

MIDWEST LAND GROUP PRESENTS

37.4 ACRES

STAFFORD COUNTY, KS

593 NW 10TH AVENUE, SAINT JOHN, KANSAS 67576



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

QUIET COUNTRY RANCH NEAR SAINT JOHN, KANSAS

Located off a well-maintained county road just north of Saint John, Kansas sits this nice 3 bed, 2 bath ranch-style home with detached 3 car garage and multiple farm buildings. The house was set back off the road far enough to allow for a nice big front lawn and a nice long drive into the property. As you approach the house you can't help but notice the raised concrete, covered front porch across the entire front of the house and can't help but dream of morning sunrises while drinking your favorite morning beverage before you start your day. As you walk into the 1,792 square foot home, the spacious living room with cathedral ceiling and open floor plan into the dining area provides a large and comfortable yet cozy country welcome. From the dining room, you wrap around into the kitchen with tile floors and countertops and beautifully finished cabinets providing ample storage for the cook in the family. From the kitchen, you can either step out onto the big deck out back through sliding doors or move on into the combination laundry and pantry area where additional storage can be found as well as another entry point to and from the back deck. As you move down the hall, on the right you'll find 2 bedrooms with walk-in closets separated by a nice roomy bathroom with a combination bathtub/shower for kids of all ages. Across the hall, you find the master bedroom with a walk-in closet and an oversized master bath providing plenty of space to get ready for the day.

Out back, off the large deck accented with a white vinyl fence and retractable sunshade is a nice fenced-in yard that connects you to the detached garage. In addition to providing 3 bays for your vehicles, room for storage and a workbench, there is a vehicle lift in one bay with

an oversized door providing room to work on vehicles of many sizes. An external wood-burning furnace (optional) was set up to be portable in nature to allow it to be wheeled out of the way in the summer and connected to the back access doorway to warm the shop in the winter. From the garage across the farmyard, you'll have access to a variety of buildings preserved from the previous farmstead. A small shed currently used for storage could easily be converted into a chicken coop. An old granary is currently being used for a one car garage with multiple rooms for storage that could be converted into a multi-stall livestock barn. Another 2-door garage is located behind the granary with plenty of room to store 3 or 4 vehicles. Across the yard from these buildings is an old hay barn with access from both sides currently used for storage as well. There are 3 metal grain bins on the property, 1 large one believed to be a 10,000 bushel bin with a concrete floor and bay for an auger to be connected and 2 - 1,500 bushel grain bins as well, all currently used for storage.

The established farmstead sits toward the north end of a 37.4 acre tract of land on a little over 4 timbered acres with tree belts on all but the east side. An alfalfa field was planted on approximately 4 acres on the north side of the farmstead and the remaining 30 acres to the south side of the farmstead was left in natural prairie grasses with pockets of timber in a few places. The pasture grasses are currently hayed by a local tenant. Just south of the farmstead is an approximately one-and-a-half acre pond that has been dug out and lined with bentonite. All that's left to do is leverage the second well on the property to keep it full. ** Financial verification is required before viewing the property **.

PROPERTY FEATURES

PRICE: **\$440,000** | COUNTY: **STAFFORD** | STATE: **KANSAS** | ACRES: **37.4**

- 37.42 +/- total acres
- 1,792 sq. ft. home built in 2006
- 3 bedrooms with walk-in closets
- 2 full bathrooms
- Cathedral-style peaked ceiling in living and dining areas
- Custom kitchen with tile floor and countertops and custom cabinets
- Laundry/pantry room off of the kitchen
- Pella windows throughout
- Raised slab front porch the length of the house completely covered, providing 448 square feet of outdoor space
- Large 400 sq. ft. wood deck in the back
- Cedar plank fenced-in backyard
- 3 car detached garage with work area and car lift
- Original small shop used for equipment storage
- Original granary used as a 1 car garage with multiple storage rooms
- Original garage currently used for 2 cars, could hold several
- Original livestock/hay barn used for storage
- 10,000 bushel grain bin
- 2 – 1,500 bushel grain bins
- Domestic water well
- 2nd well on property currently not used
- Septic for sewer
- Propane for heat
- Well-maintained county road Northwest 10th Avenue
- 2 miles due north of Saint John
- 1.5 miles from Highway 281
- 15 miles to Stafford
- 23 miles to Great Bend



1,792 SQ. FT. HOME

As you walk into the 1,792 square foot home, the spacious living room with cathedral ceiling and open floor plan into the dining area provide a large and comfortable yet cozy country welcome.



3 BED, 2 BATH



RAISED SLAB FRONT PORCH



WOOD DECK & FENCED-IN BACKYARD



3 CAR DETACHED GARAGE



ORIGINAL SMALL SHOP



ORIGINAL GRANARY



ORIGINAL GARAGE



ORIGINAL LIVESTOCK/HAY BARN



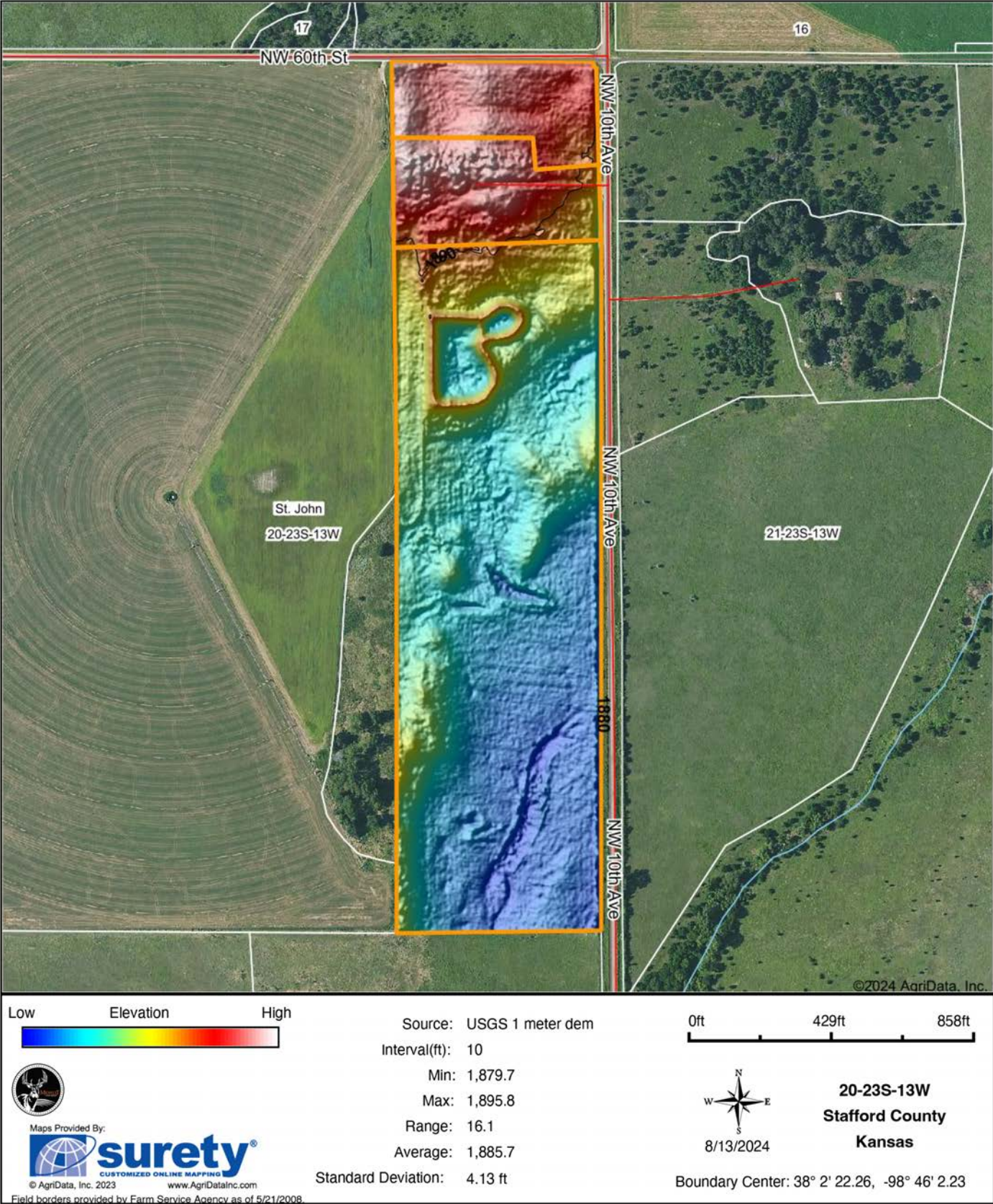
37 ACRES OF PRAIRIE GRASS



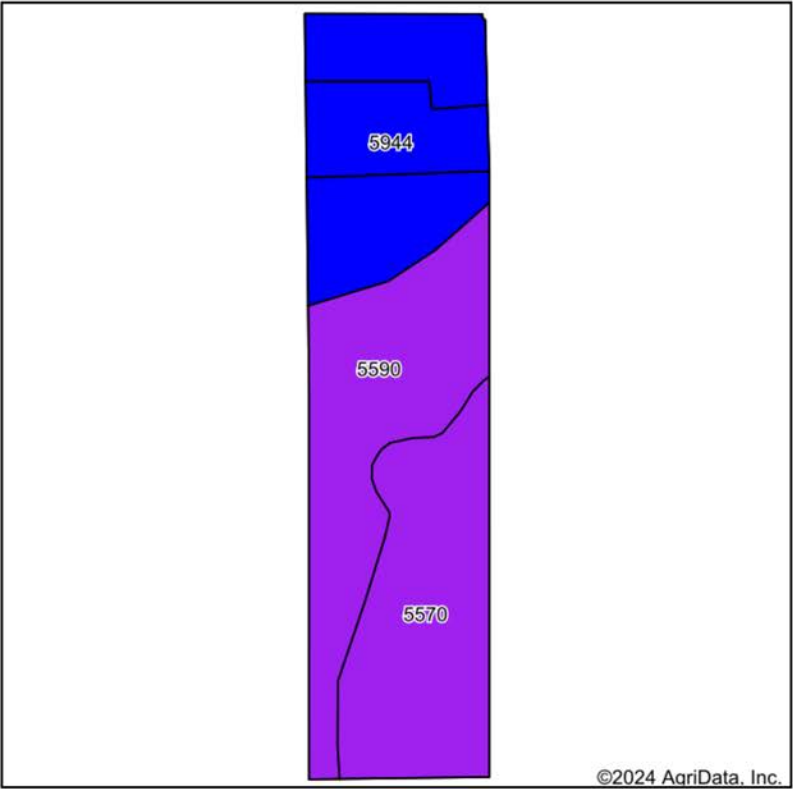
AERIAL MAP



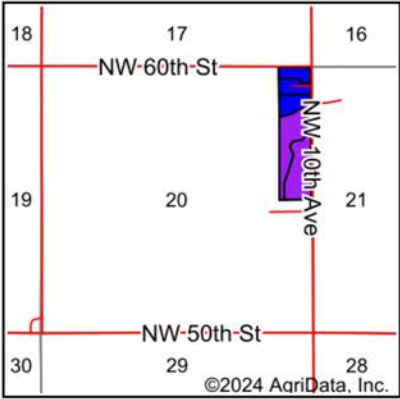
HILLSHADE MAP



SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Stafford**
Location: **20-23S-13W**
Township: **St. John**
Acres: **37.61**
Date: **8/13/2024**



Maps Provided By:



Area Symbol: KS185, 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
5590	Natrustolls, occasionally flooded	12.79	34.0%		> 6.5ft.	Vls	5040	22	3	11	22
5944	Saltcreek and Naron fine sandy loams, 1 to 3 percent slopes	12.48	33.2%		> 6.5ft.	Ile	3055	57	46	50	57
5570	Kingman silty clay loam, occasionally flooded	12.34	32.8%		> 6.5ft.	Vw	6940	65	50	52	65
Weighted Average						4.34	5004.7	*n 47.7	*n 32.7	*n 37.4	*n 47.7

*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

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