

MIDWEST LAND GROUP PRESENTS

81.1 ACRES IN

RENO COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

LANDOWNER TAG ELIGIBLE HUNTING PROPERTY AND BUILD SITE

This 81.1 +/- acre property, located just 1 mile south of Pretty Prairie, Kansas, at the corner of South Dean Road and West Boundary Road, offers a unique opportunity for both agriculture and recreation. The farm includes 56.21 +/- acres of tillable land, which is currently fallow but holds future income potential. The balance of the acreage, located in the heart of the farm, is where the real opportunity lies. With hardwood timber, tall warm-season grasses, thickets, mowed and cleared trails, and a wet-weather drainage creek, this property provides an excellent foundation for hunting and recreational activities.

The soil report shows strong Class II and III sandy loams, suitable for a variety of crops. The tillable acreage is free and clear of any leases, giving the new owner flexibility to make it their own. Options include putting the land back into crop production, enrolling it in the CRP program, or potentially converting it into a cattle grazing farm.

The property shows strong signs of deer activity, with rubs, scrapes, and trails throughout. A tour of the farm will quickly reveal its potential as a great hunting property. The layout offers opportunities for trendy improvements for whitetail hunting, such as multiple stand or blind locations, interior food plots, or the creation of screening and bedding areas. Several good bucks have been captured on camera in

previous years, indicating a history of quality genetics in the area. Additionally, the total acreage qualifies the new owner for a landowner deer tag every fall. Bobwhite quail are also common on the property and have the ideal habitat to thrive here.

A standout feature of this property is the network of maintained trails, which have been carefully cleared by the current owner. These trails not only enhance the hunting experience but also provide easy access for anyone who simply wants to enjoy the space.

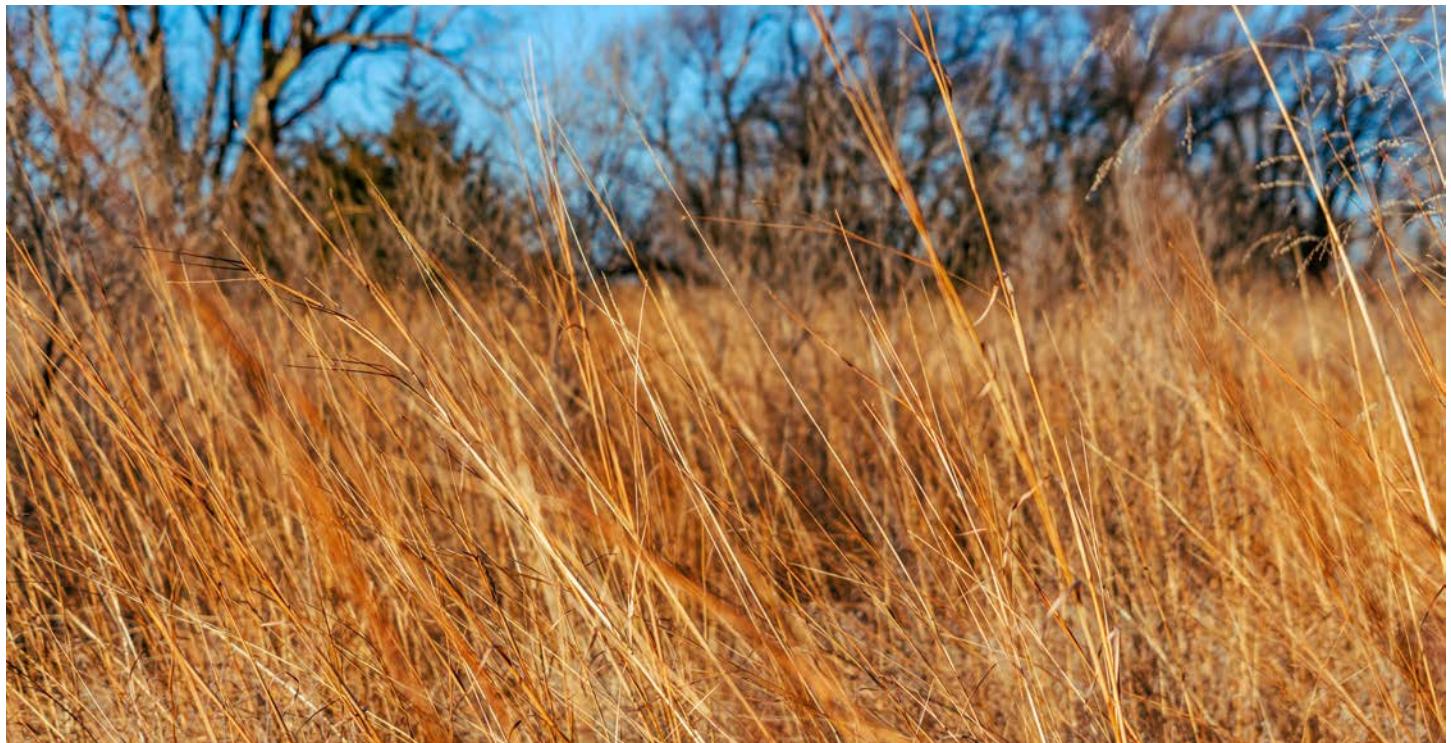
This property is in a prime location: 46 miles to Wichita, Kansas, 13 miles to Kingman, Kansas, 23 miles to Cheney, Kansas, and 26 miles to Hutchinson, Kansas. For those looking to build, there is an excellent hilltop site on the east side of the farm, just off the blacktop road. This elevated spot offers beautiful views of the timber to the west and would make for stunning sunsets. With the increasing demand for buildable tracts within an hour of Wichita, this feature, along with the property's recreational potential, adds significant value.

Properties like this, with so many features and in such a desirable location, don't come available often. Contact Listing Agent Trevor Stoll at (620) 904-0115 to schedule a showing.

PROPERTY FEATURES

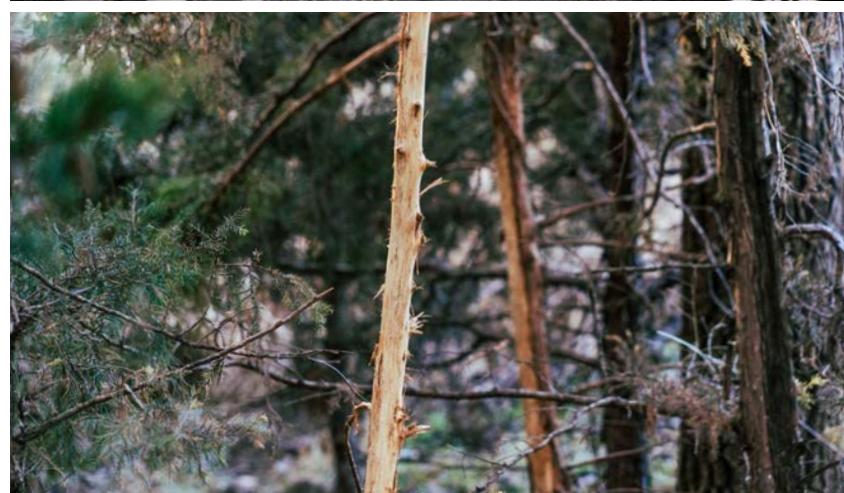
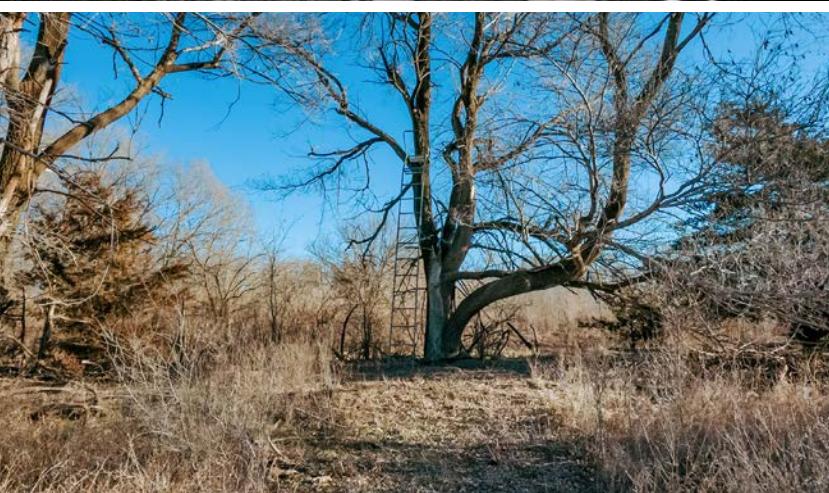
COUNTY: **RENO** | STATE: **KANSAS** | ACRES: **81.1**

- Blacktop frontage
- Within an hour of Wichita, KS
- Great wildlife habitat
- Power available
- Incredible building site
- Deer hunting
- Upland bird hunting
- Income potential
- Established trails
- Mature timber
- Minerals included
- Tillable acreage
- 16 minutes to Kingman, KS
- 25 minutes to Cheney, KS
- 29 minutes to Hutchinson, KS
- USD #311 (Pretty Prairie)

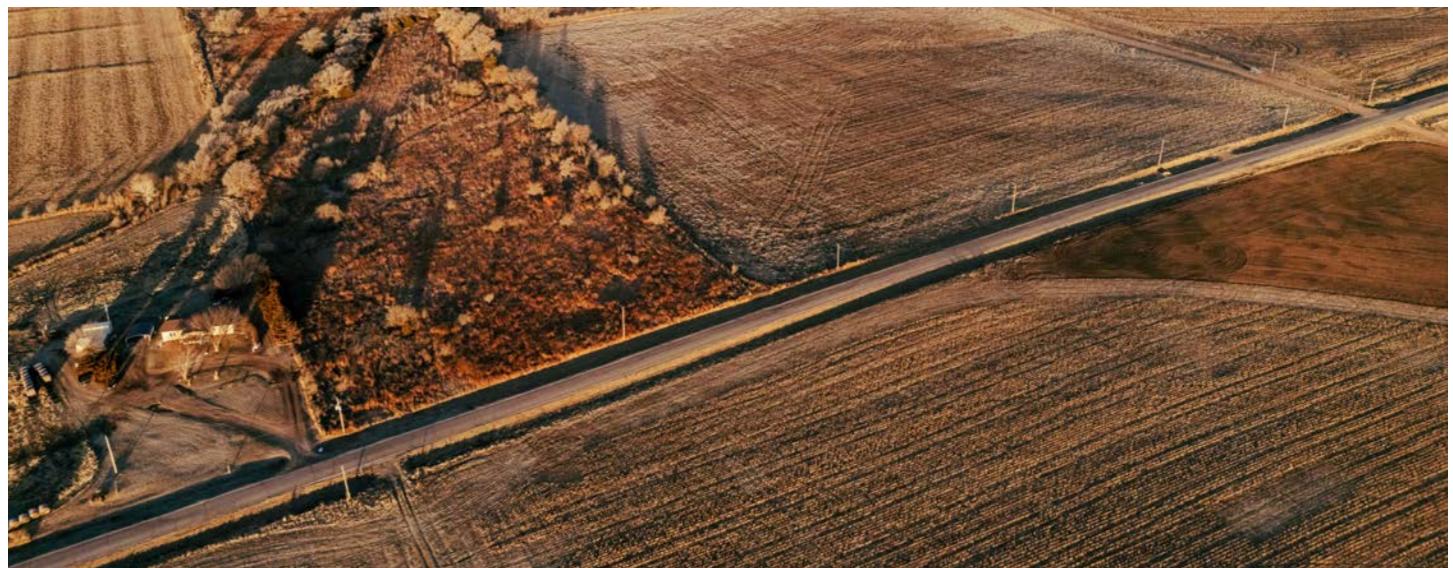


GREAT WILDLIFE HABITAT

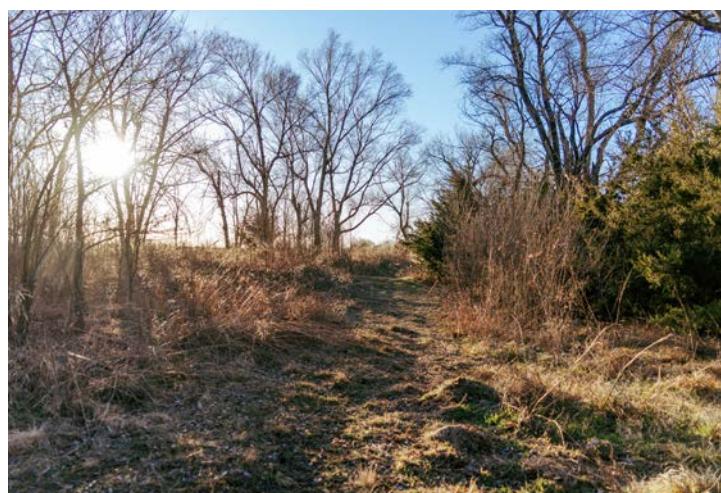
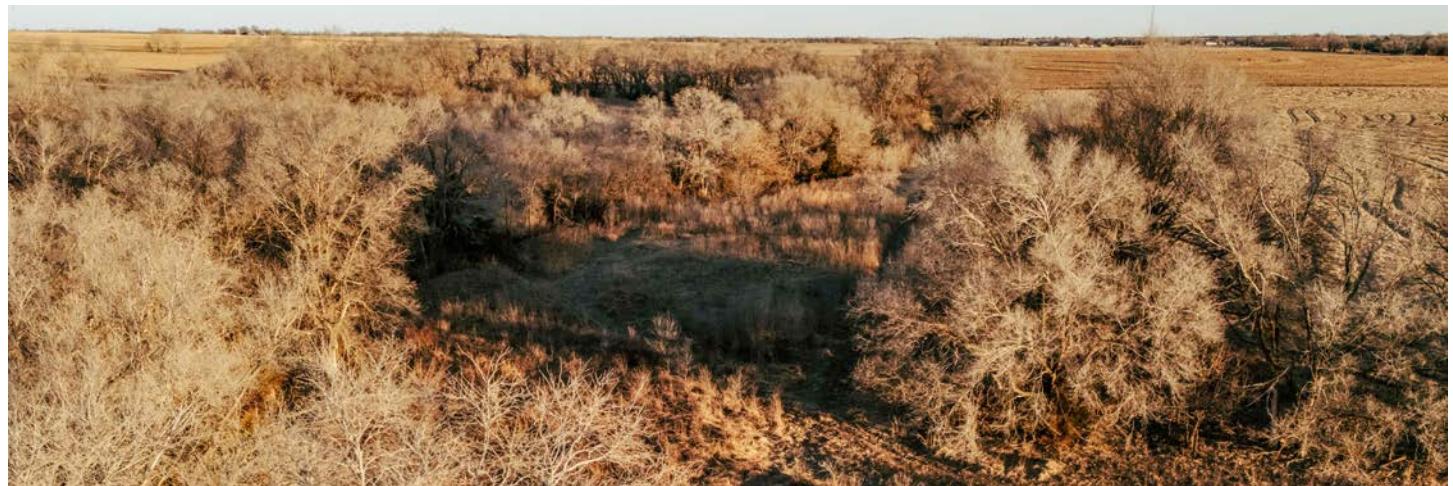
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BLACKTOP FRONAGE



MATURE TIMBER



INCOME POTENTIAL

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INCREDIBLE BUILDING SITE

For those looking to build, there is an excellent hilltop site on the east side of the farm, just off the blacktop road.

This elevated spot offers beautiful views of the timber to the west and would make for stunning sunsets.



AERIAL MAP



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Maps Provided By:



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Boundary Center: 37° 45' 38.59, -98° 1' 55.56

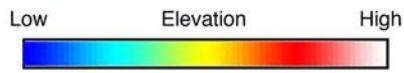
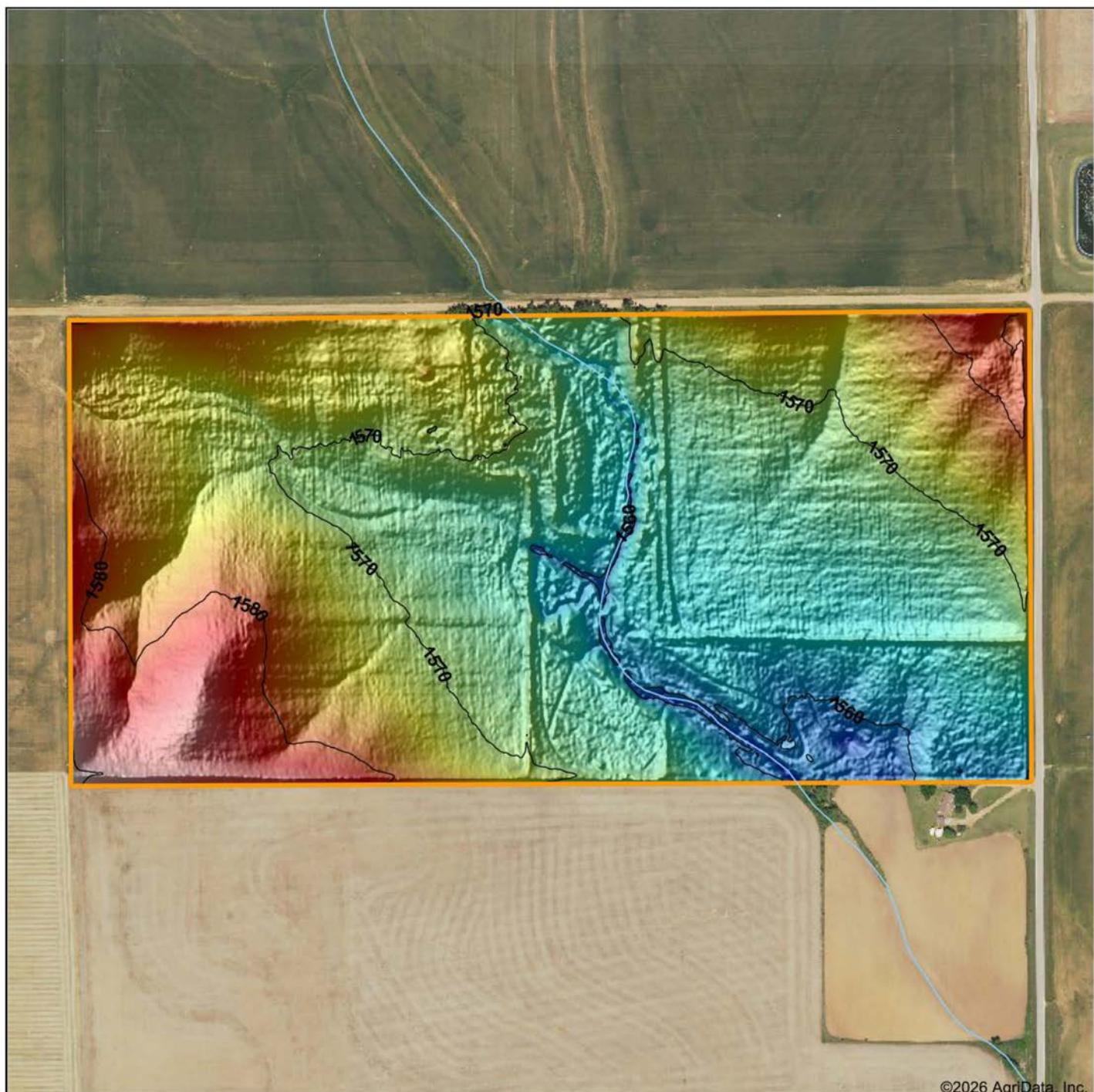
0ft 466ft 933ft

25-26S-7W
Reno County
Kansas



2/8/2026

HILLSHADE MAP



Source: USGS 1 meter dem

0ft 430ft 860ft

Interval(ft): 10

Min: 1,554.3

Max: 1,592.1

Range: 37.8

Average: 1,570.6



25-26S-7W
Reno County
Kansas

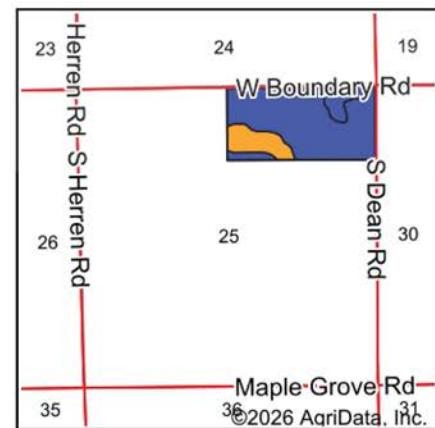
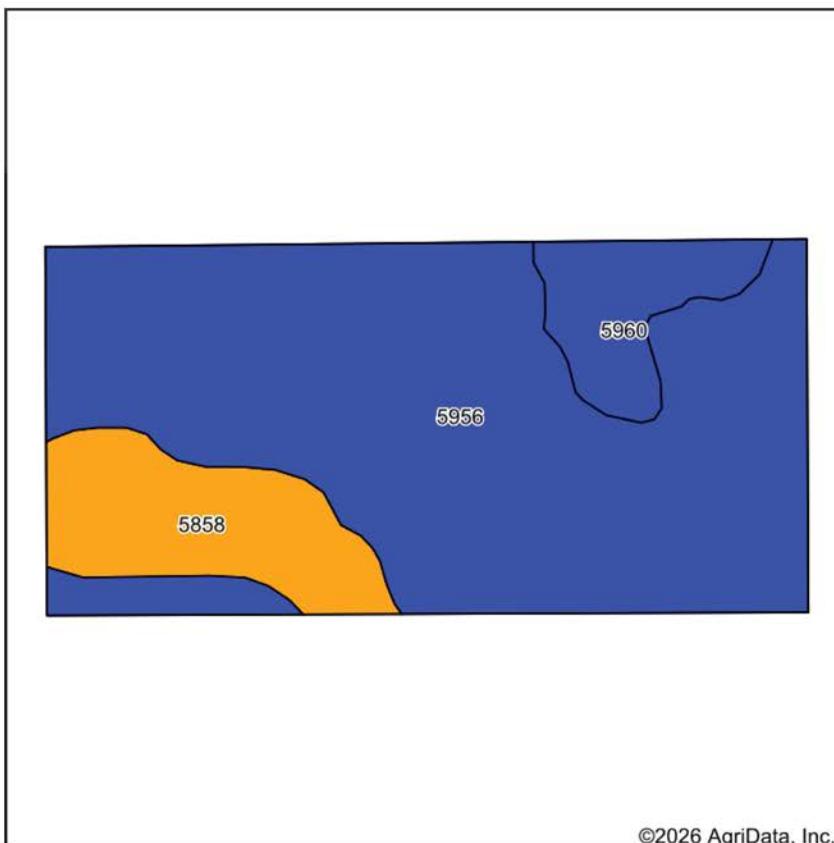
Boundary Center: 37° 45' 38.59", -98° 1' 55.56"



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SOILS MAP



State: Kansas
County: Reno
Location: 25-26S-7W
Township: Roscoe
Acres: 79.19
Date: 2/8/2026



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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	61.03	77.0%		> 6.5ft.	IIe	3052	52	45	51
5858	Albion-Shellabarger sandy loams, 1 to 3 percent slopes	11.45	14.5%		> 6.5ft.	IIIe	3056	46	43	42
5960	Shellabarger-Nalim complex, 1 to 3 percent slopes	6.71	8.5%		> 6.5ft.	IIe	3216	57	47	57
Weighted Average					2.14		3066.5	*n 51.6	*n 44.9	*n 50.2

*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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