

MIDWEST LAND GROUP PRESENTS

136.2 ACRES IN

RENO COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SOLID INVESTMENT OPPORTUNITY IN RENO COUNTY

This productive 136.2 +/- acre parcel in central Reno County, Kansas, just 2 miles due north of Partridge, is a great opportunity for an investment buyer. With a proven track record, an experienced tenant in place, and a guaranteed ROI of 3%, this one will be a great fit for your investment portfolio. The quarter is located off South Centennial Road, a well-maintained gravel road, just a half mile north of Highway 50. The land is

comprised of 100% Class II soils including Farnum, Funmar, Saltcreek, and Taver silt loams. It has excellent county NCCPI averages and solid production records for the crops rotated on this tract.

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.



PROPERTY FEATURES

PRICE: **\$531,180** | COUNTY: **RENO** | STATE: **KANSAS** | ACRES: **136.2**

- 136 +/- tillable acres
- 55.4% Class II Funmar-Taver loams
- 27.8% Class II Saltcreek and Naron fine sandy loams
- 11.6% Class II Farnum and Funmar loams
- 5.2% Class II Funmar-Taver loams
- NCCPI overall – 58.6
- NCCPI for corn – 49.6
- NCCPI for soybeans – 57.9
- NCCPI for wheat – 55.1
- APH history shows a great track record exceeding those county NCCPI averages
- Well-maintained gravel road access 1/2 mile from Highway 50
- Just 2 miles north of Partridge, KS
- Just 15 miles southwest of Hutchinson, KS
- Mineral rights intact and transfer
- Property taxes \$1,774.40 in 2023



136 +/- TILLABLE ACRES



TOPOGRAPHY MAP



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Maps Provided By:



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

Source: USGS 1 meter dem

Interval(ft): 10.0

Min: 1,628.4

Max: 1,639.1

Range: 10.7

Average: 1,633.8

Standard Deviation: 1.44 ft

0ft 455ft 910ft

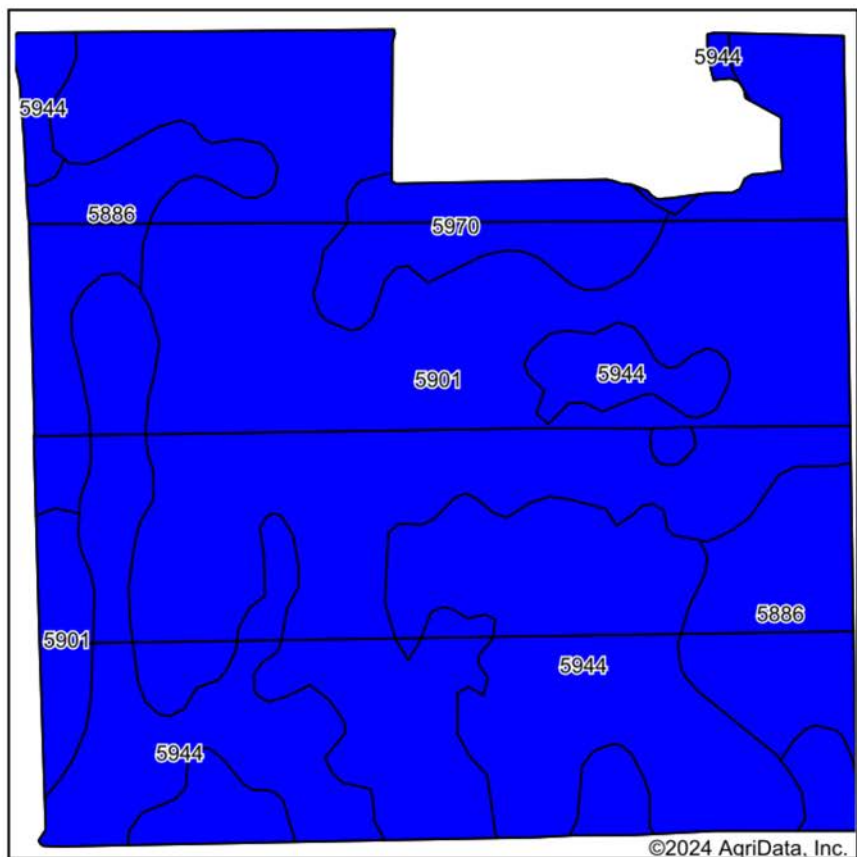


4/15/2024

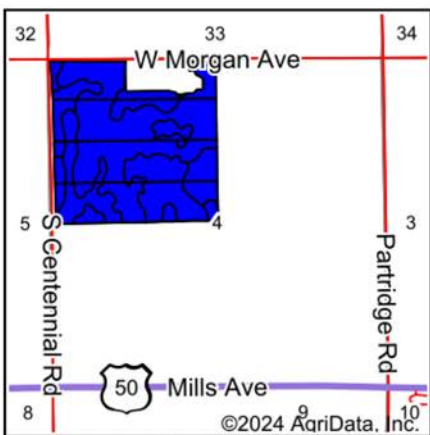
4-24S-7W
Reno County
Kansas

Boundary Center: 37° 59' 44.45, -98° 6' 2.94

SOIL MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Reno**
Location: **4-24S-7W**
Township: **Center**
Acres: **138.26**
Date: **4/15/2024**



Maps Provided By:

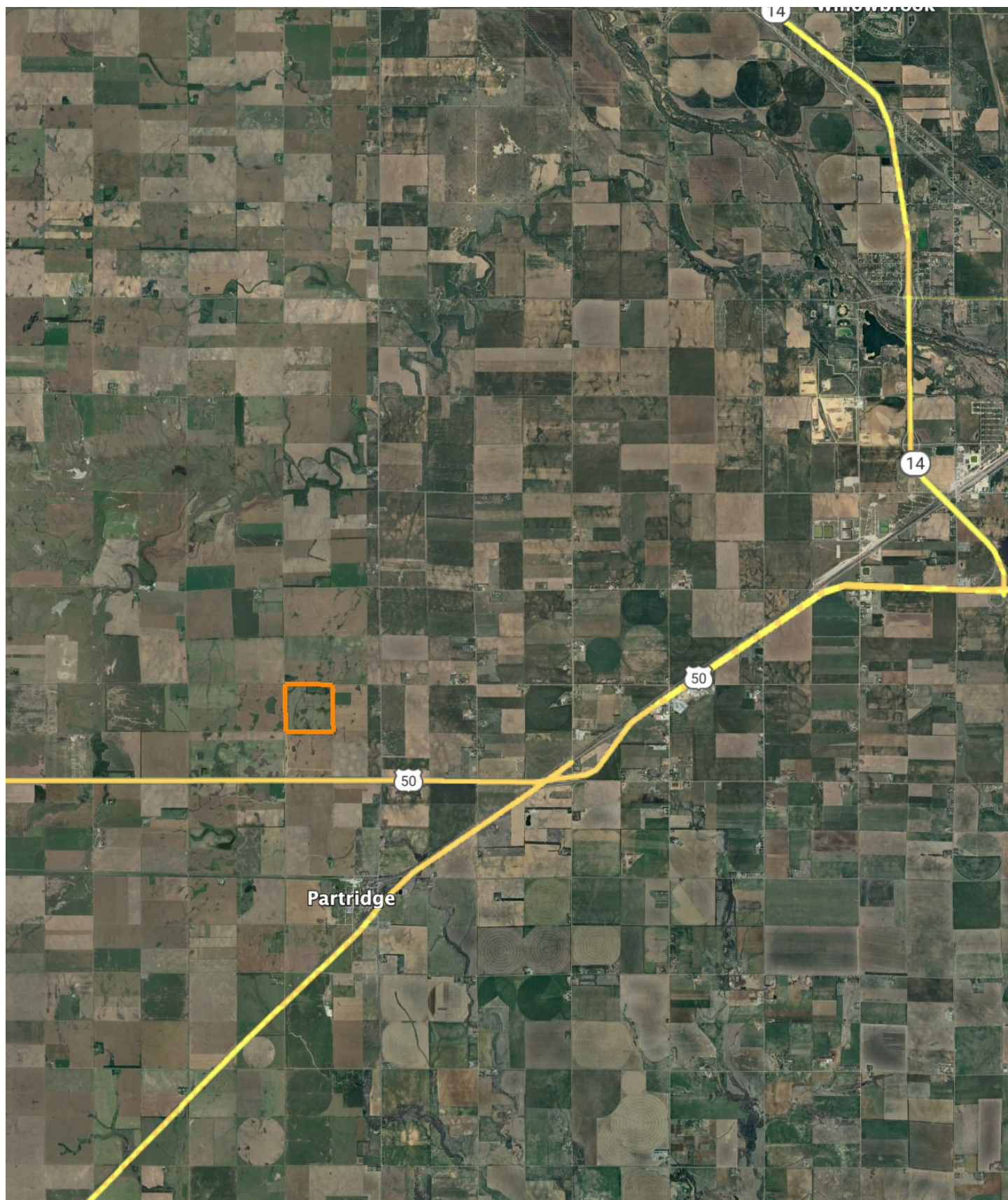


Area Symbol: KS155, Soil Area Version: 20											
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
5901	Funmar-Taver loams, 0 to 2 percent slopes	76.66	55.4%		> 6.5ft.	IIc	3392	59	51	57	58
5944	Saltcreek and Naron fine sandy loams, 1 to 3 percent slopes	38.44	27.8%		> 6.5ft.	IIe	3055	57	46	50	57
5886	Farnum and Funmar loams, 0 to 1 percent slopes	15.99	11.6%		> 6.5ft.	IIc	3392	62	53	58	62
5970	Taver loam, 0 to 1 percent slopes	7.17	5.2%		> 6.5ft.	IIIs	3310	56	46	55	53
Weighted Average						2.00	3294.1	*n 58.6	*n 49.6	*n 55.1	*n 57.9

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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
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