



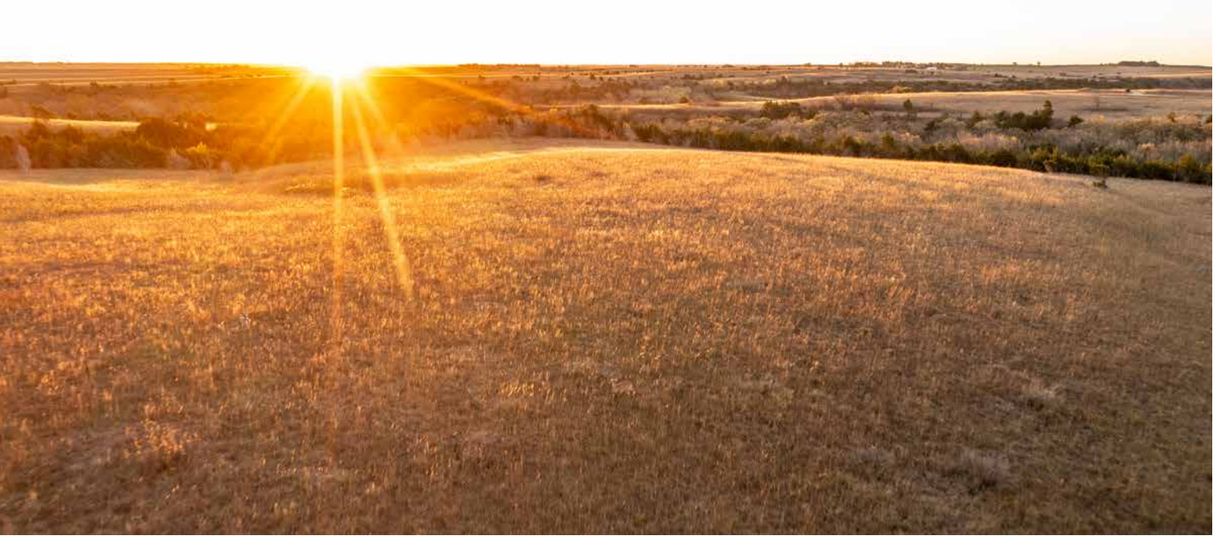
MIDWEST LAND GROUP PRESENTS

THE DIX WEST LEGACY PASTURE IN THE FLINT HILLS



156 ACRES
GEARY COUNTY
KANSAS









THE DIX WEST LEGACY PASTURE: THREE GENERATIONS IN THE FLINT HILLS

COUNTY: GEARY | **STATE:** KANSAS | **ACRES:** 156

Some properties offer more than acres; they carry a family's history and a connection to the land that spans generations. Known as the Dix pasture, this exceptional taxable 156 +/- acre tract just south of Junction City, Kansas, along Highway 77 has been passed down through three generations. With sweeping Flint Hills views, pristine native grassland, mature hardwood timber, and a boundary adjoining Geary State Fishing Lake and Wildlife Area, this is a special opportunity to carry that legacy forward.

Across the pasture, rolling hills rise and fall through more than 100 feet of elevation change, revealing the limestone foundation that defines this celebrated landscape. Approximately 120 acres of native grassland feature Big Bluestem, Little Bluestem, Indian Grass, and Switchgrass. From the high ridges to the sheltered draws, the property offers the kind of scenery and productive grazing country that make the Flint Hills so treasured.

Complementing the open grassland are approximately 36 acres of mature hardwood timber, with bur oak, pin oak, black walnut, cottonwood, and hickory accented by cedar along the edges. A Lyon Creek tributary winds through the property, while a spring-fed pond adds another valuable water source. Together, the timber, grassland, water, and changing terrain create a diverse property with appeal for both livestock and wildlife.

For the hunter, the combination of wooded draws, natural travel corridors, and native cover offers outstanding opportunity. Located in Kansas Deer Management Unit 8, the Dix pasture provides a setting to establish a hunting tradition of your own. Its adjoining location to Geary State Fishing Lake and Wildlife Area adds another exceptional dimension, with nearby fishing, wildlife viewing, and outdoor recreation extending the enjoyment well beyond the pasture itself.

Above-average five-strand barbed wire perimeter fencing and two gated entrances provide practical infrastructure for managing and accessing the acreage. All mineral rights are intact and will transfer to the buyer, and approximate 2026 property taxes are $382.34.

The sister pasture to the northeast will also be offered for sale, presenting an additional opportunity for buyers interested in expanding their landholdings in this remarkable setting.

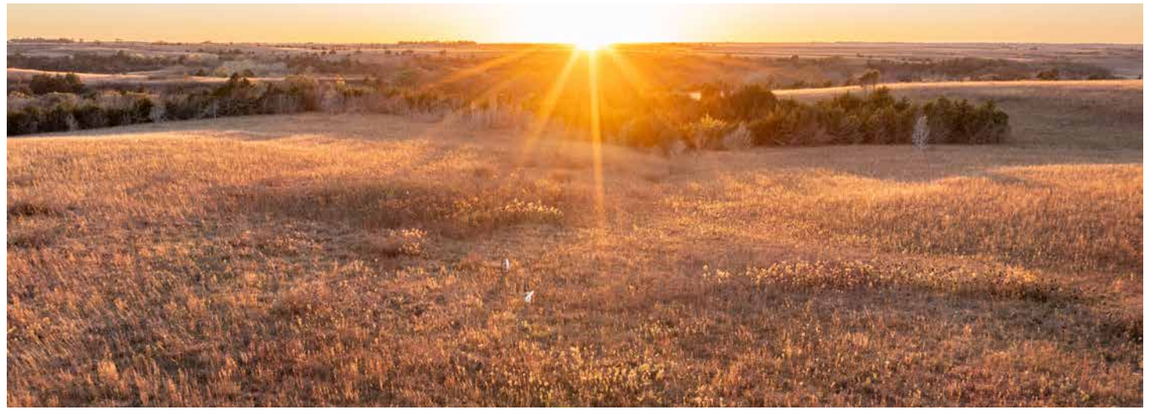
Whether your vision includes native grass grazing, hunting, recreation, or preserving a piece of Kansas for the next generation, the Dix pasture brings those opportunities together. Three generations have held this land close. Now, its rolling hills, limestone ridges, and quiet draws are ready for the next chapter.

PROPERTY FEATURES

- Third-generationally owned Dix pasture
- 156 +/- acres total
- 120 +/- acres native grassland
- 36 +/- acres hardwood timber stand
- Incredible landscape with over 100’ elevation change
- Lyon Creek tributary running throughout
- 1 spring-fed pond
- Endless hunting opportunity
- Adjoining Geary State Fishing Lake and Wildlife Area
- Above-average 5-strand barbed wire perimeter fencing
- Pristine native grass acres made up of Big Bluestem, Little Bluestem, Indian Grass, and Switch
- Mature hardwood timber stand made up of the majority Burr Oaks, Pinn Oak, Black Walnut, Cottonwood, and Hickory lined with Cedar
- 2 gate entrances
- Hunt unit #8
- All mineral rights intact and transferable
- Approximate 2026 tax: $382.34

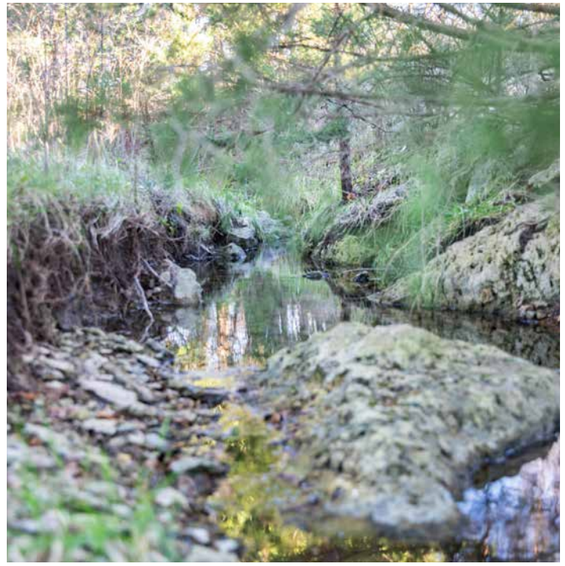


120 +/- ACRES NATIVE GRASSLAND



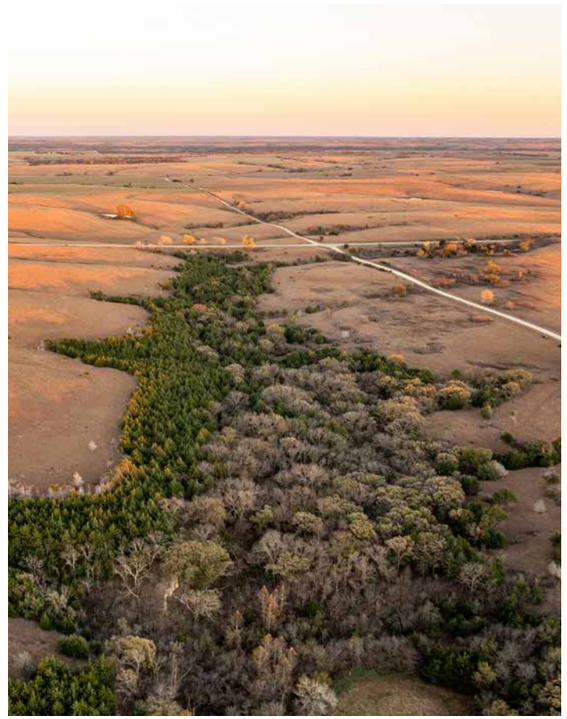








36 +/- ACRES HARDWOOD TIMBER STAND







SPRING-FED POND





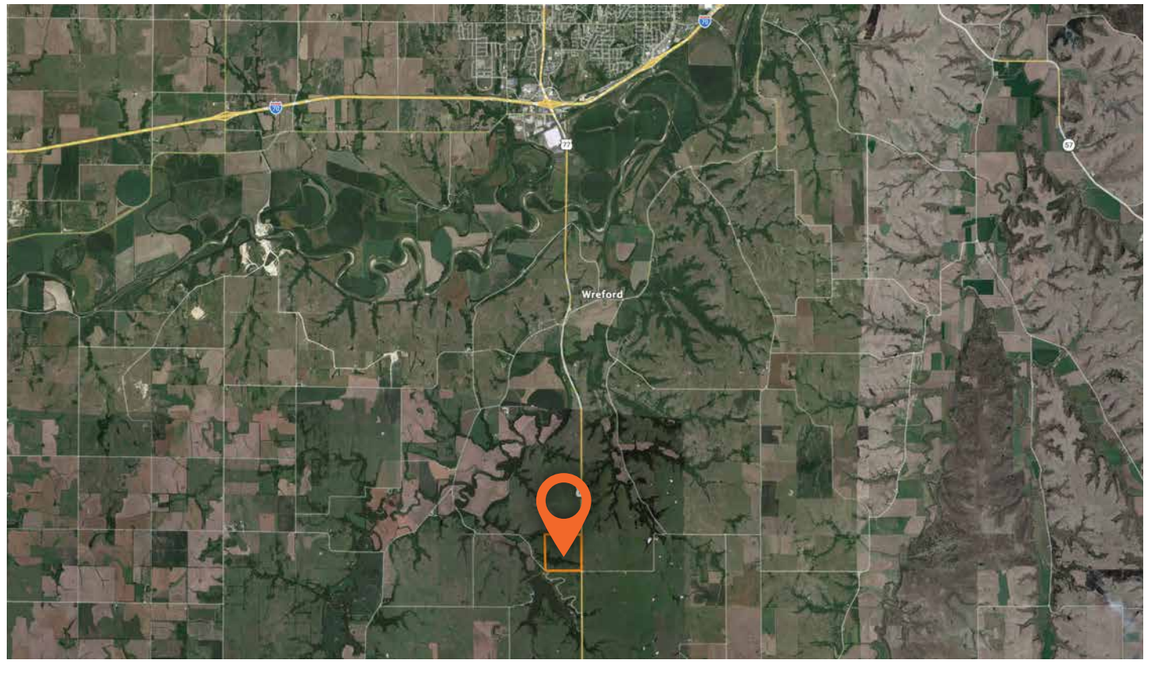




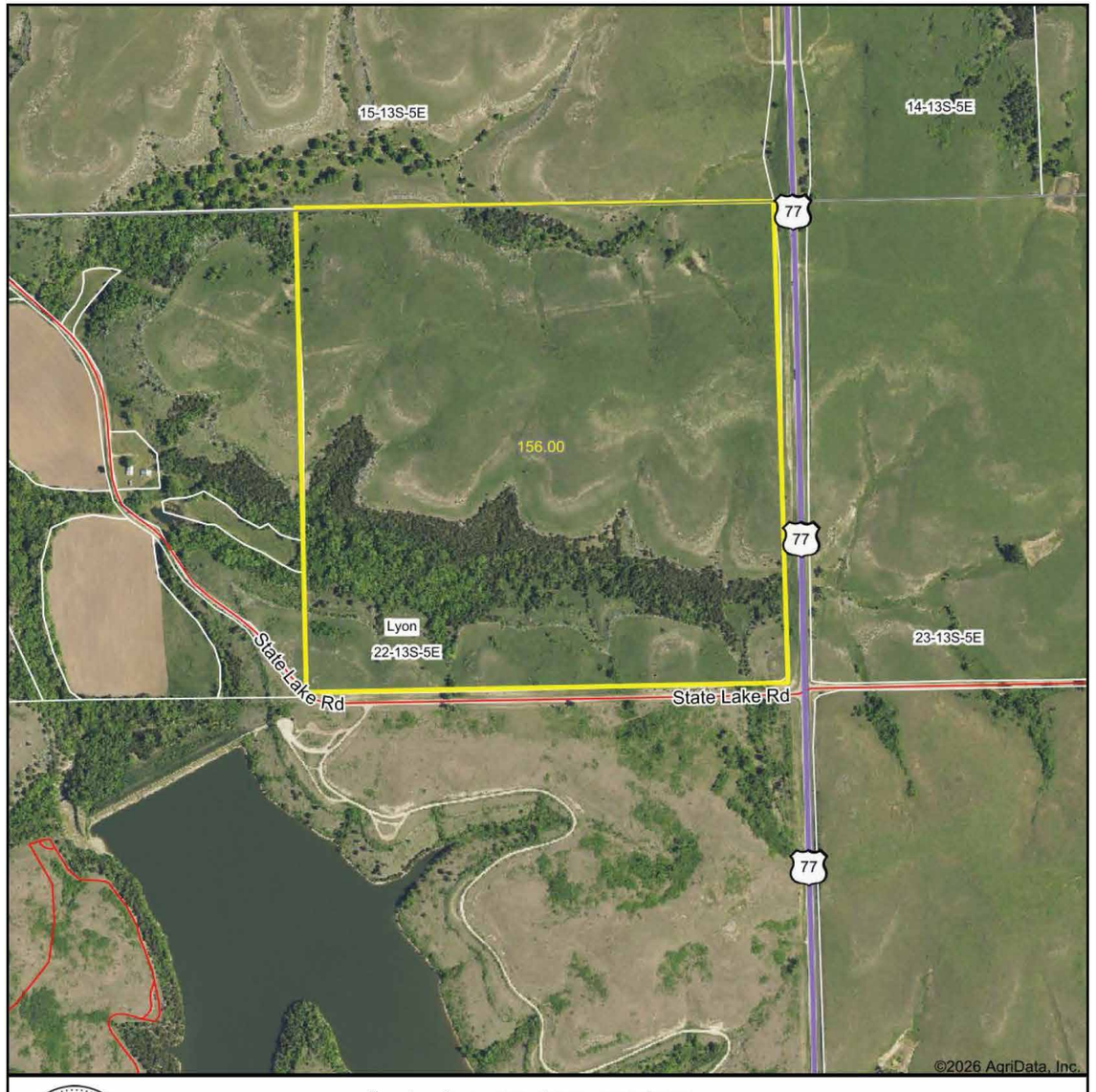


OVERVIEW MAPS





AERIAL MAP



Boundary Center: 38° 54' 35.9, -96° 51' 28.79

0ft 831ft 1662ft

22-13S-5E
Geary County
Kansas

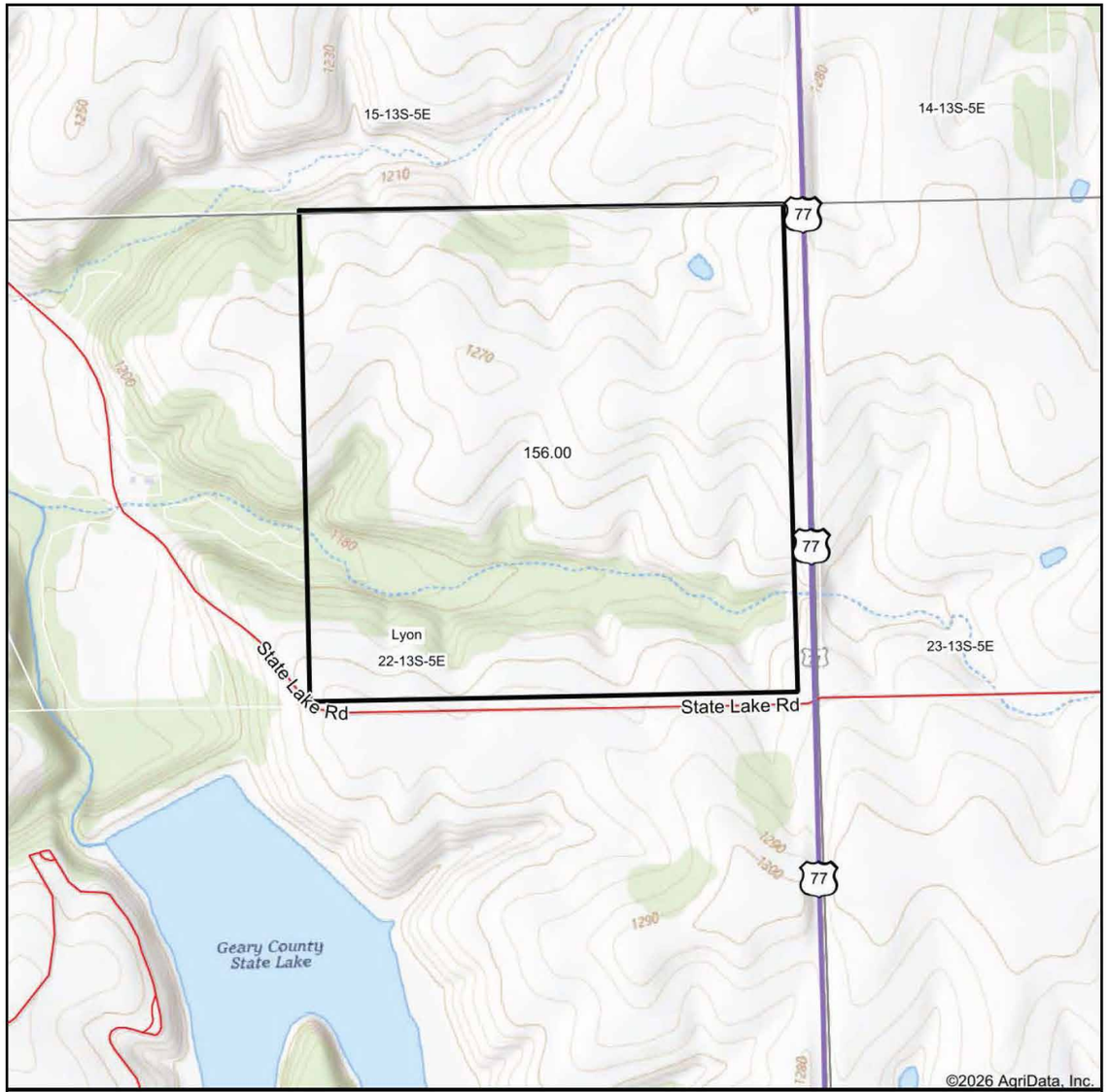
N W E S

Maps Provided By:
surety® CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2025 www.AgriDataInc.com

10/1/2026

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

TOPOGRAPHY MAP



Map Center: 38° 54' 30.84, -96° 51' 28.55

0ft 831ft 1662ft

N W E S

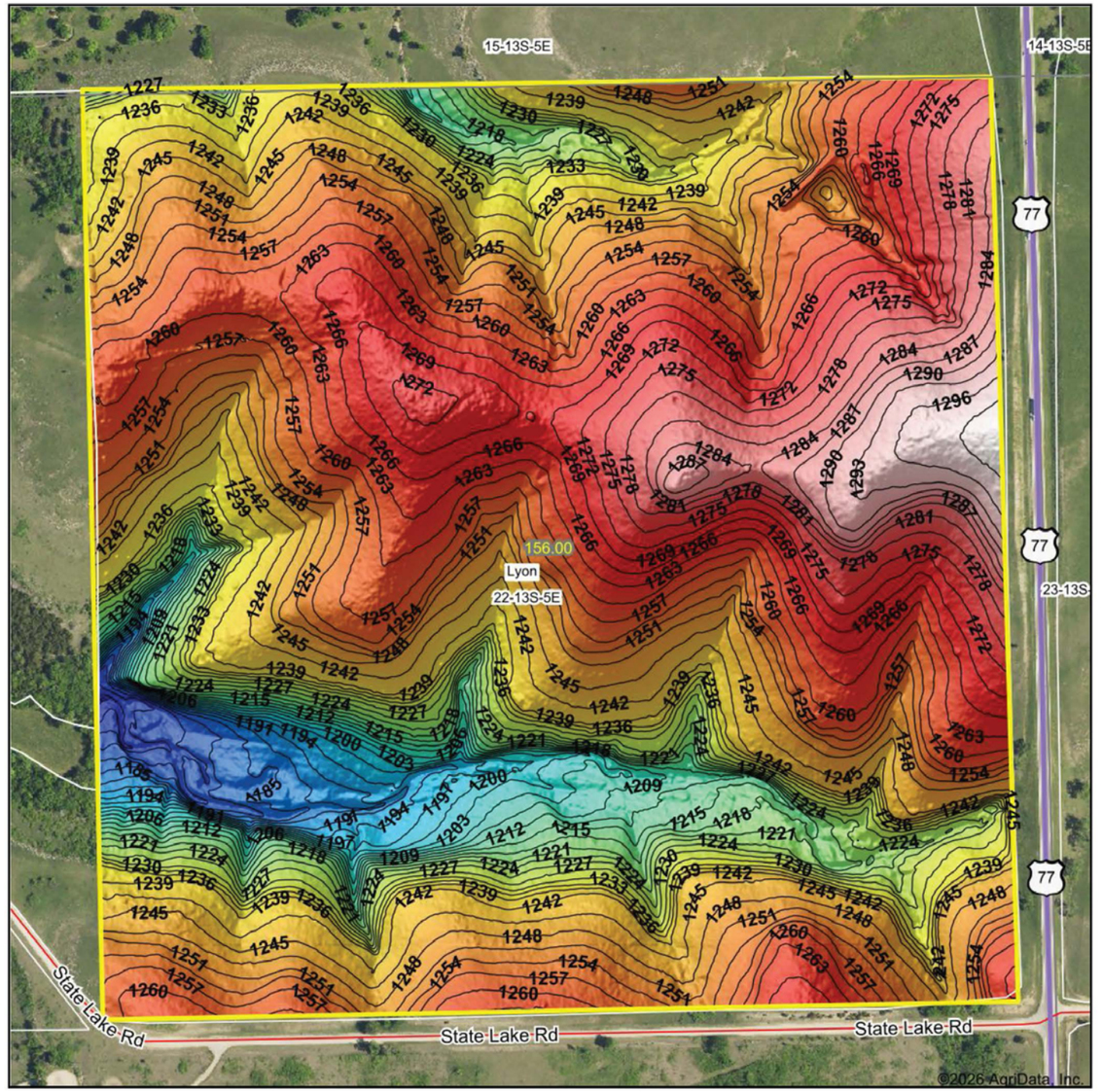
22-13S-5E
Geary County
Kansas

10/1/2026

Maps Provided By:
surety® CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2025 www.AgriDataInc.com

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

HILLSHADE MAP



Low Elevation High

Maps Provided By:
surety® CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2025 www.AgriDataInc.com

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

Source:	USGS 1 meter dem
Interval(ft):	3
Min:	1,168.9
Max:	1,301.5
Range:	132.6
Average:	1,248.0
Standard Deviation:	23.52 ft

0ft 438ft 876ft

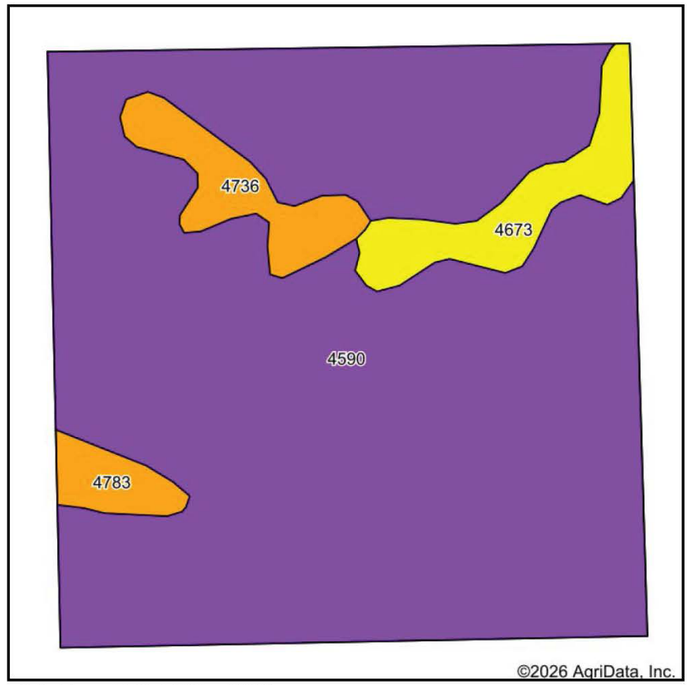
N W E S

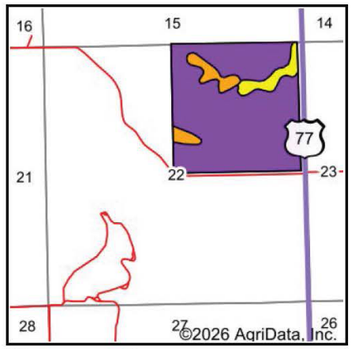
10/1/2026

22-13S-5E
Geary County
Kansas

Boundary Center: 38° 54' 35.9, -96° 51' 28.79

SOILS MAP





State: **Kansas**
County: **Geary**
Location: **22-13S-5E**
Township: **Lyon**
Acres: **156**
Date: **10/1/2026**

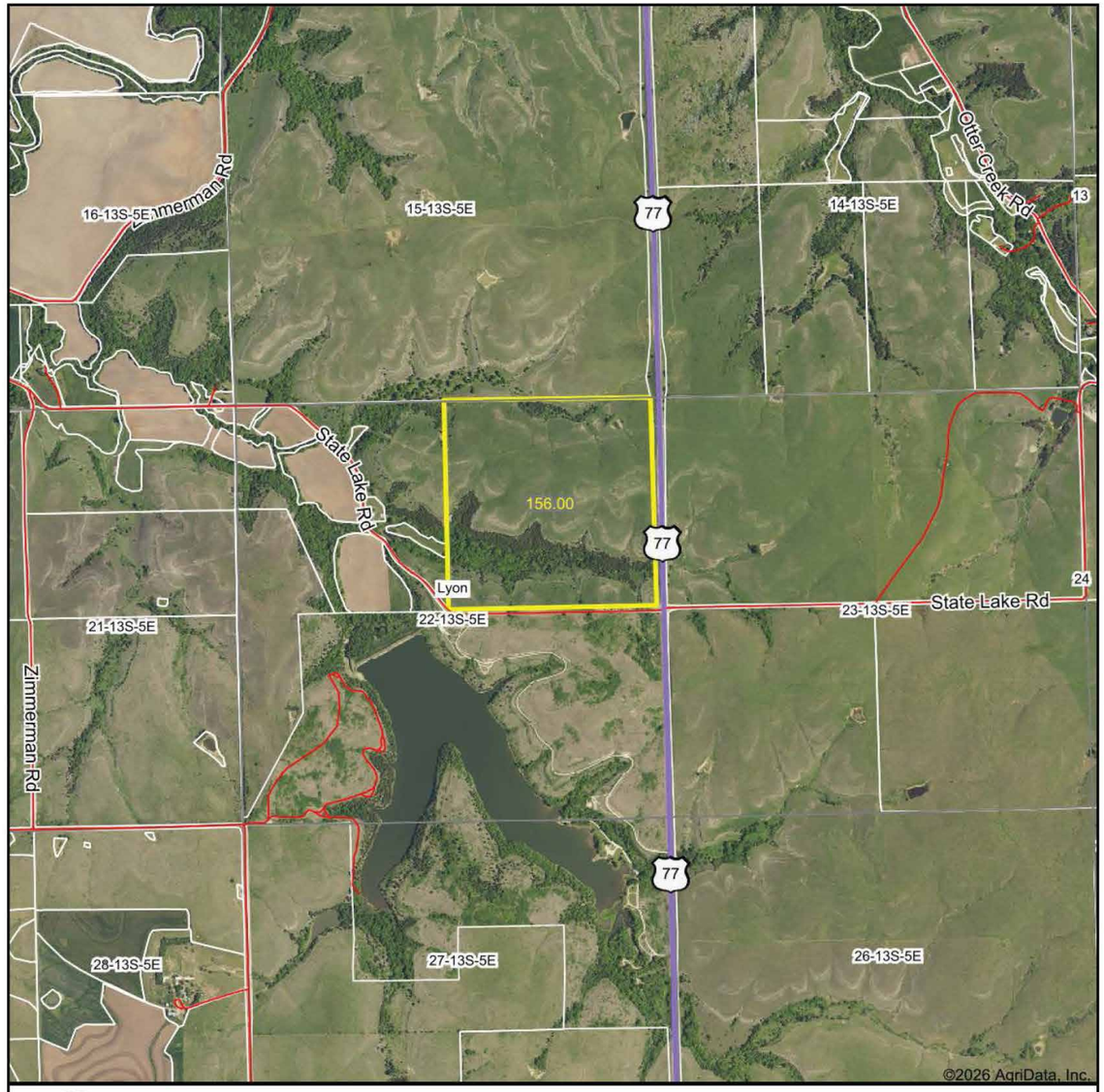
Maps Provided By:
surety CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2025 www.AgriDataInc.com

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	137.68	88.3%		VIe	
4673	Irwin silty clay loam, 3 to 7 percent slopes	8.30	5.3%		IVe	IVe
4736	Irwin-Konza silty clay loams, 1 to 3 percent slopes	6.83	4.4%		IIIe	IIIe
4783	Tully silty clay loam, 3 to 7 percent slopes	3.19	2.0%		IIIe	IIIe
				Weighted Average	**5.70**	*-

*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



Boundary Center: 38° 54' 35.9, -96° 51' 28.79

0ft 1938ft 3877ft

22-13S-5E
Geary County
Kansas

Maps Provided By:
surety CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2025 www.AgriDataInc.com

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

620.794.8075

BDoudican@MidwestLandGroup.com

MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in AL, AR, GA, IA, IL, IN, KS, KY, LA, MN, MO, MS, MT, ND, NE, OH, OK, SD, TN, TX, WI, and WY.