

MIDWEST LAND GROUP PRESENTS

45 ACRES

MARION COUNTY, KS

2118 HIGHWAY 77, MARION, KANSAS 66861



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

MAAG QUARTER HORSE FARM: A TIMELESS LIMESTONE HOMESTEAD

Welcome to the Maag Quarter Horse Farm, a remarkable property where more than 130 years of Kansas history are etched into native limestone and over five decades of family ownership have carefully preserved the land, improvements, and character of this treasured homestead. Located just two miles from Marion along paved Highway 77, the property encompasses approximately 45 acres and offers a rare combination of historic architecture, productive native grassland, established livestock facilities, and authentic rural heritage.

Long recognized as a landmark within the township, the Maag Quarter Horse Farm is best known for the beauty of its native limestone structures and the extraordinary craftsmanship that has allowed them to endure through generations. The property's story began in 1887, when the original homestead and barn were constructed together as one limestone structure, separated only by an interior stone wall. Today, the remaining walls stand proudly north of the present residence, a striking reminder of the farm's earliest days and the resourcefulness of the families who first settled this land.

Three years later, in 1890, the current one-and-a-half-story limestone residence was built. Impressive in its day and equally captivating now, the home offers approximately 2,187 square feet of living space with three bedrooms and one full bathroom. Its native

limestone exterior has been thoughtfully maintained, preserving the architectural integrity and enduring beauty that make the residence truly one of a kind.

A welcoming staircase leads to the front entrance and side kitchen door, both sheltered by a beautiful wraparound porch distinguished by graceful curved edges and original lighting. It is easy to imagine the porch swing that once hung here, serving as the centerpiece of quiet evenings overlooking the surrounding Kansas countryside.

Stepping inside, the quality of the home's construction is immediately apparent. The walls remain square and true, a testament to the skill of the craftsmen who built it more than a century ago. Original hardwood floors extend throughout the residence, complemented by vintage fixtures, custom features, and period finishes that preserve the warmth and personality of the home.

The spacious kitchen connects to a functional mudroom and wash area, with convenient access to the basement. The basement was professionally waterproofed in 2024 and is protected by a transferable 20-year warranty. A newly replaced roof and leaf guards were completed during the summer of 2026, adding important updates while maintaining the home's historic character.

From the kitchen, the floor plan continues into the dining area and living room. Double doors open into



what was once the formal parlor, a versatile room that has also served as an additional bedroom. Just off the dining room is the main-level bedroom and full bathroom, providing comfortable and convenient living on the primary floor.

Upstairs, the landing features built-in bookshelves and closet space, creating the perfect setting for a reading nook, office, or quiet sitting area. The upper-level bedrooms offer generous storage, including an expansive closet that leads into an impressive attic. Used by generations of the family for storage, the attic even retains the original stock tank that served as the home's water-holding system before indoor plumbing was installed. This remarkable remnant provides a tangible connection to the property's early history. With its substantial space and solid framework, the attic also presents an opportunity to create a bonus room, family room, studio, or additional bedroom.

The residence is equipped with central heating and air

conditioning and is served by well water and a private septic system. The propane tank is owned and filled through MFA.

The property's historic character continues throughout the outbuildings. A 30'x24' detached garage offers two overhead doors, concrete floors, and electricity. Nearby, four pipe-fenced livestock pens and traps include turnouts and an automatic waterer. Several hydrants are conveniently located across the farm to support livestock care and everyday use.

The impressive 50'x67' barn is another defining feature of the property. Built upon a native limestone foundation and crowned by a substantial loft, the barn reflects the same craftsmanship and agricultural heritage found throughout the ranch. An attached lean-to provides four indoor stables, while a rear pen connects to a turnout corral and then into the native pasture. A 40'x10' loafing shed provides additional livestock accommodations with pens and turnouts. The

original chicken coop now offers useful storage, and a 14'x10' tool shed adds further space for equipment and supplies.

Of the approximately 45 total acres, roughly 33 acres consist of native grassland, with a healthy and well-established stand suited for livestock grazing. The native pasture is enclosed by five-strand barbed-wire fencing and has long served as turnout ground for the ranch. Approximately seven acres of brome are harvested annually for hay, while the remaining five acres encompass the homesite, barns, livestock facilities, and supporting improvements.

Access is excellent, with paved Highway 77 frontage and gravel road frontage transitioning to minimum maintenance along the southern boundary.

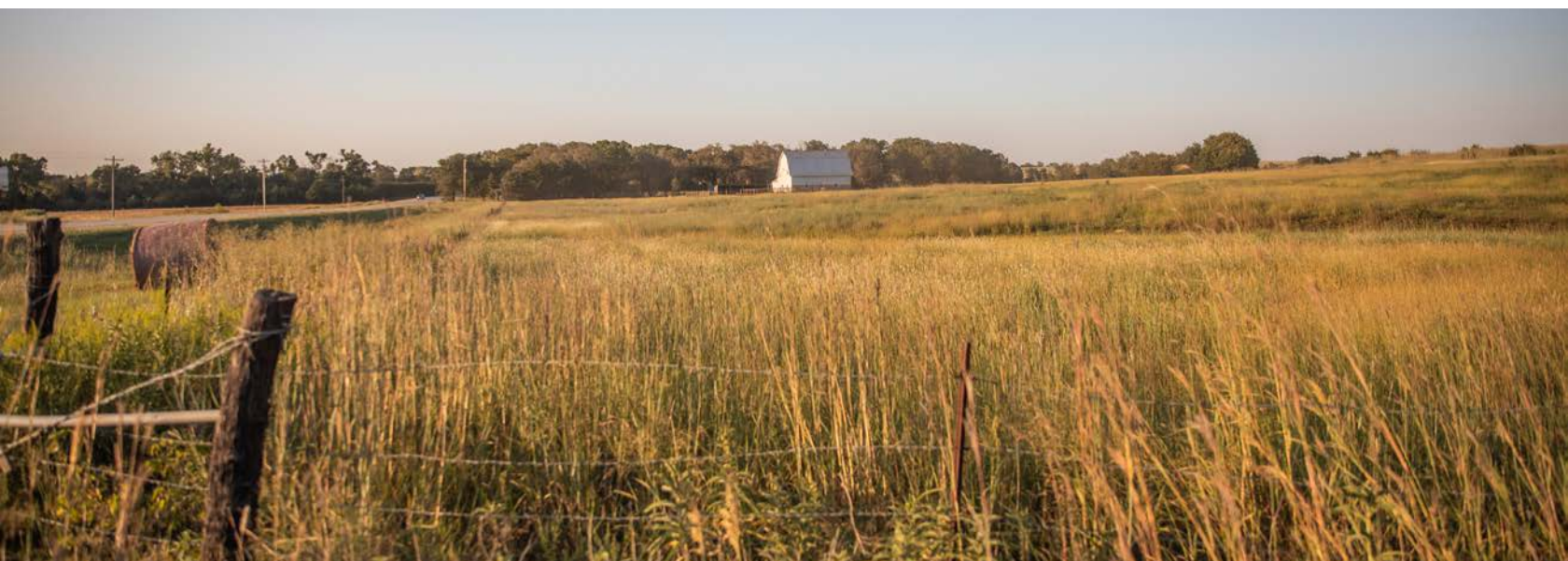
The property is conveniently situated approximately two miles from Marion, 10 miles from Florence, and 63 miles from Wichita, offering the serenity of country living without sacrificing access to nearby communities and services. All mineral rights are intact and will

transfer with the property. Approximate 2025 property taxes were \$1,805.86.

The Maag Quarter Horse Farm is more than a residence and acreage, it is a living piece of Kansas history. From the hand-laid limestone walls and graceful wraparound porch to the historic barn, native grass pastures, and time-tested livestock facilities, every part of the property tells a story of craftsmanship, stewardship, and generations of agricultural life.

Whether envisioned as a cherished primary residence, a small equestrian or livestock operation, a place to raise 4-H animals, or an opportunity to preserve one of the area's most recognizable historic homesteads, this special property provides the foundation for an incredible next chapter. Properties with this much history, authenticity, and lasting character are seldom offered and must be experienced in person to be fully appreciated.

To schedule a private tour, contact Brenda Doudican with Midwest Land Group at (620) 794-8075.



PROPERTY FEATURES

COUNTY: **MARION** | STATE: **KANSAS** | ACRES: **45**

- Long-time family-owned for over 50 +/- years
- 45 +/- acres total
- 33 +/- acres native grassland
- 7 +/- acres brome
- 5 +/- acres with homesite
- 1 1/2 story limestone residence built in 1890
- 3 bedrooms with 1 full bathroom
- Original hardwood floors throughout
- Custom vintage features, fixtures, and finishings
- Newly replaced roof and leaf guards in summer 2026
- Basement waterproofed in 2024 with 20-year transferable warranty
- Central heat and air
- Currently on well water and septic system
- Propane tank owned and filled with MFA
- 30'x24' detached garage
- 50'x67' barn with loft and stables
- 14'x10' tool shed
- 40'x10' loafing shed with 2 pens and 2 turnouts
- Pipe-fenced pens and traps with auto waterer
- Paved Highway 77 frontage with gravel to minimum maintenance along the south
- All mineral rights intact and transferable
- Approximate 2025 tax: \$1,805.86
- 2 miles from Marion
- 10 miles from Florence
- 63 miles from Wichita



LIMESTONE RESIDENCE BUILT IN 1890

In 1890, the current one-and-a-half-story limestone residence was built. Impressive in its day & equally captivating now, the home offers approximately 2,187 square feet of living space with three bedrooms & one full bathroom.



30'X24' DETACHED GARAGE



LOAFING SHED WITH 2 PENS & 2 TURNOUTS

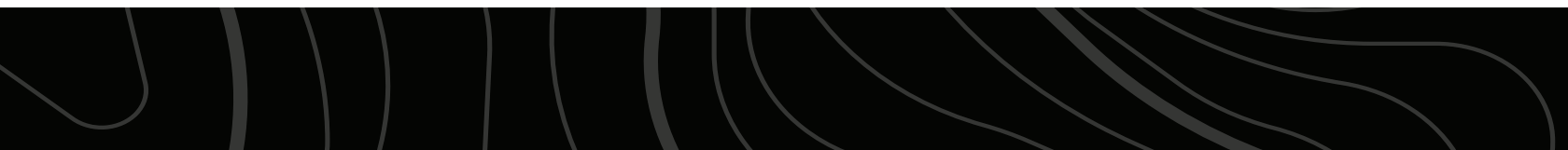


50'X67' BARN WITH LOFT AND STABLES

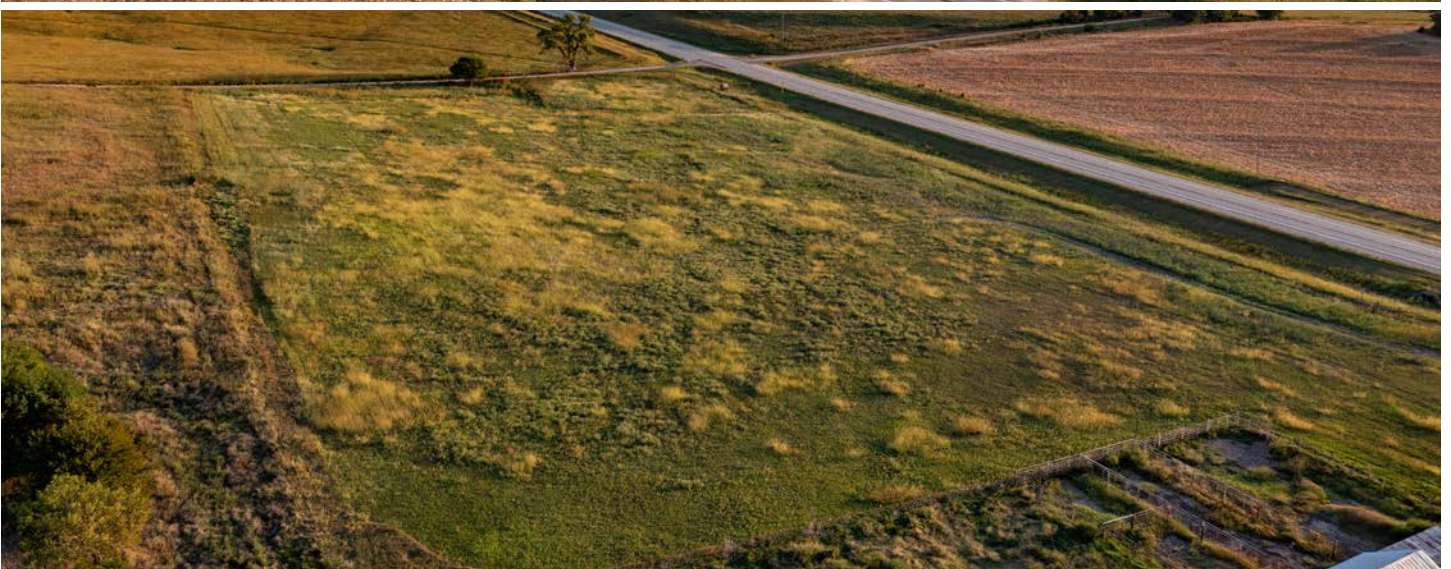
The impressive 50'x67' barn is another defining feature of the property. Built upon a native limestone foundation and crowned by a substantial loft, the barn reflects the same craftsmanship and agricultural heritage found throughout the ranch.



33 +/- ACRES NATIVE GRASSLAND



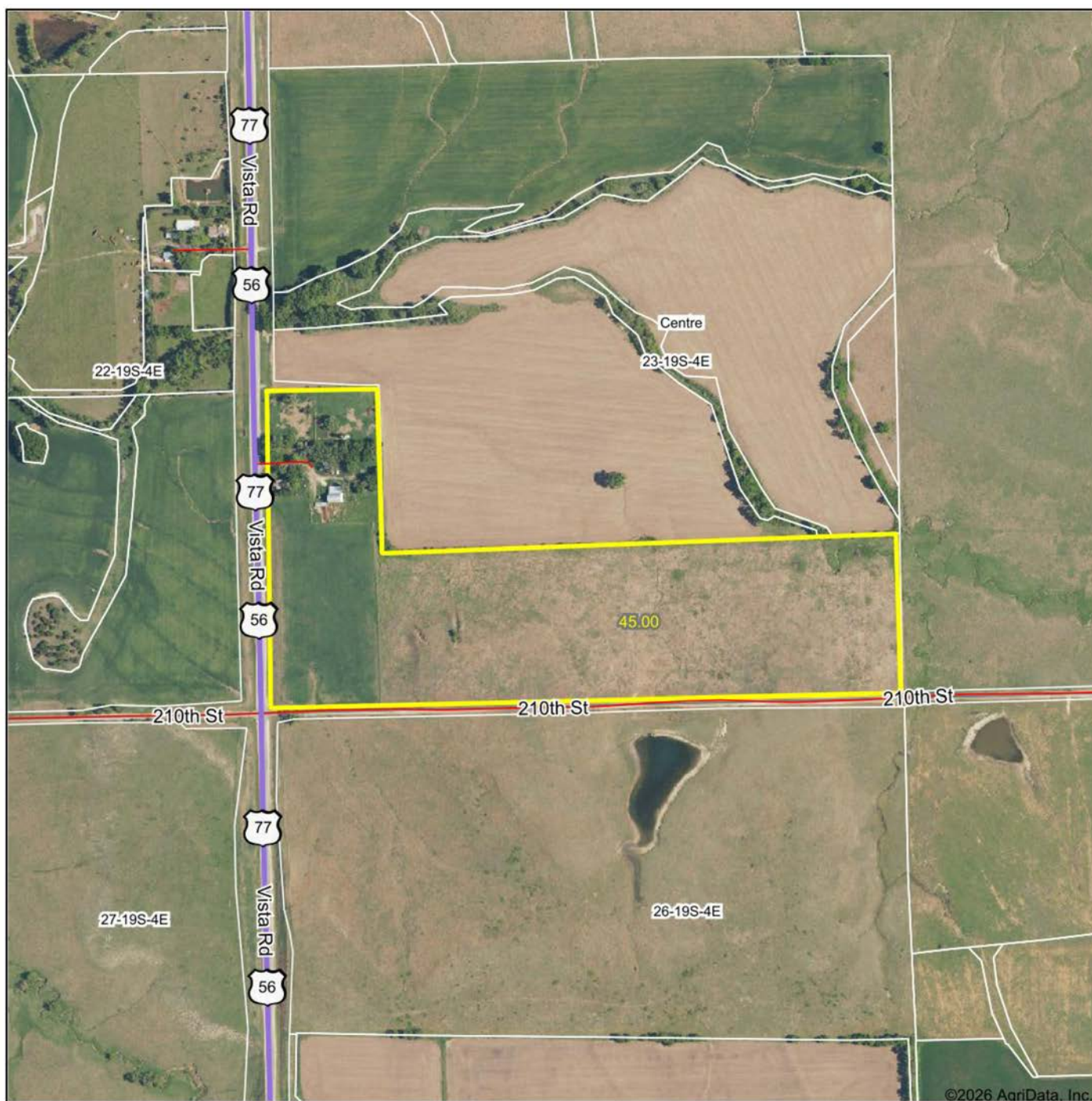
7 +/- ACRES BROME



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 38° 22' 45.13, -96° 57' 43.41

0ft 642ft 1285ft



Maps Provided By:



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23-19S-4E
Marion County
Kansas

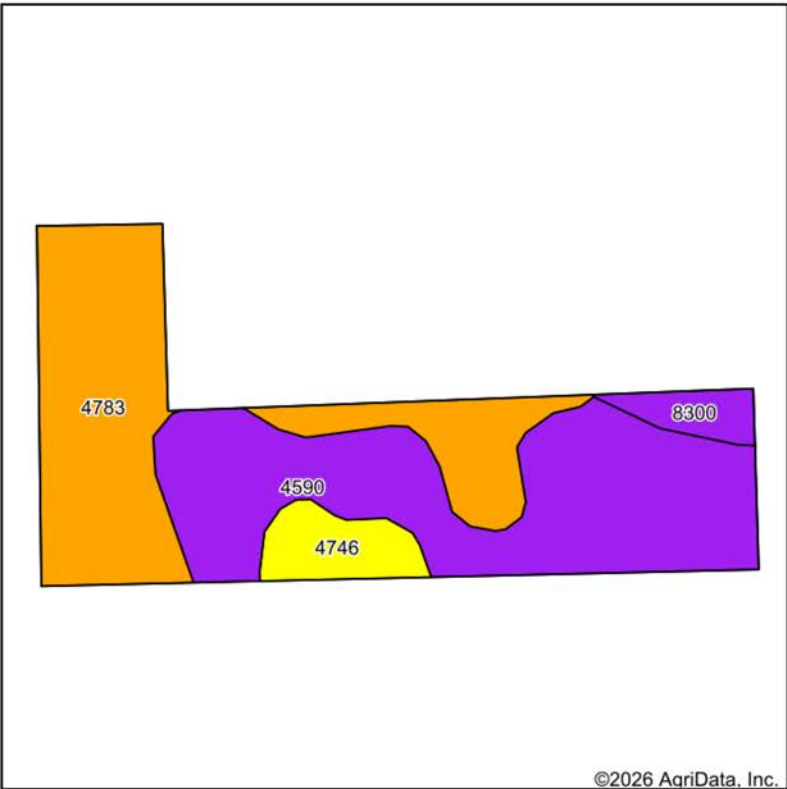


9/9/2026

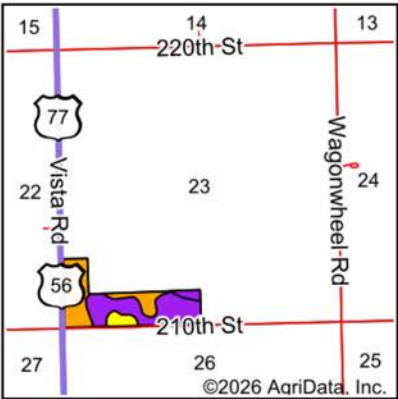
Field borders provided by Farm Service Agency as of 5/21/2008.

Boundary Center: 38° 22' 45.13, -96° 57' 43.41

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Marion**
Location: **23-19S-4E**
Township: **Centre**
Acres: **45**
Date: **9/9/2026**



Maps Provided By:



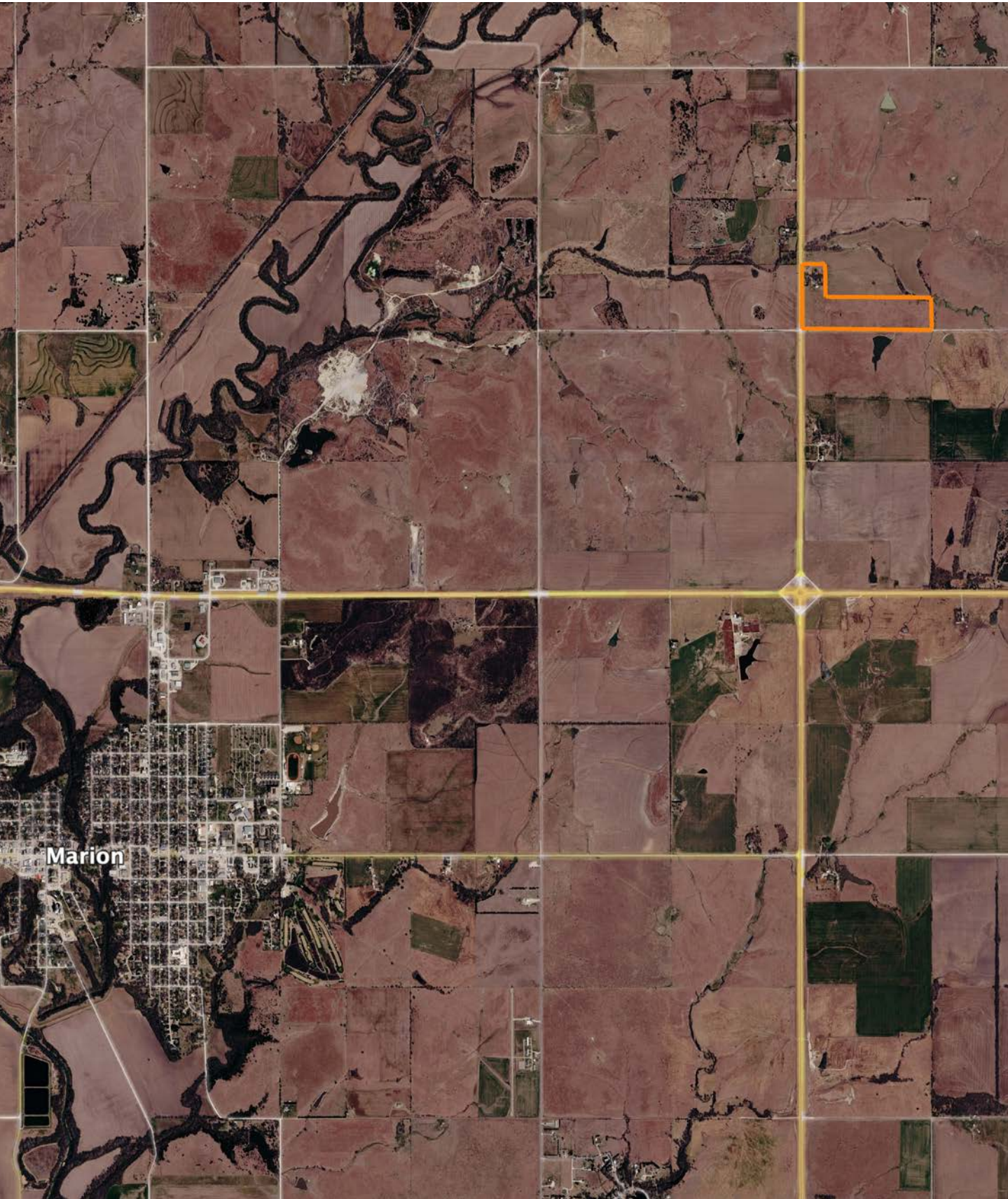
Area Symbol: KS115, Soil Area Version: 23						
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c
4590	Clime-Sogn complex, 3 to 20 percent slopes	21.48	47.8%		Vle	
4783	Tully silty clay loam, 3 to 7 percent slopes	18.74	41.6%		IIle	IIle
4746	Labette-Sogn silty clay loam, 0 to 8 percent slopes	3.05	6.8%		IVe	IIle
8300	Verdigris silt loam, channeled, 0 to 2 percent slopes, frequently flooded	1.73	3.8%		Vw	
Weighted Average					4.58	*-

*c: Using Capabilities Class Dominant Condition Aggregation Method

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

Soils data provided by USDA and NRCS.

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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