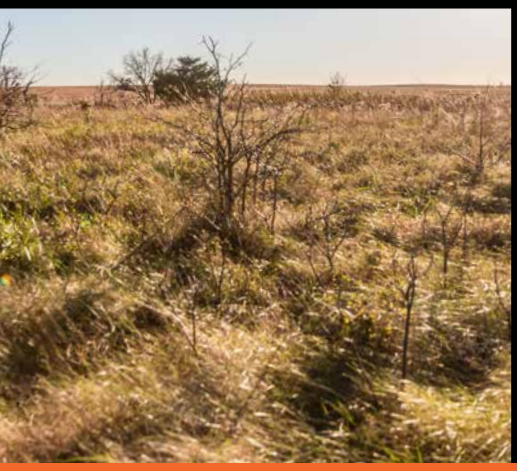
MIDWEST LAND GROUP

THE DIX EAST LEGACY: THREE GENERATIONS IN THE FLINT HILLS

153 ACRES | GEARY COUNTY | KANSAS









THE TRUSTED LEADER IN LAND SALES





THE DIX EAST LEGACY: THREE GENERATIONS IN THE FLINT HILLS

COUNTY: GEARY | **STATE:** KANSAS | **ACRES:** 153

Held by the same family for three generations, this 153 +/- acre Dix pasture carries a legacy rooted in the rolling Flint Hills. Located just four miles south of Junction City and 28 miles from Manhattan, this property combines native grassland, secluded timbered draws, a spring-fed pond, and a piece of early settler history. As the sister tract to the Dix pasture to the southwest, it offers its own distinct character, with a blend of open grazing acres and thicker cover that invites exploration.

The north end of the property features native pasture interspersed with cedars, brush, and forage, creating a textured landscape with outstanding wildlife appeal. Several narrow, fingerlike draws reach into the farm from the east, breaking up the grassland and providing sheltered pockets and natural travel corridors. The gentle roll of the Flint Hills adds depth to the landscape, with each ridge revealing another draw or quiet stretch of pasture.

Throughout the wooded portions, a diverse mix of mature bur oak, pin oak, black walnut, cottonwood, elm, Osage orange, locust, and cedar provides shade, character, and valuable wildlife habitat. A spring-fed pond adds a water source for livestock and wildlife while offering a peaceful gathering point within the property.

Toward the south, the landscape opens into cleaner native grassland, showcasing the prairie grasses that make this region so treasured. Big Bluestem, Little Bluestem, Indian Grass, and Switchgrass form the foundation of the native stand. This transition from thicker northern cover to more open southern pasture gives the property versatility for grazing, hunting, and recreation.

For the hunter, the combination of cover, wooded fingers, water, and open grassland presents ample opportunity to develop a thoughtful hunting setup. Located in Kansas Deer Management Unit 14, the farm offers terrain that lends itself to scouting travel routes and finding secluded stand locations. Geary State Fishing Lake and Wildlife Area lies to the southwest, adding nearby fishing and outdoor recreation to the appeal of this location.

Five-strand barbed wire fencing borders three sides of the property, with an entrance in the southwest corner. The seller will provide an escrowed amount to the buyer for replacement of the west boundary fence. All mineral rights are intact, and approximate 2026 property taxes are $334.22.

Offered alongside its sister pasture to the southwest, this tract presents an opportunity to purchase a property with its own identity or pursue both offerings for a larger Flint Hills holding. Whether spending an autumn morning tucked into a timbered draw or checking cattle across the southern grassland, the next owner will find plenty here to appreciate, and a three-generation legacy worth carrying forward.

PROPERTY FEATURES

- Third-generationally owned Dix pasture
- 153 +/- acres total
- 120 +/- acres native pasture with cover mix
- 33 +/- timber stand
- 1 spring-fed pond
- 3 sides 5-strand barbed wire fencing
- Gentle roll of the Flint Hills
- Fingerling draws that creep up from the east
- Endless hunting opportunity
- Geary County State Fishing Lake and Wildlife Area to the southwest1 entrance in the southwest corner
- Seller will provide an escrowed amount for west side fencing replacement to Buyer
- Hunt unit: $14
- All mineral rights intact
- Approximate 2026 tax: $334.22
- 4 miles south of Junction City
- 28 miles to Manhattan

120 +/- ACRES NATIVE PASTURE







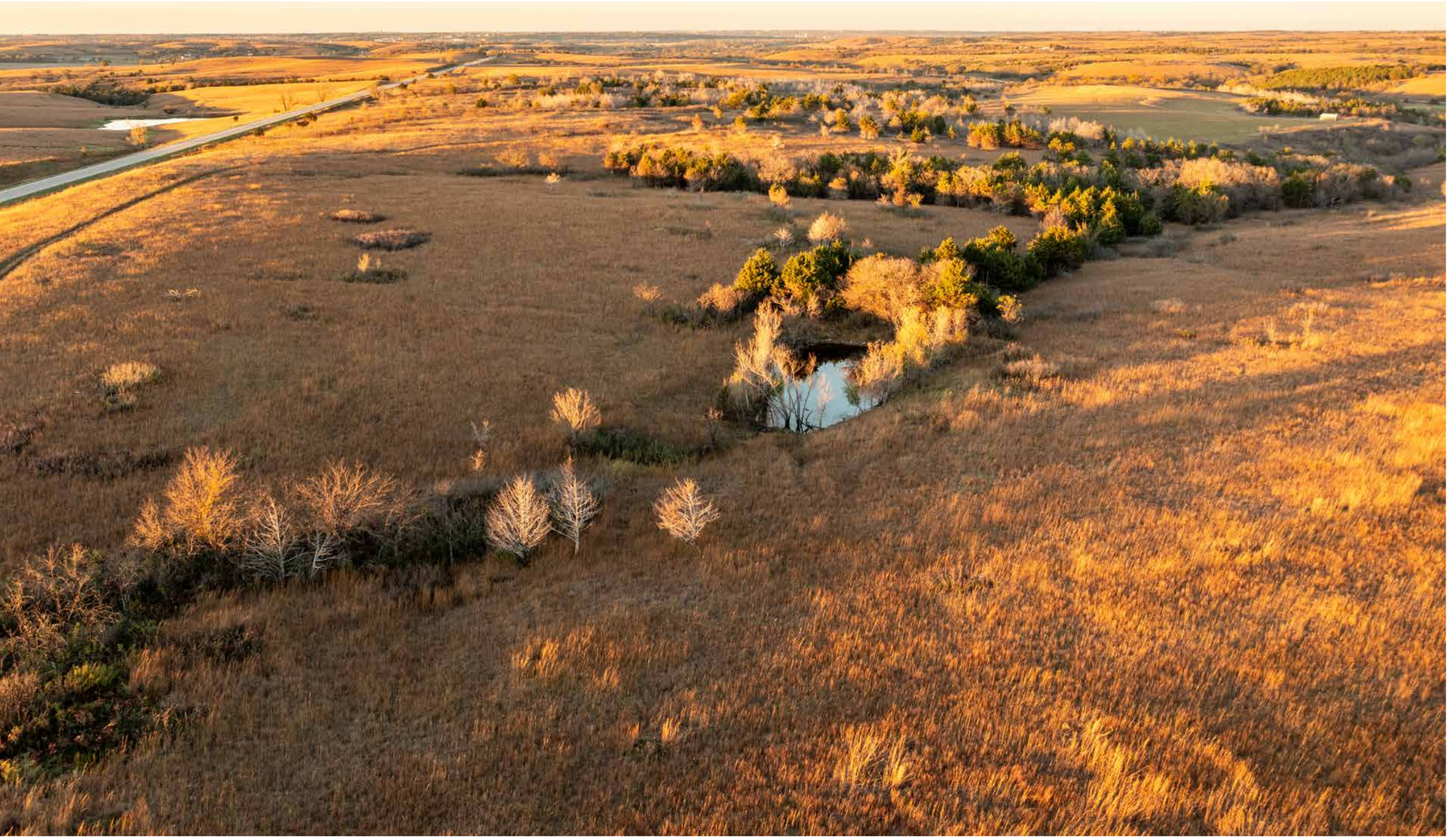


33 +/- ACRES TIMBER STAND

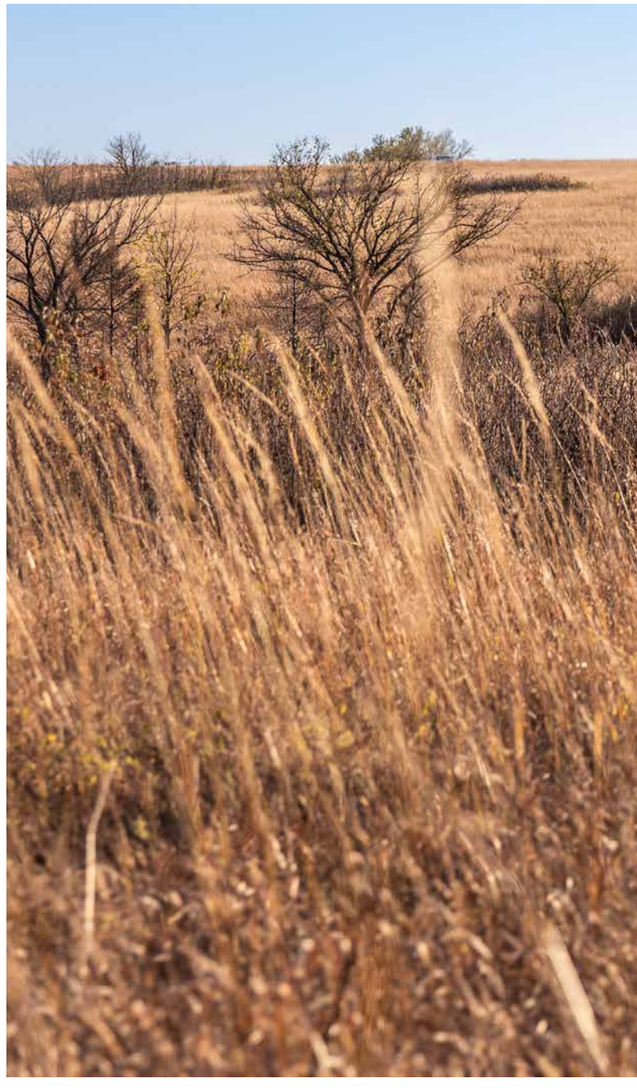
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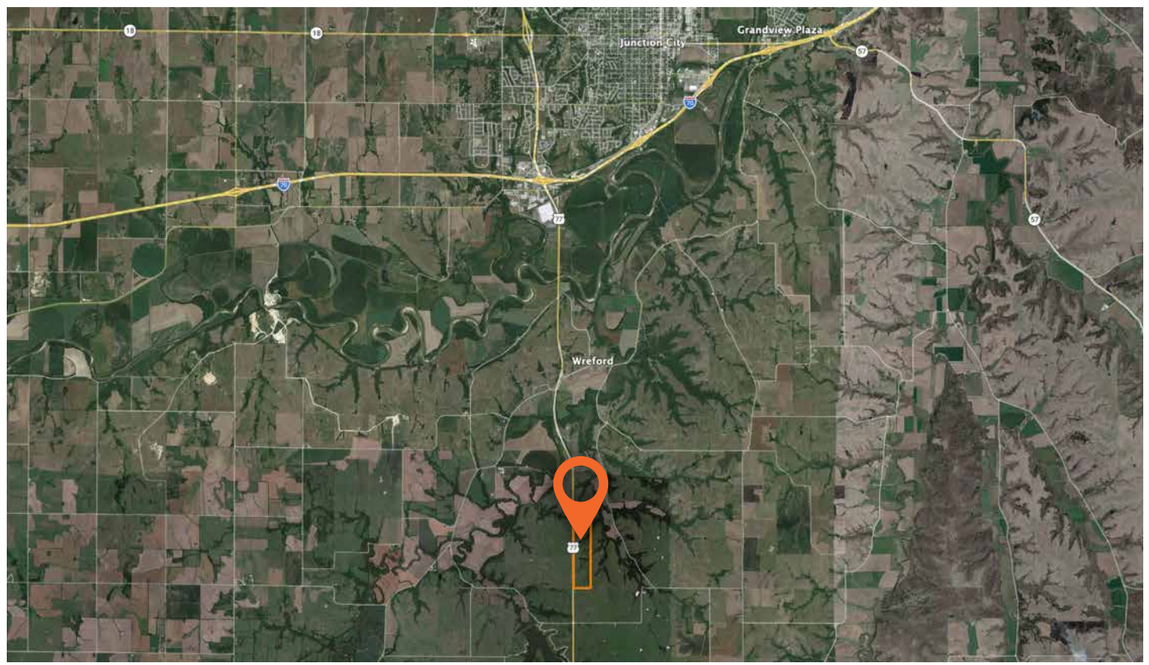




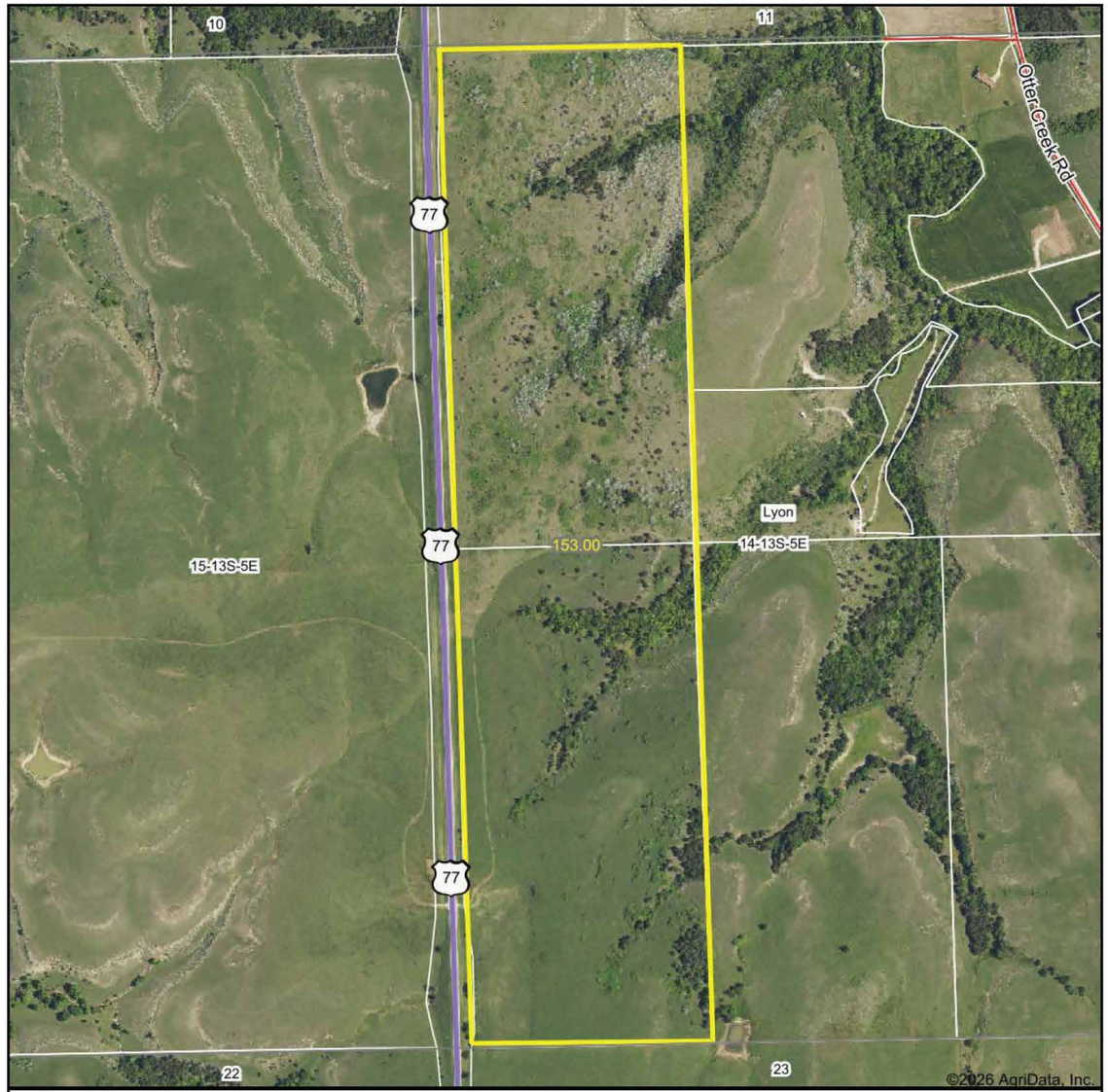


OVERVIEW MAPS





AERIAL MAP



Boundary Center: 38° 55' 14.9, -96° 51' 2.53

0ft 818ft 1637ft

14-13S-5E
Geary County
Kansas

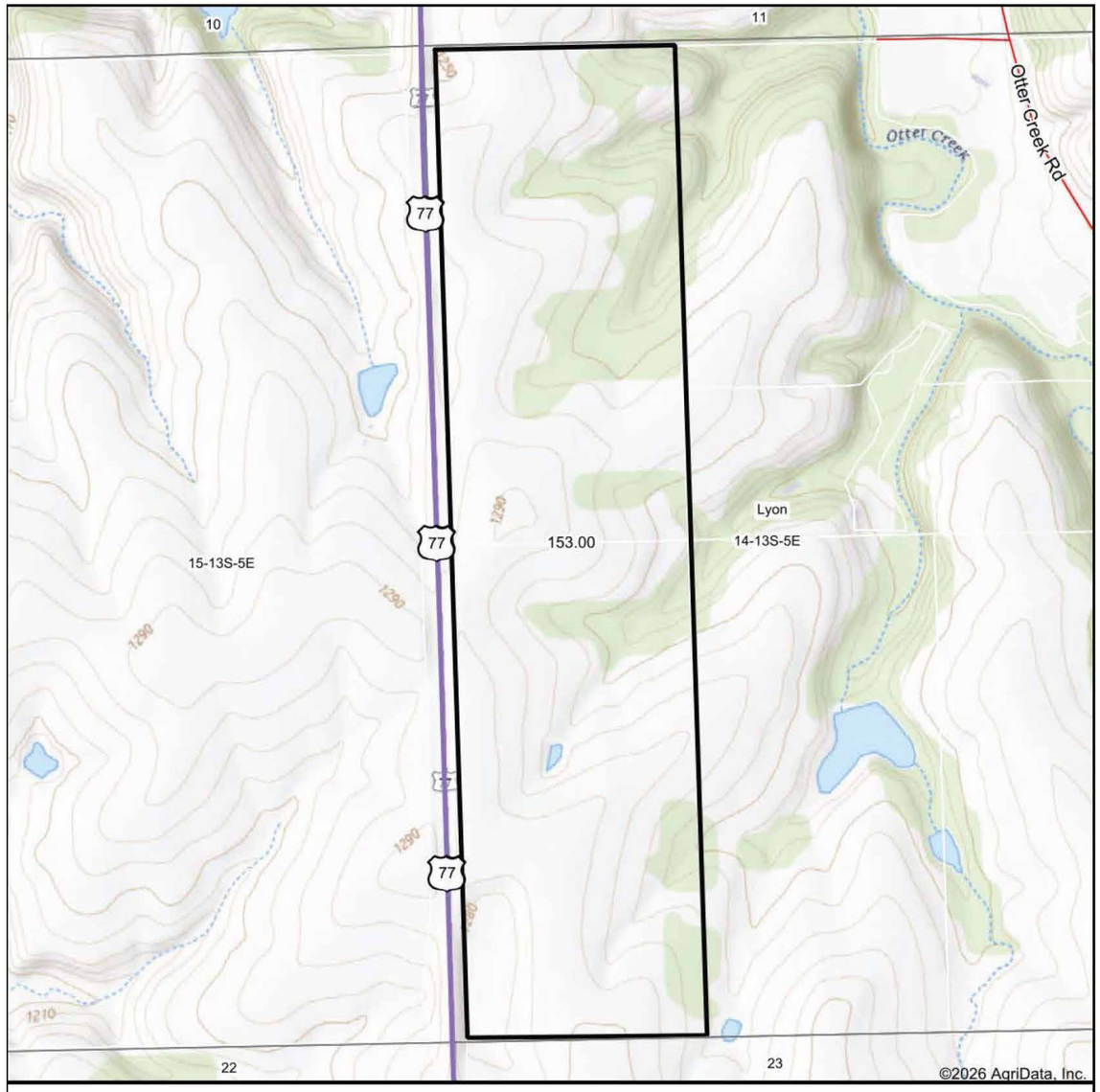
N W E S

10/1/2026

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

TOPOGRAPHY MAP



Map Center: 38° 55' 14.9, -96° 51' 3.95

0ft 818ft 1637ft

14-13S-5E
Geary County
Kansas

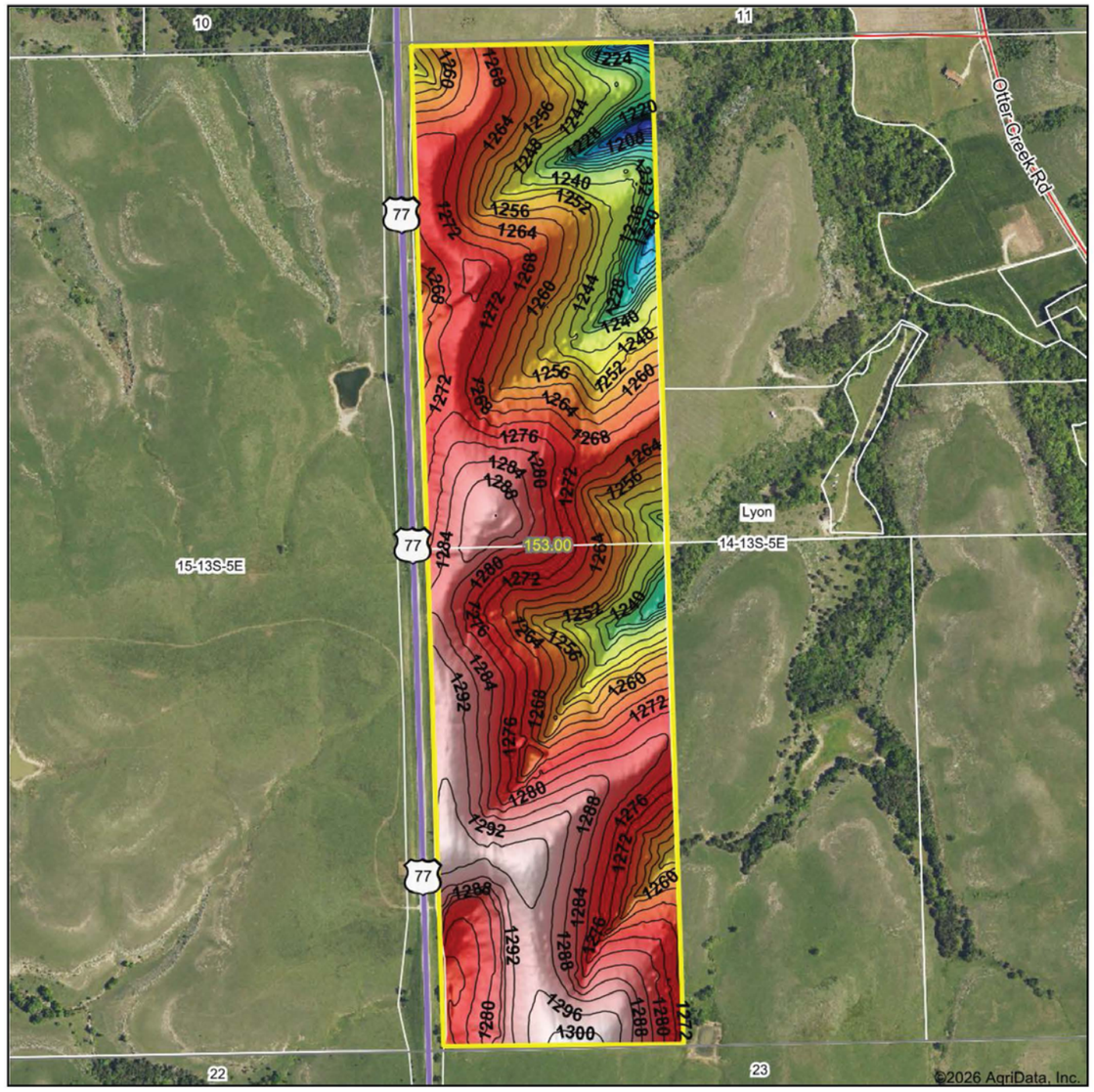
N W E S

10/1/2026

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

HILLSHADE MAP



Low Elevation High

Source: USGS 3 meter dem
Interval(ft): 4
Min: 1,188.6
Max: 1,302.2
Range: 113.6
Average: 1,267.7
Standard Deviation: 19.06 ft

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

0ft 811ft 1623ft

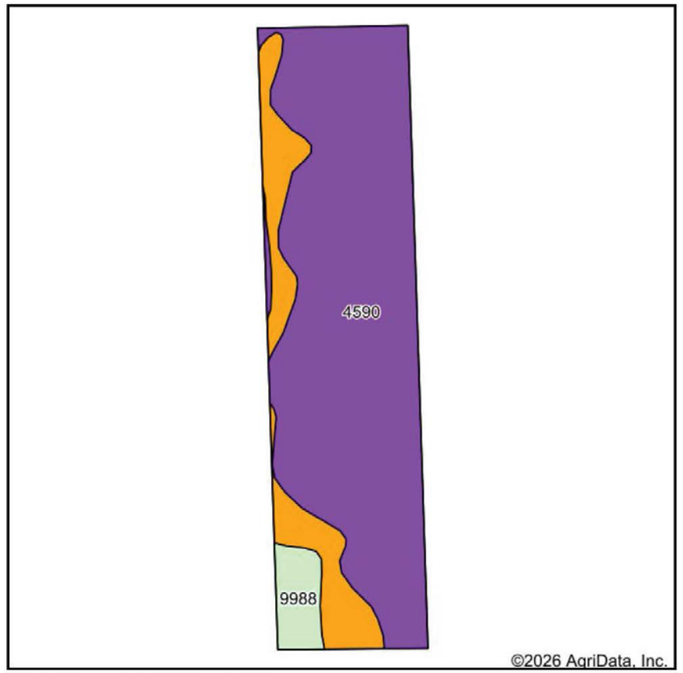
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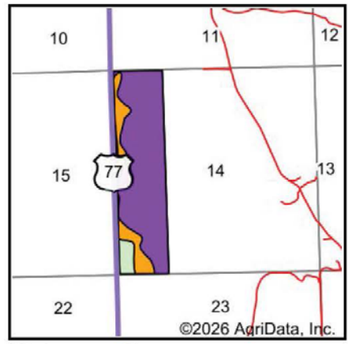
10/1/2026

14-13S-5E
Geary County
Kansas

Boundary Center: 38° 55' 14.9, -96° 51' 2.53

SOILS MAP





State: **Kansas**
County: **Geary**
Location: **14-13S-5E**
Township: **Lyon**
Acres: **153**
Date: **10/1/2026**

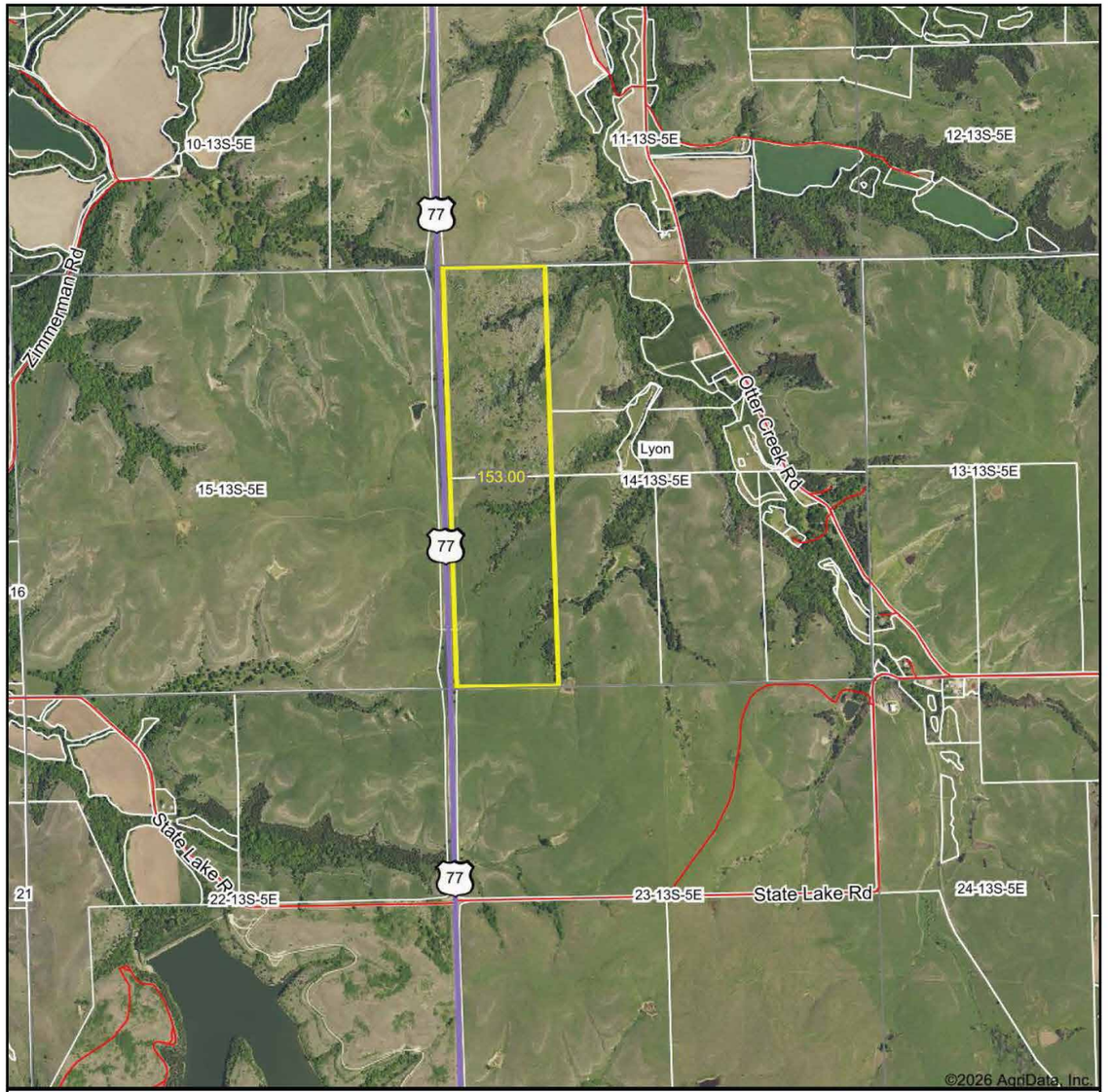
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Soils data provided by USDA and NRCS.

Area Symbol: KS061, 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	122.89	80.3%		VIe	
4736	Irwin-Konza silty clay loams, 1 to 3 percent slopes	22.60	14.8%		IIIe	IIIe
9988	Orthents	7.51	4.9%			
				Weighted Average	*-	*-

*c: Using Capabilities Class Dominant Condition Aggregation Method
*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.
*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

OVERVIEW MAP



Boundary Center: 38° 55' 14.9, -96° 51' 2.53

0ft 1938ft 3877ft

14-13S-5E
Geary County
Kansas

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10/1/2026

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

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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BDoudican@MidwestLandGroup.com

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