

MIDWEST LAND GROUP PRESENTS

80 ACRES IN

KINGMAN COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BUILD, HUNT AND PLAY IN KINGMAN COUNTY KANSAS

Sitting on the south side of Highway 42, just 5 miles west of Norwich and 32 miles from the Dwight D. Eisenhower National Airport in Wichita, is the perfect 80 +/- acres to build a hunting cabin on and slip away for the weekends to chase the Kansas wildlife! The way this property is laid out, with an old timbered railroad path along the north end, provides a visual barrier from the highway, creating seclusion and privacy for the rest of the property. A large, thick, mature tree row runs north to south through the property, providing ample cover and bedding for wildlife. The tree row intersects with an east-west line of timber at the south end where 2 timbered waterways that come in from the northeast tie into a big pocket of mature timber in the southeast corner with an open low area in the center, lush with vegetation...the perfect spot for a sanctuary food plot!

The property is securely fenced and gated at the north end. The current owner has a 40' shipping container set just inside the northwest entry, tucked in on the south

edge of the timber with a great view of the property to the south. The container is equipped with solar panels and a battery bank providing power for small appliances and lighting at night.

The east 14 +/- acres is currently in a cattle grazing agreement with the adjoining neighbor on a year-to-year basis. The neighbor takes good care of the portion he has access to and doesn't overgraze it.

The property is all grass and timber with nothing tilled or in a crop rotation. With active cropland all around the area, there are plenty of food sources available, while this property provides bedding, protection, and a home base for the whitetail deer that roam the area!

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: **\$340,000** | COUNTY: **KINGMAN** | STATE: **KANSAS** | ACRES: **80**

- 80 +/- total acres
- Highway/blacktop access
- Mature timber
- Seasonal creeks and timbered waterways
- Great whitetail deer and bobwhite quail hunting
- Property is securely fenced and gated at the north end
- Conex storage container with solar power system
- 5 miles west of Norwich, KS
- 32 miles from Dwight D. Eisenhower National Airport
- 2024 property taxes: \$199
- Minerals owned by the seller transfer



MATURE TIMBER

A large, thick, mature tree row runs north to south through the property, providing ample cover and bedding for wildlife.



HIGHWAY/BLACKTOP ACCESS

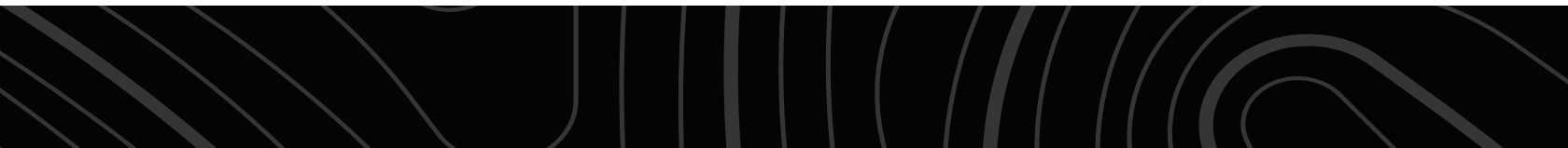


CONEX STORAGE CONTAINER



HUNTING OPPORTUNITIES

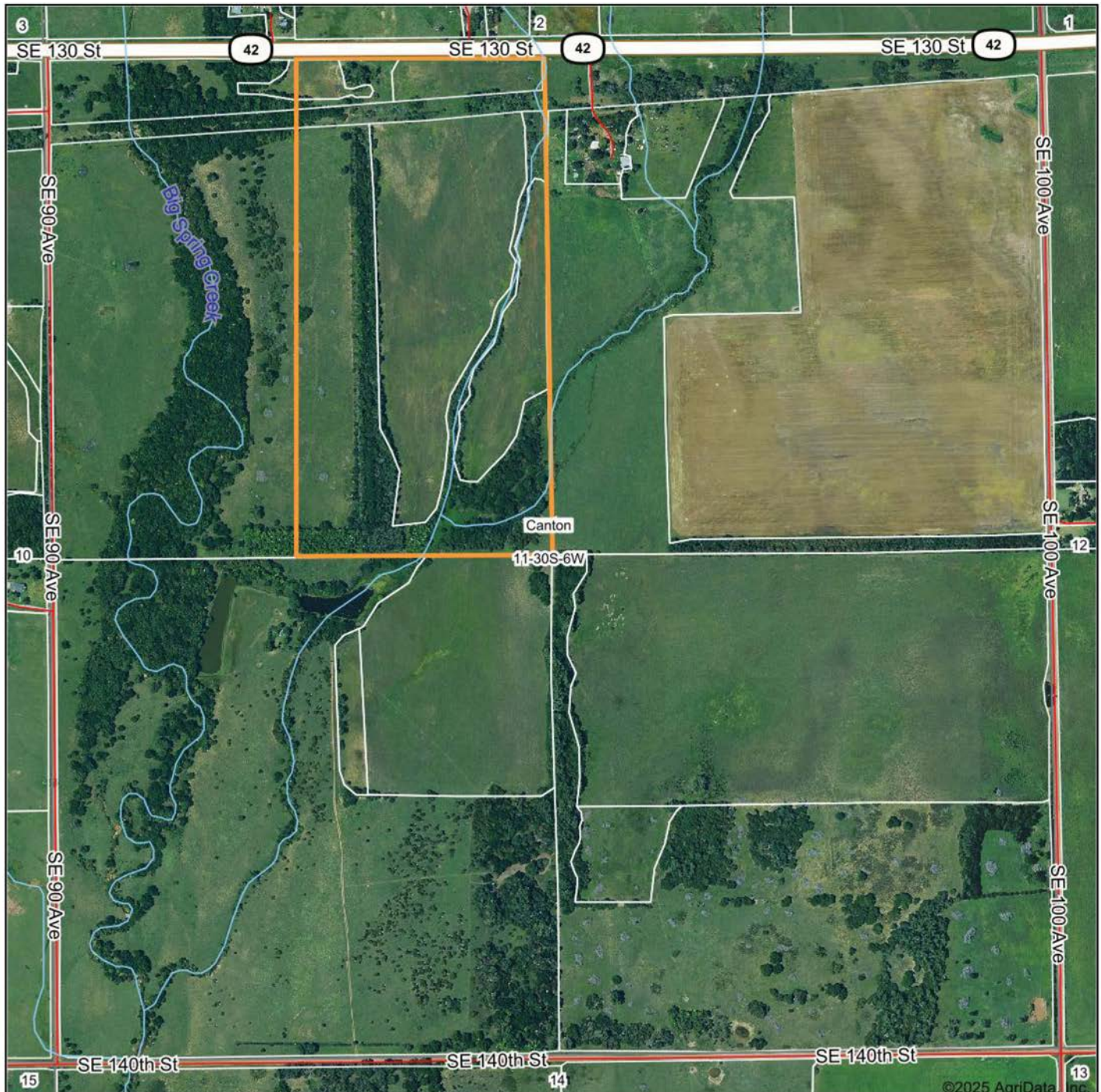
With active cropland all around the area, there are plenty of food sources available, while this property provides bedding, protection, and a home base for the whitetail deer that roam the area!



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 37° 27' 17.43, -97° 56' 47.78

0ft 824ft 1647ft



Maps Provided By:



© AgriData, Inc. 2023

www.AgriDataInc.com

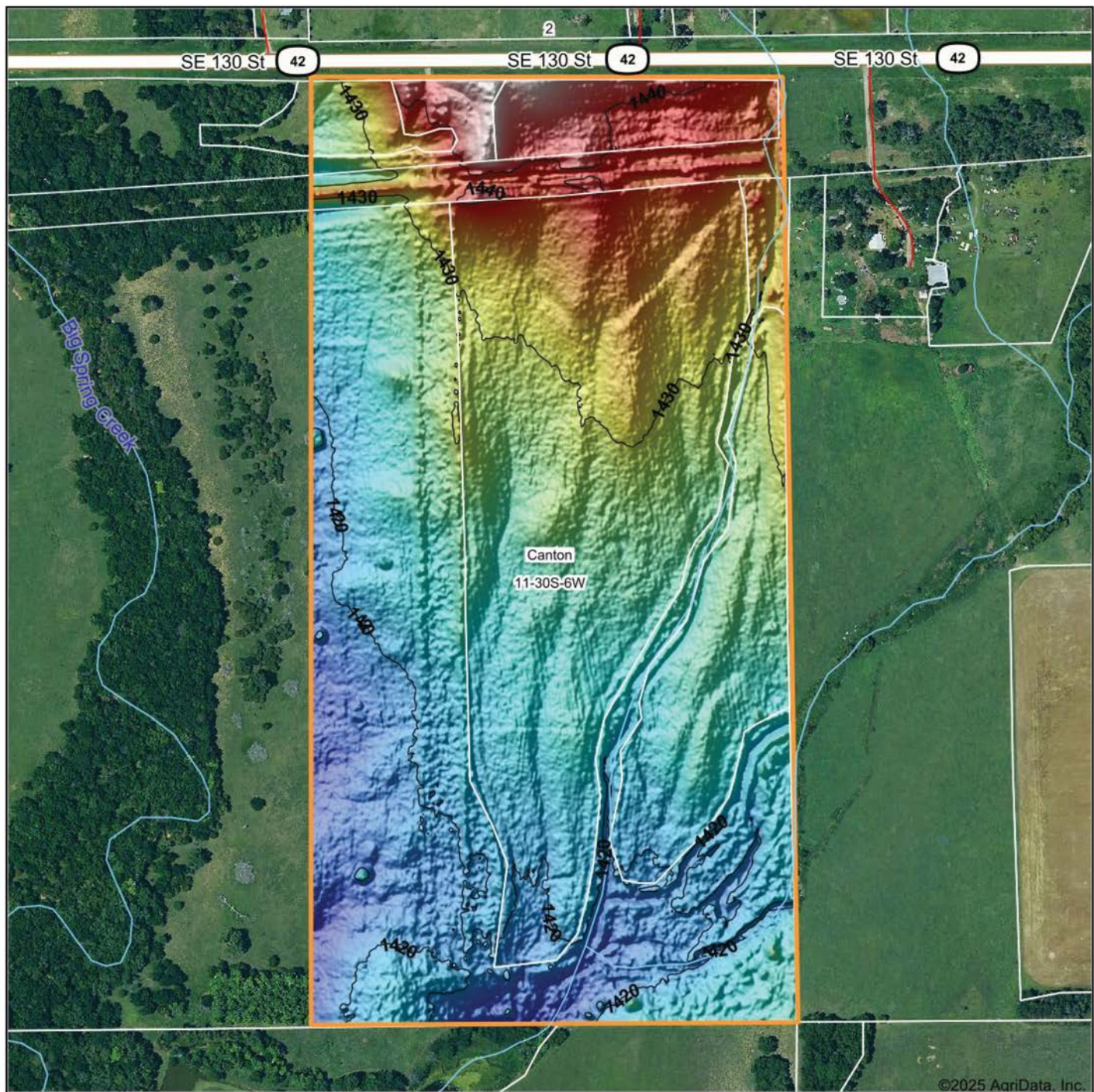
11-30S-6W
Kingman County
Kansas



6/30/2025

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

HILLSHADE MAP



Source: USGS 1 meter dem

Interval(ft): 10

Min: 1,415.0

Max: 1,446.9

Range:

Average: 1,426.1

Standard Deviation: 6.63 ft

0ft 431ft 862ft



6/30/2025

11-30S-6W
Kingman County
Kansas

Boundary Center: 37° 27' 17.43, -97° 56' 47.78



Maps Provided By:



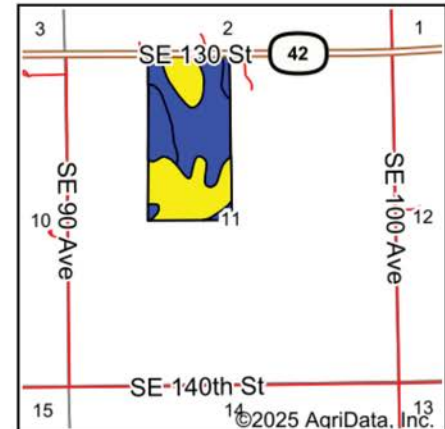
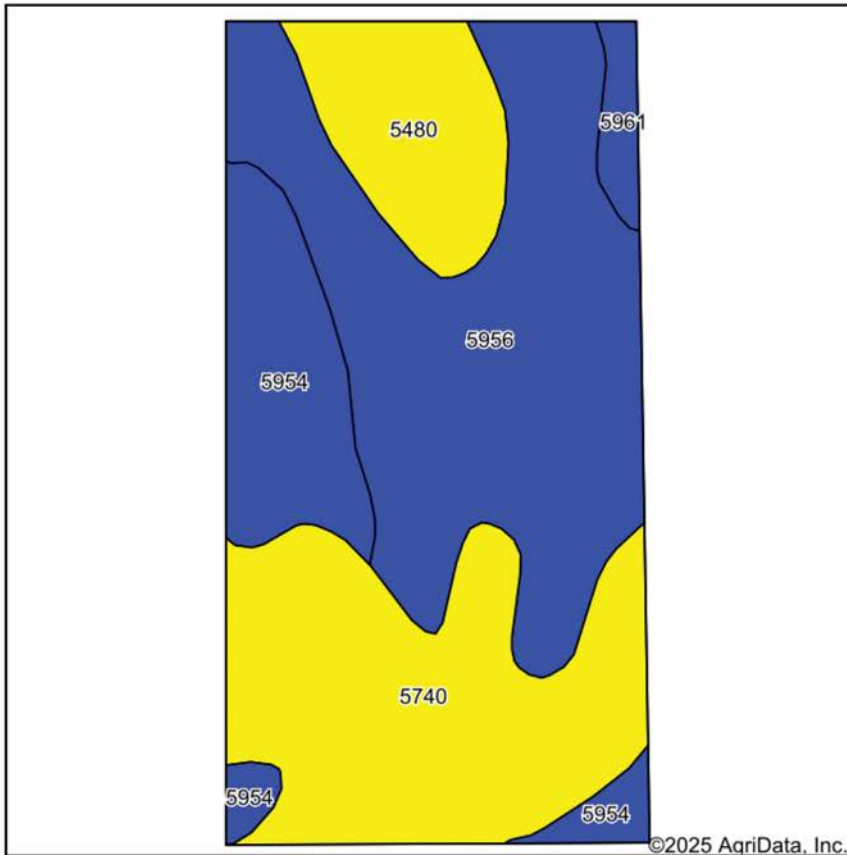
surety®
CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2023

www.AgriDataInc.com

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

SOILS MAP



State: **Kansas**
 County: **Kingman**
 Location: **11-30S-6W**
 Township: **Canton**
 Acres: **80.61**
 Date: **6/30/2025**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

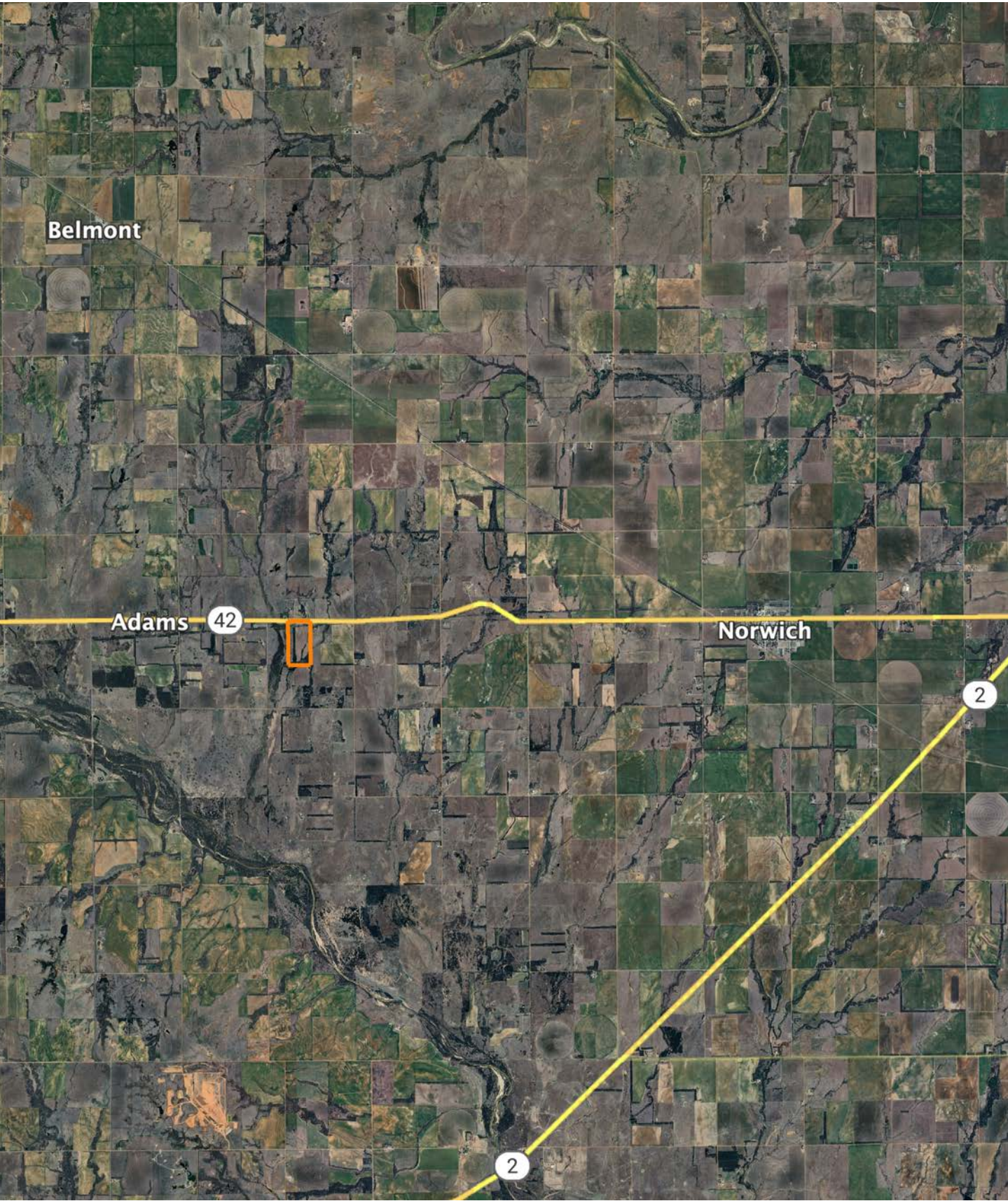
Area Symbol: KS095, Soil Area Version: 20

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
5956	Shellabarger sandy loam, 1 to 3 percent slopes	33.71	41.8%		> 6.5ft.	Ile	3052	52	45	47	51	32
5740	Dillwyn-Plevna complex, occasionally flooded	24.50	30.4%		> 6.5ft.	IVw	6185	25	24	18	24	7
5954	Shellabarger loamy sand, 0 to 3 percent slopes	11.62	14.4%		> 6.5ft.	Ile	3026	48	43	44	47	27
5480	Wellsford clay loam, 1 to 3 percent slopes	9.10	11.3%		1.3ft. (Paralithic bedrock)	IVe	2436	24	13	24	17	
5961	Solvay loamy fine sand, 0 to 2 percent slopes	1.68	2.1%		> 6.5ft.	Ile	5750	50	49	45	50	32
Weighted Average						2.83	3987.2	*n 40	*n 34.8	*n 35.1	*n 38.4	*n 20.1

*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
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 Alabama, Arkansas, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Minnesota, Mississippi, Missouri, Montana, Nebraska, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.