MIDWEST LAND GROUP PRESENTS

74 ACRES IN

POTTAWATOMIE COUNTY KANSAS







MIDWEST LAND GROUP

14310 MCINTYRE CREEK ROAD, OLSBURG, KANSAS 66520

MIDWEST LAND GROUP IS HONORED TO PRESENT

CUSTOM BARNDOMINIUM ON 74 +/- PRISTINE ACRES NEAR OLSBURG

Situated on approximately 74 acres at 14310 McIntyre Creek Road, Olsburg, Kansas, this custom barndominium combines spacious country living with pristine native grassland, mature timber, and a private setting. Built in 2023, the residence offers approximately 4,200 square feet of living space, complemented by functional shop space and a stunning landscape suited for endless opportunities with hay production, hunting, livestock, and outdoor recreation.

The two-story barndominium features five bedrooms, two and one-half bathrooms, and an open floor plan with custom finishes throughout. The spacious kitchen provides room for cooking and gathering, with a walk-in pantry that doubles as a certified, vented safe room. The primary bedroom is located on the main level, while upstairs offers four additional bedrooms, a full bathroom, and a family room. This layout provides generous space for everyday living and hosting guests. The shop space adds versatility with a dedicated work area, two overhead doors, and overhead heat. Whether used for equipment storage, hobbies, or ongoing projects, it brings practical functionality to the property's country lifestyle.

Approximately 45 acres of pristine native grassland feature big bluestem, little bluestem, and Indiangrass. These exceptionally clean prairie acres are currently hayed annually, with average rental income reported at approximately $40 per acre. The gently moving grasses and open views create an inviting setting while maintaining productive agricultural use. With the lay of the land, it is ideal for a small herd, horses, or 4-H animals.

Approximately 18 acres of mature timber include bur oak, cottonwood, elm, hackberry, locust, and cedar. A Carnahan Creek tributary wraps around the north end of the property, providing a natural corridor for wildlife. A low-lying clearing offers an ideal location for a food plot and hunting setup, while a spring-fed pond adds to the property's scenic character and recreational appeal. The combination of native grass, timber, and water provides diverse habitat and plenty of room to explore. With the family hunting that has taken place in the past few years, and adding in the genetics and adjoining landscapes, the opportunity for prime wildlife is ideal.

The residence is served by Pottawatomie Rural Water District #2, with propane supplied by Wanklyn Oil, electricity through Bluestem Electric, and trash service through Frankfort Sanitation. Area schools include McCormick Elementary in Olsburg and Blue Valley Middle School and High School, and right on the border of Rock Creek School District. All mineral rights are intact, and approximate 2025 property taxes were $4,549.20. Located approximately 20 miles from Manhattan, 8.2 miles from Westmoreland, 23 miles from Wamego, and 68 miles from Topeka, this property offers privacy with convenient access to surrounding communities. From the custom barndominium and heated shop space to the native prairie and wooded creek corridor, this 74-acre property delivers a well-rounded opportunity to enjoy country living near Olsburg.

PROPERTY FEATURES

COUNTY: **POTTAWATOMIE** | STATE: **KANSAS** | ACRES: **74**

- 74 +/-acres total
- 45 +/-acres pristine native grassland
- 18 +/- acres mature hardwood timber stand
- 2-story residence with 4,200 square feet of living space built in 2023
- 5 bedroom, 2 ½ bathroom
- Open floor plan with custom finishings throughout
- Spacious kitchen with walk-in pantry that doubles for a certified vented safe room
- Master bedroom on main level
- 4 bedrooms upstairs with 1 full bathroom and family room
- Shop space with work area with 2 overhead doors and overhead heat
- Residence on rural water with Pottawatomie Rural Water District #2, Wanklyn Oil for propane, Bluestem Electric, and Frankfort Sanitation for trash
- service
- Spring-fed pond
- Private setting
- Grass acres made up of Big Bluestem, Little Bluestem, Indian, and are as clean and pristine as they come. Currently hayed annually. Average rent:
- $40.00 per acre
- Ideal for livestock from a small herd, horses, and 4-H animals
- Timber stand made up of Burr Oak, Cottonwood, Elm, Hackberry, Locust, and Cedar
- Carnahan Creek tributary wrapping the north end of the property
- Low-lying clearing ideal for food plot hunting setup
- All mineral rights intact
- Approximate 2025 tax: $4,549.20
- McCormick Elementary, Olsburg, Blue Valley Middle School & High School
- 20 miles to Manhattan
- 8.2 miles to Westmorland
- 23 miles to Wamego
- 68 miles to Topeka



CUSTOM BARNDOMINIUM

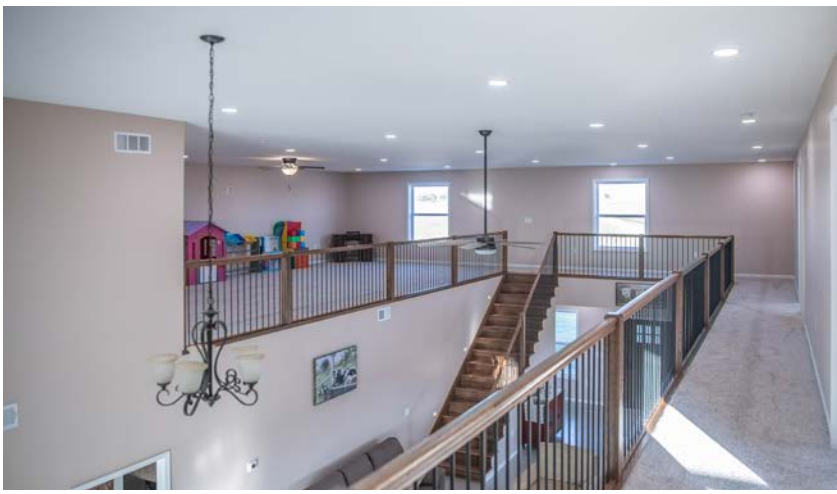
The two-story barndominium features five bedrooms, two and one-half bathrooms, and an open floor plan with custom finishes throughout. The spacious kitchen provides room for cooking and gathering, with a walk-in pantry that doubles as a certified, vented safe room.







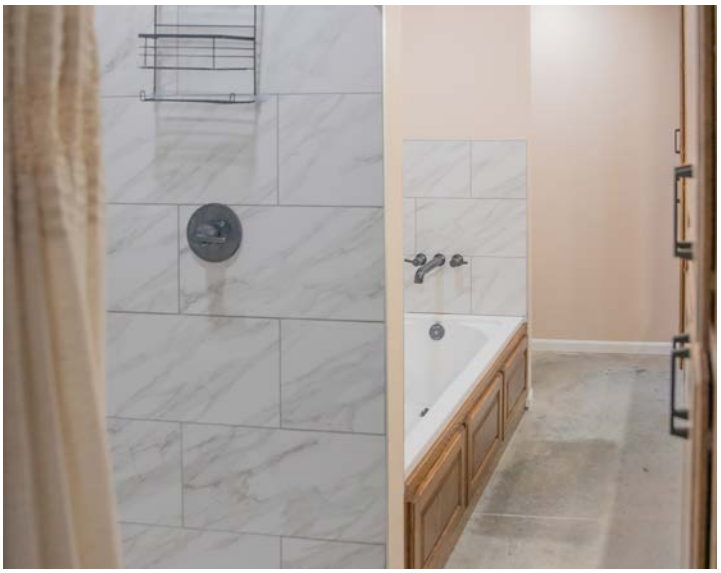




5 BEDROOM, 2 ½ BATHROOM

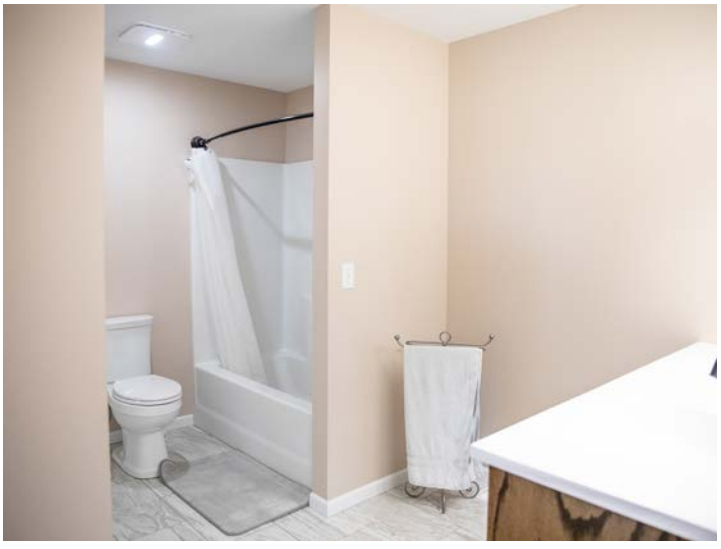












ADDITIONAL PHOTOS

This layout provides generous space for everyday living and hosting guests.









SHOP SPACE

The shop space adds versatility with a dedicated work area, two overhead doors, and overhead heat.









74 +/- ACRES









PRISTINE NATIVE GRASSLAND



SPRING-FED POND



MATURE TIMBER



HUNTING AND LIVESTOCK OPPORTUNITIES





OUTDOOR RECREATION POTENTIAL

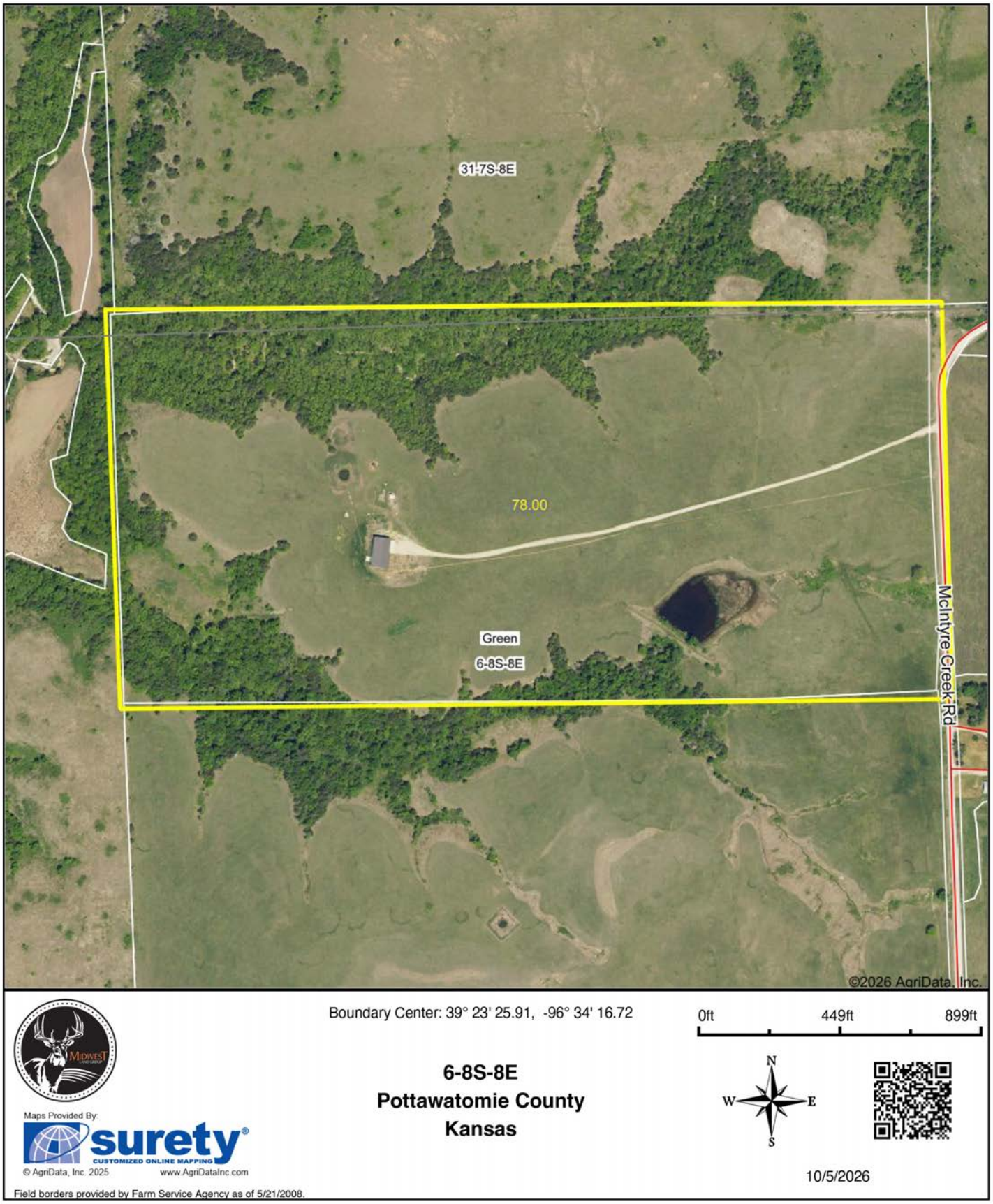








AERIAL MAP



Boundary Center: 39° 23' 25.91, -96° 34' 16.72

0ft 449ft 899ft

6-8S-8E
Pottawatomie County
Kansas

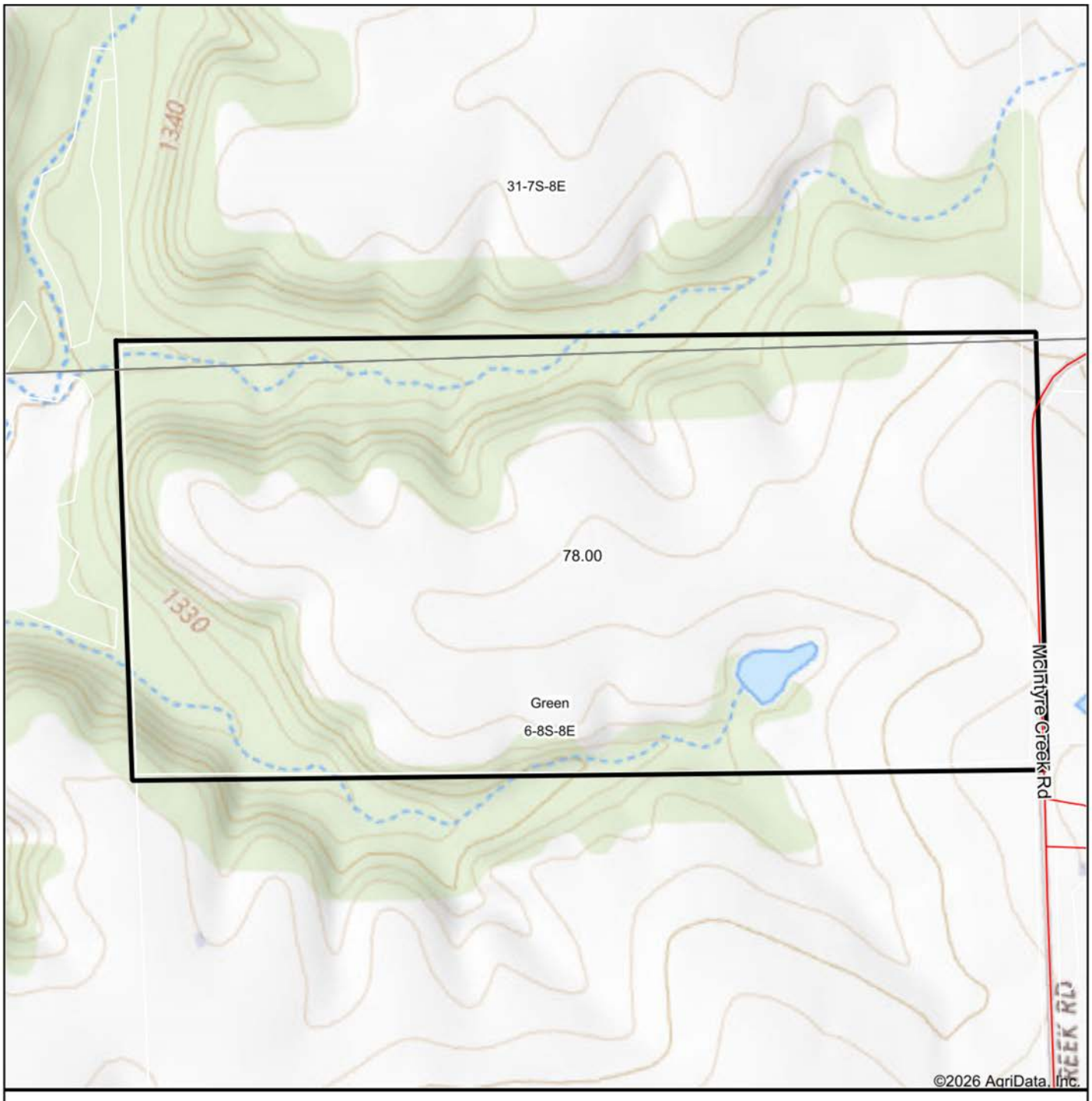
N W E S

10/5/2026

Maps Provided By:
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Field borders provided by Farm Service Agency as of 5/21/2008.

TOPOGRAPHY MAP



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Map Center: 39° 23' 26.19, -96° 34' 18.05

6-8S-8E
Pottawatomie County
Kansas

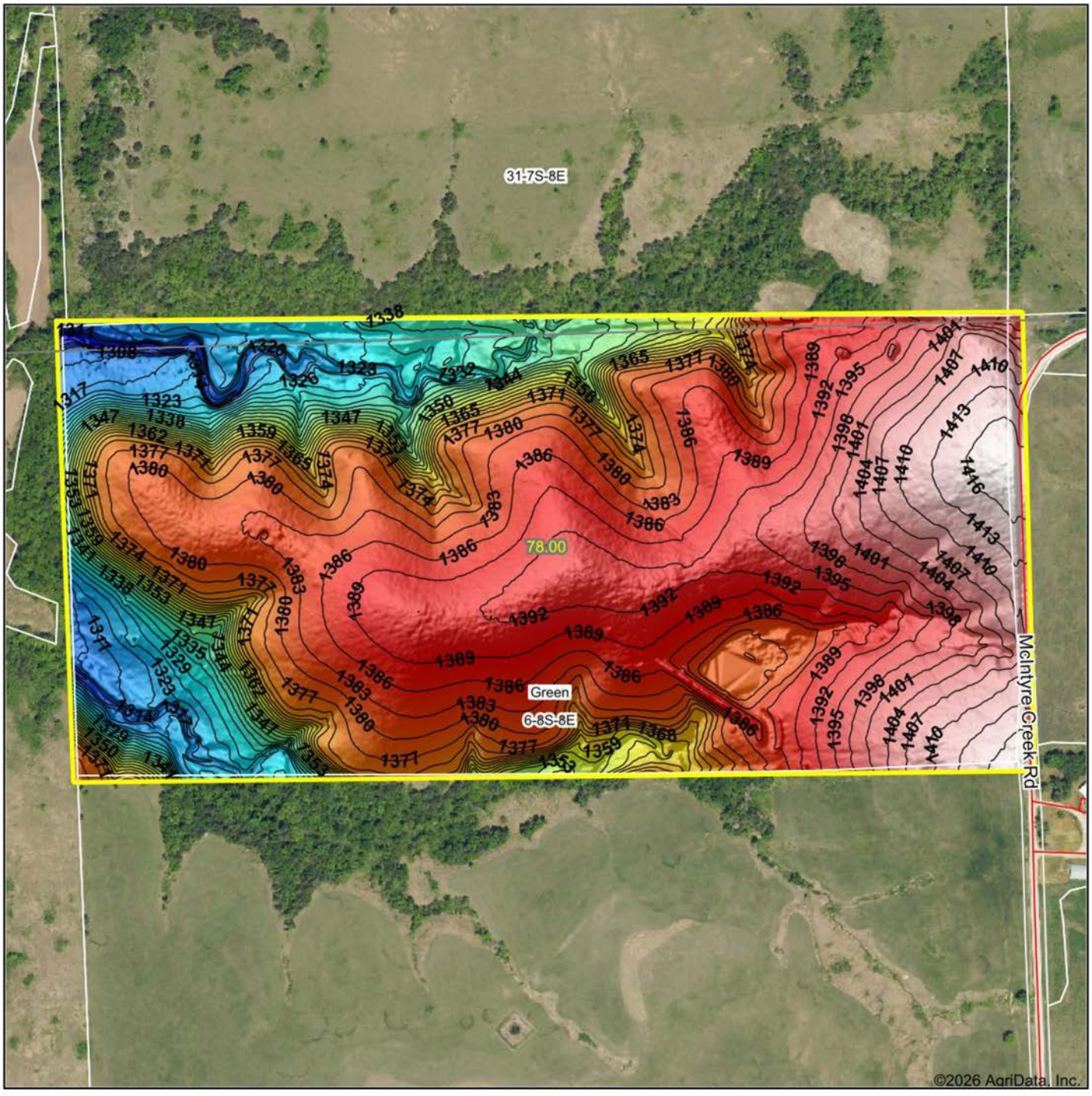
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Field borders provided by Farm Service Agency as of 5/21/2008.

HILLSHADE MAP



Low Elevation High

Maps Provided By:
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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:	1,300.0
Max:	1,418.6
Range:	118.6
Average:	1,375.3
Standard Deviation:	26.9 ft

0ft 428ft 856ft

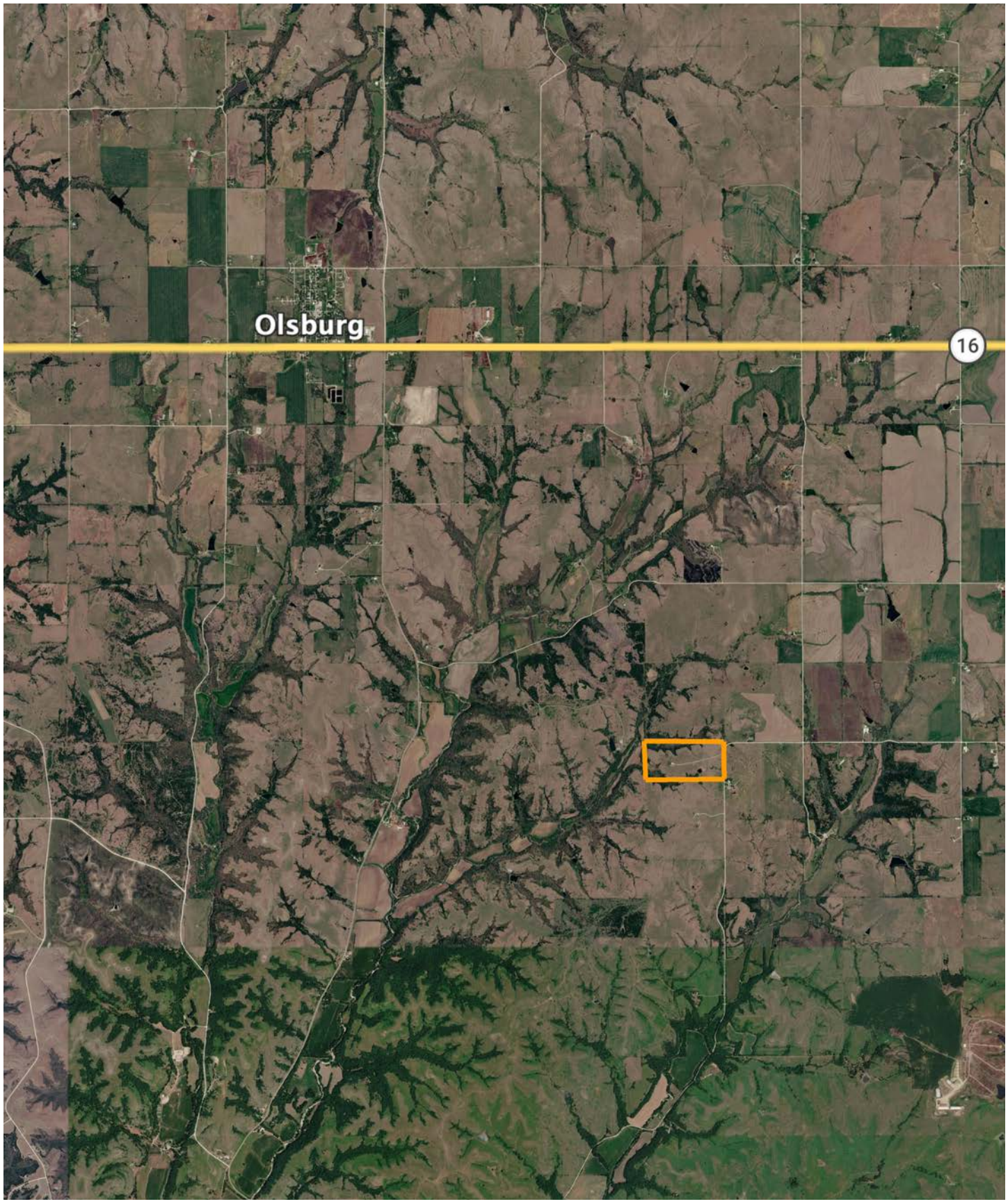
N W E S

10/5/2026

6-8S-8E
Pottawatomie County
Kansas

Boundary Center: 39° 23' 25.91, -96° 34' 16.72

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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