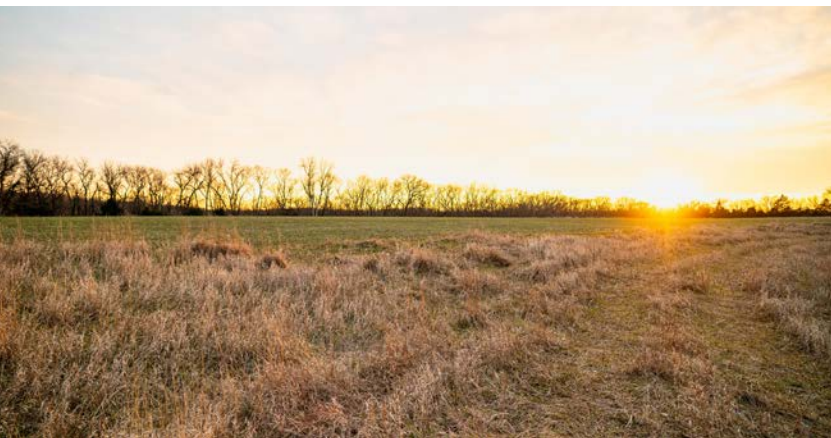


MIDWEST LAND GROUP PRESENTS



DOUGLAS COUNTY, KS

108 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PREMIUM WHITETAIL FARM WITH B&C HISTORY, BUILD SITE, AND NEAR CLINTON LAKE

You won't likely find a more proven tract of land in Douglas County for producing "Booner" quality whitetails than this one. With a decade of big deer history and the harvest records to prove it, this farm stands out as one of the top-producing whitetail hunting farms of its size in Eastern Kansas. Located just 20 minutes from Lawrence, and 10 minutes from Clinton Lake, it is private and secluded as they come, yet close to the lake and close to town for easy commutes. Big hardwood timber draws, towering oaks, tons of deer trails, and excellent stand locations. A few dense cedar thickets for prime bedding, and 40 acres

of tillable ground to feed the deer and pay the taxes. Two Redneck blinds on the property will transfer to the buyer and are set up in premium locations. A trail system makes access on the property quite easy, and there are two places for someone wanting to build a nice pond on the property that would suit well. A rural water meter is already on the property, and electricity is available right at the road. This property has it all, located in one of the most scenic parts of the county, abundant in privacy and beauty, and full of wildlife. Give Shay Haddock a call at (913) 222-4257 today to make it your own!



PROPERTY FEATURES

PRICE: **\$685,000** | COUNTY: **DOUGLAS** | STATE: **KANSAS** | ACRES: **108**

- Multiples of Boone & Crockett deer history
- Water meter on site
- Electricity available at the road
- Private deeded driveway, gated
- Mature oak hardwoods
- Secluded build site location
- High-quality soils for farming & food plots
- 10 minutes from Clinton Lake
- 20 minutes from Lawrence
- 45 minutes from anywhere in KC area



BOONE & CROCKETT DEER HISTORY

With a decade of big deer history and the harvest records to prove it, this farm stands out as one of the top-producing whitetail hunting farms of its size in Eastern Kansas.



PRIVATE DEEDED DRIVEWAY



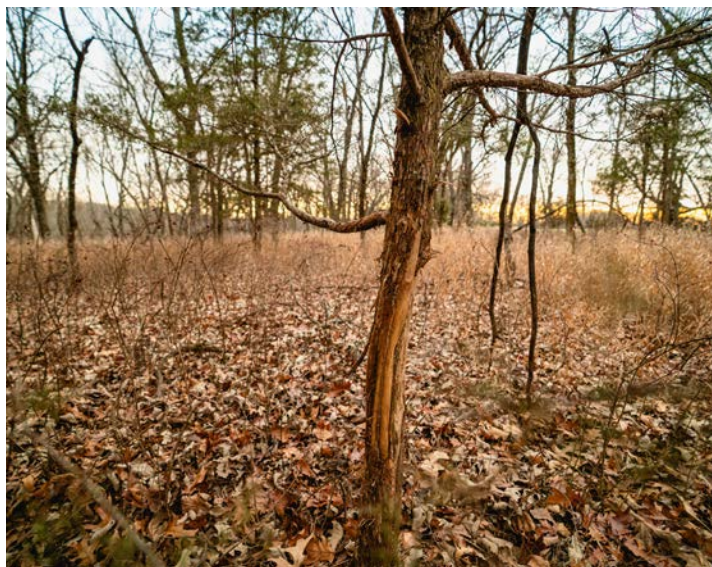
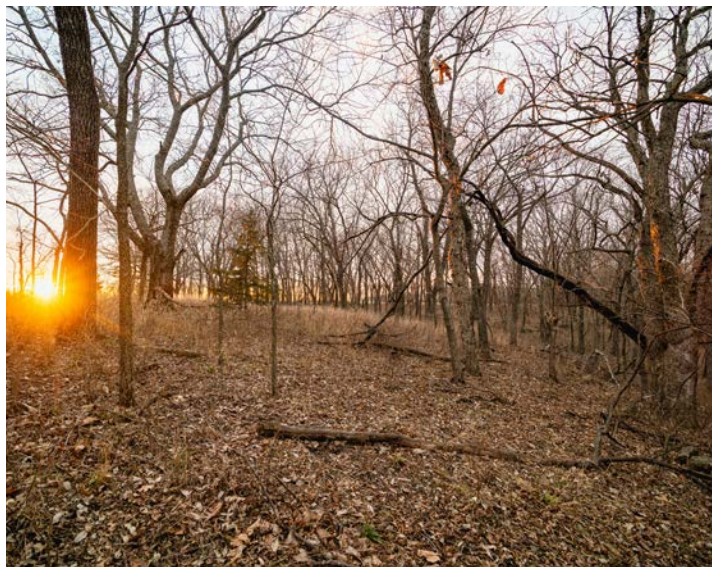
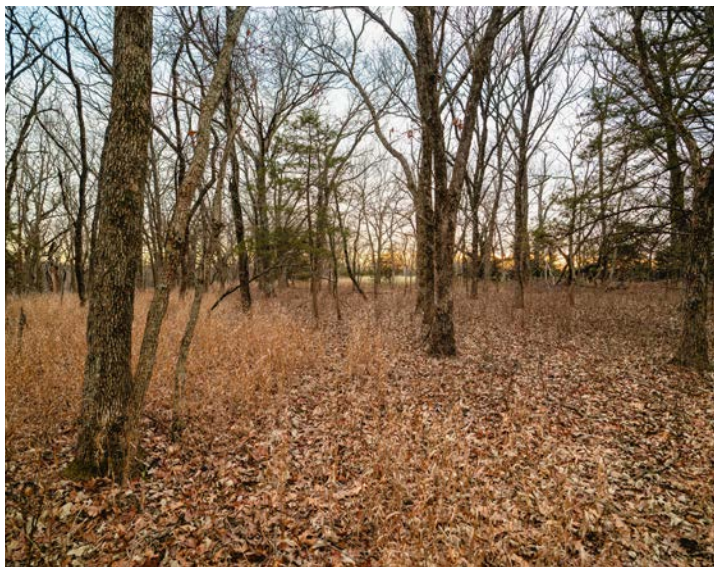
SECLUDED BUILD SITE LOCATION



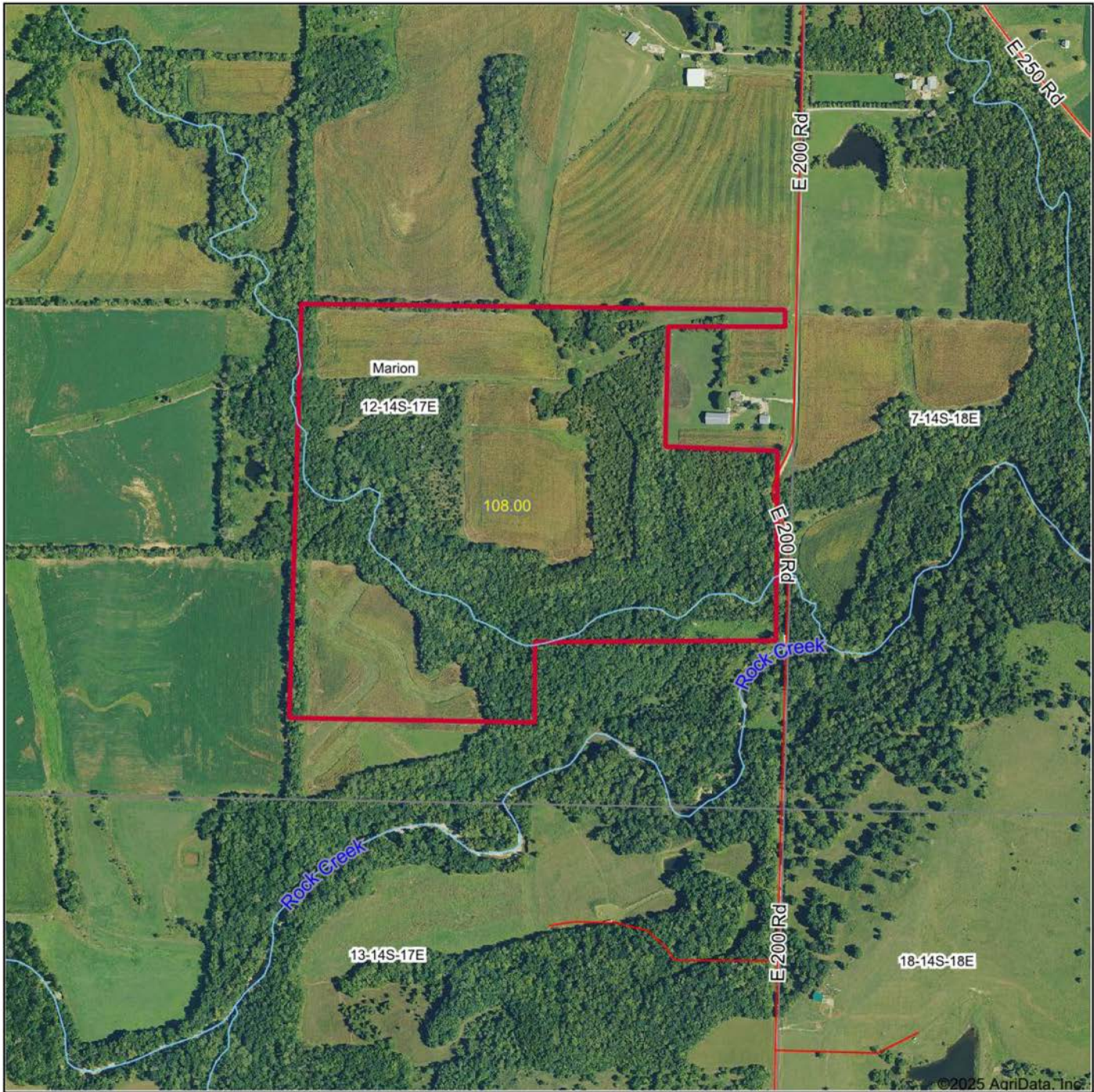
40 ACRES OF TILLABLE GROUND



MATURE OAK HARDWOODS



AERIAL MAP



Boundary Center: 38° 50' 41.54, -95° 28' 5.71

0ft 825ft 1651ft



Maps Provided By:



© AgriData, Inc. 2023

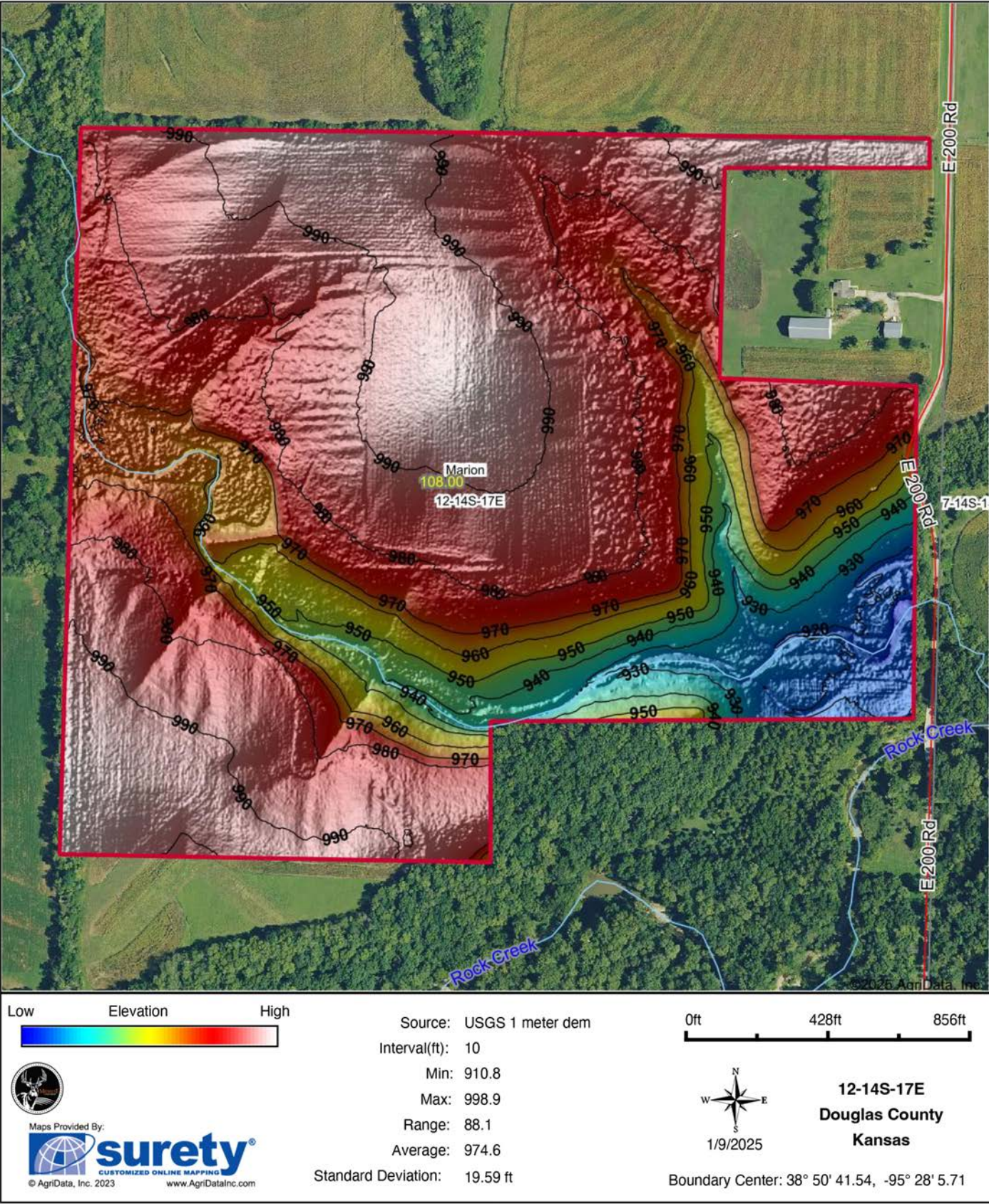
www.AgrIDataInc.com

12-14S-17E
Douglas County
Kansas

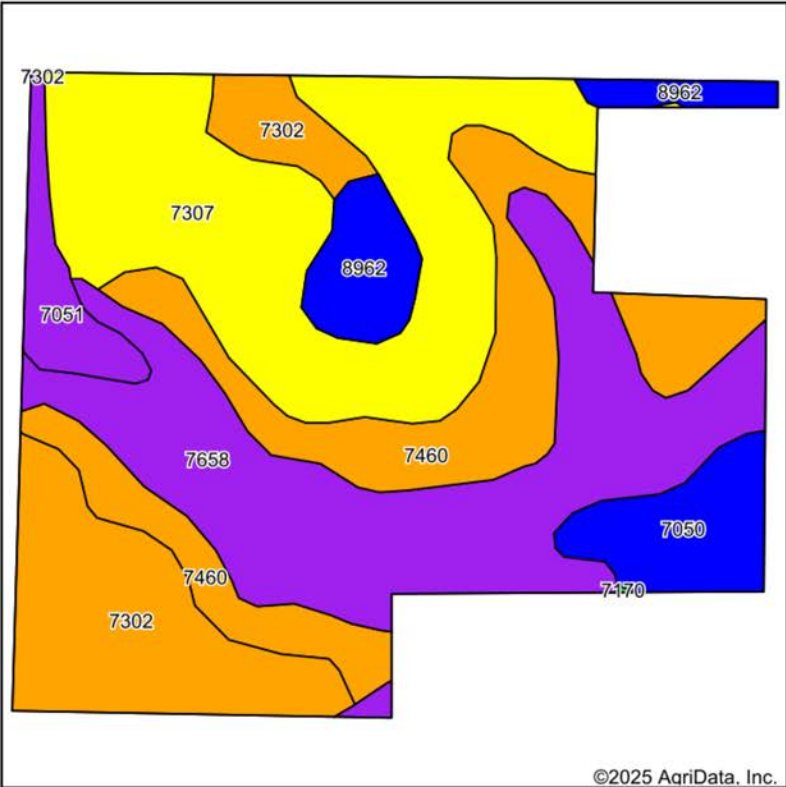


1/9/2025

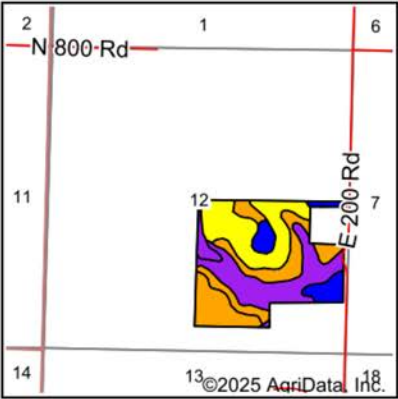
HILLSHADE MAP



SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Douglas**
Location: **12-14S-17E**
Township: **Marion**
Acres: **108**
Date: **1/9/2025**



Maps Provided By:



Area Symbol: KS045, Soil Area Version: 21

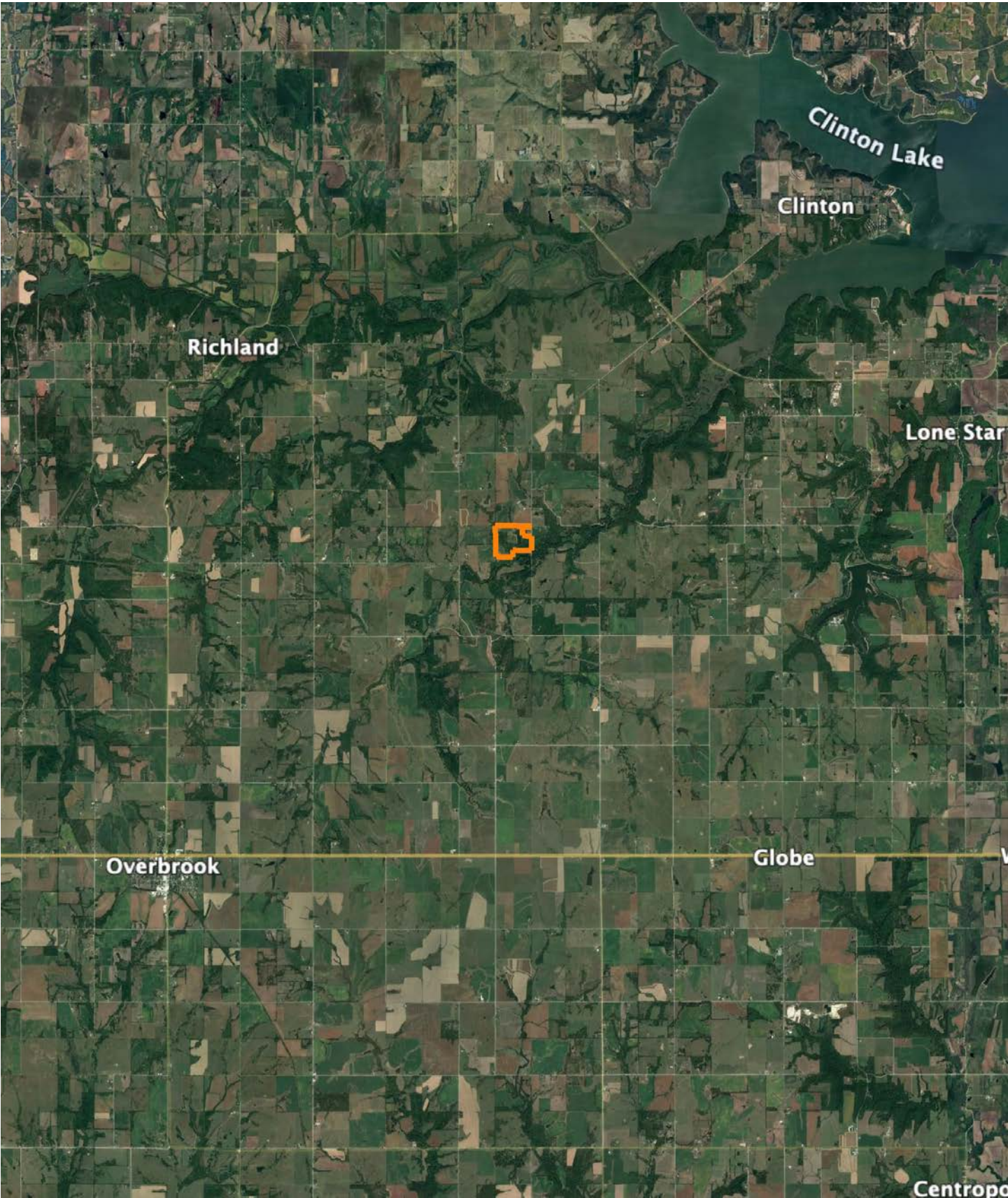
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
7307	Martin soils, 3 to 7 percent slopes, eroded	28.78	26.7%		> 6.5ft.	Ive	4135	45	42	45	37	
7658	Vinland-Rock outcrop complex, 15 to 45 percent slopes	28.38	26.3%		1.3ft. (Paralithic bedrock)	Vle	2148	13	13	10	8	
7460	Oska silty clay loam, 3 to 6 percent slopes	20.38	18.9%		2.8ft. (Lithic bedrock)	Ille	4158	50	45	50	41	
7302	Martin silty clay loam, 3 to 7 percent slopes	15.97	14.8%		> 6.5ft.	Ille	4228	54	50	53	47	
7050	Kennebec silt loam, occasionally flooded	5.75	5.3%		> 6.5ft.	Ilw	4361	89	89	69	82	
8962	Woodson silt loam, 1 to 3 percent slopes	5.23	4.8%		> 6.5ft.	Ilis	4425	52	47	52	49	44
7051	Kennebec silt loam, frequently flooded	3.51	3.2%		> 6.5ft.	Vw	4125	77	77	62	62	19
Weighted Average						4.02	3656.7	*n 42.6	*n 40	*n 40.1	*n 35.4	*n 2.7

*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

A lifelong sportsman and recreational enthusiast, Shay Haddock brings his passions to the job: sales and the outdoors. With a background in sales, Shay spent several years at GE Healthcare, where he was in the top 10% of the company. At Midwest Land Group, he's not only fulfilled his dream of connecting people and passions to land and landowners, he is now considered a top producer, consistently landing in the top 5%.

Born in Dallas, Texas, Shay graduated from Arlington High School before heading north to the University of Arkansas to obtain a Bachelor's Degree in Communications. It was here where he was the starting field goal kicker for the Razorbacks in 2008 and 2009. An experienced whitetail hunter with a passion to fly fish and hunt out west with his friends and family. Shay also serves as the Senior Pastor of the Appleton City Christian Church. He lives in Appleton City, Missouri, with his wife, Molly, and their four kids, Gabriel, Joshua, Sadie, and Zeke. When he's not out bowhunting whitetails, you can usually find him fly fishing, bass fishing, golfing, camping, or playing sports with his kids.

A solid and seasoned agent with a proven track record, Shay is dedicated to sharing his passion for the Lord, and the outdoors to help others achieve their dreams. If you're in the market to buy or sell land, be sure to give Shay a call.



SHAY HADDOCK, LAND AGENT
913.222.4257
SHaddock@MidwestLandGroup.com



MidwestLandGroup.com

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