

MIDWEST LAND GROUP PRESENTS

41 ACRES IN

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# RENO COUNTY KANSAS



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# SMALL HUNTING FARM WITH INCOME NEAR QUIVIRA

Located just 6 miles from Quivira National Wildlife Refuge, this 41 +/- acre tract of CRP grass offers excellent upland bird and deer hunting while generating annual income at an affordable entry point for first-time land buyers or investors.

Just 4 miles north of Sylvia, Kansas, the property is in a prime location for wildlife activity. During a recent visit to the farm, several deer were observed traveling across the property, and roosters could be heard crowing in the CRP and neighboring fields. Multiple deer trails leading to neighboring irrigated cropland were observed on the south end of the farm, which creates consistent travel routes for deer. The layout of the farm would set up well for rifle hunting from a tower blind as deer move through the property.

Pheasant hunting should be excellent, with crop fields located to the west and south and nearly a half section of grassland bordering the property to the north. The farm is currently enrolled in the CRP program and generates

\$2,442 annually (\$59.67/acre). The contract runs through September 30, 2033. The CRP contract could potentially be canceled if building, grazing, or other improvements are desired.

Soils on the property consist primarily of 72% Class II Solvay loamy fine sand and 25% Class III Pratt-Turon fine sands.

Access is convenient, with blacktop roads located 1 mile to the east and 3 miles to the north. The property is approximately 35 minutes from Hutchinson, Kansas, and 1 hour and 14 minutes from downtown Wichita, Kansas.

Tracts of this size rarely become available in this area. Exact acreage will be determined by survey. This is an excellent opportunity to begin your land investment journey or add acreage to your existing portfolio. To schedule a showing or view disclosures, please contact listing agent Trevor Stoll at (620) 904-0115 or [Tstoll@midwestlandgroup.com](mailto:Tstoll@midwestlandgroup.com).

## PROPERTY FEATURES

COUNTY: **RENO** | STATE: **KANSAS** | ACRES: **41**

41 +/- acres

6 miles from Quivira National Wildlife Refuge

CRP grass

Annual income

Deer hunting

Pheasant hunting

Power available

Potential build site

Minerals convey

Easy access

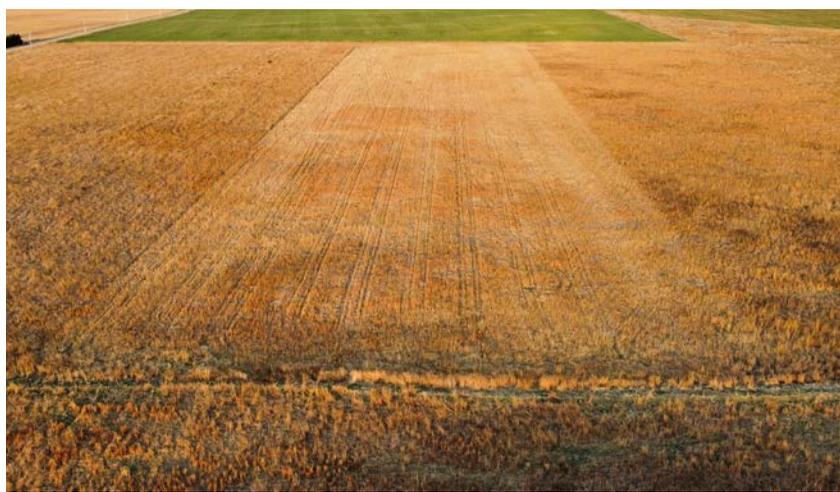
35 minutes to Hutchinson, Kansas

1 hour and 14 minutes to Wichita, Kansas

# ANNUAL INCOME

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The farm is currently enrolled in the CRP program and generates \$2,442 annually (\$59.67/acre). The contract runs through September 30, 2033.



# EASY ACCESS

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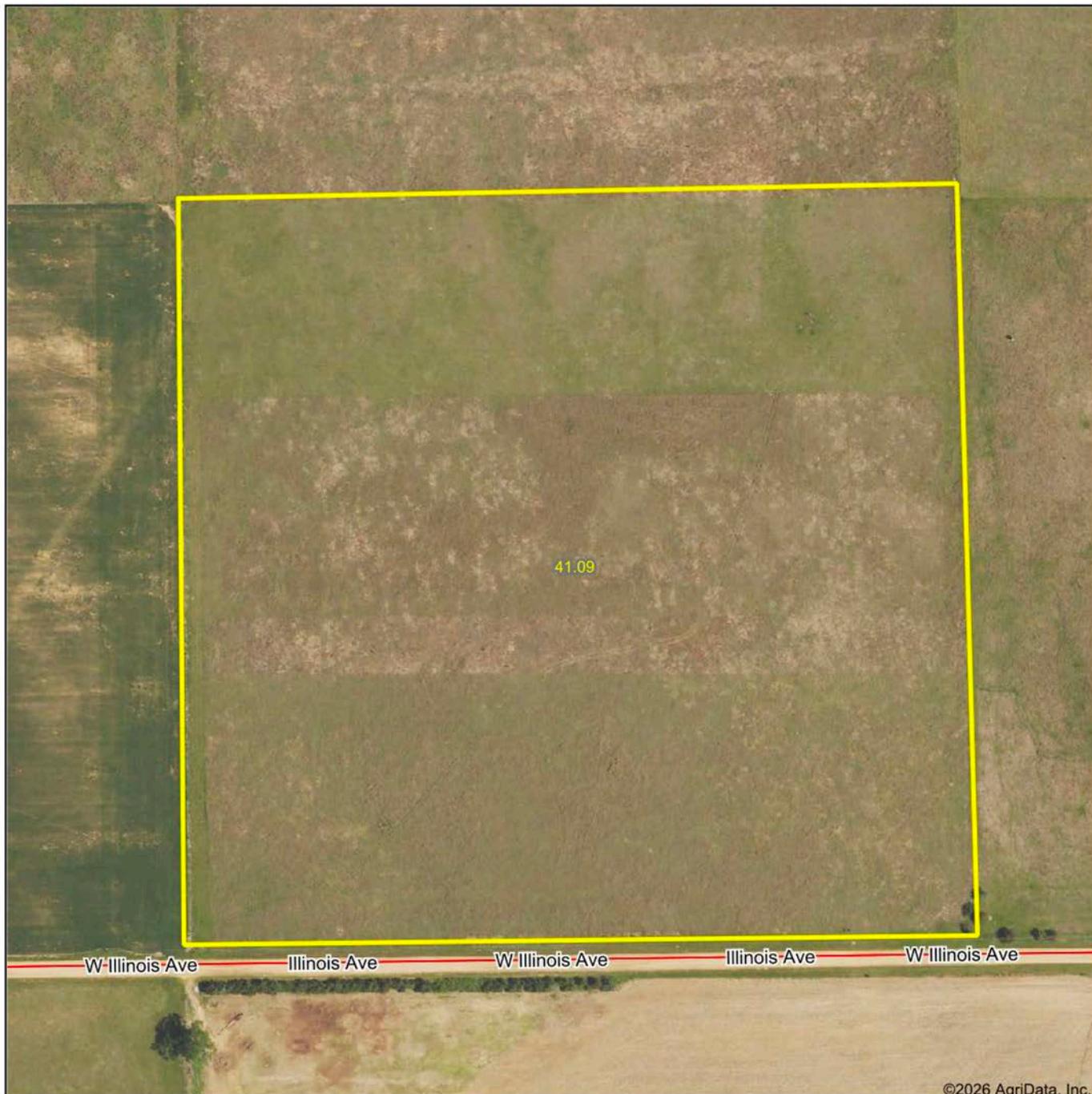


# UPLAND BIRD AND DEER HUNTING

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# AERIAL MAP



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Boundary Center: 38° 0' 54.72, -98° 25' 27.61

0ft 272ft 544ft



Maps Provided By:



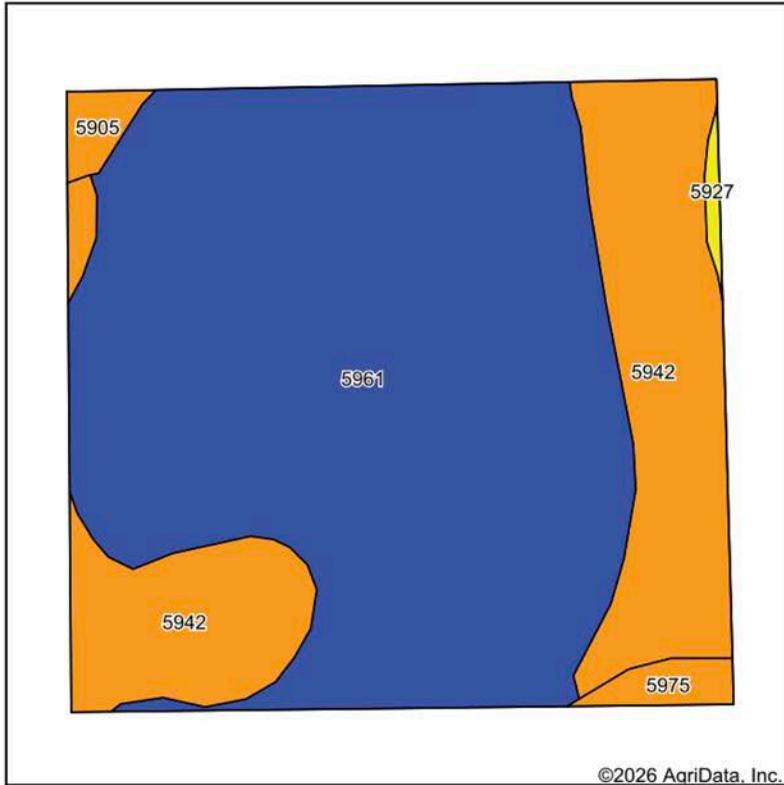
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**28-23S-10W**  
**Reno County**  
**Kansas**

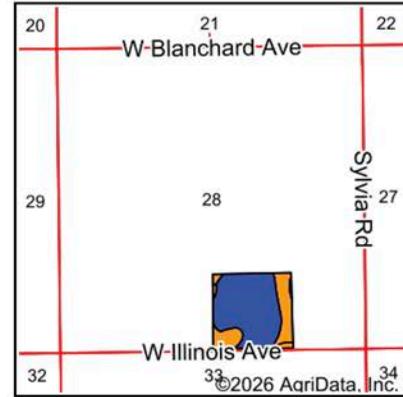


3/16/2026

# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**  
 County: **Reno**  
 Location: **28-23S-10W**  
 Township: **Hayes**  
 Acres: **41.09**  
 Date: **3/16/2026**



Maps Provided By:

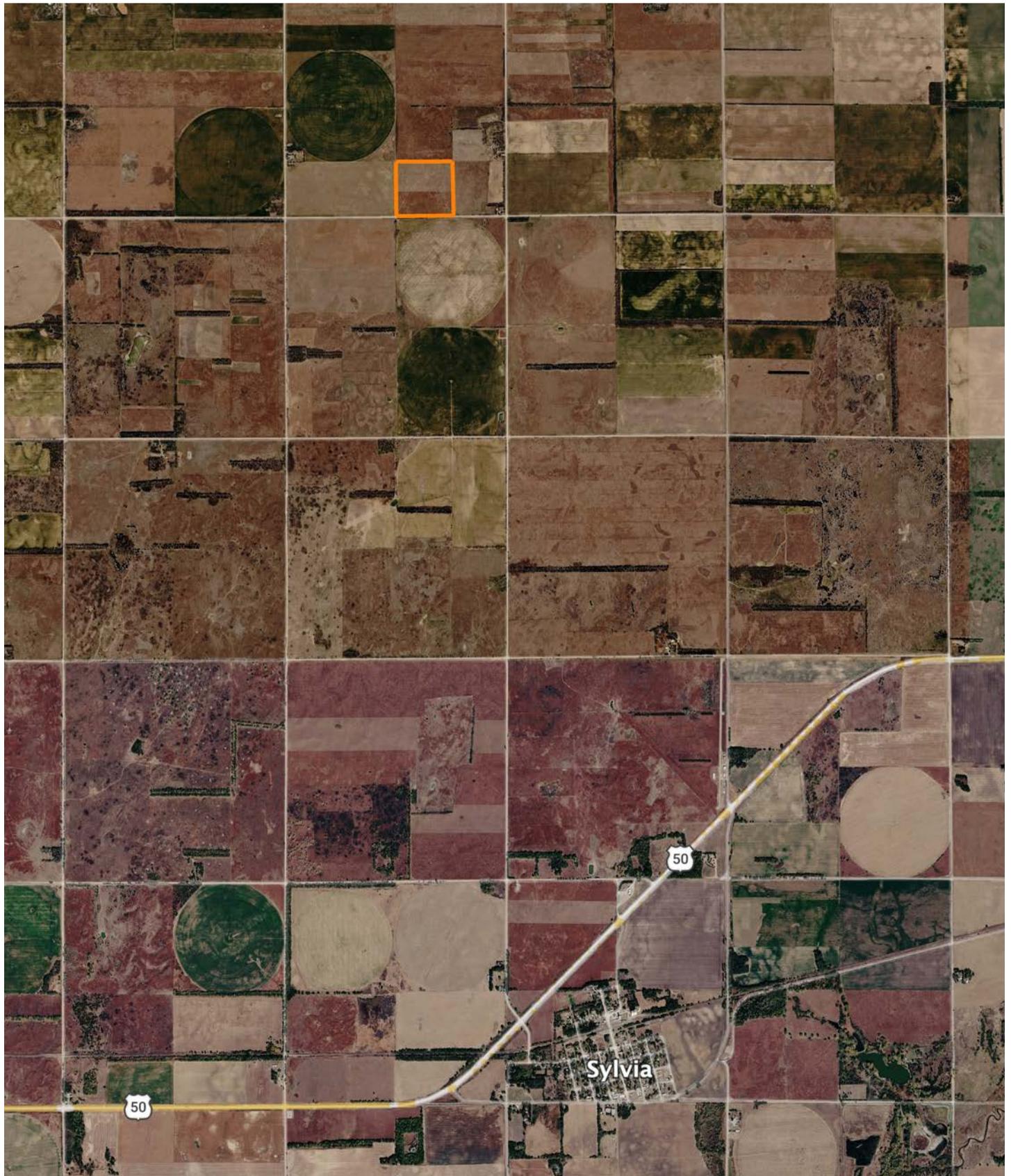


Area Symbol: KS155, Soil Area Version: 22										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
5961	Solvay loamy fine sand, 0 to 2 percent slopes	29.19	71.0%	I	> 6.5ft.	Ile	5750	50	49	50
5942	Pratt-Turon fine sands, 1 to 5 percent slopes	10.63	25.9%	II	> 6.5ft.	IIle	2930	39	37	37
5975	Turon-Carway complex, 0 to 5 percent slopes	0.58	1.4%	III	> 6.5ft.	IIIle	4120	48	46	48
5905	Hayes-Solvay loamy fine sands, 0 to 5 percent slopes	0.50	1.2%	IV	> 6.5ft.	IVle	4276	50	46	50
5927	Pratt fine sand, 5 to 10 percent slopes	0.19	0.5%	V	> 6.5ft.	IVe	2870	31	31	28
<b>Weighted Average</b>						<b>2.29</b>	<b>4966.2</b>	<b>*n 47</b>	<b>*n 45.7</b>	<b>*n 46.5</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  
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TStoll@MidwestLandGroup.com



## MidwestLandGroup.com

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