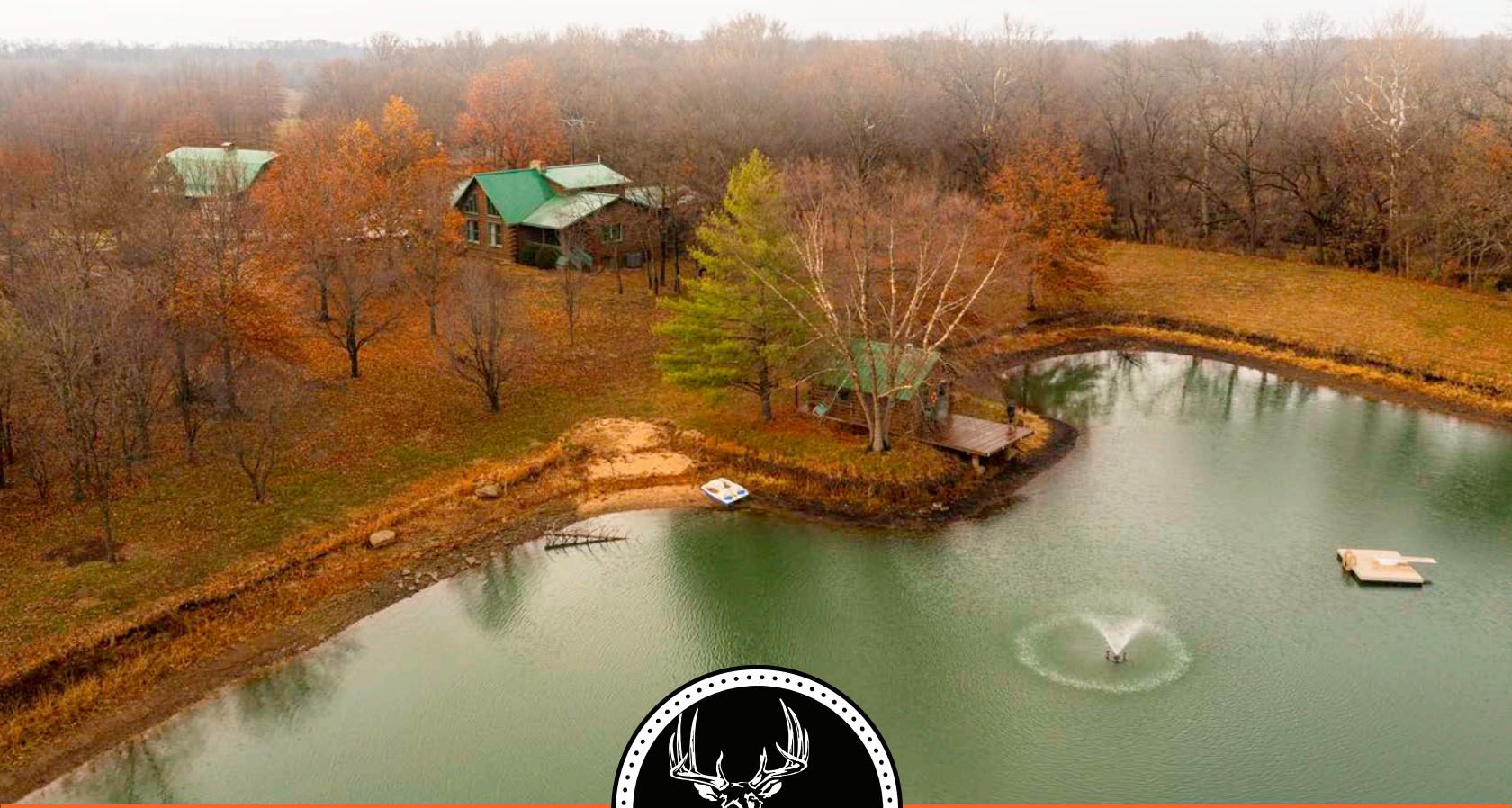


MIDWEST LAND GROUP PRESENTS

38 ACRES IN

ALLEN COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

A STUNNING LOG HOME ESTATE FARM WITH YEAR-ROUND PREMIUM AMENITIES

Welcome to your dream place! A beautifully crafted, custom log home on 38 +/- incredible acres sitting just outside of Humboldt in Allen County, Kansas. 3,600 square feet +/- with 4 large bedrooms, 3 full bathrooms, a bonus upstairs loft with a wet bar, and an oversized room downstairs that makes for a perfect game room or multi-kids bunk room. The main floor is highly decorated with a beautiful stone fireplace, vaulted ceilings, an antlered chandelier, and a spectacular kitchen and dining room. The back room off the kitchen is the rec room, with a nice hot tub, and game tables for fun entertaining. The master bedroom suite is spacious and boasts a nice walkout porch with perfect views of the pond. The huge gambrel roof barn matches the home and has two electric garage doors, a hay loft, a game cleaning area, a full bathroom, and lots of storage. The 1.5 acre pond is very clear and has an awesome pond house with a fishing dock, fountain, floating dock with diving board, and a little sandy beach. There is another large metal building for more storage or a workshop. The property has been meticulously manicured from

front to back. Deer & turkeys roam the yard on a daily basis, and the hunting on the property is first-class. One Redneck blind with all the bells and whistles is included with the property as well as one Dillon blind shipped in from Texas. All blinds, stands, and feeders are included with the property and are sitting in well-maintained food plots in great hunting locations. The property comes fully fit with furniture and fixtures included in the sale. High-speed internet, all brand new TVs, a new septic pump, a new hot tub motor, internet boosters & business WIFI ready, premium grade LVP flooring, solar powered front gate, central boiler heat system, and a backup generator are just the short list of additional features included here. This is a truly turn-key offering, very pleasantly decorated, in a one-of-a-kind place! This is eastern Kansas country living in pure comfort and luxury. All the relaxation, fun, hunting, and enjoyment that Kansas has to offer in one complete package. Give Shay Haddock a call today to schedule your private tour of the property at (913) 222-4257.



PROPERTY FEATURES

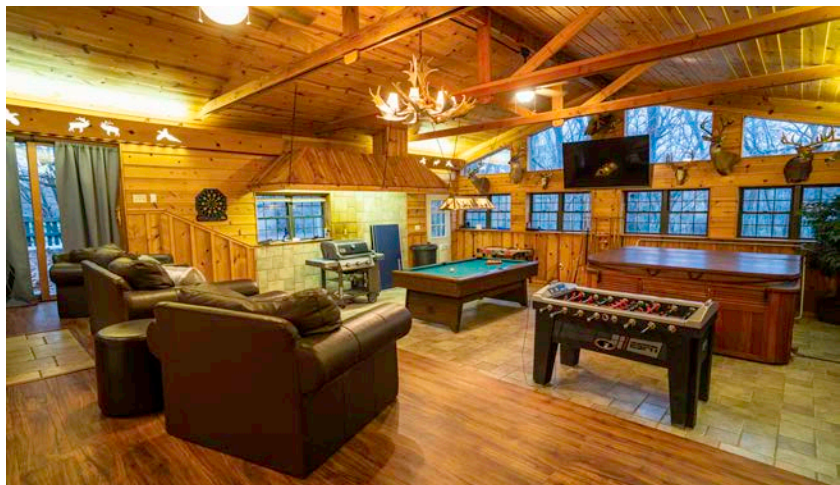
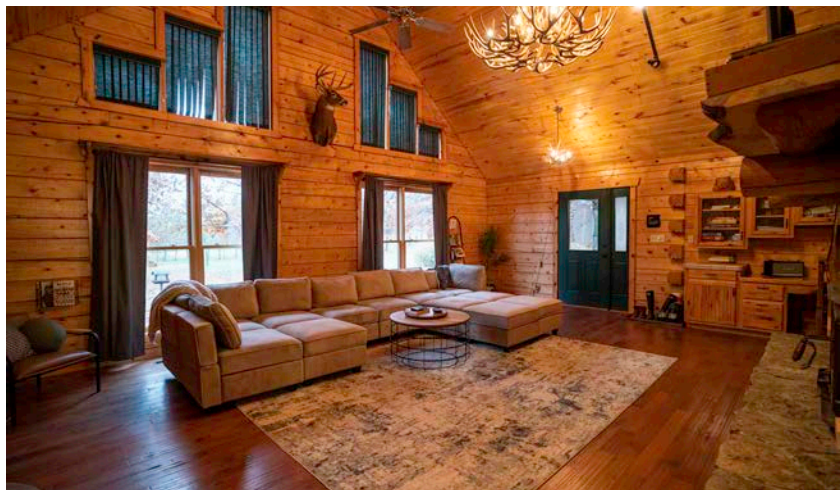
PRICE: **\$895,000** | COUNTY: **ALLEN** | STATE: **KANSAS** | ACRES: **38**

- 3,600 sq. ft. custom log home
- 38 +/- acres
- Turn-key offering with all furniture and fixtures included
- 1.5 acre pond with play house, fountain, and floating dock
- Hot tub with new motor
- High-speed internet, work from home
- Solar-powered gate
- Backup generator
- Central boiler
- 1 Redneck Buck Palace included
- 1 Dillon fiberglass blind included
- All blinds, feeders, stands included
- 1.5 hours from Kansas City

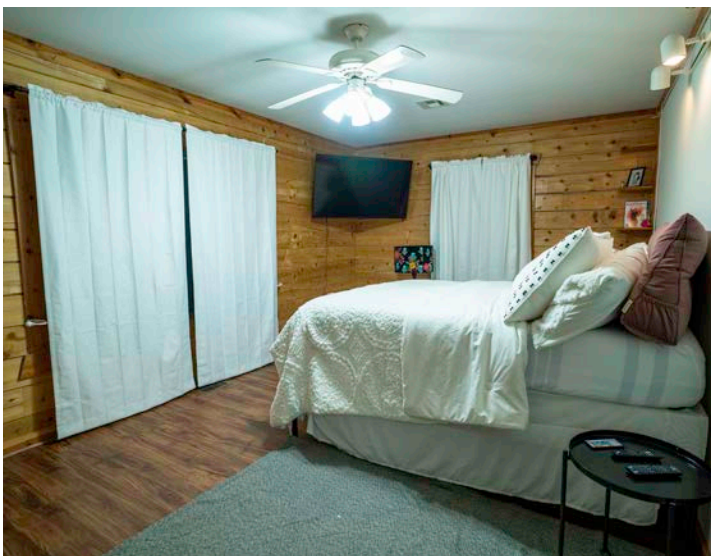


3,600 SQ. FT. CUSTOM LOG HOME

A beautifully crafted, custom log home on 38 +/- incredible acres with 4 large bedrooms, 3 full bathrooms, a bonus upstairs loft with a wet bar, and an oversized room downstairs that makes for a perfect game room or multi-kids bunk room.

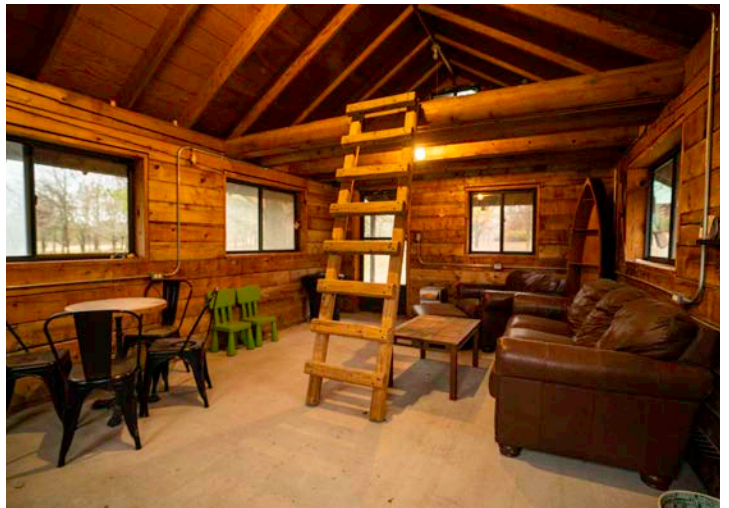


ADDITIONAL CABIN PHOTOS



1.5 ACRE POND WITH PLAY HOUSE

The 1.5 acre pond is very clear and has an awesome pond house with a fishing dock, fountain, floating dock with diving board, and a little sandy beach.



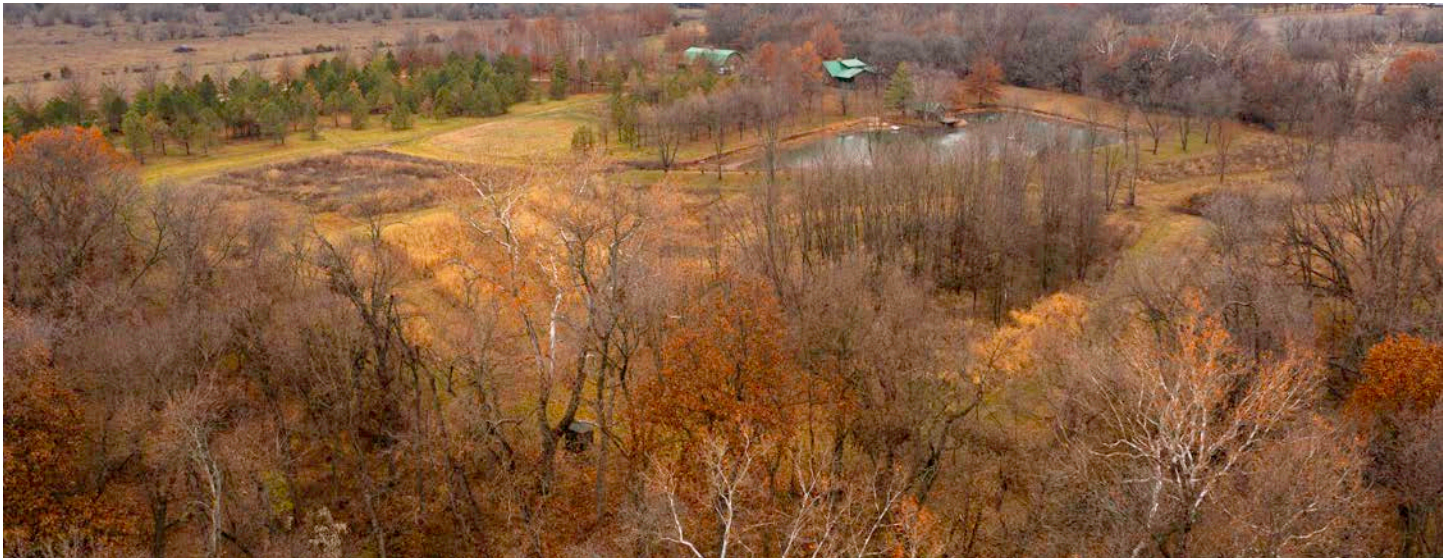
SOLAR-POWERED GATE



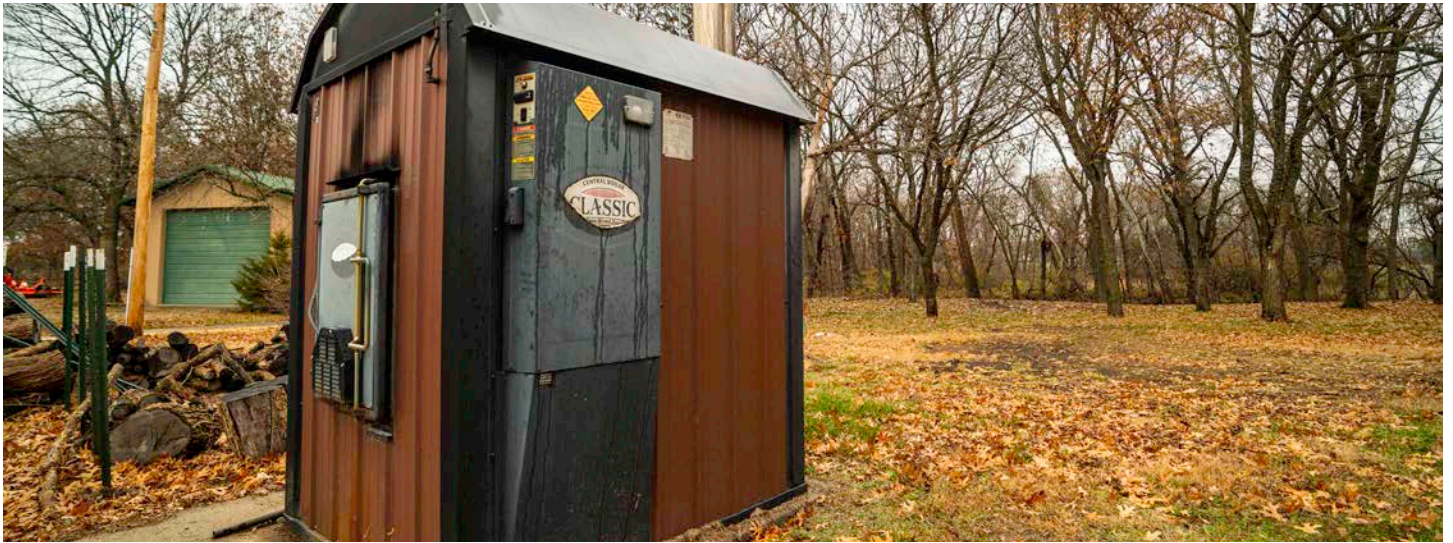
GAMBREL ROOF BARN & METAL BUILDING



38 +/- ACRES



CENTRAL BOILER



ALL BLINDS, FEEDERS, STANDS INCLUDED



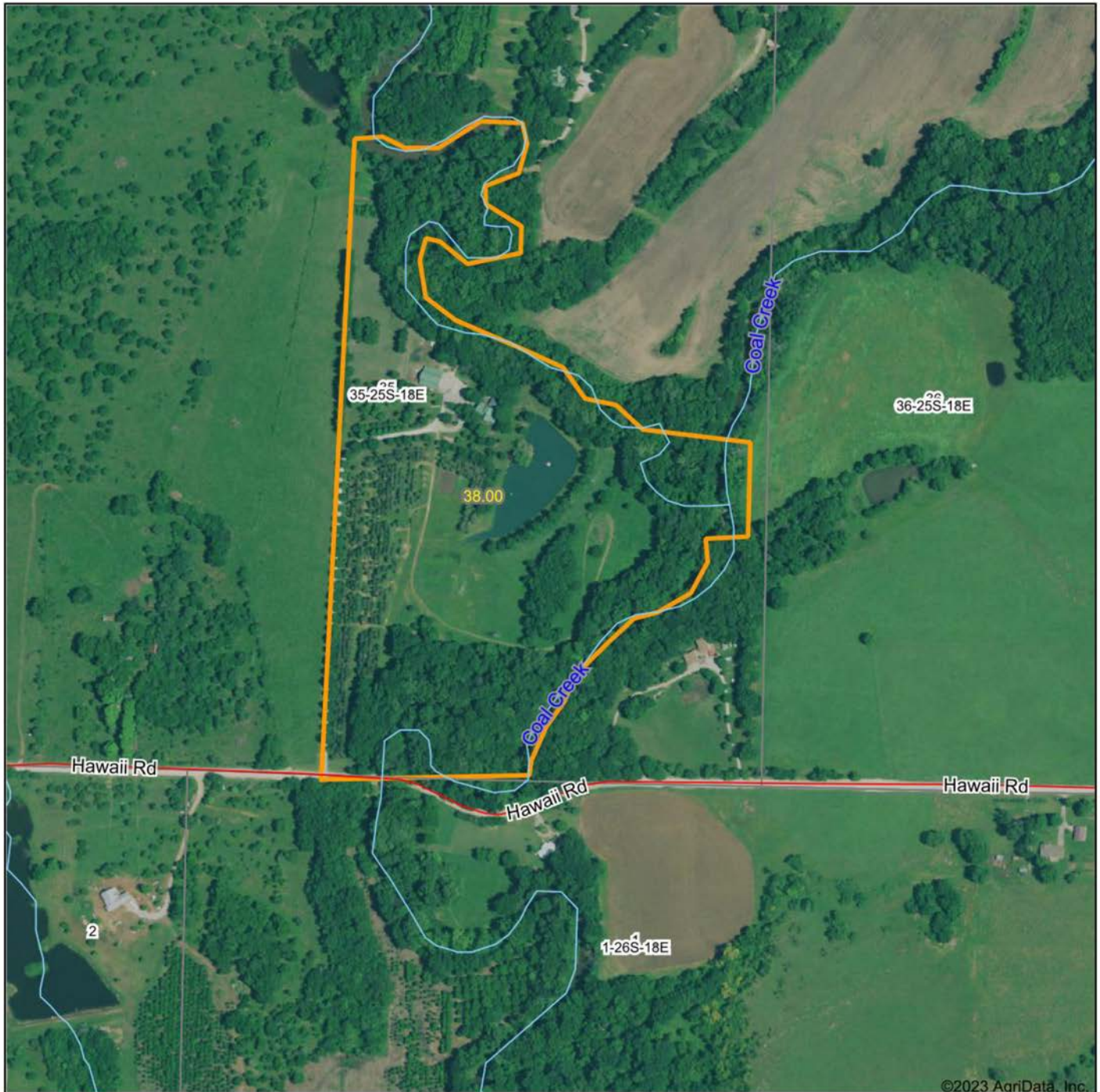
WELL-MAINTAINED FOOD PLOTS



TRAIL CAM PICTURES



AERIAL MAP



©2023 AgriData, Inc.

Boundary Center: 37° 49' 23.16, -95° 23' 36.39

0ft 501ft 1002ft



Maps Provided By:



© AgriData, Inc. 2023

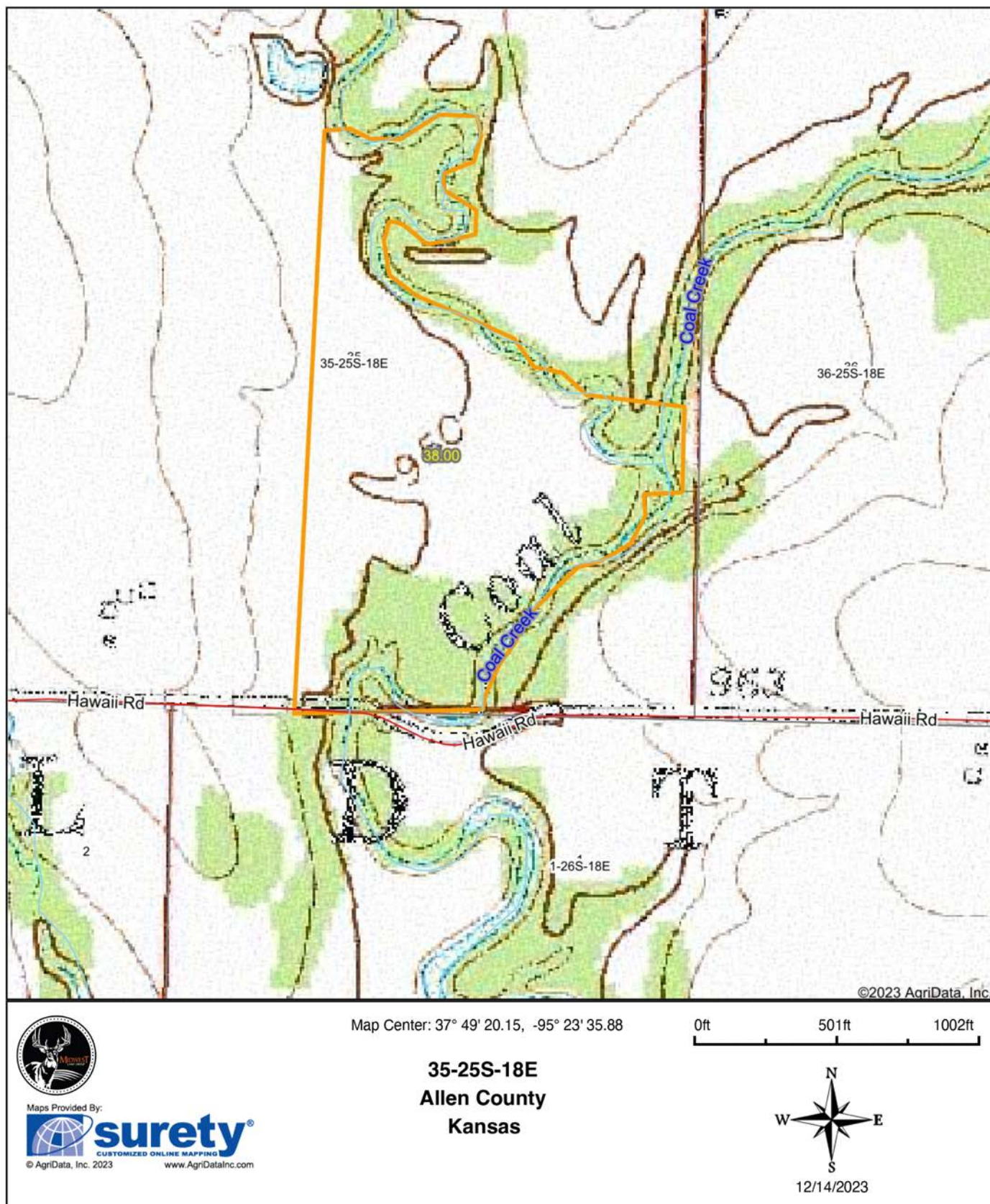
www.AgriDataInc.com

35-25S-18E
Allen County
Kansas

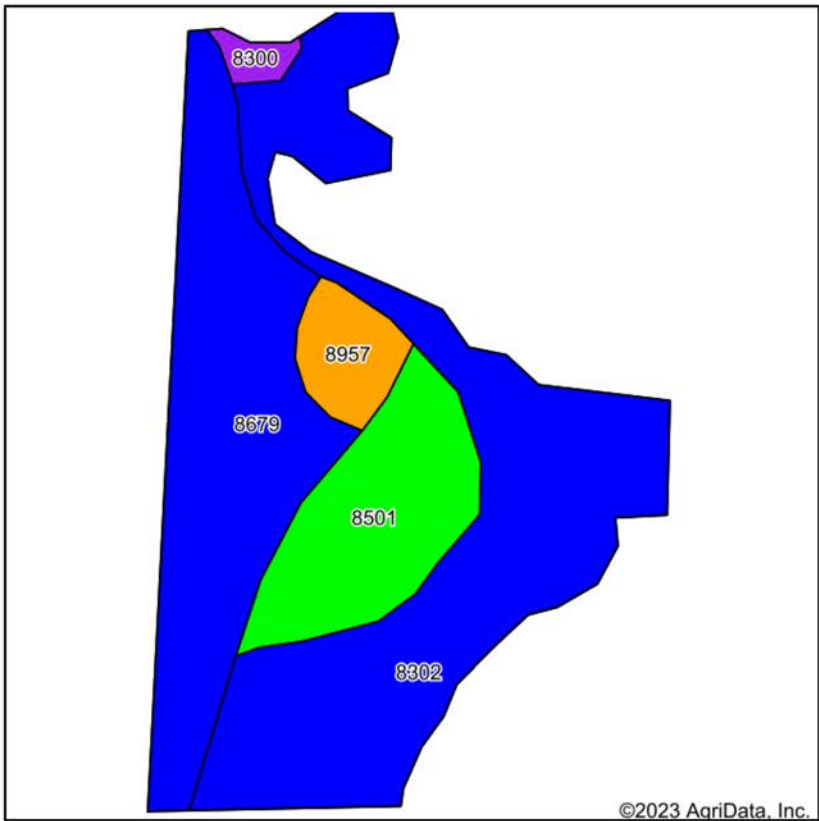


12/14/2023

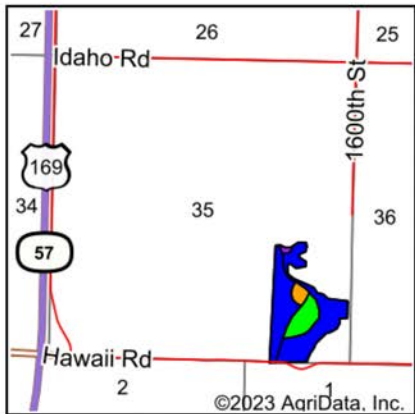
TOPOGRAPHY MAP



SOIL MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Allen**
Location: **35-25S-18E**
Township: **Humboldt**
Acres: **38**
Date: **12/14/2023**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com



Area Symbol: KS001, Soil Area Version: 23

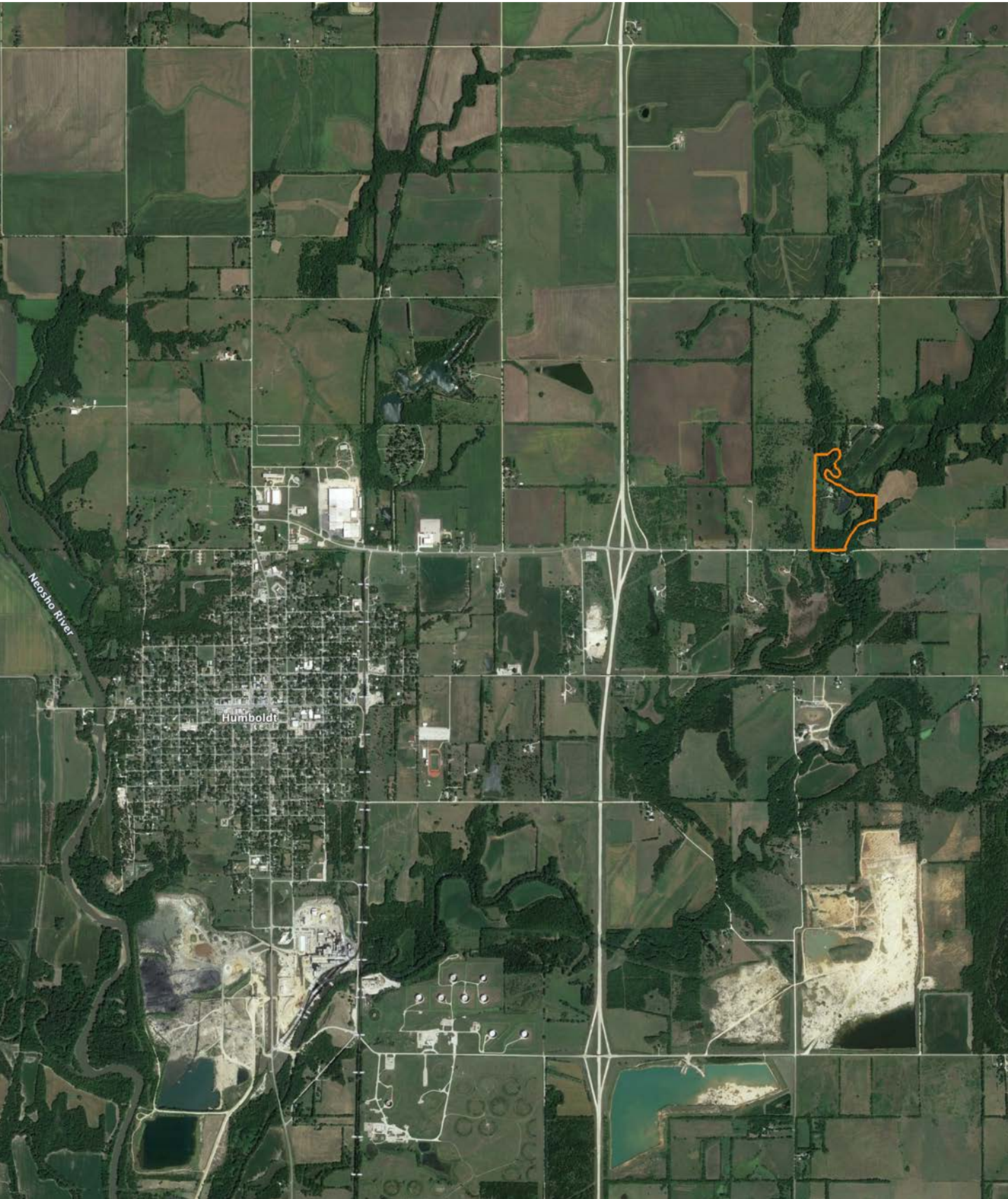
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
8302	Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded	17.59	46.3%		> 6.5ft.	IIw	82	82	63	75
8679	Dennis silt loam, 1 to 3 percent slopes	11.99	31.6%		> 6.5ft.	IIe	79	78	59	64
8501	Mason silt loam, 0 to 1 percent slopes, rarely flooded	6.07	16.0%		> 6.5ft.	Iw	78	77	68	71
8957	Wagstaff-Shidler complex, 1 to 8 percent slopes	1.85	4.9%		2.5ft. (Lithic bedrock)	IIIe	41	40	39	32
8300	Verdigris silt loam, channeled, 0 to 2 percent slopes, frequently flooded	0.50	1.3%		> 6.5ft.	Vw	48	48	27	39
Weighted Average						1.93	*n 78	*n 77.4	*n 60.9	*n 68.3

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

OVERVIEW MAP



AGENT CONTACT

Shay Haddock absolutely loves the outdoors. A lifelong sportsman and recreational enthusiast, he joined Midwest Land Group in order to put together his two passions: the outdoors and sales. Before coming onboard the team, Shay had a successful career, most recently working the last five years for General Electric, where he was in the top 10% of the company. He was then led to real estate, seeing how he could share his passion of the outdoors and help others achieve their dreams.

Born in Dallas, Shay left Texas and headed north to attend the University of Arkansas, where he was the starting field goal kicker for the Razorbacks in 2008 and 2009. He's an experienced whitetail hunter and active participant of the Quality Deer Management Association (QDMA). He's also an Associate Pastor for the Overland Park Community Church, as well as a Team Chaplain within the Kansas City Royals baseball chapel program. Shay lives with his wife, Molly, and their three (soon to be four) kids. When he's not out bowhunting whitetails, you can usually find him flyfishing, bass fishing, golfing, or playing sports with his kids. Shay is a trusted and proven businessman who's dedicated to connecting people and passions to land and landowners. If you're in the market for land in Eastern Kansas and Western Missouri, be sure to give Shay a call.



SHAY HADDOCK, LAND AGENT
913.222.4257
SHaddock@MidwestLandGroup.com



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Arkansas, Illinois, Iowa, Kansas, Missouri, Nebraska, Oklahoma, South Dakota, and Wisconsin.