

MIDWEST LAND GROUP PRESENTS

71 ACRES IN

BOURBON COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

THE PERFECT HUNTING FARM IN BOURBON COUNTY, KS

Wanting a farm with proven giant deer history, enough habitat to bed the deer you want, and the perfect access to be able to hunt them effectively, well this is it! Here is a highly sought-after farm in Bourbon County, Kansas that will knock your socks off! 71 +/- acres, and absolutely every square inch of it is packed with bedding and food for "booner" quality deer! A proven kill hole, with phenomenal deer history, and incredible access, making it very easy to hunt multiple days during the season. Hardwoods along the creek to hunt tree stands out of, and strategic food plots placed right along natural travel corridors. This farm is the central bedding cover in a massive section, with very little visible hunting pressure. A gorgeous neighborhood, and easy to get to from Kansas City, Tulsa, Springfield, Wichita, or anywhere else in the country you may be coming from. The perfect starter farm, or an incredible addition to an existing farm portfolio, this place does not disappoint. Trail system, food plots, blind, and feeder are included in the sale. Give Shay Haddock a call today to see it for yourself (913) 222-4257



PROPERTY FEATURES

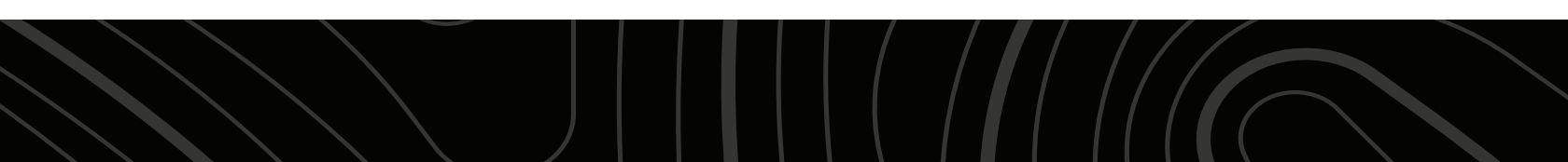
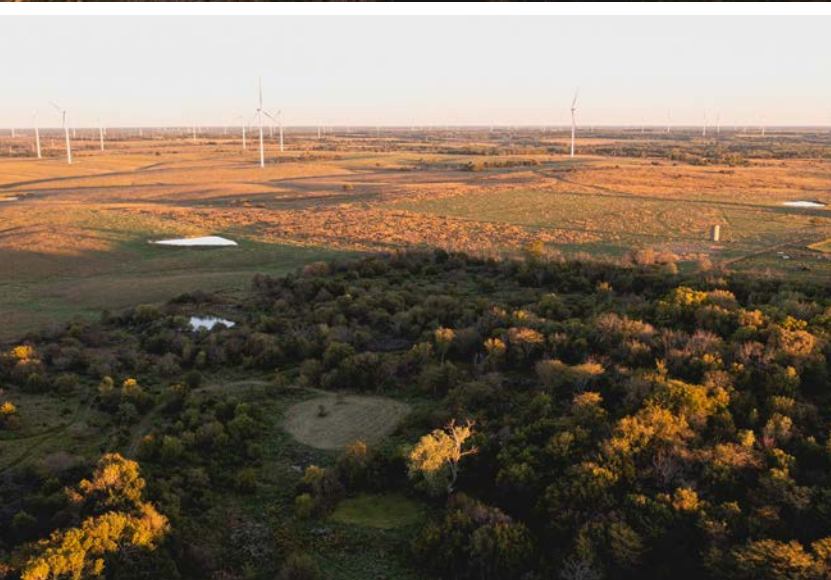
COUNTY: **BOURBON** | STATE: **KANSAS** | ACRES: **71**

- Giant deer history
- Great access
- Food plots in the right location
- Excellent bedding habitat
- Big deer neighborhood
- Trail system
- Low hunting pressure area
- Perfect hobby farm
- Fully fenced
- 2 miles south of Bourbon State Fishing Lake



71 +/- ACRES

71 +/- acres, and absolutely every square inch of it is packed with bedding and food for “booner” quality deer!



FOOD PLOTS AND BLINDS



EXCELLENT BEDDING HABITAT

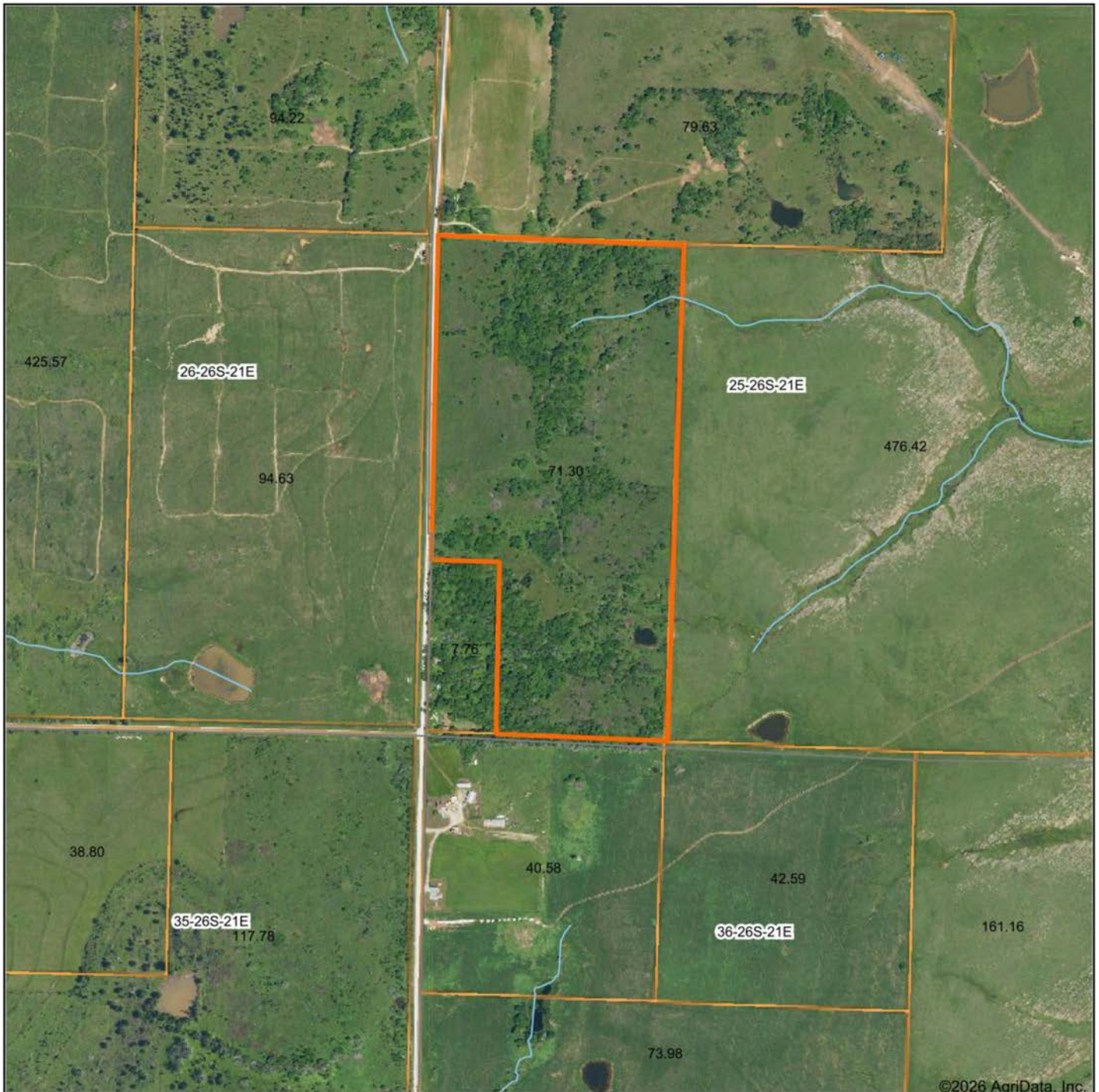
This farm is the central bedding cover in a massive section, with very little visible hunting pressure.



GIANT DEER HISTORY



AERIAL MAP



Maps Provided By:



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Boundary Center: 37° 45' 2.78, -95° 4' 3.24

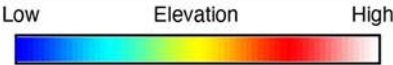
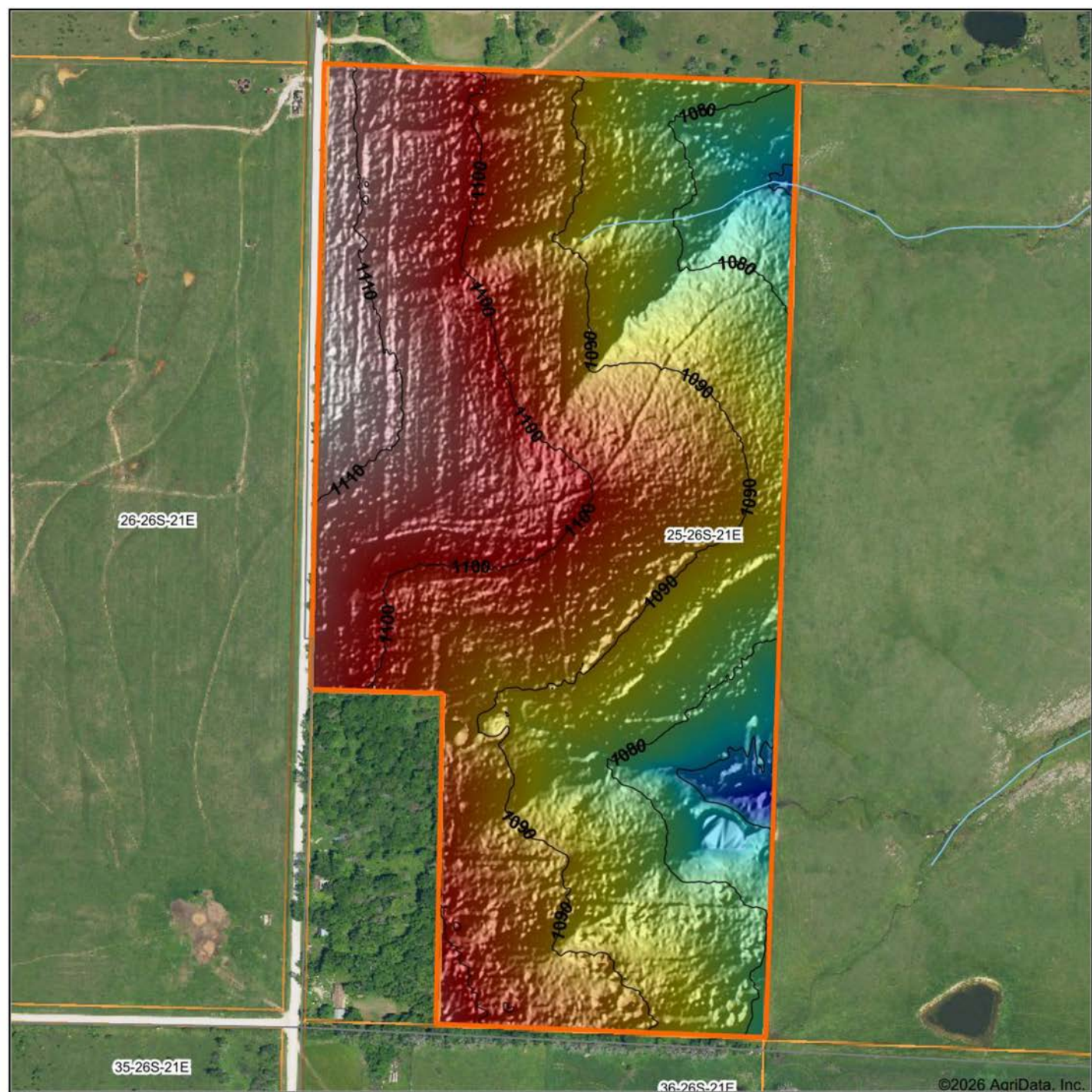
0ft 831ft 1661ft

25-26S-21E
Bourbon County
Kansas



10/19/2026

HILLSHADE MAP



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
Interval(ft): 10
Min: 1,060.1
Max: 1,114.4
Range: 54.3
Average: 1,092.8
Standard Deviation: 10.5 ft

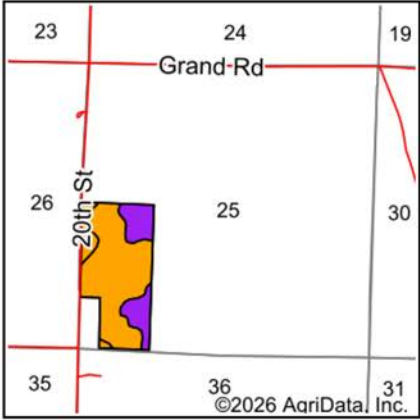
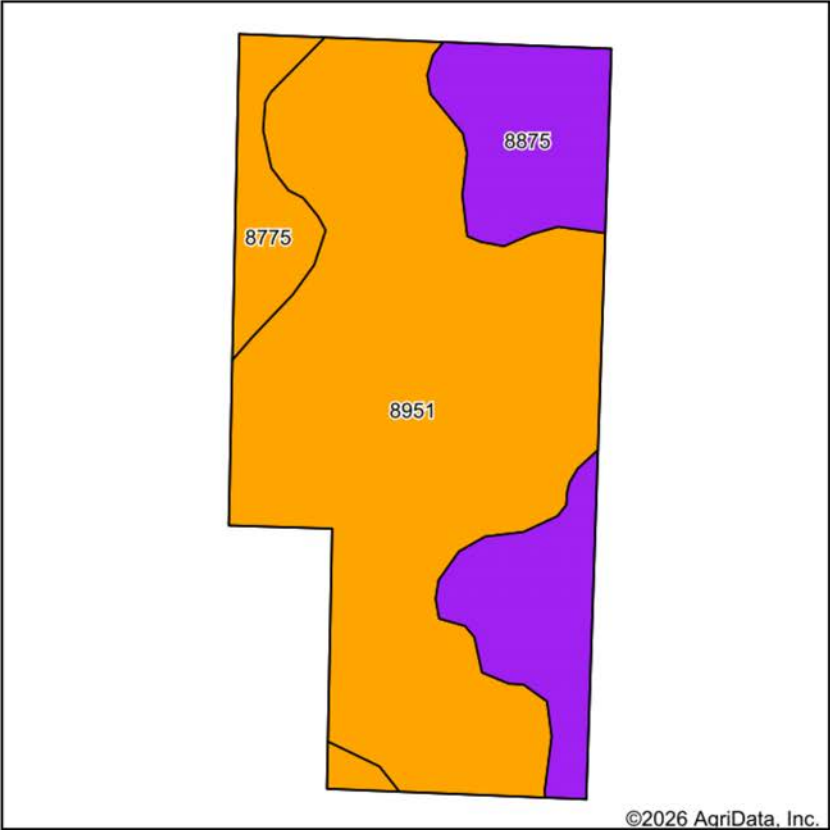


10/19/2026

25-26S-21E
Bourbon County
Kansas

Boundary Center: 37° 45' 2.78, -95° 4' 3.24

SOIL MAP



State: **Kansas**
County: **Bourbon**
Location: **25-26S-21E**
Township: **Walnut**
Acres: **71.2**
Date: **10/19/2026**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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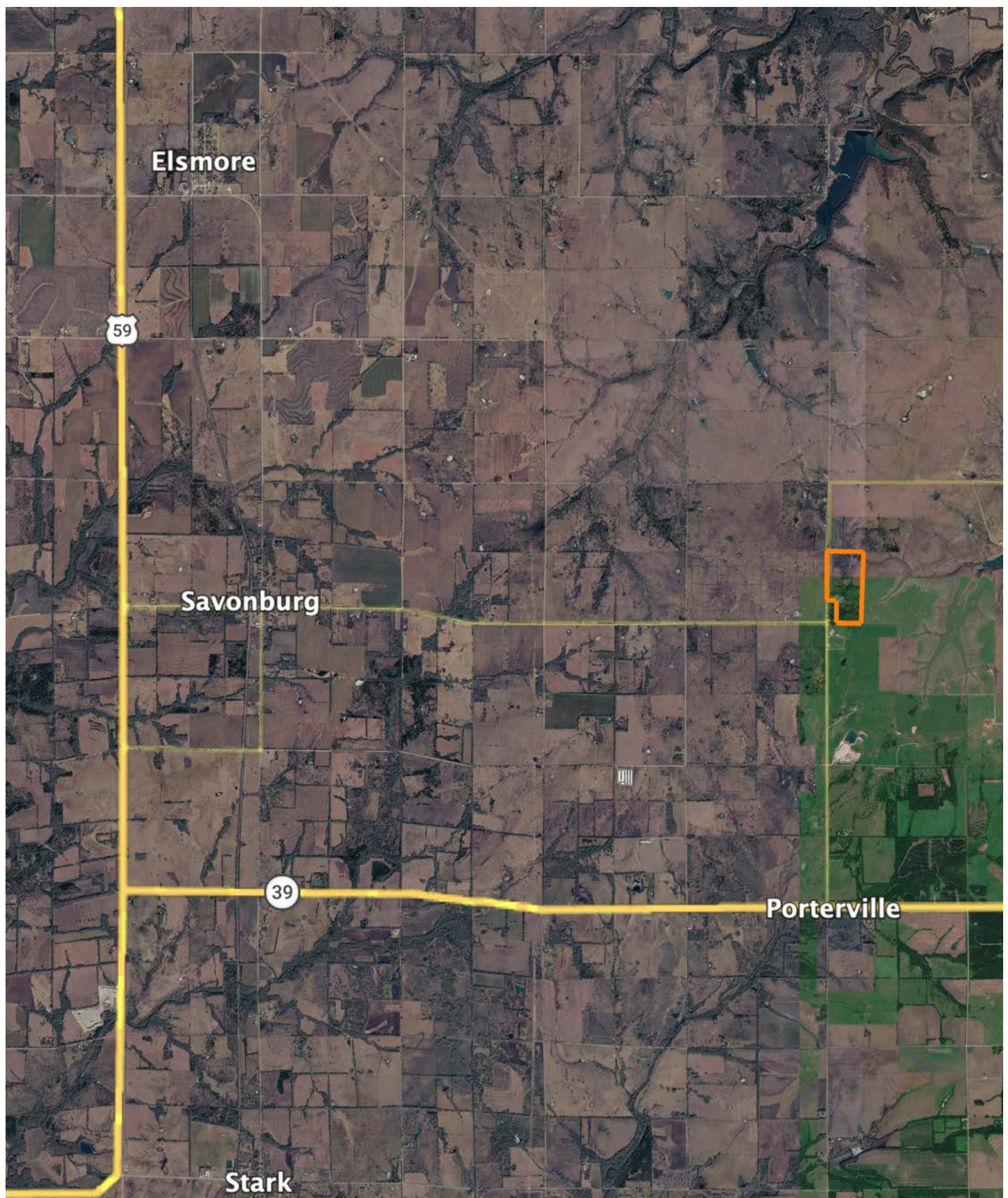


Soils data provided by USDA and NRCS.

Area Symbol: KS011, Soil Area Version: 26											
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
8951	Wagstaff silty clay loam, 1 to 3 percent slopes	49.70	69.8%		2.5ft. (Lithic bedrock)	IIIe	4968	52	51	51	43
8875	Ringo-Clareson complex, 8 to 15 percent slopes	16.19	22.7%		3.1ft. (Paralithic bedrock)	VIe	4038	36	36	32	30
8775	Kenoma silt loam, 1 to 3 percent slopes	5.31	7.5%		5.7ft. (Lithic bedrock)	IIIe	3888	59	56	58	59
Weighted Average						3.68	4676	*n 48.9	*n 48	*n 47.2	*n 41.2

*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
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