

# HAYDEN OUTDOORS™

FARM, RANCH & RECREATIONAL REAL ESTATE

## THE MAGNIFICENT 90

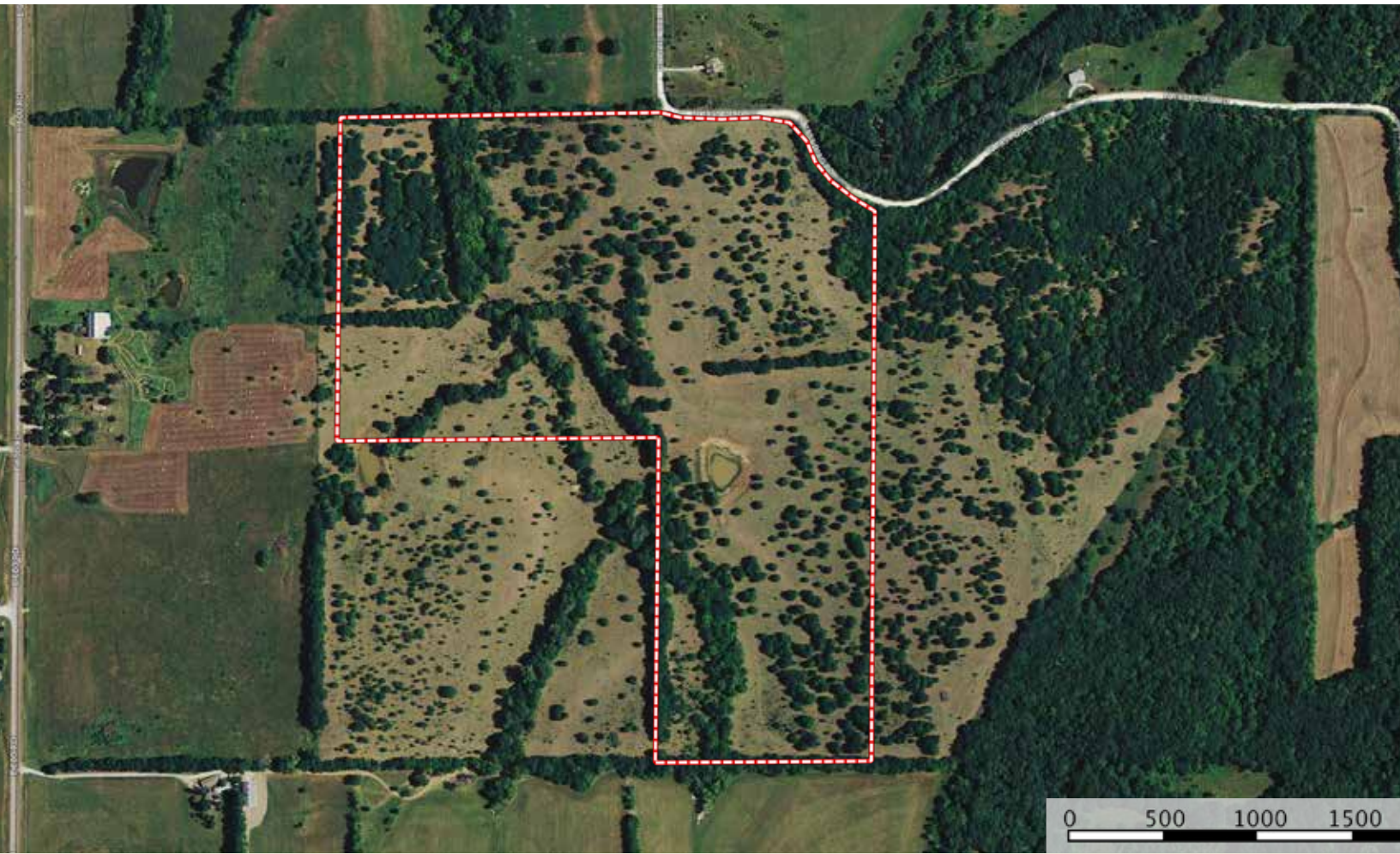
91 Acres • Douglas County, KS • \$450,000



**PROPERTY SUMMARY:** The Magnificent 90 is all that and more. This 90 +/- acres is stunning in all aspects, views, terrain, deer, turkey, multiple building sites, and pond. If you are looking for a place to build your dream home on, hunt a variety of wildlife, or both; you need to take a close look at this tract of land. It has lots to offer with it's great location only minutes from Lawrence Ks and only 45 minutes to Kansas City. If you want a place to get away just for the weekends, this would be a great place to build that small get-away cabin to relax, do some hiking or horseback riding. This is a must see property! For a closer look or personal side by side ATV tour, please give me a call.

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FARMS | RANCHES | HUNTING TRACTS | RECREATIONAL PROPERTIES | WATERFRONT | AUCTIONS | VACANT LAND



## SHAD SHELDON

Sales Associate, Licensed in KS

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Shad is a native of Kanorado, Kansas and a retired electrician turned real estate agent. He graduated from Northwest Kansas Technical College and continued to live in Goodland where he operated his own electrical company for 28 years. Additionally, he spent several years in farming and managing commercial and residential real estate. He is also an avid musician, and currently performs with country rock band Whiskey Rich. As the consummate outdoorsman, Shad draws from a wealth of experience in hunting. With brimming success gained on his own properties, he hones the knowledge and skill to match his clients with the income-generating land they desire.



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