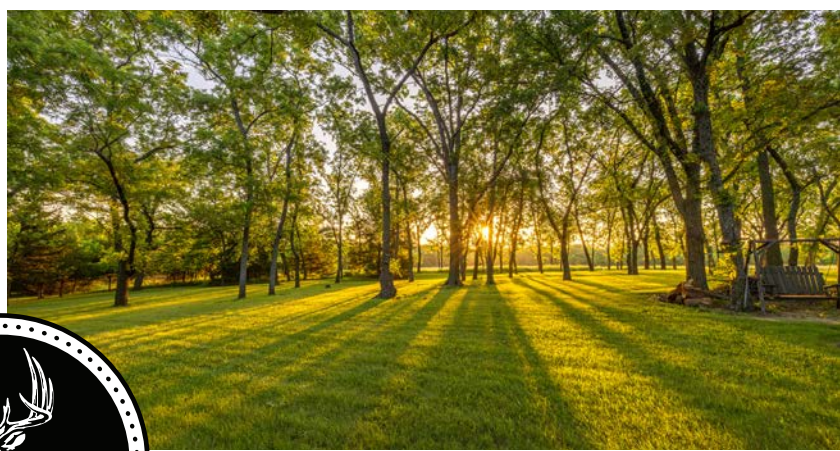
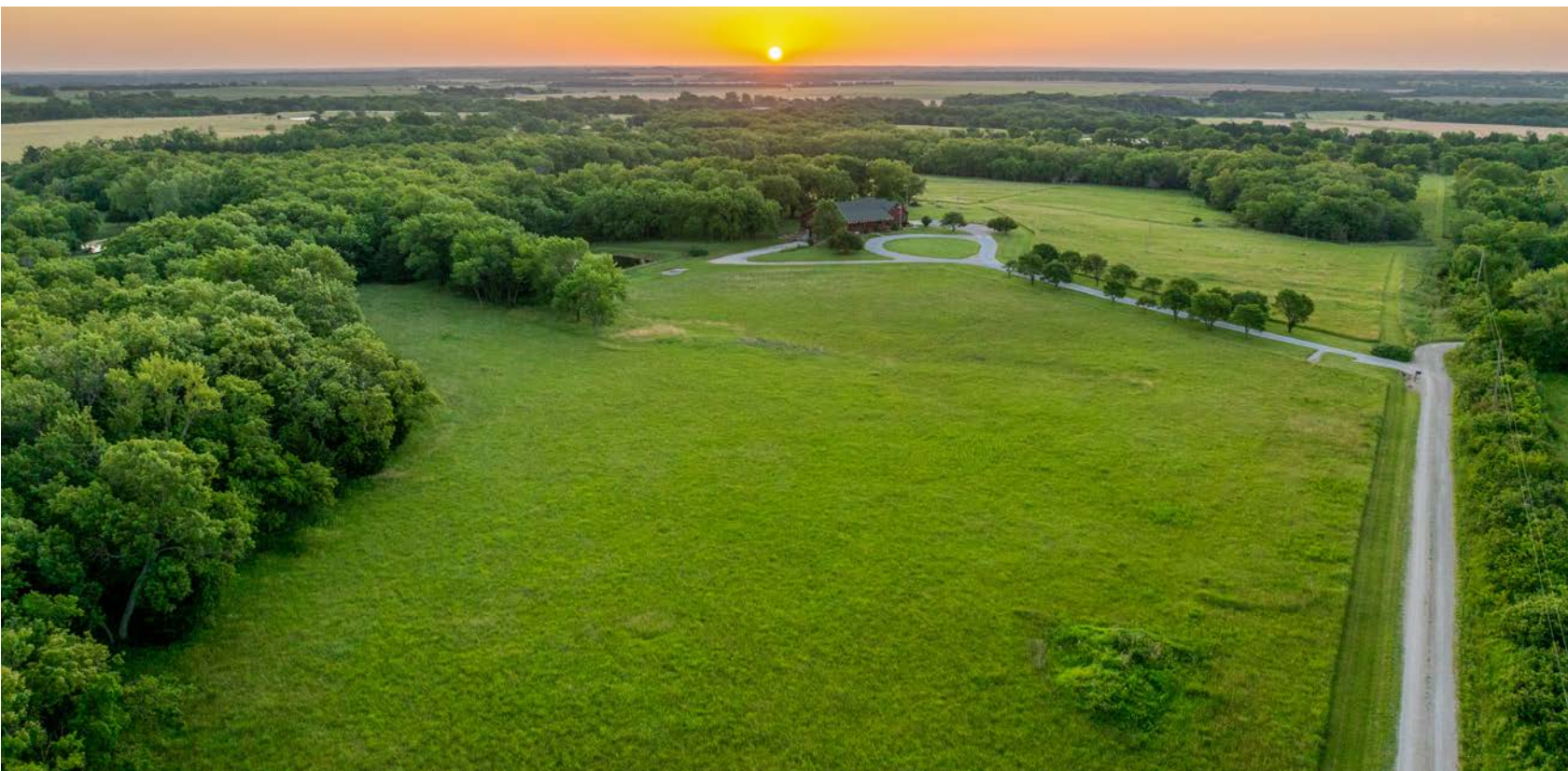


MIDWEST LAND GROUP PRESENTS

45 ACRES
OSAGE COUNTY, KS

8218 WEST 273RD TERRACE, OSAGE CITY, KANSAS 6652



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

CUSTOM RESIDENCE ON A PICTURESQUE SECLUDED SETTING

Located just southwest of Osage City, Kansas, sits this incredible property on one beautiful, secluded setting and boasts prime country living with a tasteful custom-built residence that captures all the views, all on one dynamic landscape.

Pulling down the dead-end West 273rd Street, appreciate the residence placement as it is set far to the north off of the county roadway and wrapped with a slice of heaven on earth. The well-maintained driveway is lined with mature Redbud trees and lies out in an eased circle driveway in front of the residence, with a split off which leads to the east garage and west garage. One step on the front covered deck, and you may never want to leave, as the views are the icing on the cake. Inside, take note of the attention to detail throughout. The study holds custom-built bookshelves with incredible natural light. There is an office area to the west of the library. Continue on to the kitchen, which is complete with custom solid Oak cabinetry with built-in double oven, microwave cabinet, cook top, dishwasher, and refrigerator. The majority of all appliances have recently been replaced. The kitchen is open to the dining area and living room with a ½ bathroom and laundry room just off. There is a wood-burning built-in stove with a blower that provides not only ambience to a winter's day, but endless supplemental heat. The double sliding doors lead you out onto the back covered deck area. The master bedroom boasts ideal space with his and her closets with built-ins and a double vanity. There is

a walk door between the master bedroom and kitchen that leads out to the back covered deck. There are 2 additional bedrooms on the west side of the home with spacious closets with built-ins. The main full bathroom is located between the bedrooms. The upstairs staircase is located just off the kitchen and offers incredible space that could be used for 2 additional bedrooms, a play/rec room, or an office.

Downstairs, the basement is ready to be finished out with ideal space for a family room, bedroom, and stubbed for a full bathroom. There is a storm shelter off the utility area. Along with endless storage space, the west end leads out to a lawn and a garage with a workshop area. The backyard is complete with a newer hot tub, chicken coop with fenced range area, and playhouse. The home is all electric and set up on geothermal. The cedar siding was stained and sealed in the spring of 2024. Property is on 4 Rivers Electric and Osage Rural Water District #4. Located in Osage City USD 420.

The 45 +/- acres is made up of some of the most prime dynamics a farm could have. The 24 +/- acres of native grassland hold an impressive and healthy stand throughout. Each year, 17 +/- acres of the 24 +/- acres are put up for hay. The wildflowers throughout the native grasses are a thing of beauty, with several varieties. The 10 +/- acres in the middle of the property were broken ground at a point in time, then seeded down to CRP in the 80's to now back to native. The 5 +/- acres of

additional native grass acres are on the east side of the farm, intermixed with cover, and provide a honey hole of bedding area and additional cover for wildlife. On this east side, you will find the spring-fed pond that is stocked and holds endless mornings and evenings of fishing. The 19 +/- acres of hardwood timber stand are about as good as you can get. The Black Walnuts throughout the property are unreal and worth having a good amount harvested to open up the canopy to allow the others to continue to flourish. In addition to the Black Walnut, Elm, Cottonwood, Hackberry, Ash, Sycamore, Locust, and Osage Orange make up the majority of timber. Mute Creek forks off, running along the north property line and then cutting through the middle of the easterly side. There are deer trails galore running up and down the creek, providing another glimpse at what is on the

property. Along with Whitetails, the quail were singing all morning with plenty of turkey heads trotting across the dense hay meadow, even the stray in the backyard circling the chicken coop. From hunting opportunities to passive hay income or to graze your own livestock, the land will provide for it. The property boundaries are fenced with 5-strand barbed wire. All mineral rights are intact. Hunting unit 14.

If you are looking for a forever property that checks every box, this is it! Exceptionally well-maintained inside and out with all the dynamics one could dream of on a manageable farm, and it is one to tour in person to appreciate all it offers. For additional information or to schedule a tour, contact Brenda Doudican at (620) 794-8075 or bdoudican@midwestlandgroup.com.

PROPERTY FEATURES

COUNTY: **OSAGE** | STATE: **KANSAS** | ACRES: **45**

- 19 +/- acres mature hardwood timber stand
- 24 +/- acres native grassland
- 2 +/- acres with residence
- 1 ½ story residence
- 5 bedrooms (2 non-conventional) 2 ½ bathrooms
- 3,308 finished square feet throughout
- Custom solid Oak cabinetry and finishings throughout
- Newly replaced kitchen appliances
- Wood-burning stove fireplace
- Full unfinished walkout basement ready to be finished out
- Official saferoom
- Endless storage
- Workshop and lawn garage
- Sprawling front and back covered decks
- Hot tub
- Chicken coop with fenced range space
- Incredible Black Walnut groves throughout the property
- 1 stocked spring-fed pond
- Mute Creek runs throughout the property
- 2-car oversized attached garage
- Whole home electric with geothermal
- 4 Rivers Electric, Osage Rural Water #4
- 2 hot water tanks
- All mineral rights intact and transfer
- Hunting unit 14
- Approximate 2025 tax: \$5,959.68
- Osage City USD 420
- 4.5 miles from Osage City

1 1/2 STORY RESIDENCE

Pulling down the dead-end West 273rd Street, appreciate the residence placement as it is set far to the north off of the county roadway and wrapped with a slice of heaven on earth.



ADDITIONAL INTERIOR PHOTOS

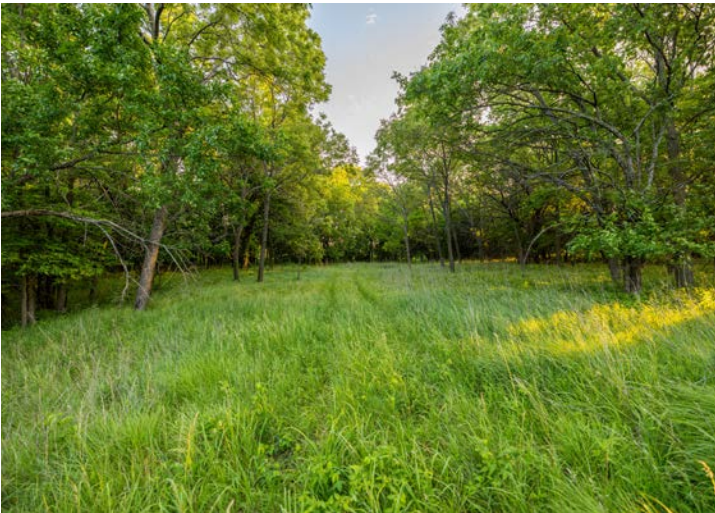
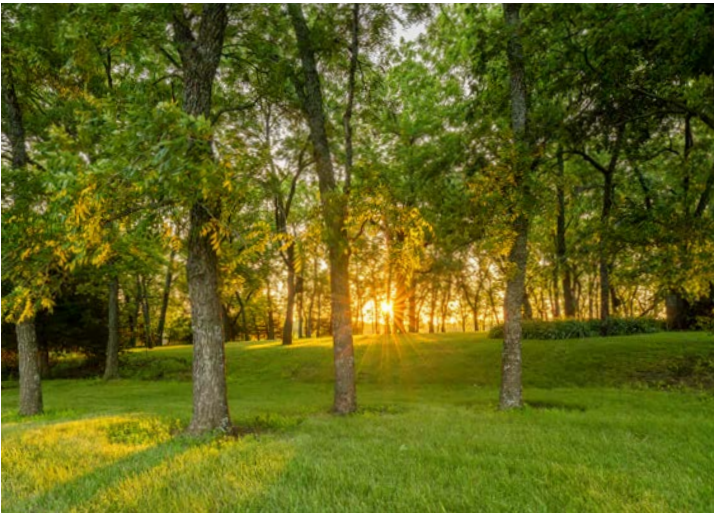


SPRAWLING FRONT & BACK COVERED DECKS



19 +/- ACRES MATRURE HARDWOOD TIMBER

The Black Walnuts throughout the property are unreal and worth having a good amount harvested to open up the canopy to allow the others to continue to flourish. In addition to the Black Walnut, Elm, Cottonwood, Hackberry, Ash, Sycamore, Locust, and Osage Orange make up the majority of timber.



MUTE CREEK

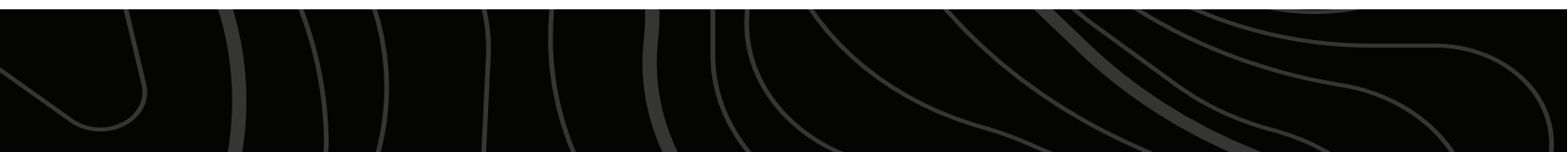
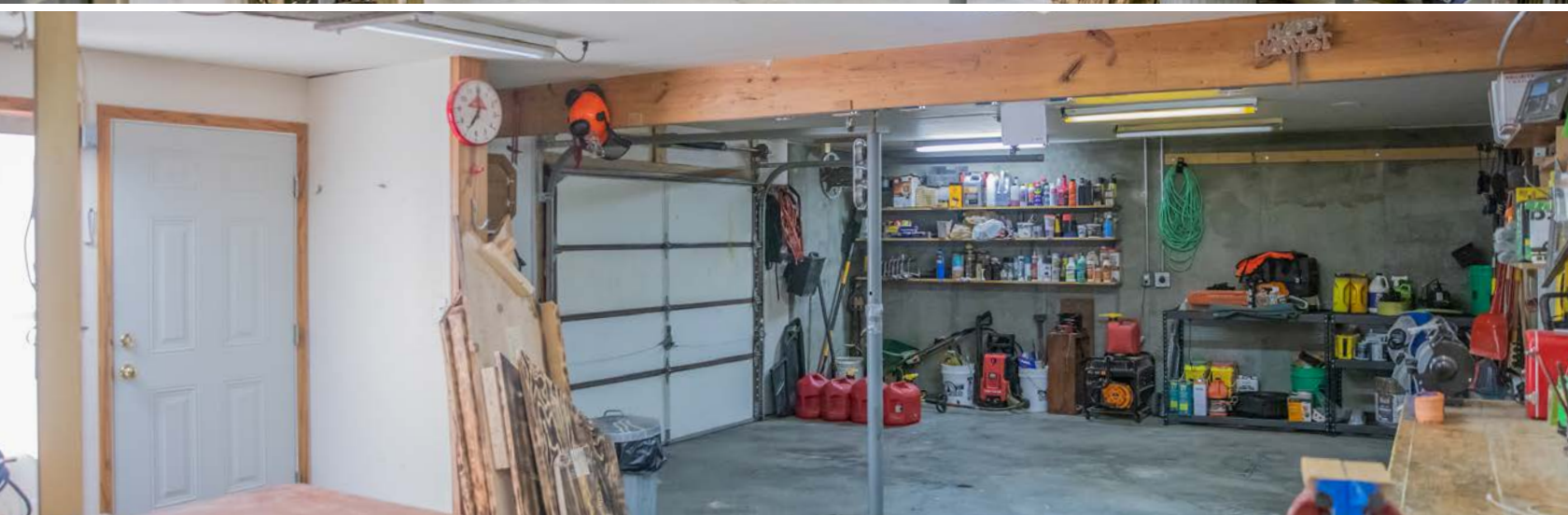


1 STOCKED SPRING-FED POND



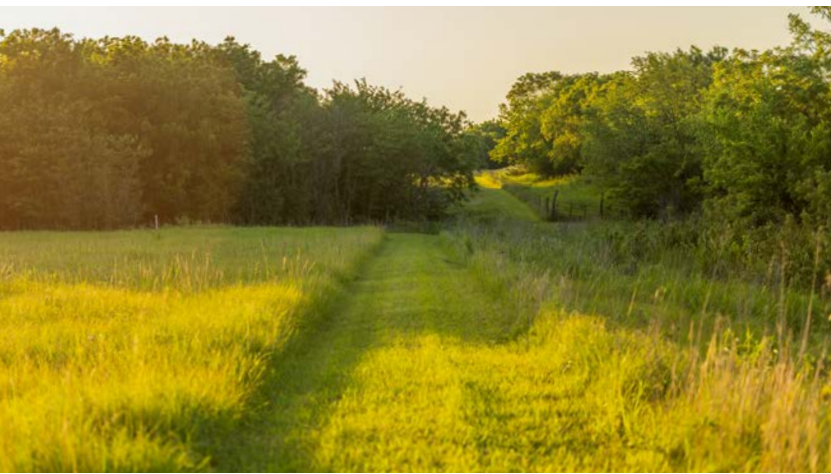
WORKSHOP AND LAWN GARAGE

Along with endless storage space, the west end leads out to a lawn and a garage with a workshop area.



24 +/- ACRES NATIVE GRASSLAND

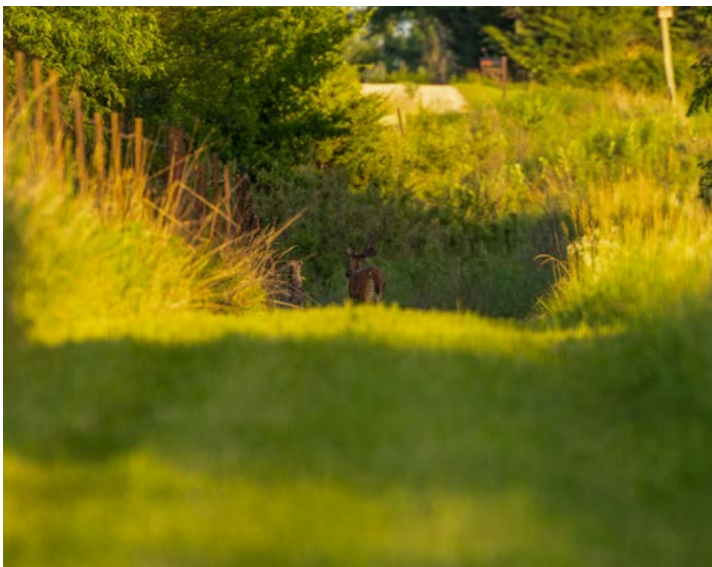
The 24 +/- acres of native grassland hold an impressive and healthy stand throughout. Each year, 17 +/- acres of the 24 +/- acres are put up for hay. The wildflowers throughout the native grasses are a thing of beauty, with several varieties.



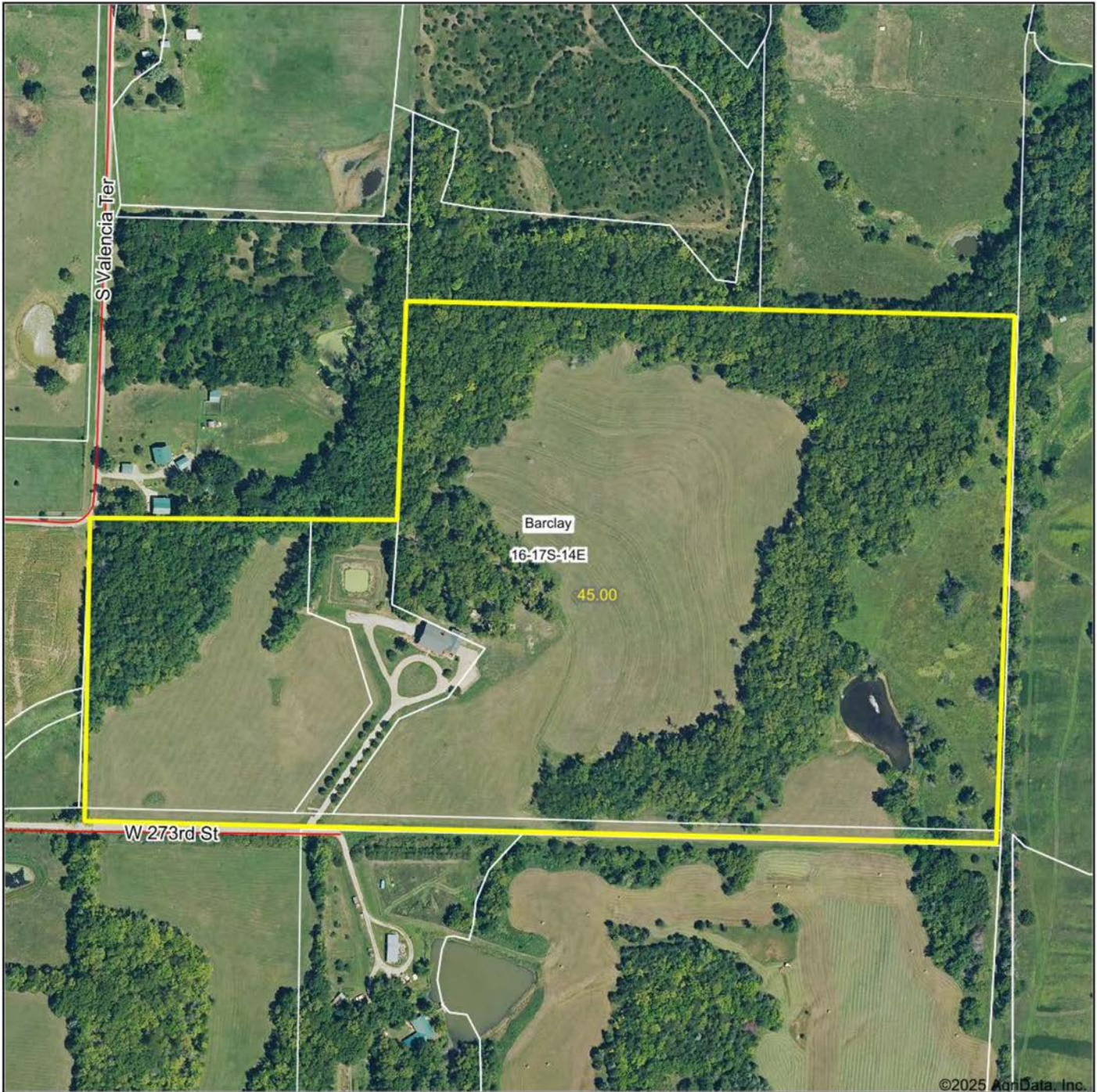
CHICKEN COOP



HUNTING UNIT 14



AERIAL MAP



Boundary Center: 38° 34' 30.72, -95° 52' 12.58

0ft 338ft 677ft



Maps Provided By:



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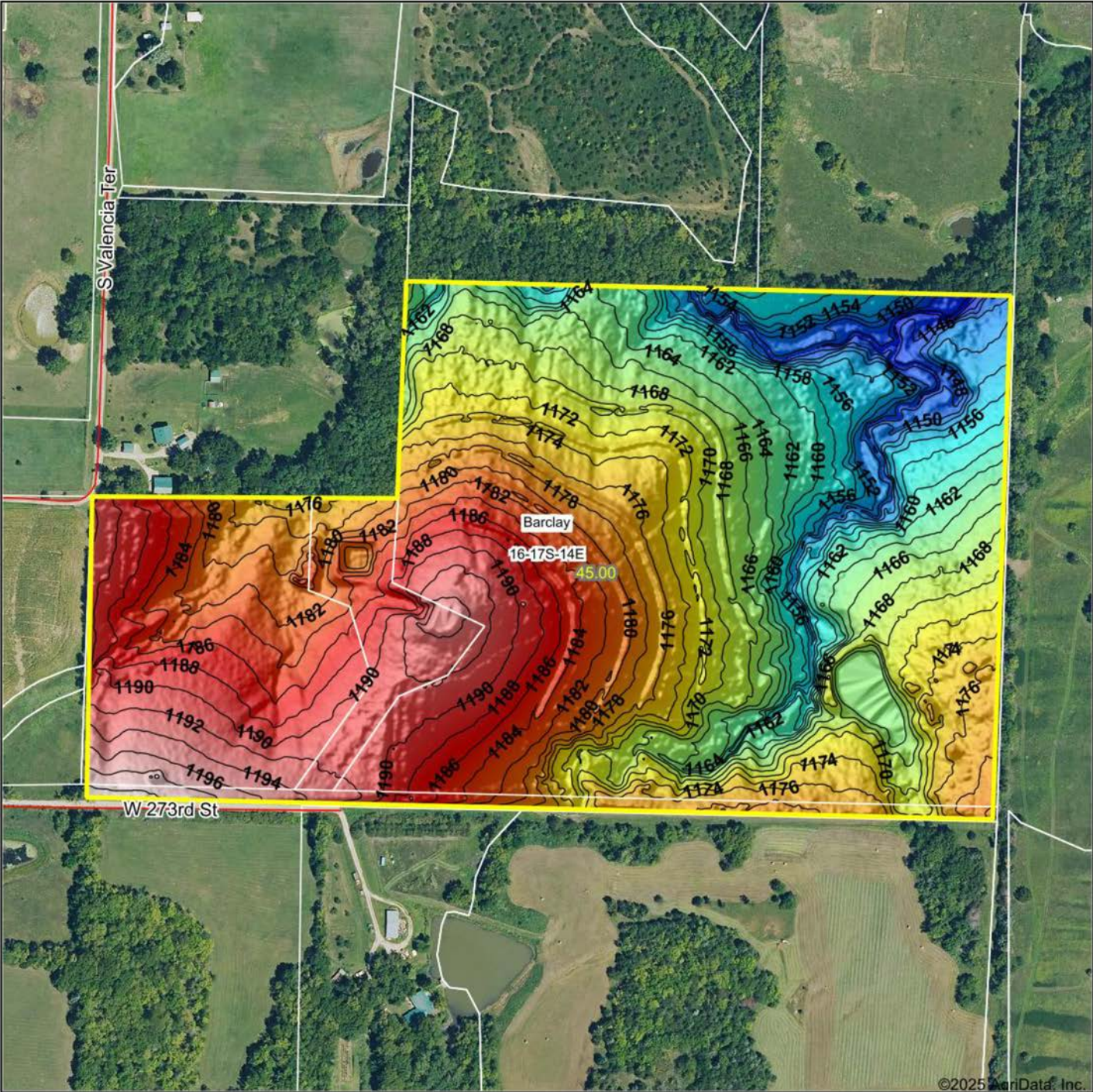
16-17S-14E
Osage County
Kansas



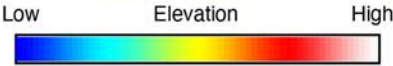
7/7/2025

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

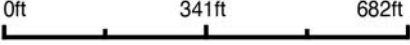
HILLSHADE MAP



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Source: USGS 1 meter dem
 Interval(ft): 2
 Min: 1,142.8
 Max: 1,201.6
 Range: 58.8
 Average: 1,174.2
 Standard Deviation: 12.57 ft



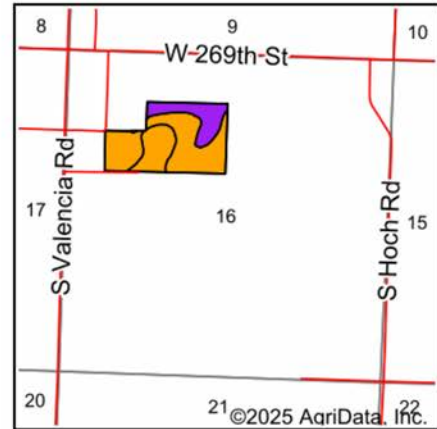
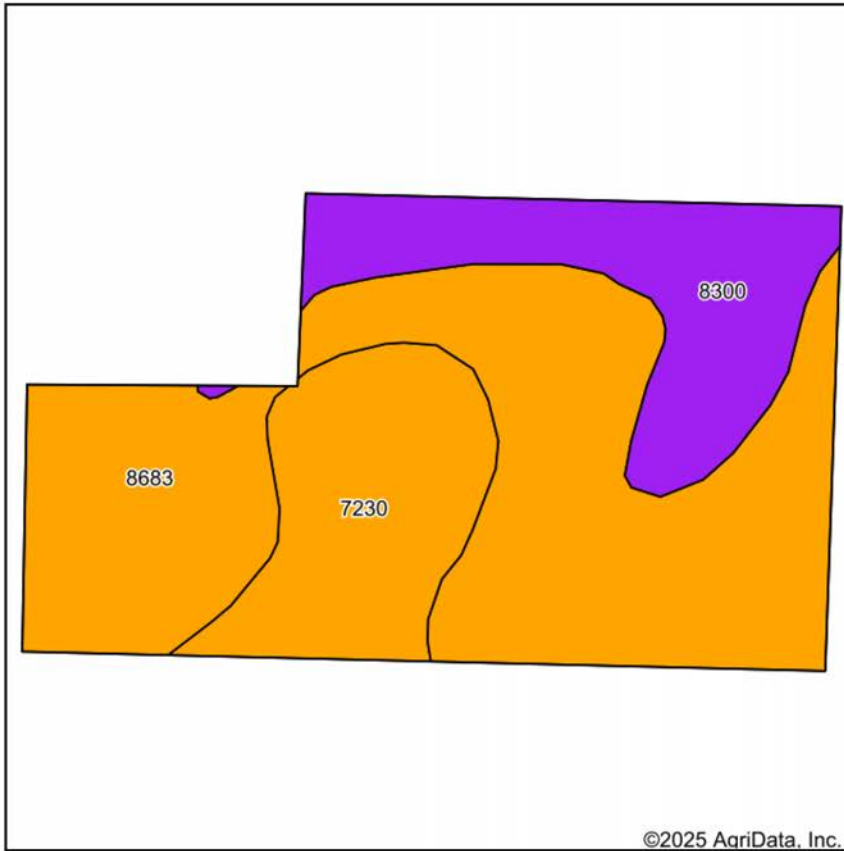
16-17S-14E
Osage County
Kansas

Boundary Center: 38° 34' 30.72, -95° 52' 12.58


 Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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 Field hardware provided by Farm Service Agency as of 6/21/2008

SOILS MAP



State: **Kansas**
 County: **Osage**
 Location: **16-17S-14E**
 Township: **Barclay**
 Acres: **45**
 Date: **7/7/2025**






Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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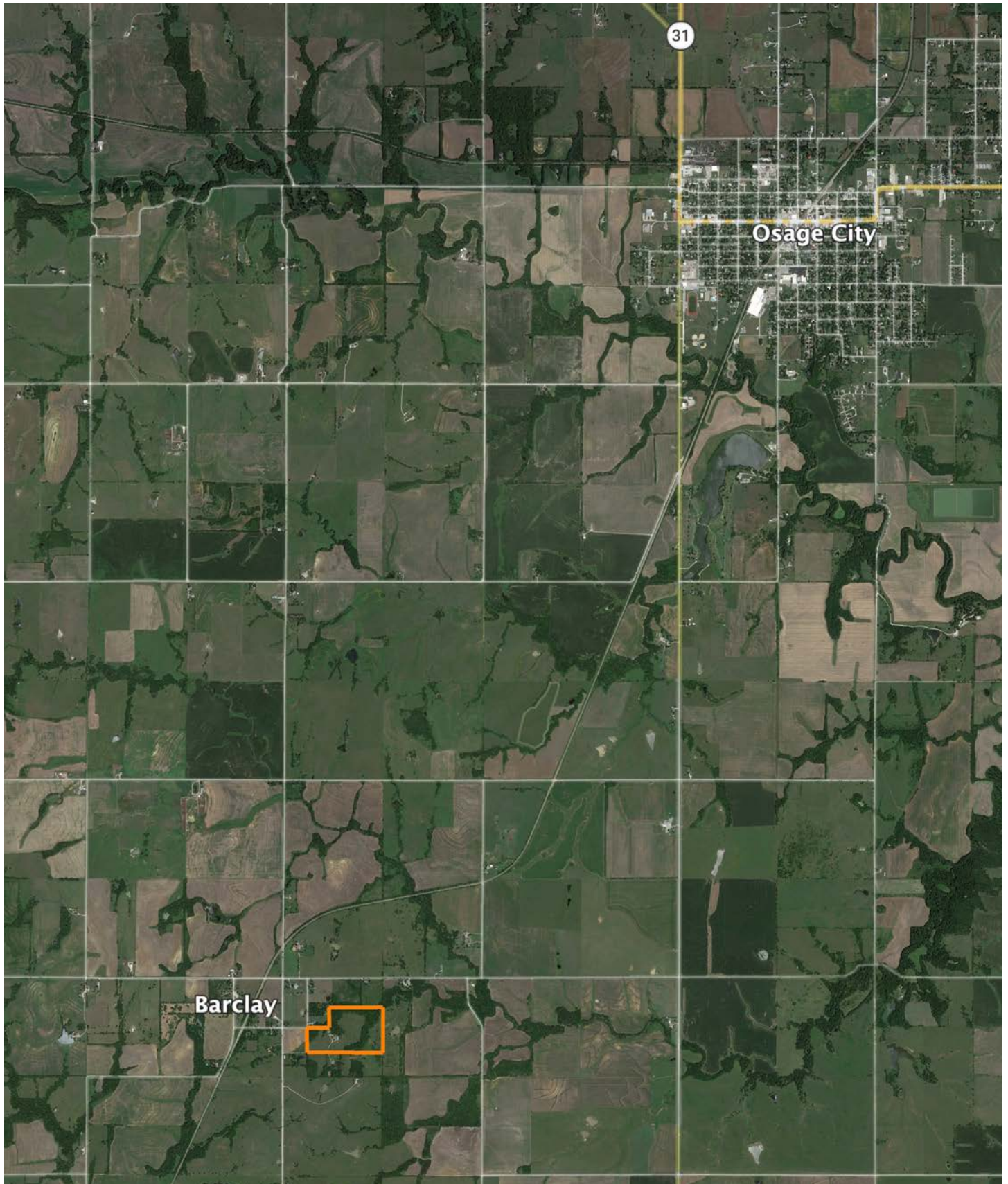
Soils data provided by USDA and NRCS.

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 brome grass AUM	Soybeans Bu	Winter wheat Bu
8683	Dennis silt loam, 3 to 7 percent slopes	26.70	59.3%		IIIe						
8300	Verdigris silt loam, channeled, 0 to 2 percent slopes, frequently flooded	9.41	20.9%		Vw						
7230	Elmont loam, 3 to 7 percent slopes	8.89	19.8%		IIIe	3	68	71	6	27	32
Weighted Average					3.42	0.6	13.4	14	1.2	5.3	6.3

*c: Using Capabilities Class Dominant Condition Aggregation Method

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

620.794.8075

BDoudican@MidwestLandGroup.com



MidwestLandGroup.com

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