

MIDWEST LAND GROUP PRESENTS

4.9 ACRES IN

RENO COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

4.9 +/- ACRE BUILD SITE OR PASTURE IN RENO COUNTY

This 4.927 surveyed-acre tract in Reno County, Kansas, is just north of Sylvia. It offers a great opportunity for a build site with room to enjoy a small livestock setup. The property would work well for someone wanting a couple of horses, a few head of cattle, or sheep and goats. Power runs through the property, and the area is known for good-quality water from wells. There is existing fencing on the west and north sides, adding value for livestock use. The land is surrounded by open pasture and cropland, providing scenic views and wide-open space. Sunrises and sunsets here are hard to beat, and it's common to see deer and upland birds moving through the area.

Access is a strong point for this property. It sits just 1 mile west of the county blacktop, Netherland Road, with a maintained gravel road leading to the property. A driveway is already in place on the north end. The

location is convenient while still feeling rural. It is 3 miles south of 4th Street with direct access into Hutchinson, Kansas (population approximately 50,000), where you'll find major restaurants, shopping, and several farm and ranch supply stores. The property is also 3.5 miles north of Highway 50, 16 miles to Stafford for groceries, fuel, and food, and about 78 miles to Wichita for big-city amenities.

Tracts of this size are becoming increasingly difficult to find, and this one stands out even more because the seller is willing to consider an owner-carry offer. This presents a rare opportunity for buyers who desire flexibility in their land purchase. Whether you're looking to build, keep a few animals, or simply own a manageable piece of Kansas acreage, this property is ready for its next owner. Please contact land agent, Trevor Stoll, for any questions, to schedule a showing, or view disclosures.



PROPERTY FEATURES

COUNTY: **RENO** | STATE: **KANSAS** | ACRES: **4.9**

- 4.927 surveyed acres
- Seller will consider owner financing
- Build site
- Room for horses, cattle, sheep, or goats
- Power available
- Existing fencing
- Maintained gravel road access
- 1 mile west of the county blacktop
- 3 miles south of 4th Street
- 3.5 miles north of Highway 50
- Scenic views with open pasture and cropland surroundings
- Deer and upland birds
- 16 miles to Stafford, Kansas
- 30 miles to Hutchinson, Kansas
- 78 miles to Wichita, Kansas



BUILD SITE



POWER AVAILABLE



EXISTING FENCING



MAINTAINED GRAVEL ROAD ACCESS



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 38° 0' 58.41, -98° 25' 6.07

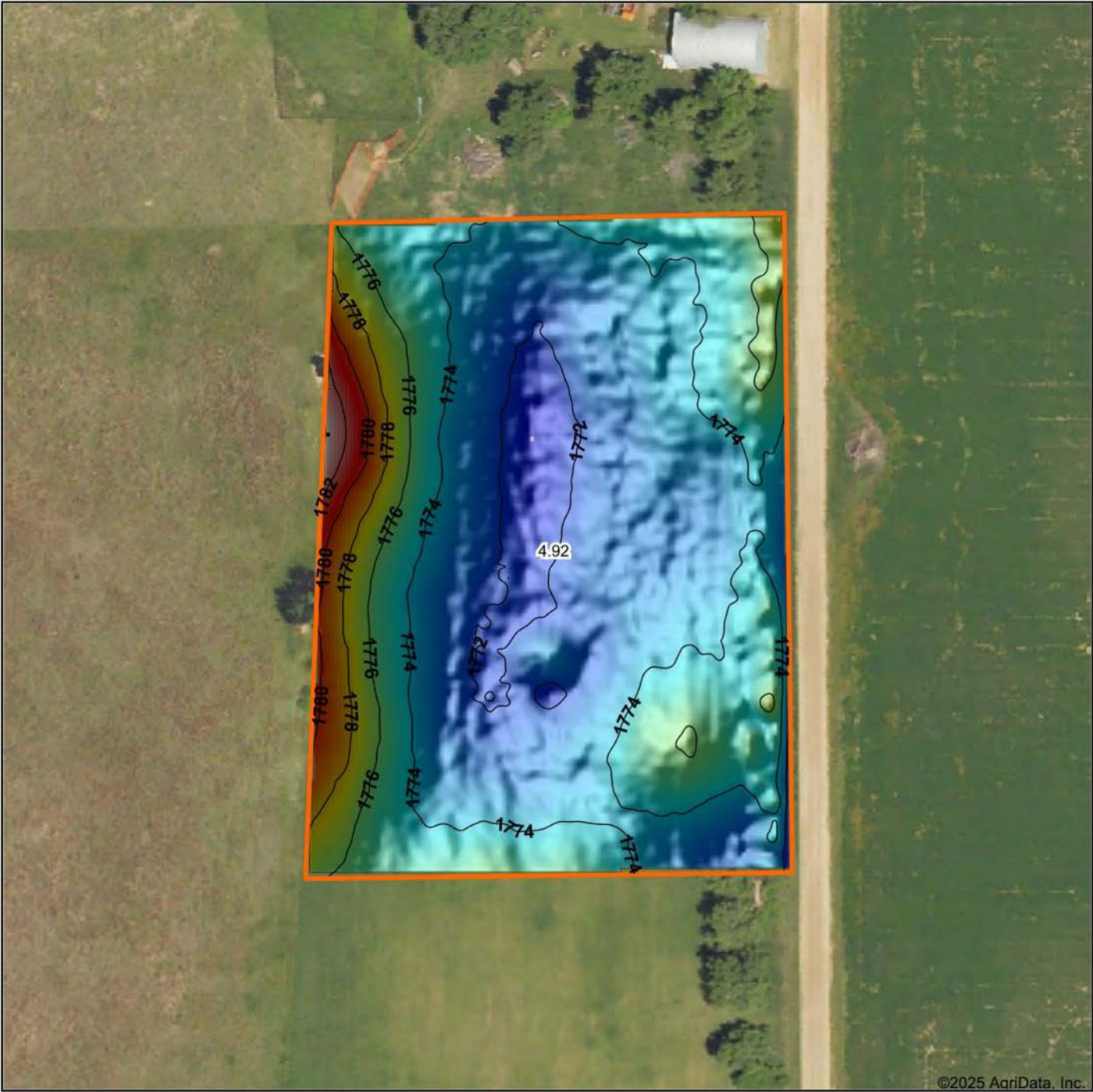
28-23S-10W
Reno County
Kansas

0ft 127ft 253ft



12/26/2025

HILLSHADE MAP

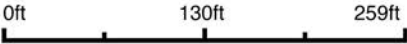


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Source: USGS 1 meter dem
Interval(ft): 2
Min: 1,771.2
Max: 1,783.7
Range: 12.5
Average: 1,774.2
Standard Deviation: 2 ft

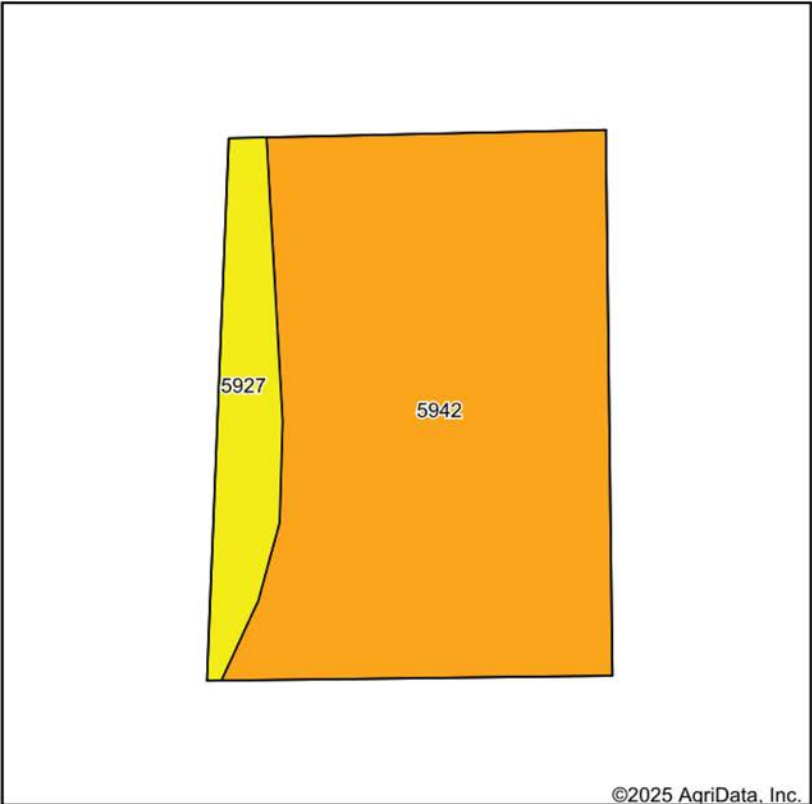


12/26/2025

28-23S-10W
Reno County
Kansas

Boundary Center: 38° 0' 58.41, -98° 25' 6.07

SOILS MAP



State: **Kansas**
County: **Reno**
Location: **28-23S-10W**
Township: **Hayes**
Acres: **4.92**
Date: **12/26/2025**



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Soils data provided by USDA and NRCS.

Area Symbol: KS155, Soil Area Version: 22

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
5942	Pratt-Turon fine sands, 1 to 5 percent slopes	4.27	86.8%		> 6.5ft.	IIIe	2930	39	37	36	37	15
5927	Pratt fine sand, 5 to 10 percent slopes	0.65	13.2%		> 6.5ft.	IVe	2870	31	31	30	28	12
Weighted Average						3.13	2922.1	*n 37.9	*n 36.2	*n 35.2	*n 35.8	*n 14.6

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Born in Hutchinson and now raising his own family in Sterling, Kansas, Trevor Stoll has strong roots in Central Kansas and a genuine connection to the rural way of life. He brings more than three years of successful land sales experience and a lifelong passion for the outdoors. His early years spent waterfowl and upland bird hunting shaped his respect for land stewardship and helped build the foundation for understanding wildlife habitat, seasonal movement patterns, and the characteristics that make a property valuable to hunters, farmers, and recreational users.

Trevor worked as a hunting guide across multiple states and even internationally, giving him firsthand exposure to a wide range of terrain, land uses, and client goals. His background also includes time in law enforcement, where he learned how to communicate clearly, stay calm under pressure, and handle complex situations with honesty and accountability. He brings that same steady approach to guiding clients through the buying and selling process. He is active within his community as a member of the Hutchinson Chamber of Commerce and has volunteered with Big Brothers Big Sisters and The Outdoors Mentor program.

Trevor lives the lifestyle he sells, and his work ethic, no-fluff communication, and proven results have earned him dozens of testimonials from past clients who trusted him to help them achieve their land goals. When results matter, work with someone who treats your property like his own - give Trevor a call.



TREVOR STOLL, LAND AGENT
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