

MIDWEST LAND GROUP PRESENTS

5.6 ACRES IN

KINGMAN COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

COUNTRY LIVING JUST OUTSIDE OF KINGMAN, KANSAS

This brand new 3 bed, 2 bath, model home/barndo, constructed by Yoder Engineered Structures, on the outskirts of Kingman, Kansas is ready for you to move in! Located 2 miles east of Kingman just off Highway 54 on a 5.55 +/- acre timbered lot, this spacious 2,126 square foot home features an open vaulted living, dining, and kitchen space with custom knotty hickory cabinets and trim throughout! In addition to the custom cabinetry, the kitchen has been equipped with stainless appliances including a dishwasher, electric stove, microwave, and refrigerator. Additional cabinets and countertops were installed to the side of the kitchen allowing for a desk area and additional workspace or coffee bar. Separated by the main living space, 2 bedrooms and a full bath are located on the south side of the house and the master suite, mud/laundry room, utility room, and garage access are on the north side. The master bath includes a large walk-in Onyx shower, a nice deep soaker bathtub, a double sink vanity, an isolated toilet room, and a roomy walk-in closet! The bedrooms and closets are all carpeted, the bathrooms have ceramic tile, and the main living space has knotty hickory waterproof vinyl plank flooring to go with the custom cabinets and trim.

The front of the house has a sidewalk approach from the driveway and a nice, covered porch with cedar timber posts and gable. The back has over 500 feet of covered concrete patio area for all your outdoor entertaining. The master bedroom has a door leading to 230 square

feet of the patio area with plenty of room and is already wired for a hot tub! Other than the front and large backyard, the entire property is timbered, providing windbreaks and privacy all year long. The garage was built with large pickups in mind, 10'x8' garage doors, 24' deep on one side and 26' deep on the other allowing space for a freezer and workbench. The garage floors are finished with epoxy floor paint and a dedicated electrical outlet was installed for a freezer. The attic above the garage was designed for additional storage, wired with lighting, and has a folding aluminum ladder for access. The house has a new 140' water well, a leased propane tank for heat and hot water, and a new septic system installed. The house has central heat and air and the furnace was designed to run off of propane or electric. A new driveway was cut through the timber and built up with 3" rock for a base and then plenty of gravel was added for a nice heavy-duty driveway as it settles and packs in over time.

This home was enrolled in the Kingman County Kansas Revitalization Program before being built and the new owner will benefit from property tax refunds as follows for the first 5 years of ownership: year 1 – 70%, year 2 – 50%, year 3 – 30%, year 4 – 20%, year 5 – 10%.

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: **\$410,000** | COUNTY: **KINGMAN** | STATE: **KANSAS** | ACRES: **5.6**

- 5.555 +/- total acres
- 100% class 4 impact-resistant metal siding and roof
- 3 bedrooms
- 2 bathrooms
- 2,126 sq. ft. of living space
- 650 sq. ft. garage
- 622 sq. ft. of outdoor porch areas
- Large, vaulted, living, dining, and kitchen area
- Custom knotty hickory, Amish-made cabinets throughout
- All stainless appliances installed and included
- Ceramic tile
- Walk in Onyx shower
- 92% efficiency rated HVAC with gas or electric option for heat
- New 140' water well
- Leased propane tank for heat and hot water
- New 1,500-gallon septic system
- Hot tub disconnect installed on patio
- Epoxy floor paint in garage
- Property tax refunds over the first 5 years
- 2 miles east of Kingman on the corner of NE 10th and Highway 54



BRAND NEW 3 BED, 2 BATH HOME



MASTER SUITE



CUSTOM KNOTTY HICKORY CABINETS



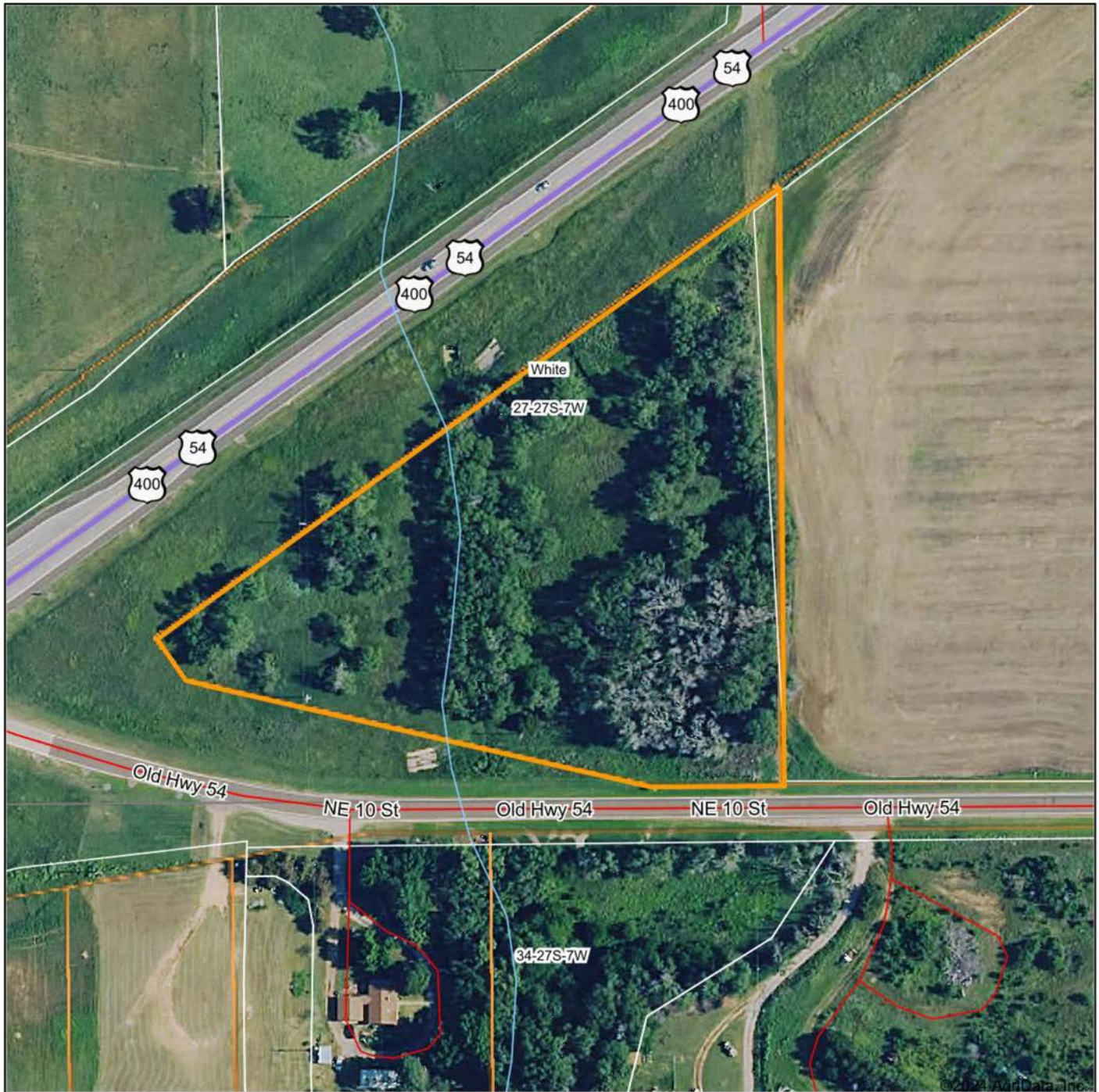
650 SQUARE FEET GARAGE



5.555 +/- TOTAL ACRES



AERIAL MAP



Maps Provided By:



© AgriData, Inc. 2023

www.AgriDataInc.com

Boundary Center: 37° 39' 42.26, -98° 4' 15.84

27-27S-7W
Kingman County
Kansas

0ft 167ft 333ft



6/28/2024

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

Source: USGS 1 meter dem
Interval(ft): 10
Min: 1,569.6
Max: 1,591.6
Range: 22.0
Average: 1,580.0
Standard Deviation: 5.05 ft

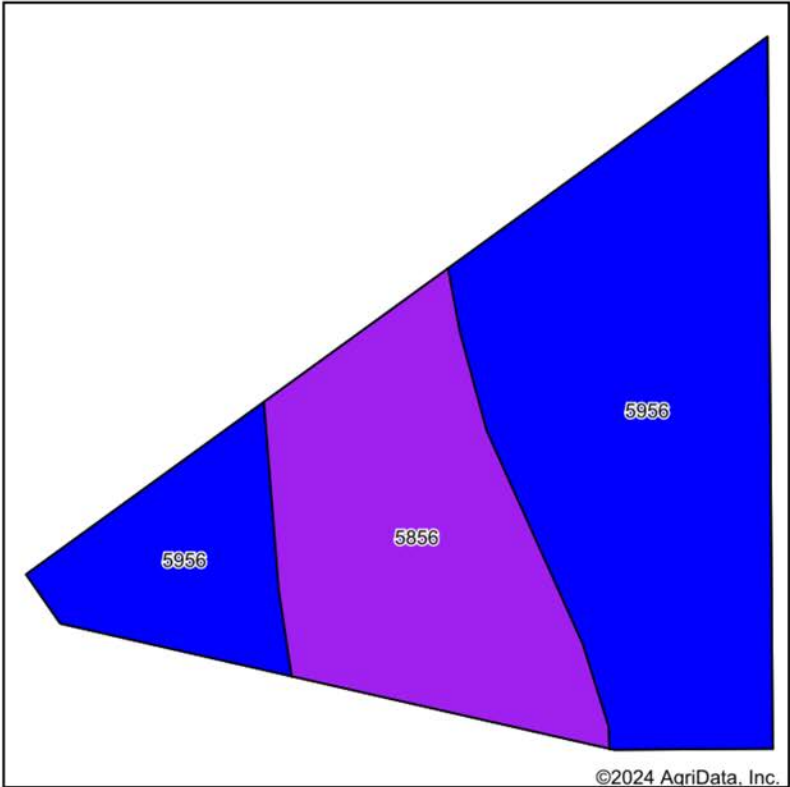
0ft 145ft 291ft

6/28/2024

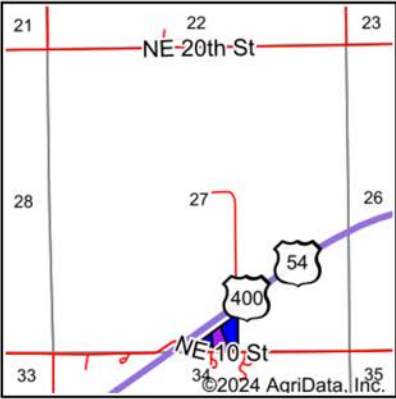
27-27S-7W
Kingman County
Kansas

Boundary Center: 37° 39' 42.26, -98° 4' 15.84

SOIL MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Kingman**
Location: **27-27S-7W**
Township: **White**
Acres: **5.41**
Date: **6/28/2024**



Maps Provided By:



Area Symbol: KS095, Soil Area Version: 19

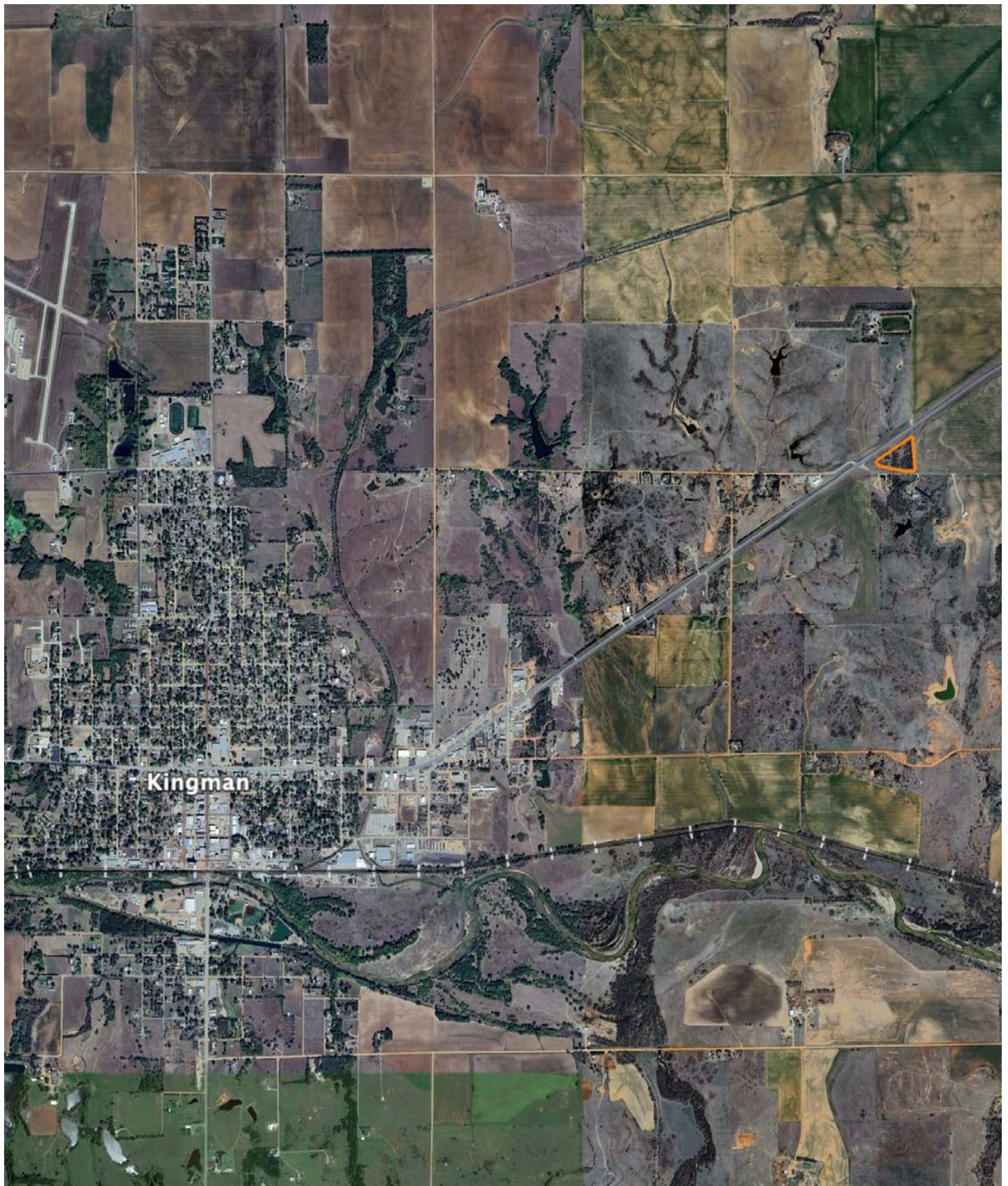
| Code | Soil Description | Acres | Percent of field | Non-Irr Class Legend | Restrictive Layer | Non-Irr Class *c | Range Production (lbs/acre/yr) | *n NCCPI Overall | *n NCCPI Corn | *n NCCPI Small Grains | *n NCCPI Soybeans |
|------------------|--|-------|------------------|----------------------|-------------------|------------------|--------------------------------|------------------|---------------|-----------------------|-------------------|
| 5956 | Shellabarger sandy loam, 1 to 3 percent slopes | 3.62 | 66.9% | | > 6.5ft. | Ile | 3052 | 52 | 45 | 47 | 51 |
| 5856 | Albion sandy loam, 6 to 15 percent slopes | 1.79 | 33.1% | | > 6.5ft. | Vle | 3063 | 41 | 40 | 38 | 36 |
| Weighted Average | | | | | | 3.32 | 3055.6 | *n 48.4 | *n 43.3 | *n 44 | *n 46 |

*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



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



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Arkansas, Illinois, Iowa, Kansas, Minnesota, Missouri, Nebraska, Oklahoma, South Dakota, Texas, Wisconsin, and Wyoming.