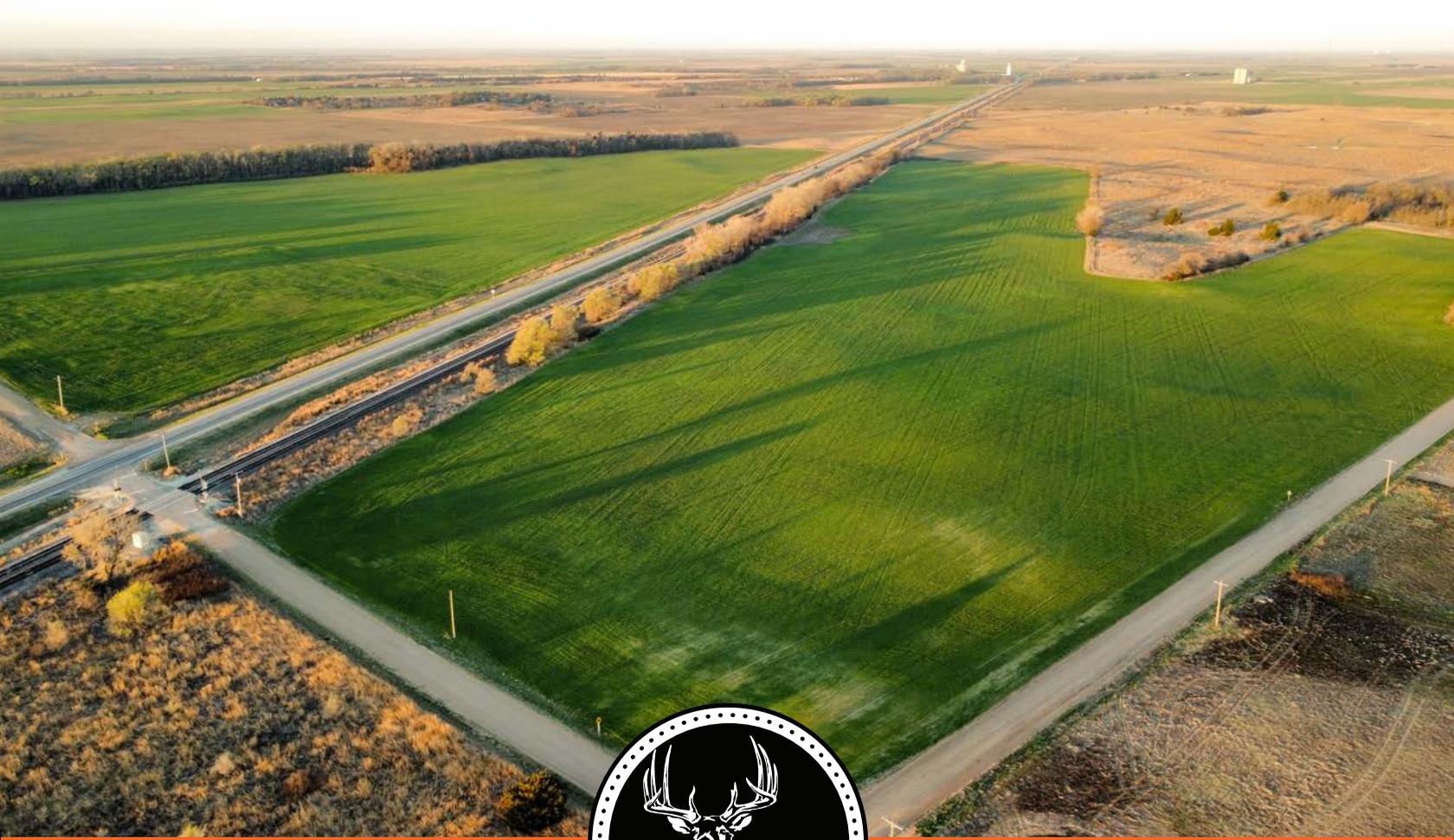


MIDWEST LAND GROUP PRESENTS

136 ACRES IN

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# PRATT COUNTY KANSAS



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

# PRATT COUNTY TILLABLE

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Located between Turon and Preston, Kansas, this 136 +/- acre property offers a combination of tillable ground, pasture, and mature timber. The farm sits in a great location at the intersection of K61 Highway and NE 120 Avenue, with K61 splitting the property. This setting also provides an excellent potential building site. Both parcels show strong signs of wildlife activity and offer quality habitat for deer and upland bird hunting.

The farm consists of approximately 117 +/- acres of tillable land, 13 +/- acres of native pasture, and 7 +/- acres of mature timber. Final total acreage will be determined by survey. Soil reports are strong, featuring Class 2 and 3 soils, with the majority being Class 3 Hayes Fine Sandy Loam. The NCCPI rating is 53.26, which is well above the area average. This property would make a great addition to an existing operation. Grain elevators are nearby, and access is convenient directly off K61 Highway. The current wheat crop looks excellent.

The pasture on the north side adds diversity, whether for a small livestock setup or as part of a larger cattle operation, including potential use for wheat pasture or feed. The farm is currently under a cash rent agreement, with possession of the tillable acres transferring after the 2026 wheat harvest.

A wide, dense stretch of timber runs along the southern property line, offering excellent cover for wildlife. Numerous rubs and scrapes have been observed along the crop field edge, along with several ideal locations for stands or blinds. The current owners have enjoyed successful deer and quail hunting, with additional opportunities in the north pasture. This property offers the rare combination of recreational use and annual income from the tillable acreage.

Additionally, APAC, a road construction company, has previously leased the northeast corner of the south parcel during road construction projects. This presents the potential for periodic supplemental income. Power is available on both sides of the highway, further enhancing the property's building potential. With its combination of income, recreation, and development opportunities, this farm is well-suited for both operators and investors alike.

To schedule a showing or view disclosures, please contact listing agent Trevor Stoll at (620) 960-4555 or [Tstoll@midwestlandgroup.com](mailto:Tstoll@midwestlandgroup.com).



# PROPERTY FEATURES

COUNTY: **PRATT** | STATE: **KANSAS** | ACRES: **136**

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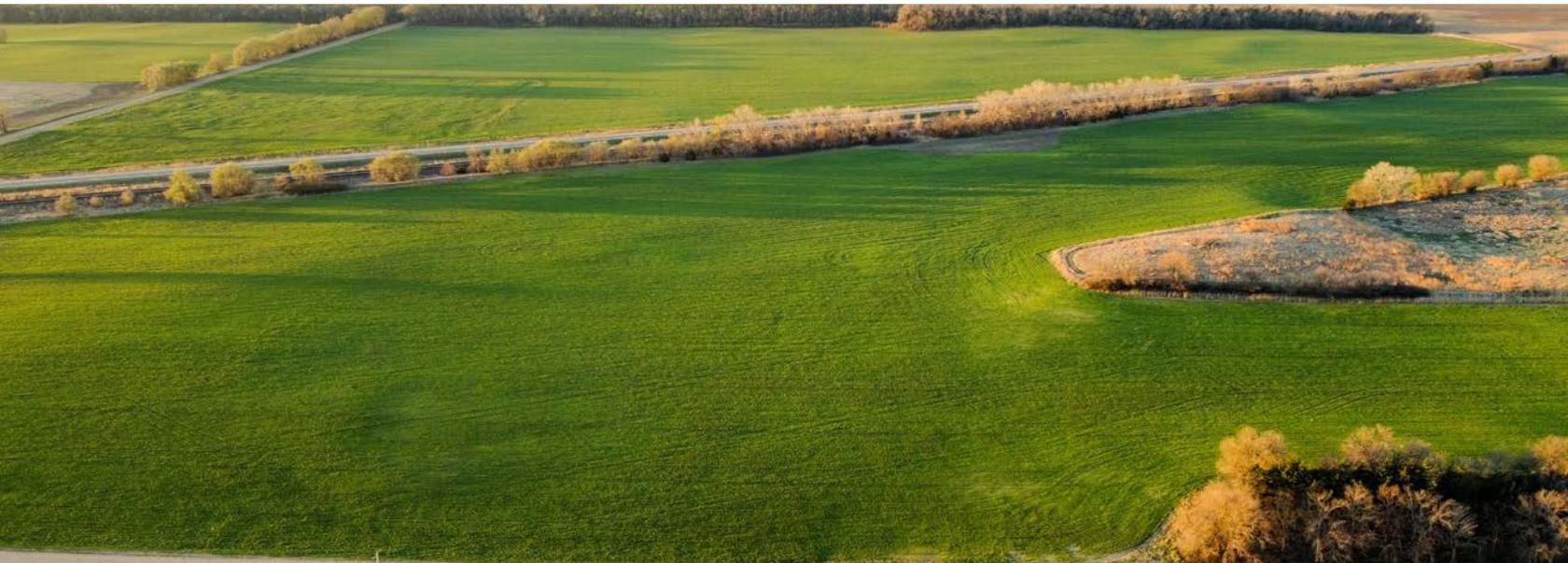
- K61 access
- 117 +/- acres of tillable
- 13 +/- acres of native pasture
- 7 +/- acres of timber
- Class 2 & 3 soils
- NCCPI 53.26
- Hunting potential
- Building potential
- Power available
- Mineral rights



# 117 +/- TILLABLE ACRES

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Soil reports are strong, featuring Class 2 and 3 soils, with the majority being Class 3 Hayes Fine Sandy Loam. The NCCPI rating is 53.26, which is well above the area average. This property would make a great addition to an existing operation.



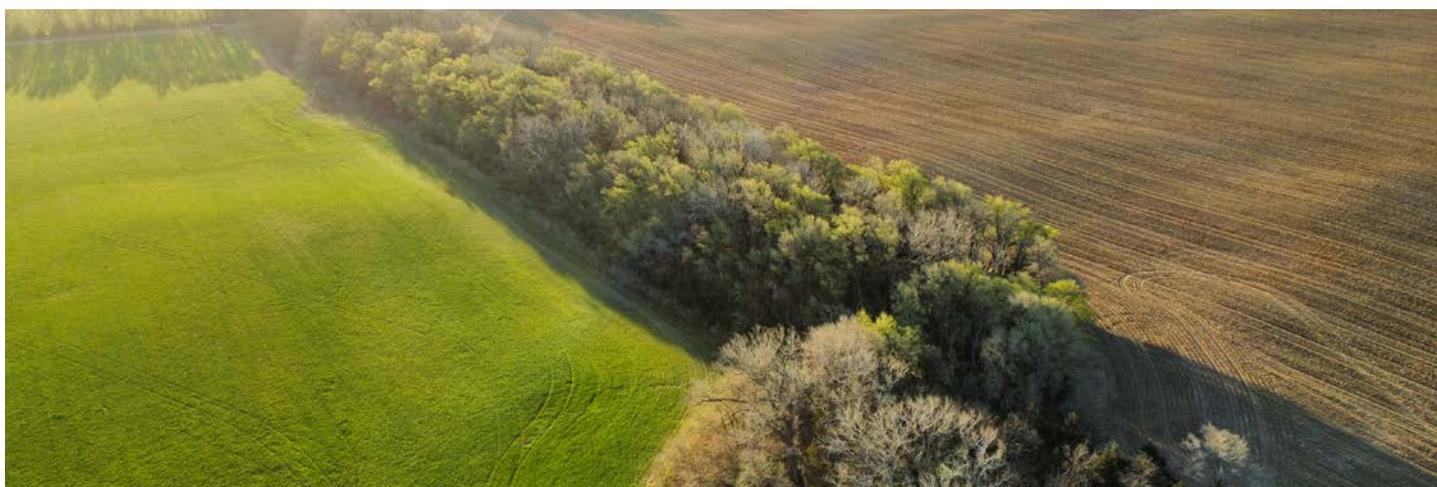
# K61 ACCESS

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# MATURE TIMBER

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# 13 +/- ACRES OF NATIVE PASTURE

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The pasture on the north side adds diversity, whether for a small livestock setup or as part of a larger cattle operation, including potential use for wheat pasture or feed.



# ADDITIONAL PHOTOS

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# AERIAL MAP



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Maps Provided By



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Boundary Center: 37° 46' 21.64, -98° 31' 28.15

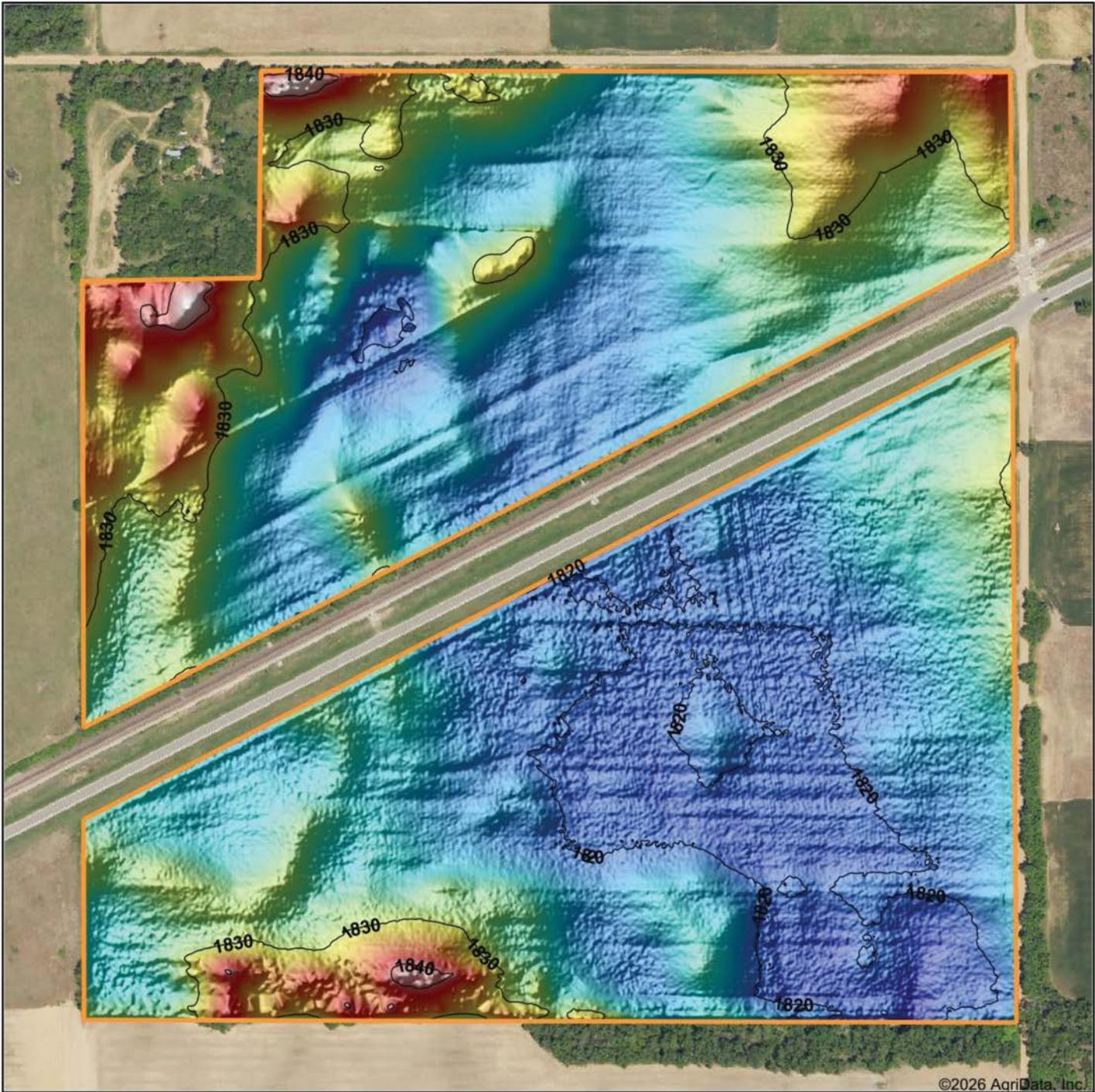


**21-26S-11W**  
**Pratt County**  
**Kansas**



3/19/2026

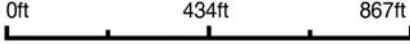
# HILLSHADE MAP



©2026 AgriData, Inc.



Source: USGS 1 meter dem  
 Interval(ft): 10  
 Min: 1,817.6  
 Max: 1,844.2  
 Range: 26.6  
 Average: 1,824.8  
 Standard Deviation: 4.69 ft



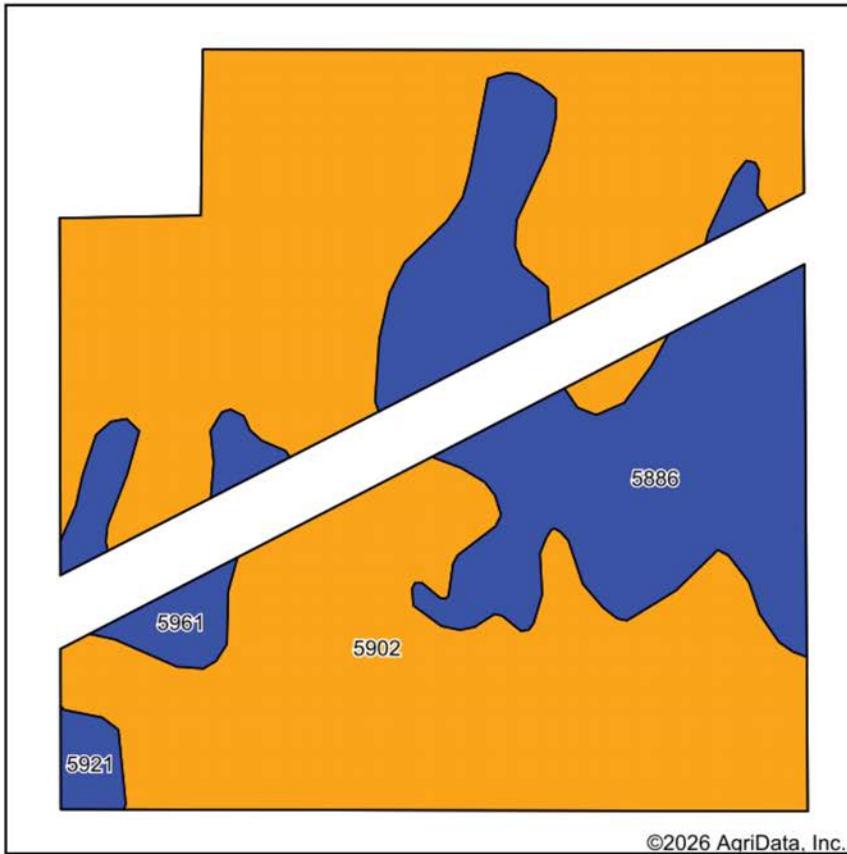
21-26S-11W  
 Pratt County  
 Kansas

Boundary Center: 37° 46' 21.64, -98° 31' 28.15

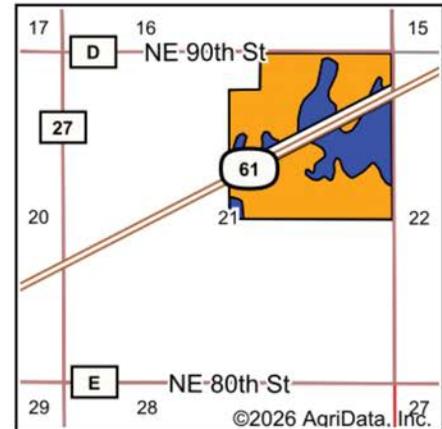


Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**  
 County: **Pratt**  
 Location: **21-26S-11W**  
 Township: **Township No. 6**  
 Acres: **135.91**  
 Date: **3/19/2026**



Maps Provided By:



Area Symbol: KS151, Soil Area Version: 23

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
5902	Hayes fine sandy loam, 1 to 5 percent slopes	97.72	71.8%		> 6.5ft.	IIIe	3040	50	45	50
5886	Farnum and Funmar loams, 0 to 1 percent slopes	31.77	23.4%		> 6.5ft.	IIc	3392	62	53	62
5961	Solvay loamy fine sand, 0 to 2 percent slopes	4.84	3.6%		> 6.5ft.	Ile	5750	50	49	50
5921	Ost loam, 0 to 1 percent slopes	1.58	1.2%		> 6.5ft.	IIc	3440	70	48	70
<b>Weighted Average</b>						<b>2.72</b>	<b>3223.4</b>	<b>*n 53</b>	<b>*n 47</b>	<b>*n 53</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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