

MIDWEST LAND GROUP PRESENTS



DOUGLAS COUNTY, KS

142 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

STUNNING CUSTOM HOME WITH A 12-ACRE LAKE, JUST 15 MINUTES FROM LAWRENCE, KANSAS

We are proud to present a truly one-of-a-kind, luxury estate in Douglas County, Kansas, a genuinely rare and special offering that is nearly impossible to replicate anywhere, let alone in eastern Kansas! Located just 15 minutes southwest of Lawrence, a mile off blacktop, with a private bridge on a dead-end road, sits a remarkable and sprawling 142 +/- acres with a custom home on top of a secluded hill overlooking a 12-acre private lake! The home, at just over 5,000 square feet of fully remodeled living space, is first-class from top to bottom. 4 bedrooms, 3.5 baths, and a beautiful office. All high-end finishes throughout, including a gorgeous open floor plan and master suite on the main level. A top-end kitchen with all the finest in appliances, countertops, flooring, and cabinets, as well as the prep kitchen you dreamed of having. Heated tile, original hardwood floors, and premium carpet in the bedrooms have you feeling comfortable in every square foot of the home. The western face of the house boasts the nicest, most comfortable outdoor living spaces I've seen, lighted, heated, and screened porches overlook the landscape, face the magnificent sunsets, and views of the private lake abound. 3 central fireplaces, one for the living room, sitting room, and the downstairs office, offer

beautiful texture to the spaces and warmth in the winter. The master suite on the main floor has a very spacious bathroom, a large his and her closet, a powder room, and walk-in access to the laundry room. The master suite also has its own screened and heated porch for quiet mornings and evenings to be enjoyed. Bedrooms and bathrooms are all very spacious, and each have their own access to the outdoors. The lake dam has been rebuilt in the last 10 years, and has been excavated and dredged in the last 5 years. Fully stocked with game fish, and has a network of silt ponds perfectly designed to ensure the lasting health of the lake, protecting it for many years to come. Excellent access all around the lake and an incredible trail system with views of the countryside that will blow you away. This place is so private and secluded, it is hard to explain with words; you truly can only see it to appreciate it. The deer and turkey populations are thriving, and the outdoor recreational opportunities this place offers are genuinely endless. It would be nearly impossible for someone to duplicate this setting anywhere else; this property is truly 1 of 1. Give Shay Haddock a call today to come see it, by private appointment only! (913) 222-4257



PROPERTY FEATURES

COUNTY: **DOUGLAS** | STATE: **KANSAS** | ACRES: **142**

- 5,000+ sq. ft. custom home
- Home is fully remodeled
- 12-acre private lake
- Dead-end road privacy
- Private bridge entrance
- 142 +/- acres
- Excellent hunting, fishing, hiking
- Total seclusion
- 15 minutes from Lawrence, KS
- 1 mile from blacktop



5,000+ SQ. FT. CUSTOM HOME

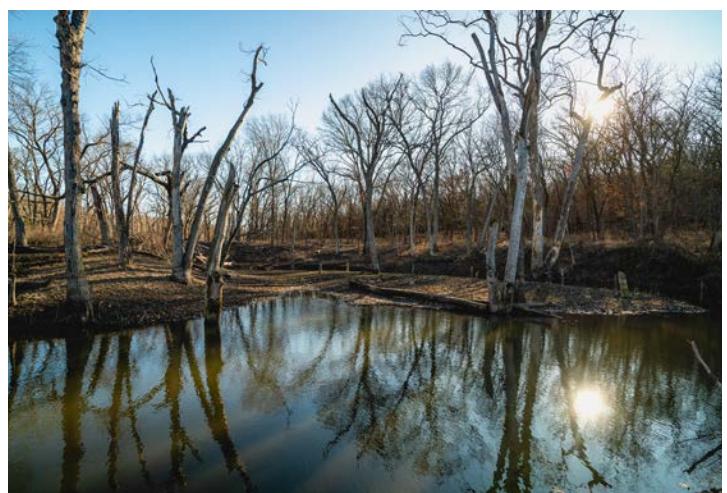
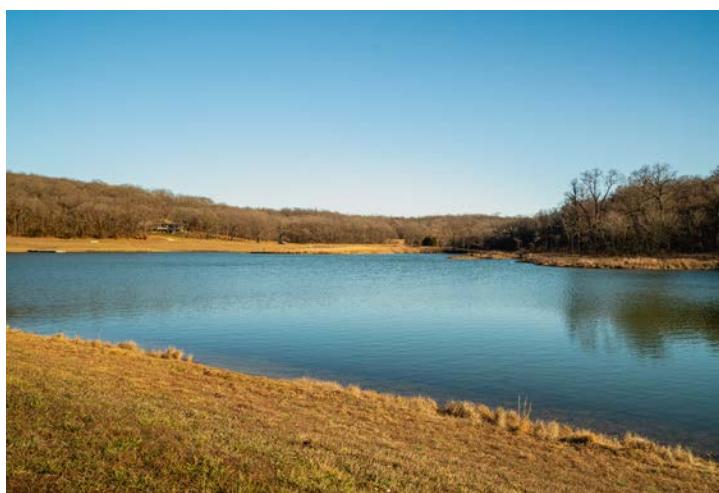
The home, at just over 5,000 square feet of fully remodeled living space, is first-class from top to bottom. 4 bedrooms, 3.5 baths, and a beautiful office.



HOME IS FULLY REMODELED



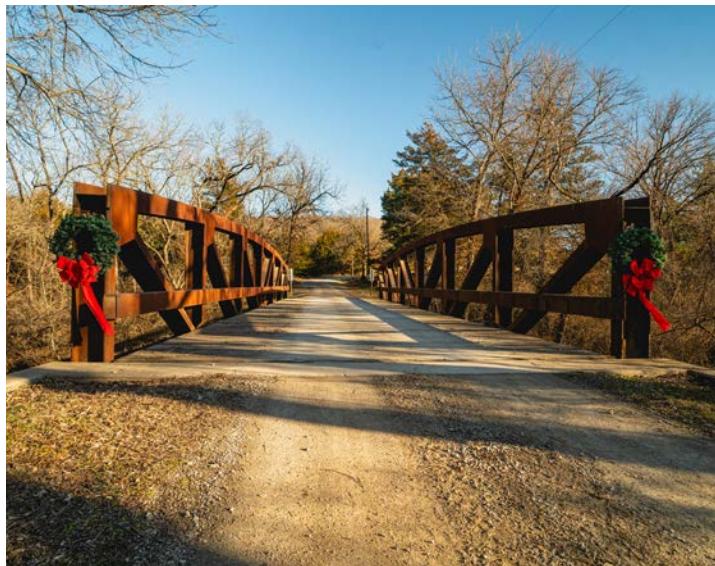
12-ACRE PRIVATE LAKE



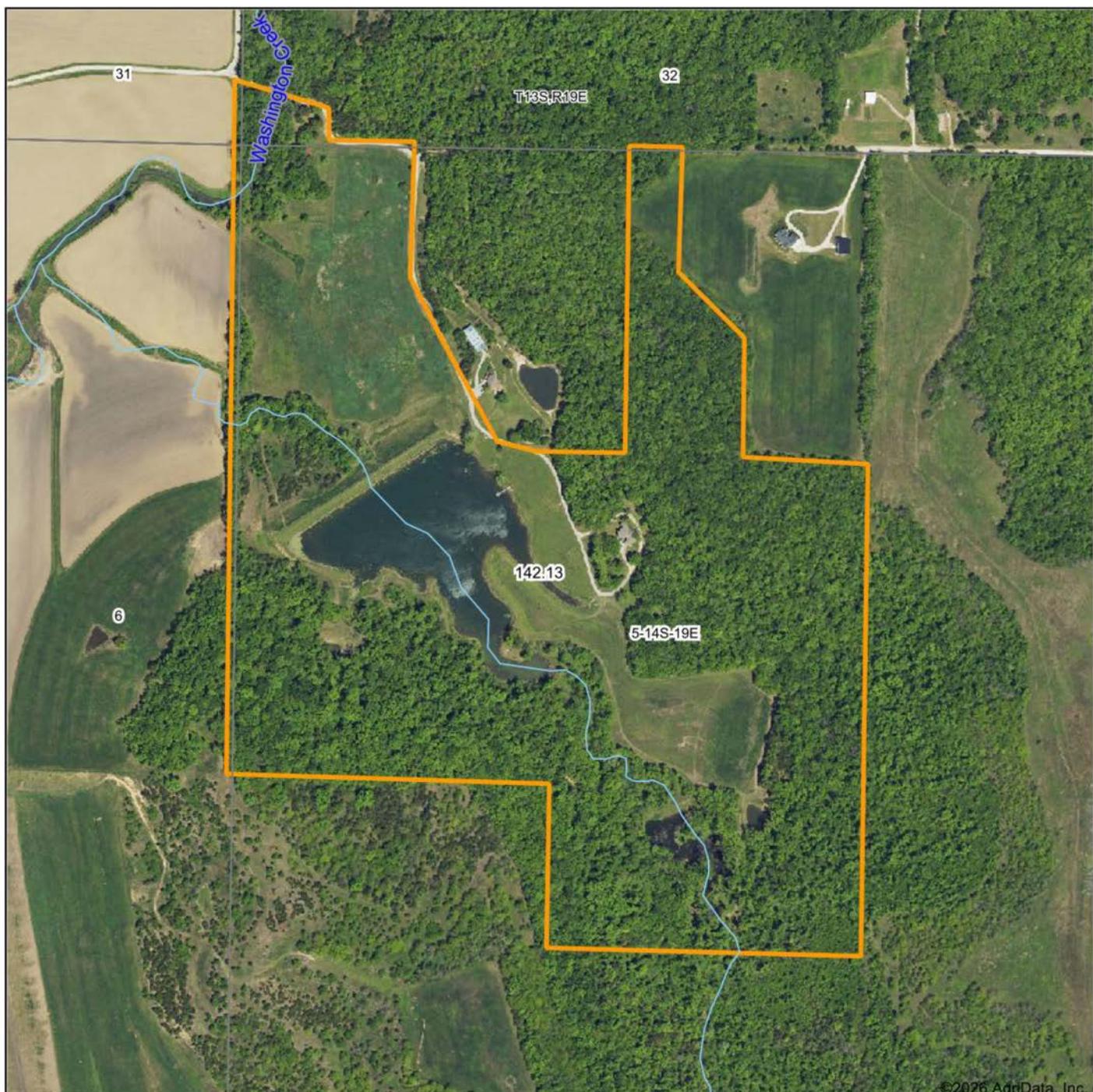
142 +/- ACRES



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 38° 51' 55.76, -95° 19' 49.85

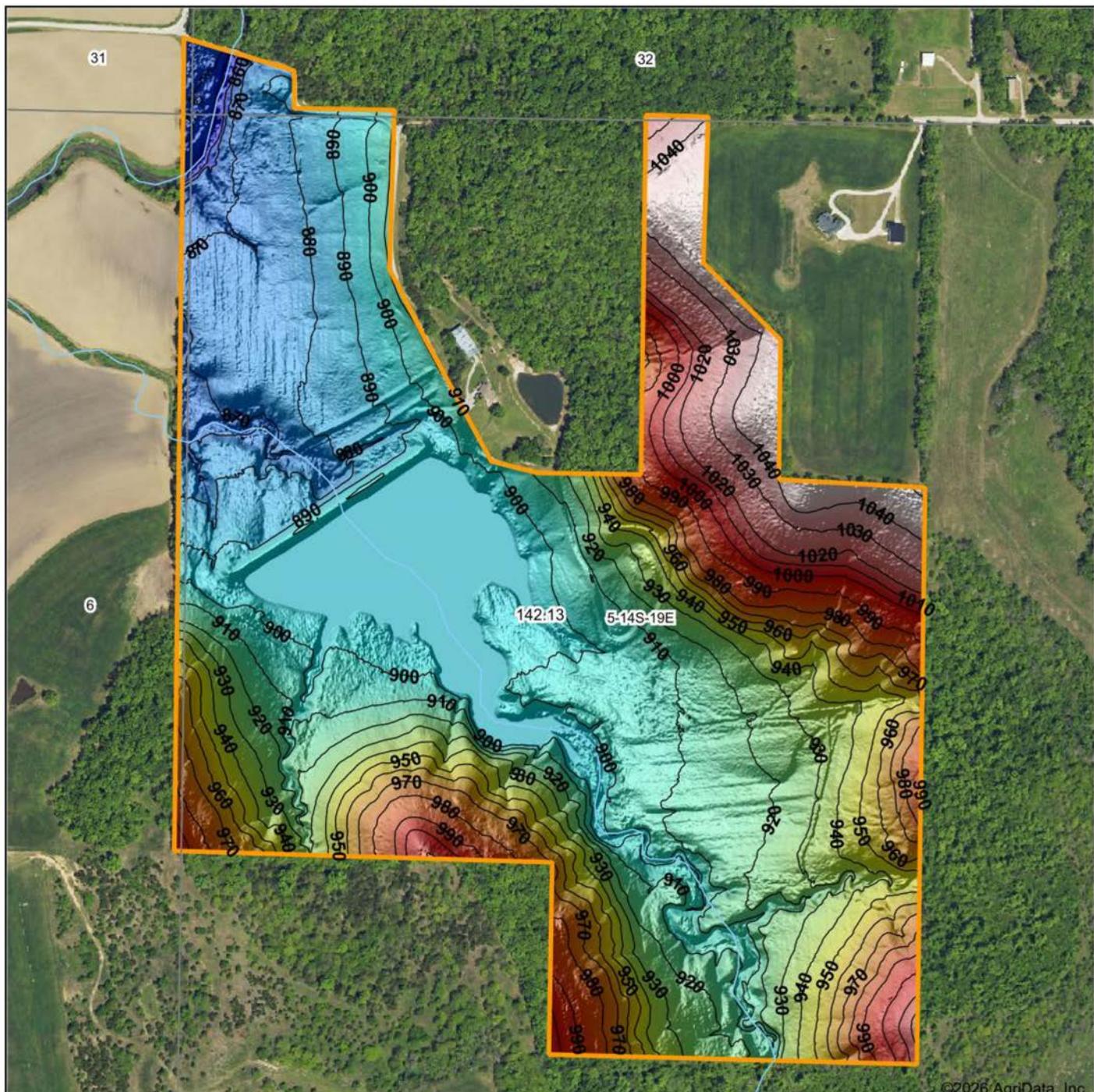
0ft 648ft 1297ft

5-14S-19E
Douglas County
Kansas



1/19/2026

HILLSHADE MAP



Low Elevation High

Source: USGS 1 meter dem

0ft 555ft 1109ft

Interval(ft): 10

Min: 846.8

Max: 1,050.9

Range: 204.1

Average: 930.9



5-14S-19E
Douglas County
Kansas

1/19/2026 Boundary Center: 38° 51' 55.76", -95° 19' 49.85"



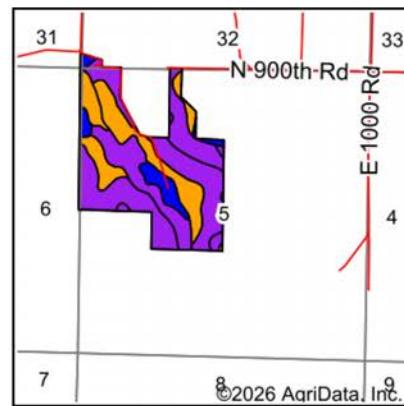
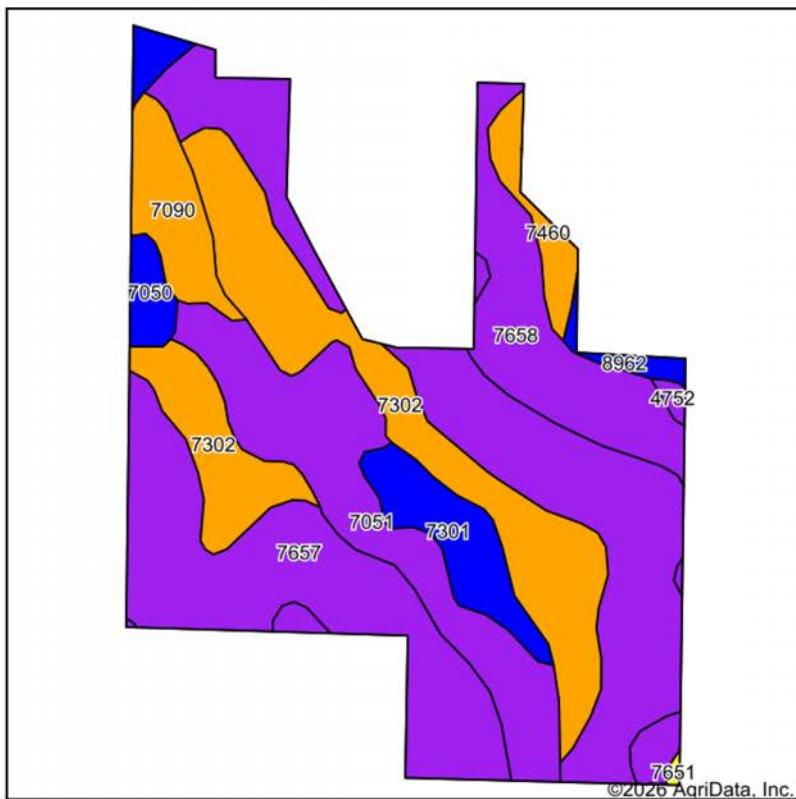
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Standard Deviation: 48.16 ft

SOILS MAP



State: **Kansas**
 County: **Douglas**
 Location: **5-14S-19E**
 Township: **Willow Springs**
 Acres: **142.13**
 Date: **1/19/2026**



Maps Provided By:

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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
7657	Vinland-Martin complex, 7 to 15 percent slopes	54.91	38.7%		1.3ft. (Paralithic bedrock)	Vle	3407	47	45	47	38	
7302	Martin silty clay loam, 3 to 7 percent slopes	29.33	20.6%		> 6.5ft.	IIIe	4228	54	50	53	47	
7051	Kennebec silt loam, frequently flooded	20.39	14.3%		> 6.5ft.	Vw	4125	77	77	62	62	19
7658	Vinland-Rock outcrop complex, 15 to 45 percent slopes	15.94	11.2%		1.3ft. (Paralithic bedrock)	Vle	2148	13	13	10	8	
7301	Martin silty clay loam, 1 to 3 percent slopes	6.79	4.8%		> 6.5ft.	IIe	4278	53	48	53	46	
7090	Wabash silty clay loam, occasionally flooded	6.24	4.4%		> 6.5ft.	IIIw	7610	54	54	27	54	1
7050	Kennebec silt loam, occasionally flooded	3.47	2.4%		> 6.5ft.	IIw	4361	89	89	69	82	
7460	Oska silty clay loam, 3 to 6 percent slopes	3.22	2.3%		2.8ft. (Lithic bedrock)	IIIe	4158	50	45	50	41	

Soils data provided by USDA and NRCS.

OVERVIEW MAP

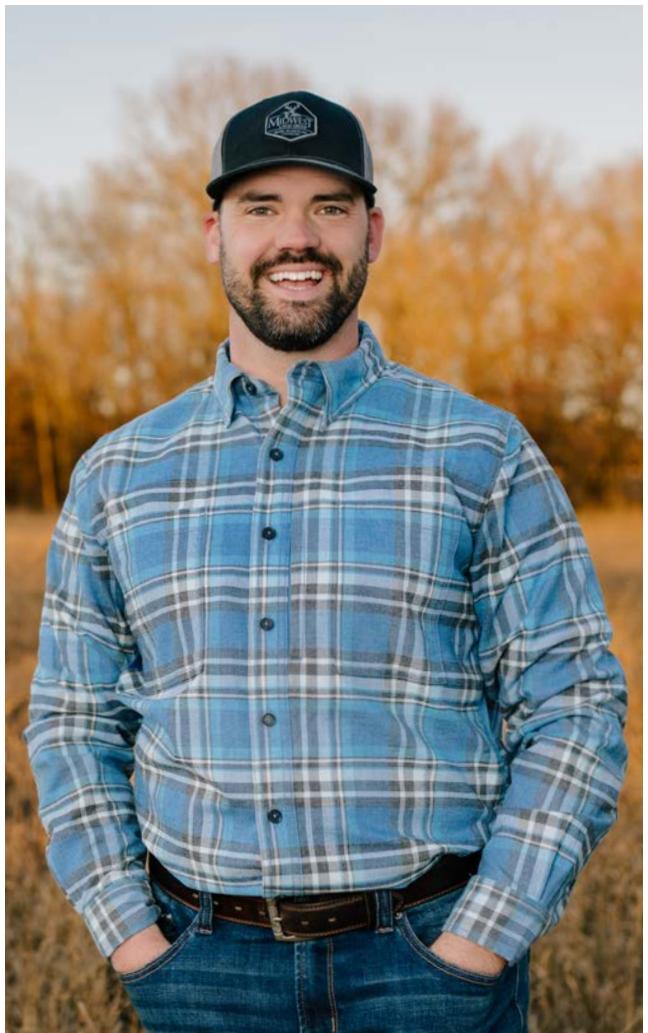


AGENT CONTACT

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, 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
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