

MIDWEST LAND GROUP PRESENTS

105 ACRES

MIAMI COUNTY, KS

40705 W. 287TH STREET, PAOLA, KANSAS, 66071



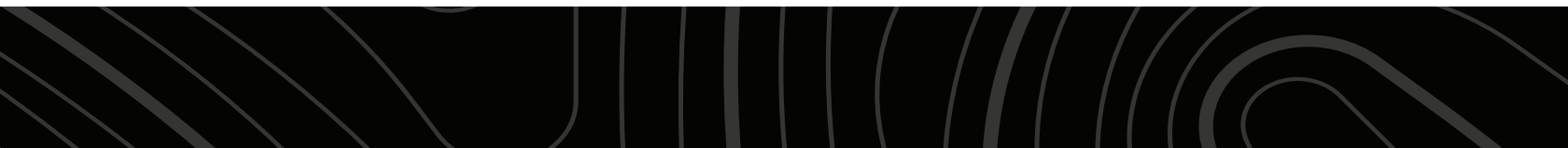
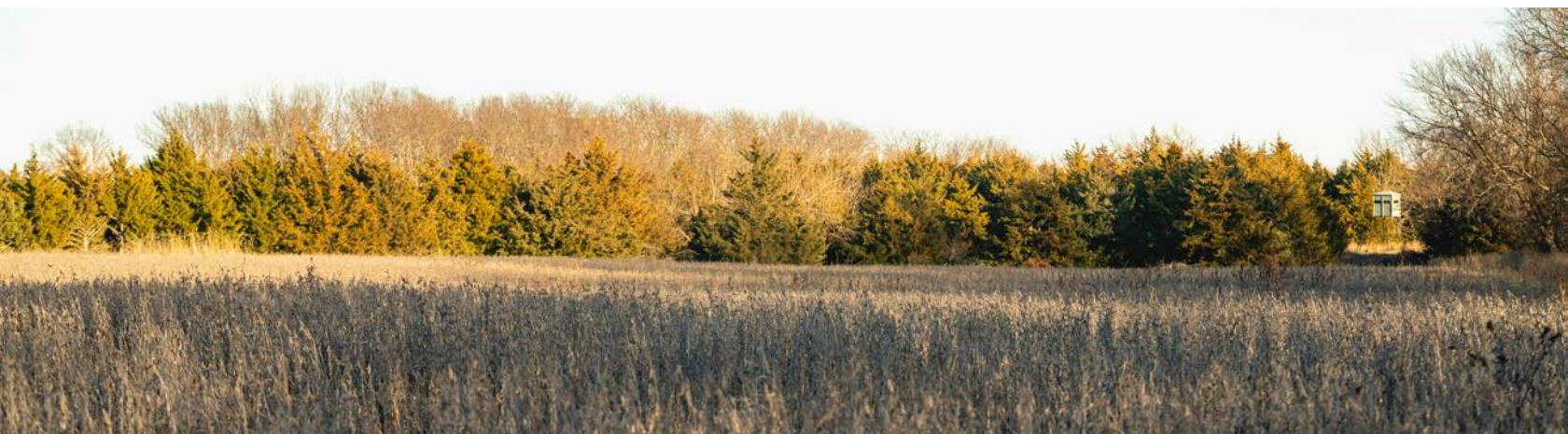
MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

WORLD CLASS, HIGHLY MANAGED HUNTING FARM 30 MINUTES FROM OVERLAND PARK & THE KC AREA

This is the dream hunting farm you've been waiting for! 105 +/- acres with nearly every single acre of it huntable, and pound-for-pound one of the most action-packed and storied hunting farms to hit the market in some time. Located in western Miami County, just 30 minutes from the Overland Park/Kansas City area sits this truly one-of-a-kind hunting and recreational property that is unmatched for the area! A key to its success is that it adjoins one of the largest blocks of connecting timber in the county and is in a big deer neighborhood with no roads through it. This property has over a decade of proven trophy whitetail success, with several nice deer in the 160-170"+ range being harvested. A 5-year Don Higgins management plan has been fully executed on this property including strategic TSI units, fire implementation, native habitat restoration, destination food sources, smaller food plots, and perfect access that has proved to be a lethal prescription for long-term success on this property. A private drive takes you to

the gated entrance. Electric service is already on the property and water is available. A beautiful build site is located in the northeast corner that used to be an old homestead, it is private yet won't interfere with the property for hunting. A very nice and clear pond, fully stocked with bass, catfish, & bluegill is a nice way to spend the summer evenings. There are four Redneck blinds on the property for your hunting convenience, and each of them has very stealthy access to get in and out without educating the deer. A 6 +/- acre food plot sits in the north-central part of the farm that anchors the management program here as it's strategically located right next to the bedding cover. A nice trail system runs around the farm as well for easy access to maintain food plots, get into stands, and use as fire breaks for prescribed burns. This is truly one of the premium whitetail and turkey farms that will hit that market for this size and location. Give Shay Haddock a call today at (913) 222-4257 to make it your own!



PROPERTY FEATURES

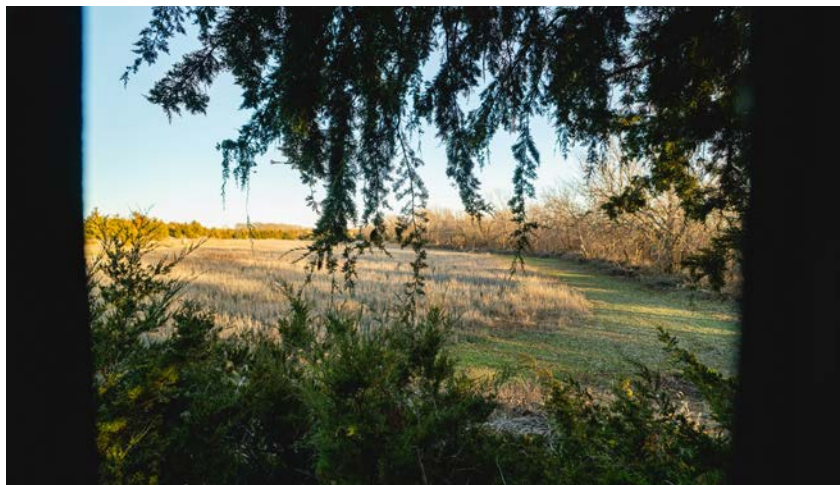
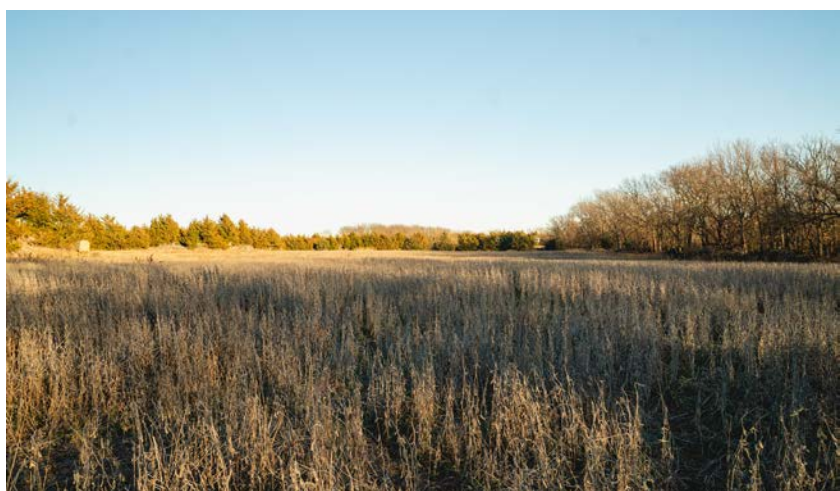
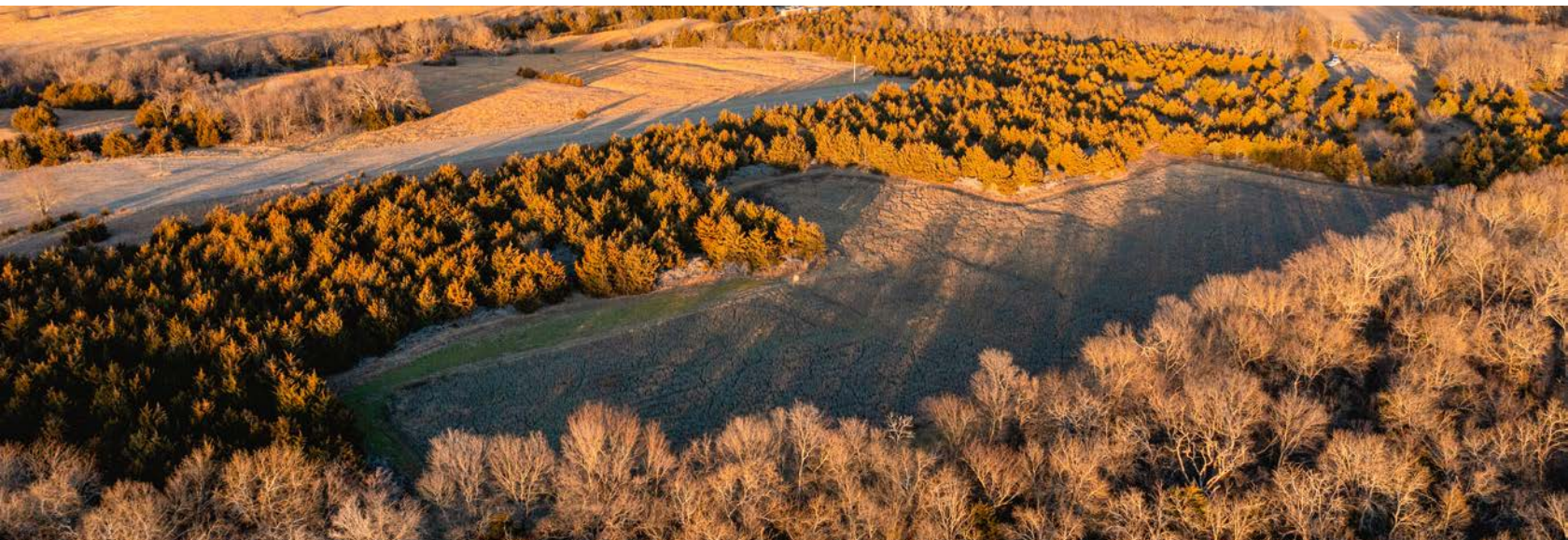
PRICE: **\$724,900** | COUNTY: **MIAMI** | STATE: **KANSAS** | ACRES: **105**

- Don Higgins 5-year management plan FULLY executed
- 4 Redneck blinds in strategic locations
- 6 +/- acre destination food plot
- Multiple TSI units for premium bedding
- Pinch points to hunt for every wind direction
- Trail system for access
- Utilities available
- Private road access
- Decades of B&C deer history & success
- 30 minutes from Overland Park/KC



6 +/- ACRE DESTINATION FOOD PLOT

A 6 +/- acre food plot sits in the north-central part of the farm that anchors the management program here as it's strategically located right next to the bedding cover.



FULLY STOCKED POND

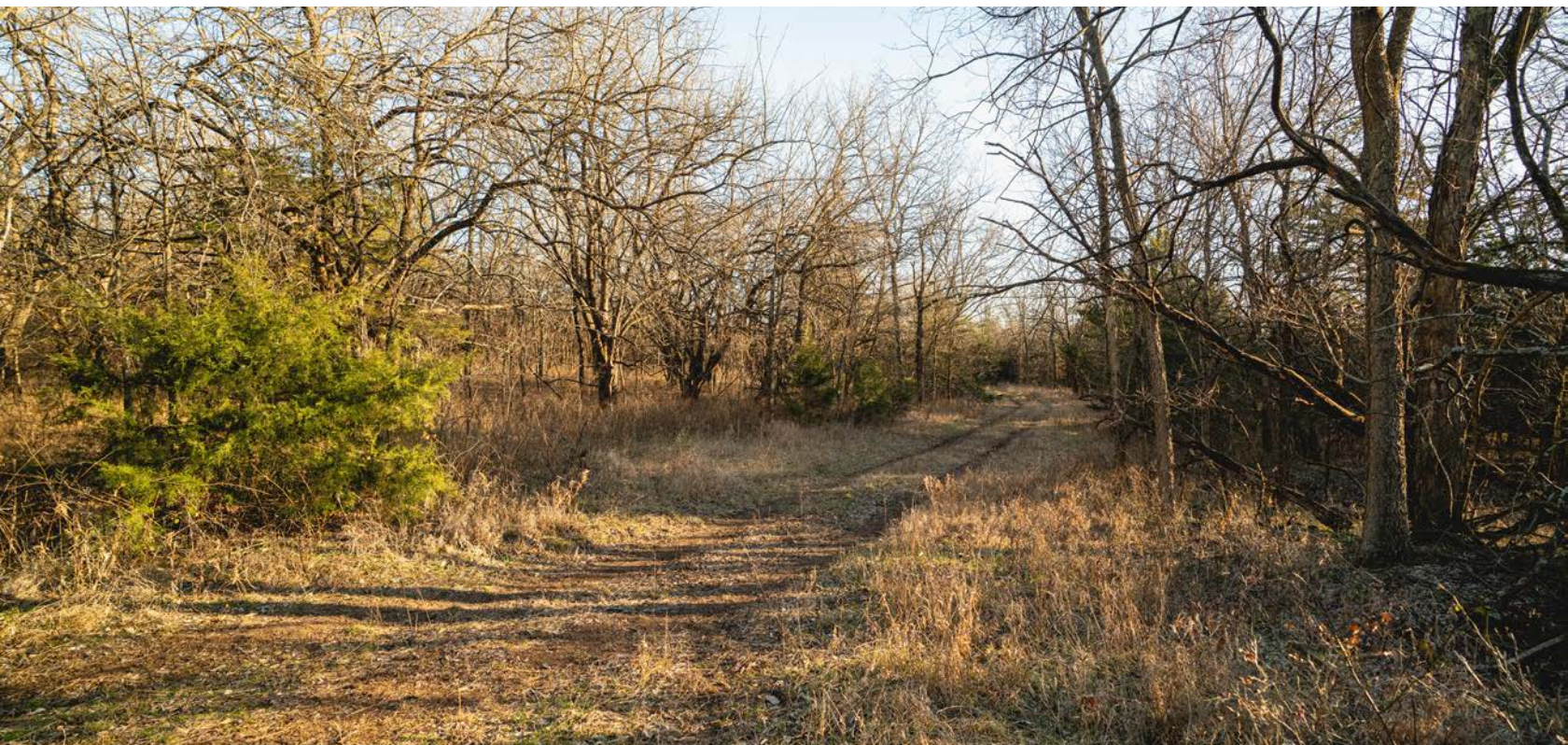


4 REDNECK BLINDS



TRAIL SYSTEM

A nice trail system runs around the farm as well for easy access to maintain food plots, get into stands, and use as fire breaks for prescribed burns.



B&C DEER HISTORY & SUCCESS



AERIAL MAP



Maps Provided By:



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Boundary Center: 38° 36' 12.01, -95° 3' 38.63

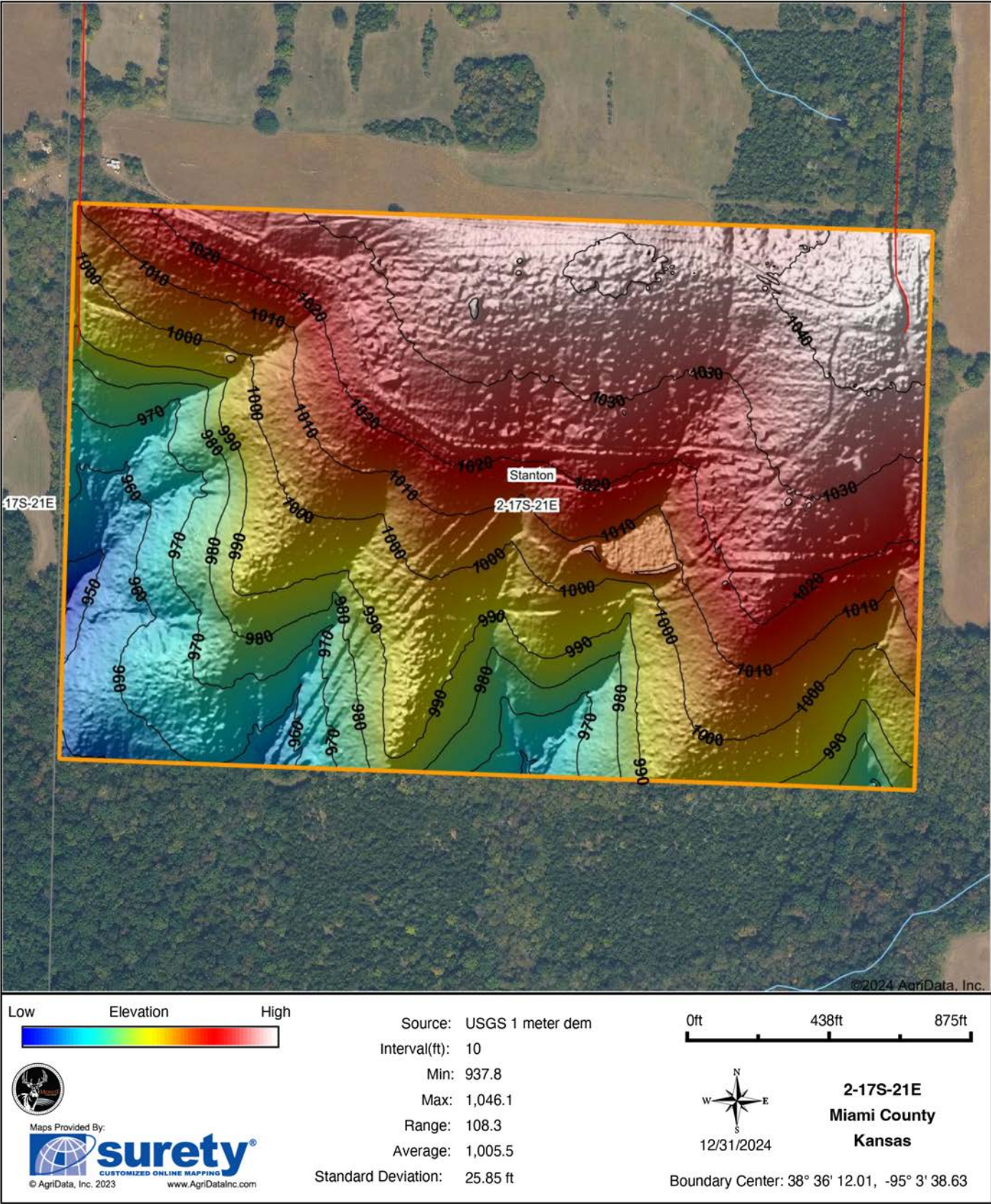
2-17S-21E
Miami County
Kansas

0ft 827ft 1653ft

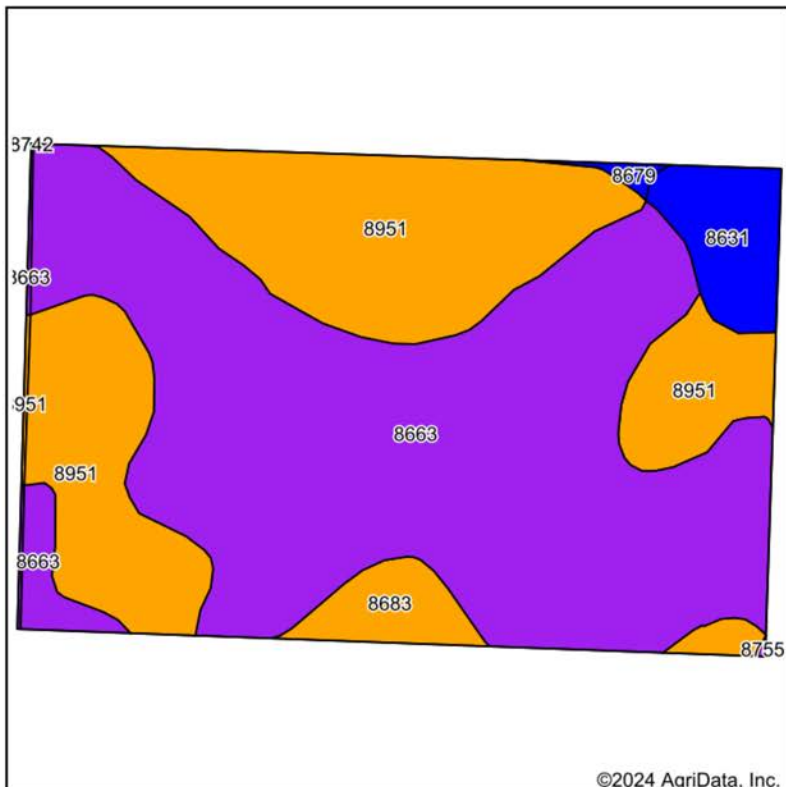


12/31/2024

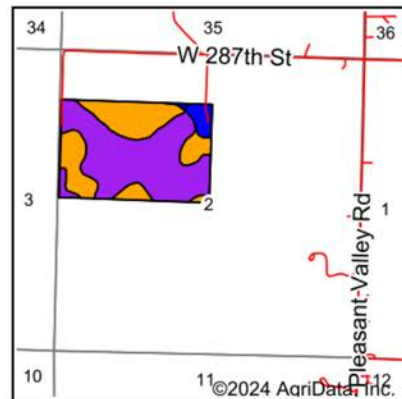
HILLSHADE MAP



SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Miami**
Location: **2-17S-21E**
Township: **Stanton**
Acres: **105**
Date: **12/31/2024**



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
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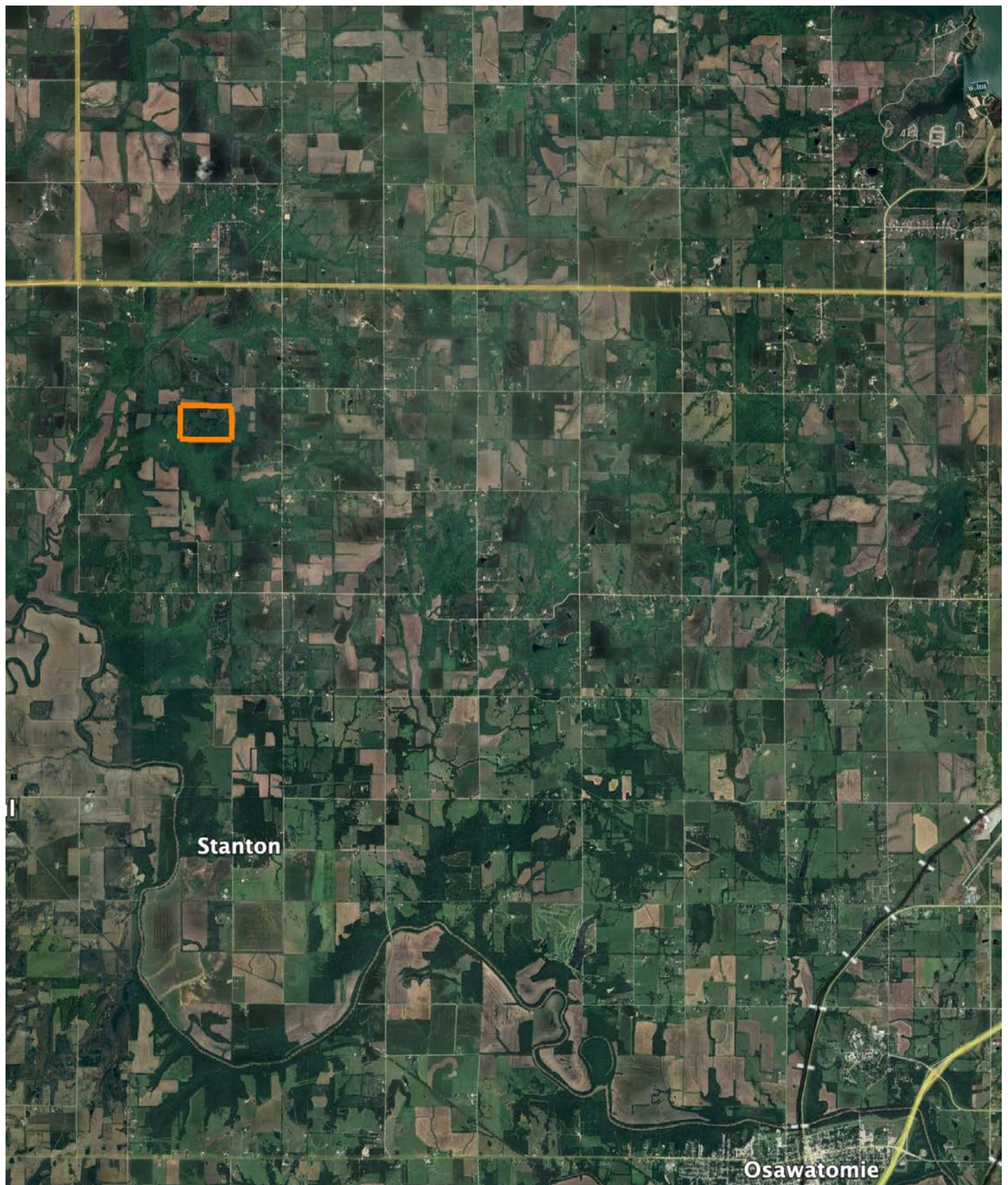
Area Symbol: KS059, Soil Area Version: 24 Area Symbol: KS121, Soil Area Version: 25												
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
8663	Clareson-Rock outcrop complex, 3 to 15 percent slopes	61.38	58.3%		2ft. (Lithic bedrock)	Vle	3398	44	44	25	27	28
8951	Wagstaff silty clay loam, 1 to 3 percent slopes	34.30	32.7%		2.5ft. (Lithic bedrock)	Ille	4968	52	51	51	43	46
8631	Bucyrus silty clay loam, 1 to 3 percent slopes	4.57	4.4%		5.4ft. (Lithic bedrock)	Ile	6108	74	74	58	60	63
8683	Dennis silt loam, 3 to 7 percent slopes	3.89	3.7%		> 6.5ft.	Ille	5048	76	76	60	65	66
8679	Dennis silt loam, 1 to 3 percent slopes	0.39	0.4%		> 6.5ft.	Ile	4838	79	78	59	64	69
8663	Clareson-Rock outcrop complex, 3 to 15 percent slopes	0.29	0.3%		2ft. (Lithic bedrock)	Vle	3398	44	44	25	27	28
8951	Wagstaff silty clay loam, 1 to 3 percent slopes	0.18	0.2%		2.5ft. (Lithic bedrock)	Ille	4968	52	51	51	43	46
Weighted Average						4.71	4098	*n 49.2	*n 48.9	*n 36.4	*n 35.2	*n 37

*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
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MidwestLandGroup.com

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