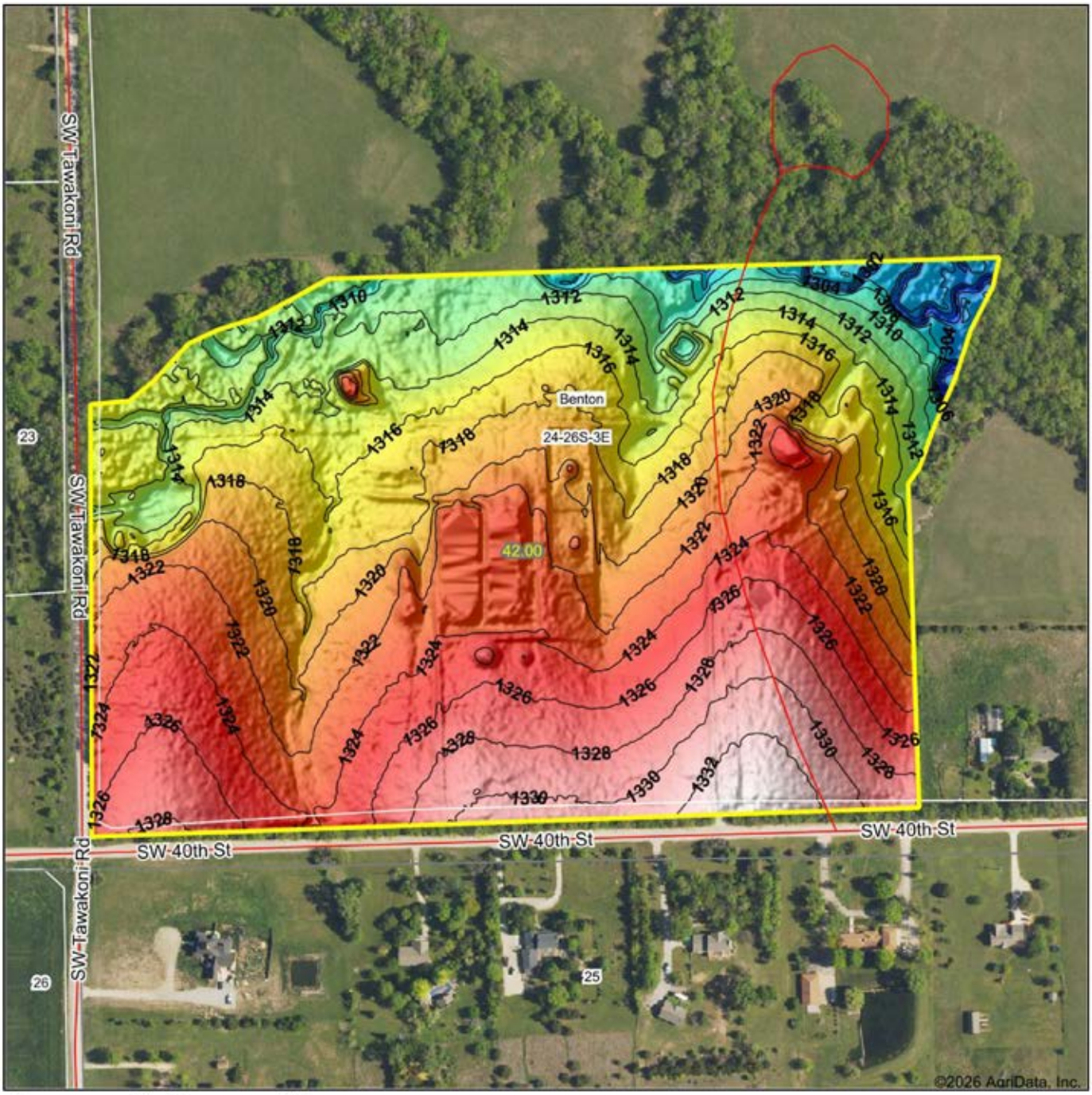
N W E S

11/17/2026

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

HILLSHADE MAP



Low Elevation High

Source: USGS 1 meter dem
Interval(ft): 2
Min: 1,298.1
Max: 1,333.8
Range: 35.7
Average: 1,320.3
Standard Deviation: 6.33 ft

0ft 313ft 626ft

11/17/2026

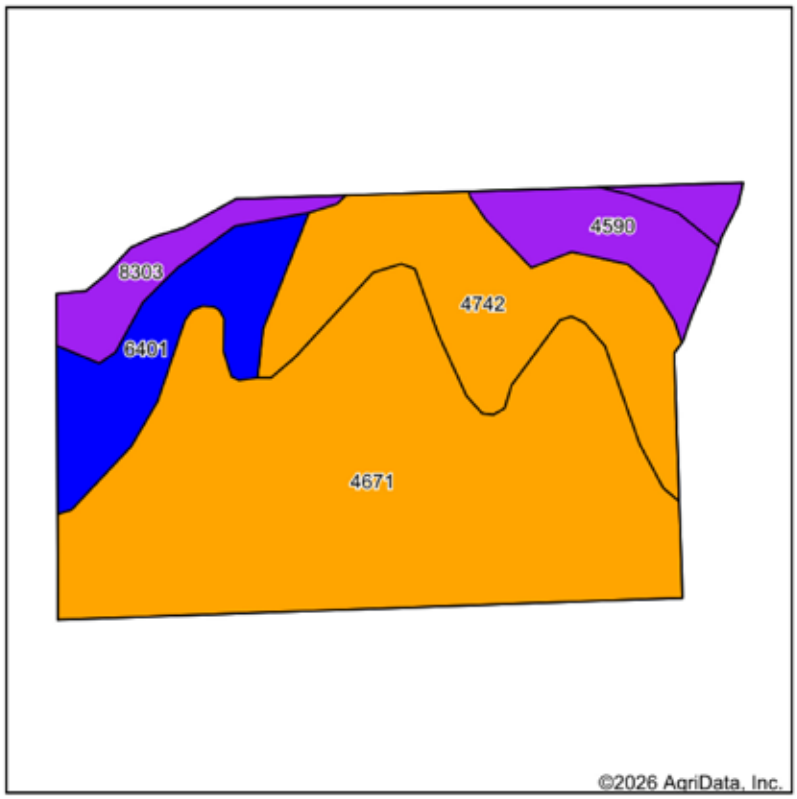
24-26S-3E
Butler County
Kansas

Boundary Center: 37° 46' 7, -97° 3' 31.38

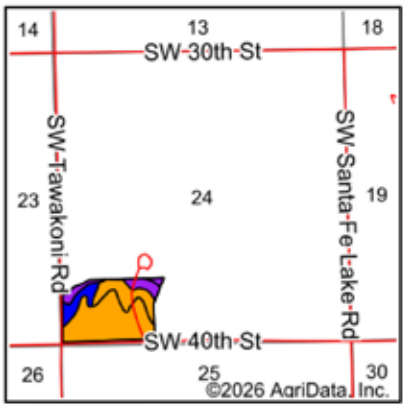
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Field borders provided by Farm Service Agency as of 5/21/2008.

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Butler**
Location: **24-26S-3E**
Township: **Benton**
Acres: **42**
Date: **11/17/2026**

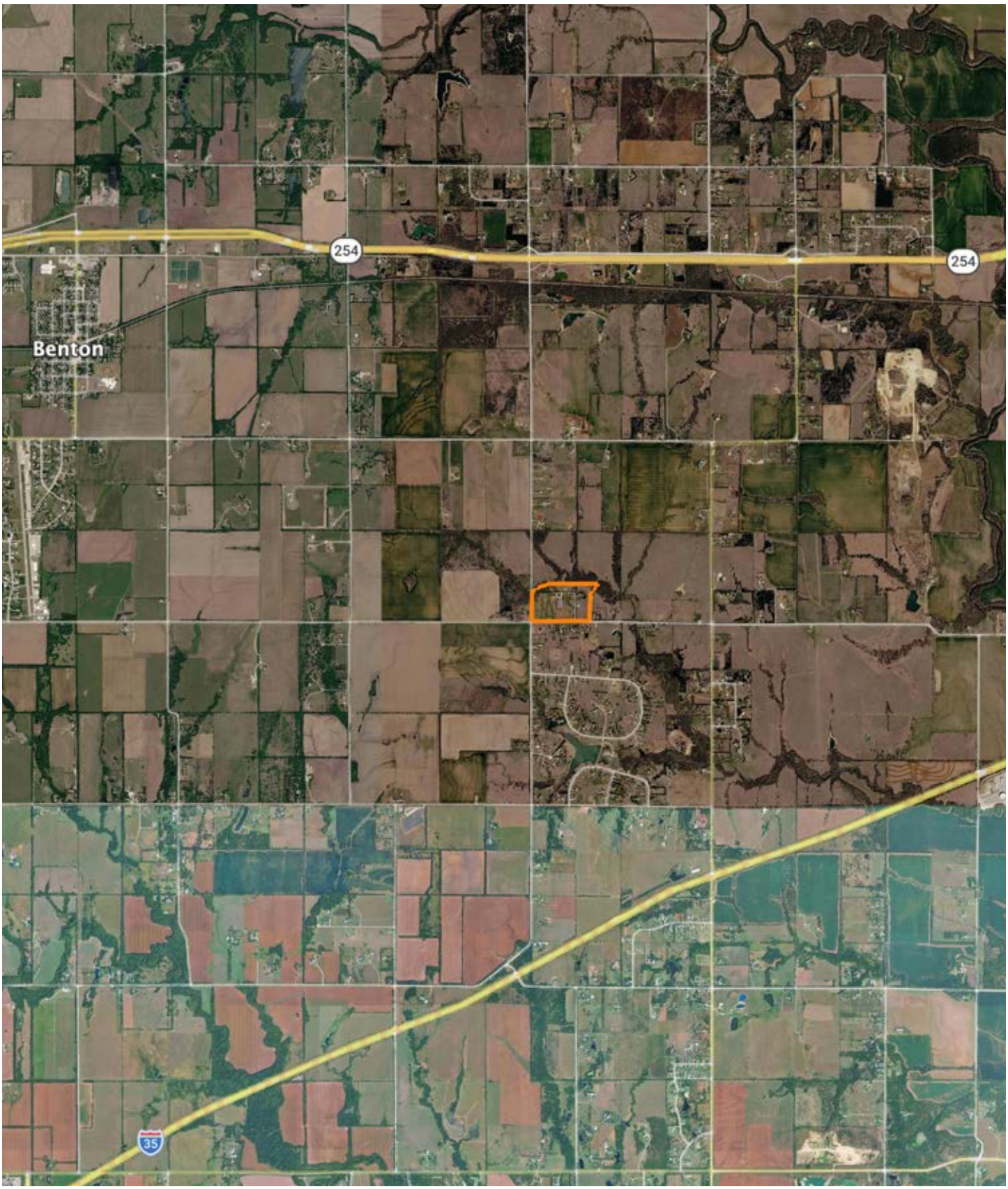
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N W E S

Area Symbol: KS015, Soil Area Version: 24						
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c
4671	Irwin silty clay loam, 1 to 3 percent slopes	24.30	57.9%		IIIs	IIIs
4742	Labette silty clay loam, 3 to 7 percent slopes	8.10	19.3%		IIIe	IIe
6401	Norge silt loam, 1 to 3 percent slopes	4.30	10.2%		IIe	IIe
4590	Clime-Sogn complex, 3 to 20 percent slopes	2.75	6.5%		VIe	
8303	Verdigris soils, frequently flooded	2.55	6.1%		Vw	
				Weighted Average	**3.22**	*-

*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,
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