MIDWEST LAND GROUP PRESENTS

43 ACRES IN

GREENWOOD COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

NATIVE GRASSLAND, STOCKED POND & DEVELOPMENT POTENTIAL ADJOINING EUREKA

Adjoining the city of Eureka, this 43 +/- acre tract combines the space and character of a country property with the convenience of being close to town. Native grassland, mature hardwood timber, a tributary, and a stocked pond create an appealing setting with opportunities for recreation, a future homesite, or potential development.

Approximately 37 acres of native grassland provide an expansive landscape, complemented by approximately 6 acres of hardwood timber and a tributary that add diversity and character. The stocked pond offers a place to enjoy an afternoon of fishing, while the mix of open grass and timber provides several settings to consider for a future residence. Keep the acreage together for room to spread out or explore the possibility of dividing it into smaller parcels.

Access is a significant feature, with entry from North Poplar Street on the south and frontage along 160th Street to the north. This access, paired with the property's location adjoining Eureka and the availability of rural water and electricity, creates an attractive opportunity for buyers considering multiple homesites or future development. Any division or development would be subject to applicable approvals and utility requirements.

The property is currently zoned agricultural with Greenwood County and is perimeter-fenced with five-strand barbed wire. All mineral rights are intact and will transfer to the buyer. Approximate 2025 property taxes are $214.74.

PROPERTY FEATURES

COUNTY: **GREENWOOD** | STATE: **KANSAS** | ACRES: **43**

- 6 +/- acres of hardwood timber stand and tributary
- 37 +/- acres of native grassland
- Adjoining the city of Eureka
- Access from south on N. Poplar St. and along the north on 160th St.
- 1 stocked pond
- Perimeter fenced with 5-strand barbed wire
- Currently zoned agricultural with Greenwood County
- Rural water and electric available
- Opportunity to subdivide into multiple lots with development potential
- All mineral rights intact and transfer
- Approximate 2025 tax: $214.74

HARDWOOD TIMBER STAND & TRIBUTARY



37 +/- ACRES OF NATIVE GRASSLAND







1 STOCKED POND





ADDITIONAL PHOTOS





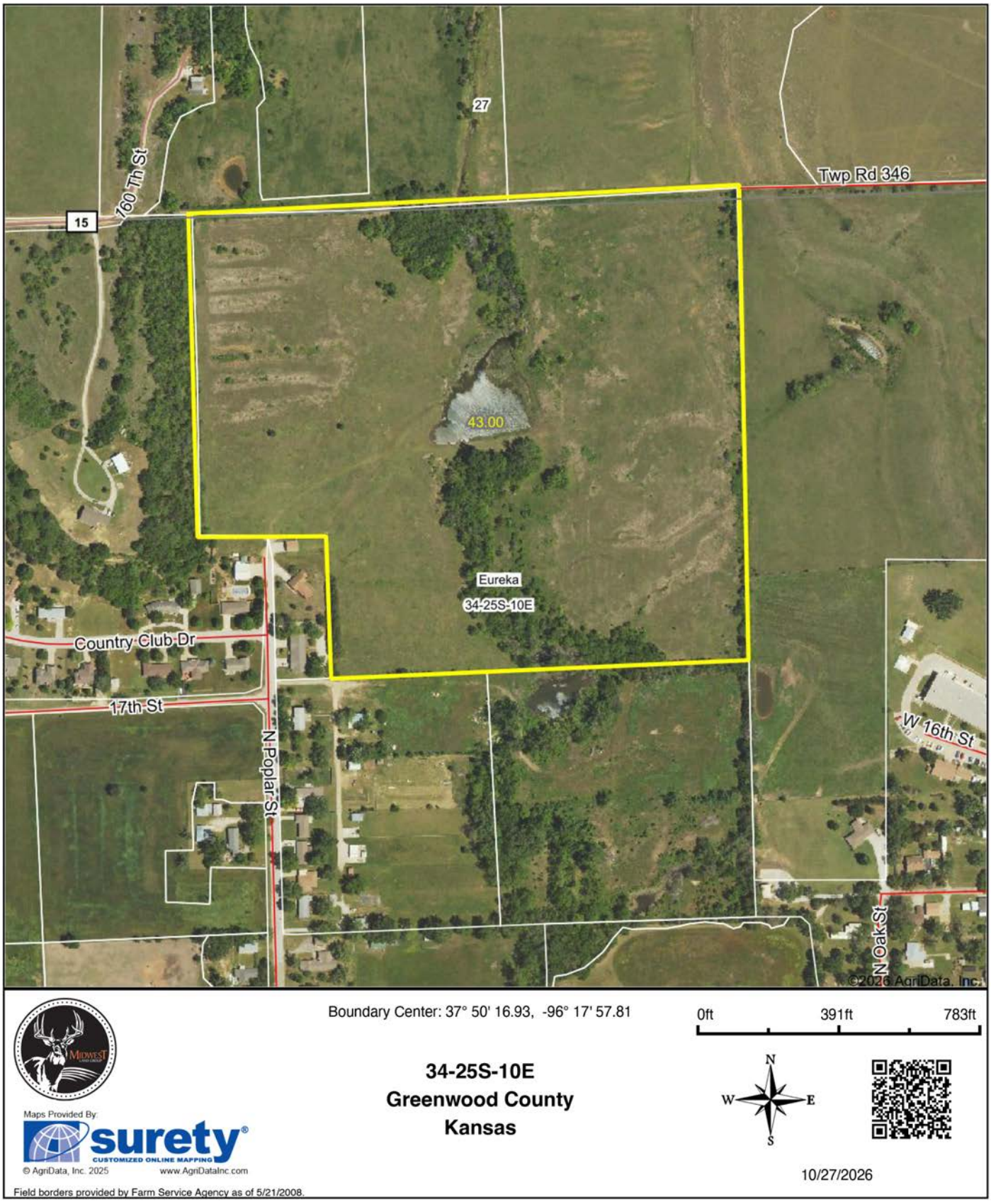








AERIAL MAP



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

0ft 391ft 783ft

34-25S-10E
Greenwood County
Kansas

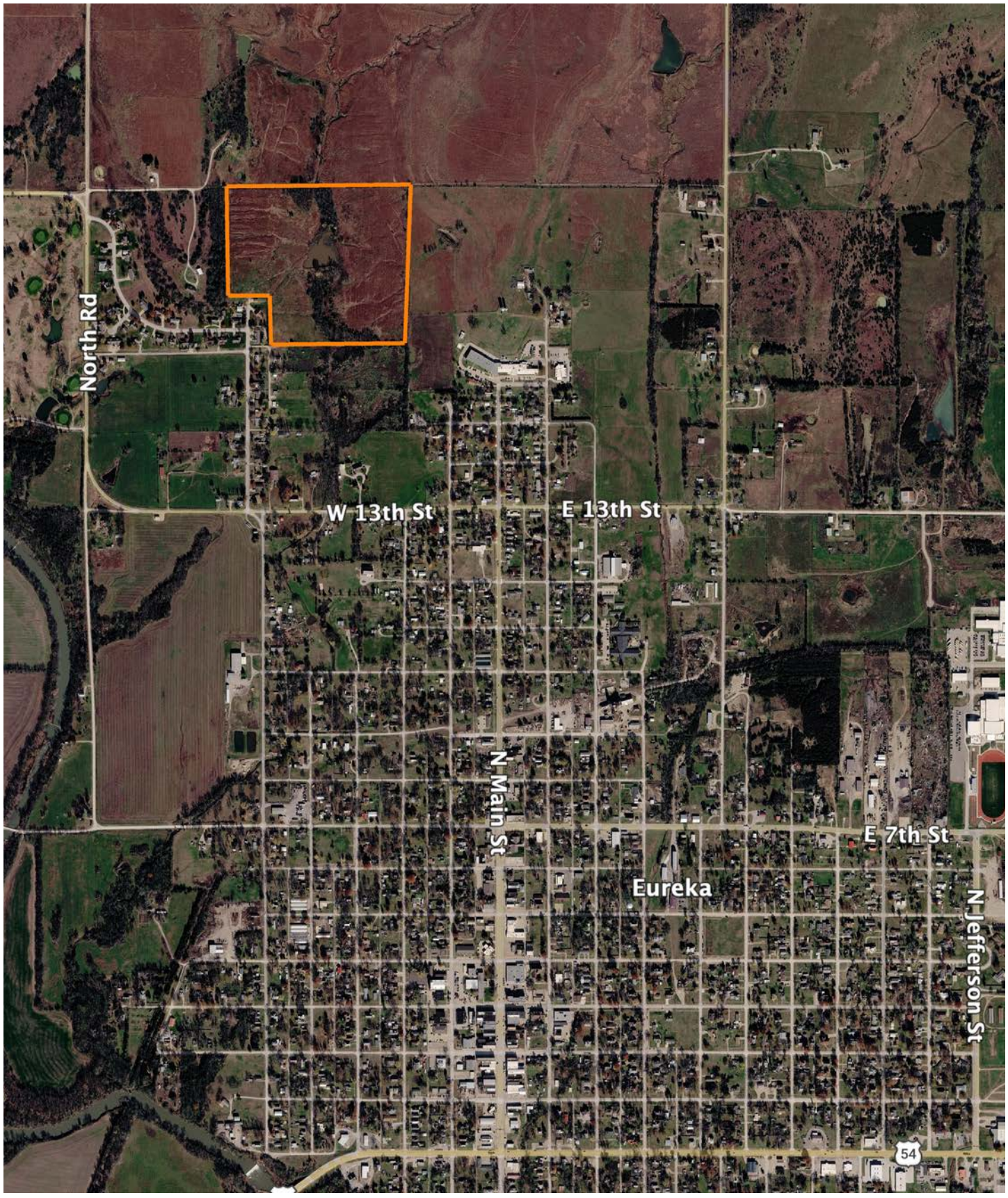
N W E S

10/27/2026

Maps Provided By:
surety CUSTOMIZED ONLINE MAPPING
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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.



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