

MIDWEST LAND GROUP PRESENTS



12 ACRES
OSAGE COUNTY, KS

3337 Southwest 125th, Carbondale, Kansas 66414



MIDWEST LAND GROUP IS HONORED TO PRESENT

COUNTRY FARMSTEAD WITH HISTORIC CHARM, LIVESTOCK FACILITIES, AND ENDLESS RURAL OPPORTUNITY

Located just northwest of Carbondale, Kansas, this picturesque 12 +/- acre rural farmstead offers the ideal blend of peaceful country living and functional agricultural improvements. Situated only 4 miles from Carbondale and 19 miles from Topeka, the property provides a quiet rural setting with convenient access to nearby amenities. With a classic farmhouse, multiple barns, and established working facilities, this property is perfectly suited for small-scale livestock, horses, hobby farming, or raising 4-H animals and never-ending peaceful country living.

At the heart of the property sits a charming 1½-story farmhouse originally built in 1910, offering 1,837 square feet of finished living space with 4 bedrooms and 1 full bathroom. The home showcases timeless character with original hardwood floors and trim, blending historic charm with modern comfort. The main floor includes one bedroom, while three additional bedrooms are located upstairs. Recent improvements include a new HVAC system installed in August 2025 and a new propane tank in 2025, providing peace of mind for years to come.

The homesite is anchored by a stunning mature Burr Oak tree, providing shade and creating a beautiful yard setting. A historic stone wall along the front of the property adds to the farmstead's character and sense of history.

Surrounding the home is an impressive collection of outbuildings and livestock facilities that make this property incredibly versatile. Just south of the residence stands the original 58'x48' red barn from the early 1900s, rich with character and history. From the rock foundation walls to the hay track system in the loft, this barn reflects the craftsmanship and tradition of early farm life.

Additional improvements include a 60'x40' steel-framed shop with 5-inch concrete floors and plumbing stubbed in place, offering excellent space for a workshop or equipment storage. The 50'x52' livestock barn currently houses a squeeze chute and provides covered working space for cattle or other livestock, along with equipment storage. A newer 150'x60' post-frame hay barn offers abundant storage for hay, trailers, equipment, or additional livestock shelter. A 30'x25' detached steel-framed garage with a full concrete floor sits just steps south of the residence.

The livestock infrastructure is already in place with a piped fenced corral system, sorting pens, feed bunks, and a covered working area designed for efficient livestock handling. Three automatic waterers are located throughout the pens and working areas, and a fenced grazing area with its own gate access and auto waterer sits west of the improvements.

Utilities include Evergy electric service and Osage Rural Water District #8. The property also includes all mineral rights intact, with estimated 2025 property taxes of \$1,105.14.

Whether you're looking to establish a country homestead, raise horses, run a few head of livestock, start a hobby farm, or provide the perfect setup for 4-H projects, this well-equipped rural property offers outstanding functionality and charm in a convenient location near Topeka.



PROPERTY FEATURES

COUNTY: **OSAGE** | STATE: **KANSAS** | ACRES: **12**

- 1 ½ story residence with 1,837 square feet of finished living space
- Residence originally built in 1910
- 4 bedrooms 1 full bathroom
- 58'x48' original 1900's barn with stalls
- 60'x40' shop with 5" concrete floors and steel-framed
- 50'x52' livestock barn
- 150'x60' hay barn
- 30'x25' detached steel-framed garage
- Covered working pen
- Piped fenced corral, sorting pens, feed bunks
- 3 auto waters throughout
- Osage Rural Water District #8
- Evergy Electric
- New propane tank in 2025
- New HVAC system installed August 2025
- All mineral rights intact
- Approximate 2025 tax: \$1,105.14
- 4 miles from Carbondale
- 19 miles from Topeka

1 1/2 STORY RESIDENCE

At the heart of the property sits a charming 1½-story farmhouse originally built in 1910, offering 1,837 square feet of finished living space with 4 bedrooms and 1 full bathroom.



ADDITIONAL INTERIOR PHOTOS



4 MILES FROM CARBONDALE



PIPED FENCED CORRAL AND SORTING PENS



ORIGINAL 1900'S BARN WITH STALLS

Just south of the residence stands the original 58'x48' red barn from the early 1900s, rich with character and history.



60'X40' SHOP WITH 5" CONCRETE FLOORS



30'X25' DETACHED STEEL FRAMED GARAGE



50'X52' LIVESTOCK BARN



150'X60' HAY BARN



AERIAL MAP



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Map Center: 38° 50' 20.3, -95° 46' 2.68

0ft 185ft 371ft



Maps Provided By:



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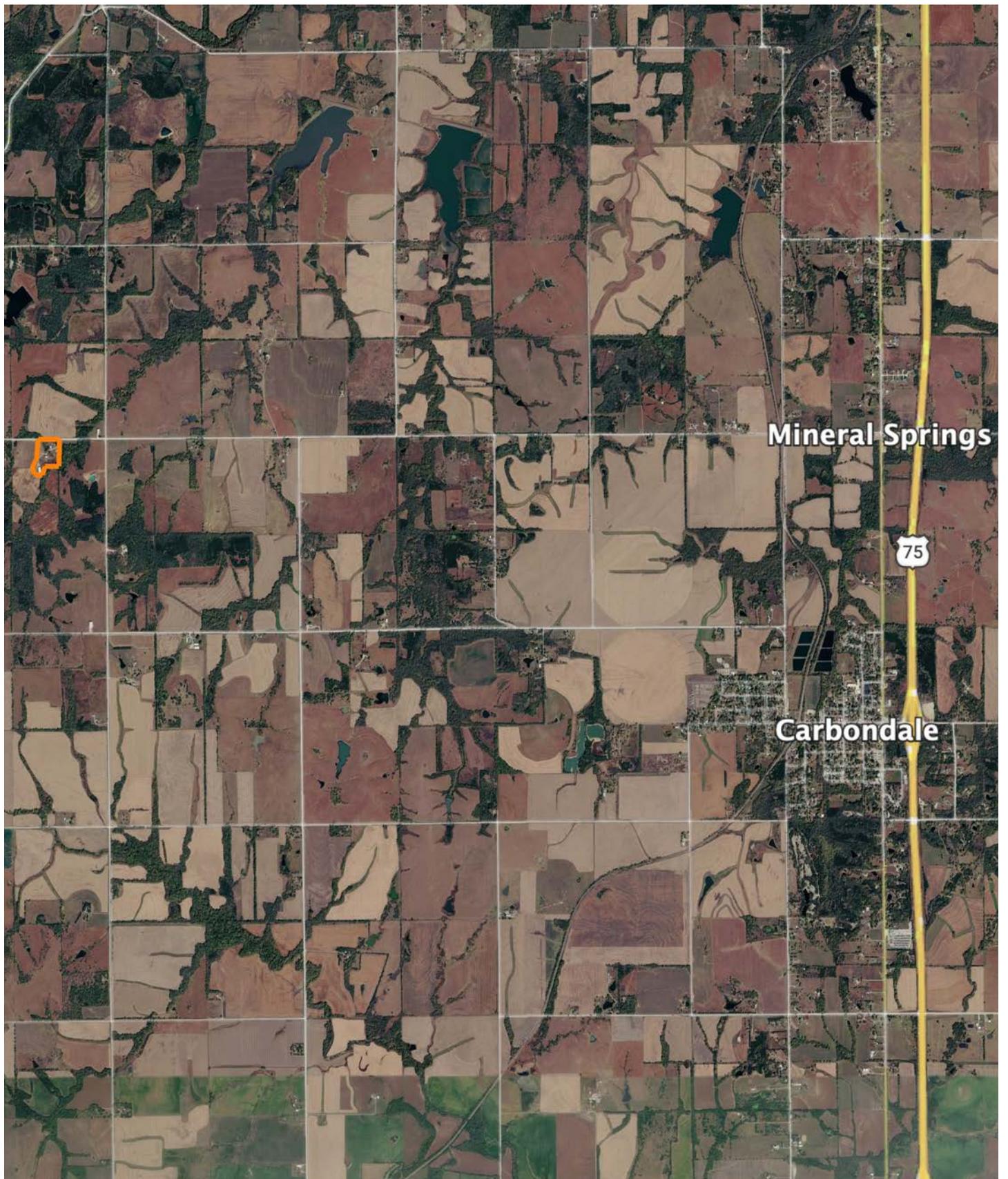
17-14S-15E
Osage County
Kansas



2/3/2026

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.



BRENDA DOUDICAN,
LAND AGENT

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