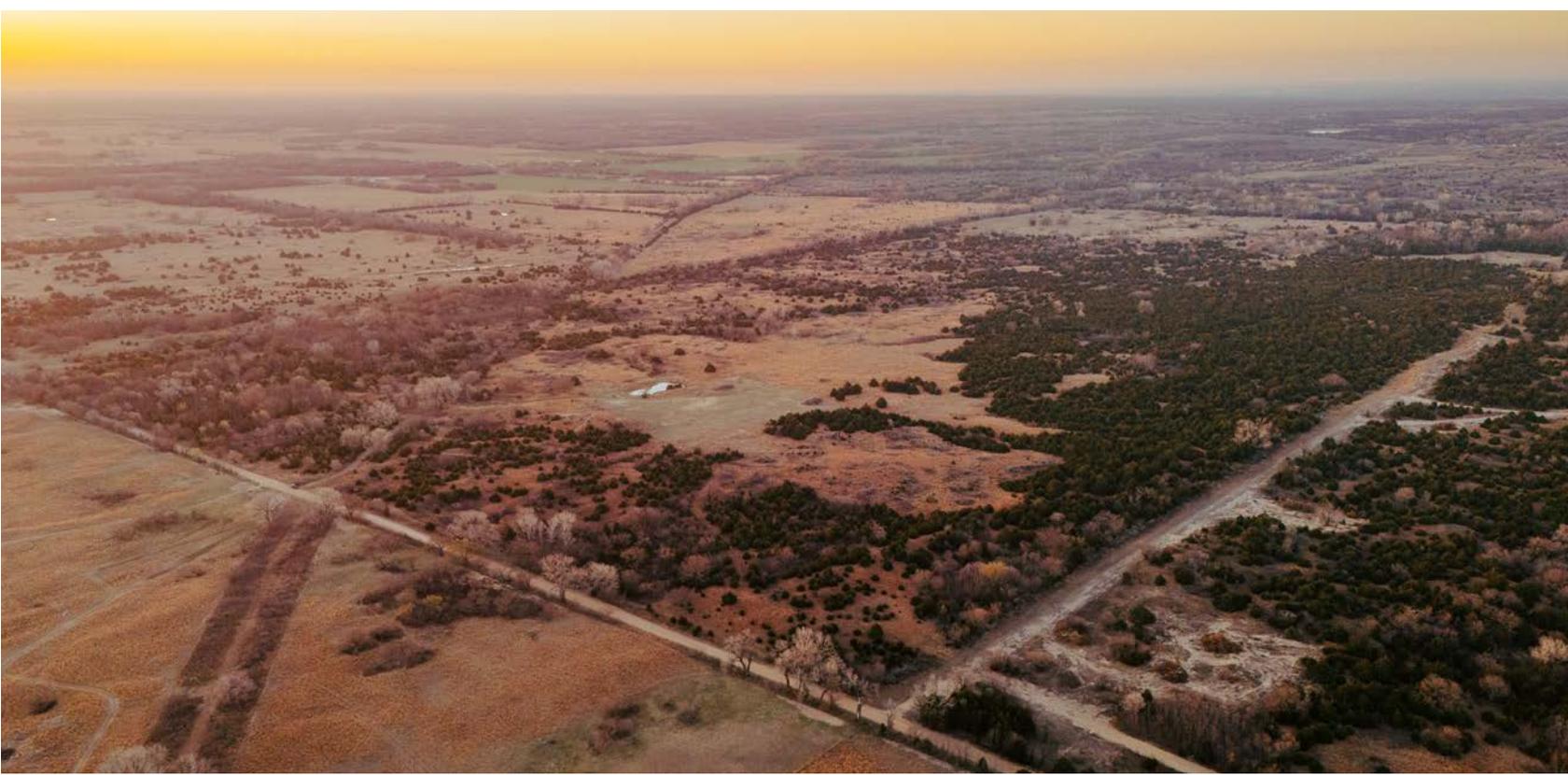


MIDWEST LAND GROUP PRESENTS

237 ACRES

# RICE COUNTY, KS

00000 AVENUE W, HUTCHINSON, KANSAS 67502



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

# HIGH QUALITY HUNTING FARM IN THE SANDHILLS PRAIRIE

This 237 +/- acre property is a true recreational paradise located in the middle of the Sandhill Prairie Region in Rice County, Kansas. This location is known for big bucks, turkeys, and bobwhite quail. This farm offers seclusion and is located in the middle of approximately 3,800 contiguous acres of grassland and wildlife habitat. The property consists of thick brush, mature timber, plum thickets, native grasses, a pond, and a food plot, and also has some opportunities for a build site.

Every year, mature whitetails are taken in this area. The main access point is through the gate on Avenue W along an abandoned railroad. Maintained trails will take you directly to a blind location, the food plot, and a pond, which is fed by a windmill. This pond, paired with a food plot directly beside it, provides pulling power to this property, especially for those early-season bucks. Keep food on this plot year-round, and the wildlife will have no reason to leave. Located in the southwest corner is a thick pocket of timber that creates an ideal sanctuary and thermal cover for the deer herd. A wide trail exits this sanctuary and leads directly to the food plot, creating a travel pattern that directs deer to your stand or blind.

There are multiple stand locations in the hardwood timber on the northeast corner for the bow hunter. For the rifle hunter, the elevation change provides good locations for tower blinds. Cut a few more trails if you wish, and it would be ready for summertime enjoyment as well, whether you want to hike or ride ATVs. There is a really great opportunity to build a cabin with power along Avenue W.

Not only is this farm in a great location for hunting, but a hunting cabin or primary home could be built as well. Just 1 mile off blacktop and 10 miles north of Hutchinson, Kansas, which has a population of around 50,000, this property is in a great location. Hutchinson has all the amenities you would need, such as restaurants, grocery stores, and farm supply stores. Crazy Horse Golf Course is close by as well.

This is an excellent recreational farm, and the opportunity to purchase land in this area is rare. Contact the listing agent, Trevor Stoll, at (620) 904-0115 or [Tstoll@midwestlandgroup.com](mailto:Tstoll@midwestlandgroup.com) to schedule a showing.



# PROPERTY FEATURES

COUNTY: **RICE** | STATE: **KANSAS** | ACRES: **237**

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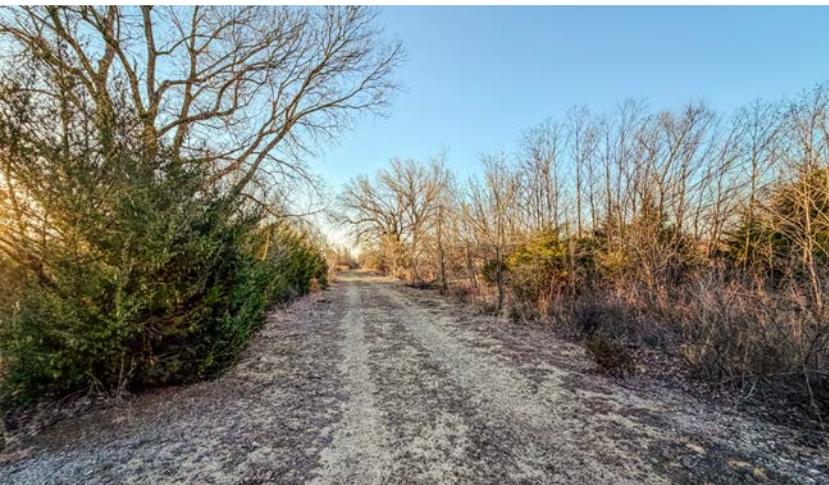
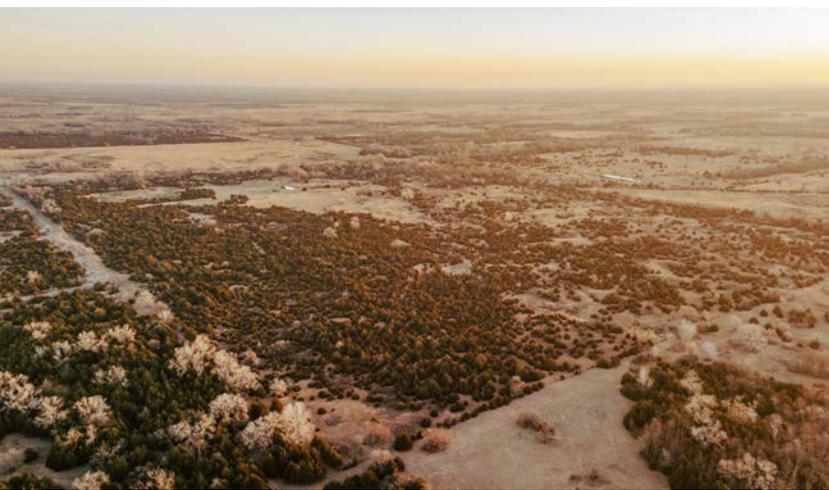
- Premium recreational farm
- Secluded
- Great big buck location
- Thriving turkey population
- Bobwhite quail
- Pond
- Food plot
- Build site
- 1 mile from blacktop
- 10 miles to Hutchinson, Kansas
- Within an hour of Wichita, Kansas
- Mineral rights



# 237 +/- SECLUDED ACRES

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This farm offers seclusion and is located in the middle of approximately 3,800 contiguous acres of grassland and wildlife habitat.



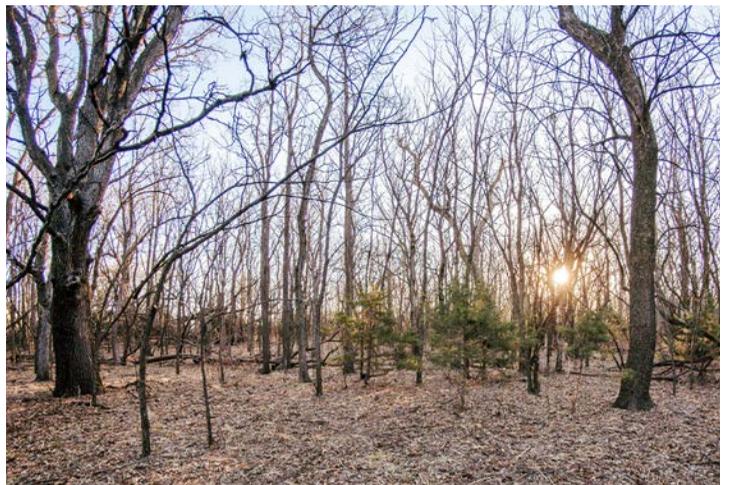
# FOOD PLOT

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# DENSE COVER

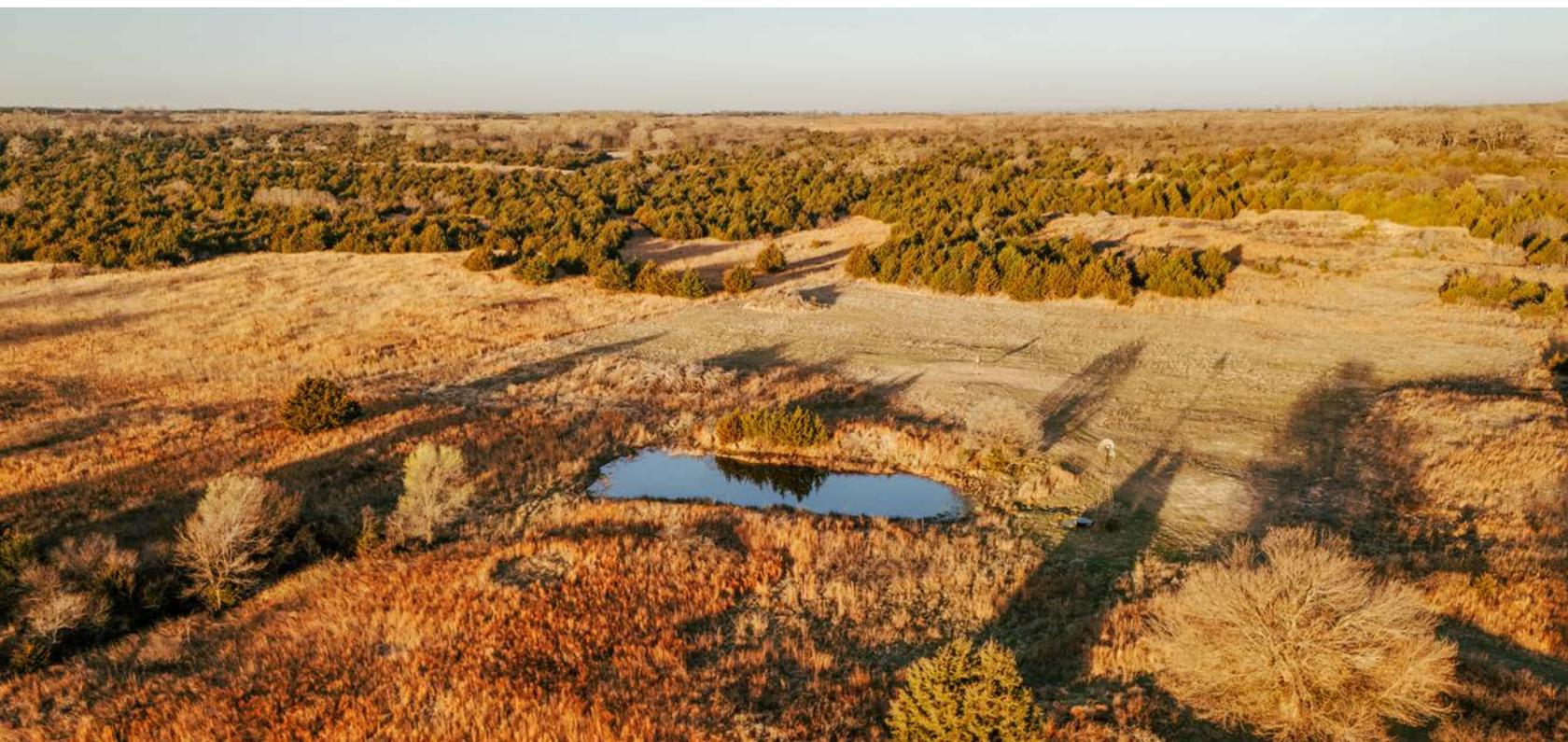
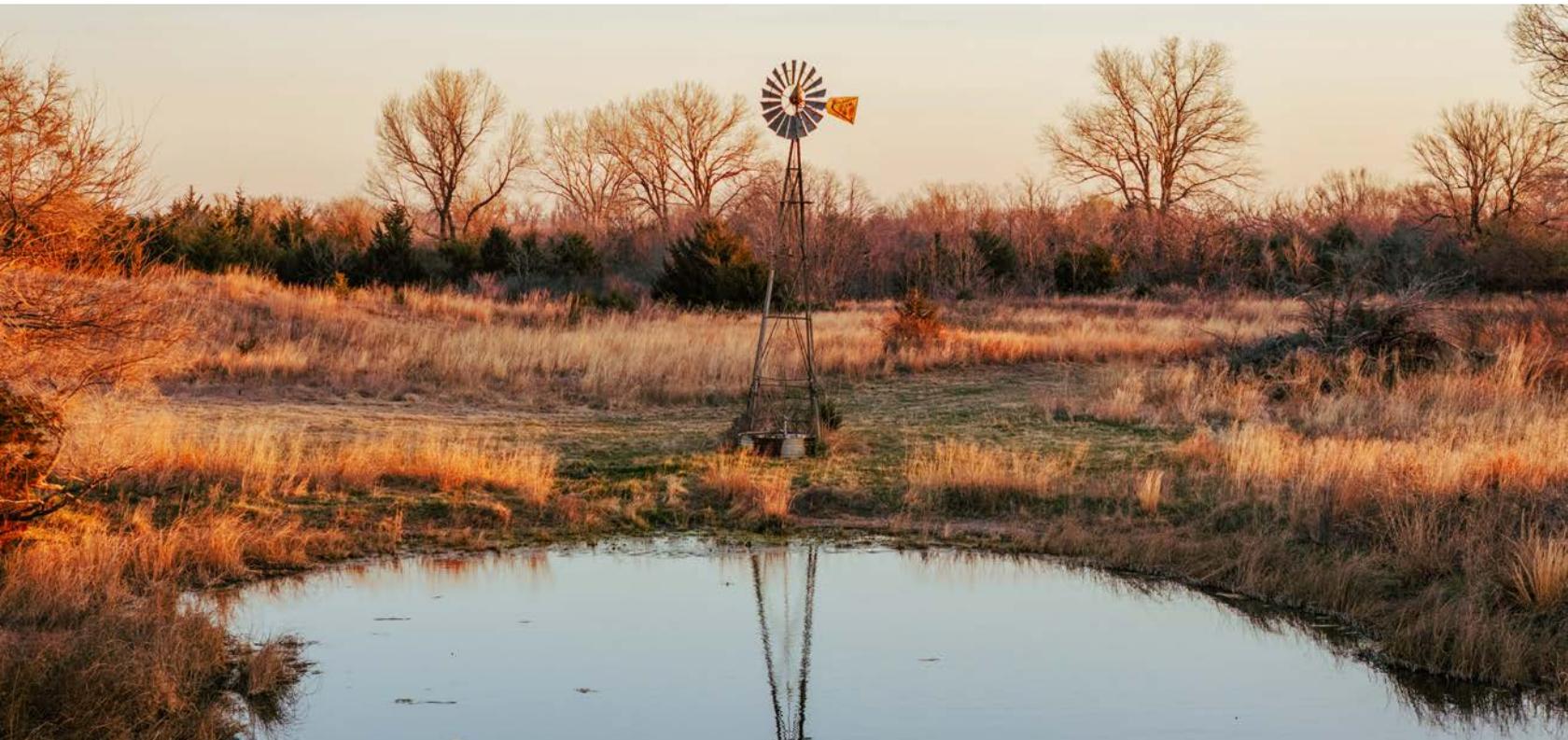
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# POND

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Maintained trails will take you directly to a blind location, the food plot, and a pond, which is fed by a windmill. This pond, paired with a food plot directly beside it, provides pulling power to this property, especially for those early-season bucks.



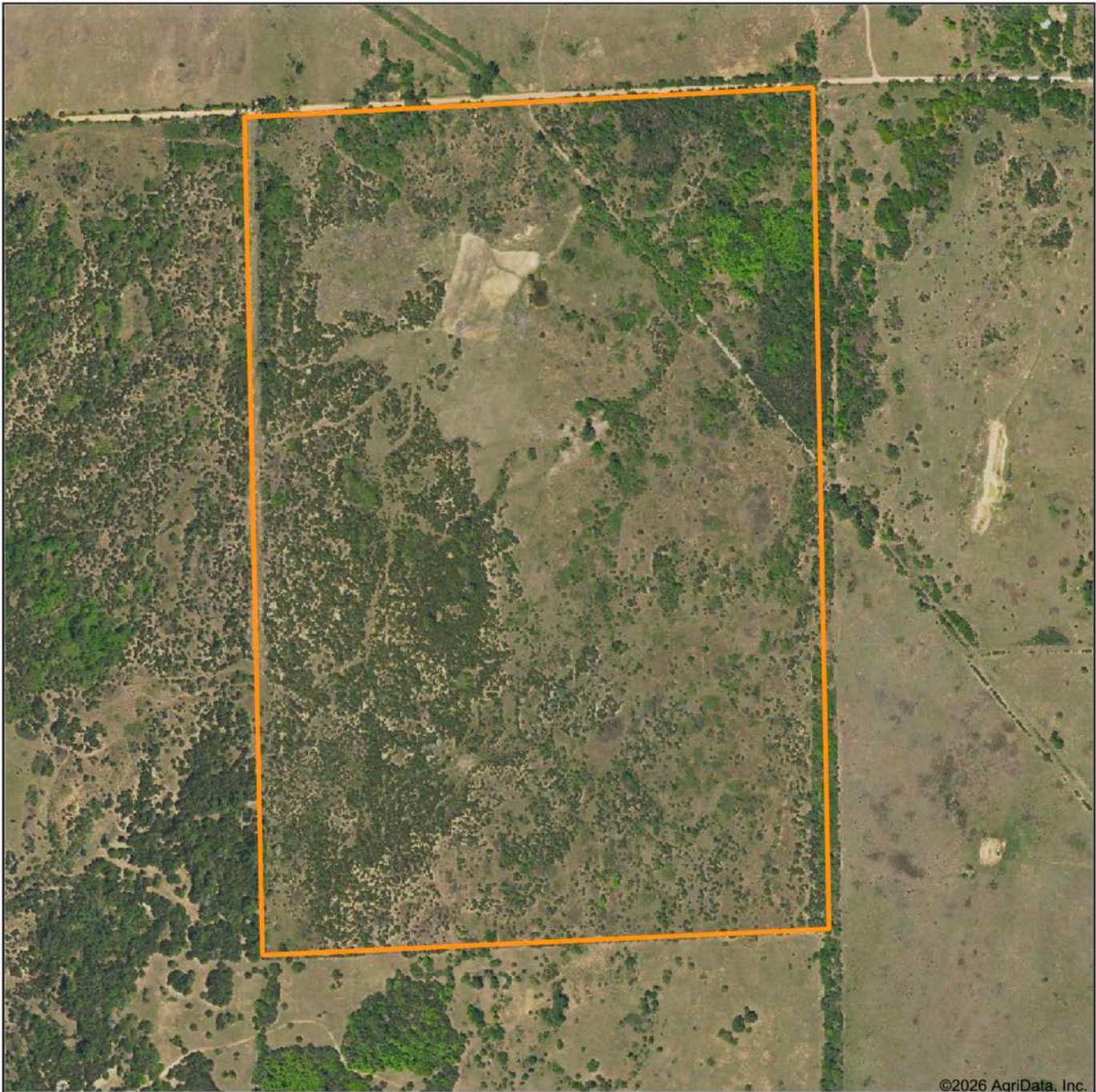
# PREMIER HUNTING FARM

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Every year, mature whitetails are taken in this area. Located in the southwest corner is a thick pocket of timber that creates an ideal sanctuary and thermal cover for the deer herd. A wide trail exits this sanctuary and leads directly to the food plot, creating a travel pattern that directs deer to your stand or blind.



# AERIAL MAP



©2026 AgriData, Inc.

Boundary Center: 38° 11' 49.71, -97° 56' 42.65

0ft 724ft 1448ft



Maps Provided By:



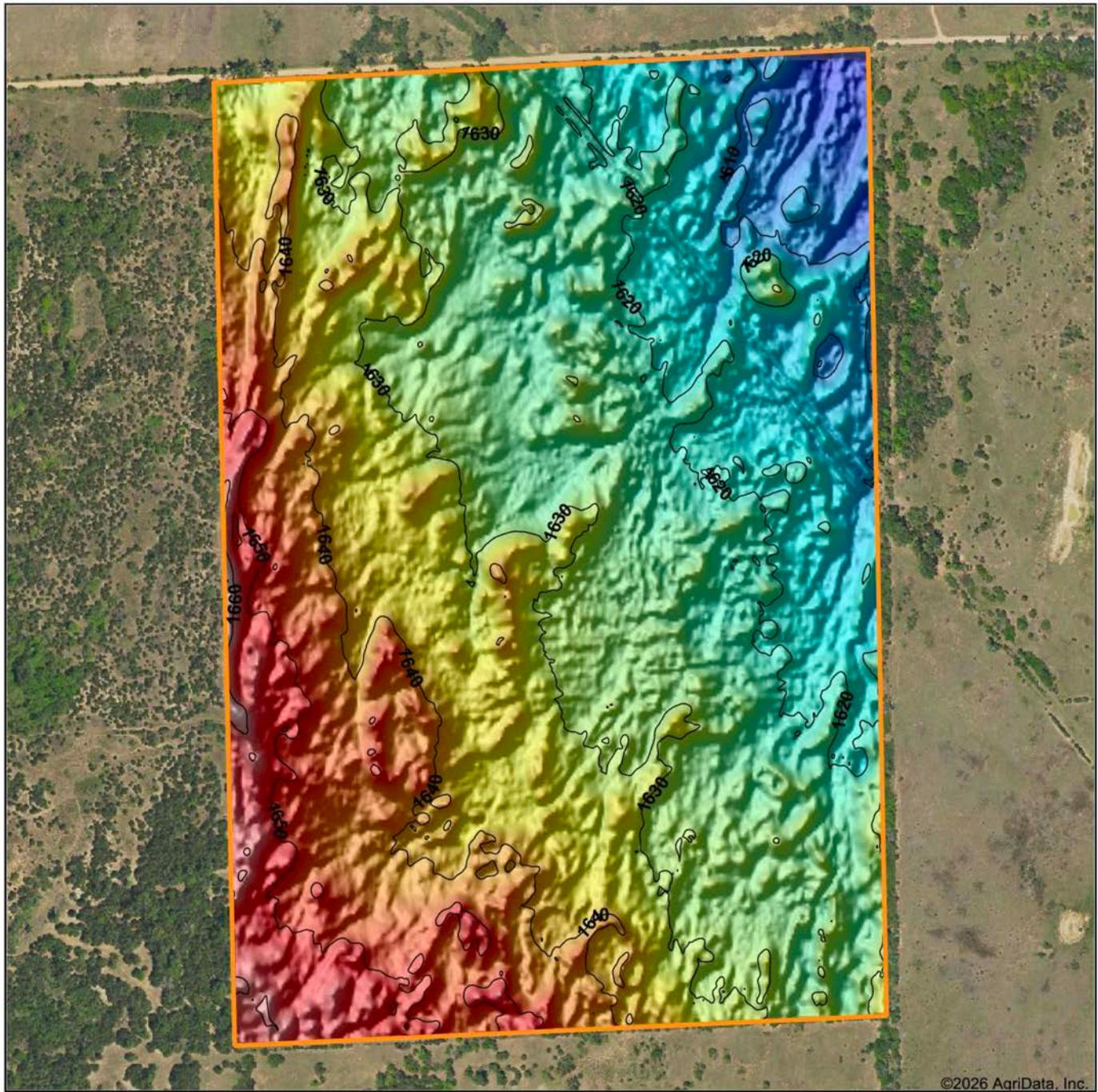
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**26-21S-6W**  
**Rice County**  
**Kansas**



3/22/2026

# HILLSHADE MAP



©2026 AgriData, Inc.



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Source: USGS 3 meter dem  
Interval(ft): 10  
Min: 1,599.7  
Max: 1,668.3  
Range: 68.6  
Average: 1,630.2  
Standard Deviation: 11.88 ft

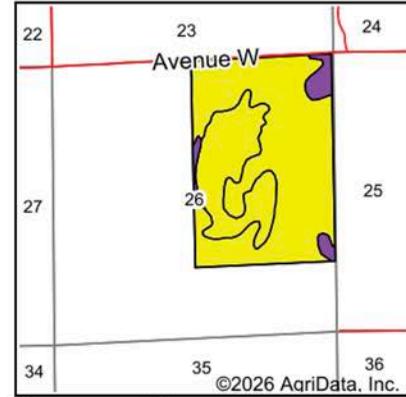
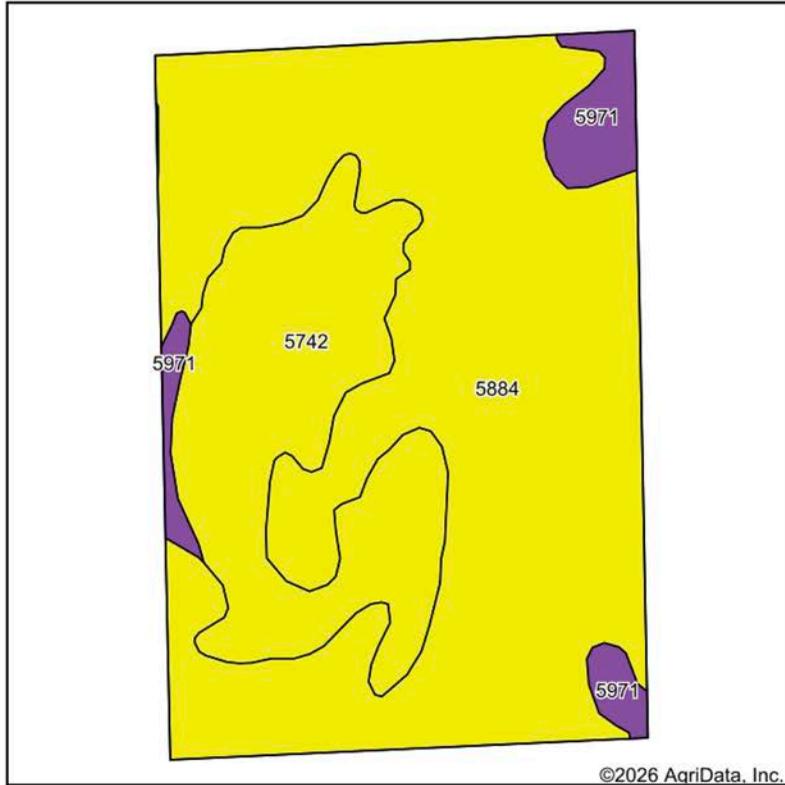


3/22/2026

**26-21S-6W**  
**Rice County**  
**Kansas**

Boundary Center: 38° 11' 49.71, -97° 56' 42.65

# SOILS MAP



State: **Kansas**  
 County: **Rice**  
 Location: **26-21S-6W**  
 Township: **East Washington**  
 Acres: **236.96**  
 Date: **3/22/2026**



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2025 www.AqriDataInc.com

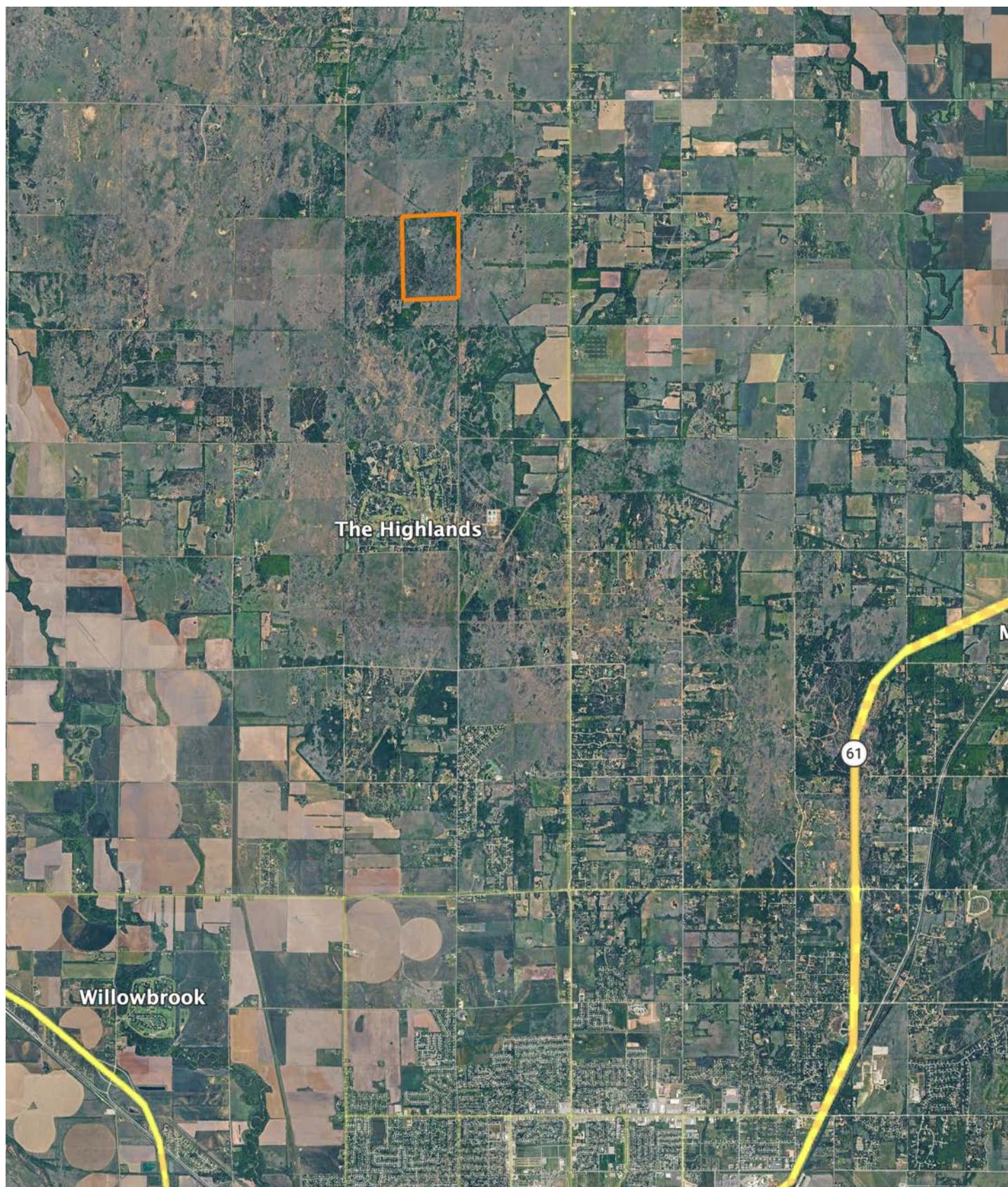


Area Symbol: KS159, Soil Area Version: 21

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
5884	Dillwyn-Tivin complex, 0 to 20 percent slopes	164.32	69.3%		> 6.5ft.	IVw	4990	23	22	21
5742	Dillwyn-Plevna loamy fine sands, 0 to 1 percent slopes	59.85	25.3%		> 6.5ft.	IVw	6220	24	23	23
5971	Tivin fine sand, 10 to 30 percent slopes	12.79	5.4%		> 6.5ft.	Vle	2545	19	17	16
<b>Weighted Average</b>						<b>4.11</b>	<b>5168.7</b>	<b>*n 23</b>	<b>*n 22</b>	<b>*n 21.2</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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