



MIDWEST LAND GROUP PRESENTS

LIFELONG PRODUCER ON COON CREEK

78 ACRES IN CHASE COUNTY, KANSAS





LIFELONG PRODUCER ON COON CREEK

COUNTY: CHASE | **STATE:** KANSAS | **ACRES:** 78

South of Cedar Point, tucked among the rolling Flint Hills, this 78 +/- acre farm brings together the features that make a property worth holding onto for generations: live water, productive cropland, native grassland, mature timber, and a setting that invites you to slow down and stay awhile. Here, the sounds of crickets, birdsong, clucking turkeys, and the breeze through the grass are occasionally joined by cattle calling in the distance. It is a place of peace, privacy, and simple enjoyment.

For the family who has cherished this farm, what began as an investment became something far more meaningful. It became a place for stories, traditions, and memories growing up throughout life, and a father's "playground," where hunting, fishing, and trapping offered reasons to return throughout the year. Now, this generationally owned property is ready for its next chapter and someone new to appreciate everything it holds.

The farm's approximately 29 acres of tillable row crop, 21 acres of timber and creek, and 28 acres of native grassland create a diverse landscape within a manageable footprint. Approximately 15 acres of the native grassland are hayed annually, adding agricultural utility alongside the cropland. Smaller pocket fields, timbered edges, and finger draws break up the terrain, while approximately 50 feet of elevation change give the property character, sheltered pockets, and beautiful views across the countryside.

Coon Creek winds throughout the farm, tying the landscape together and providing a natural corridor for wildlife. Its wooded banks offer shade, cover, and opportunities to explore, while a spring-fed pond adds another water source and fishing destination. Whether spending a summer evening along the creek, casting a line at the pond, or checking traps

on a crisp winter morning, the possibilities extend well beyond hunting season.

For the hunter, the combination of habitat, terrain, and location tells a compelling story. Situated in Deer Management Unit 14, the farm offers excellent opportunities for whitetail, turkey, and quail. The property's hunting history and trail-camera photographs speak to its potential, with impressive Boone & Crockett bucks. Within hours of putting feed and a camera out on the tract, the deer traffic was unbelievable. The tillable fields are loaded throughout the evening, clear until mid-morning. Sitting on the north meadow ridge, it's impressive to watch the headcounts that creep out of the timber stand and come in from the pasture in every direction. Quality deer genetics, with typical and non-typical deer on the farm and in the surrounding area, add to its appeal.

The smaller fields, natural pinch points, finger draws, and creek crossings create numerous options for stand placement and hunting different wind directions. Food, water, and cover are woven throughout the acreage, giving wildlife reasons to use the property across the seasons. For those who enjoy trapping, the creek corridor and varied habitat provide plenty of ground to keep a trapline interesting. The creek sure lives up to its name of Coon Creek, and raccoons are in abundance just like the deer and turkey!

Arrowhead hunting and artifact preservation is a high point on this farm. Just a short walk in the tillable field, you are certain to find remnants from the Native American camps that once stood here years ago, and one incredible attribute to the tract of land that brings it to another level of pure respect and appreciation.

A hunting shack and bonus “hidey-hole” camper offer a glimpse into the past and certainly make you want to slow down and enjoy what is all around. Electricity is available along 100 Road on the north side, providing an accessible utility connection for future plans. With the lay of the land, it is set perfectly for a forever build site overlooking the bottoms.

All mineral rights convey, and approximate 2025 property taxes were \$639.24. This farm combines agricultural use

with the outdoor experiences that made it a treasured family holding.

From spring turkey mornings and summer fishing trips to fall deer hunts and winter trapping, this lifelong playground on Coon Creek is ready for another generation of memories and is one to tour in person to appreciate all it has to offer. For additional information or to schedule a private tour, contact Brenda Doudican at (620) 794-8075.

PROPERTY FEATURES

- Generationally owned farm
- 29 +/- acres tillable row crop
- 21 +/- acres timber/creek
- 28 +/- acres native grassland
- 15 +/- acres of the native grassland hayed annually
- Coon Creek running throughout
- 1 spring-fed pond
- 50-foot elevation changes throughout
- Hunt unit 14
- Dynamite whitetail, turkey, quail
- Incredible buck-to-doe headcounts
- Endless trapping opportunity
- Fishing throughout the creek and pond
- 1 hunting shack and bonus hidey-hole camper
- Hunt history
- Premium genetics on the farm and surrounding area
- Smaller pocket fields
- Perfect pinch points and fingerling draws throughout
- Long-time tenant on a year-to-year lease. Current lease expires following the 2026 harvest
- Tillable soil Class I Reading
- Average tillable income of \$85.00 per acre with hay ground income of \$38.00 per acre
- Electric along 100 Road, north side
- All mineral rights
- Approximate 2025 tax: \$639.24



78 +/- ACRE FARM



COON CREEK & SPRING-FED POND

Coon Creek winds throughout the farm, tying the landscape together and providing a natural corridor for wildlife. Its wooded banks offer shade, cover, and opportunities to explore, while a spring-fed pond adds another water source and fishing destination.



29 +/- ACRES TILLABLE ROW CROP



MATURE TIMBER AND NATIVE GRASSLAND

The farm’s approximately 29 acres of tillable row crop, 21 acres of timber and creek, and 28 acres of native grassland create a diverse landscape within a manageable footprint.





INCREDIBLE HUNTING

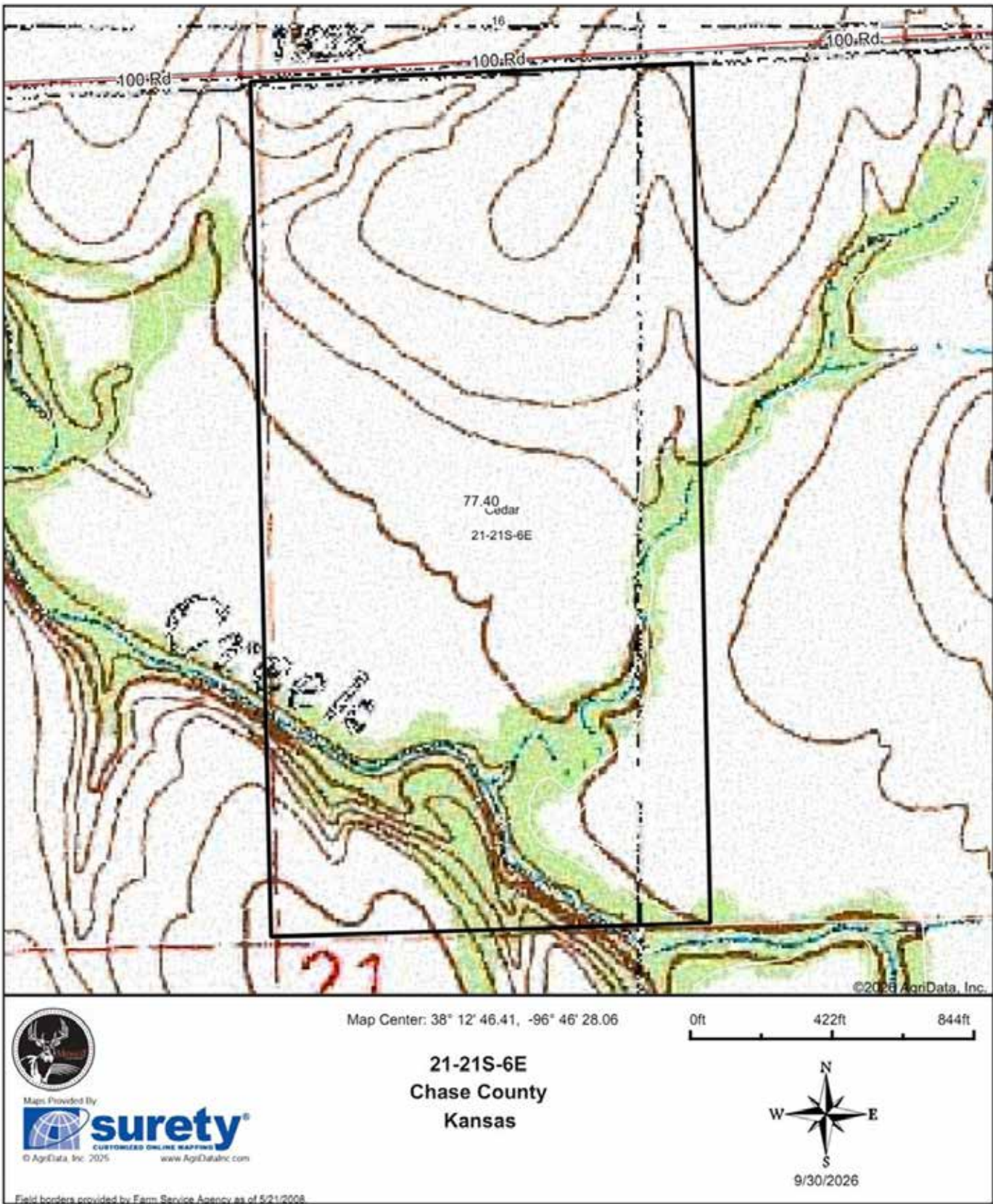
Situated in Deer Management Unit 14, the farm offers excellent opportunities for whitetail, turkey, and quail. Quality deer genetics, with typical and non-typical deer on the farm and in the surrounding area, add to its appeal.



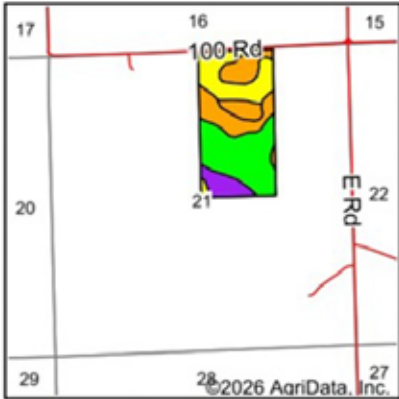
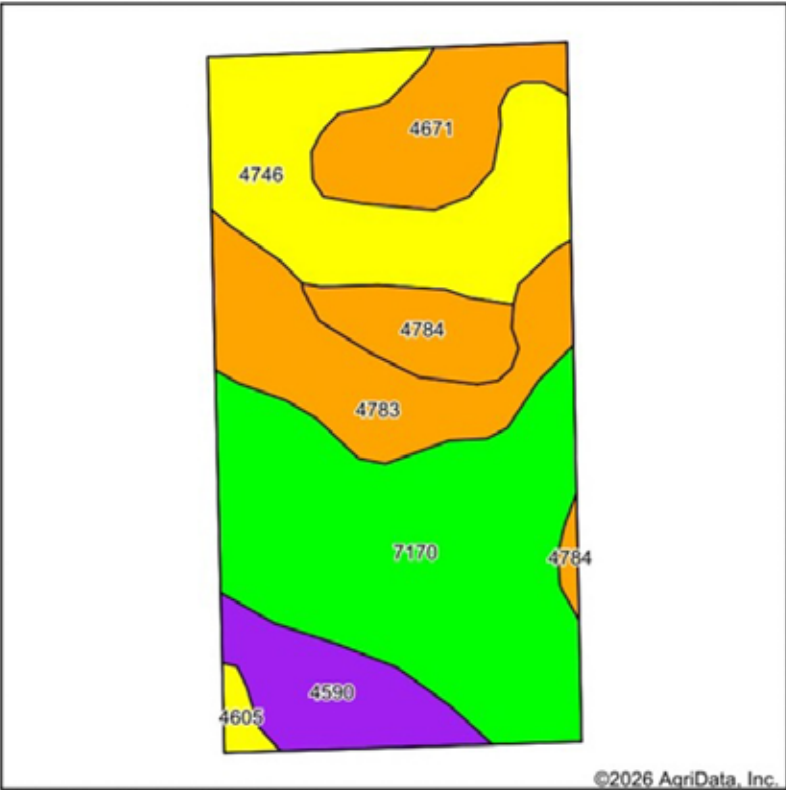
AERIAL MAPS



TOPOGRAPHY MAP



SOILS MAP



State: Kansas
County: Chase
Location: 21-21S-6E
Township: Cedar
Acres: 77.4
Date: 9/30/2026



Maps Provided By
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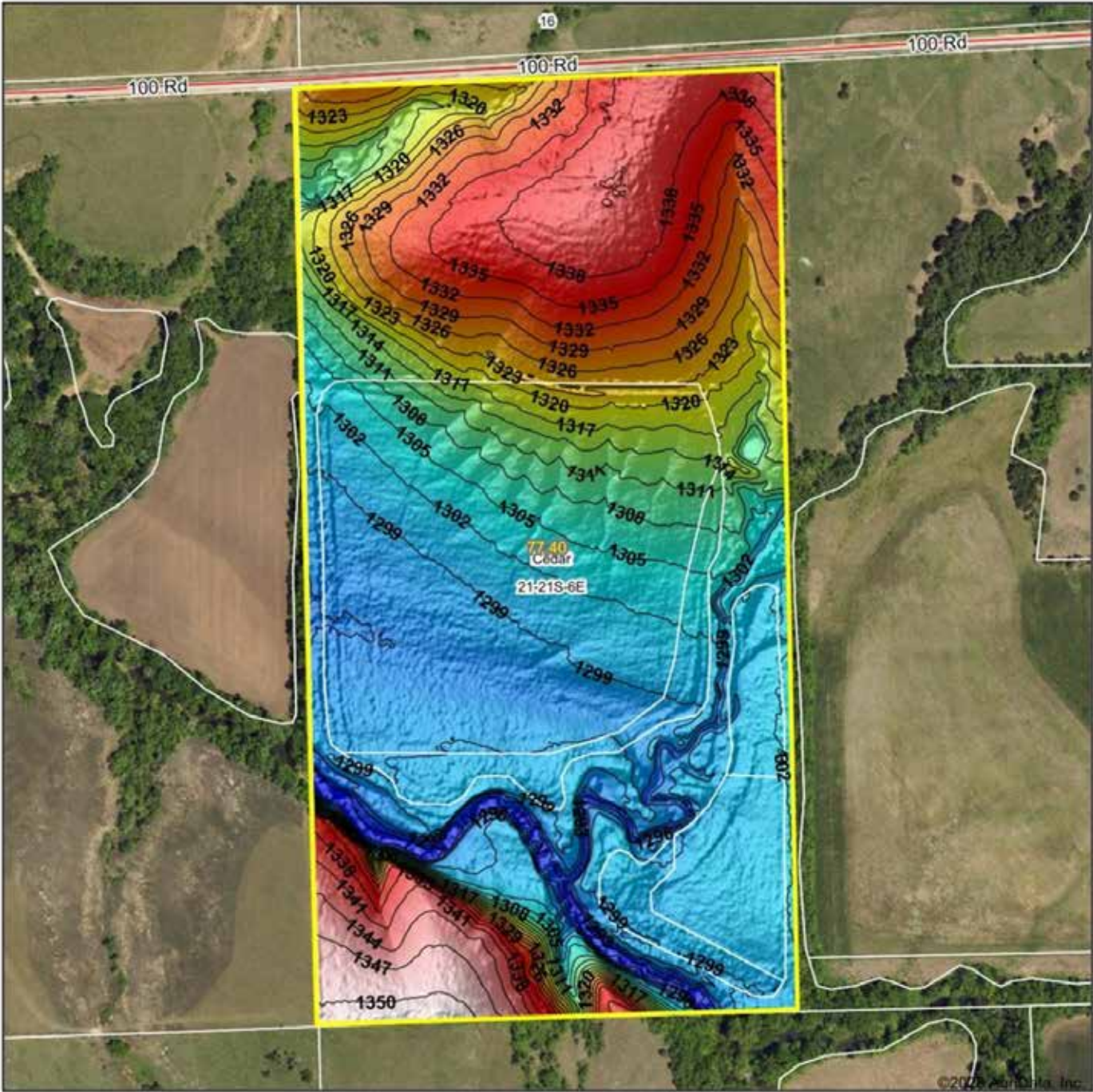
Area Symbol: KS017, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c
7170	Reading silt loam, rarely flooded	28.31	36.7%		Iw	Iw
4746	Labette-Sogn silty clay loam, 0 to 8 percent slopes	17.32	22.4%		IVe	IIIe
4783	Tully silty clay loam, 3 to 7 percent slopes	11.49	14.8%		IIIe	IIIe
4671	Irwin silty clay loam, 1 to 3 percent slopes	7.70	9.9%		IIIe	IIIe
4590	Clime-Sogn complex, 3 to 20 percent slopes	6.68	8.6%		Vle	
4784	Tully silty clay loam, 3 to 7 percent slopes, eroded	5.05	6.5%		IIIe	IIIe
4605	Dwight silt loam, 1 to 3 percent slopes	0.85	1.1%		IVs	IVs
Weighted Average					2.76	*.

*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.

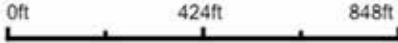
HILLSHADE MAP



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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: 1,288.0
Max: 1,352.1
Range: 64.1
Average: 1,314.1
Standard Deviation: 16.6 ft



21-21S-6E
Chase County
Kansas

Boundary Center: 38° 12' 46.41, -96° 46' 28.68

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 | Serving Kansas

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