

MIDWEST LAND GROUP PRESENTS

12.2 ACRES

RENO COUNTY, KS

4201 S STERLING ROAD, ABBYVILLE, KANSAS, 67510



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PEACEFUL AND PRIVATE COUNTRY OASIS

Located off a quiet, paved, county road is this newly built 3 bedroom, 2 bath home that is tucked back in a stand of timber that truly resembles an oasis in the middle of beautiful Kansas farmland. As you pull off the blacktop and onto the drive, you're facing a huge stand of trees and have no idea that a residence is tucked back in the property. The drive takes you west from the blacktop around the south edge of the timber and winds over halfway to the back of the property. As you circle around to the north, you start to catch glimpses of the beautiful country home and the huge green lawn that surrounds it. The drive takes you to the north and then curves in through the timber and then Y's in either direction up towards the house and around both sides providing a circle drive around to the back of the house. In addition to being built in a stand of timber, the rolling terrain adds character to the property and the house sits perfectly on a high point of the property adding a majestic feel to the setting.

The house was positioned at a southwesterly angle facing the beautiful Kansas sunsets with a nice front porch boasting big timbers and an oversized, custom-made front door. The steep pitch roof gives way to a 17' cathedral style ceiling down the center of the house with hardwood floors and huge stormproof, lifetime warranted windows that allow ample amounts of natural light into the house as well as provide the ability to enjoy the beautiful setting and gorgeous sunsets from the comfort of the living room. A wood-burning stove with a blower and electric starter sits on a custom hearth made from various brick factories. The dining space separates the living space from the elevated,

open kitchen that is literally 2 steps up from the rest of the house giving the chef in the family the best view as well as the well-deserved sense of honor for their role in preparing meals for the family. Beyond the kitchen toward the back door is the mud room, laundry room, utility room, and big main bathroom. On the south side of the main living space are 2 oversized bedrooms with walk-in closets and on the north side of the main living space is a bonus room/den/reading room and the huge master bedroom with a walk-in closet and oversized master bath. The master bath has a deep soaker tub and an unfinished shower space allowing the next owner to design it as they see fit and put their own finishing touch on the house. Stepping out the back door you will see that the position and design of the house leave an inviting space for the new owner to design and build a huge deck for outdoor grilling and family gatherings in the afternoon shade of the house. There is a finished 12'x24' cabin with electricity, heat, and air that makes a cute guest house or a place for the kids to gather and hang out. A new 32'x30' metal shop has recently been built providing space for a 2 car garage and large workspace. Around the property you find walking trails, a shooting range with an established backstop, a treehouse for the kids, a mini orchard, and plenty of area for the local wildlife to call this place home and provide viewing opportunities.

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) 727-7766. ** Financial verification is required before viewing the property **.

PROPERTY FEATURES

PRICE: **\$469,500** | COUNTY: **RENO** | STATE: **KANSAS** | ACRES: **12.2**

- 12 +/- total acres
- New home built in 2019
- 2,314 sq. ft. of living space with 3 bed, 2 bath, mud room, and bonus room
- Custom, elevated kitchen with all appliances
- Wood-burning stove with blower, electric start, and hand-picked brick hearth
- Hardwood floors with 25-year warranty
- Oversized stormproof windows throughout with lifetime warranty
- 4'x8' oversized, custom built, hand scraped front door
- 17' cathedral ceiling in main living space
- 9' ceilings in bedrooms with walk-in closets in each
- 32'x30' garage providing 2 oversized garage spaces and large work area
- 12'x24' finished cabin with electricity, heat, and air
- New chicken coop
- Shooting range
- Walking trails
- Treehouse
- Domestic water well
- Septic for sewer
- Propane for heat
- Paved road on South Sterling Road
- 1.5 miles north of Highway 50
- 5 miles to Abbyville
- 5 miles to Plevna
- 20 miles to South Hutchinson



NEW HOME BUILT IN 2019

Located off a quiet, paved, county road is this newly built 3 bedroom, 2 bath home that is tucked back in a stand of timber that truly resembles an oasis in the middle of beautiful Kansas farmland.



2,314 SQ. FT. OF LIVING SPACE



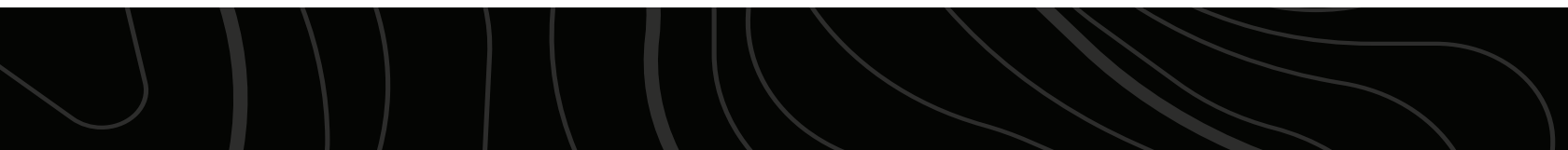
32'X30' GARAGE



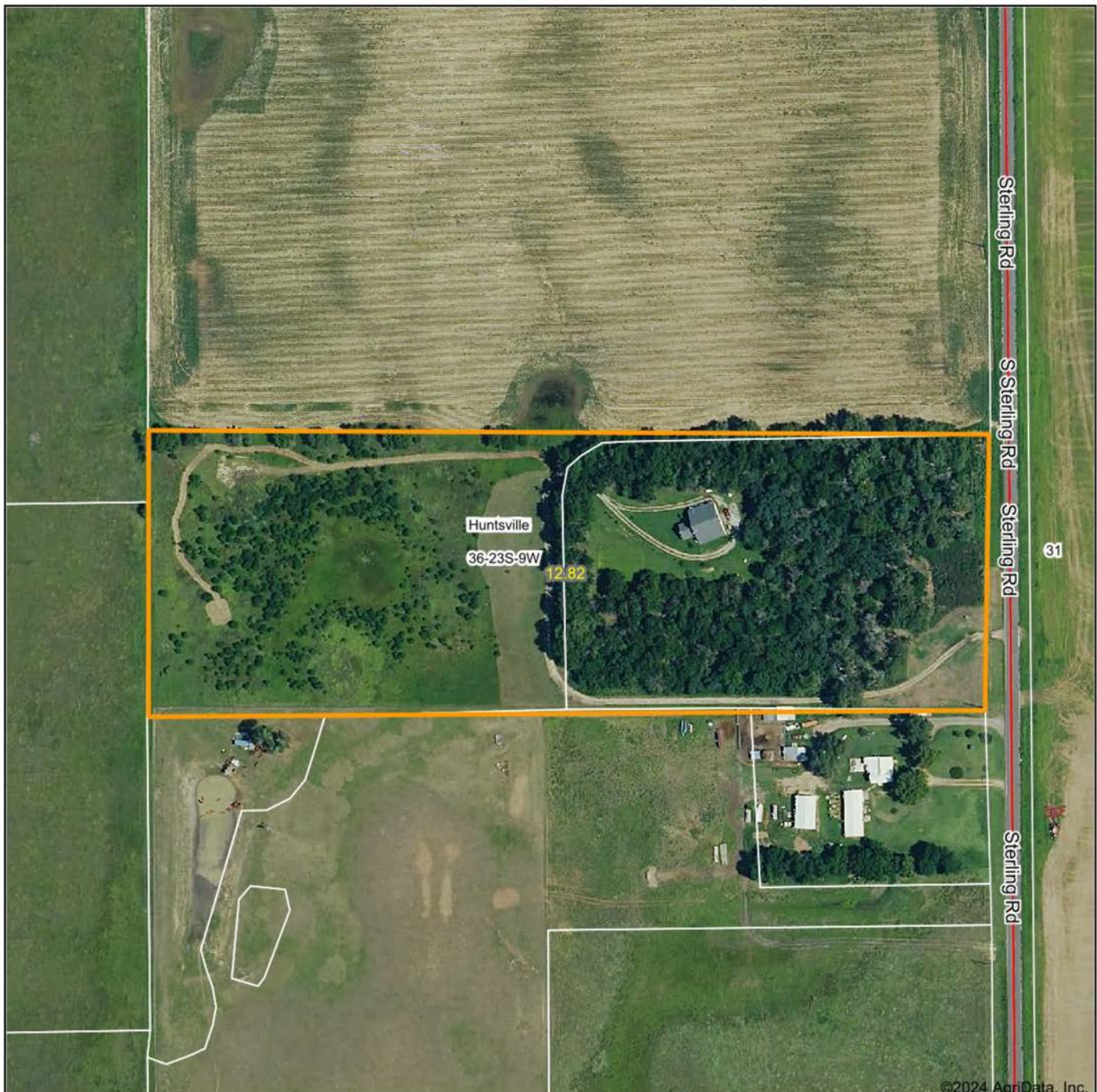
12'X24' FINISHED CABIN



12 +/- TOTAL ACRES



AERIAL MAP



©2024 AgriData, Inc.

Boundary Center: 38° 0' 12.17, -96° 15' 16.05

0ft 239ft 479ft



Maps Provided By:



© AgriData, Inc. 2023

www.AgriDataInc.com

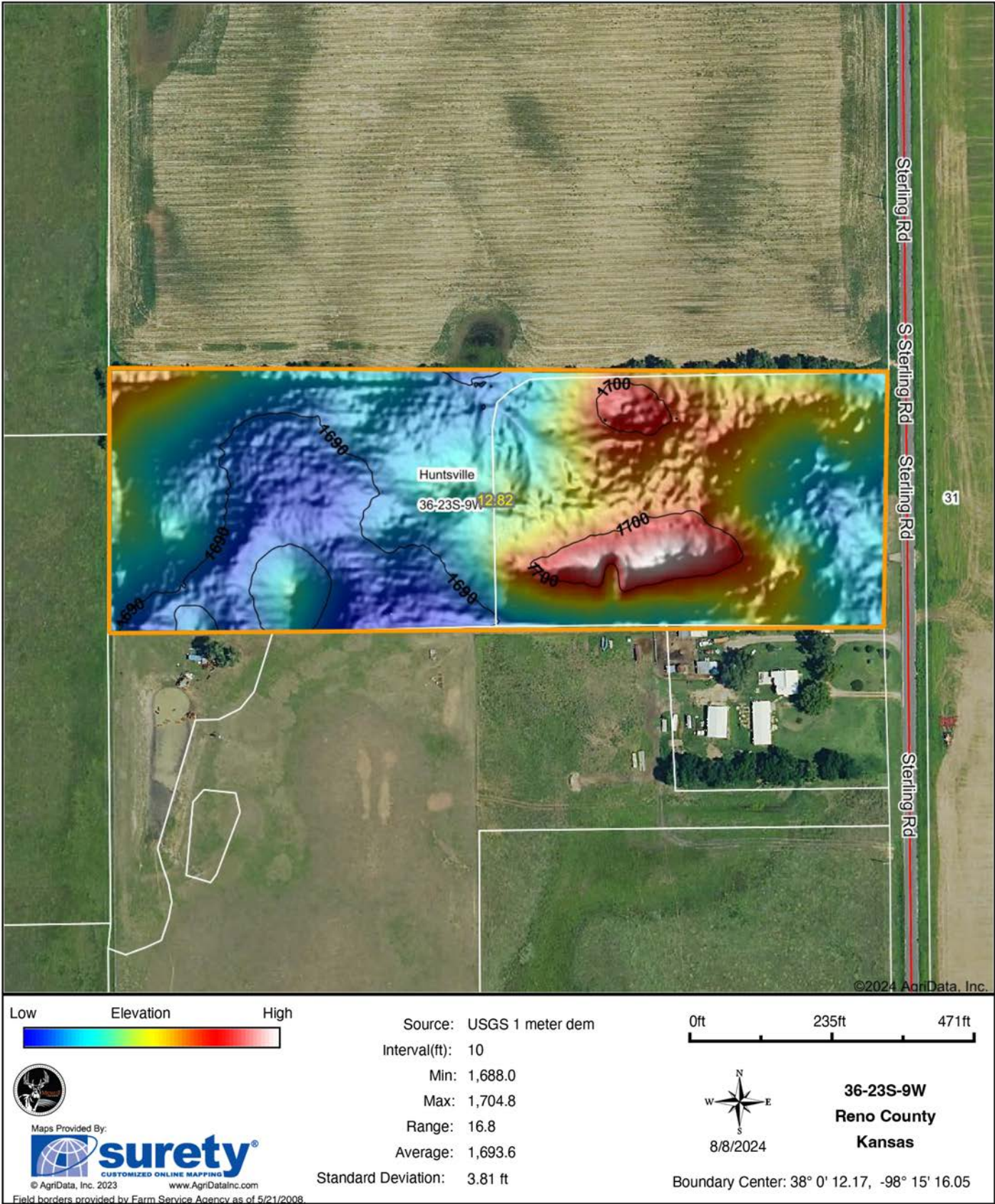
36-23S-9W
Reno County
Kansas



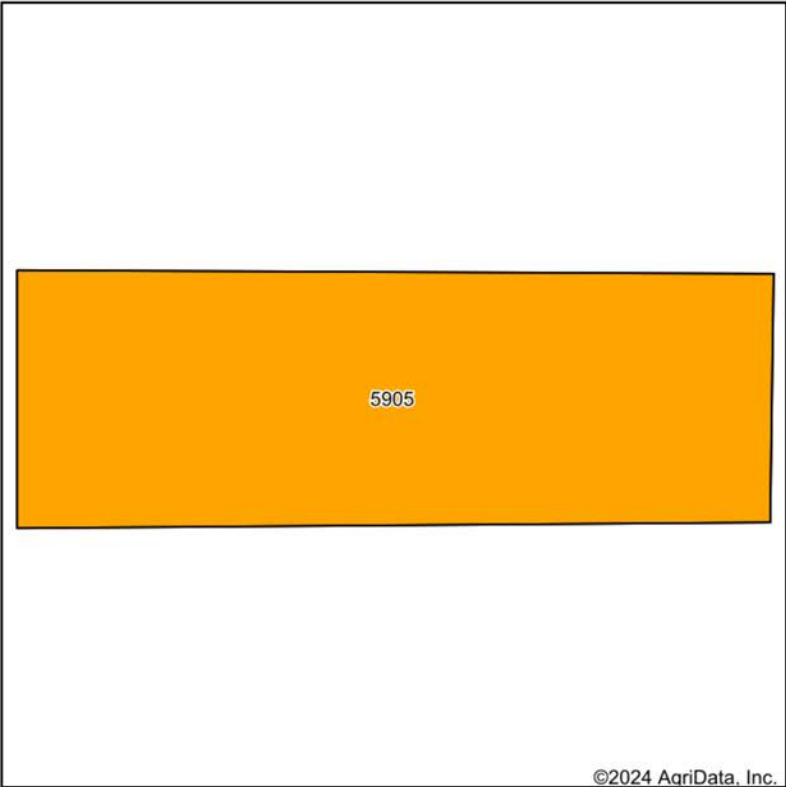
8/8/2024

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

HILLSHADE MAP



SOILS MAP



State: **Kansas**
County: **Reno**
Location: **36-23S-9W**
Township: **Huntsville**
Acres: **12.82**
Date: **8/8/2024**



Maps Provided By:



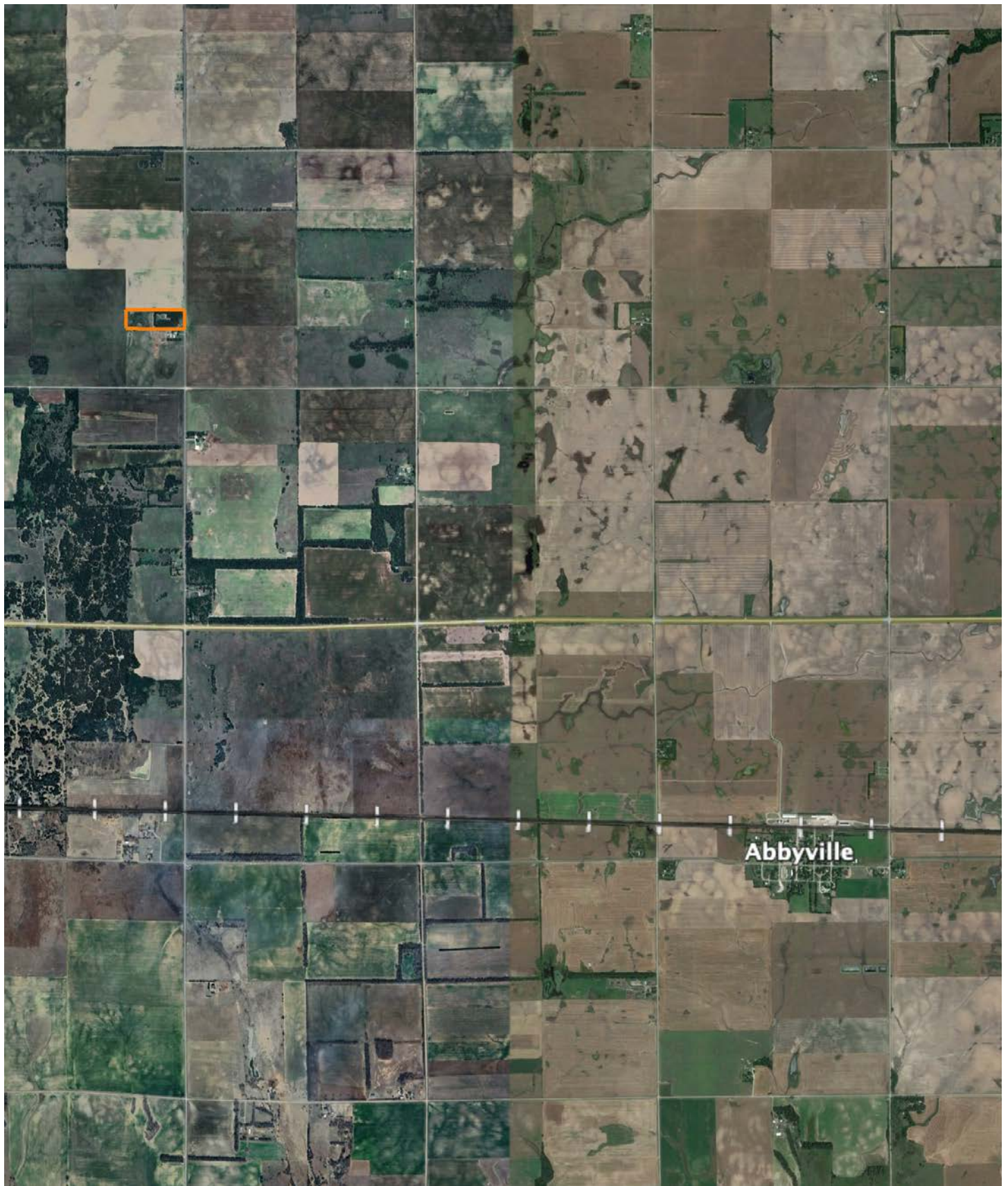
Soils data provided by USDA and NRCS.

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
5905	Hayes-Solvay loamy fine sands, 0 to 5 percent slopes	12.82	100.0%		> 6.5ft.	IIIe	4276	50	46	44	50
Weighted Average						3.00	4276	*n 50	*n 46	*n 44	*n 50

*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.