

MIDWEST LAND GROUP PRESENTS



152 ACRES
RILEY COUNTY, KS

00000 Baldwin Park Road, Randolph, Kansas

MIDWEST LAND GROUP IS HONORED TO PRESENT

THE BALDWIN BACKPATCH 152 +/- ACRES NEAR TUTTLE CREEK LAKE

Located along Baldwin Park Road in Riley County, just one-quarter mile west of Tuttle Creek Lake, this remarkable 152 +/- acre property offers an extraordinary combination of premier hunting, abundant water, rugged terrain, mature timber, rich local history, and tremendous potential for a secluded homesite. With approximately 140 acres of mature timber and 12 acres of native meadow, the property possesses the habitat, privacy, and natural beauty that define a truly special recreational tract.

From the air, the scale and diversity of the landscape become even more impressive. An expansive canopy of mature timber stretches across the rolling countryside, interrupted only by strategically positioned meadows, natural openings, and winding travel corridors. Deep draws, timbered ridges, protected hollows, and changes in elevation provide exceptional bedding and security

cover for wildlife. The timber stand consists primarily of burr oak, Chinquapin oak, black walnut, cottonwood, and cedar, offering a combination of hardwood mast production, thermal cover, and year-round habitat.

The property lies in an area widely recognized for producing top-end whitetail genetics. Its extensive timber, secluded interior, dependable water, and varied terrain create the components necessary to hold mature deer throughout the year. The ridges, draws, and narrow openings naturally concentrate wildlife movement, creating ideal funnels and pinch points for carefully planned hunting setups. Turkeys are also abundant throughout the area, with additional opportunities for trapping, wildlife observation, and year-round outdoor recreation. The family has enjoyed the farm over the years, with hiking trails, camping, and limited hunting.





Two existing clearings provide excellent locations for destination food plots. One of the most notable is Kenny's Holler, a secluded opening surrounded by heavy cover and natural wildlife travel corridors. With thoughtful habitat management, these clearings could be developed into highly effective food sources positioned deep within the property. This is more than land where deer simply pass through; it has the cover, water, terrain, and seclusion required to serve as a true sanctuary for mature whitetails.

Baldwin Creek, a tributary flowing toward and feeding into Tuttle Creek Lake, winds throughout the property. Several natural springs further enhance the dependable water supply and provide additional habitat diversity. The combination of flowing water, timbered creek corridors, protected draws, and nearby lake habitat strengthens the property's ability to support deer, turkey, and other wildlife throughout every season.

A maintained internal trail system provides access throughout the acreage and connects the primary

features of the property. These trails allow a future owner to reach hunting locations, food plots, creek crossings, and remote portions of the tract while also creating excellent opportunities for hiking, horseback riding, ATV use, and general land management.

Beyond its exceptional recreational qualities, the property carries a meaningful connection to the history of the surrounding Big Blue River Valley. A trail running through the tract was once a roadway leading toward the original town of Randolph. Established during the Kansas territorial era, Randolph grew into a thriving agricultural community near the mouth of Fancy Creek. Many of its residents were of Swedish and German descent, including skilled craftsmen responsible for the limestone structures that became part of the town's identity.

Construction of Tuttle Creek Reservoir forever changed the valley. In 1960, Old Randolph and ten neighboring communities were displaced as the reservoir covered historic townsites, farms, homesteads, and roadways.



Although Randolph was rebuilt on higher ground, portions of the original community now rest beneath the waters of Tuttle Creek Lake. The former roadway crossing this property offers a tangible connection to that important chapter of Riley County history, a quiet reminder of the families, farms, and communities that once occupied the valley.

The property also presents an outstanding opportunity to establish a private residence, hunting lodge, or weekend retreat. The native meadow and other openings offer potential building locations surrounded by timber and scenic countryside. A future owner could create a homesite overlooking the wooded landscape while preserving the interior of the tract for hunting and wildlife management. With Tuttle Creek Lake visible just beyond the property, the setting provides an uncommon combination of seclusion, natural beauty, and proximity to one of the region's most recognized recreational destinations.

Electric service runs along the southern property line, providing an important advantage for future improvements. Private access will be provided by an easement from Baldwin Park Road and recorded with the county. The property is fenced with five-strand barbed wire along the southern, western, and northern boundaries.

All mineral rights are intact and will transfer to the buyer. Approximate 2025 property taxes are \$393.94.

Conveniently situated approximately 17 miles from Riley, 21 miles from Manhattan, and 22 miles from present-day Randolph, the property feels remarkably remote without sacrificing access to nearby communities and amenities. Whether envisioned as a serious trophy-whitetail property, private recreational retreat, future homesite, or generational land investment, these 152 +/- acres deliver exceptional wildlife habitat, live water, beautiful timber, commanding scenery, and a rare connection to the history of Tuttle Creek Lake and Old Randolph.

PROPERTY FEATURES

COUNTY: **RILEY** | STATE: **KANSAS** | ACRES: **152**

- 152 +/- acres total
- 140 +/- acres mature timber stand
- 12 +/- acres native meadow
- Baldwin Creek tributary flowing throughout and feeding into Tuttle Creek Lake
- Several natural springs
- Maintained internal trail system throughout
- 2 clearings perfect for food plot setup, especially at Kenny's Holler
- Deep draws and rolling terrain
- Timber stand made up of burr oak, Chinquapin oak, black walnut, cottonwood, cedar
- Hunting Unit #9
- Fenced with 5-strand barbed wire along the south, west, and north property lines
- Area well-known for top-end whitetail genetics with endless opportunity for deer, turkey, and plenty of trapping
- Electric running along the south property line
- Private easement entrance off Baldwin Park Road and will be of county record
- Approximate 2025 property tax: \$393.94
- All mineral rights intact and transfer
- 21 miles from Manhattan
- 22 miles from Randolph
- 17 miles from Riley



140 +/- ACRES OF MATURE TIMBER STAND



12 +/- ACRES NATIVE MEADOW



BALDWIN CREEK TRIBUTARY



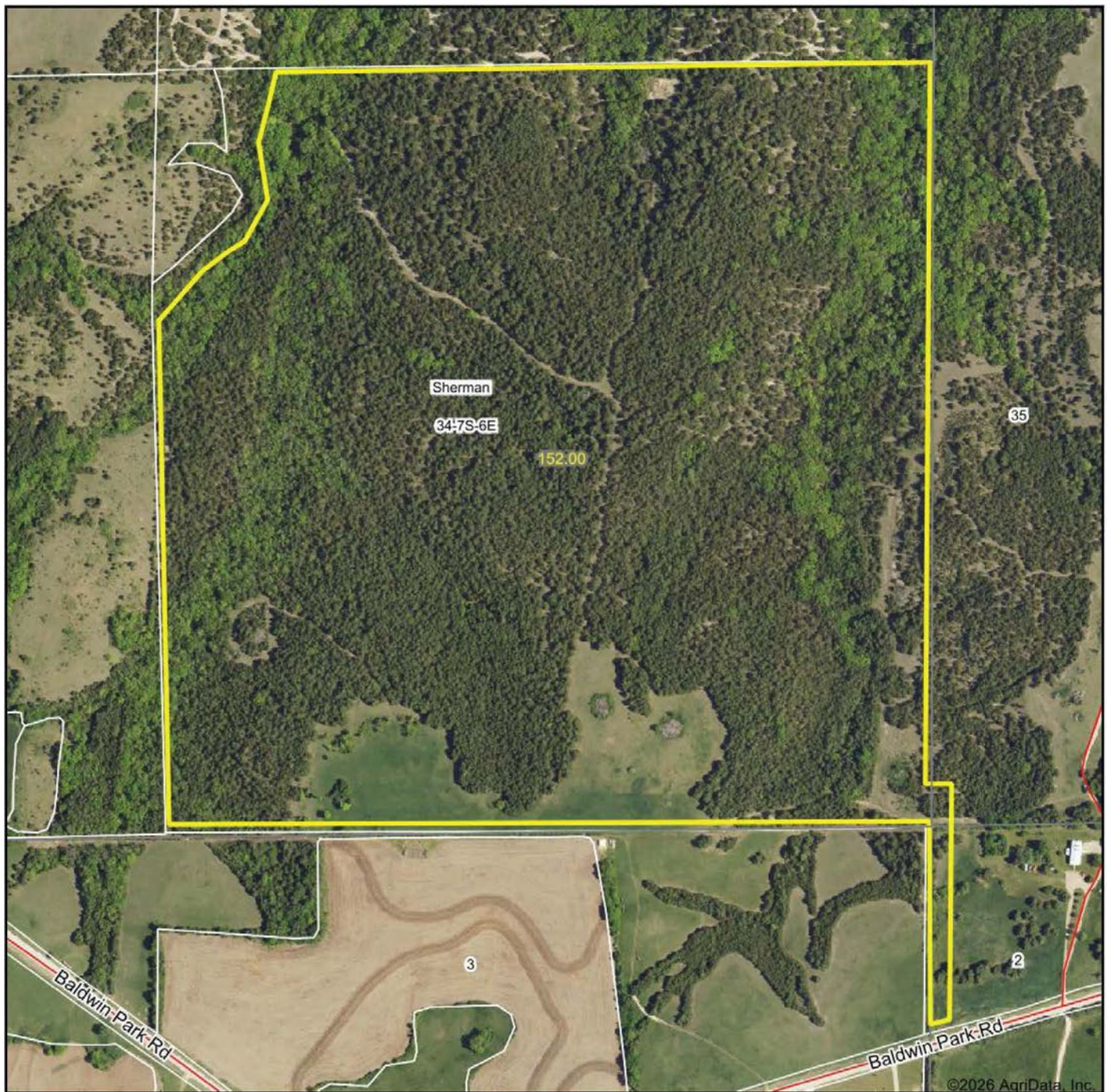
MAINTAINED TRAIL SYSTEM



ELECTRIC ALONG SOUTH PROPERTY LINE



AERIAL MAP



Map Center: 39° 23' 42.89, -96° 44' 30.36

0ft 535ft 1069ft



Maps Provided By:



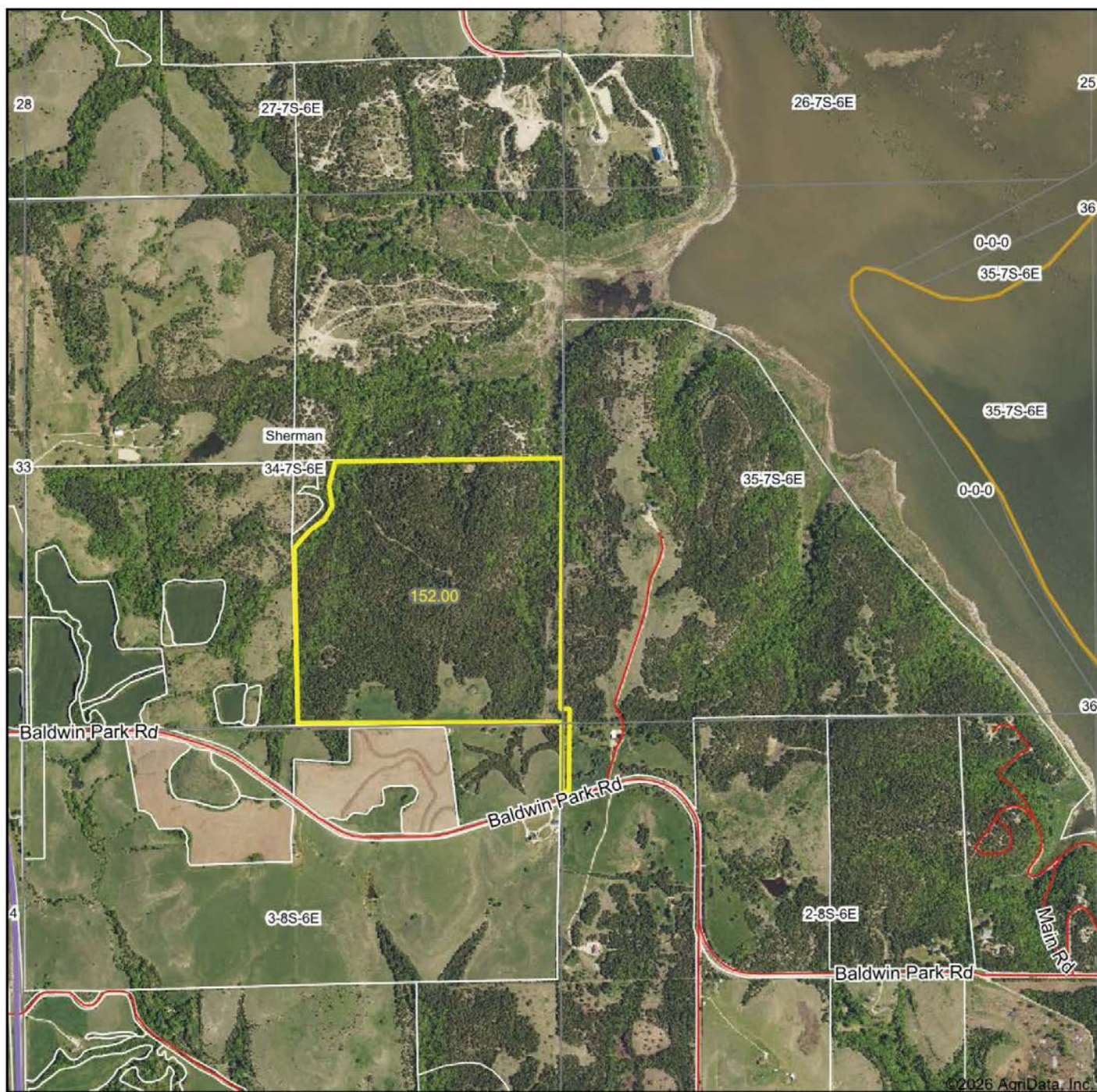
34-7S-6E
Riley County
Kansas



9/4/2026

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

AERIAL MAP



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Boundary Center: 39° 23' 42.89, -96° 44' 30.36

0ft 1535ft 3071ft



Maps Provided By:



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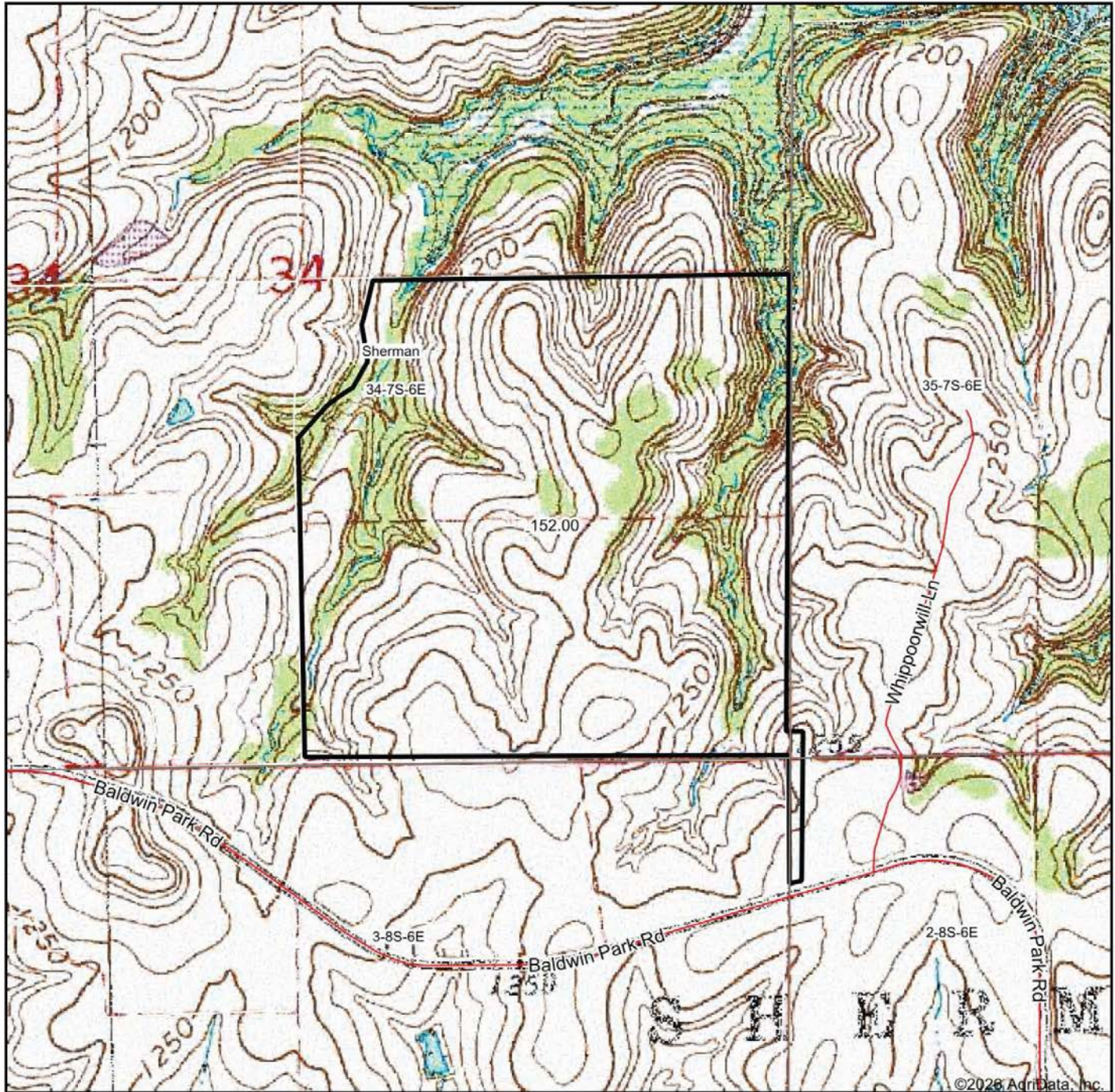
34-7S-6E
Riley County
Kansas



9/4/2026

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

TOPOGRAPHY MAP



Maps Provided By:



surety
CUSTOMIZED ONLINE MAPPING

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Map Center: 39° 23' 44.79, -96° 44' 29.71

34-7S-6E
Riley County
Kansas

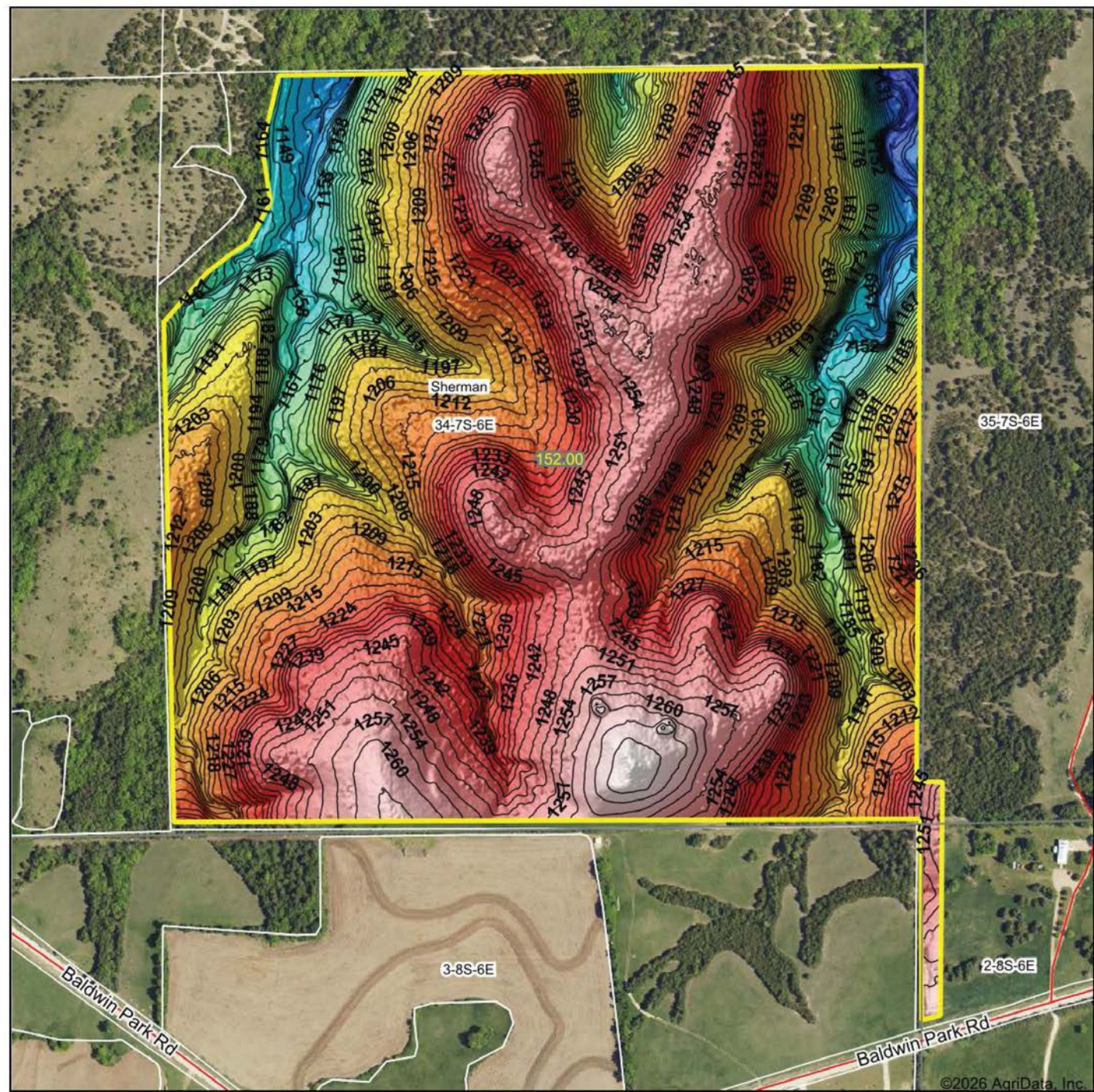
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9/4/2026

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

HILLSHADE MAP



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 3

Min: 1,115.3

Max: 1,272.5

Range: 157.2

Average: 1,217.0

Standard Deviation: 31.66 ft

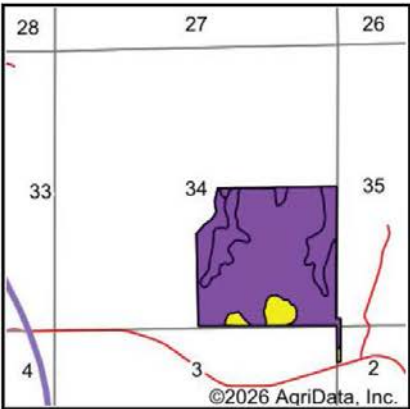
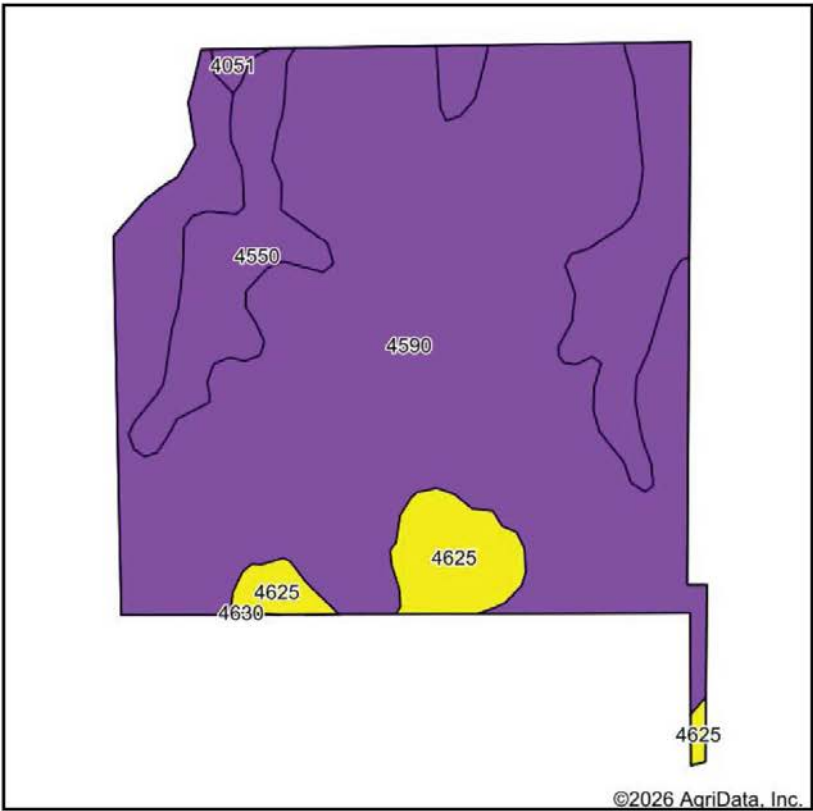


9/4/2026

34-7S-6E
Riley County
Kansas

Boundary Center: 39° 23' 42.89, -96° 44' 30.36

SOILS MAP



State: **Kansas**
County: **Riley**
Location: **34-7S-6E**
Township: **Sherman**
Acres: **152**
Date: **9/4/2026**



Maps Provided By

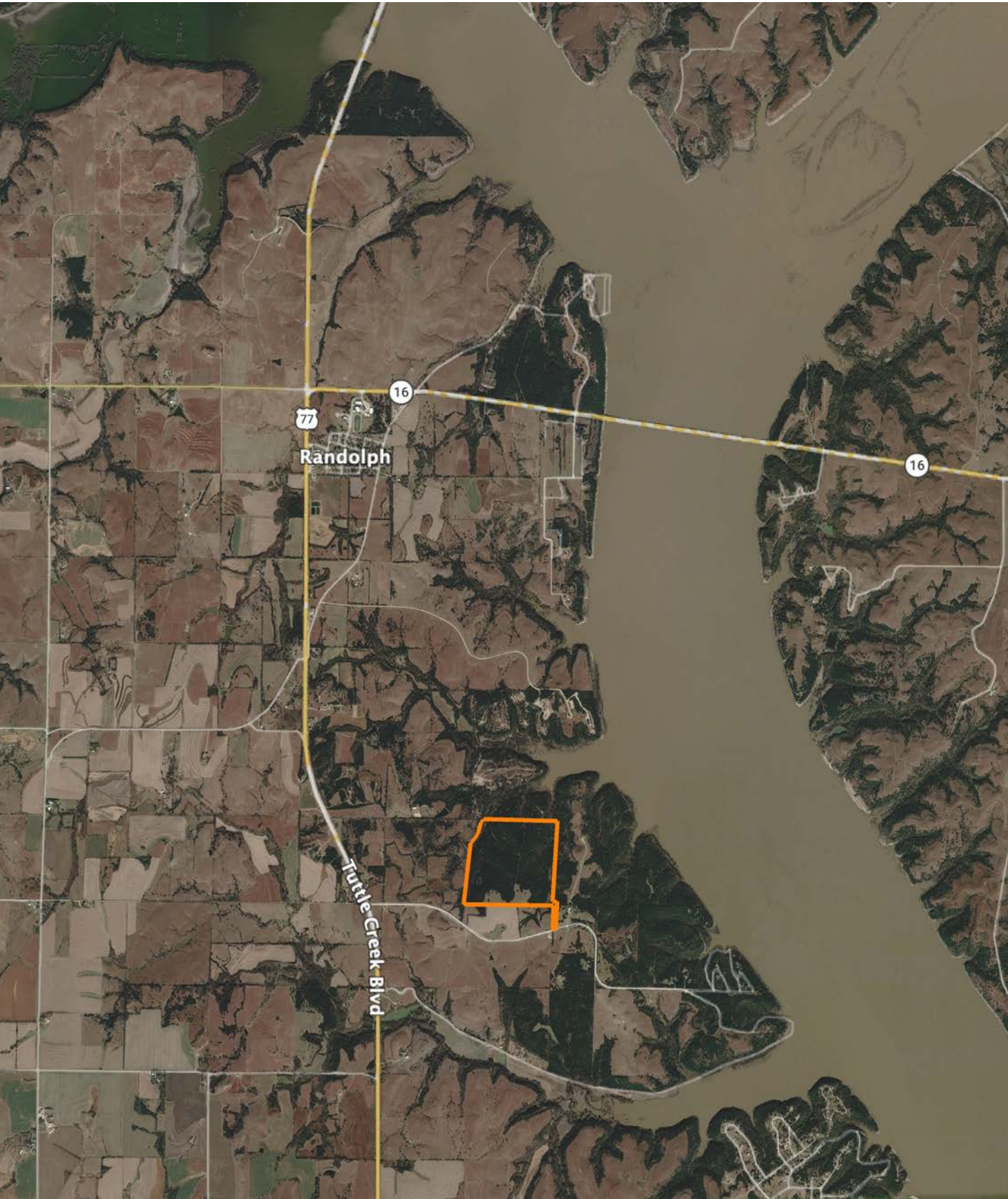


Soils data provided by USDA and NRCS.

Area Symbol: KS161, Soil Area Version: 25						
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	116.25	76.4%		Vle	
4550	Clime silty clay loam, 20 to 40 percent slopes, very stony	26.53	17.5%		Vlle	
4625	Dwight-Irwin complex, 1 to 3 percent slopes	8.60	5.7%		IVe	IVe
4051	Ivan silt loam, channeled	0.62	0.4%		Vw	
Weighted Average					6.06	*-

^{*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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