MIDWEST LAND GROUP PRESENTS

136 ACRES

FRANKLIN COUNTY, KS



MIDWEST LAND GROUP

MidwestLandGroup.com















THE BEST INCOME AND HUNTING FARM COMBO IN EASTERN KANSAS

COUNTY: FRANKLIN | **STATE:** KANSAS | **ACRES:** 136

This is an exceptional 136 acres +/- and it has everything you could want in a gorgeous creek-bottom Kansas farm. Income production on the farm sits right around $15,000 per year, with 100 acres +/- in crop production, and a spectacular farmer who would love to continue a long-term tenancy relationship with the new buyer. The Middle Creek bottoms in Franklin County have a storied history of producing 200"+ whitetails, and this farm is no exception, with 2 being photographed and/or harvested in the last few years, and a serious batch of big-framed and tall-tined bucks that will be sure to gross B&C for years to come. This farm is serious about the turkey population as well, with big gobblers harvested every year, with predictable roost locations and perfect strut zones; this farm is an absolute blast to turkey hunt in the spring. Located just 9 miles from Ottawa and the I-35 exit, this farm is incredibly easy to get to, with very convenient access to town and amenities. Rural water and electricity are at the road, with more than 1 option for a build site, overlooking the ponds and creeks on the property. Some of the largest burr oaks I've ever seen line the creeks of this truly magnificent farm. Serious income, large adjoining landowners, a quiet hunting neighborhood, ponds, build sites, utilities, big bucks, lots of turkeys, and access to town make this the complete package. The next landowner will be incredibly proud to own this farm! Call Shay Haddock today to make it yours at (913) 222-4257

PROPERTY FEATURES

- 200" deer history
- $15,000 year income
- Great farm tenant in place
- Utilities available for the building
- Middle Creek frontage
- Class II bottom ground
- Multiple ponds
- Lots of deer and turkeys
- Close to Ottawa
- Less than a mile from blacktop

136 +/- ACRES





MULTIPLE PONDS & CREEK FRONTAGE





PHENOMENAL HUNTING

The Middle Creek bottoms in Franklin County have a storied history of producing 200"+ whitetails, and this farm is no exception, with 2 being photographed and/or harvested in the last few years, and a serious batch of big-framed and tall-tined bucks that will be sure to gross B&C for years to come.















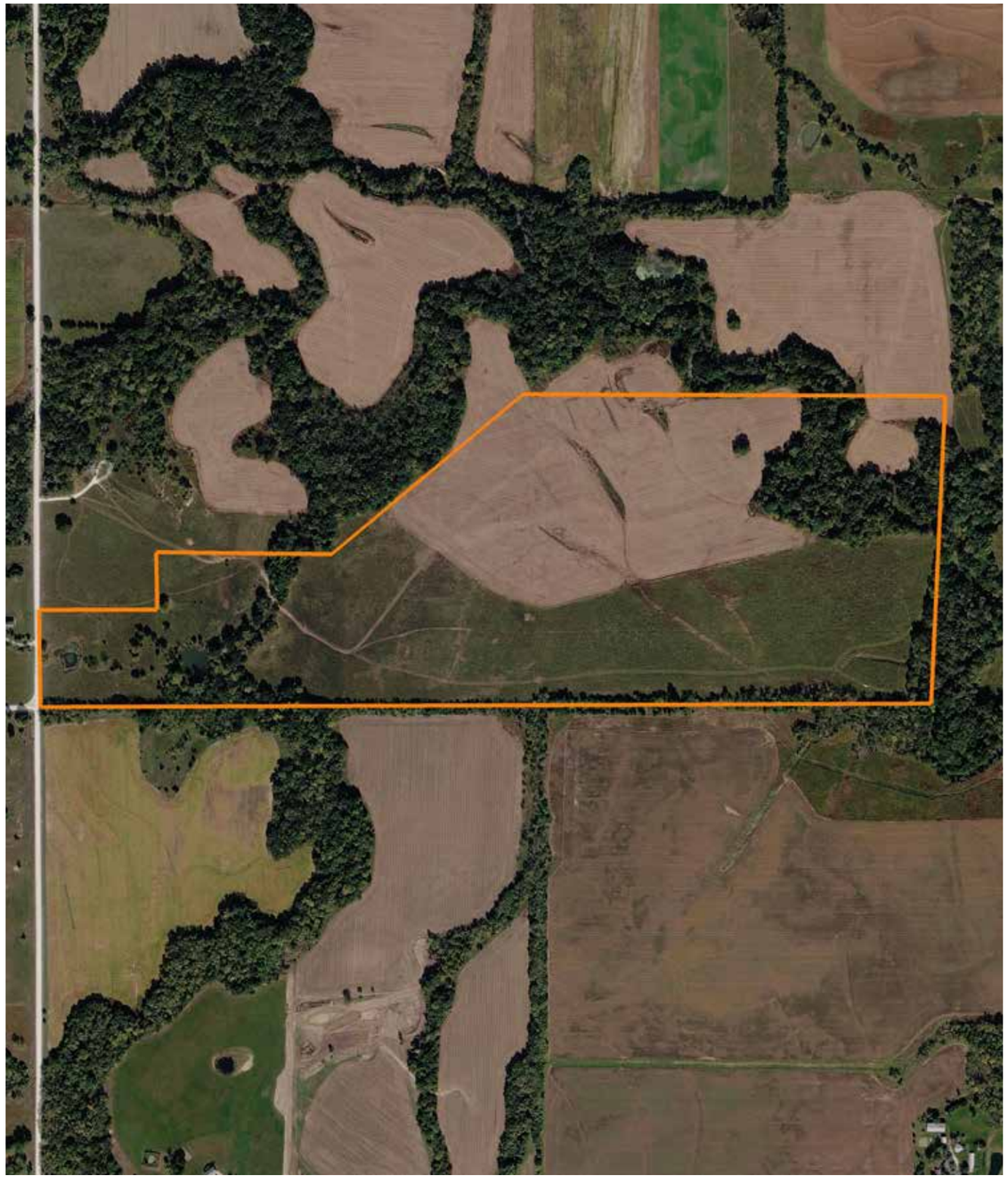




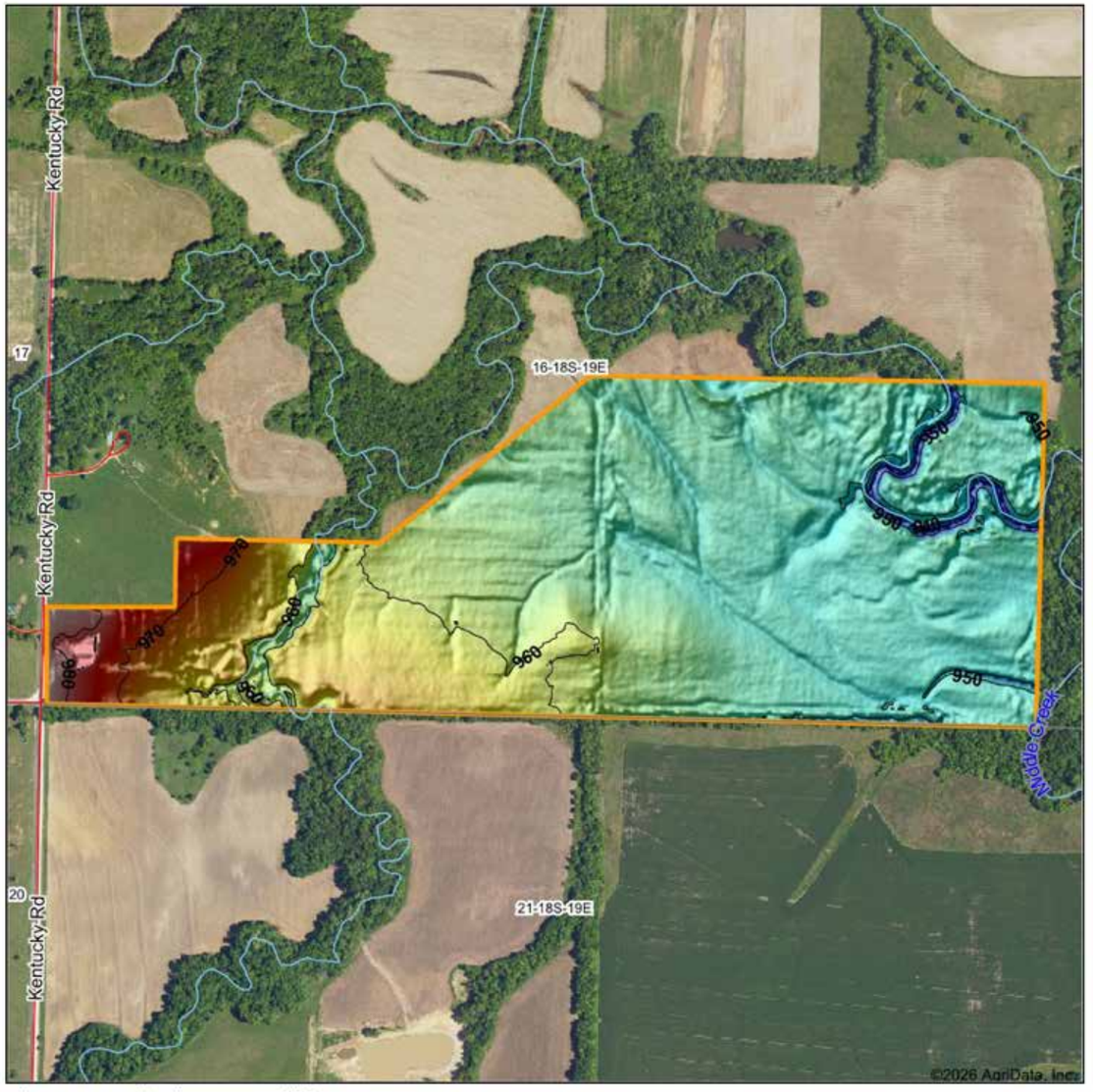




AERIAL MAP



TOPOGRAPHY MAP



Low Elevation High

Maps Provided By surety CUSTOMIZED ONLINE MAPPING
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Source:	USGS 3 meter dem
Interval(ft):	10
Min:	936.8
Max:	985.4
Range:	48.6
Average:	955.5
Standard Deviation:	6.36 ft

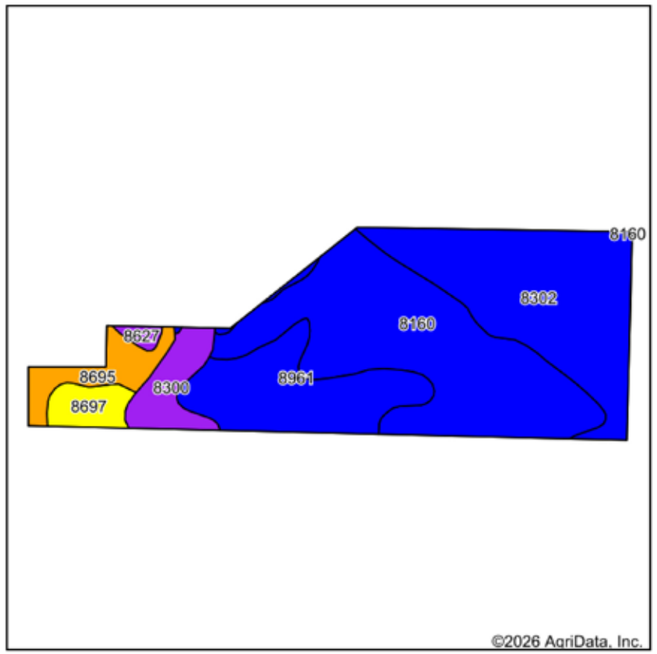
0ft 741ft 1482ft

11/11/2026

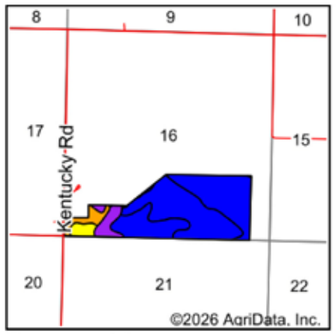
16-18S-19E
Franklin County
Kansas

Boundary Center: 38° 28' 46.83, -95° 18' 51.92

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Franklin**
Location: **16-18S-19E**
Township: **Ohio**
Acres: **135.9**
Date: **11/11/2026**

Maps Provided By:
surety CUSTOMIZED ONLINE MAPPING
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N W E S

Area Symbol: KS059, 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
8160	Leanna silt loam, 0 to 2 percent slopes, occasionally flooded	52.20	38.5%		> 6.5ft.	IIw	7500	63	55	55	63
8302	Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded	40.63	29.9%		> 6.5ft.	IIw	7758	82	82	63	75
8961	Woodson silt loam, 0 to 1 percent slopes	22.49	16.5%		> 6.5ft.	IIs	4233	53	48	52	50
8300	Verdigris silt loam, channeled, 0 to 2 percent slopes, frequently flooded	7.51	5.5%		> 6.5ft.	Vw	7668	48	48	27	39
8695	Dennis-Bates complex, 3 to 7 percent slopes	7.10	5.2%		2.5ft. (Paralithic bedrock)	IIIe	5500	72	72	58	59
8697	Dennis-Bates complex, 3 to 7 percent slopes, eroded	4.86	3.6%		2.3ft. (Paralithic bedrock)	IVe	5370	61	61	45	43
8627	Bates-Collinsville complex, 3 to 15 percent slopes	1.11	0.8%		2.6ft. (Paralithic bedrock)	VIe	4136	45	45	42	36
					Weighted Average	**2.32**	**6837.6**	***n 66.4**	***n 62.5**	***n 55**	***n 62**

*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 | Serving KS & MO

913.222.4257

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