

MIDWEST LAND GROUP PRESENTS

62 ACRES IN

KINGMAN COUNTY KANSAS



12577 SOUTHEAST 110TH STREET, NORWICH, KS 67118

MIDWEST LAND GROUP IS HONORED TO PRESENT

BEAUTIFUL CUSTOM HOME AND ACREAGE NEAR NORWICH, KANSAS

Located just 5 miles northwest of Norwich, Kansas, is this beautiful custom-built home sitting on 62 +/- partially timbered acres, overlooking a spring-fed pond and wetland. With a big, covered patio out front and a covered patio in the back, you'll be able to enjoy all the beautiful sunrises and sunsets that this beautiful state has to offer! There's nothing better than seeing the whitetail deer raise their young in the hay meadow, hearing the quail whistle throughout the day, and watching the various ducks and geese on the pond and wetland as they migrate through the area!

Offering 4 bedrooms and 2 bathrooms, this home was well thought out and designed as a forever home built on a slab with a zero-entry format at every door. All doors are 36-inch handicap accessible, and the hallways are oversized throughout the home. 10-foot ceilings throughout the house add to the spacious look and feel of the oversized bedrooms and kitchen area. The cathedral ceiling in the main living room adds a level of grandeur encompassing the gas log fireplace with a beautiful rock surround atop a granite hearth below a custom-cut log mantle and beautiful reclaimed barn wood.

The kitchen was designed with the family chef in mind, with a large gas stove over an electric oven with a pot filler mounted on the back wall. A large island with an extra

sink built in and an ice maker underneath. An incredible pantry hidden at one end of the kitchen behind custom cabinet doors with plenty of shelving and canned good organizers. Tall custom cabinets made from Rustic Birch Drift and granite countertops come together to give the kitchen a rustic yet classic country feel.

The master suite offers a wall-mounted electric fireplace, an oversized bathroom with a walk-in Onyx shower, a large bathtub and dual sink vanity, and a large walk-in closet with custom Murphy doors at the end hiding a concrete safe room/tornado shelter. The guest bedroom closets and the master closet all have custom wood organizers and shelving to help maximize the use of the space.

The home was originally designed to have a 4-car garage on the north side of the house facing the driveway. A decision was made during the build process to convert 1 bay into a bonus room for the home. Currently being utilized as a "man cave," this room having a closet and an entry/exit door, would qualify as a 4th bedroom.

Contact Terry DeShon at (620) 727-7766 for more information, answers to your questions, and to set up an appointment to see this one in person. ** Financial verification is required before viewing the property **

PROPERTY FEATURES

COUNTY: **KINGMAN** | STATE: **KANSAS** | ACRES: **62**

- 2,318 square foot home built in 2023
- 4 bedrooms
- 2 full bathrooms
- Cathedral-style peaked ceiling in living room
- Gas log fireplace with granite hearth, rock surround, and reclaimed barnwood
- Custom kitchen with granite countertops, custom cabinets, gas cooktop, and pot filler
- Large, hidden, walk-in pantry off the kitchen
- Bullnose corners throughout
- Covered front and back porch
- 3-car attached garage with work area
- Domestic water well
- Septic for sewer
- Propane for heat
- Generac whole home generator
- Spring-fed shallow water wetland/pond
- Kansas deer management unit 15
- Whitetail deer, Bobwhite quail and seasonal waterfowl
- Well-maintained county road Southeast 110th Street
- 5 miles northwest of Norwich
- 2 miles north of Highway 42
- 35 miles to Dwight D Eisenhower National Airport



2,318 SQUARE FOOT HOME BUILT IN 2023

Offering 4 bedrooms and 2 bathrooms, this home was well thought out and designed as a forever home built on a slab with a zero-entry format at every door.



CATHEDRAL-STYLE PEAKED CEILING



CUSTOM KITCHEN



SPRING-FED SHALLOW WATER WETLAND/POND



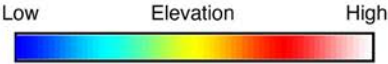
3-CAR ATTACHED GARAGE WITH WORK AREA



WELL-MAINTAINED COUNTY ROAD



HILLSHADE MAP



Maps Provided By:



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

Source: USGS 1 meter dem
Interval(ft): 10
Min: 1,485.8
Max: 1,506.6
Range: 20.8
Average: 1,496.6
Standard Deviation: 4.49 ft

0ft 438ft 875ft



6/28/2026

32-29S-5W
Kingman County
Kansas

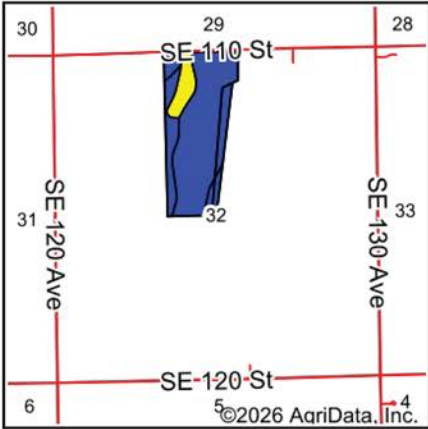
Boundary Center: 37° 29' 3.87, -97° 53' 26.61

SOILS MAP



Soils data provided by USDA and NRCS.

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State: **Kansas**
County: **Kingman**
Location: **32-29S-5W**
Township: **Allen**
Acres: **61.55**
Date: **6/28/2026**



Maps Provided By:



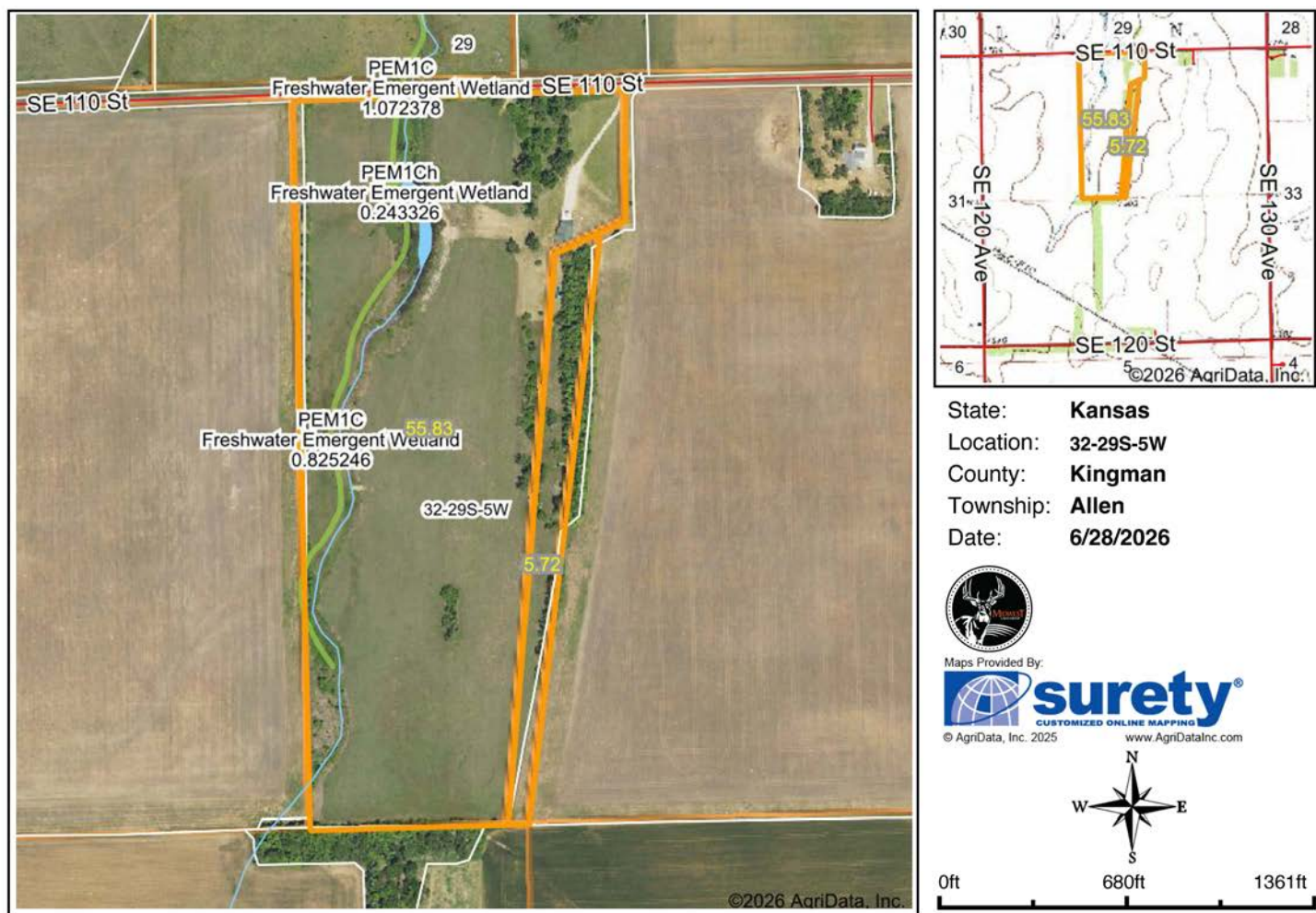
Area Symbol: KS095, Soil Area Version: 21

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 Soybeans
5956	Shellabarger sandy loam, 1 to 3 percent slopes	44.98	73.1%		> 6.5ft.	Ile	3052	52	45	51
5690	Zenda clay loam, occasionally flooded	7.72	12.5%		> 6.5ft.	IIw	5960	76	55	76
5740	Dillwyn-Plevna complex, occasionally flooded	6.10	9.9%		> 6.5ft.	IVw	6185	25	24	24
5982	Nalim loam, 1 to 3 percent slopes	2.75	4.5%		> 6.5ft.	Ile	3436	68	54	68
Weighted Average						2.20	3744.4	*n 53	*n 44.6	*n 52.2

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

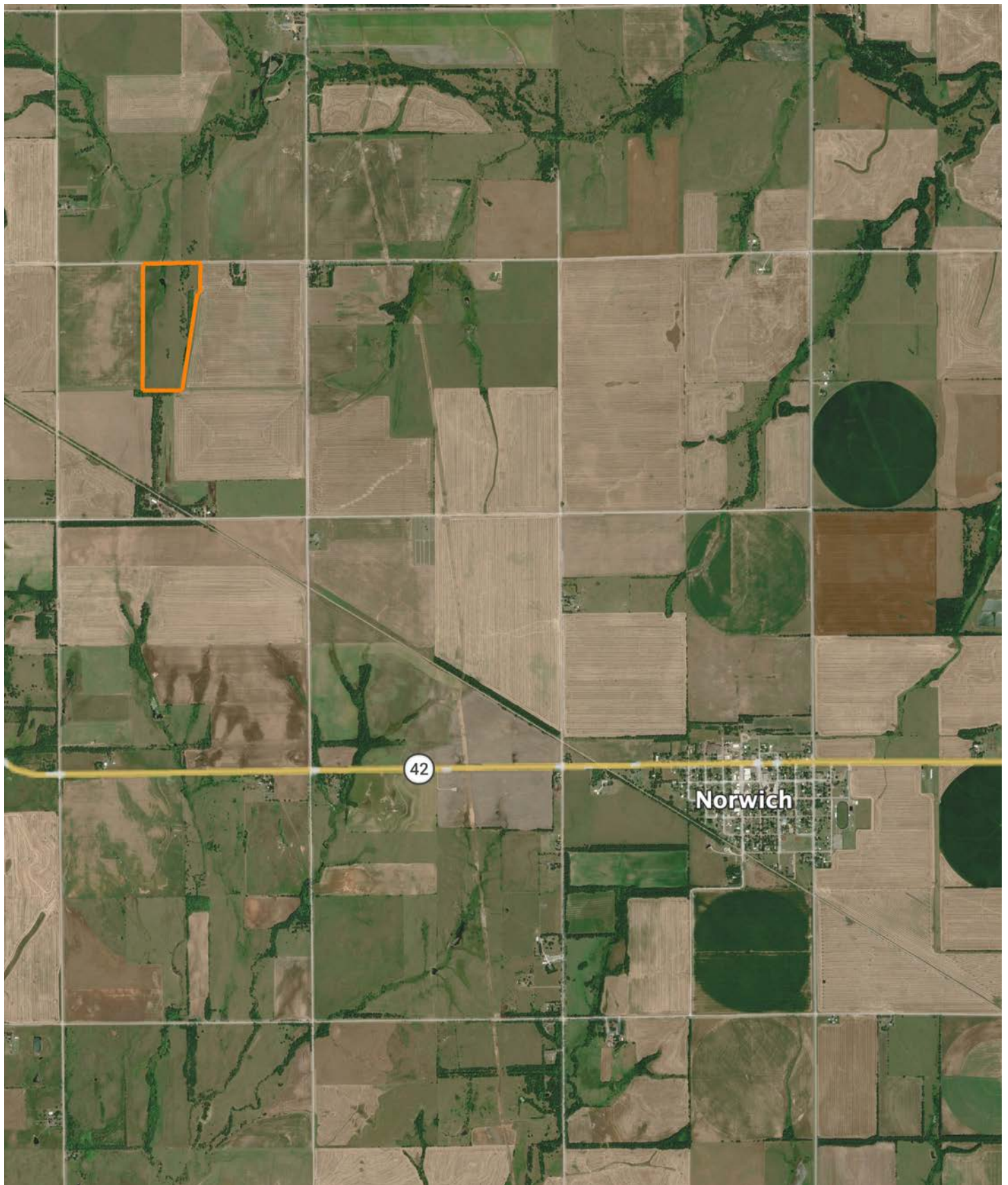
WETLANDS MAP



Classification Code	Type	Acres
PEM1C	Freshwater Emergent Wetland	0.88
PEM1Ch	Freshwater Emergent Wetland	0.24
Total Acres		1.12

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

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, helping friends with projects on their properties, helping plan hunting and fishing trips with friends and family members, helping his son with his lawn mowing jobs, and spending time with his family at the lake. 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
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MidwestLandGroup.com

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