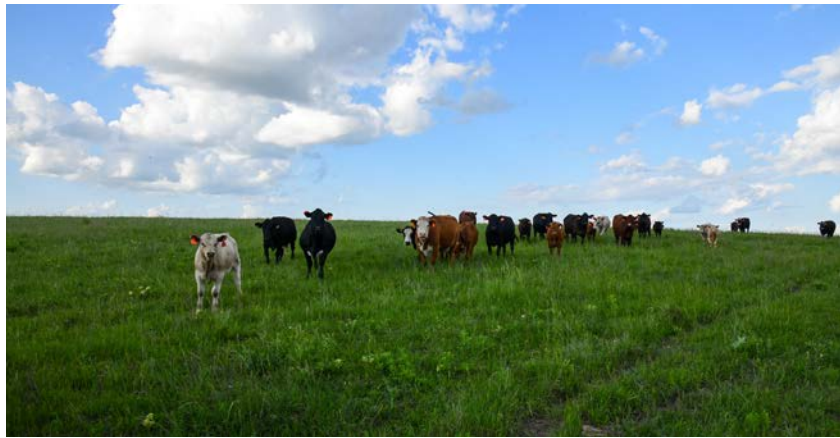


MIDWEST LAND GROUP PRESENTS



# OSAGE COUNTY, KS

315 ACRES



[MidwestLandGroup.com](http://MidwestLandGroup.com)



MIDWEST LAND GROUP IS HONORED TO PRESENT

# EXCEPTIONALLY WELL STEWARDED FARM WITH RESIDENCE AND FACILITY

Located just northwest of Burlingame, Kansas, 3 miles off of the Osage/Wabaunsee County line sits this exceptionally well-maintained and stewarded property that boasts 315 +/- acres total of pristine prairie grass and tillable alfalfa fields with ranch-style residence, shop, implement shed, and working facility. This turn-key property allows one to step in and start living while overlooking your herd.

The 315 +/- acres are made up of 231 +/- acres of grazing grass pastures, 78 +/- acres of upland tillable currently planted to alfalfa, and 6 +/- acres with the residence, shop, working facility, and yard space. Pulling in the u-shaped driveway, one can access from both north and south directions to the residence or the shop and pens.

At the residence, one can see and appreciate the time, effort, and quality that went into the building of the home. Constructed in 1988 and offers 2,033 square feet of finished living space with a full unfinished basement. Once in the door, you can take in what a true home is supposed to feel like. Inside the front door, a quaint sitting room invites you in and offers a perfect area to take in the views. To the left sits the dining room and living room that flows to the open custom kitchen with an island and bar area. Updated appliances throughout along with endless solid Oak cabinetry. Continue to the mudroom, just off the kitchen, and the 2-car garage that holds the main floor laundry and a full bathroom. Over on the north end of the home has the master suite with his and her vanity and ample closet space and the 2nd bedroom and main bathroom. One will notice the perfect closet spaces throughout the home and ideal room sizes providing

wonderful space without wasted space. The staircase to the basement is between the kitchen and living room and would allow one to open the wall up once the basement has been fully finished if desired. Downstairs take note of the tall 9 foot ceiling heights and a perfect layout for a family room and bedrooms with ample storage room. Outside, the home is wrapped in an all-brick exterior with a composition roof. Enjoy endless views from the east-covered porch watching the sunrise or the west-covered patio watching the sunset overlooking the rolling hills.

Just to the west of the residence sits the 80'x40' steel framed metal shop with overhead doors and full concrete. The east side of the shop is finished out inside for a perfect mancave complete with a wood-burning stove, air compressor, and overhead lighting. The west side of the shop has been partitioned off and utilized for dry storage with overhead lighting and siding ag-style doors. Just to the west of the shop sits the 28'x24' steel framed implement storage shed with an overhead door that leads to the west pens and feed bunks. To the north of the implement shed sits the covered squeeze chute and lane that runs to the sorting pens and livestock barns. There is an auto waterer in the pen area with multiple hydrants throughout. The dry lot area allows ample round bale hay storage or equipment. There is an alleyway that has been created from the pens to each section of the farm, perfect for rotational grazing and eased access throughout. In the 13 +/- acres of tillable land to the west of the pens are currently seeded to 1st-year alfalfa and had been planted to soybeans in past years. Head to the north into the 55 +/- acres of native grass pasture that holds 2 watering ponds.

To the east sits 37 +/- acres of tillable upland ground with a current stand of alfalfa that has just received the first cutting of 2024. To the east across the native sits the other 29 +/- acres of upland tillable acres that are too in alfalfa stand. The tillable acres are in fantastic condition just like the rest of the ground and are made up of Class II and Class III soil types of Aliceville and Kenoma. Heading back to the south down past the pens and middle alfalfa are the gate entrances to the open native grass tracts. Coming up on the hilltop, you can see for miles overlooking the rolling hills. The native grass acres are made up of big bluestem, little bluestem, indian, and switch as the primary foundation along with several wildflower species throughout. One can sure appreciate seeing a clean and pristine native pasture, impressive to say the least! With fantastic water sources throughout each area of the pasture, the livestock are utilizing all the grass, not just in one area. The deep draw running north to south holds a

nice spring, which is a producer of nice water sources running the entire way. The interior and exterior fencing is in average to above average condition with excellent gate systems at entry points. The tillable alfalfa acres are currently being leased out and paying \$115.00 per acre annually with the pasture acres leased currently at \$30.00 per acre annually. Current annual income of \$15,720.00. The owner of the property had owner occupied the land, running his herd until the 2024 season when they downsized. All mineral rights are intact and transferred to the buyer at closing. With all the dynamics this farm holds, and the stewardship that has gone into the development and preservation of the land, then adding in the impeccably built residence, one would search for a great length of time before a property to this level would be available to purchase and theirs to call home! For additional questions or to schedule your private tour, contact Brenda Doudican at (620) 794-8075.



# PROPERTY FEATURES

PRICE: **\$1,625,000** | COUNTY: **OSAGE** | STATE: **KANSAS** | ACRES: **315**

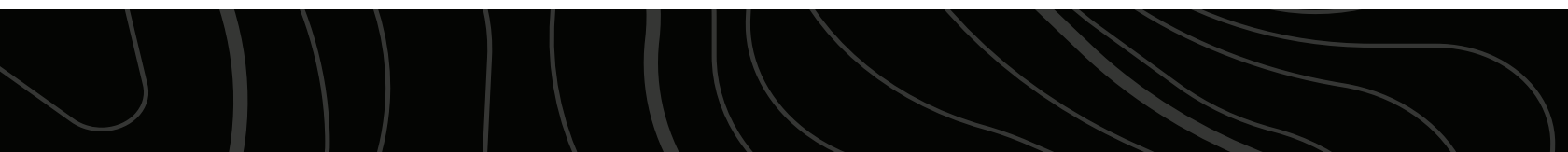
- 231 +/- acres native grass
- 78 +/- acres tillable currently in alfalfa
- 6 +/- acres with residence, shop, working pens, and yard space
- 8 ponds throughout
- Natural flowing springs
- 5-strand interior cross fencing and perimeter fencing
- Prime access on north and east roadsides with multiple gate entrances
- Class II and Class III tillable soil types
- Ranch-style residence built in 1988 with 2,033 sq. ft. finished living space
- 2 bedrooms, 3 full bathrooms with full unfinished basement
- Custom solid oak finishings and cabinetry throughout
- Spacious rooms
- Main level laundry
- 2 car attached garage
- Covered front porch and covered back patio
- All brick exterior
- Exceptionally built and immaculately well-maintained
- Rural Water District #8, Evergy electricity, MFA propane, septic system
- 80'x40' steel framed shop with full concrete floor and overhead doors
- 28'x34' steel framed implement shed with overhead door
- 22'x18' livestock barn
- 20'x18' livestock barn
- Covered squeeze chute
- Working pens
- Auto waterer
- Fenced yard space
- Turnout alley
- All mineral rights intact
- 33 miles to Topeka
- 14 miles to Osage City
- 23 miles to Lyndon
- 5 miles to Burlingame





# 2,033 SQ. FT. RANCH-STYLE HOME

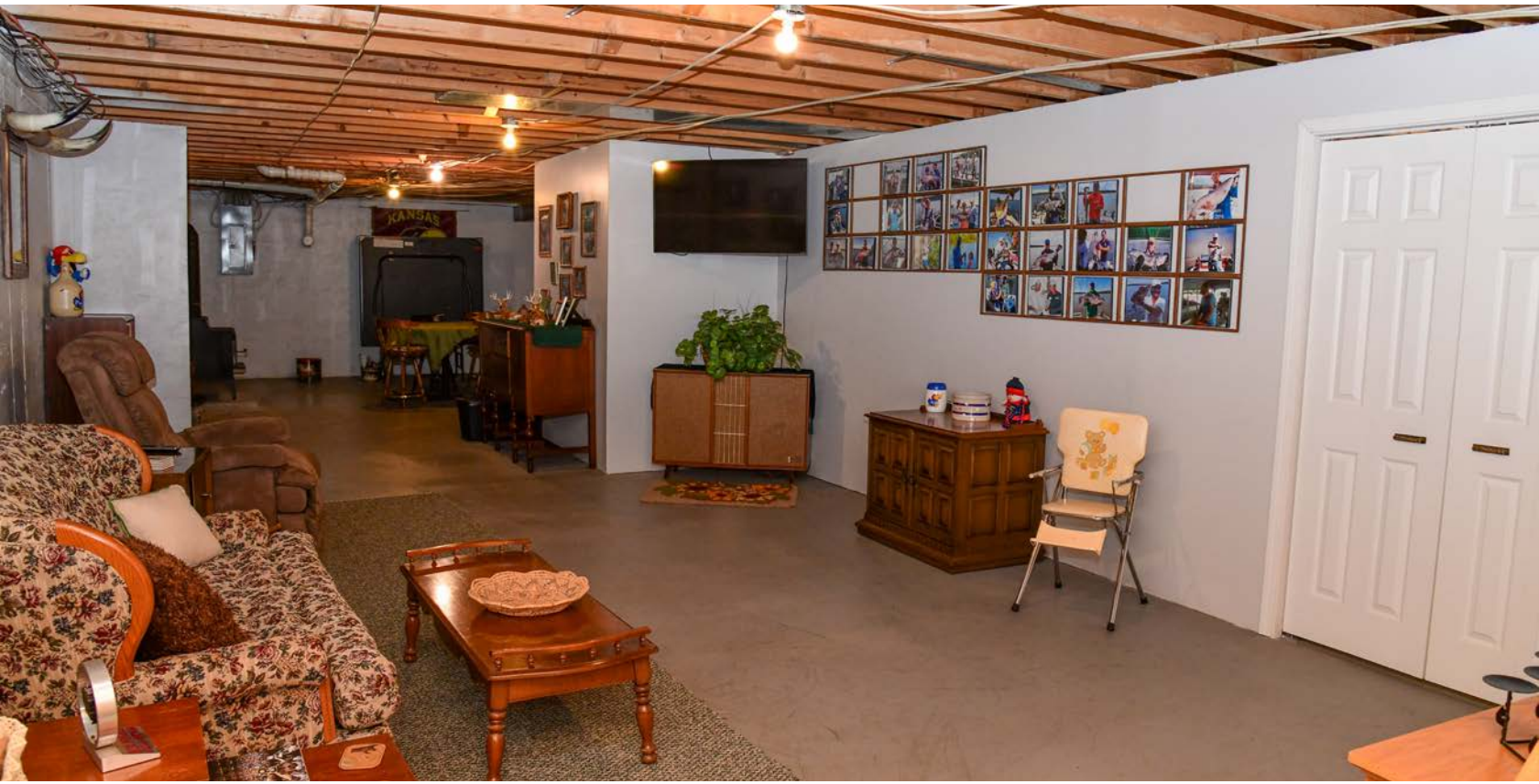
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# FULL UNFINISHED BASEMENT

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# COVERED FRONT PORCH AND BACK PATIO

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## 2 CAR ATTACHED GARAGE

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## 80'X40' STEEL-FRAMED SHOP

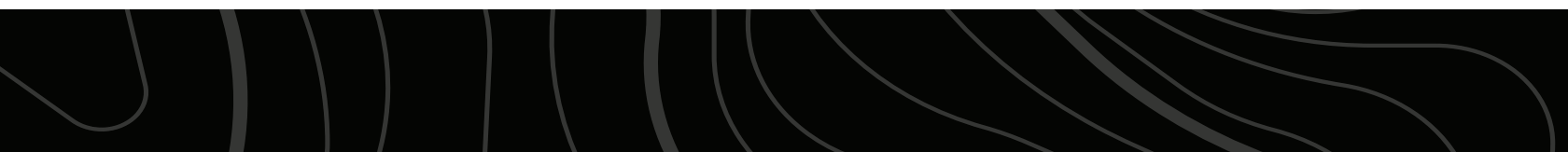
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# COVERED SQUEEZE CHUTE

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# WORKING PENS

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# 231 +/- ACRES NATIVE GRASS

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78 +/- ACRES TILLABLE

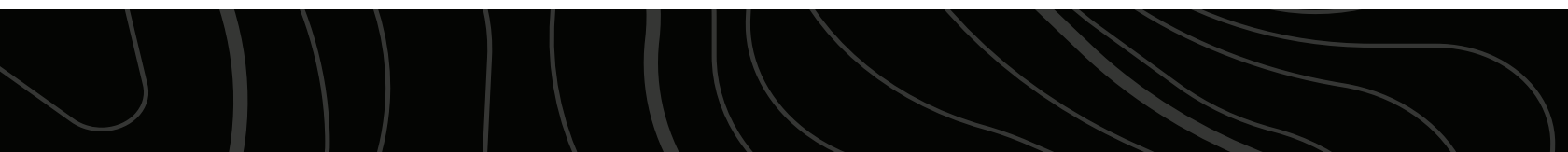
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# 8 PONDS THROUGHOUT

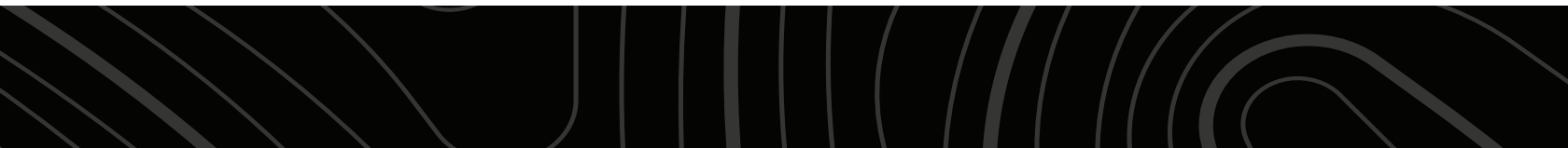
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# 5-STRAND INTERIOR FENCING

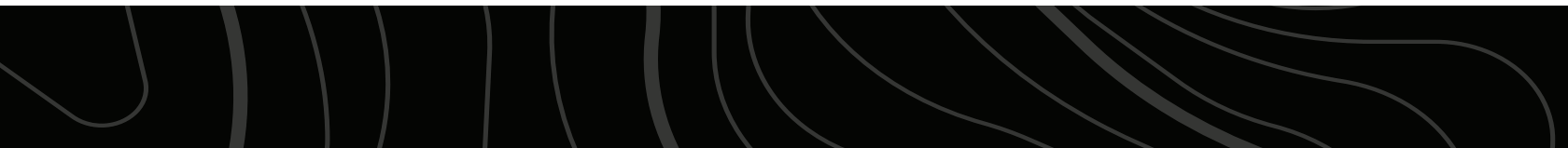
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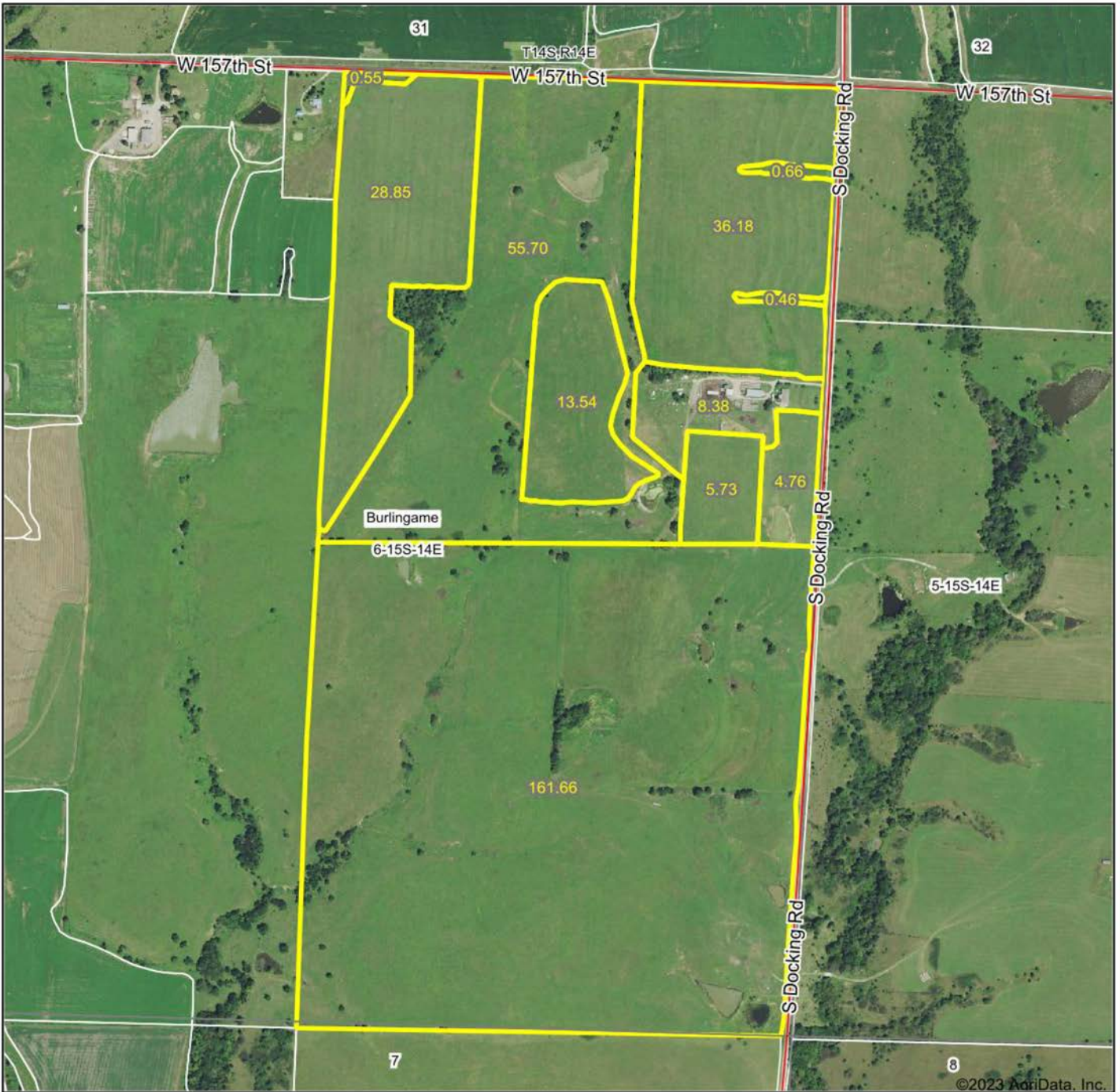
# NATURAL FLOWING SPRINGS

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# AERIAL MAP



Map Center: 38° 46' 32.07, -95° 53' 42.4

0ft 849ft 1698ft



Maps Provided By:



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**6-15S-14E**  
**Osage County**  
**Kansas**

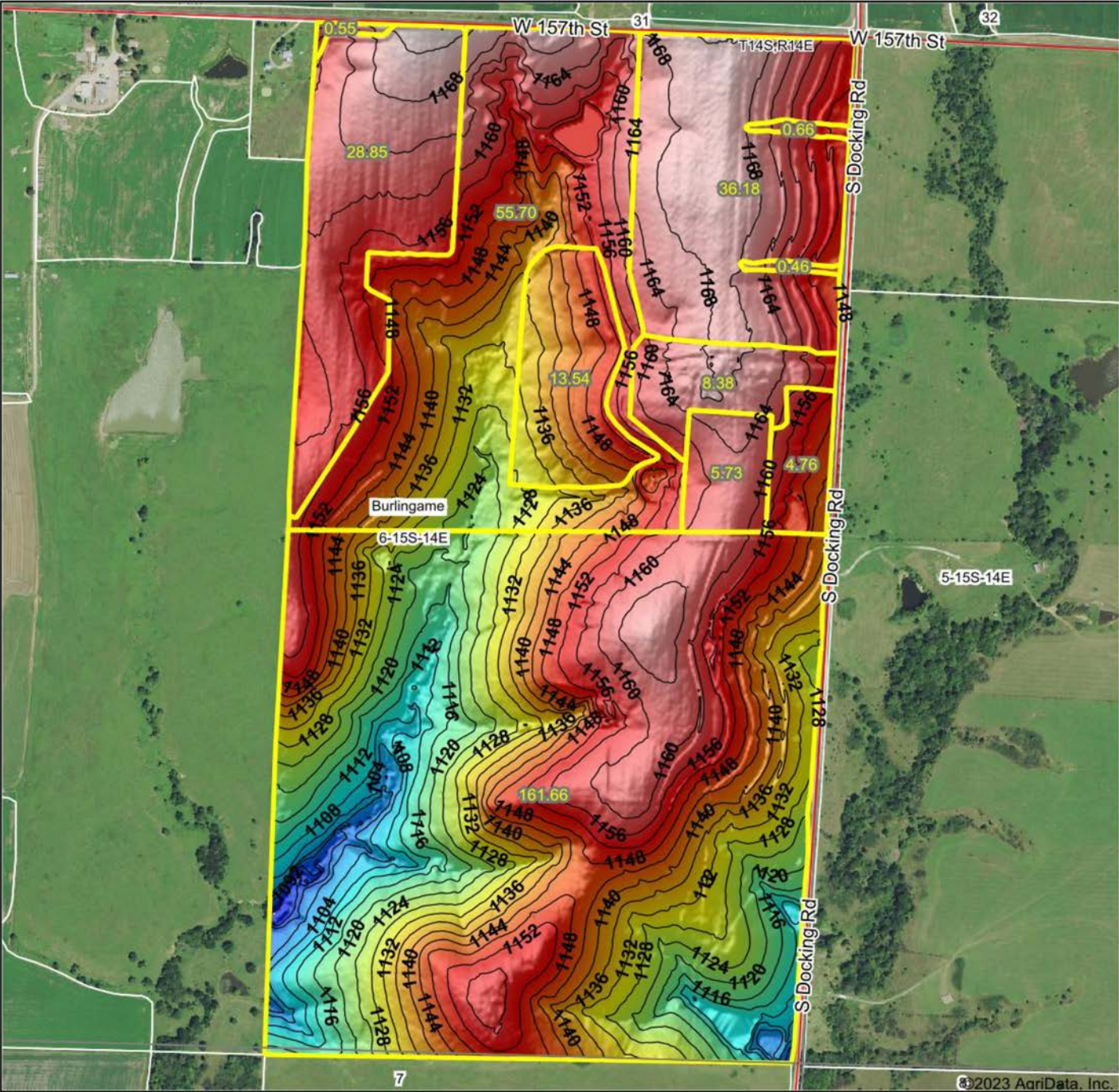


5/19/2023

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



# HILLSHADE MAP



<p>Low      Elevation      High</p>	<p>Source: USGS 3 meter dem          Interval(ft): 4          Min: 1,086.7          Max: 1,174.8          Range: 88.1          Average: 1,144.6          Standard Deviation: 18.11 ft</p>	<p>0ft      788ft      1575ft</p> <p>N          W      E          S</p> <p>5/19/2023</p> <p>6-15S-14E          Osage County          Kansas</p> <p>map center: 38° 46' 32.07, -95° 53' 42.4</p>
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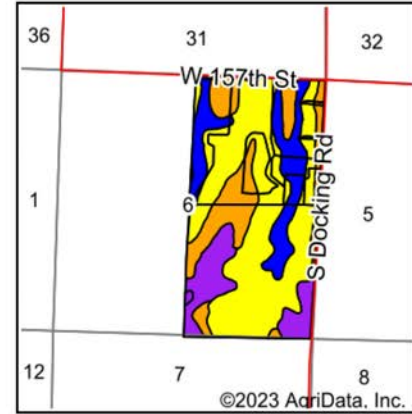
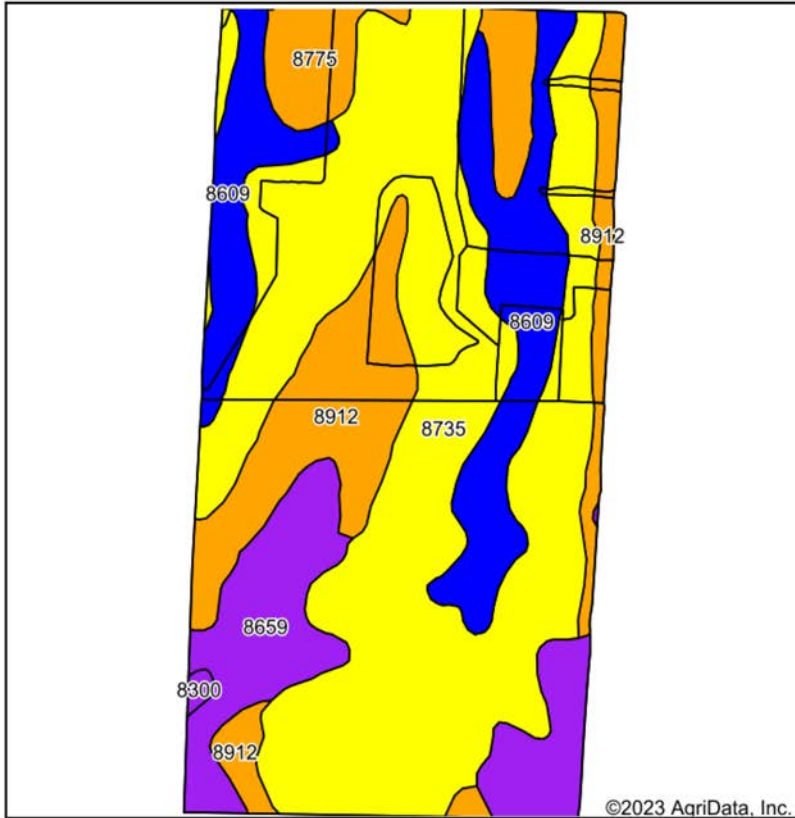
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Maps Provided By: **surety**  
 CUSTOMIZED ONLINE MAPPING  
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Field borders provided by Farm Service Agency as of 5/21/2008.



# SOIL MAP



State: **Kansas**  
 County: **Osage**  
 Location: **6-15S-14E**  
 Township: **Burlingame**  
 Acres: **316.47**  
 Date: **5/19/2023**



Maps Provided By:



Soils data provided by USDA and NRCS.

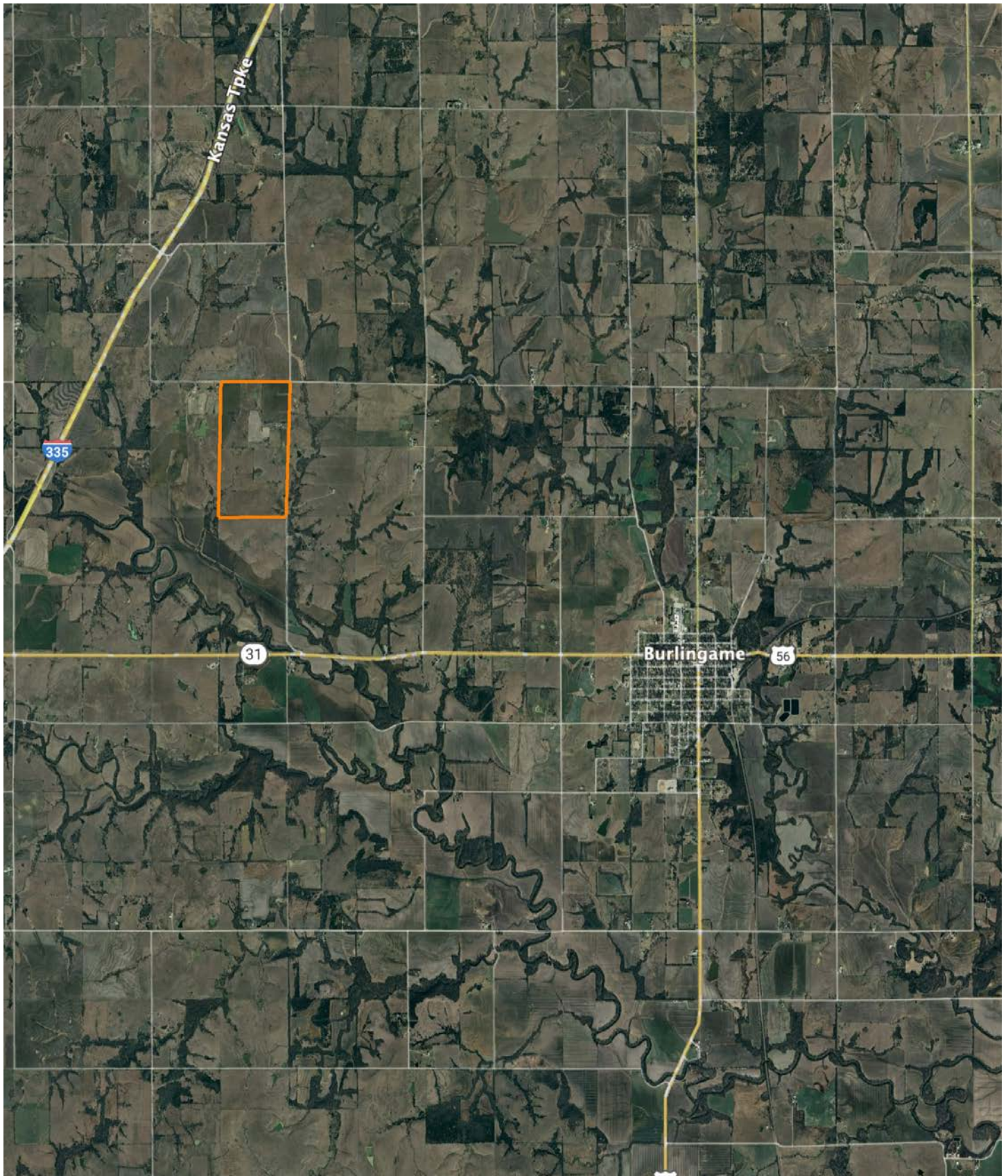
Area Symbol: KS139, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c
8735	Eram silty clay loam, 3 to 7 percent slopes	162.73	51.4%		IVe
8609	Aliceville silty clay loam, 1 to 3 percent slopes	49.80	15.7%		IIe
8912	Summit silty clay loam, 3 to 7 percent slopes	46.41	14.7%		IIIe
8659	Clareson-Eram complex, 3 to 15 percent slopes, very rocky	38.21	12.1%		VIe
8775	Kenoma silt loam, 1 to 3 percent slopes	18.52	5.9%		IIIe
8300	Verdigris silt loam, channeled, 0 to 2 percent slopes, frequently flooded	0.80	0.3%		Vw
<b>Weighted Average</b>					<b>3.72</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method  
 Soils data provided by USDA and NRCS.



# OVERVIEW MAP





# AGENT CONTACT

Brenda Doudican's journey from a Kansas farm upbringing to becoming a leading land agent at Midwest Land Group is a testament to her deep-seated connection to the land. Raised in Lyon County, her formative years were steeped in the rhythms of rural life, cultivating a profound appreciation for the Kansas landscape. This intrinsic bond with the land laid the foundation for Brenda's remarkable career trajectory in land sales. After earning her stripes studying marketing and business management at Emporia State University, she married a man whose family also goes back several generations in Lyon County.

Her remarkable ascent within the industry is underscored by a relentless pursuit of excellence and an unwavering commitment to her clients' success. Brenda's accolades speak volumes about her prowess as a land specialist. From securing the coveted title of Emporia Board of REALTORS' top land sales agent to clinching regional and state-wide awards year after year, her track record of achievement is unparalleled and has propelled her to the forefront of the industry. Some of her achievements include: Top Land Sales Agent in the Sunflower Region each year since 2015; Top Overall Sales Agent in Kansas 2017-2023; Sunflower Association of Realtors - Master Club Bronze Award for Lifetime Sales Volume in 2019; Sunflower Association of Realtors - Andy Anderson Silver Award for Lifetime Sales Volume in 2020; Gold Sales Achievement Award in 2021; and Platinum Sales Achievement Award in 2022. As an accredited auctioneer and land consultant, Brenda brings a multifaceted skill set to the table, ensuring that every transaction is executed with precision and proficiency.

Beyond her professional accolades, Brenda's dedication to land stewardship is unparalleled. As an official Deer Steward for the Quality Deer Management Association, she possesses an innate ability to recognize a property's true potential and enhance its habitat for future generations. She's an avid hunter who prefers bow hunting, and she can be found hunting whitetails or turkey depending on the time of year.

Joining Midwest Land Group was a natural progression for Brenda, driven by a desire to align herself with a team that shares her unwavering passion for land. When you entrust Brenda Doudican with your land endeavors, you're not just gaining a seasoned professional; you're partnering with a steward of the land who is dedicated to realizing your vision. "There may not be many female land specialists out there, but I grew up and have been around land all of my life. It's my experience, education, family history and gift for connecting the right buyer with the right land that has resulted in so many satisfied clients. I pride myself on facilitating a transaction from start to finish as seamlessly as possible." When you want an agent with a good eye for spotting land with lots of potential, such as Flint Hills cattle grazing pasture, tillable, or hunting farms, give Brenda a call to help you find the perfect property.



**BRENDA DOUDICAN,**  
LAND AGENT

**620.794.8075**

[BDoudican@MidwestLandGroup.com](mailto:BDoudican@MidwestLandGroup.com)



**MidwestLandGroup.com**

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