

MIDWEST LAND GROUP PRESENTS

31.9 ACRES

# KINGMAN COUNTY, KS

1544 W HIGHWAY 54, KINGMAN, KANSAS 67068



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# HUNT & BUILD NEAR KINGMAN

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Located along Highway 54 west of Kingman, Kansas, this 31.9 +/- acre property offers a hard-to-find mix of productive ground, quality habitat, and proven wildlife use. The acreage has been well-maintained and is in pristine condition, making it a solid option for hunters, land investors, or those seeking a versatile rural property.

Approximately 11 acres are in hay production, providing annual income potential or a blank slate for habitat management. The balance of the property transitions into cover and water that consistently attracts wildlife. An unnamed spring-fed tributary creek runs through the timber on the west end of the property and, along with a pond, provides a reliable year-round water source. Additionally, the west portion of the farm is fully fenced, offering flexibility for those needing grazing acres for livestock.

The western portion of the farm serves as the recreational core. Mature timber, thick warm-season native grasses, and edge cover combine to create excellent bedding areas and travel corridors. There are clear signs of whitetail activity, including rubs and scrapes, and the layout supports multiple well-positioned stand and blind locations. There is potential for food plot development, along with other hunting improvements, to further enhance the property's value. This tract offers water, cover, income potential, and a proven neighborhood for mature bucks, all packaged into a manageable acreage size, ideal for the hunter looking for a property that's already set up and ready to be taken to the next level.

The east property line features a wide shelter belt that funnels deer movement and shows consistent buck sign. The property also offers quail and turkey hunting potential, making it a diverse recreational tract for multiple seasons.

A unique physical feature is the abandoned railroad along the west boundary, which provides a defined edge, a natural travel route for wildlife, and an interesting historical element to the property.

Improvements include a 2-bedroom, 1-bath home offering 908 square feet, built in 1931, along with multiple outbuildings and barns. A large detached two-vehicle shop provides ample storage for equipment, ATVs, or hunting gear. The home is currently tenant-occupied, with the lease terminating on February 28, 2026.

For buyers planning ahead, the property also presents a strong future building site opportunity, with electric service and a well already on site.

The location of this farm is excellent. Situated just outside Kingman, Kansas, the property offers convenient access to the broader region. It is approximately 44 miles west of Wichita, Kansas, one of the state's largest metropolitan areas, roughly a 45-minute drive east on US-54. Within 30-40 miles, you'll also find mid-sized communities such as Hutchinson and Pratt, providing additional services, retail, and regional amenities.

# PROPERTY FEATURES

COUNTY: **KINGMAN** | STATE: **KANSAS** | ACRES: **31.9**

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- Spring-fed creek
- Pond
- Mature timber
- Thick warm-season grasses
- Deer hunting
- Upland game hunting
- Turkey hunting
- Fully fenced pasture with quality fencing
- Income potential
- Hay meadow
- 2-bed 1-bath home
- Outbuildings
- Build site
- HWY 54 frontage
- 2 miles to Kingman, KS
- 39 miles to Hutchinson, KS
- 33 miles to Pratt, KS
- 44 miles to Wichita, KS



# GREAT HUNTING POTENTIAL

Mature timber, thick warm-season native grasses, and edge cover combine to create excellent bedding areas and travel corridors. There are clear signs of whitetail activity, including rubs and scrapes, and the layout supports multiple well-positioned stand and blind locations.



# FULLY-FENCED PASTURE

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## 2-BED 1-BATH HOME & SHOP

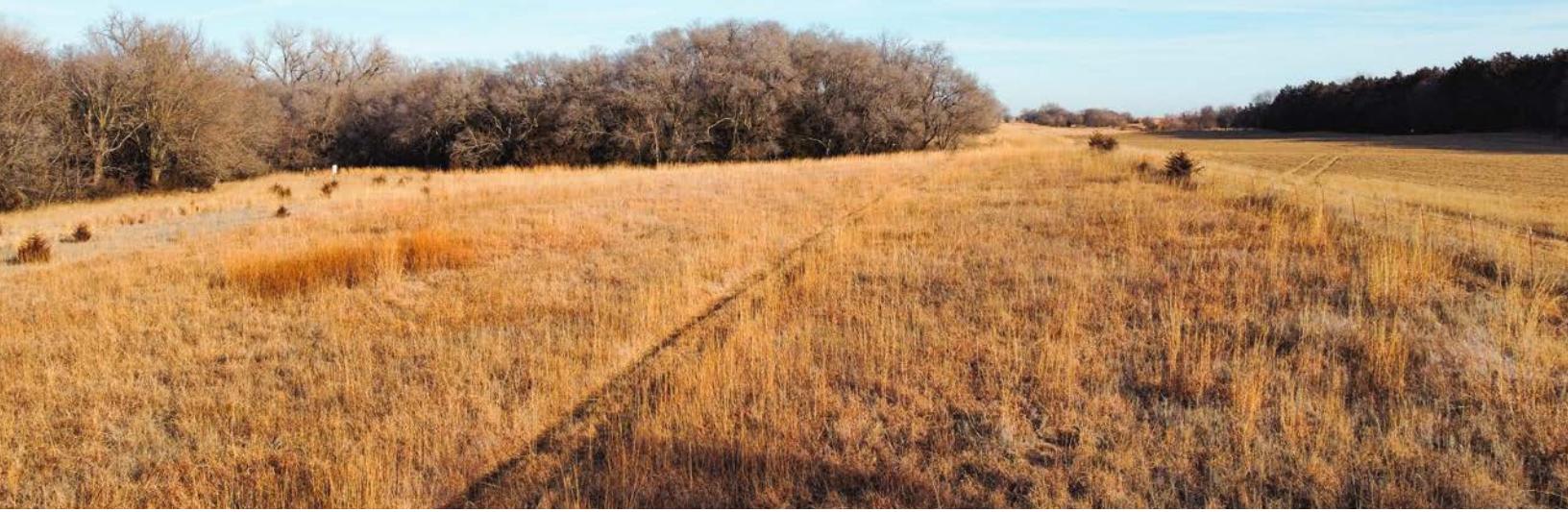
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# INCOME-PRODUCING HAY PASTURE

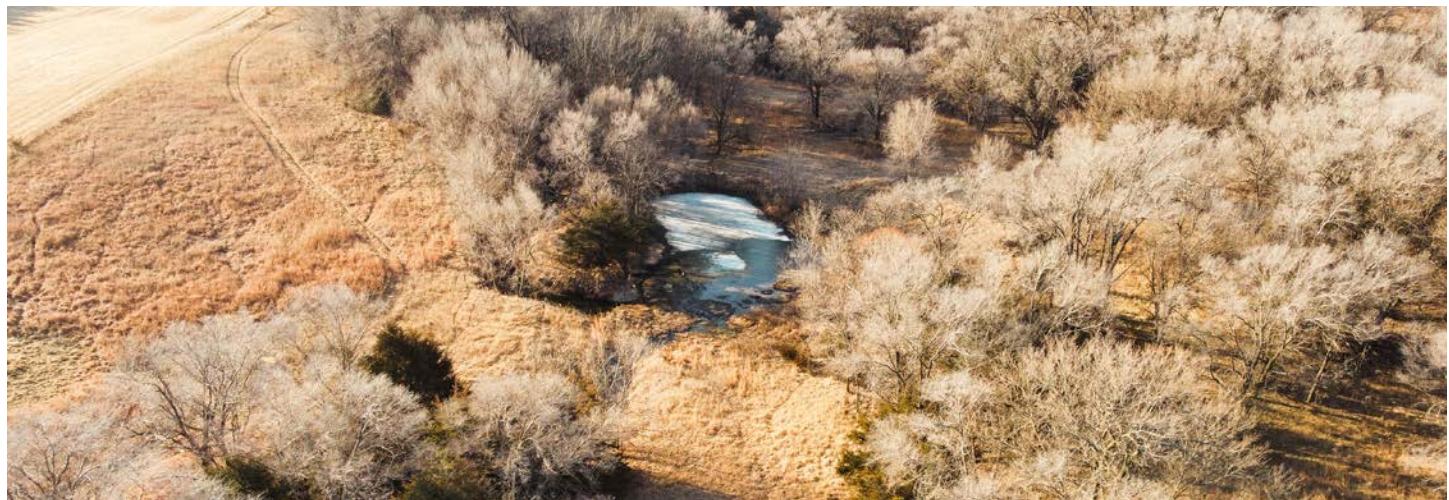
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Approximately 11 acres are in hay production, providing annual income potential or a blank slate for habitat management.



# SPRING-FED CREEK & POND

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# AERIAL MAP



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Boundary Center: 37° 39' 1.64, -98° 8' 46.2

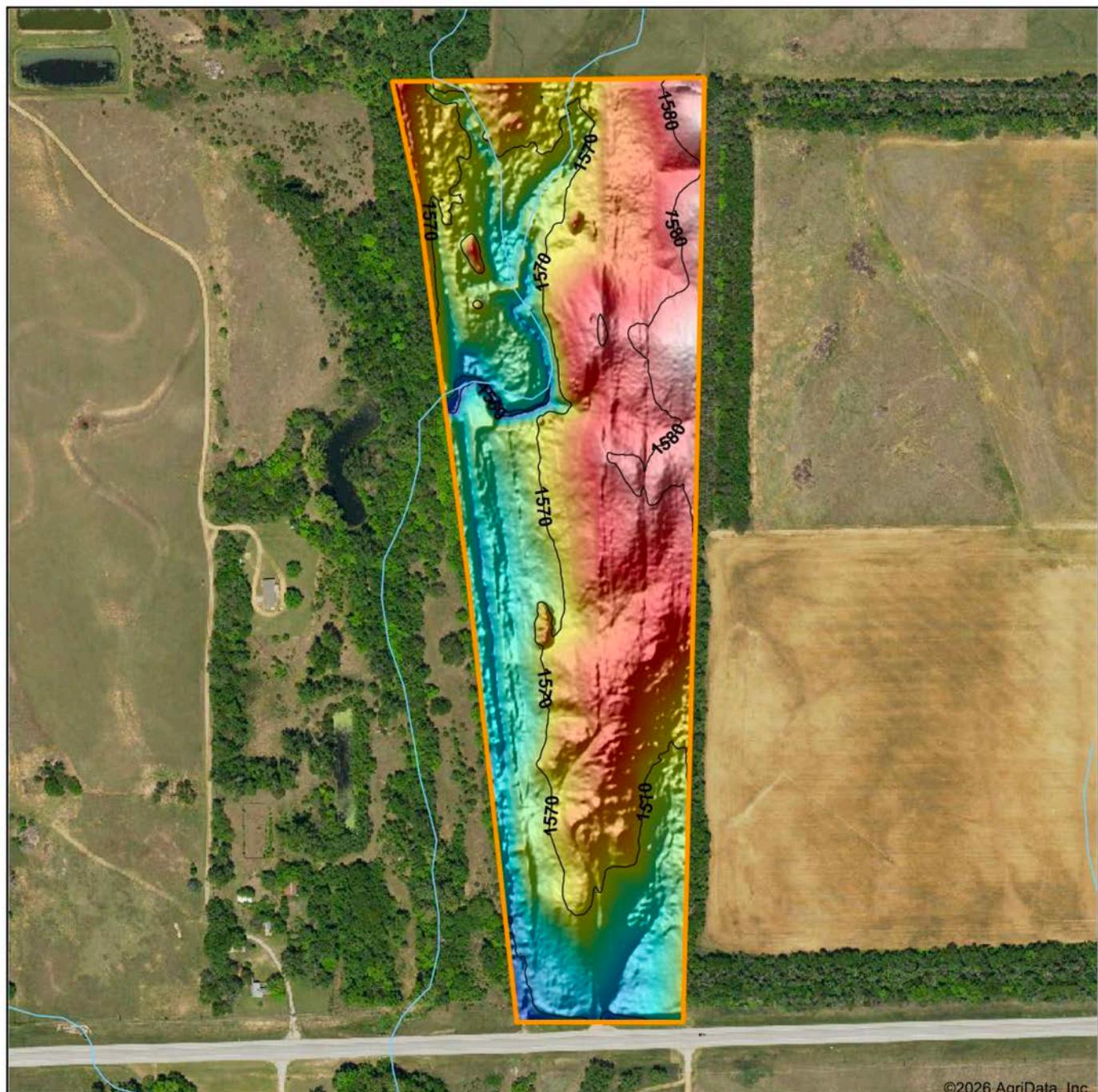
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36-27S-8W  
Kingman County  
Kansas

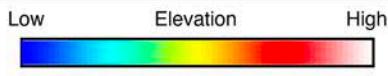


2/8/2026

# HILLSHADE MAP



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Source: USGS 1 meter dem

0ft 395ft 789ft

Interval(ft): 10

Min: 1,556.1

Max: 1,584.6

Range: 28.5

Average: 1,571.2

N  
E  
S  
W

36-27S-8W  
Kingman County  
Kansas

2/8/2026

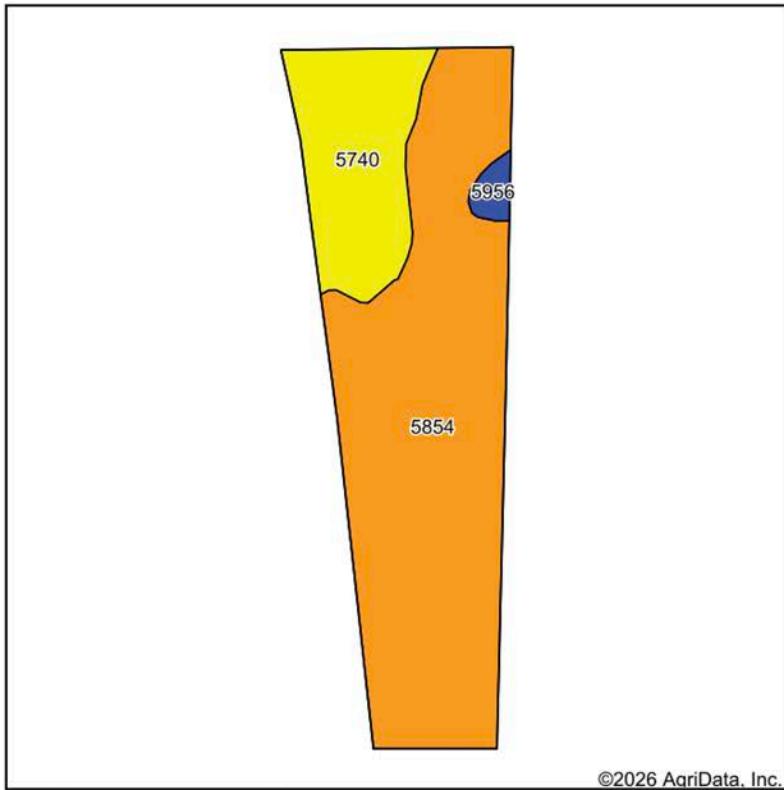
Boundary Center: 37° 39' 1.64, -98° 8' 46.2



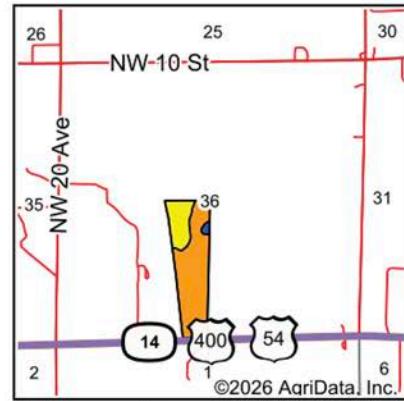
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# SOILS MAP



Soils data provided by USDA and NRCS.



**State:** Kansas  
**County:** Kingman  
**Location:** 36-27S-8W  
**Township:** Hoosier  
**Acres:** 32.43  
**Date:** 2/8/2026



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Area Symbol: KS095, Soil Area Version: 21

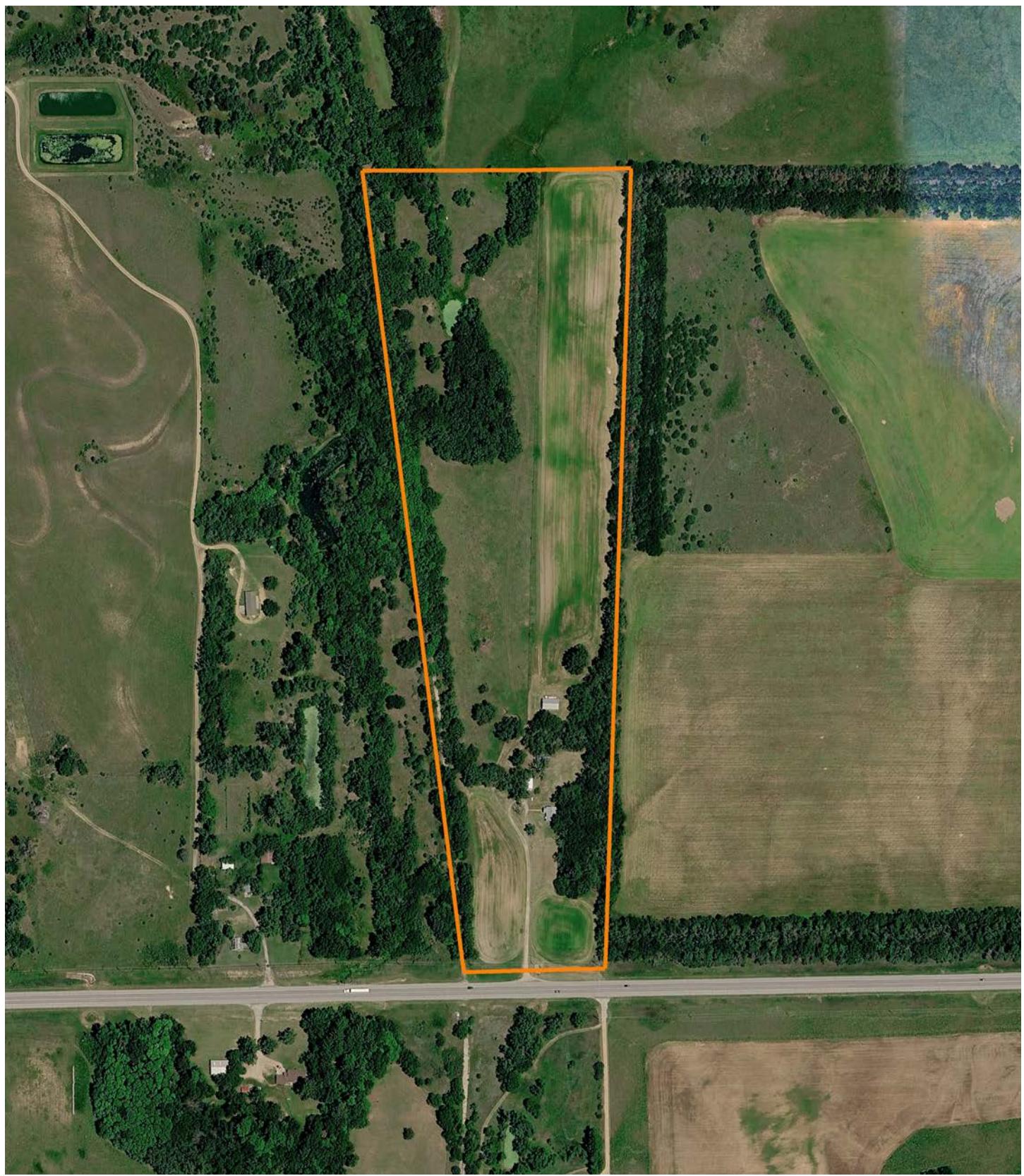
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
5854	Albion sandy loam, 3 to 6 percent slopes	24.72	76.2%	Orange	> 6.5ft.	IIe	3040	42	41	37
5740	Dilwyn-Plevna complex, occasionally flooded	7.16	22.1%	Yellow	> 6.5ft.	IVw	6185	25	24	24
5956	Shellabarger sandy loam, 1 to 3 percent slopes	0.55	1.7%	Blue	> 6.5ft.	IIe	3052	52	45	51
<b>Weighted Average</b>							<b>3734.6</b>	<b>*n 38.4</b>	<b>*n 37.3</b>	<b>*n 34.4</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

# OVERVIEW MAP

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# 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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