

MIDWEST LAND GROUP PRESENTS

148 ACRES IN

# RENO COUNTY KANSAS



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# STRONG INVESTMENT OPPORTUNITY IN RENO COUNTY, KANSAS

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Attention investors! This beautiful, flat, Class 2, tillable farm with great production history, experienced tenant, and oil royalties on 2 producing wells, is the perfect addition to your portfolio! Comprised of 100% Class 2 soils made up of Tarver loam, Carway, and Carbika soils, the NCCPI averages and actual production history are strong. Conveniently located right off US Highway 50 east of Hutchinson or just 1.5 miles west of Burrton on well-maintained South Woodberry Road, the land is easy to access. The seller has 5/8 of the 12.5% oil royalties intact and will transfer with the purchase of the land. The tenant is local, has a long

successful track record with this parcel, and farms a lot of land in the area. The current agreement is a 1/3, 2/3 crop share agreement producing great farming income to the owner in addition to the strong oil production of over 4,000 barrels a year for the last 6 years. The combination of oil and farming income generates a solid 4% +/- return on your investment!

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: **\$690,240** | COUNTY: **RENO** | STATE: **KANSAS** | ACRES: **148**

- 147.5 +/- total acres
- 133.3 +/- acres Class 2 farm ground
- 14 +/- acres of pasture and timber
- 63% Class 2 Tarver loam
- 37% Carway and Carbika soils
- 2 producing oil wells
- 4,000 barrels per year annual average consistently the last 6 years
- Experienced tenant in place with a 1/3, 2/3 crop share agreement
- 5/8 of the 12.5% oil royalty owned will pass with the property
- Annual property taxes approximately \$1,134.21
- ROI of approximately 4%





# 133.3 +/- ACRES CLASS 2 FARM GROUND

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Comprised of 100% Class 2 soils made up of Tarver loam, Carway and Carbika soils, the NCCPI averages and actual production history are strong.





# 14 +/- ACRES OF PASTURE AND TIMBER

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## 2 PRODUCING OIL WELLS

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# EASY TO ACCESS

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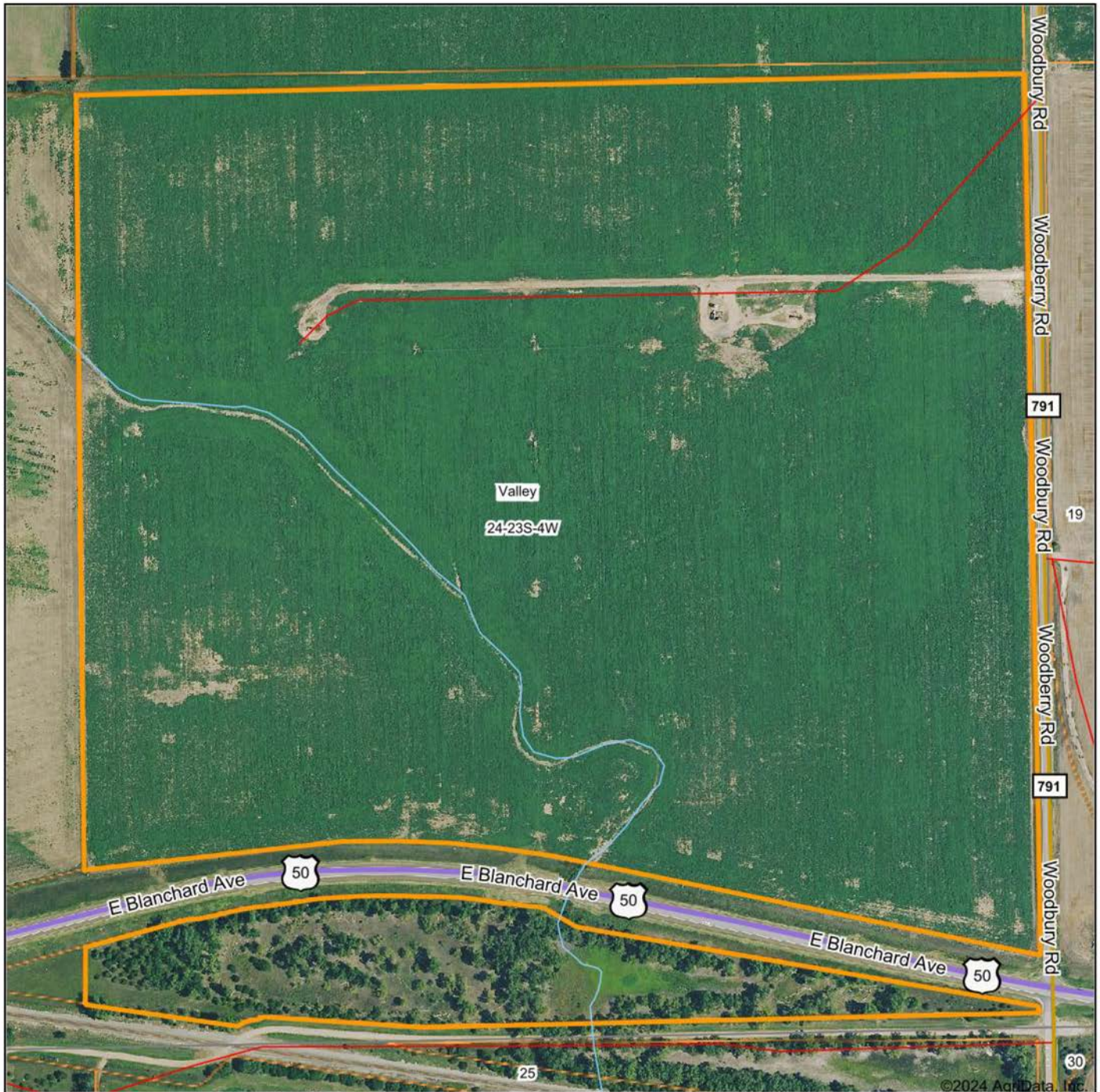
# ADDITIONAL PHOTOS

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# AERIAL MAP

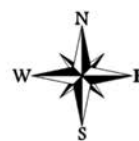


Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Boundary Center: 38° 1' 56.24, -97° 42' 23.81

**24-23S-4W**  
**Reno County**  
**Kansas**

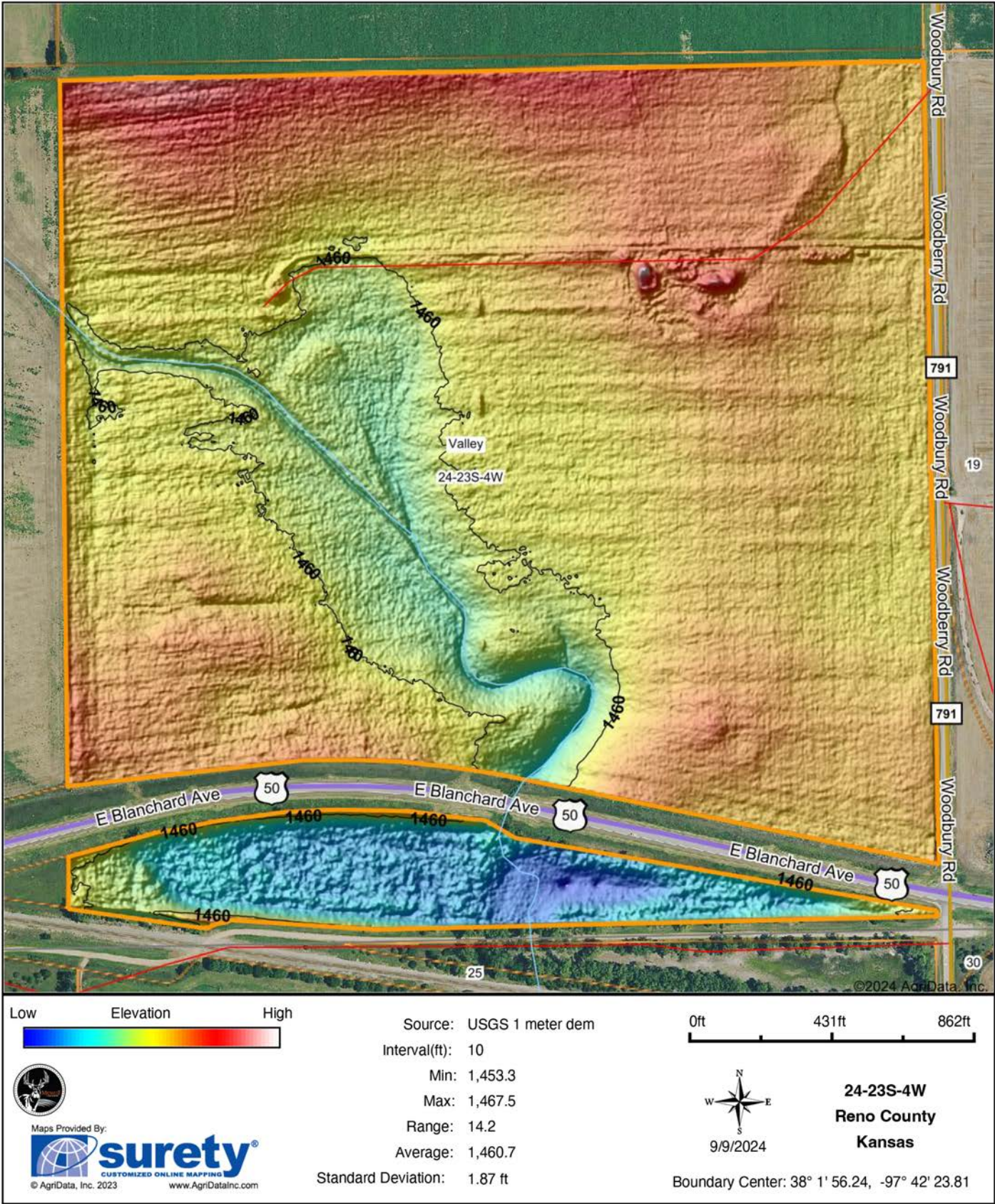
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9/9/2024

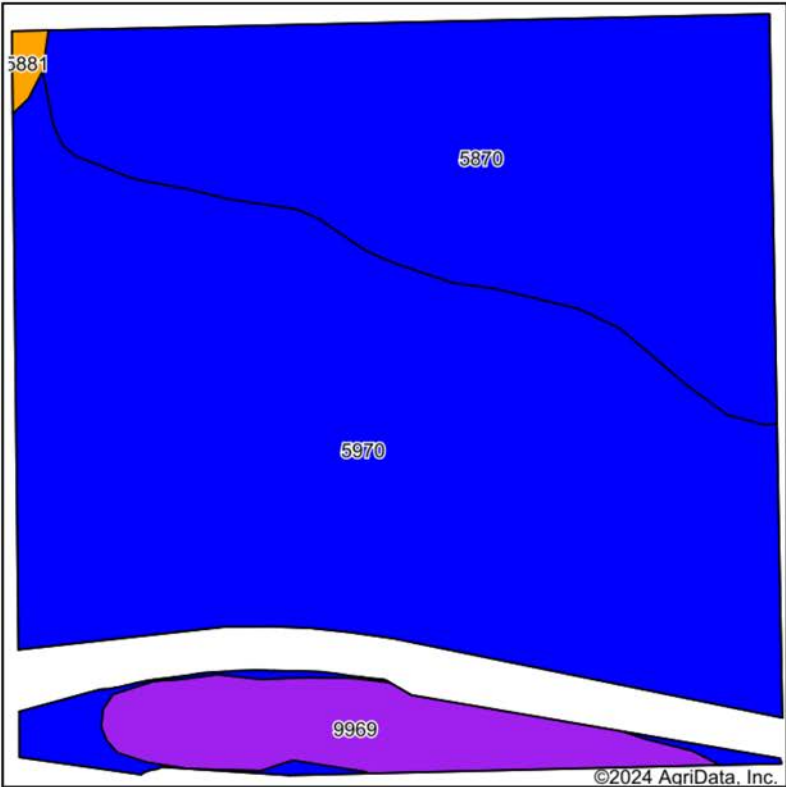


# HILLSHADE MAP

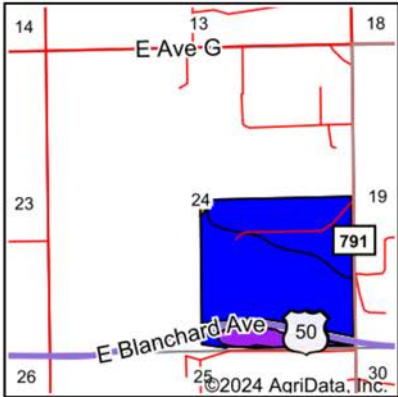




# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**  
County: **Reno**  
Location: **24-23S-4W**  
Township: **Valley**  
Acres: **147.54**  
Date: **9/9/2024**



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	*n NCCPI Cotton
5970	Taver loam, 0 to 1 percent slopes	86.41	58.5%		> 6.5ft.	IIIs	3310	56	46	55	53	31
5870	Carway and Carbika soils, 0 to 1 percent slopes	49.40	33.5%		> 6.5ft.	IIW	6800	53	50	29	53	20
9969	Aquents, frequently ponded	11.15	7.6%		> 6.5ft.	VW	7000	3	2	3	1	
5881	Dillhut fine sand, 1 to 3 percent slopes	0.58	0.4%		> 6.5ft.	IIle	6010	35	35	32	29	14
Weighted Average						2.23	4768	*n 50.9	*n 44	*n 42.3	*n 49	*n 24.9

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

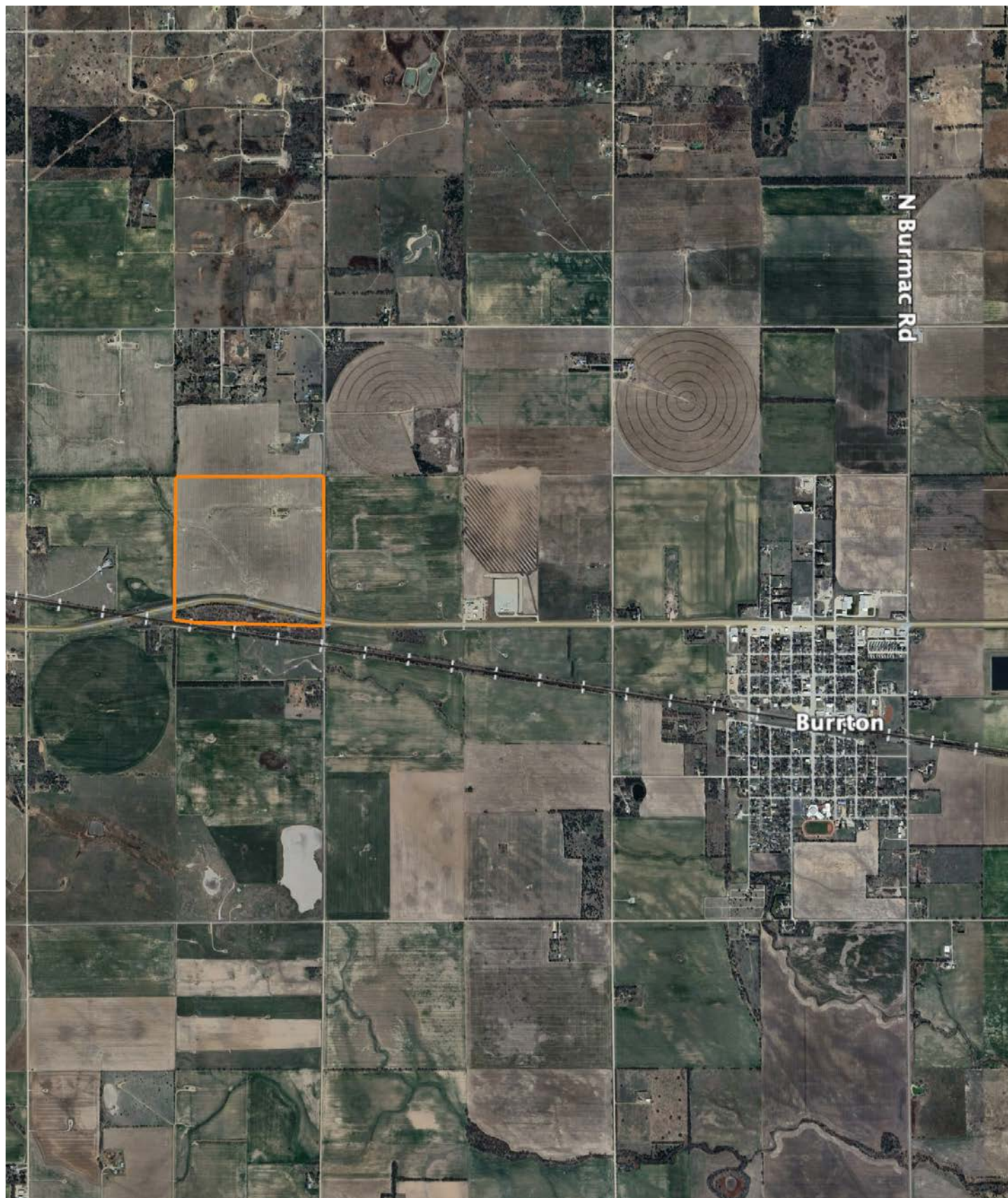
\*c: Using Capabilities Class Dominant Condition Aggregation Method

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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