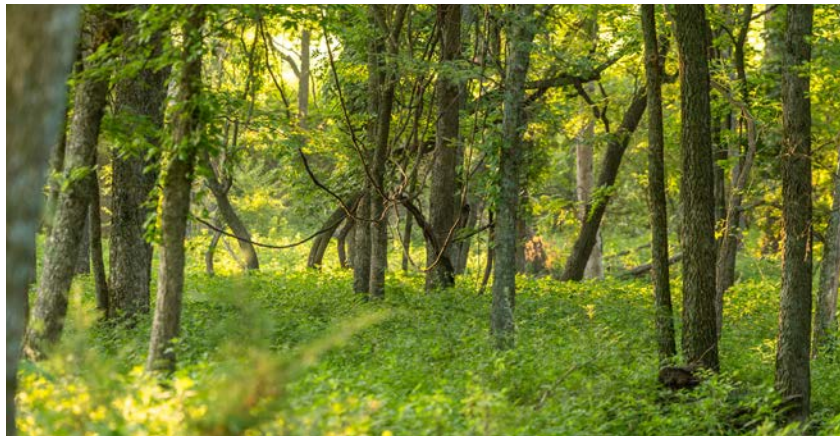


MIDWEST LAND GROUP PRESENTS



OSAGE COUNTY, KS

80 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

MANAGEABLE FARM WITH ENDLESS OPPORTUNITY

Located northwest of Carbondale, Kansas, sits this quaint 80 +/- acre farm that holds endless opportunity. From peaceful county living to backgrounding cattle or retreating for prime hunting, this manageable farm holds it all!

The 1 ½ story residence was originally built in 1910 and stands strong as an ox, boasting 4 bedrooms and 1 bathroom with 1,837 square feet of living space. The original hardwood floors and trimmings throughout give the overall home the charm of the past with current-day amenities. There is 1 bedroom on the main level with 3 additional bedrooms upstairs. The home has central heat and air with a wood-burning stove as a supplemental heat source and is on rural water.

Outside the 3-car detached garage is 30' x 25' and is steel framed with full concrete and sits just steps to the south of the residence. The yard space is perfect with one of the most beautiful Burr Oaks providing endless shade. Even the old stone wall stands strong along the front. To the south is the original 1910 red barn, 58' x 48', and it too has so many incredible details of the farm life that once was, from the rock wall to the hay and door track in the loft. The turnout pen to the south connects and runs through to the additional pens and working area. The 50' x 52' livestock barn has a squeeze chute and currently provides a covered area to work cattle and equipment storage. There are 3 auto waterers throughout the corral and pen area. The 60' x 40' shop to the north is ready for sidewall and is steel framed with 5" concrete floors throughout and is stubbed for plumbing. Continue to the south and find the newly built 150' x 60' hay barn that is post-framed with a dirt floor throughout. This barn could be utilized in many fashions, from hay storage to

dry storage space and more. To the west is a fenced grazing area with an auto waterer and a separate north gate entrance.

The 15 +/- acres of tillable are currently planted to sorghum, used to feed out cattle, and a turnout for wintering. Armstrong Branch Creek wraps throughout the farm, splitting off in 3 directions, creating ideal pockets, funnels, and pinch points. Head south across the creek crossing to the southwest corner of the farm. Each time I am bumping off does and turkeys, and not to mention, the back half of the farm is a sanctuary for wildlife. There is a small tillable area of 4 +/- acres, which makes the most prime food plot. Pair that with the pond, creek, and native grass bedding area, and this is a hot spot! The 18 +/- acres of timber stand are made up of an impressive amount of Black Walnut, Burr Oak, Pin Oak, Cottonwood, and Sycamore, with Elm, Hackberry, Locust, and Osage Orange intermixed. Continue to the east along the trail across the creek and be amazed by the landscape change. Here are the remaining pockets of native grassland acres of 16 +/- acres combined and could be utilized for grazing or hay acres, along with prime deer bedding. From the southeast corner of the farm, you can see everything to the north and west as the elevation is over 100 feet higher here than any other place on the property. The waterline was extended back to this area as well, with the intent to set an additional auto waterer.

Whether you are looking to have a forever farm in the county to enjoy with a few 4-H animals, or to raise a herd, background, and winter, or to create an impressive hunting farm, the foundation is set and ready to take on the dream! Contact Brenda Doudican at (620) 794-8075 for additional information or to schedule an in-person tour.

PROPERTY FEATURES

PRICE: **\$614,200** | COUNTY: **OSAGE** | STATE: **KANSAS** | ACRES: **80**

- 80 +/- acres total
- 41 +/- acres grassland
- 15 +/- acres tillable
- 18 +/- acres hardwood timber stand
- 6 +/- acres with residence and improvements
- Residence with 1,837 square feet finished living space
- 4 bedrooms, 1 full bathroom
- Original 1900s barn with stalls 58'x48'
- Shop 60'x40' with 5" concrete steel framed
- Livestock barn 50'x52'
- Hay barn 150'x60'
- Detached 3-car steel-framed garage 30'x25'
- Covered working pen
- Piped corral and sorting pens
- 5 auto waterers throughout with additional pad set and plumbed
- Osage Rural Water District #8
- All mineral rights intact
- Hunting unit 14
- Approximate 2024 tax: \$2,364.18
- 4 miles from Carbondale
- 19 miles from Topeka



80 +/- ACRES



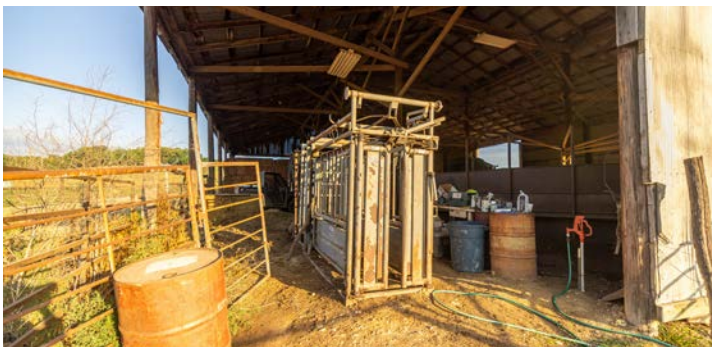
1,837 SQUARE FEET RESIDENCE



BARN AND OUTBUILDINGS



PENS AND CORAL



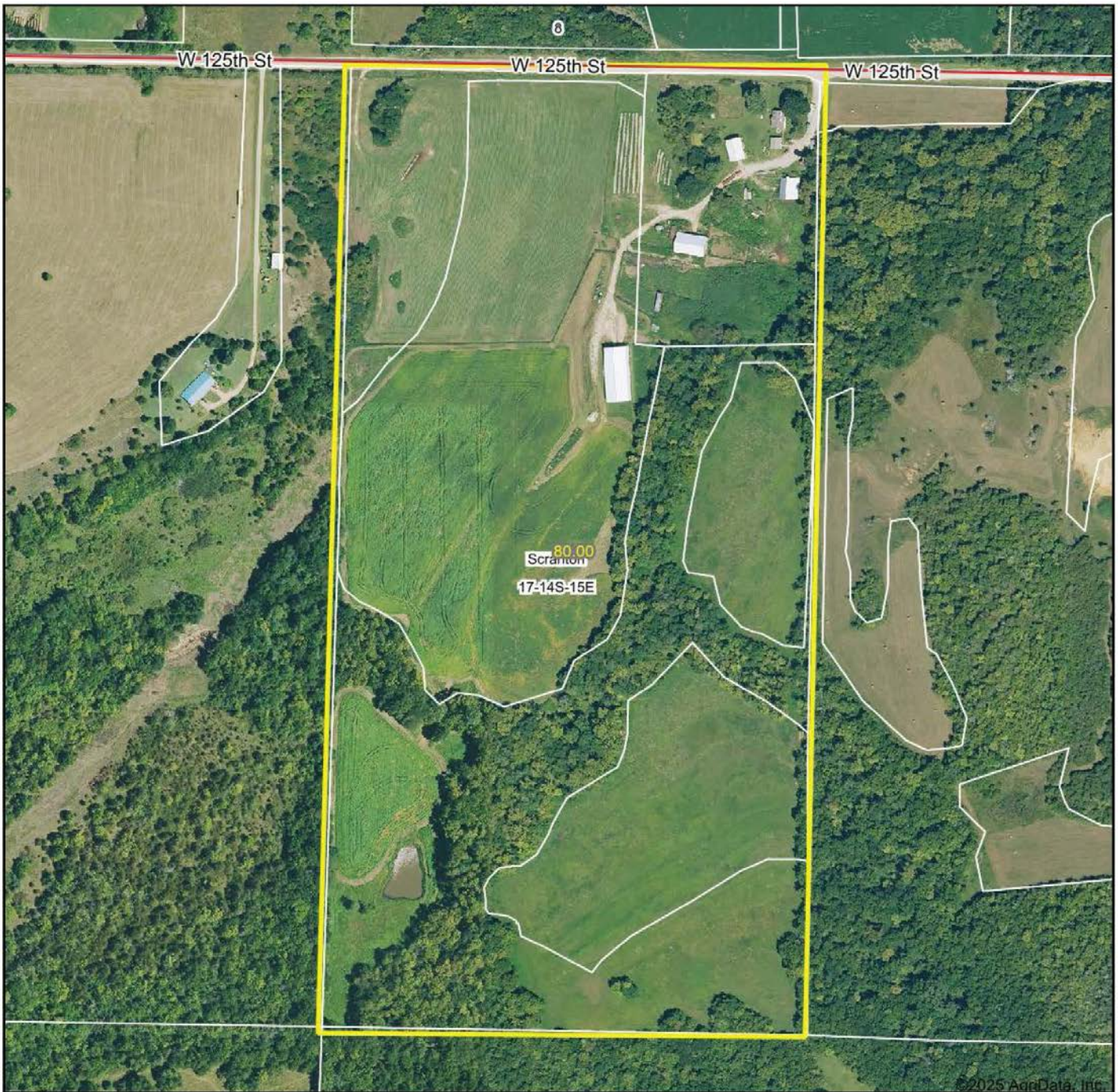
5 AUTO-WATERERS



ADDITIONAL PHOTOS



AERIAL MAP



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Maps Provided By:



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Boundary Center: 38° 50' 11.94, -95° 46' 6.16

0ft 427ft 855ft

17-14S-15E
Osage County
Kansas



7/16/2025

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

AERIAL MAP



Maps Provided By:



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

Boundary Center: 38° 50' 11.94, -95° 46' 6.16

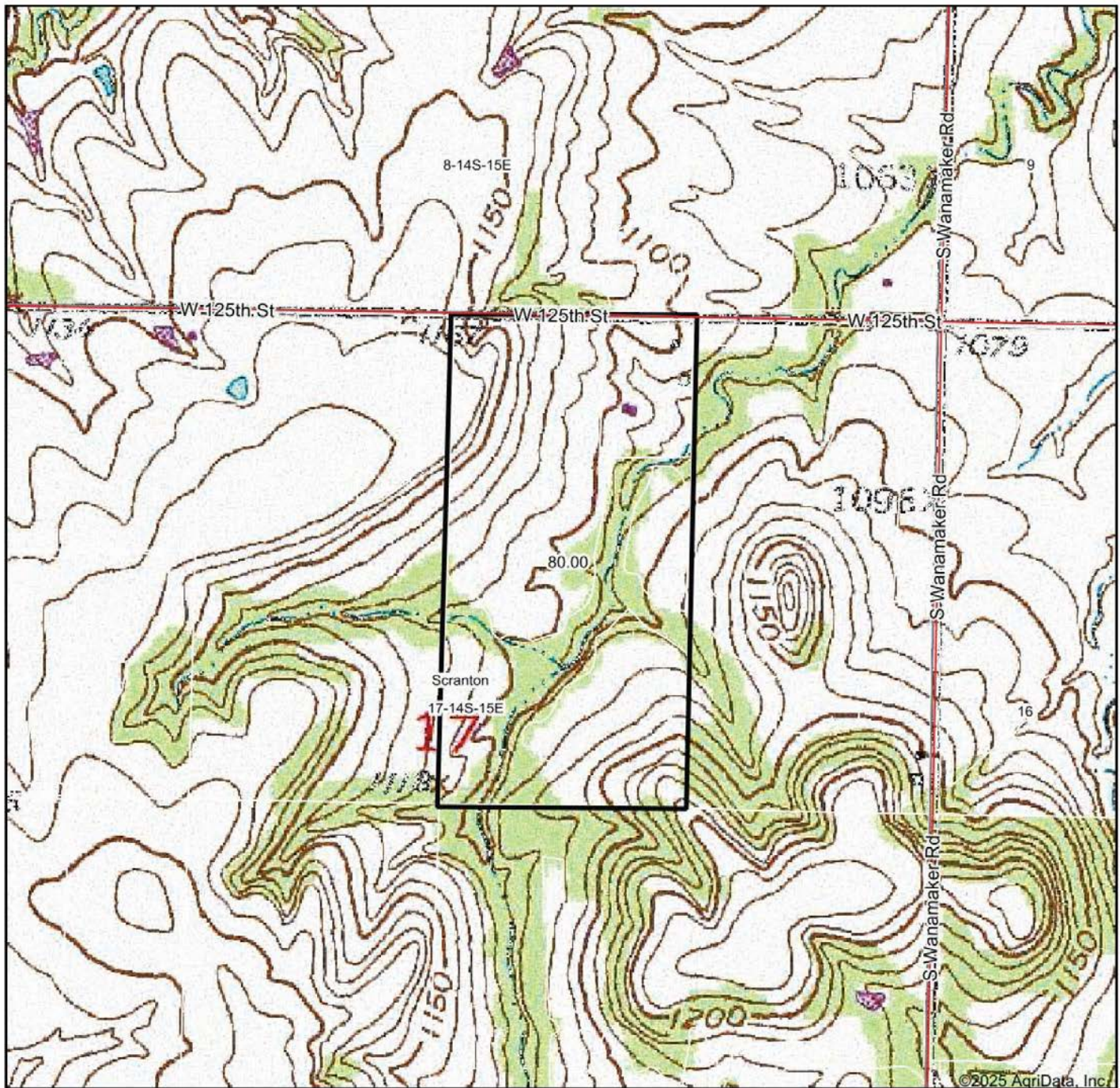
17-14S-15E
Osage County
Kansas

0ft 836ft 1673ft



7/16/2025

TOPOGRAPHY MAP



Maps Provided By:



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CUSTOMIZED ONLINE MAPPING

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Map Center: 38° 50' 12.67, -95° 46' 6.71

17-14S-15E
Osage County
Kansas

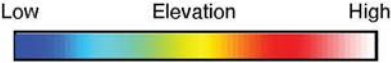
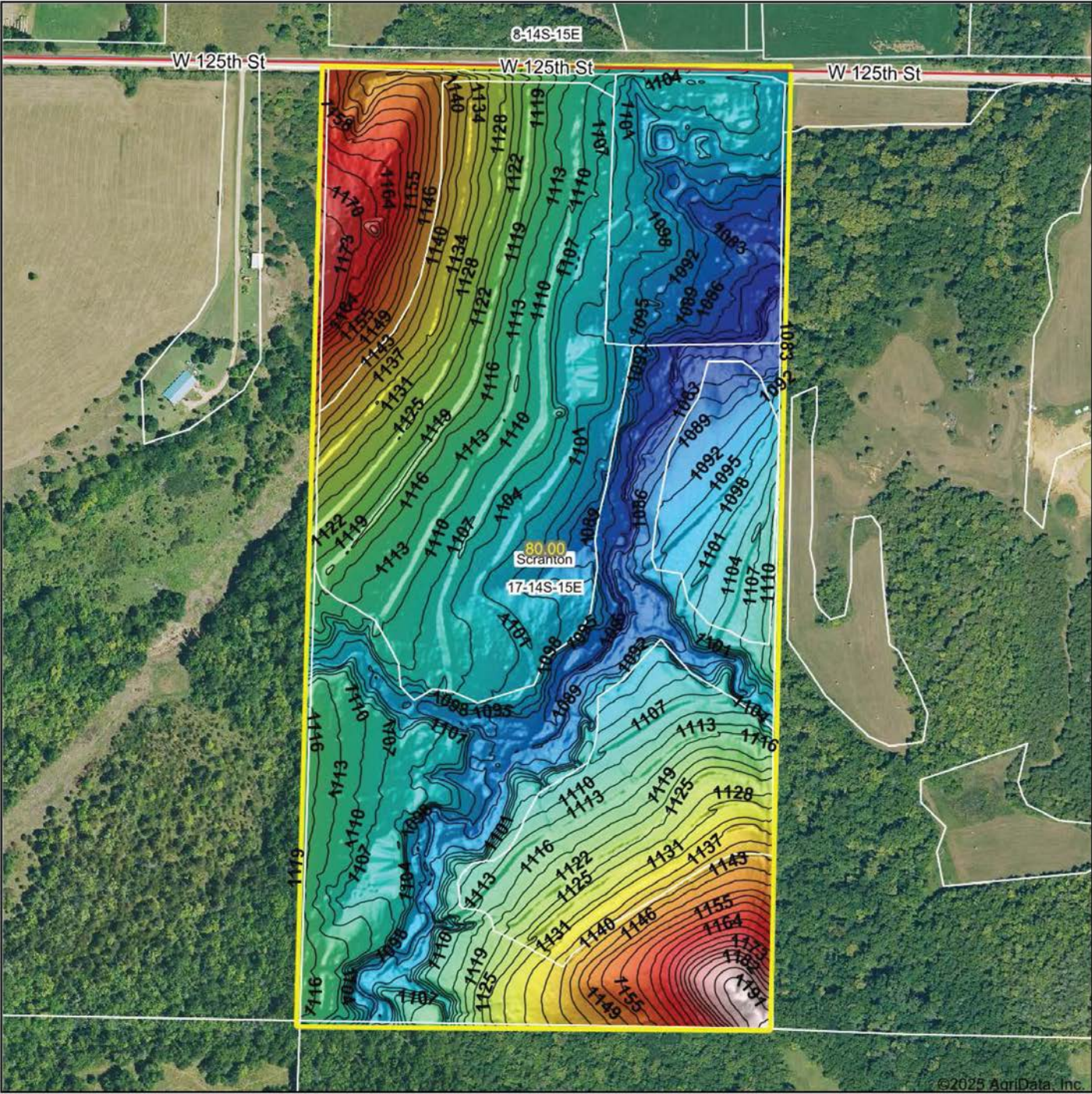
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7/16/2025

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

HILLSHADE MAP



Maps Provided By:

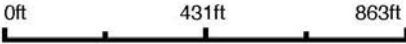


CUSTOMIZED ONLINE MAPPING

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

Source: USGS 1 meter dem
Interval(ft): 3
Min: 1,072.4
Max: 1,195.8
Range: 123.4
Average: 1,114.3
Standard Deviation: 22.87 ft

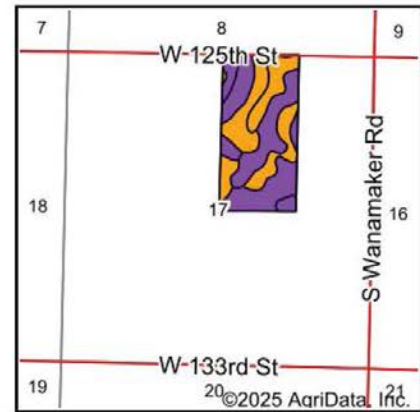
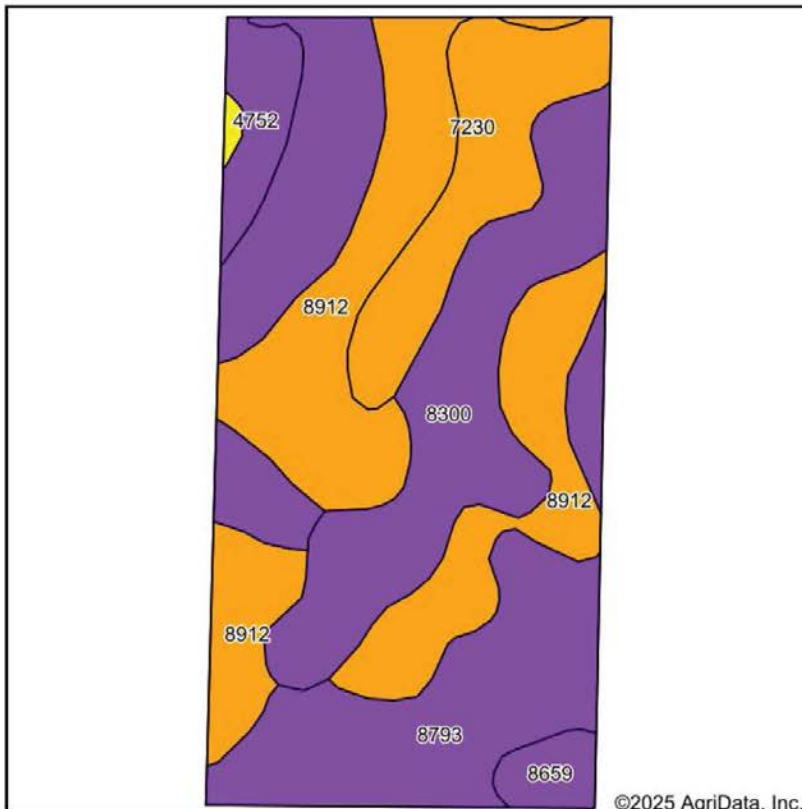


7/16/2025

17-14S-15E
Osage County
Kansas

Boundary Center: 38° 50' 11.94, -95° 46' 6.16

TOPOGRAPHY MAP



State: **Kansas**
 County: **Osage**
 Location: **17-14S-15E**
 Township: **Scranton**
 Acres: **80**
 Date: **7/16/2025**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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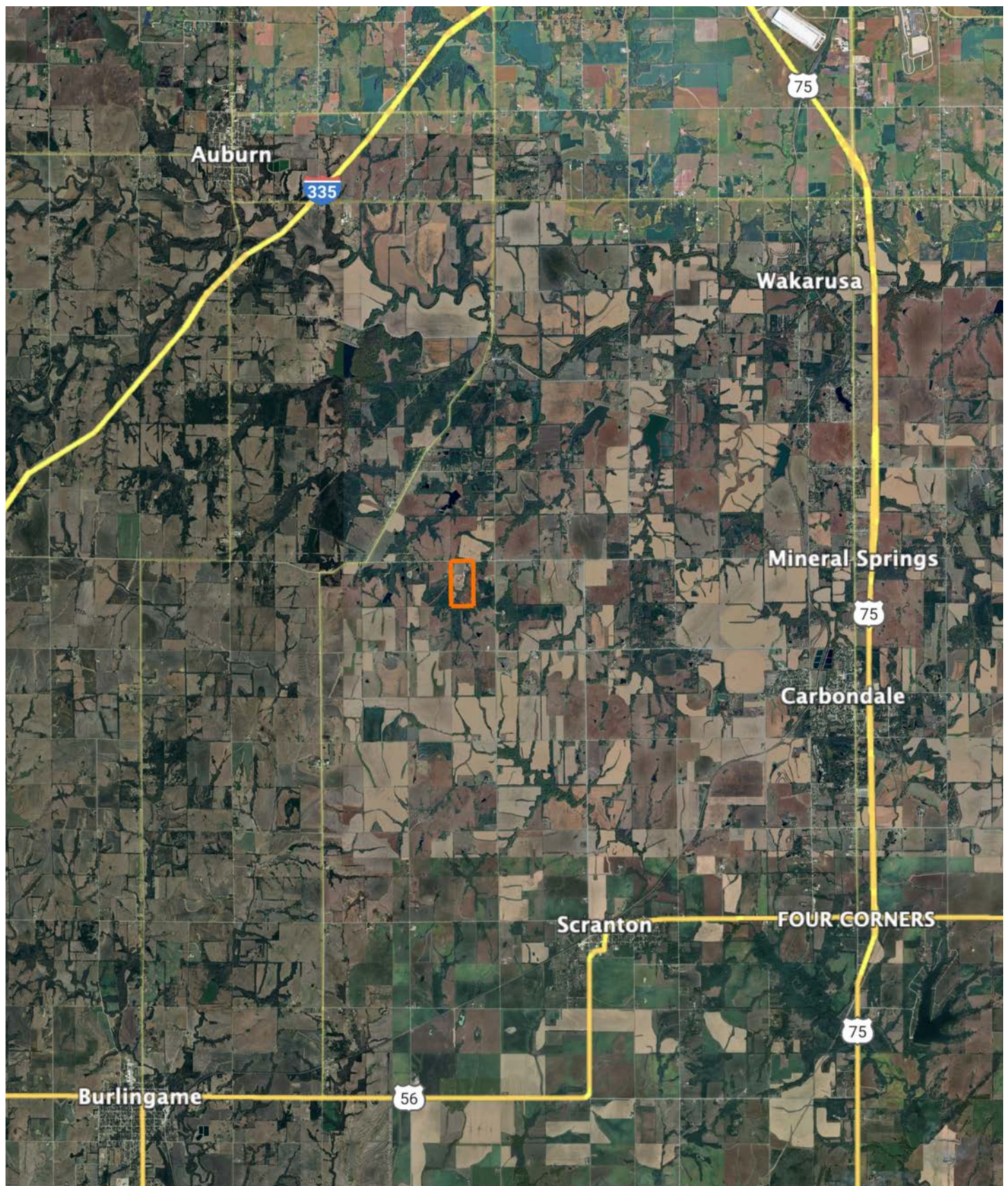


Area Symbol: KS139, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Corn Bu	Grain sorghum Bu	Smooth bromegrass AUM	Soybeans Bu	Winter wheat Bu
8793	Lebo-Summit complex, 8 to 12 percent slopes	25.24	31.4%		Vle						
8912	Summit silty clay loam, 3 to 7 percent slopes	24.90	31.1%		Ille						
8300	Verdigris silt loam, channeled, 0 to 2 percent slopes, frequently flooded	15.65	19.6%		Vw						
7230	Elmont loam, 3 to 7 percent slopes	9.05	11.3%		Ille	3	68	71	6	27	32
4752	Sogn-Vinland complex, 3 to 25 percent slopes	3.16	4.0%		Vls						
8659	Clareson-Eram complex, 3 to 15 percent slopes, very rocky	1.74	2.2%		Vle						
8735	Eram silty clay loam, 3 to 7 percent slopes	0.26	0.3%		IVe						
Weighted Average					4.52	0.3	7.7	8	0.7	3.1	3.6

*c: Using Capabilities Class Dominant Condition Aggregation Method

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



MidwestLandGroup.com

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