

MIDWEST LAND GROUP PRESENTS

78 ACRES

SHAWNEE COUNTY, KS

6524 SE 101ST STREET, BERRYTON, KANSAS 66409



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

INCREDIBLE RETREAT FARM WITH CABIN, SHOPS, HUNTING & FISHING

Where the World Gets Quiet

There's a moment — right after you turn off the pavement and wind down the private drive — when it happens. The noise of everything fades. The city, the schedule, the screen in your pocket. All of it gives way to the sound of wind moving through the timber and the sight of a hay meadow glowing gold in the afternoon light.

This is that place.

Seventy-eight acres on the south-facing slopes of the Wakarusa River Valley, and every single one of them has a purpose. This isn't land you look at from a distance. It's land you walk, hunt, fish, and live on. The kind that becomes part of your rhythm after just a single season. The trail system winds through the property like it was drawn by someone who actually understood what access means. Quiet paths through the timber. Open stretches past warm-season grasses that sway and catch the late afternoon sun. Down to the water. Back through the alfalfa. You could spend a week here and still feel like you're finding new corners.

And the water. Three ponds totaling more than four acres of surface, each one a world of its own. Trophy bass that'll humble you in the best way. Fall mornings on the water's edge when the ducks are working, and

the fog is still hanging over the valley. There's a reason serious outdoorsmen talk about properties like this in hushed tones. This is the one they're talking about.

Tucked into a secluded corner of the farm, twelve acres of alfalfa do quiet, consistent work — drawing whitetail and turkey in from the surrounding countryside season after season. Between the cabin and the north timber, a gorgeous stand of warm-season grasses provides both beauty and bedding cover, completing a habitat that's been thoughtfully assembled over time. And when the fence lines end, the adventure doesn't. The property adjoins tens of thousands of acres in the Clinton Lake Wildlife Management Area, giving you access to a near-limitless hunting and recreation ground that most people only ever dream about.

Deer in the fall. Turkey in the spring. Mushrooms pushing through the timber floor right behind them. Bass all summer long. Ducks when the weather turns. Shed antlers waiting to be found in the thaw. This farm runs a full calendar of reasons to be outside.

After a long day on the land, the A-frame cabin earns its place. Rustic details wrapped with tongue and groove cedar walls, a two-story statement brick fireplace, and a vaulted living room with floor-to-ceiling windows that keep the outdoors close even when you've finally sat

down. It's the kind of architecture that understands what "living" actually means. Three bedrooms and three full bathrooms offer everything you need, while the fully finished basement gives you room to spread out, host, or simply disappear for a while.

The south-facing deck looks out over the hay meadow where the day began, and there's no better place to end it.

Two substantial shops: an 80'x48' and a 48'x16', one with partial concrete floors, electricity, and an abundance of access points, handle everything you need: tractors, trucks, boats, ATVs, and all the gear that comes with a life lived outdoors.

The location is the final piece of a puzzle that fits together almost too perfectly. Twelve to fifteen miles from anywhere you need to be in Topeka or Lawrence. Less than ten minutes from Clinton Lake. Remote enough to mean it. Close enough to not cost you anything.

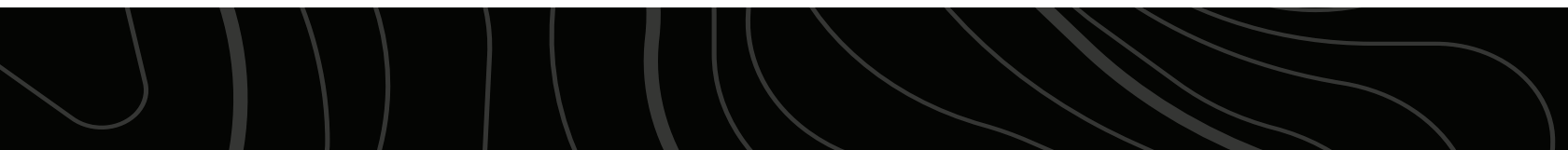
Some properties are investments. Some are weekend escapes. This one is something rarer — a place that changes how you think about what your life could look like.

Call Shay Haddock at (913) 222-4257 to schedule your private showing.

PROPERTY FEATURES

COUNTY: **SHAWNEE** | STATE: **KANSAS** | ACRES: **78**

- 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



SOUTH-FACING DECK



NICE SHOPS



4 ACRES OF PONDS



ADDITIONAL PHOTOS



AERIAL MAP



©2026 AgriData, Inc.

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

0ft 873ft 1746ft



Maps Provided By:



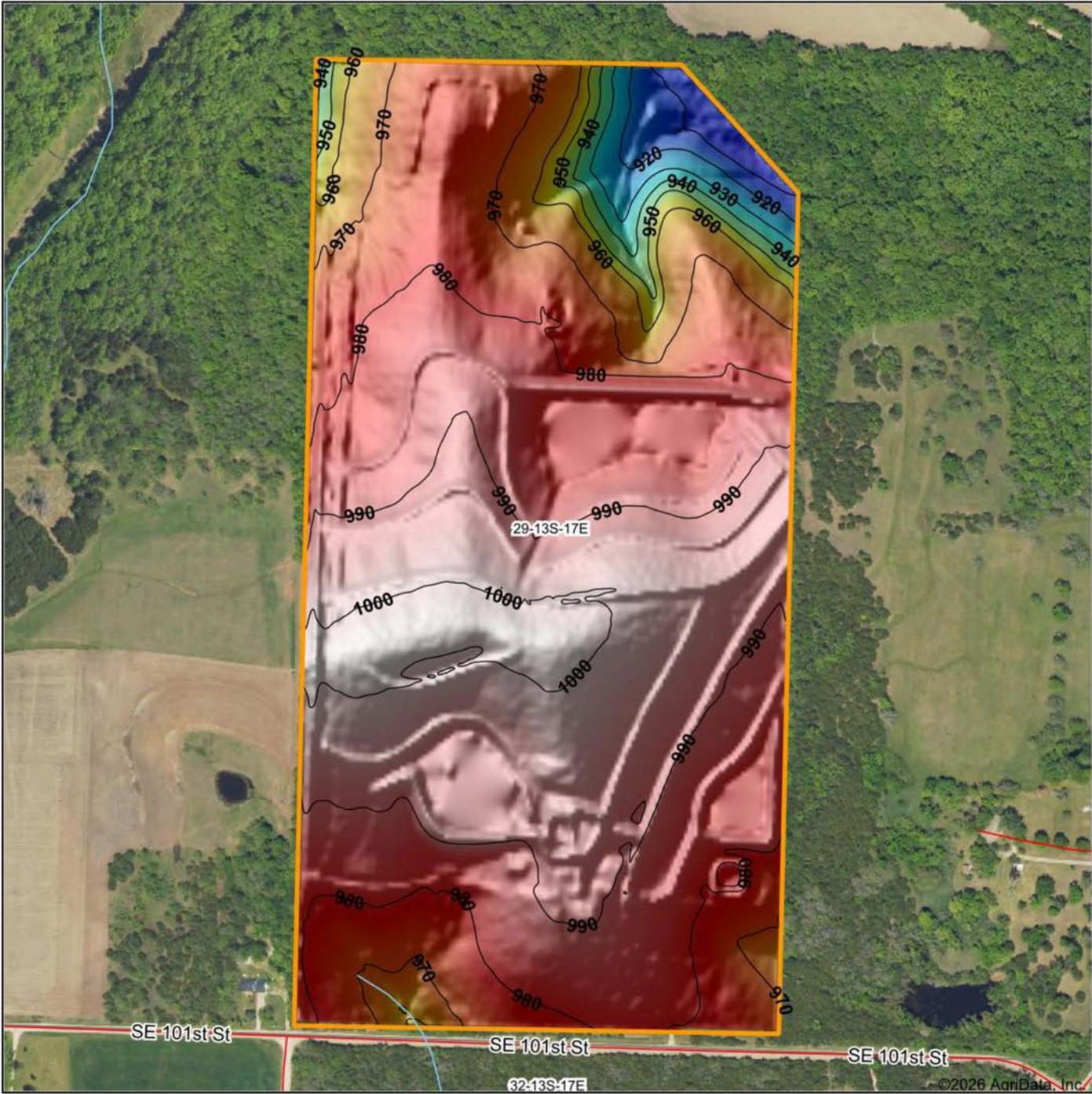
© AgriData, Inc. 2025 www.AgriDataInc.com

29-13S-17E
Shawnee County
Kansas



4/20/2026

HILLSHADE MAP



Low Elevation High

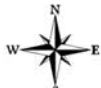


Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2025 www.AgriDataInc.com

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

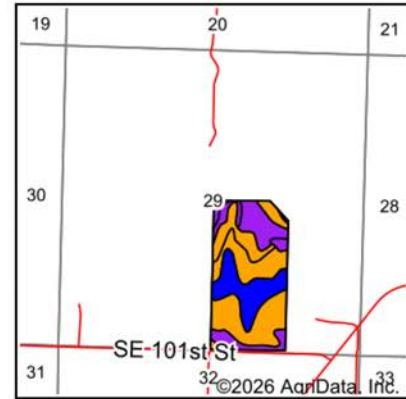
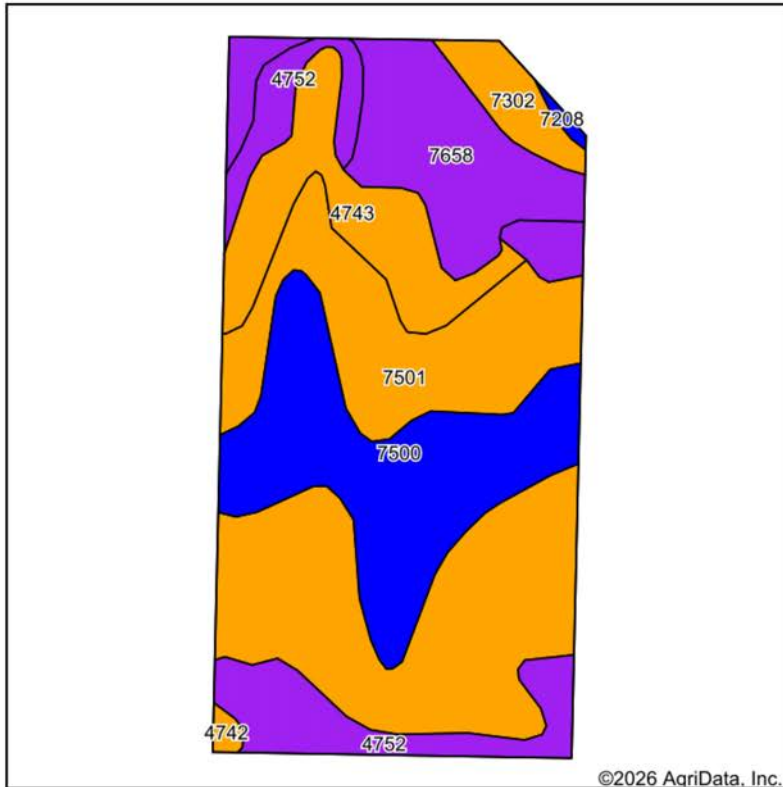


4/20/2026

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:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2025 www.AgriDataInc.com



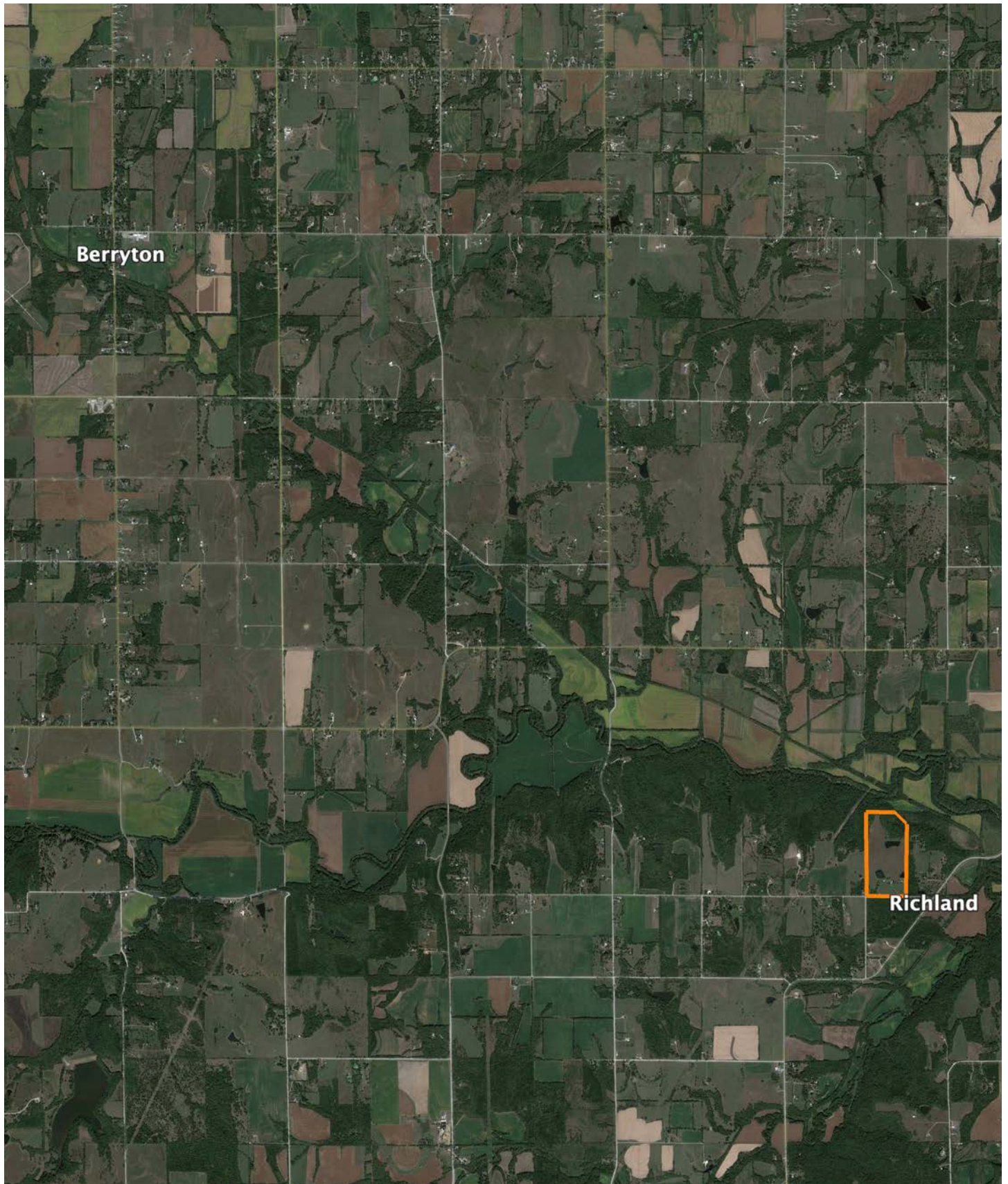
Area Symbol: KS177, Soil Area Version: 24

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
Weighted Average						3.55	3698.3	*n 42.4	*n 35.3	*n 34.5

*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, 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.