

MIDWEST LAND GROUP PRESENTS

**89.9 ACRES IN**

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# **PRATT COUNTY**

## **KANSAS**

**NORTHEAST 120TH STREET, TURON, KS 67583**



**MidwestLandGroup.com**

MIDWEST LAND GROUP IS HONORED TO PRESENT

# CRP HUNTING LAND IN PRATT COUNTY

This 89.9 +/- acre property in Pratt County, Kansas, located just northwest of Turon on the Pratt, Reno, and Stafford County lines, offers an excellent blend of income, wildlife habitat, and future land-use potential. The farm is currently enrolled in the CRP program, which expires in October 2026 and produces approximately \$4,000 annually if the buyer chooses to re-enroll in the future.

Along the entire east side of the property is a mature locust grove that provides outstanding cover and serves as a natural travel corridor for wildlife, particularly bobwhite quail, with a large covey of 20+ birds flushed while taking photos. The property also offers strong whitetail deer hunting, with numerous rubs and well-defined trails observed, and easy access to a hunting blind via a cleared trail on the east side that was formerly a county road. With over 80 acres, the property qualifies the owner for a Kansas landowner deer tag.

Surrounded by additional CRP acres and neighboring crop fields, this farm sits in a prime area for pheasant

and quail hunting with excellent habitat already in place. The land consists primarily of Class II and Class III soils, giving the property strong agricultural value should the new owner choose to bring the farm back into crop production, fence it for grazing, or utilize it for prairie hay production once the CRP contract expires, or manage it more intensively for wildlife by implementing additional habitat improvements that are not possible during the CRP term.

Taxes are very affordable at just \$58 for 2025. The farm is conveniently located 2 miles from Highway 61, 1 mile from Northeast 140 Avenue (blacktop), 17 miles from Pratt, 37 miles from Hutchinson, and 73 miles from Wichita, making this a versatile and well-located property with both income and recreational opportunity.

Contact the Listing Agent, Trevor Stoll, at (620) 904-0115, for any questions or to schedule a showing.

## PROPERTY FEATURES

COUNTY: **PRATT** | STATE: **KANSAS** | ACRES: **89.9**

- Pratt/Reno/Stafford County lines
- CRP - expires October 2026
- Upland bird hunting
- Deer hunting
- Established trail access
- Mineral rights included
- Qualifies for a landowner deer tag
- 2 miles to Highway 61
- 17 miles to Pratt, Kansas
- 37 miles to Hutchinson, Kansas
- 73 miles to Wichita, Kansas

# ESTABLISHED TRAIL ACCESS

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CRP - EXPIRES OCTOBER 2026

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# DEER HUNTING

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# AERIAL MAP



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Boundary Center: 37° 49' 13.51, -98° 28' 2.05

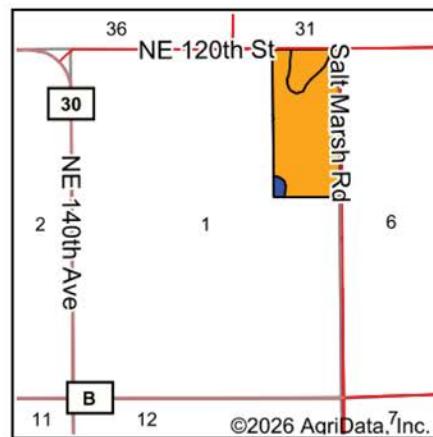
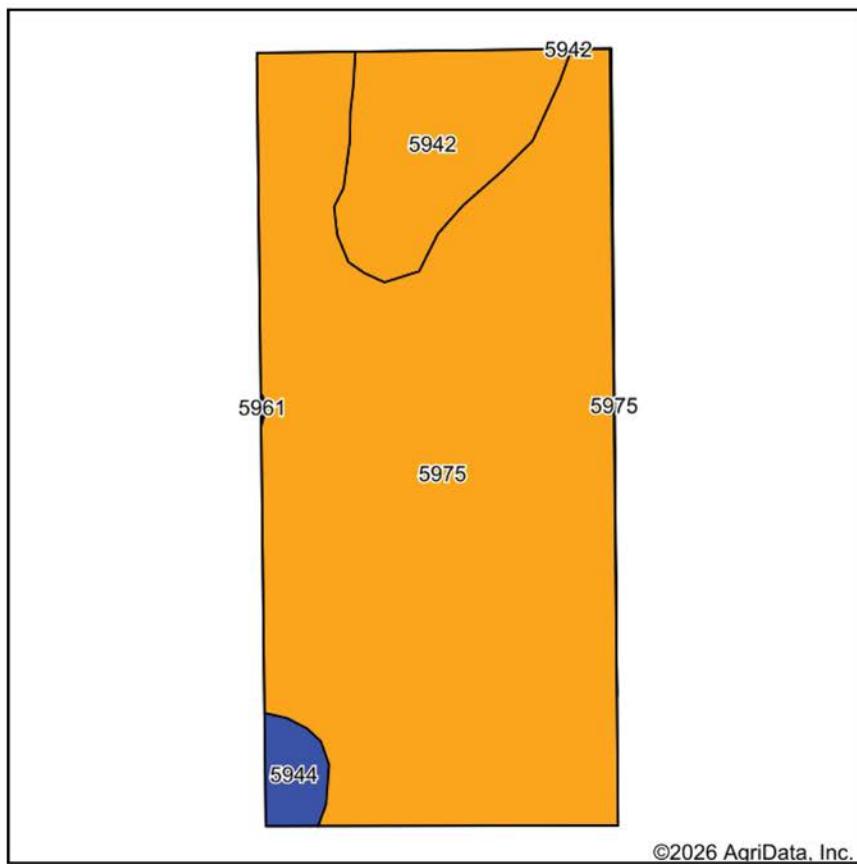
0ft 481ft 962ft

**1-26S-11W**  
**Pratt County**  
**Kansas**



1/13/2026

# SOILS MAP



State: **Kansas**  
 County: **Pratt**  
 Location: **1-26S-11W**  
 Township: **Township No. 6**  
 Acres: **90.17**  
 Date: **1/13/2026**



Maps Provided By:  
**surety**<sup>®</sup>  
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Soils data provided by USDA and NRCS.

Area Symbol: KS151, Soil Area Version: 23

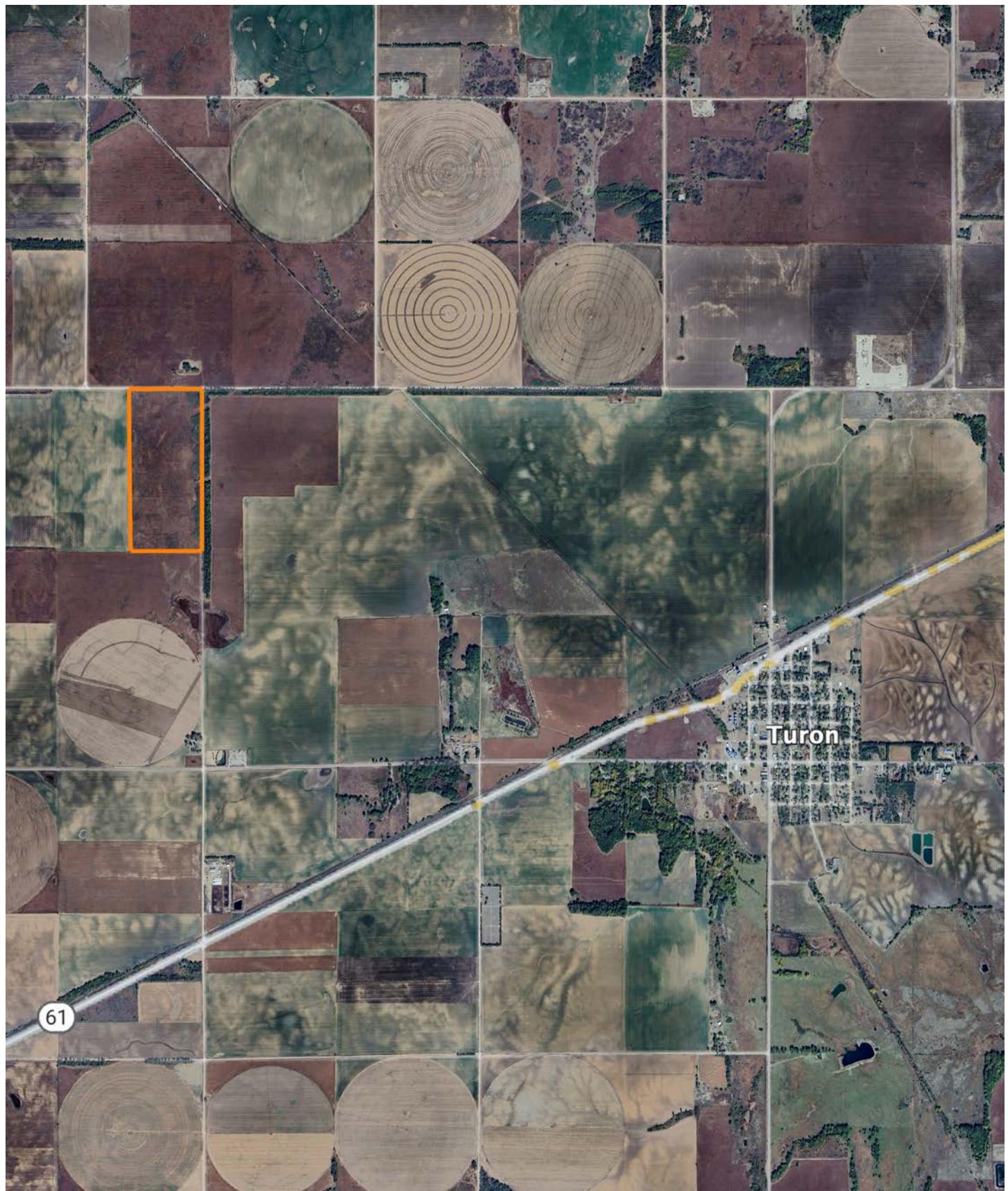
Area Symbol: KS155, Soil Area Version: 22

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
5975	Turon-Carway complex, 0 to 5 percent slopes	76.51	84.9%	Orange	> 6.5ft.	IIIe	4120	48	46	40	48	19
5942	Pratt-Turon fine sands, 1 to 5 percent slopes	11.48	12.7%	Orange	> 6.5ft.	IIIe	2930	39	37	36	37	15
5944	Saltcreek and Naron fine sandy loams, 1 to 3 percent slopes	2.02	2.2%	Blue	> 6.5ft.	IIe	3055	57	46	50	57	25
5975	Turon-Carway complex, 0 to 5 percent slopes	0.16	0.2%	Orange	> 6.5ft.	IIIe	4120	48	46	40	48	19
<b>Weighted Average</b>						<b>2.98</b>	<b>3944.6</b>	<b>*n 47.1</b>	<b>*n 44.9</b>	<b>*n 39.7</b>	<b>*n 46.8</b>	<b>*n 18.6</b>

\*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**  
**620.904.0115**  
TStoll@MidwestLandGroup.com



## MidwestLandGroup.com

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