

MIDWEST LAND GROUP PRESENTS

80 ACRES IN

RENO COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BUILD SITE AND HUNTING PROPERTY NEAR HUTCHINSON

Located 11 miles from downtown Hutchinson, Kansas, 5 miles from Buhler, Kansas, and just 0.5 mile from Sandhills State Park, this heavily wooded 80 +/- acre tract offers great recreational opportunities and a perfect build site. This area of Reno County is known for its high deer density, large flocks of Rio Grande turkeys, and bobwhite quail. Properties of this type are extremely rare for the area, and it offers several opportunities for a hunter, outdoorsman, or anyone looking to build a home on a larger piece of acreage.

A gated entry off 69th Avenue makes access a breeze. The majority of the property can be reached by well-maintained trails, which create excellent travel corridors for wildlife while also providing easy access for hunting, hiking, and trail riding.

As you walk the property, you'll be amazed by the amount of cover available for wildlife. Thick stands of cedars, towering cottonwoods, and plum thickets create a habitat that deer simply don't want to leave. It is uncommon to find a parcel of this size that will hold deer year-round and offer the opportunity to shoot a large, mature buck every season. With this property being offered at 80 acres, it also qualifies the new owner for a landowner deer tag

every season. In the spring, turkey hunting is plentiful. With several roost trees and ample shade for those warmer afternoons, a skilled hunter can consistently strike up a mature gobbler on this property. For the upland hunter, the landscape offers a challenging and sporting hunt, and quail thrive in this type of environment. You're likely to find a covey or two hunkered down under the cedars or within the thickets.

The icing on the cake is the property's location and build site potential. Located in the Buhler School District and within 15 minutes of major amenities on 30th Avenue and 17th Avenue in Hutchinson, it doesn't get much better. Sandhills State Park, a 1,123 acre natural sandhills property, is just 0.5 mile to the west and is popular for horseback riding, hunting, and walking or jogging along more than 14 miles of trails. On the northeast corner of the property, a nice open cropland field provides an excellent build location. The gravel roads are regularly maintained, and blacktop (Old K-61 Highway) is just 2 miles to the west.

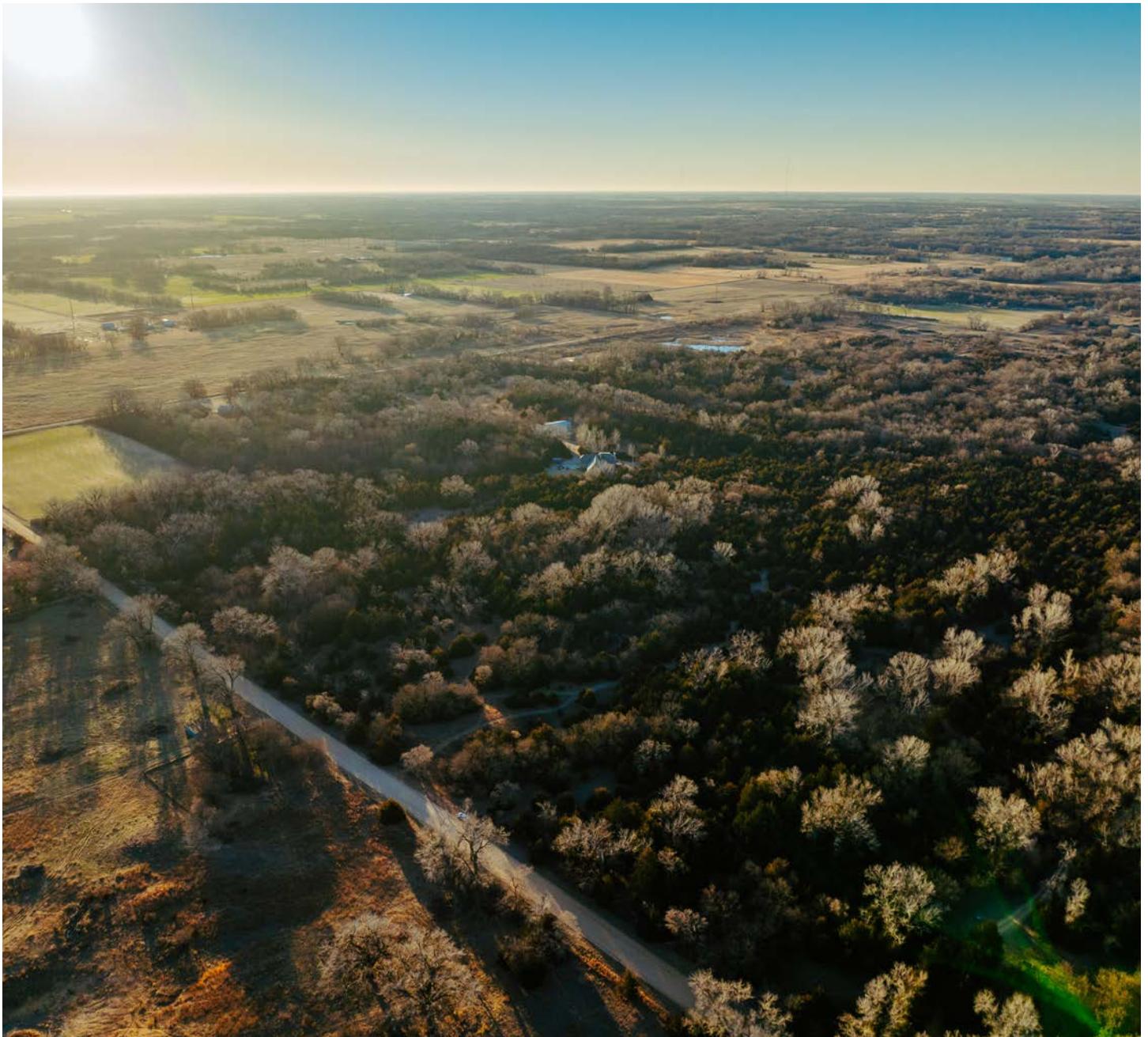
Not often do you find this large of an offering all packed into 80 +/- acres in such a desirable location. To view this property, schedule your private showing with the listing agent, Trevor Stoll, at (620) 904-0115.



PROPERTY FEATURES

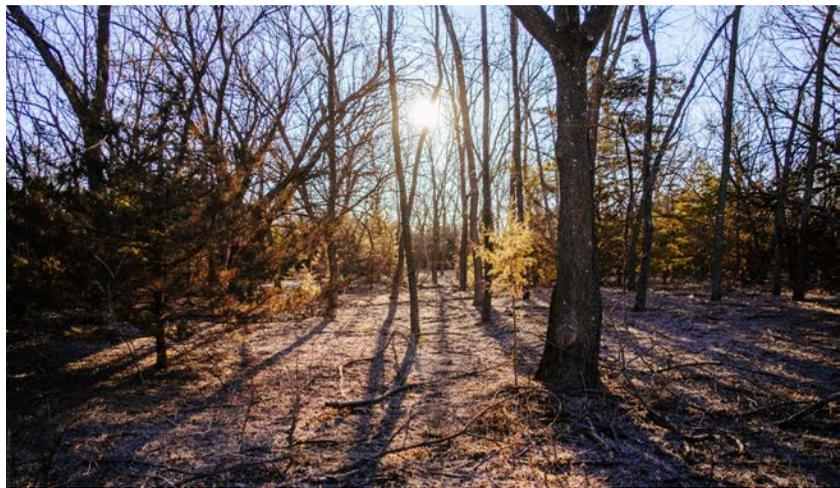
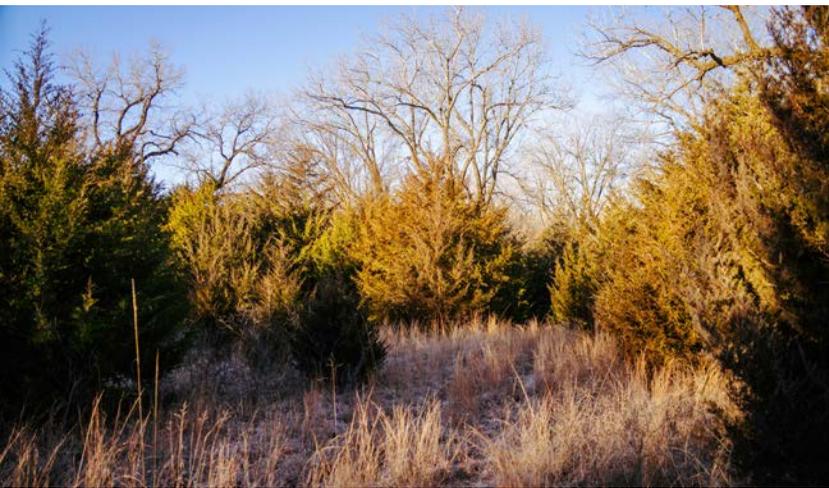
COUNTY: **RENO** | STATE: **KANSAS** | ACRES: **80**

- Heavily wooded
- Maintained trails
- Deer hunting
- Turkey hunting
- Upland bird hunting
- Build site potential
- 15 minutes from major amenities in Hutchinson
- USD #313
- 53 miles to Wichita, KS
- 11 miles to downtown Hutchinson, KS
- 5 miles to Buhler, KS



HEAVILY WOODED

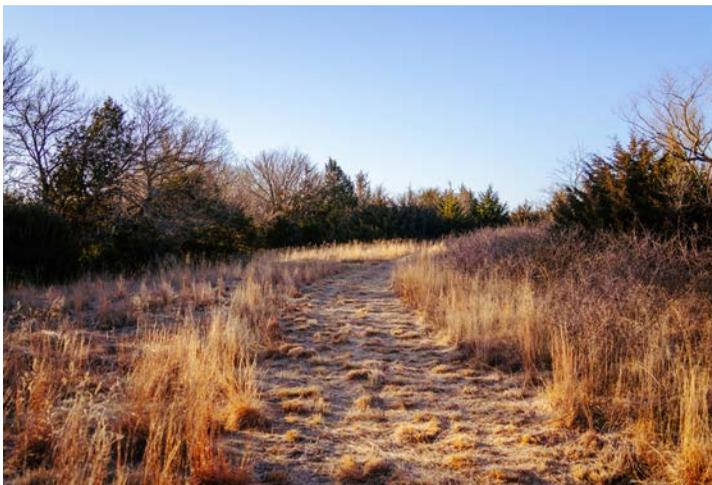
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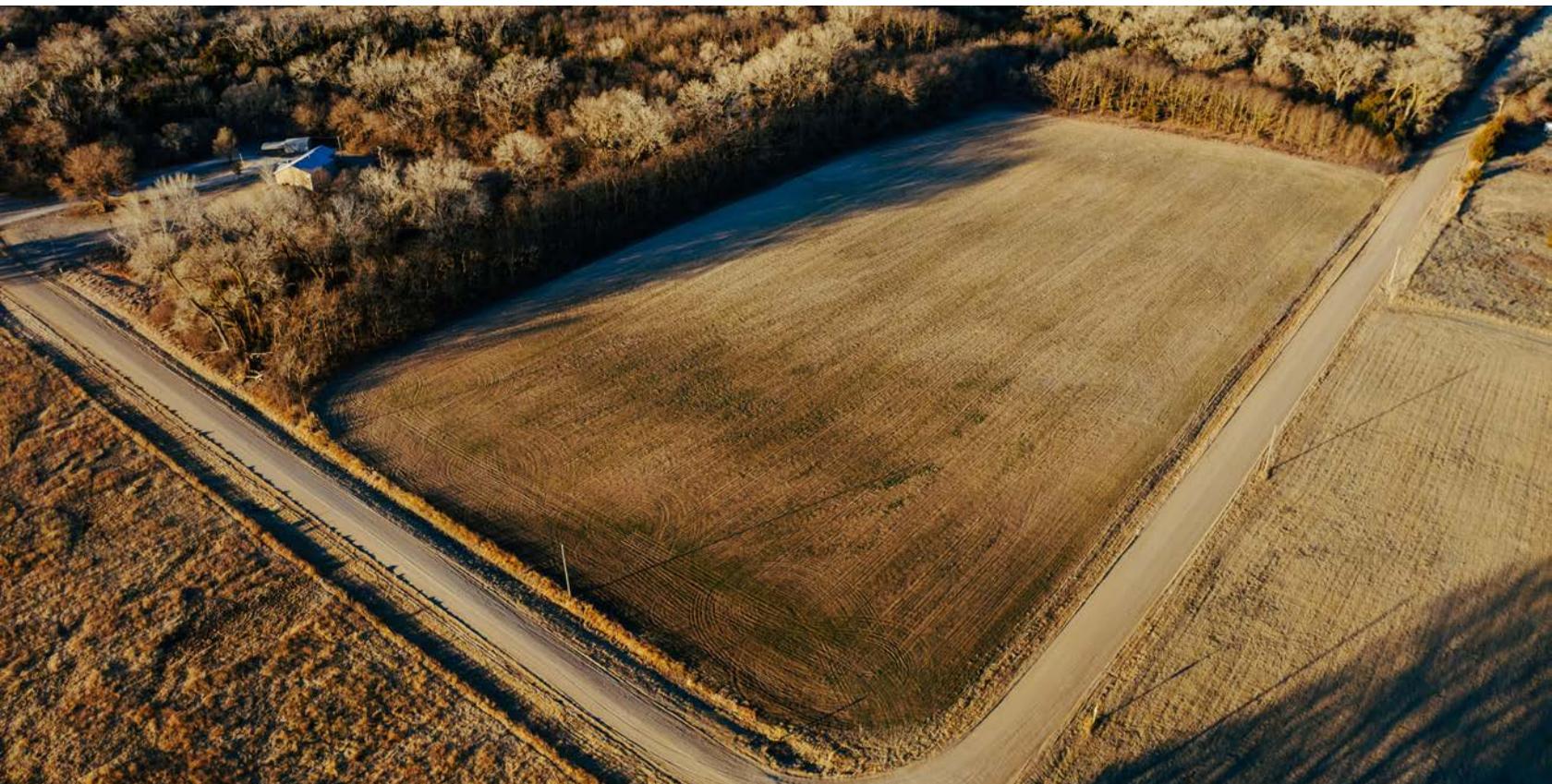
HUNTING



MAINTAINED TRAILS



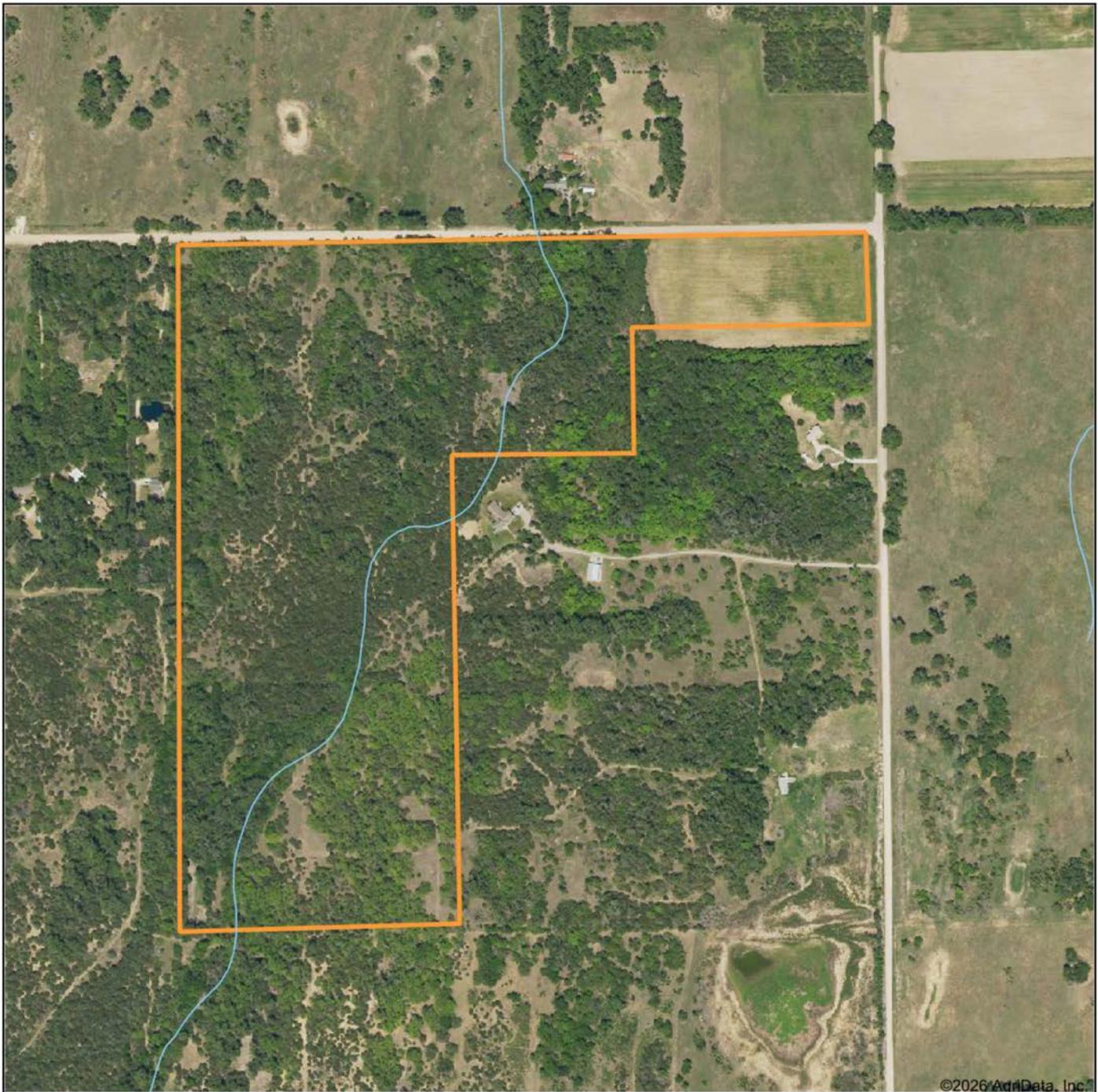
BUILD SITE POTENTIAL



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 38° 7' 35.1, -97° 48' 59.1

0ft 587ft 1174ft



Maps Provided By:



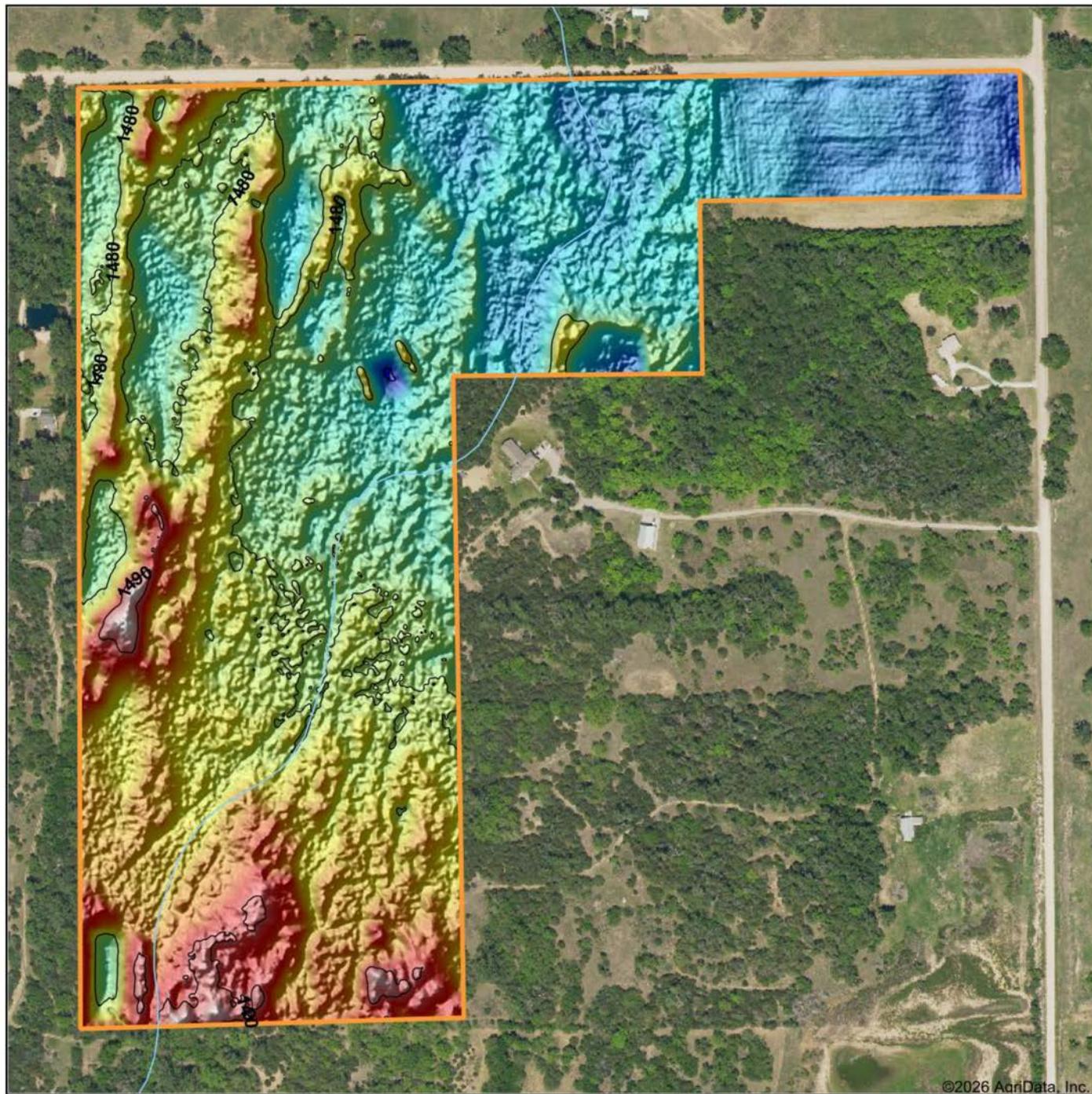
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24-22S-5W
Reno County
Kansas



2/19/2026

HILLSHADE MAP



©2026 AgriData, Inc.

Low Elevation High



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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Source: USGS 1 meter dem

Interval(ft): 10

Min: 1,469.3

Max: 1,494.3

Range: 25.0

Average: 1,479.7

Standard Deviation: 4.4 ft

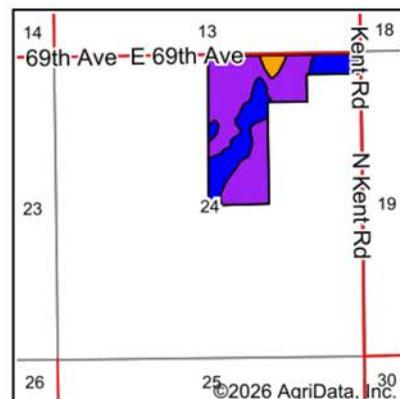
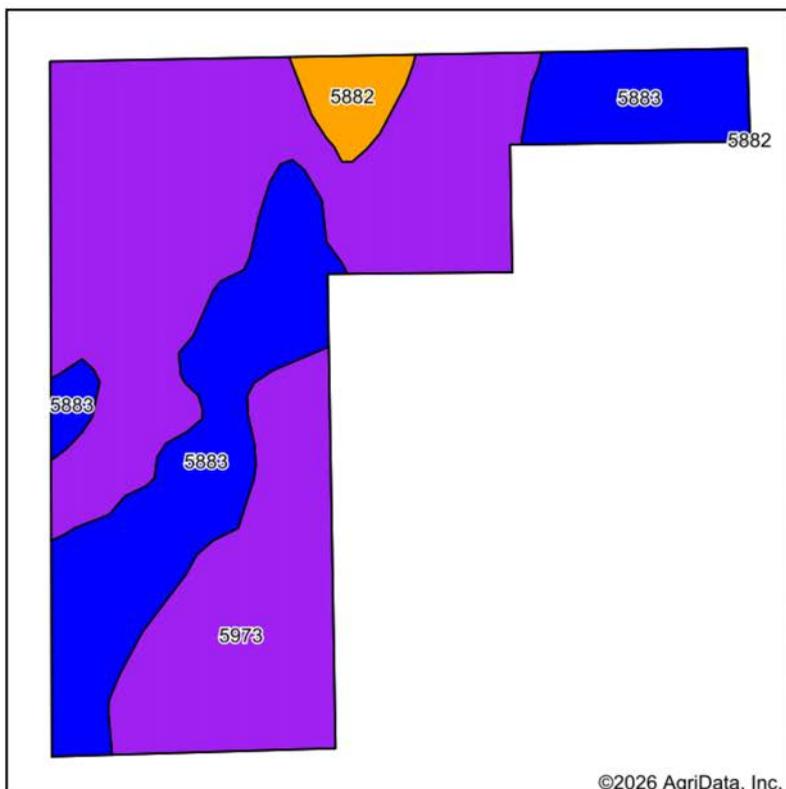


2/19/2026

24-22S-5W
Reno County
Kansas

Boundary Center: 38° 7' 35.1, -97° 48' 59.1

SOILS MAP



State: **Kansas**
 County: **Reno**
 Location: **24-22S-5W**
 Township: **Medora**
 Acres: **81.36**
 Date: **2/19/2026**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: KS155, Soil Area Version: 22

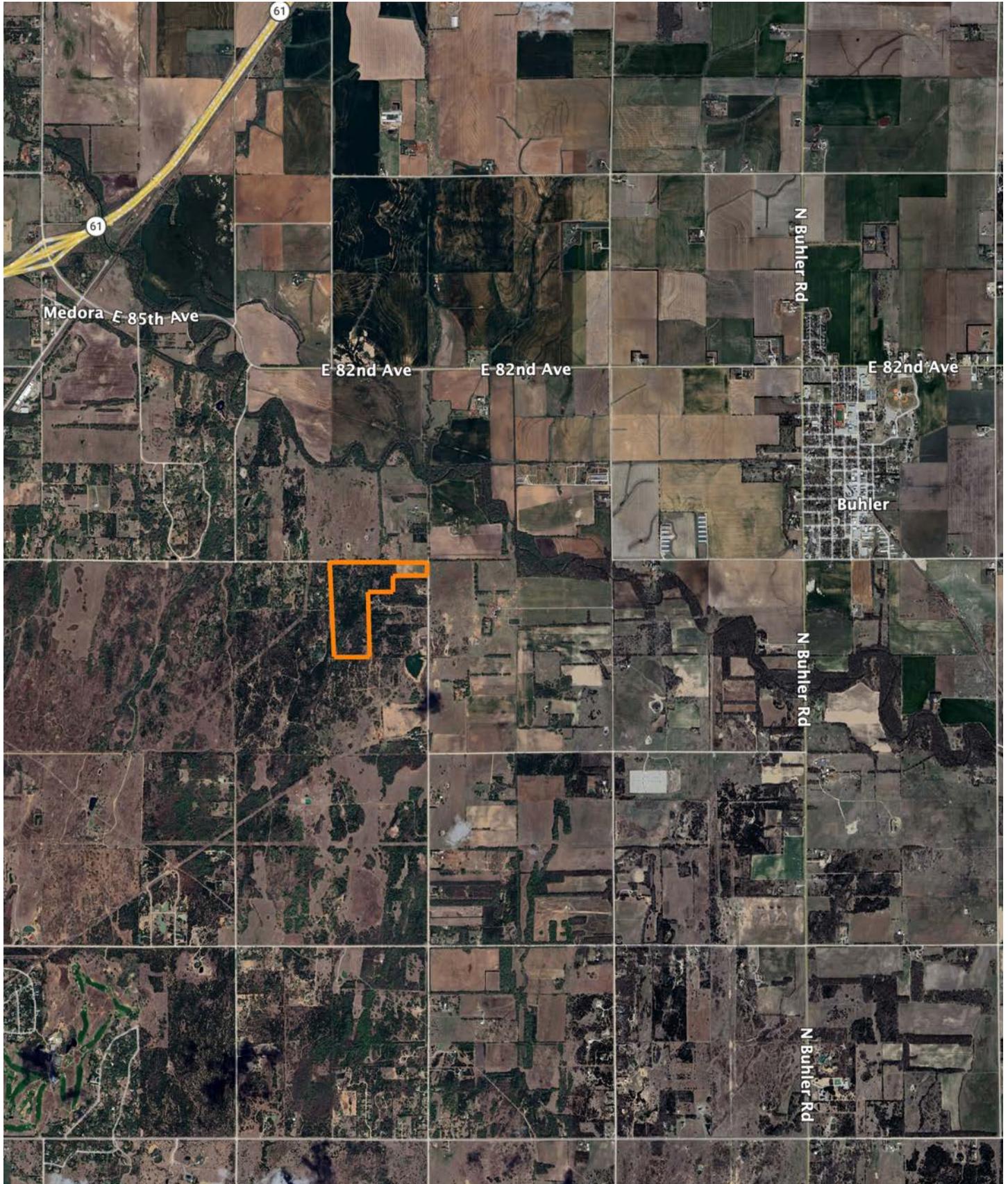
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
5973	Tivin-Dillhut fine sands, 0 to 15 percent slopes	53.87	66.2%		> 6.5ft.	Vle	4455	31	30	27
5883	Dillhut-Solvay complex, 0 to 3 percent slopes	24.83	30.5%		> 6.5ft.	Ile	6100	42	42	39
5882	Dillhut-Plev complex, 0 to 2 percent slopes	2.66	3.3%		> 6.5ft.	IIIw	6450	33	30	26
Weighted Average						4.68	5022.3	*n 34.4	*n 33.7	*n 30.6

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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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