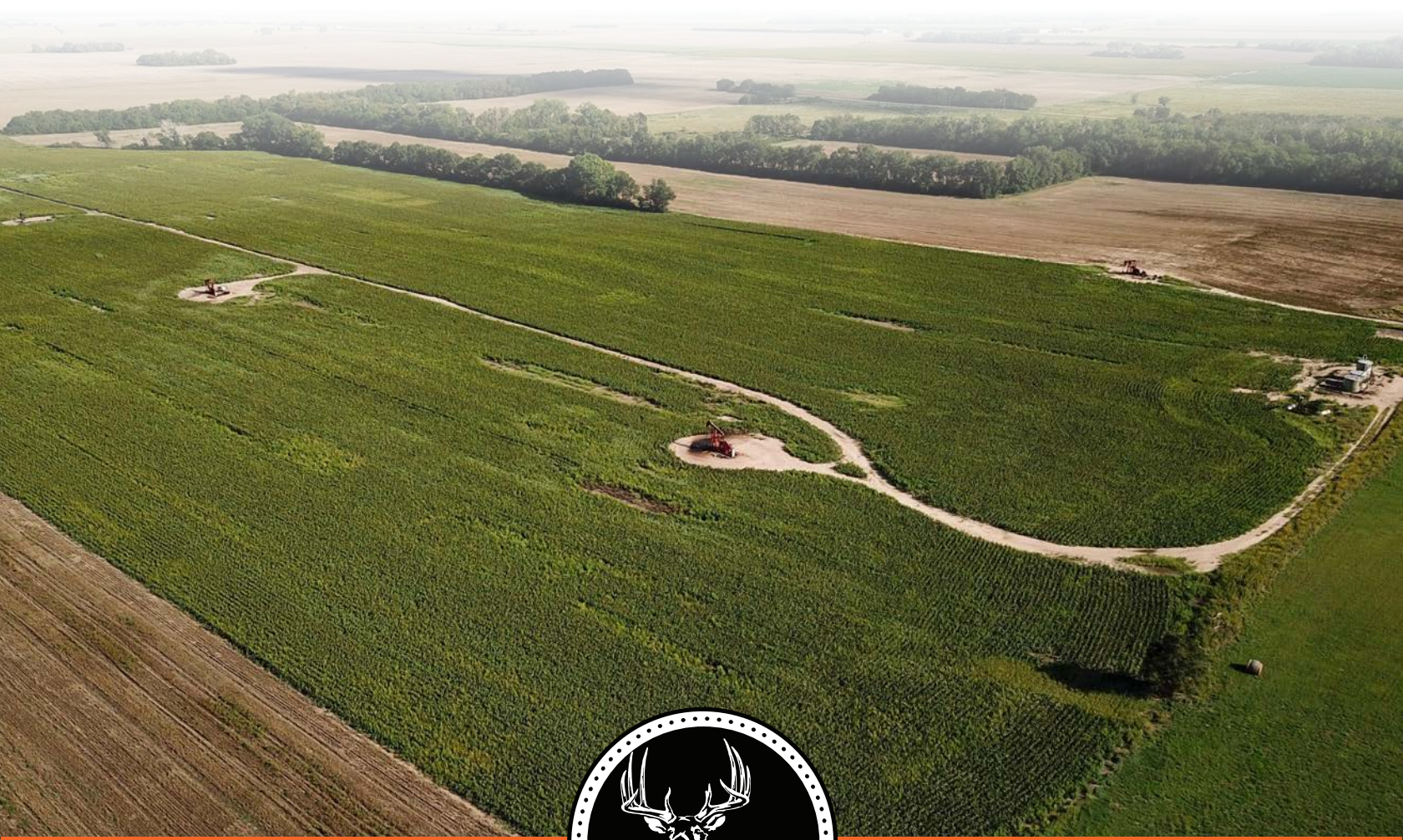


MIDWEST LAND GROUP PRESENTS

160 ACRES IN

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# RICE COUNTY KANSAS



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



MIDWEST LAND GROUP IS HONORED TO PRESENT

# RECREATIONAL INVESTOR'S DREAM PROPERTY

You can have it all with this beauty! Oil income, crop income, pasture rent, and a place to come and chase the giant whitetail deer that Kansas is known for! Located just 3 miles west of Chase, Kansas is this 160 acre parcel with 108 acres of dry land farm ground with Class 2 soils, 58 acres of pasture and timber, and 5 oil wells producing about 2,000 barrels of oil a year. The pasture is fenced and has a windmill-driven water well providing a water source for livestock and wildlife. In addition to thick stands of mature timber in the pasture areas, there are multiple tree rows around the property providing travel

routes for deer, roosting spots for turkeys, and hiding spots for coveys of quail. The property does have over 160 deeded acres, enough to split with a hunting partner and secure 2 Kansas landowner deer tags every year. 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: **\$542,222** | COUNTY: **RICE** | STATE: **KANSAS** | ACRES: **160**

- 108 acres Class 2 farm ground
- 52 acres of pasture and timber
- Fenced pasture
- Water well and stock tank
- Low area known to hold water that would be perfect for the construction of a pond
- 5 producing oil wells
- 2,000 barrels per year annual average consistently the last 7 years
- Saltwater disposal well on the property making it self-sufficient
- Seller would be happy to continue as the farming tenant
- Mature timber and various tree lines creating secluded pockets and sanctuaries
- Multiple rubs and scrapes showing sign of mature deer using the property
- Mineral rights owned will pass with the property
- Annual property taxes approximately \$1,088.24
- ROI of approximately 4%





# 108 ACRES CLASS 2 FARM GROUND

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# SALTWATER DISPOSAL WELL

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# 5 PRODUCING OIL WELLS

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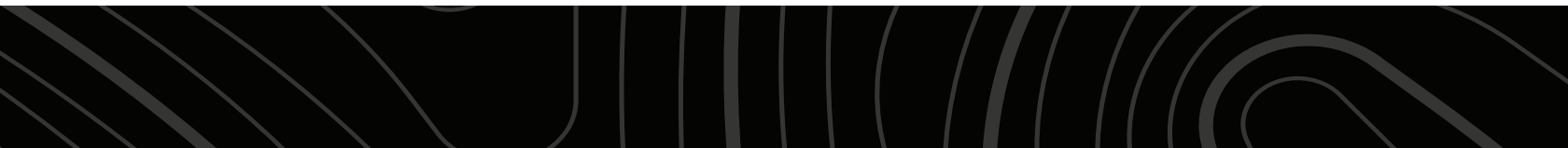




# 52 ACRES OF PASTURE AND TIMBER

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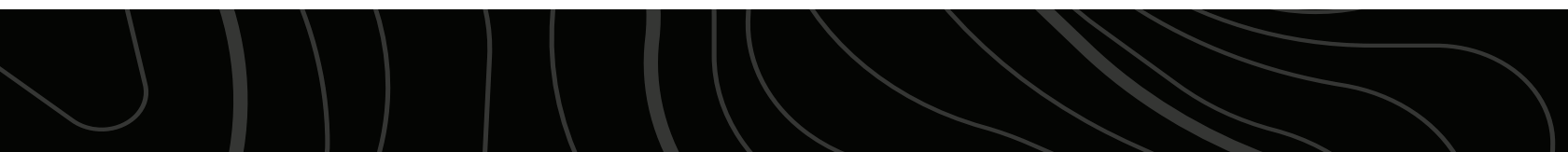
The pasture is fenced and has a windmill-driven water well providing a water source for livestock and wildlife.





# ADDITIONAL PHOTOS

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# AERIAL MAP

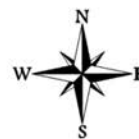


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Boundary Center: 38° 21' 57.15, -98° 24' 56.22



**27-19S-10W**  
**Rice County**  
**Kansas**



Maps Provided By:

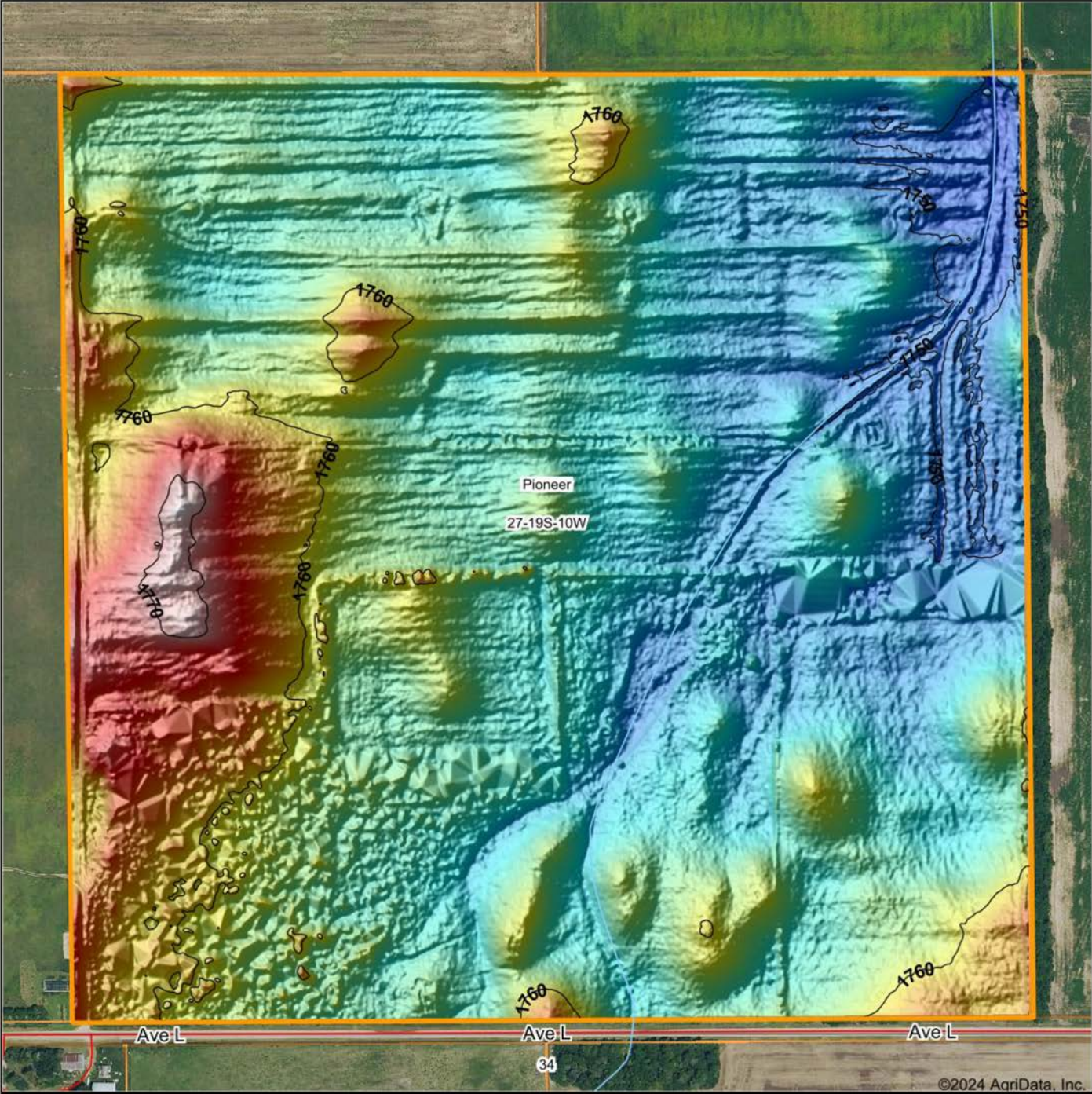


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8/21/2024



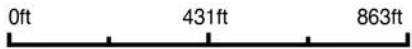
# HILLSHADE MAP



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Source: USGS 1 meter dem  
 Interval(ft): 10  
 Min: 1,747.2  
 Max: 1,772.3  
 Range: 25.1  
 Average: 1,756.0  
 Standard Deviation: 4.33 ft



8/21/2024

**27-19S-10W**  
**Rice County**  
**Kansas**

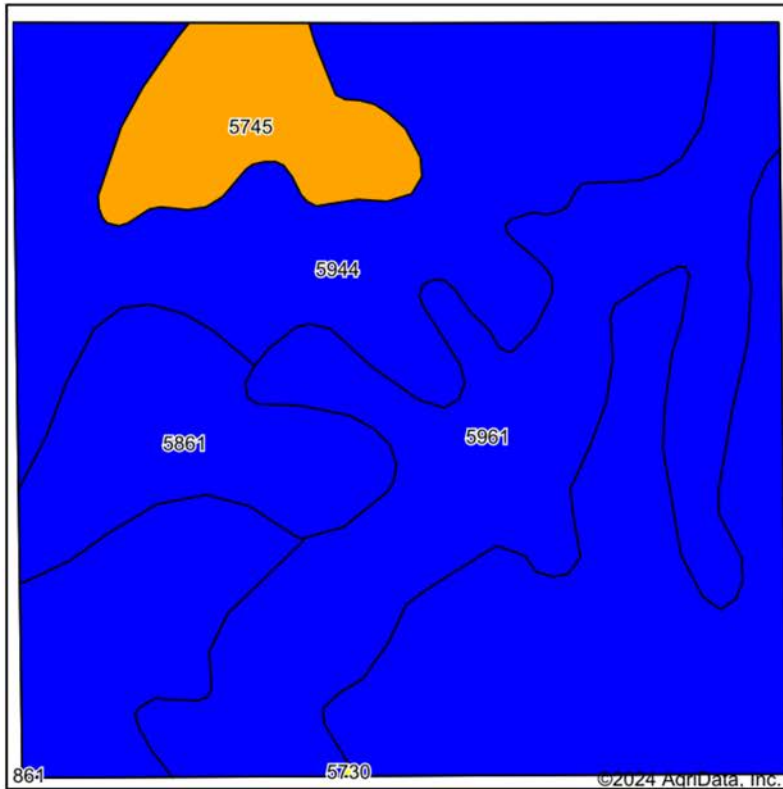
Boundary Center: 38° 21' 57.15, -98° 24' 56.22



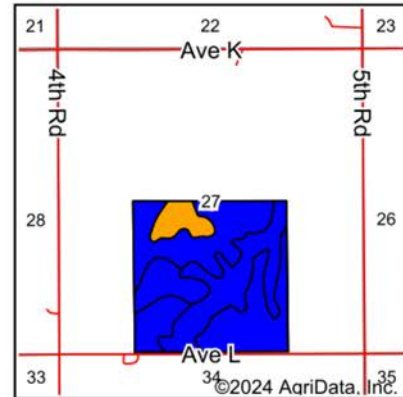
Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**  
 County: **Rice**  
 Location: **27-19S-10W**  
 Township: **Pioneer**  
 Acres: **160.25**  
 Date: **8/21/2024**



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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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
5944	Saltcreek and Naron fine sandy loams, 1 to 3 percent slopes	91.36	56.9%		> 6.5ft.	Ile	3055	57	46	50	57
5961	Solvay loamy fine sand, 0 to 2 percent slopes	41.76	26.1%		> 6.5ft.	Ile	5750	50	49	45	50
5861	Attica fine sandy loam, 1 to 3 percent slopes	15.67	9.8%		> 6.5ft.	Ile	3074	52	49	51	50
5745	Elmer loam, 0 to 1 percent slopes	11.46	7.2%		> 6.5ft.	Ills	2531	57	35	43	55
<b>Weighted Average</b>							<b>2.07</b>	<b>*n 54.7</b>	<b>*n 46.3</b>	<b>*n 48.3</b>	<b>*n 54.3</b>

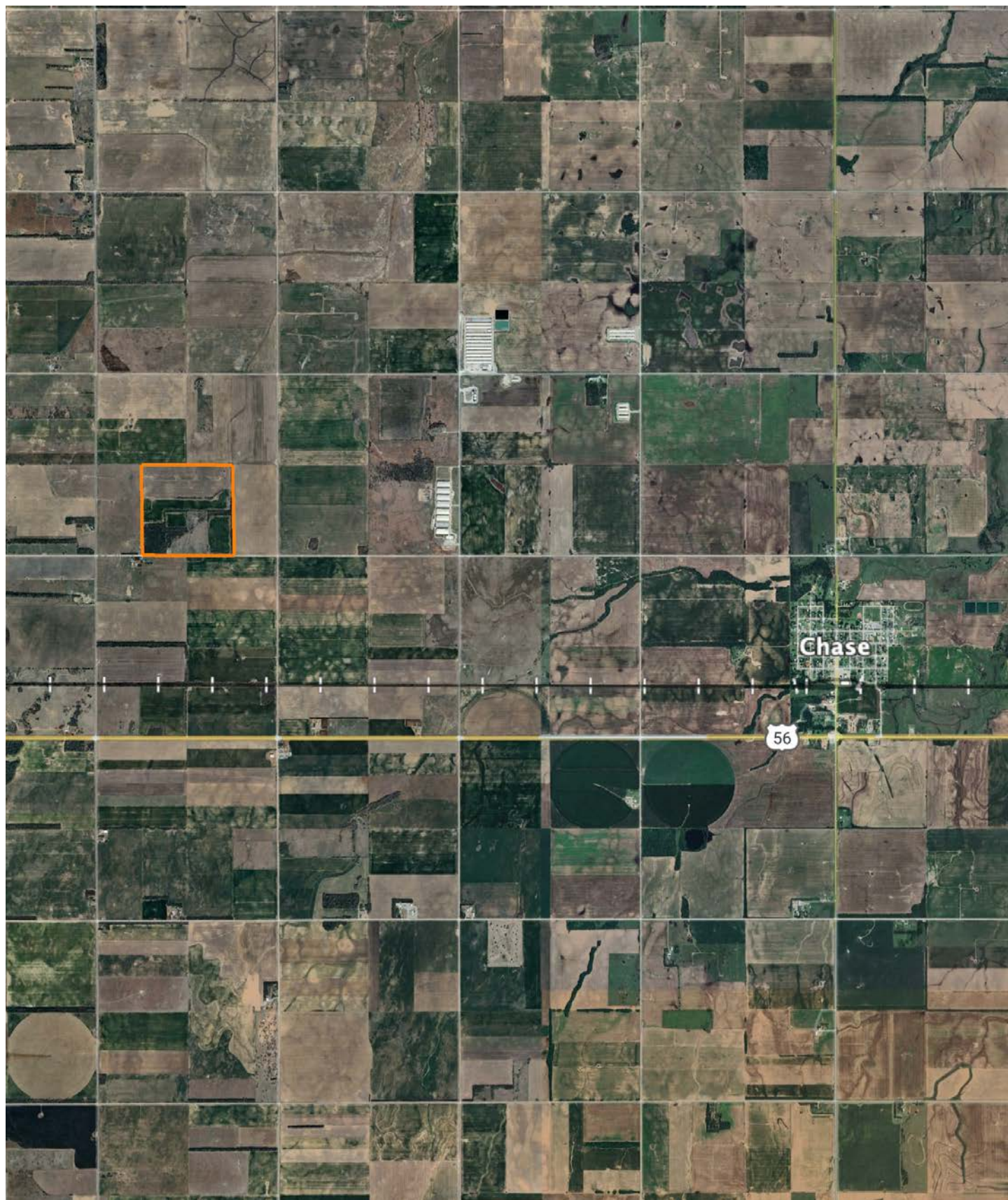
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# OVERVIEW MAP





## 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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