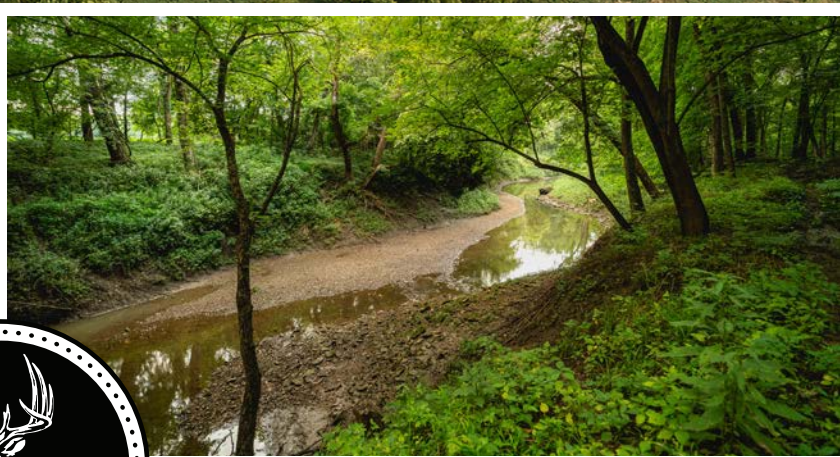


MIDWEST LAND GROUP PRESENTS

80 ACRES

MIAMI COUNTY, KS

000 HARMONY ROAD, FONTANA, KANSAS, 66026



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

THE PERFECT SECLUDED HUNTING 80

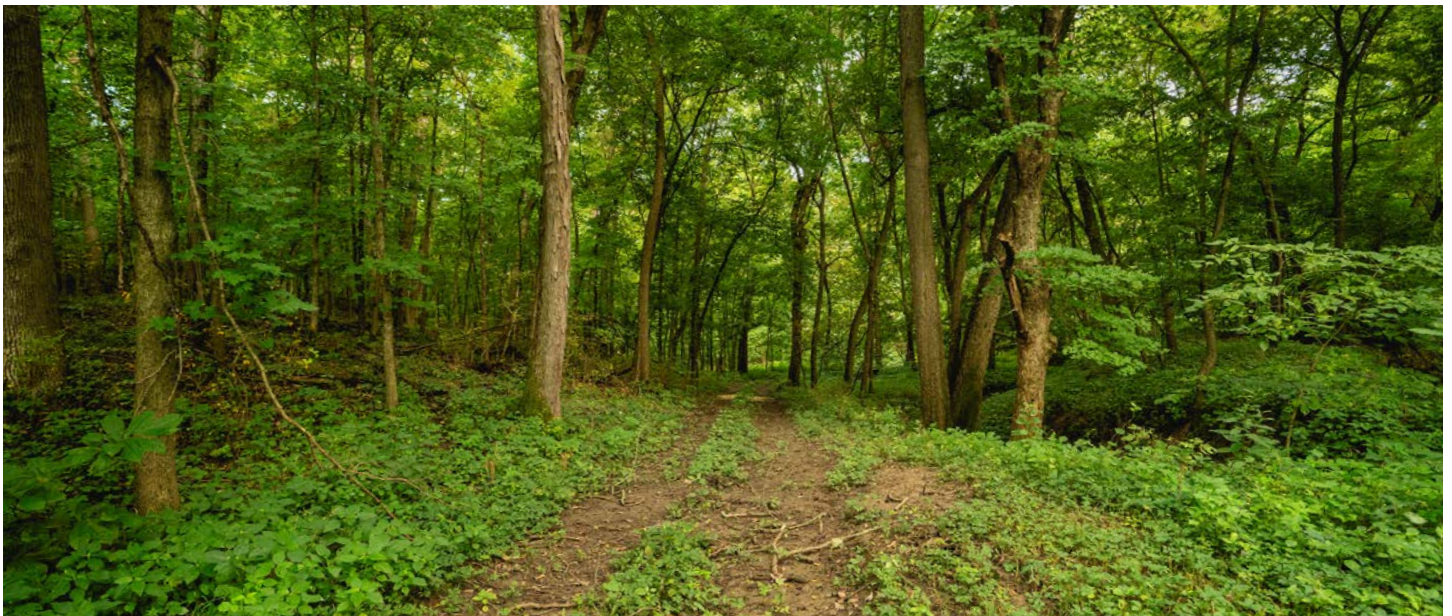
This property is exactly what the serious hunter has been looking for, and just in time for bow season! 80 acres, guaranteeing a landowner tag, dead-end private drive, in the middle of a 4-mile section with no roads through it, and packed full of big deer and turkeys!! There are 2 tillable fields that have been farmed on shared rent by the neighbor, and historically willing to leave standing grain for food as part of the arrangement. Middle Creek is a major water vein through Miami County and is home to some incredible deer quality and runs conveniently

right through the farm. There's an excellent hard pan creek crossing to get you to the center of the farm and to your blinds and stands for stealthy hunting access. The timber is loaded with hardwoods; big oaks, walnuts, and hickory abound. This is a top-end deer neighborhood in Kansas, and even better it's 45 min from the Overland Park / Kansas City area. Opportunities at hunting farms of this caliber rarely hit the open market, here's your chance. Call Shay Haddock today (913) 222-4257.

PROPERTY FEATURES

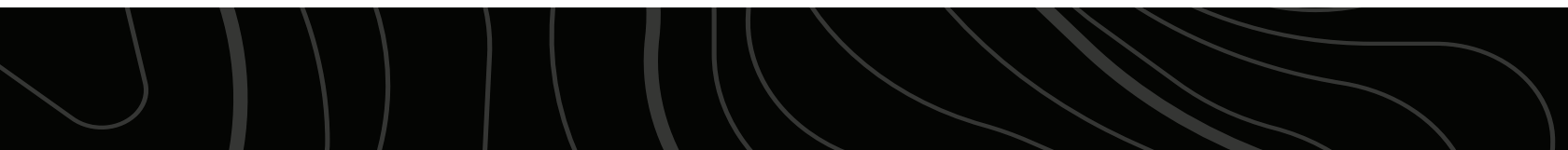
COUNTY: **MIAMI** | STATE: **KANSAS** | ACRES: **80**

- Dead-end private road
- In a premium deer neighborhood
- Guaranteed landowner tag - 80 acres
- Middle Creek bottom ground
- Excellent turkey population
- Close to Overland Park / Kansas City
- Big hardwood timber
- Amazing topography
- Great soil quality for tillable / food plots
- Off-grid cabin / campsite



HIGH-QUALITY TILLABLE

There are 2 tillable fields that have been farmed on shared rent by the neighbor, and historically willing to leave standing grain for food as part of the arrangement.



MIDDLE CREEK BOTTOM GROUND

Middle Creek is a major water vein through Miami County and is home to some incredible deer quality and runs conveniently right through the farm.



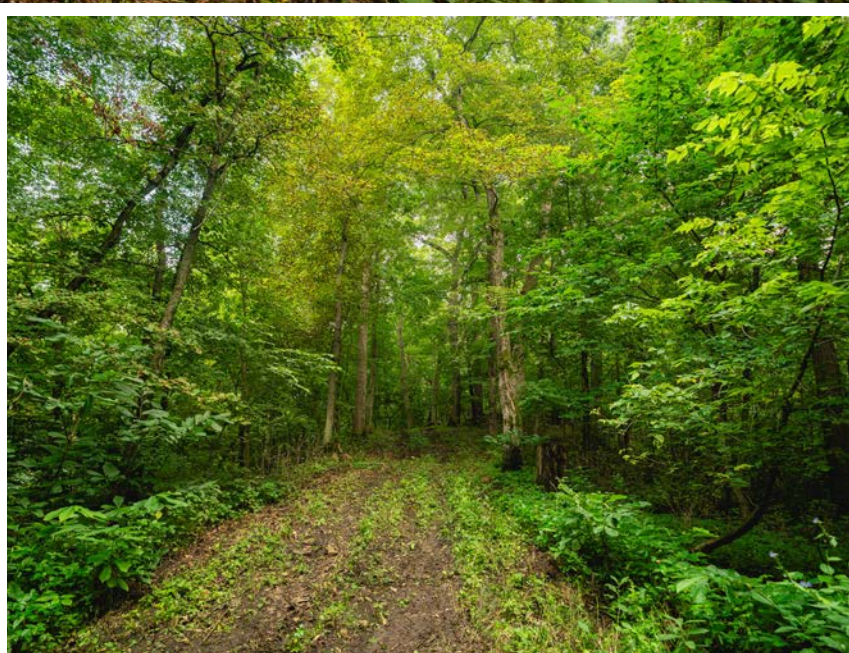
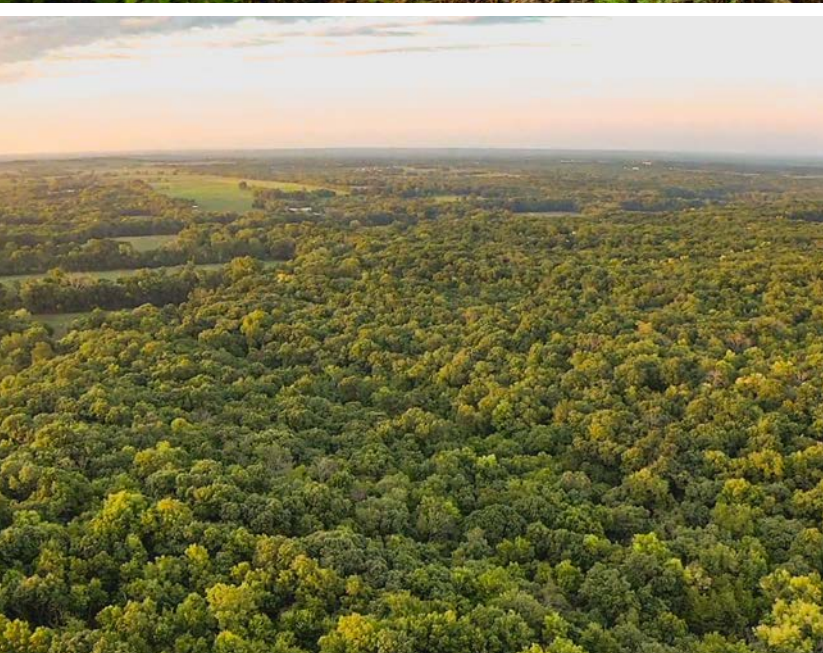
CREEK CROSSING



AMAZING TOPOGRAPHY



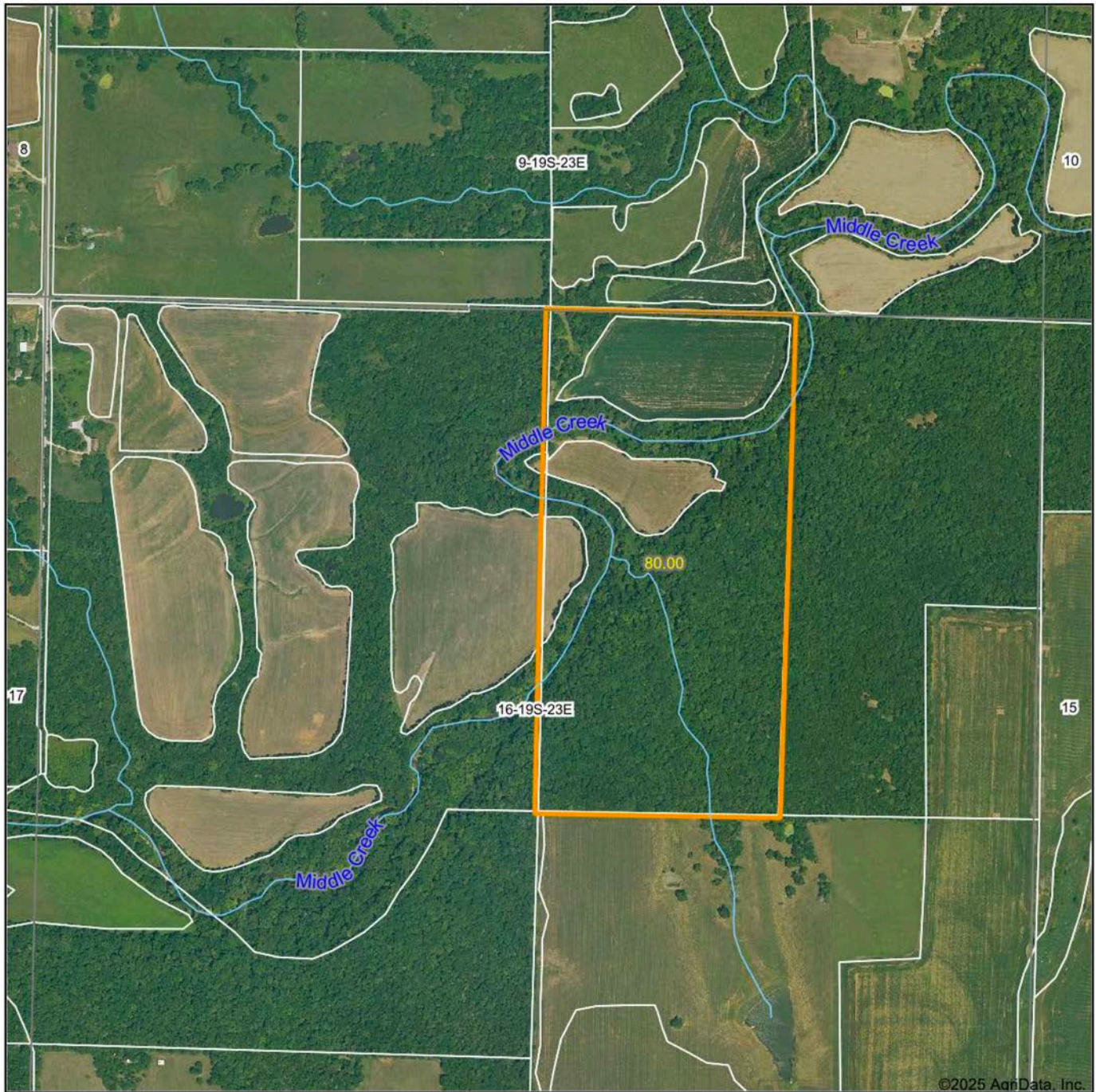
BIG HARDWOOD TIMBER



TRAIL CAM PICTURES



AERIAL MAP



Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

Boundary Center: 38° 23' 59.33, -94° 52' 9.91

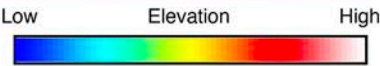
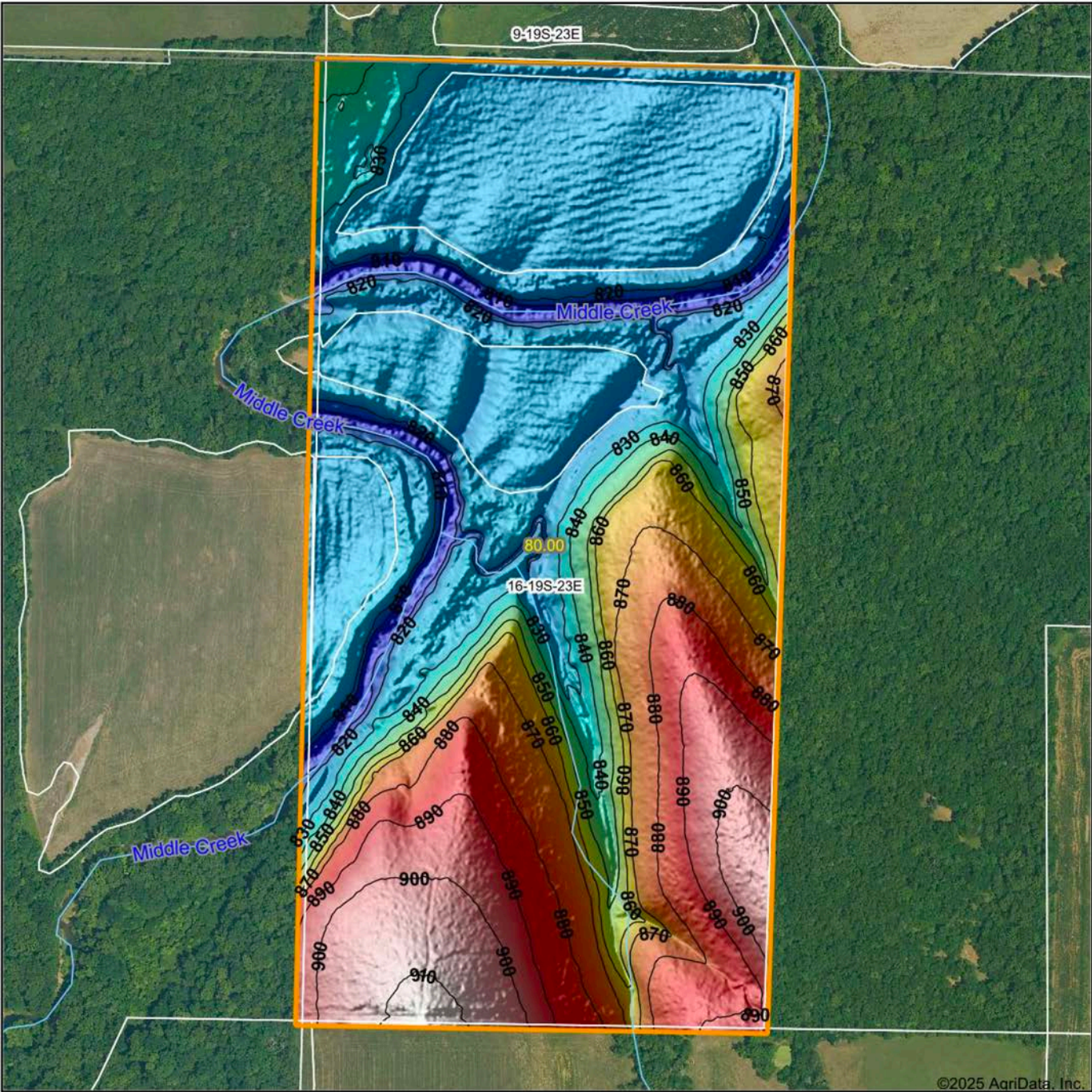
0ft 820ft 1640ft

16-19S-23E
Miami County
Kansas



4/5/2025

HILLSHADE MAP



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2023 www.AgriDataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 1 meter dem
Interval(ft): 10
Min: 806.3
Max: 913.1
Range: 106.8
Average: 849.2
Standard Deviation: 30.35 ft

0ft 428ft 856ft

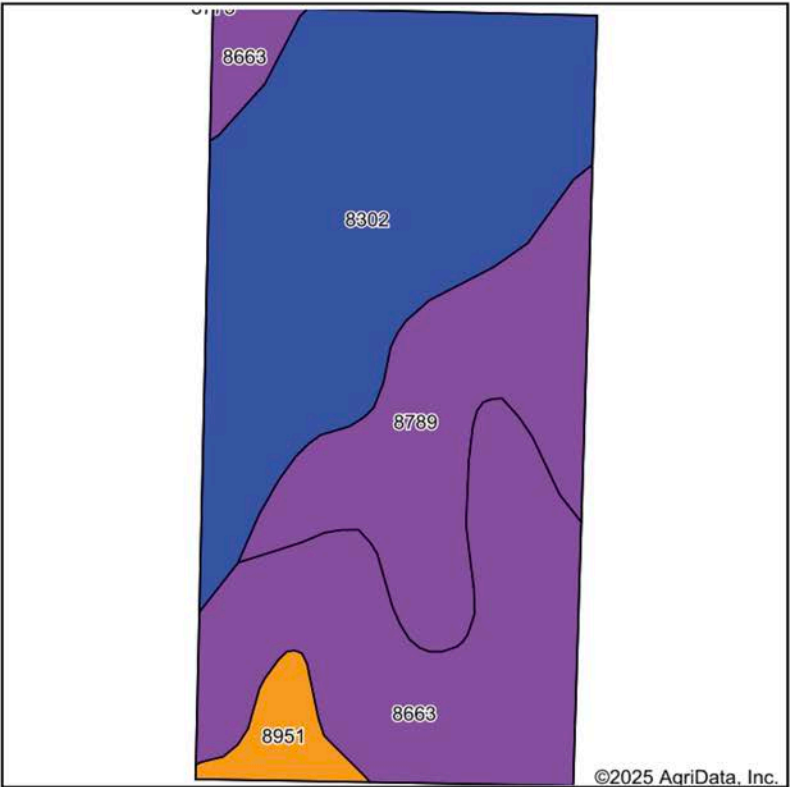


4/5/2025

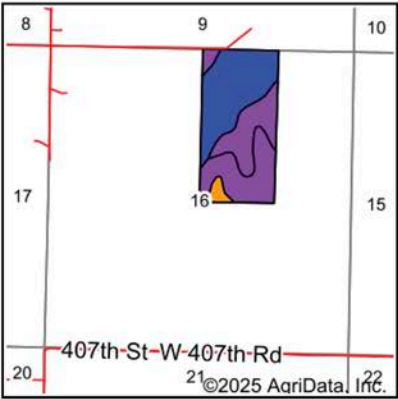
16-19S-23E
Miami County
Kansas

Boundary Center: 38° 23' 59.33, -94° 52' 9.91

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Miami**
Location: **16-19S-23E**
Township: **Osage**
Acres: **80**
Date: **4/5/2025**



Maps Provided By:



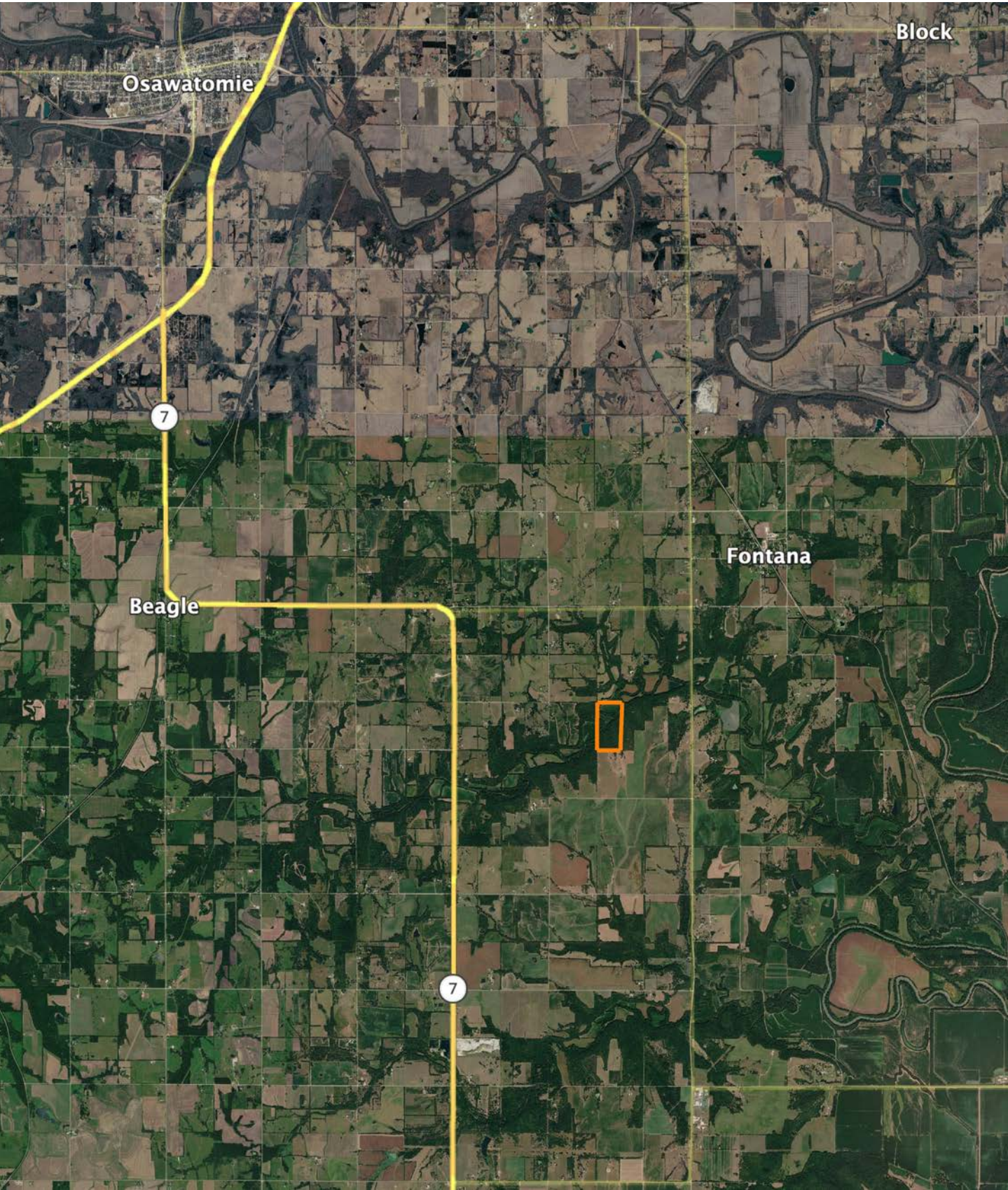
Area Symbol: KS121, Soil Area Version: 25

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	
8302	Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded	35.08	43.8%		> 6.5ft.	IIw	7758	82	82	63	75	55	
8663	Clareson-Rock outcrop complex, 3 to 15 percent slopes	24.15	30.2%		2ft. (Lithic bedrock)	VIe	3398	44	44	25	27	28	
8789	Lebo channery silty clay loam, 15 to 30 percent slopes	17.98	22.5%		3.2ft. (Paralithic bedrock)	VIe	4755	37	37	23	22	9	
8951	Wagstaff silty clay loam, 1 to 3 percent slopes	2.79	3.5%		2.5ft. (Lithic bedrock)	IIle	4968	52	51	51	43	46	
Weighted Average							4.14	5669.6	*n 59.4	*n 59.3	*n 42.1	*n 47.5	*n 36.2

*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

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