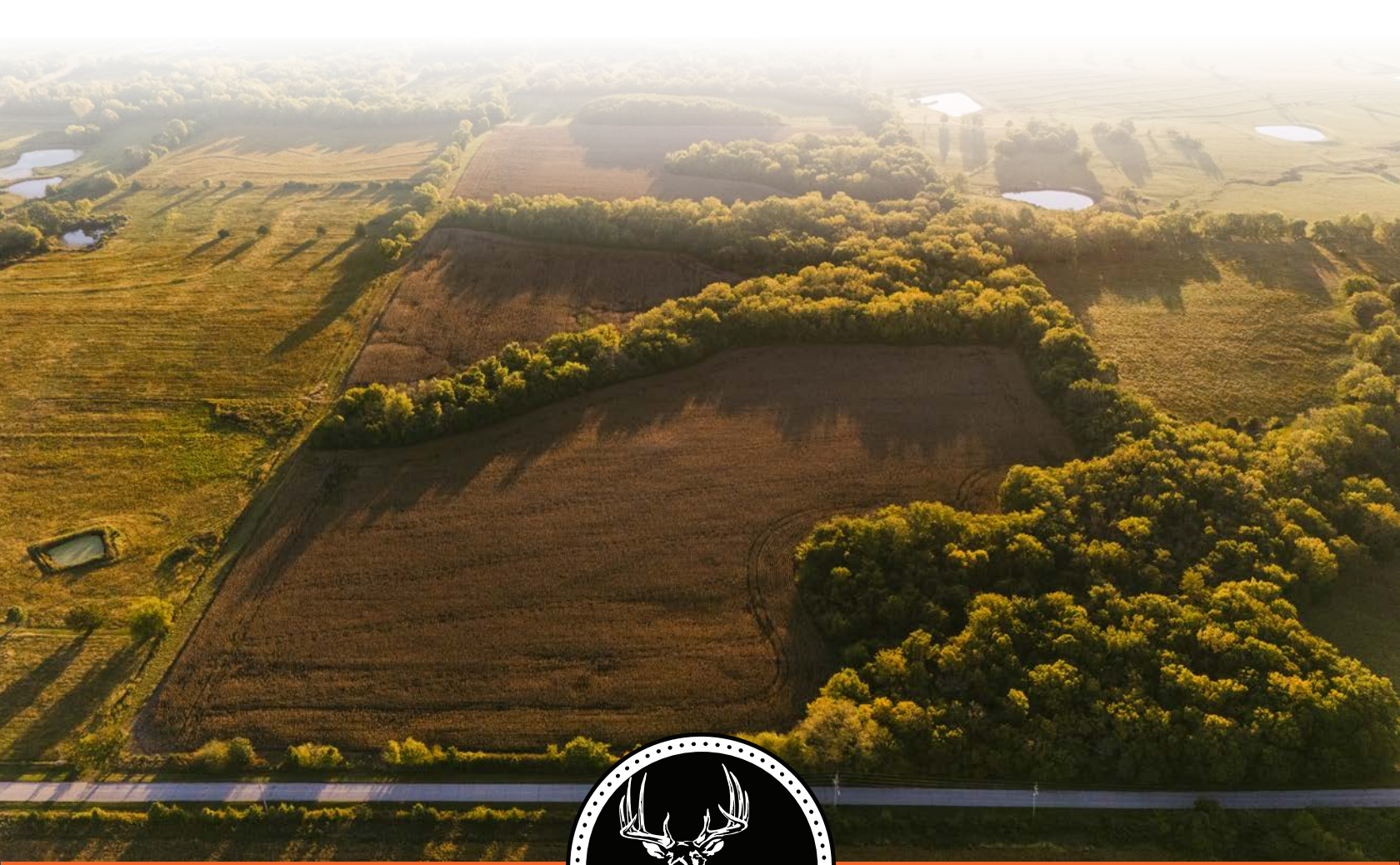


MIDWEST LAND GROUP PRESENTS

80 ACRES IN

MIAMI COUNTY KANSAS



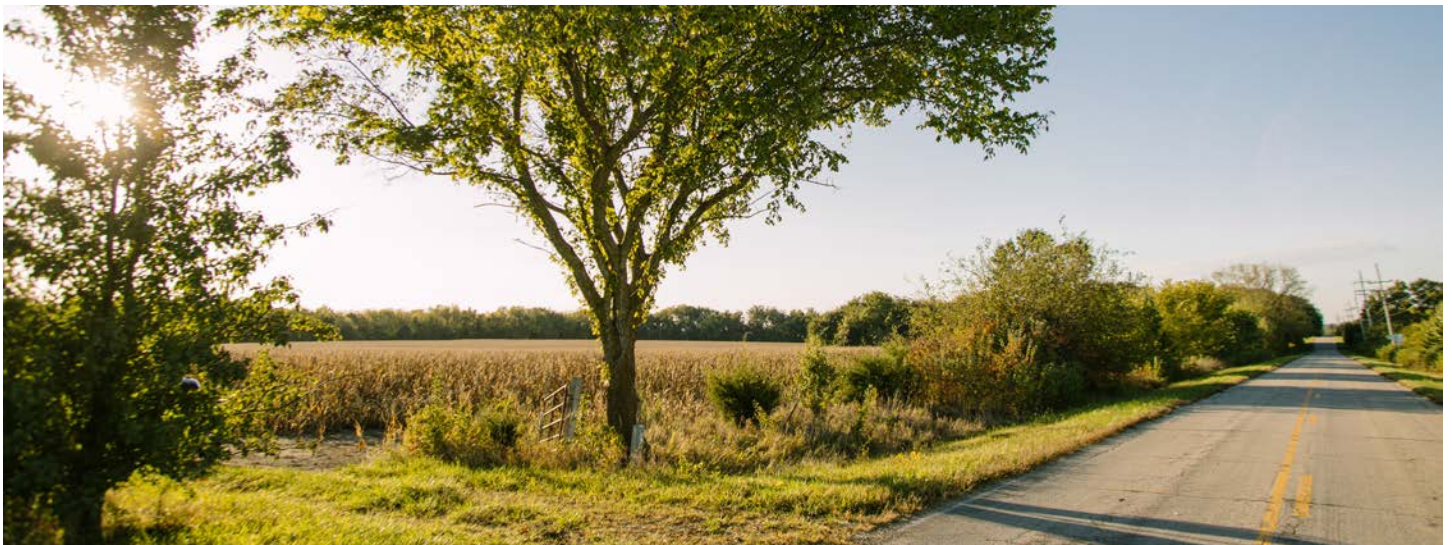
MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PREMIUM BUILD SITE ON METCALF SOUTH OF LOUISBURG

Looking to get out of Johnson County, but want to be close to the conveniences of the city? Look no further! 20 minutes south of Overland Park sits this truly perfect 80 +/- acres. Approximately 40 +/- acres of very nice farm ground, the remaining balance in beautiful hardwood timber and open hay meadow, this property is the premium mix of landscape you have been looking for. Blacktop access off Metcalf Road and several premium, secluded build sites to choose from. Located perfectly in south central Miami County, just south of Middle Creek Lake near Lousiburg. You are a 20-minute drive

straight up 69 Highway to South Overland Park, and conveniently situated between Middle Creek Lake and La Cygne Lake for endless recreational opportunities on the water. This farm will see deer and turkeys daily, and has more than one very nice pond site for someone looking to make an extraordinary country home site. Rural Water and Electricity at the road. Louisburg school district. This offering will not last long, and is what anyone looking to get out of Johnson County has been looking for! Call Shay Haddock at (913) 222-4257 today for a private showing.

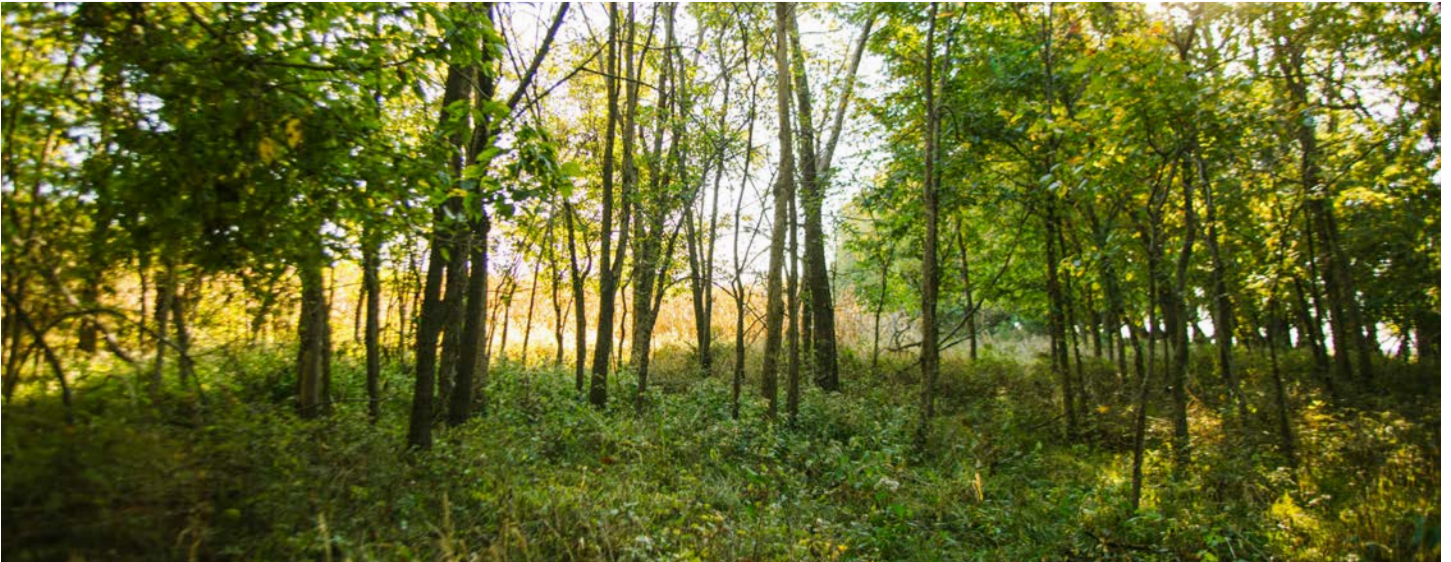


PROPERTY FEATURES

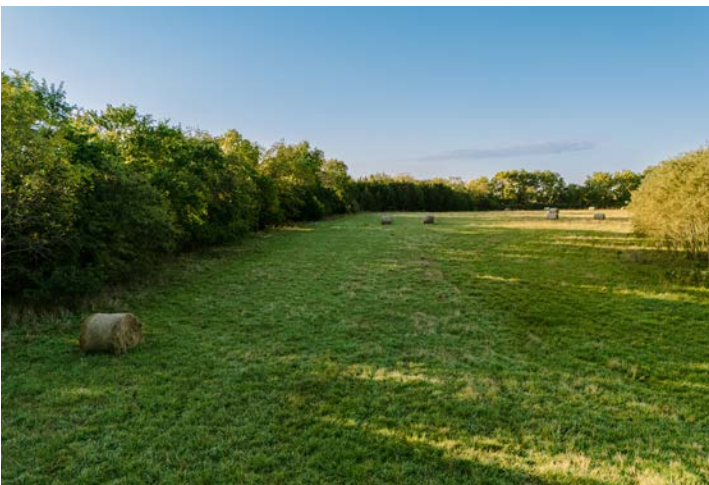
PRICE: **\$800,000** | COUNTY: **MIAMI** | STATE: **KANSAS** | ACRES: **80**

- Blacktop access on Metcalf Road
- Premium and secluded build sites
- Utilities available
- Louisburg School District
- 20 minutes south of Overland Park
- Easy access to 69 Highway
- Between Middle Creek and La Cygne Lakes
- Excellent hunting
- Beautiful hardwoods
- Pond site options

BEAUTIFUL HARDWOODS



PREMIUM AND SECLUDED BUILD SITES



AERIAL MAP



Maps Provided By:



© AgriData, Inc. 2023

www.AgriDataInc.com

Boundary Center: 38° 29' 5.44, -94° 40' 17.6

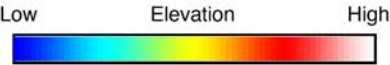
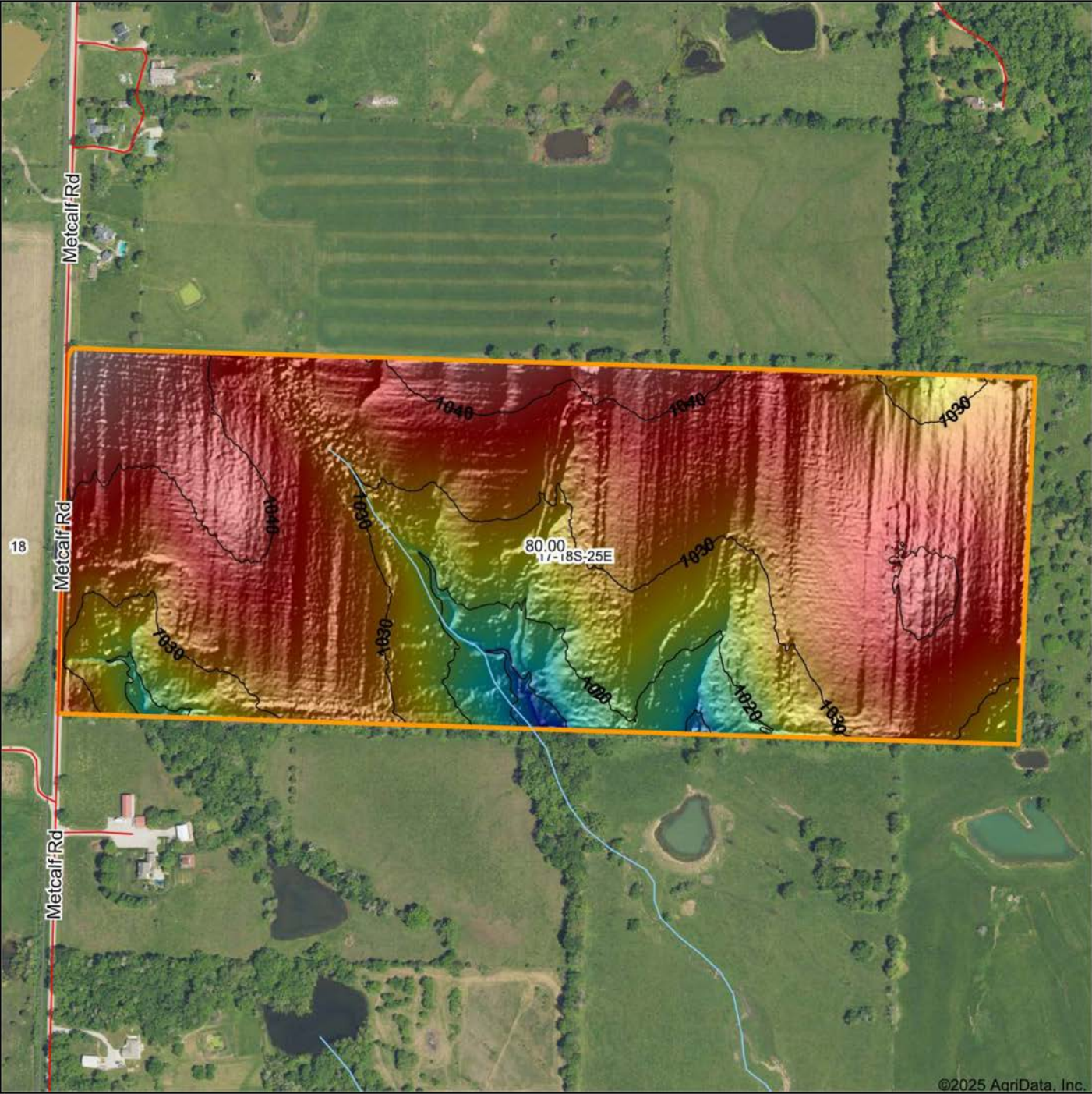
17-18S-25E
Miami County
Kansas

0ft 833ft 1666ft



10/14/2025

HILLSHADE MAP

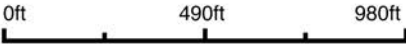


Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

Source: USGS 1 meter dem
Interval(ft): 10
Min: 1,001.5
Max: 1,050.2
Range: 48.7
Average: 1,032.6
Standard Deviation: 7.22 ft

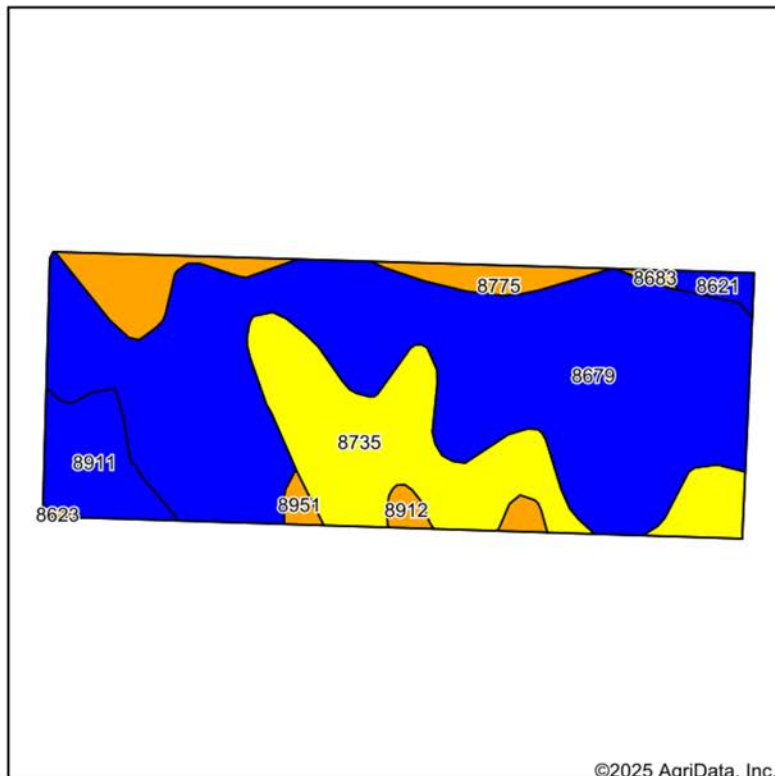


10/14/2025

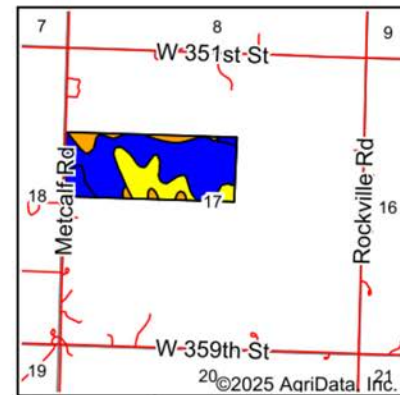
17-18S-25E
Miami County
Kansas

Boundary Center: 38° 29' 5.44, -94° 40' 17.6

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Miami**
 Location: **17-18S-25E**
 Township: **Sugar Creek**
 Acres: **80**
 Date: **10/14/2025**



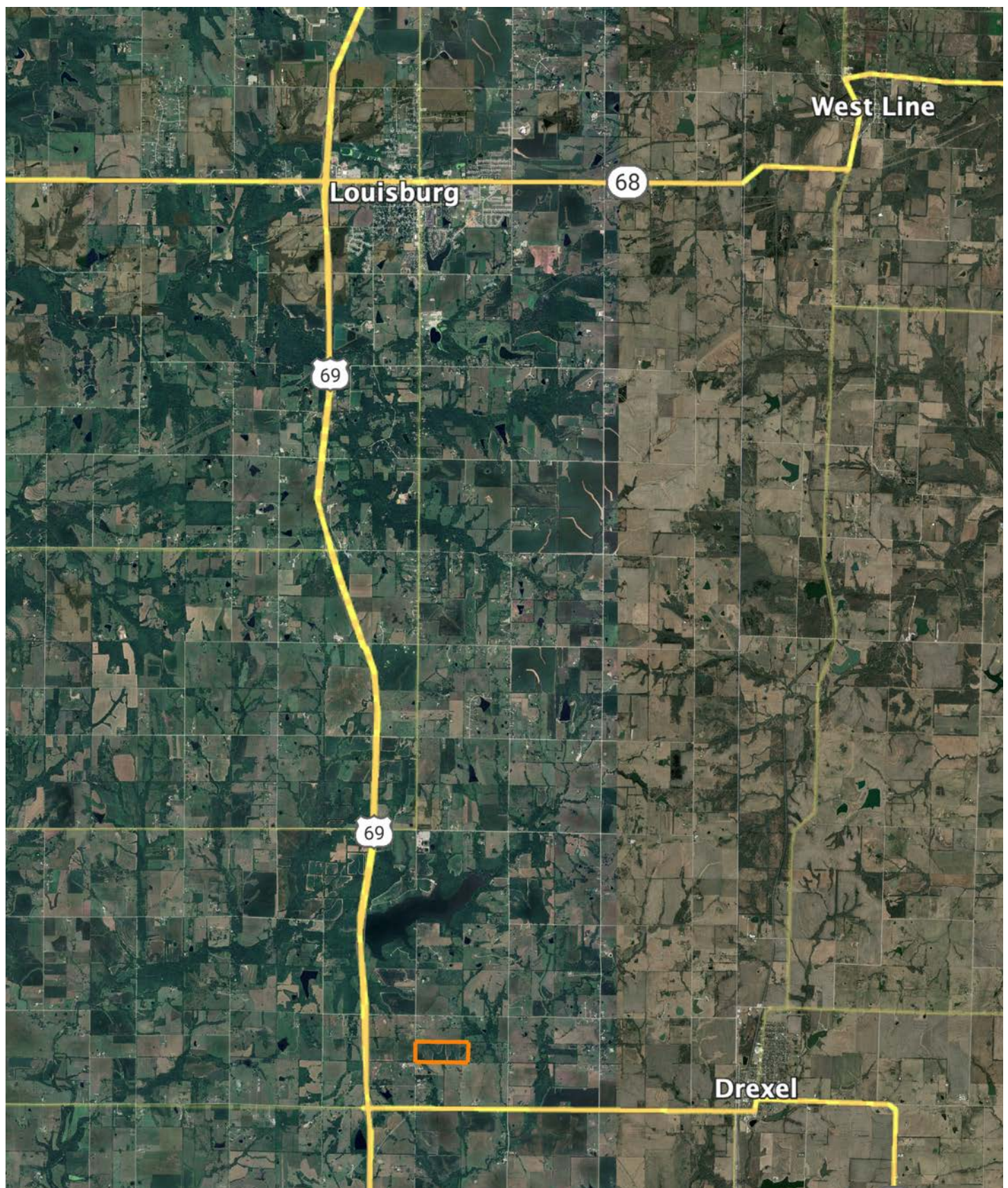
Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com



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
8679	Dennis silt loam, 1 to 3 percent slopes	49.88	62.4%		> 6.5ft.	Ile	4838	79	78	59	64	69
8735	Eram silty clay loam, 3 to 7 percent slopes	17.04	21.3%		2.6ft. (Paralithic bedrock)	IVe	4116	58	58	45	41	43
8775	Kenoma silt loam, 1 to 3 percent slopes	5.23	6.5%		5.7ft. (Lithic bedrock)	IIle	3888	59	56	58	59	54
8911	Summit silty clay loam, 1 to 3 percent slopes	4.88	6.1%		> 6.5ft.	Ile	4828	62	61	58	60	47
8912	Summit silty clay loam, 3 to 7 percent slopes	1.16	1.4%		> 6.5ft.	IIle	5153	68	68	56	58	53
8621	Bates loam, 1 to 3 percent slopes	0.93	1.2%		2.7ft. (Paralithic bedrock)	Ile	4735	65	65	57	52	59
8951	Wagstaff silty clay loam, 1 to 3 percent slopes	0.55	0.7%		2.5ft. (Lithic bedrock)	IIle	4968	52	51	51	43	46
8683	Dennis silt loam, 3 to 7 percent slopes	0.24	0.3%		> 6.5ft.	IIle	5048	76	76	60	65	66
8623	Bates loam, 3 to 7 percent slopes	0.09	0.1%		2.5ft. (Paralithic bedrock)	IIle	4910	63	63	55	49	57
Weighted Average						2.52	4626.5	*n 71.6	*n 70.8	*n 55.8	*n 58.1	*n 60.6

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, but he is now considered a top producer, consistently landing in the top 5%. Shay has been with us for 8+ years, and currently serves as our National Sales Director.

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 that 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 Appleton City Fellowship church. He lives on his farm 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

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 Alabama, Arkansas, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Minnesota, Mississippi, Missouri, Montana, Nebraska, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.