

MIDWEST LAND GROUP PRESENTS

1 ACRE IN

GREENWOOD COUNTY KANSAS



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MIDWEST LAND GROUP IS HONORED TO PRESENT

CUSTOM HOME ON A PRIVATE SETTING IN NORTHWEST EUREKA - EXPAND TO 44 ACRES

An exceptional private setting, a beautifully maintained custom home, and the opportunity to own approximately 44 acres make this northwest Eureka property a truly special offering. With a spacious residential lot and adjoining acreage available to purchase, buyers have the flexibility to enjoy the home on approximately 1 acre or expand their ownership to include a substantial stretch of native grassland and a stocked pond. Few properties bring together this level of care, comfortable living space, and room to grow in such a desirable location.

Built in 1995, this custom ranch-style residence has been incredibly well maintained, with a fresh, carefully cared-for feel that makes it seem like a brand-new build. The pride of ownership is evident throughout, from the custom finishes and craftsmanship to the condition of the living spaces. A roof replacement in 2025 further complements the care invested in the property.

The home offers approximately 3,042 square feet of finished living space, including two main-level bedrooms, two additional nonconforming bedrooms in the basement, and 3.5 bathrooms. Its generous layout provides comfortable spaces for everyday living while offering the flexibility to accommodate guests, hobbies, and entertaining. Ample closets and storage throughout help keep everything organized and within reach.

On the main level, the spacious primary suite provides a comfortable retreat with room to unwind. Main floor laundry adds convenience, while the kitchen, breakfast nook,

and separate dining room offer inviting places to gather. Whether enjoying a quiet breakfast or hosting a larger meal, there is room to settle in and make yourself at home. Custom details throughout give the residence character and reflect the craftsmanship behind its construction.

A four-season room located off the kitchen and dining area adds another appealing living space. Enjoy morning coffee, an afternoon with a book, or time visiting with friends in a room that can be appreciated throughout the year. This connection between the main gathering areas gives the home an especially welcoming feel.

The fully finished basement extends the living space and includes a kitchenette, two nonconforming bedrooms, and room for a variety of uses. From overnight guests to recreation, movie nights, or hobbies, this level offers valuable flexibility. Together, the main floor and basement create a home with the space to gather comfortably and the option to spread out when desired.

Outside, the approximately 1-acre residential lot is a standout feature of its own. Its generous size enhances the private setting and provides room to enjoy the outdoors, garden, or create additional outdoor gathering areas. Fenced separately from the adjoining pasture, the home site has a defined yard while maintaining a connection to the surrounding acreage.

A two-car garage is complemented by a 24'x30' shop equipped with concrete floors, an overhead door, and

electricity. This versatile building provides useful space for tools, equipment, projects, or hobbies and adds another practical advantage to an already well-rounded property.

For buyers looking for more land, the opportunity to purchase the adjoining 43 +/- acres is what truly sets this offering apart. Available for an additional \$234,995, the acreage brings the total purchase price for the residence and approximately 44 acres to \$555,995. It is an opportunity to think beyond the immediate home site and secure a larger property with room for recreation, outdoor pursuits, and future possibilities.

The additional land features native grassland, a stocked pond, and access along both the north and south boundaries. Enjoy the space as part of your own private acreage, spend time fishing at the pond, or explore the potential for future subdivision, subject to applicable

approvals. The ability to purchase the home on its approximately 1 acre lot or acquire the complete 44 acre property gives buyers options that are difficult to find.

Located within Eureka USD 389, approximately 31 miles from El Dorado and 64 miles from Wichita, this property offers a private northwest Eureka setting with access to surrounding communities. Approximate 2025 property taxes for the residence were \$4,288.84. The residence is zoned city, with the land zoned county.

From its exceptional condition and custom craftsmanship to its spacious lot, useful shop, and adjoining land opportunity, this property offers far more than a home. It is a chance to enjoy a carefully maintained residence today while securing the space and possibilities for whatever comes next.



PROPERTY FEATURES

COUNTY: **GREENWOOD** | STATE: **KANSAS** | ACRES: **1**

- Incredible private location in northwest Eureka
- Option to purchase additional 43 +/- acres at \$234,995, for a total of \$555,995
- Custom ranch-style home built in 1995 with 4 bedrooms and 3.5 bathrooms
- 3,042 sq. ft. of finished living space
- 2 bedrooms on the main level with 2 non-conforming bedrooms in basement
- Large master suite
- Ample storage and closet space throughout
- Main floor laundry
- Spacious kitchen with breakfast nook and dining room
- Full finished basement with kitchenette
- Custom finishings and craftsmanship throughout
- 4-season room off kitchen and dining
- 2 car garage
- 24'x30' shop with concrete floors, overhead door, and electricity
- Current lot size is 1 acre and is fenced from pasture
- 43 +/- additional acres in native grassland with 1 stocked pond and access along the south and north
- Residence is zoned city, with the land zoned county
- Additional acres could easily be subdivided
- Approximate 2025 taxes: \$4,288.84 for the residence
- Eureka Unified School District 389
- 31 miles to El Dorado
- 64 miles to Wichita



CUSTOM RANCH-STYLE HOME

Built in 1995, this custom ranch-style residence has been incredibly well maintained, with a fresh, carefully cared-for feel that makes it seem like a brand-new build.



4 SEASON ROOM



FULL FINISHED BASEMENT



ADDITIONAL 43 +/- ACRES AVAILABLE

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ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 37° 50' 13.12, -96° 18' 3.92

0ft 92ft 185ft



Maps Provided By:



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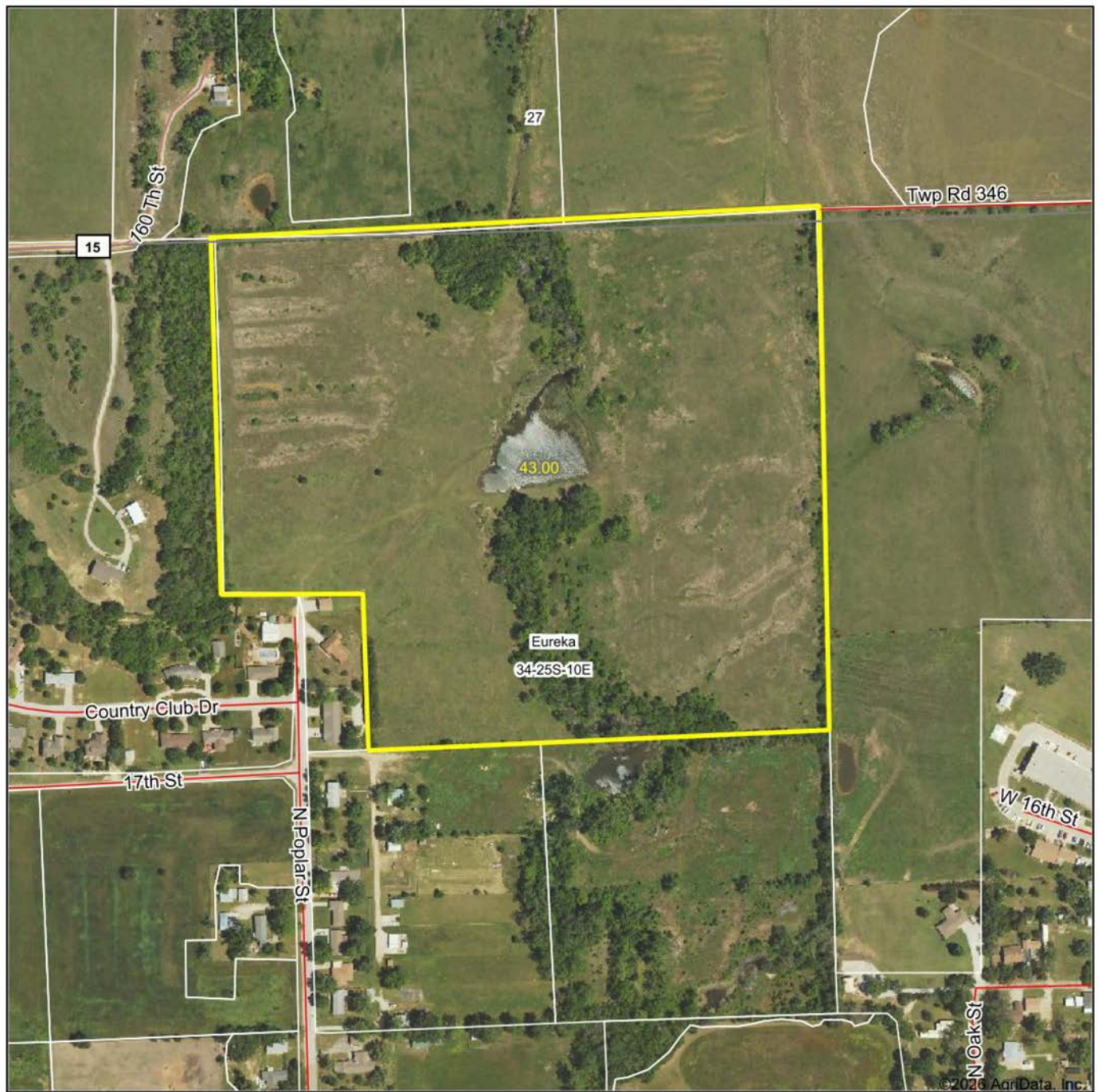
34-25S-10E
Greenwood County
Kansas



10/27/2026

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

AERIAL MAP - ADDITIONAL 43 ACRES



Maps Provided By:



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Boundary Center: 37° 50' 16.93, -96° 17' 57.81

34-25S-10E
Greenwood County
Kansas

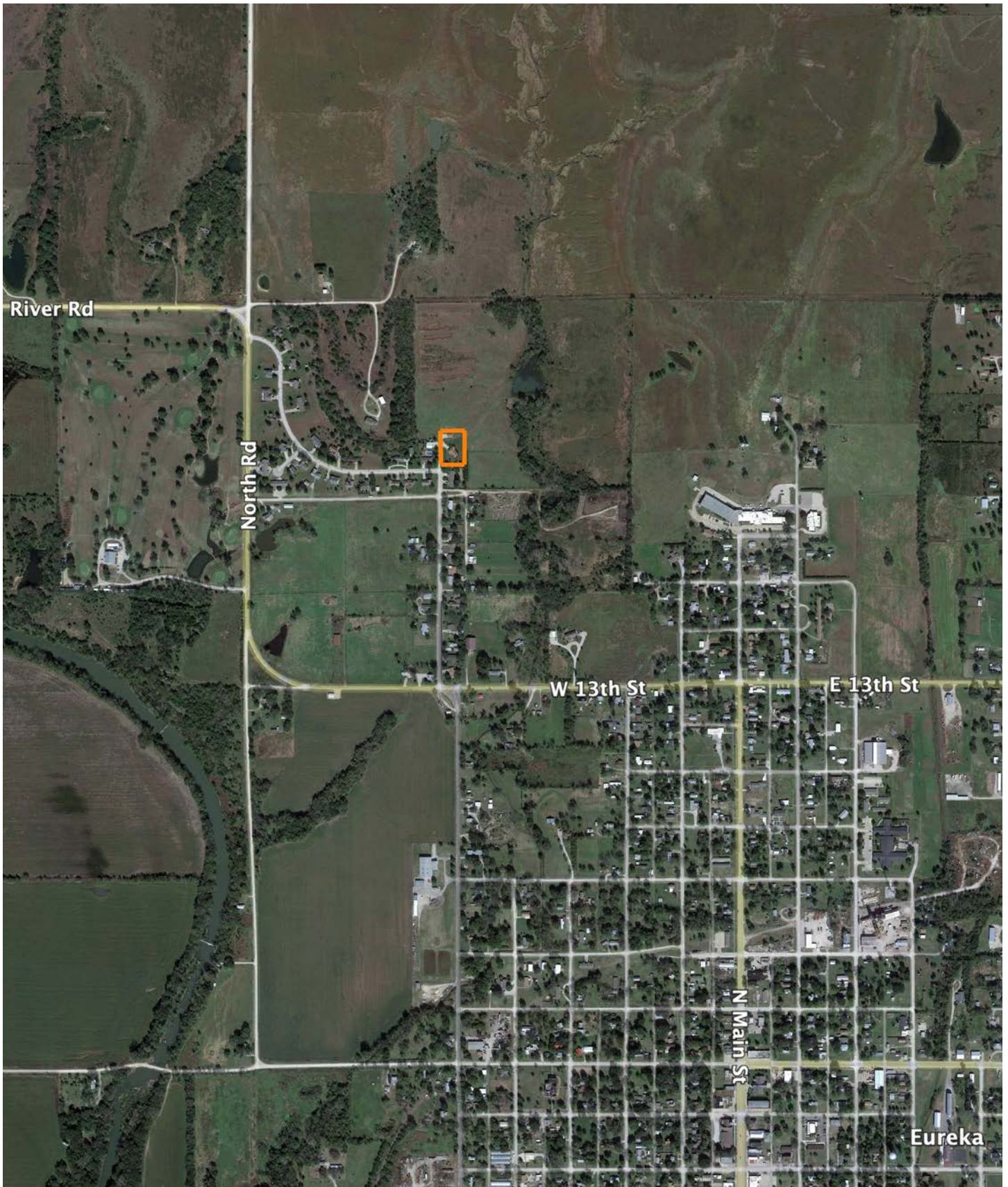
0ft 391ft 783ft



10/27/2026

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

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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