

MIDWEST LAND GROUP PRESENTS

21 ACRES

ANDERSON COUNTY, KS

33117 SE 800 ROAD, KINCAID, KANSAS, 66039



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

COMPLETELY REMODELED HOME, BIG FISHING POND, AND GREAT HUNTING

Here is a perfect opportunity on perhaps the most move-in-ready home in the country I've had the privilege to sell in years! A completely remodeled 2,600 +/- square foot home, with all the right finishing touches. Everything from the kitchen, the bathrooms, all bedrooms, and living spaces have been remodeled to perfection. Beautiful open living spaces, a grand kitchen, and plenty of space for a big family with lots of guests. 4 bedrooms and 2 full bathrooms, with an eat-in kitchen area, a large living room, and an oversized bonus room that could be used in lots of ways. A nice 2-car garage, a big, spacious driveway area for plenty of parking, and an extra shed building for storage. There is plenty of room to build the shop of your dreams as well. 21 +/- acres to include a truly spectacular 4 acre pond that's full of healthy bass, catfish, and bluegill. The landowner and

his family have caught several bass in the 4-6 lb range in this body of water. It's a fisherman's dream and makes for incredible sunset views looking over the water from the house in the evenings. Little Gus Creek winds the northern boundary of the farm and provides substantial cover and habitat for wildlife where big deer, turkey, and quail abound. The farm boasts some very nice-looking hay ground outside of the fenced area around the home, as well as a nice walnut grove along the creek that's a great food plot location for hunting as well. Only 15 minutes from Garnett, and just over an hour from the KC metro, this location is spectacular. It's quiet country living at its finest, with a super nice move-in-ready house on a beautiful piece of land, with a big pond you simply cannot find on most properties. Give Shay Haddock a call today for a private showing at (913) 222-4257!



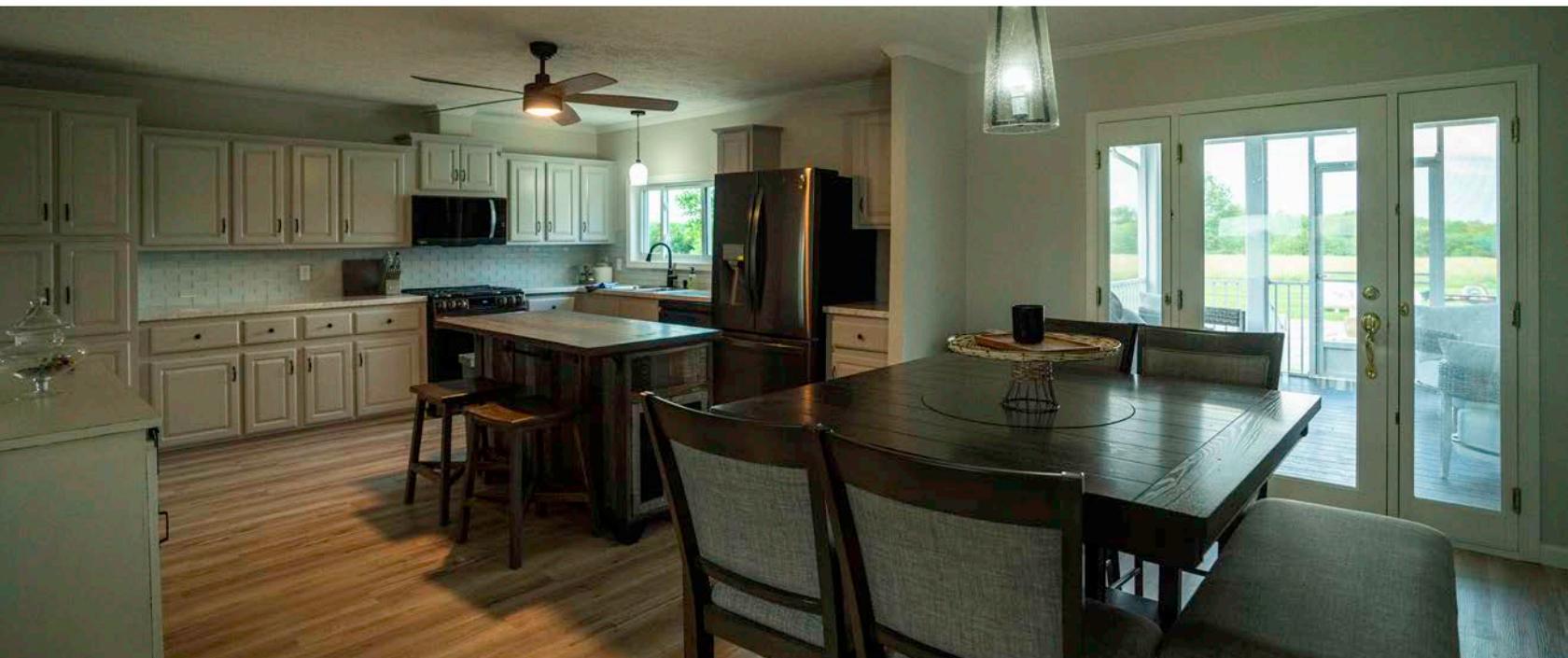
PROPERTY FEATURES

COUNTY: **ANDERSON** | STATE: **KANSAS** | ACRES: **21**

- Completely remodeled 2,600 sq. ft. home
- Slab foundation
- 4 acre +/- pond FULL of big fish
- 21 acres +/- of beautiful land
- Thriving deer, turkey, and quail populations
- Little Gus Creek frontage
- 2 sides road frontage
- Incredible views
- 2 car garage
- 4 bedrooms, 2 bathrooms



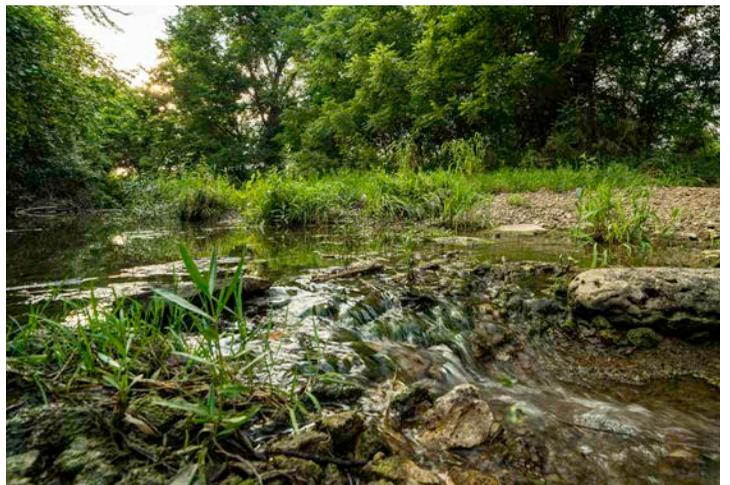
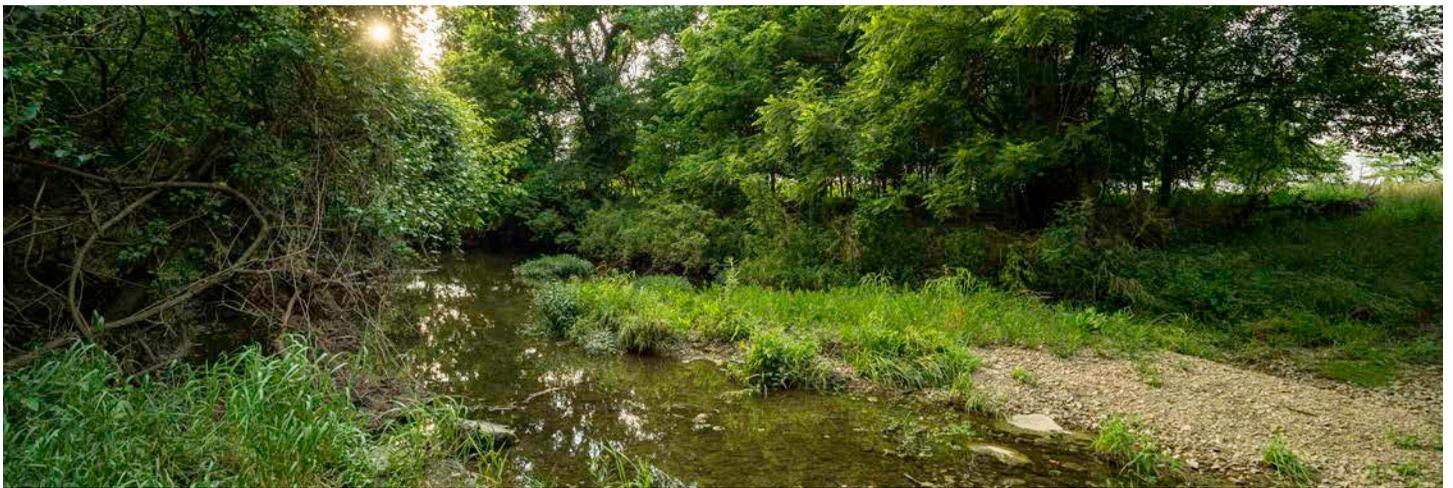
2,600 SQ. FT. HOME



NICE PASTURE



LITTLE GUS CREEK FRONTAGE

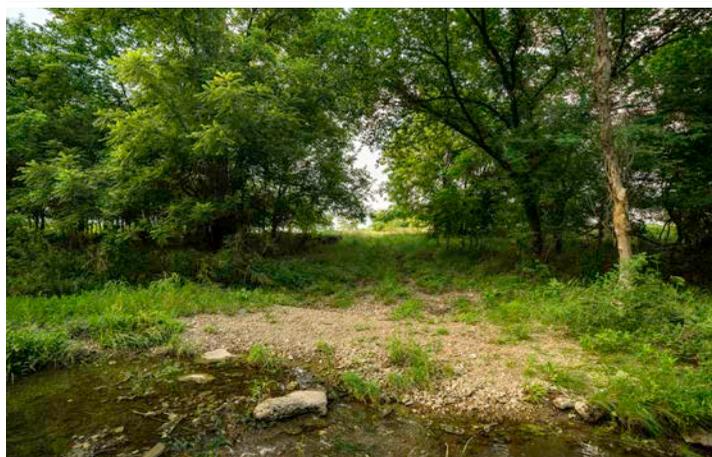
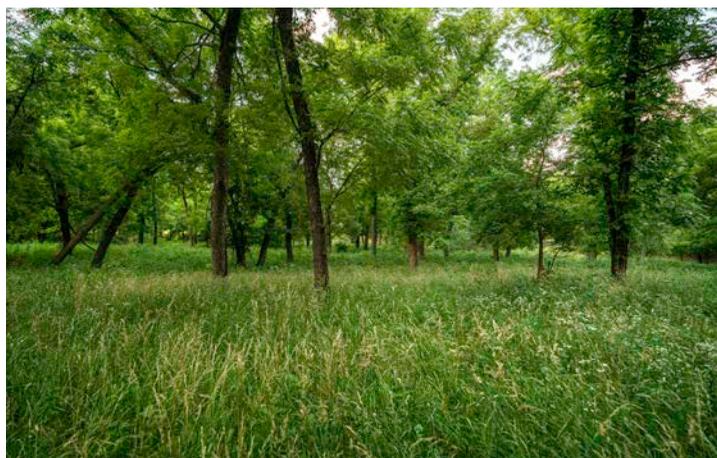


4 +/- ACRE POND

A truly spectacular 4 acre pond that's full of healthy bass, catfish, and bluegill. The landowner and his family have caught several bass in the 4-6lb range in this body of water. It's a fisherman's dream and makes for incredible sunset views looking over the water from the house in the evenings.



GREAT HABITAT



THRIVING DEER POPULATION



AERIAL MAP



Boundary Center: 38° 8' 27.17, -95° 5' 36.07

0ft 827ft 1654ft



Maps Provided By:



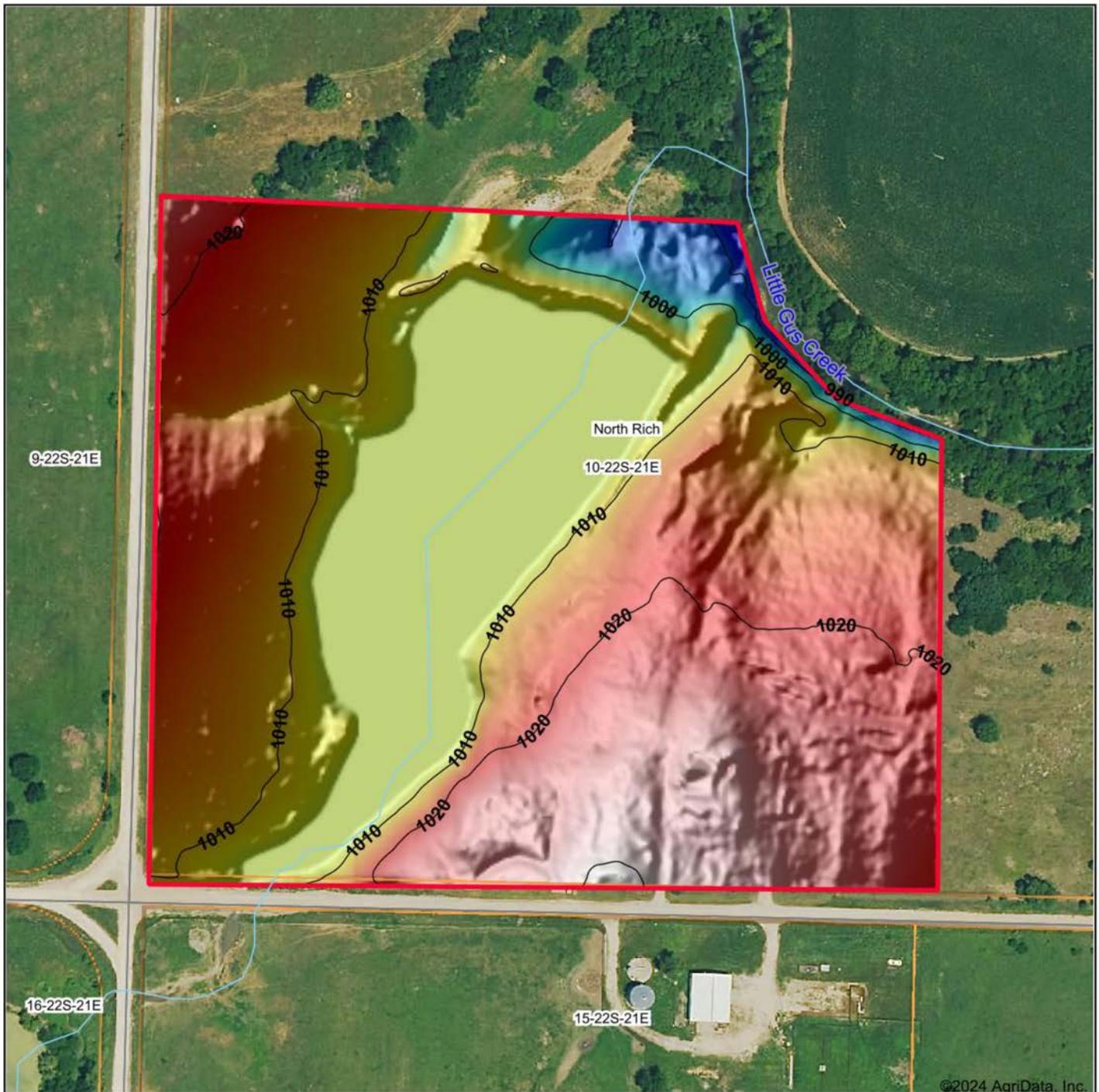
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10-22S-21E
Anderson County
Kansas



12/10/2024

HILLSHADE MAP



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Source: USGS 1 meter dem
 Interval(ft): 10
 Min: 986.8
 Max: 1,030.5
 Range: 43.7
 Average: 1,013.9
 Standard Deviation: 7.87 ft

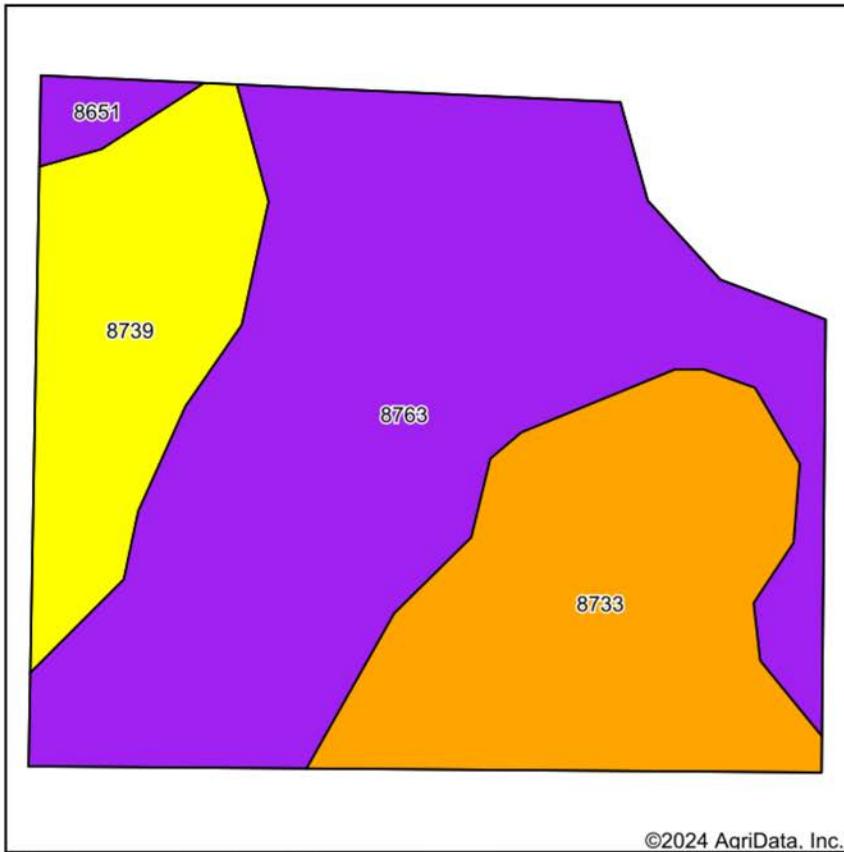


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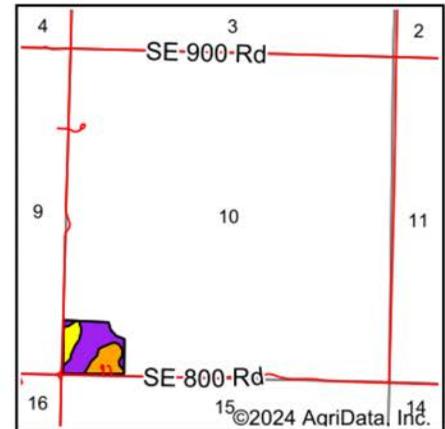
10-22S-21E
Anderson County
Kansas

Boundary Center: 38° 8' 27.17, -95° 5' 36.07

SOIL MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Anderson**
 Location: **10-22S-21E**
 Township: **North Rich**
 Acres: **18**
 Date: **12/10/2024**



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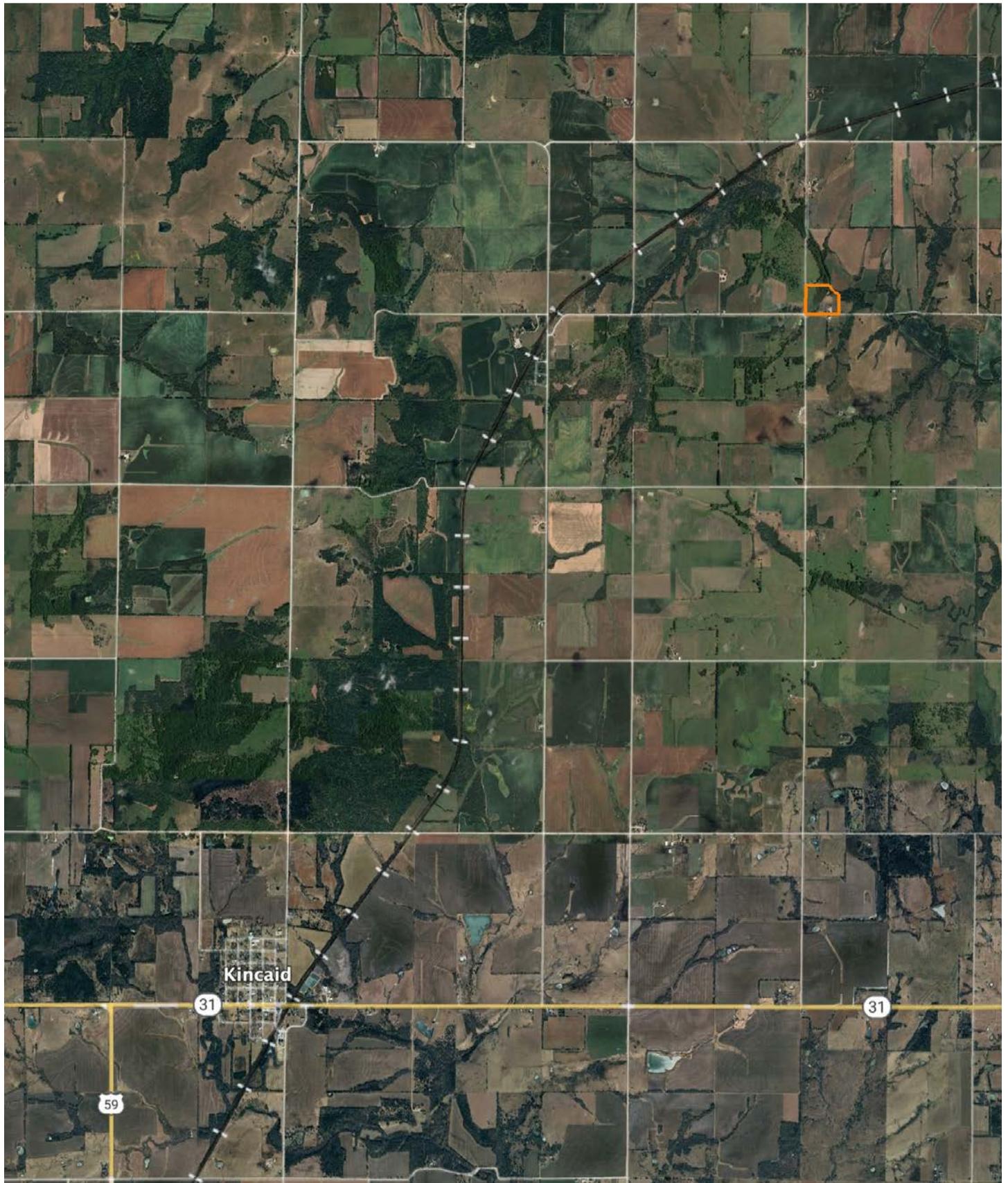
Area Symbol: KS003, Soil Area Version: 24

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
8763	Eram-Talihina complex, 5 to 20 percent slopes	9.82	54.6%		2.3ft. (Paralithic bedrock)	Vle	4045	41	40	37	30	32
8733	Eram silty clay loam, 1 to 3 percent slopes	4.90	27.2%		2.6ft. (Paralithic bedrock)	Ille	4100	54	54	40	39	34
8739	Eram silty clay, 1 to 3 percent slopes, eroded	2.97	16.5%		2.7ft. (Paralithic bedrock)	IVe	4100	50	50	35	29	35
8651	Clareson-Rock outcrop complex, 1 to 3 percent slopes	0.31	1.7%		2ft. (Lithic bedrock)	Vis	3275	43	43	24	25	27
Weighted Average							4.85	*n 46.1	*n 45.5	*n 37.3	*n 32.2	*n 33

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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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