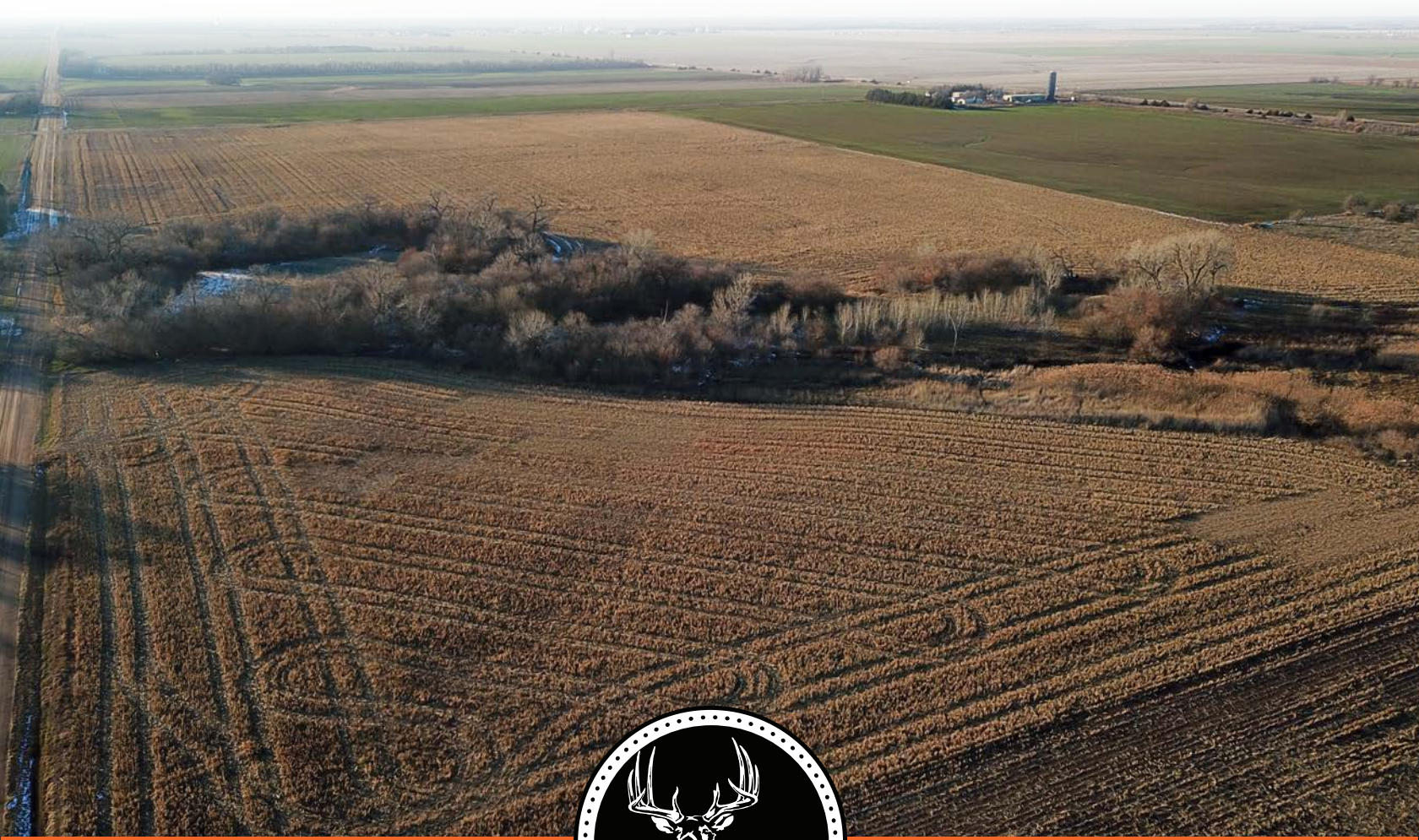


MIDWEST LAND GROUP PRESENTS

77.1 ACRES IN

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# RICE COUNTY KANSAS



[MidwestLandGroup.com](http://MidwestLandGroup.com)



MIDWEST LAND GROUP IS HONORED TO PRESENT

# HIGHLY PRODUCTIVE FARM GROUND WITH RECREATIONAL BONUS

Here's your chance to own an investment property with a recreational bonus! Located just 4 miles east and 1 mile south of Bushton, Kansas at the intersection of 10th Road and Avenue B is this beautiful 77 +/- acre tract of rich class 2 soils. At the east end of the property, Lost Creek meanders through from north to south with mature timber creating several tree lines, pockets of cover and secluded bedding areas for various wildlife. The timber is littered with trails, scrapes, and rubs from deer that call this land home. Looking at the aerial map, one can see that with a little work, Lost Creek could become a waterfowl destination as well.

Comprised of rich class 2 Crete and Tobin silt loams and having an overall NCCPI of 66.9 bushels to the acre, the tillable portion will provide a nice return on your investment. Located just 30 miles from Great Bend, 56 miles from the Hutchinson Regional Airport, and 97 miles from the Dwight D. Eisenhower National Airport in Wichita the land has multiple access points off of well-maintained county roads.

For more information, answers to your questions and to set up an appointment to see this one in person, please contact Terry DeShon at (620) 921-3015. Financial verification is required before viewing the property.





# PROPERTY FEATURES

PRICE: **\$262,140** | COUNTY: **RICE** | STATE: **KANSAS** | ACRES: **77.1**

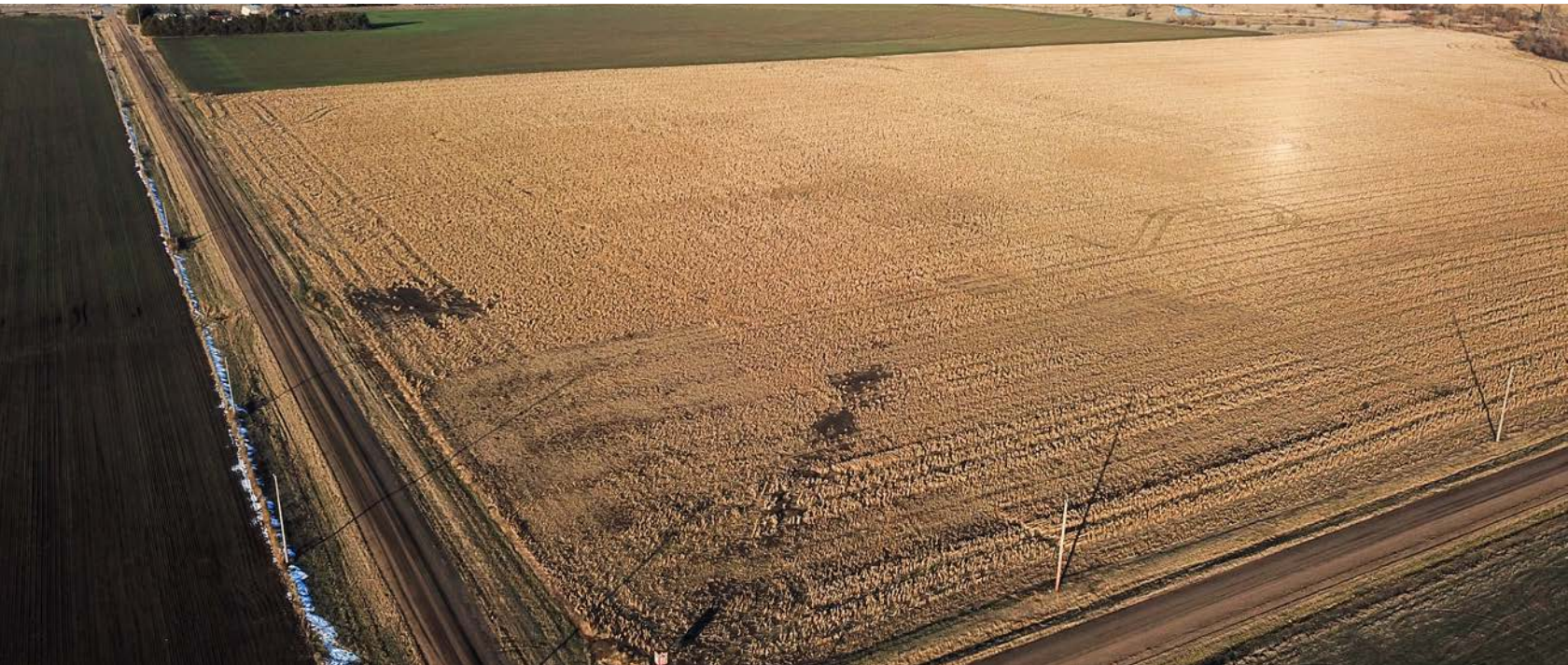
- 77.1 +/- total acres
- 75% Class 2 Crete silt loam
- 25% Class 2 Tobin silt loam
- Overall NCCPI of 66.9 bushels to the acre
- Lost Creek winds through the property at the east end
- Mature timber and various tree lines create secluded pockets and sanctuaries
- Multiple rubs and scrapes showing signs of mature deer using the property
- 4 miles east and 1 mile south of Bushton, Kansas
- 1 mile from paved KS HWY 4
- 10th Road and Avenue B are both well-maintained gravel roads
- Mineral rights intact and transfer
- Annual property taxes are approximately \$691.34





# TILLABLE INCOME

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# LOST CREEK

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## MULTIPLE RUBS AND SCRAPES

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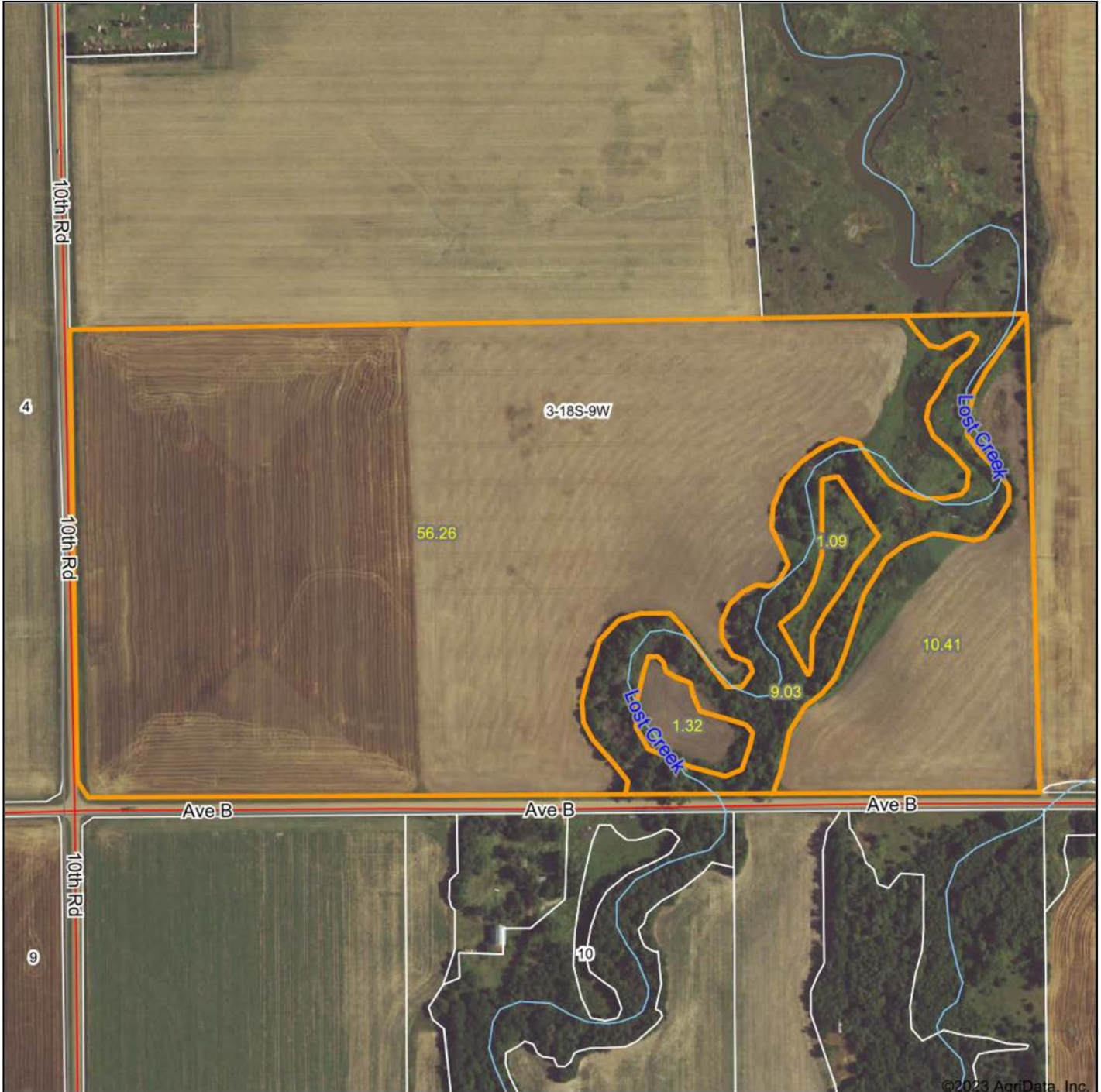
# MATURE TIMBER

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# AERIAL MAP



©2023 AgriData, Inc.

Boundary Center: 38° 30' 33.41, -98° 18' 28.3



Maps Provided By:



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**3-18S-9W**  
**Rice County**  
**Kansas**

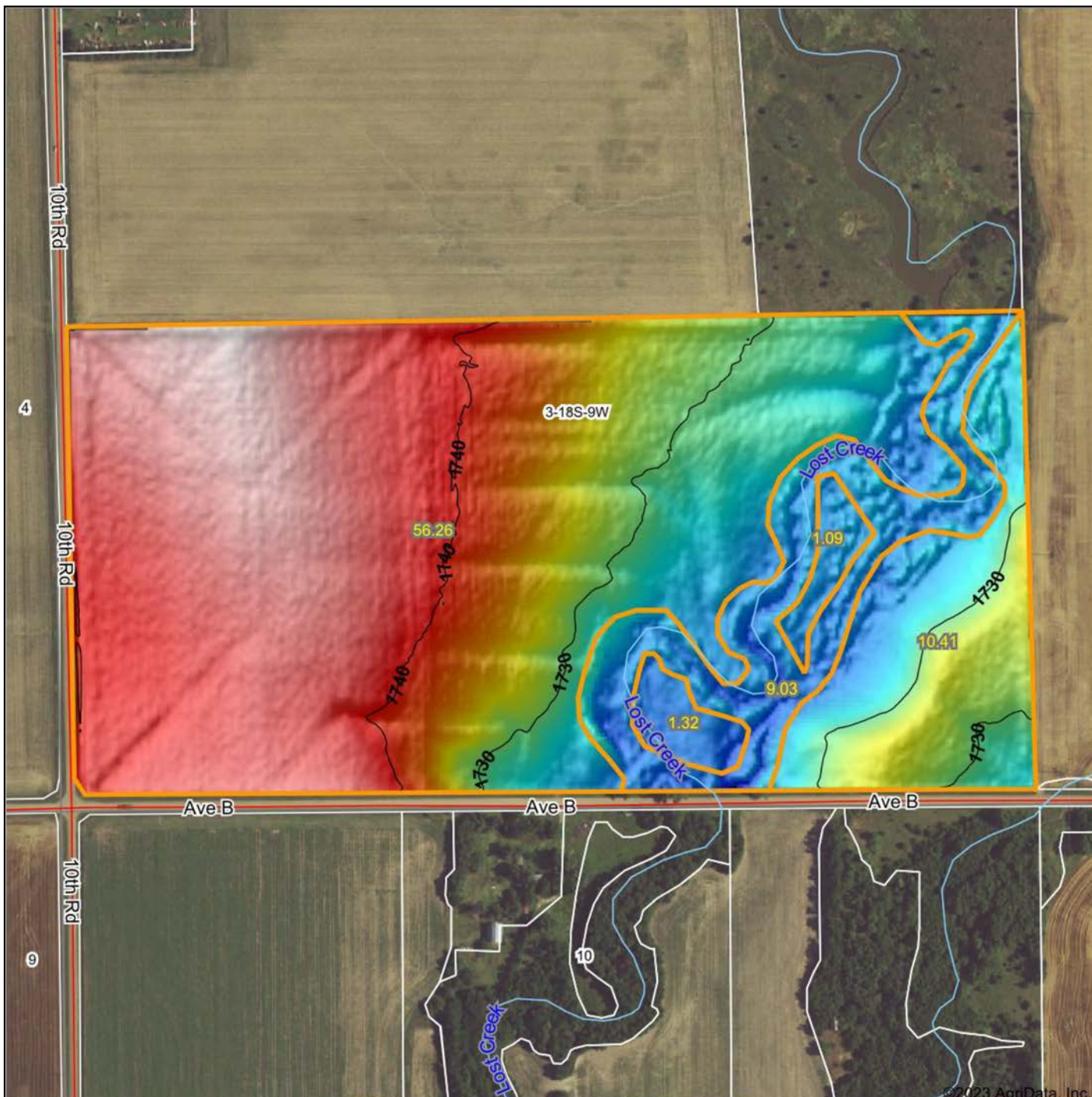


11/16/2023

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



# HILLSHADE MAP



Low Elevation High



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 3 meter dem

Interval(ft): 10

Min: 1,720.2

Max: 1,747.2

Range: 27.0

Average: 1,734.4

Standard Deviation: 7.68 ft

0ft 428ft 856ft



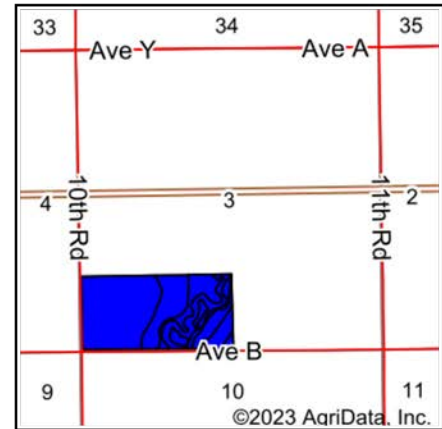
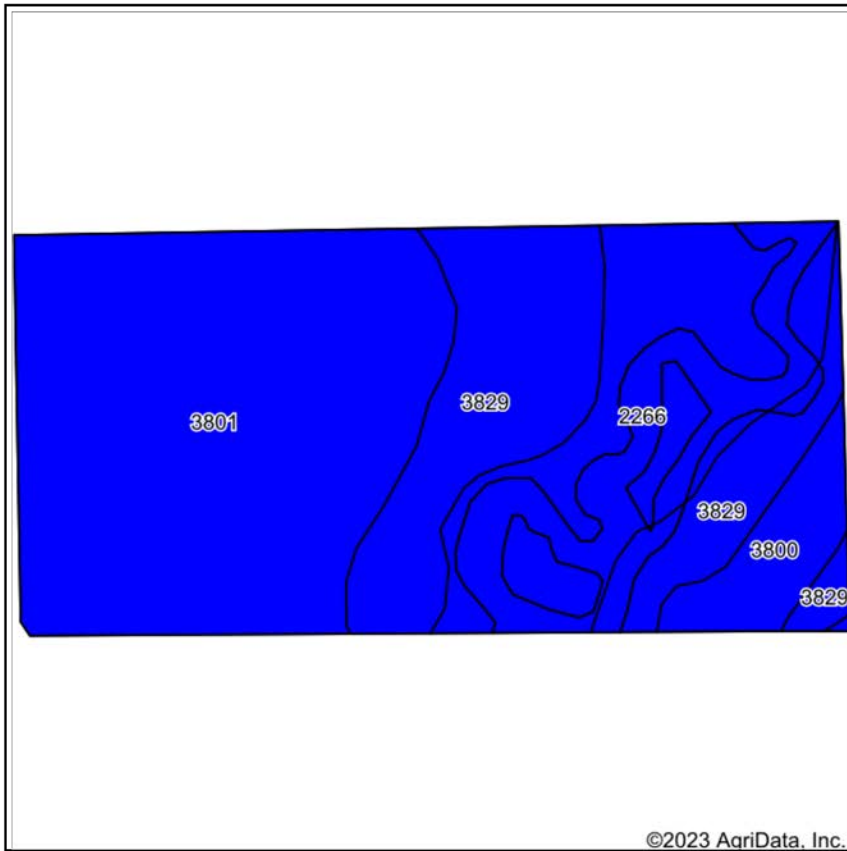
11/16/2023

**3-18S-9W**  
**Rice County**  
**Kansas**

Boundary Center: 38° 30' 33.41, -98° 18' 28.3



# SOIL MAP



State: **Kansas**  
 County: **Rice**  
 Location: **3-18S-9W**  
 Township: **Eureka**  
 Acres: **78.11**  
 Date: **11/16/2023**



Maps Provided By:  
  
 © AgriData, Inc. 2023 [www.AgriDataInc.com](http://www.AgriDataInc.com)



Soils data provided by USDA and NRCS.

Area Symbol: KS159, Soil Area Version: 19

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
3801	Crete silt loam, 1 to 3 percent slopes, loess plains and breaks	36.61	46.9%		> 6.5ft.	Ile	3650	64	55	60	64	37
2266	Tobin silt loam, occasionally flooded	19.28	24.7%		> 6.5ft.	Ilw	5875	83	64	63	83	39
3829	Crete silty clay loam, 1 to 3 percent slopes, eroded	18.00	23.0%		> 6.5ft.	Ile	3635	56	49	54	56	34
3800	Crete silt loam, 0 to 1 percent slopes, loess plains and breaks	4.22	5.4%		> 6.5ft.	Ils	3580	65	57	61	65	37
<b>Weighted Average</b>							<b>2.00</b>	<b>*n 66.9</b>	<b>*n 55.9</b>	<b>*n 59.4</b>	<b>*n 66.9</b>	<b>*n 36.8</b>

\*n: The aggregation method is "Weighted Average using all components"

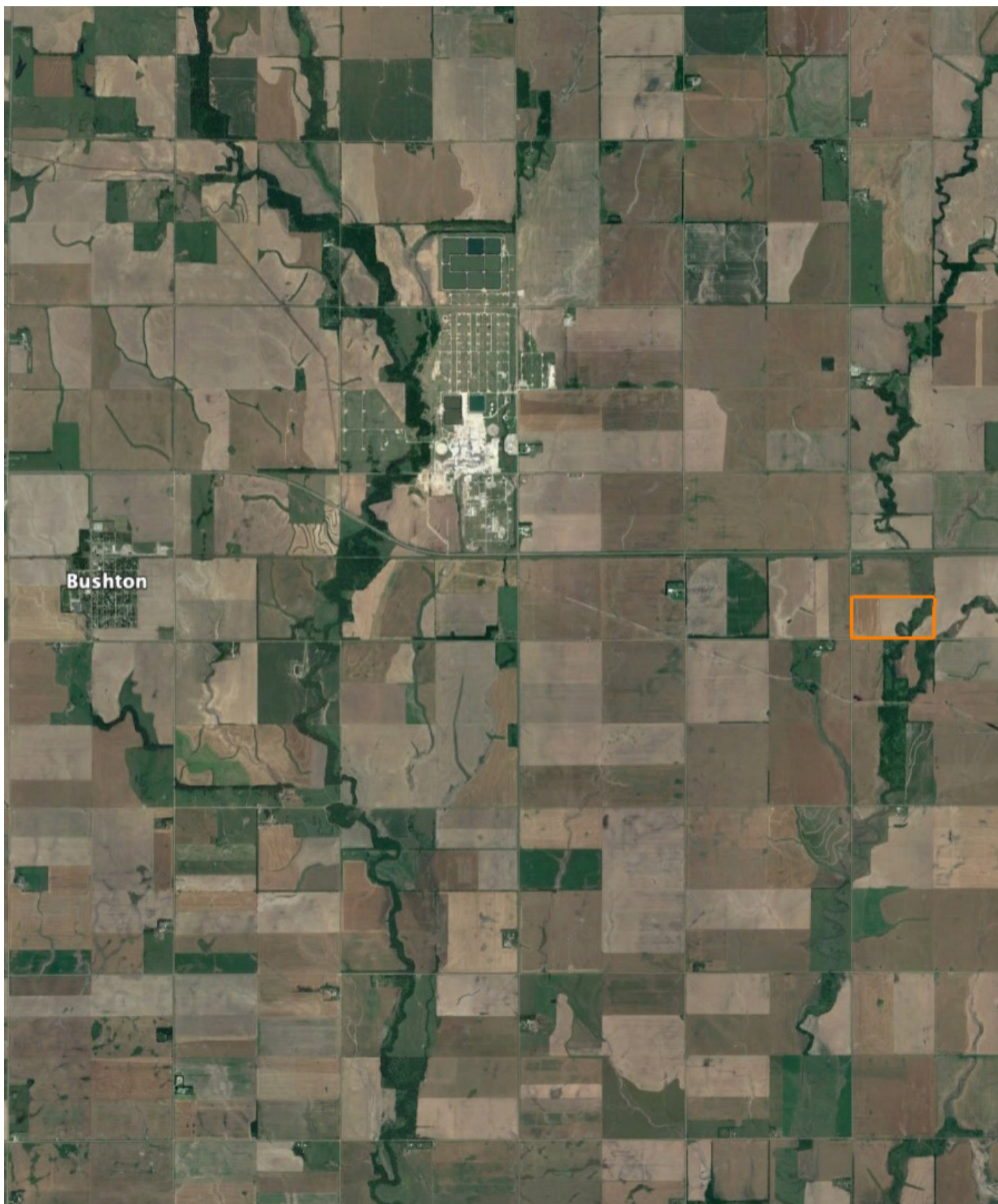
\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# OVERVIEW MAP

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## AGENT CONTACT

Terry DeShon's parents returned to their native Dodge City, Kansas as soon as his father was out of the Navy. Terry was born in Oakland, California, but as far as he's concerned, he's from Dodge City. Terry's mother is one of seven sisters all raised on a farm, which his grandfather took over at a young age and farmed most of his life. "I have fond memories of riding the combines and wheat trucks while my parents helped with harvest," says Terry. "When I was in college, my grandfather had some health issues. I drove home on weekends to help work the fields. I had a full course load, a full-time job and a three-hour drive one way, but I loved getting to the farm and digging in from sunup to sundown to help out."

Terry's work ethic hasn't changed over the years; however, his appreciation for land and what it means to the owner grows stronger every day. When it comes to looking out for his clients, Terry is as genuine as they come. He has a knack for listening and can recall a conversation months later when he comes across the right property for the right buyer. Terry studied to be an aeronautical engineer for four years at Wichita State University before changing his major and earning a degree in computer science an emphasis in engineering and a math minor. After a long, rewarding career in technology, a friend of Terry's suggested he would make a great land agent. "I'm an outdoorsman at heart who grew up upland bird hunting and fishing as a boy, then got into muzzle loading and archery for deer, turkey hunting and waterfowl hunting as an adult. I remember the thrill and adventure of exploring a new piece of land. I know the excitement of owning your own land and grooming it to be the place where your friends and family gather for hunting and fishing. I know what land means to a family's legacy," explains Terry. He brings that passion and enthusiasm to his clients whether you're a long-time or first-time landowner.

When Terry's not matching the right land to the right buyer, he's working a conservation program on his own 40 acres along the Arkansas River, serving on the Hutchinson's Boys and Girls Club's board, working with Pass It On Outdoors, coaching his son, Trace's, Little League team and being Sterling's Cub Scout Troop 369's den leader and chairman. If you ask his wife, Melissa, she'll tell you he spends A LOT of time with his favorite hobby, helping others. If you're looking for a land agent in Central Kansas who can match your passion for land, really listens and understands, then connects all the dots to find your perfect land or buyer, talk to Terry today.



**TERRY DESHON,** LAND AGENT  
**620.921.3015**

[TerryDeShon@MidwestLandGroup.com](mailto:TerryDeShon@MidwestLandGroup.com)



## MidwestLandGroup.com

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