

MIDWEST LAND GROUP PRESENTS

78 ACRES

# SHAWNEE COUNTY, KS

6524 SE 101ST STREET, BERRYTON, KANSAS 66409



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# INCREDIBLE RETREAT FARM WITH CABIN, SHOPS, HUNTING & FISHING

This property boasts everything one is looking for in a getaway retreat or a permanent residence, packed with hunting, fishing, solitude, and amenities all in one special package. Sitting on the south side of the Wakarusa River Valley, with views of the country that are remarkable, is this ultra-unique combination of country, comfort, and convenience. The home is very cozy with 1,872 square feet and 3 bedrooms, 2 bathrooms, spacious living areas, and lots of windows for natural light. A south-facing deck looks out over the front hay meadow, and tons of outdoor entertaining space to enjoy anything your heart desires. There are two very nice shops with concrete floors, garage openers, and electricity. One shop is 80'x48' and the other 48'x16', offering tons of room to fit your toys, trucks, and tractors. There are 3 very nice ponds on the farm, with over 4 acres of surface water to enjoy some trophy bass fishing, tremendously good

duck hunting, and some awesome weekend afternoons by the water. There's a great trail system around the property, making access for hunting and recreation very good. There is a gorgeous stand of warm-season grasses between the house and the north timber, and a very secluded 12 +/- acres planted in alfalfa, acting as a premium food source for the deer & turkeys in the area. This farm is a premium hunting location with access to tens of thousands of acres in the adjoining Clinton Lake Wildlife Management Area. Whether it's deer hunting in the fall, turkey hunting in the spring, mushroom hunting, shed hunting, trail hiking, or a dozen other ways to enjoy the outdoors, this place has it all. Only 12-15 miles to about any location in Topeka or Lawrence, and less than 10 minutes from Clinton Lake. Location is premium!! Don't miss your opportunity to make it your own. Call Shay Haddock at (913) 222-4257 to schedule a showing.



# PROPERTY FEATURES

PRICE: **\$850,000** | COUNTY: **SHAWNEE** | STATE: **KANSAS** | ACRES: **78**

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- Close to Clinton Lake
- Under 25 minutes to Topeka & Lawrence
- Adjoins 10,000+ acres of wildlife area
- 4 acres of ponds
- Beautiful home
- Nice shops
- Private entrance
- Excellent deer, turkey, & duck hunting
- Quiet neighborhood
- Alfalfa & native grasslands



# BEAUTIFUL HOME

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# SOUTH-FACING DECK

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# NICE SHOPS

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# 4 ACRES OF PONDS

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# ADDITIONAL PHOTOS

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# AERIAL MAP



Boundary Center: 38° 53' 15.83, -95° 32' 41.86

0ft 873ft 1746ft



Maps Provided By:



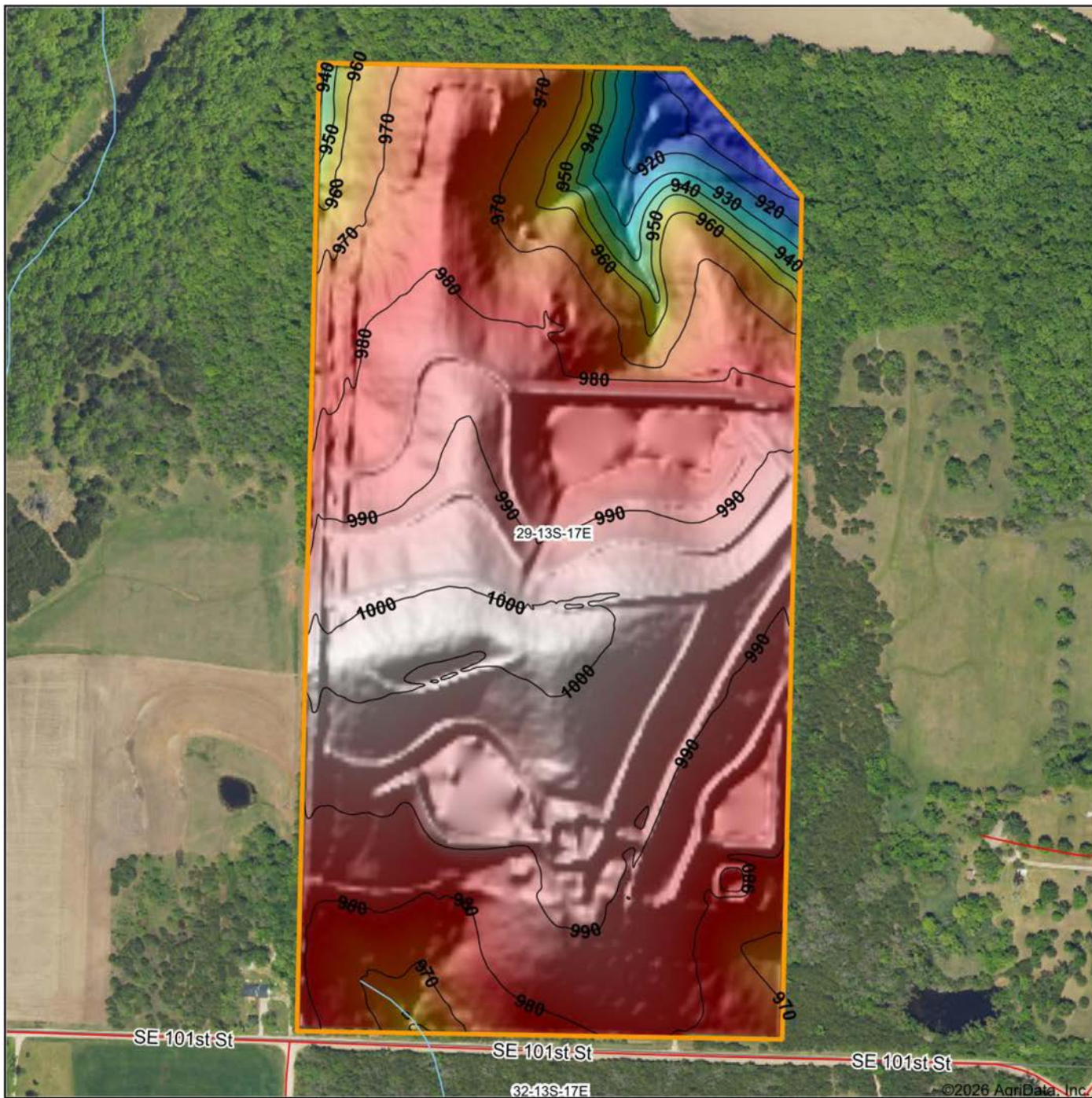
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**29-13S-17E**  
**Shawnee County**  
**Kansas**



4/20/2026

# HILLSHADE MAP



Low Elevation High



Maps Provided By:

**surety**  
CUSTOMIZED ONLINE MAPPING

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Source: USGS 3 meter dem  
Interval(ft): 10  
Min: 905.8  
Max: 1,003.1  
Range: 97.3  
Average: 980.4  
Standard Deviation: 18.27 ft

0ft 422ft 843ft

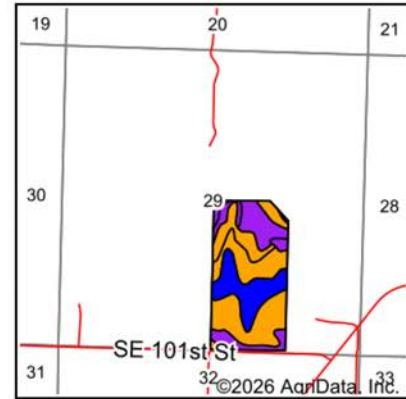
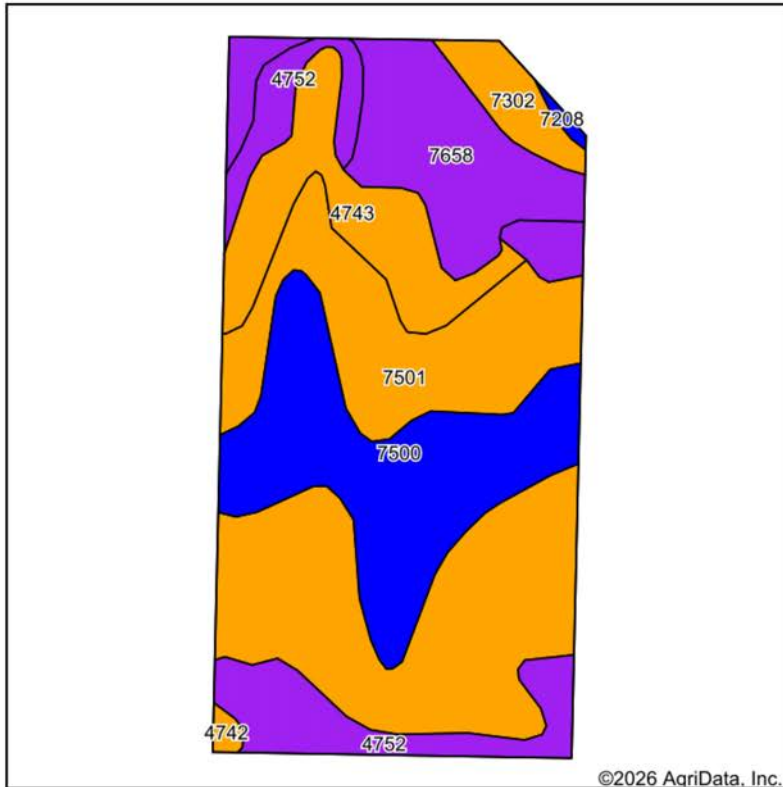


4/20/2026

**29-13S-17E**  
**Shawnee County**  
**Kansas**

Boundary Center: 38° 53' 15.83, -95° 32' 41.86

# SOILS MAP



State: **Kansas**  
 County: **Shawnee**  
 Location: **29-13S-17E**  
 Township: **Monmouth**  
 Acres: **77.67**  
 Date: **4/20/2026**



Maps Provided By: **surety**  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: KS177, Soil Area Version: 24

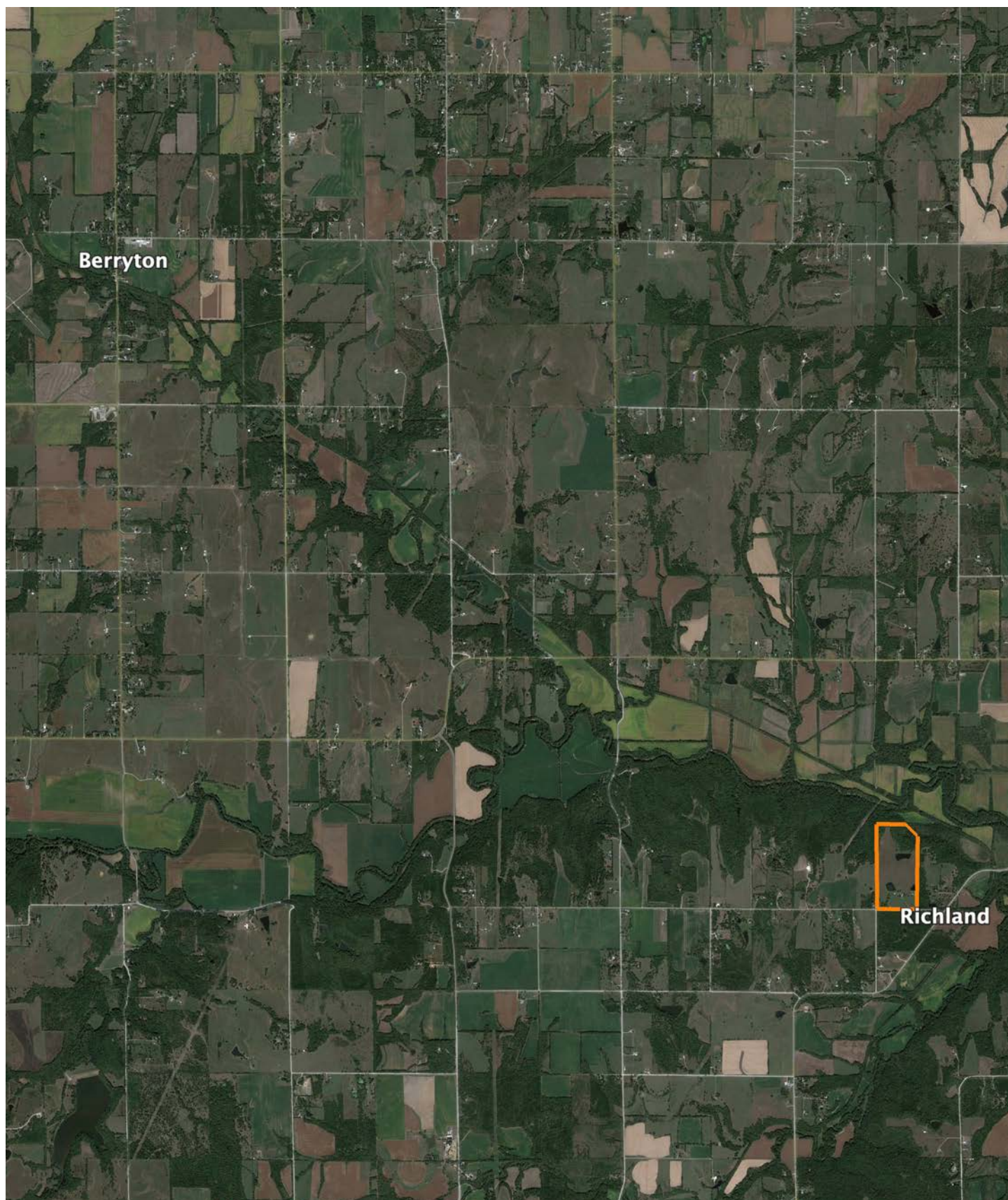
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	31.04	40.0%		> 6.5ft.	IIIe	3883	48	38	39
7500	Pawnee clay loam, 1 to 4 percent slopes	15.95	20.5%		> 6.5ft.	Ile	3845	52	41	44
7658	Vinland-Rock outcrop complex, 15 to 45 percent slopes	10.21	13.1%		1.3ft. (Paralithic bedrock)	VIe	2148	13	13	8
4752	Sogn-Vinland complex, 3 to 25 percent slopes	9.31	12.0%		0.6ft. (Lithic bedrock)	VIIs	3218	33	31	23
4743	Labelle silty clay loam, 3 to 7 percent slopes, eroded	8.10	10.4%		3ft. (Lithic bedrock)	IIIe	4915	46	42	40
7302	Martin silty clay loam, 3 to 7 percent slopes	2.48	3.2%		> 6.5ft.	IIIe	4228	54	50	47
4742	Labelle silty clay loam, 3 to 7 percent slopes	0.35	0.5%		2.8ft. (Lithic bedrock)	IIIe	4830	48	40	43
7208	Muscotah silty clay loam, very rarely flooded	0.23	0.3%		> 6.5ft.	IIw	6575	62	53	58
<b>Weighted Average</b>						<b>3.55</b>	<b>3698.3</b>	<b>*n 42.4</b>	<b>*n 35.3</b>	<b>*n 34.5</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

# OVERVIEW MAP

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# 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**  
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## MidwestLandGroup.com

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