

MIDWEST LAND GROUP PRESENTS



HARVEY COUNTY, KS

395 TOTAL ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

FOUR TRACTS OF RARE HARVEY COUNTY TILLABLE OFFERING

This 395 +/- total acre offering represents a truly rare chance to acquire a large, mostly contiguous block of high-quality farmland in a region where properties of this size and quality almost never come to market or even sell. Located 4 miles north of Mount Hope and just 1.5 miles from Patterson, the farm is within a highly desirable radius of Wichita, as well as Burrton, Haven, and Halstead.

The property combines three individual tracts of 161.1 +/- acres, 156.35 +/- acres, and 77.8 +/- acres into one highly efficient farming unit featuring flat, productive acreage with a strong mix of Class 1, 2, and 3 soils. The NCCPI average rating across the farm comes in at 51.23, supporting consistent yields and long-term productivity.

A unique highlight of the property is West Lake, a proven waterfowl marsh that has been leased by outfitters for several years. This feature could provide additional income and enhance the overall investment profile of the farm.

Additional improvements include a 42'x72' shop, multiple tool sheds, power on site, and a small slice of

buildable acreage outside of the flood zone. Blacktop road frontage ensures excellent access throughout.

The farm is currently leased on a 1/3–2/3 crop share basis, offering immediate income potential. Financially, the property demonstrated strong performance in 2025 with a gross income of \$85,500 and a net income of \$60,117, years like this have the potential to result in a 2.6% ROI.

Large-scale offerings of this caliber, in such a tightly held and desirable location, are exceptionally rare. Whether purchased as a whole or in individual tracts, this property presents a premier opportunity for both investors and operators to secure high-quality Kansas farmland.

This tract is 1 of 4 for this offering. Each tract is available individually or as the full 395 +/- acre farm. For questions, to view disclosures, or to schedule a showing, please contact the Listing Agent, Trevor Stoll at (620) 904-0115 or Tstoll@midwestlandgroup.com.



PROPERTY FEATURES

COUNTY: **HARVEY** | STATE: **KANSAS**

- Rare offering
- 1.5 miles to Patterson Co-op
- Blacktop road frontage
- 29 miles to Downtown Wichita, KS
- 7 miles to Burrton, KS
- 10 miles to Haven, KS



TRACT: **1** | ACRES: **395**

- Class 1, 2, & 3 soils
- Flat farmland
- NCCPI average 51.23
- Strong ROI
- \$60,117 net income from 2025
- 42'x72' metal shop
- Two tool sheds
- 2-acre potential build site
- West Lake waterfowl marsh

TRACT: **2** | ACRES: **77.8**

- Class 1 & 2 soils
- Good condition waterway
- NCCPI 55.93

TRACT: **3** | ACRES: **156.4**

- Class 2 & 3 soils
- Good condition waterway
- NCCPI 50.71
- 42'x72' metal shop
- Two tool sheds
- 2 acre potential build site

TRACT: **4** | ACRES: **161.1**

- Class 2 & 3 soils
- NCCPI 49.45
- Minimal slopes
- West Lake waterfowl marsh

INCOME PRODUCING

The property combines three individual tracts of 161.1 +/- acres, 156.35 +/- acres, and 77.8 +/- acres into one highly efficient farming unit featuring flat, productive acreage with a strong mix of Class 1, 2, and 3 soils. The NCCPI average rating across the farm comes in at 51.23, supporting consistent yields and long-term productivity.



CLASS 1, 2, & 3 SOILS

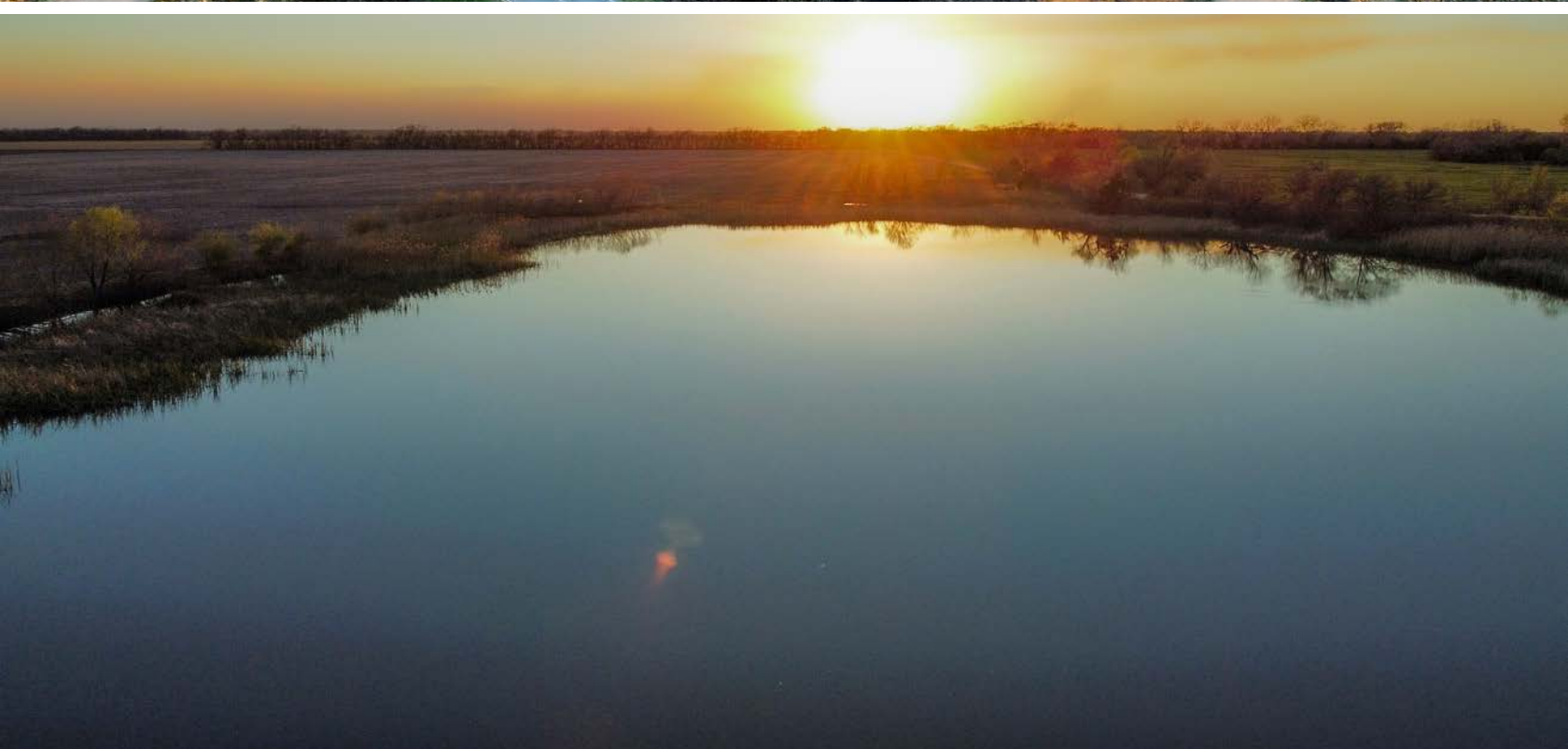


BLACKTOP ROAD FRONTAGE



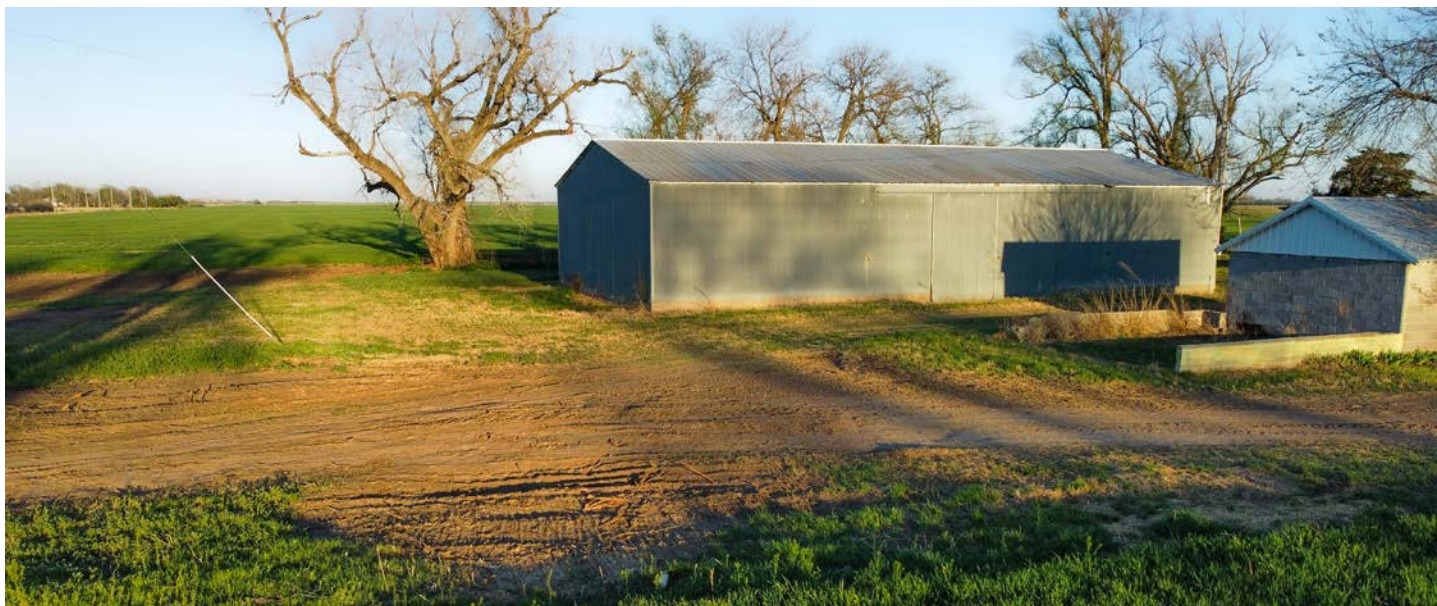
WEST LAKE WATERFOWL MARSH

A unique highlight of the property is West Lake, a proven waterfowl marsh that has been leased by outfitters for several years. This feature could provide additional income and enhance the overall investment profile of the farm.

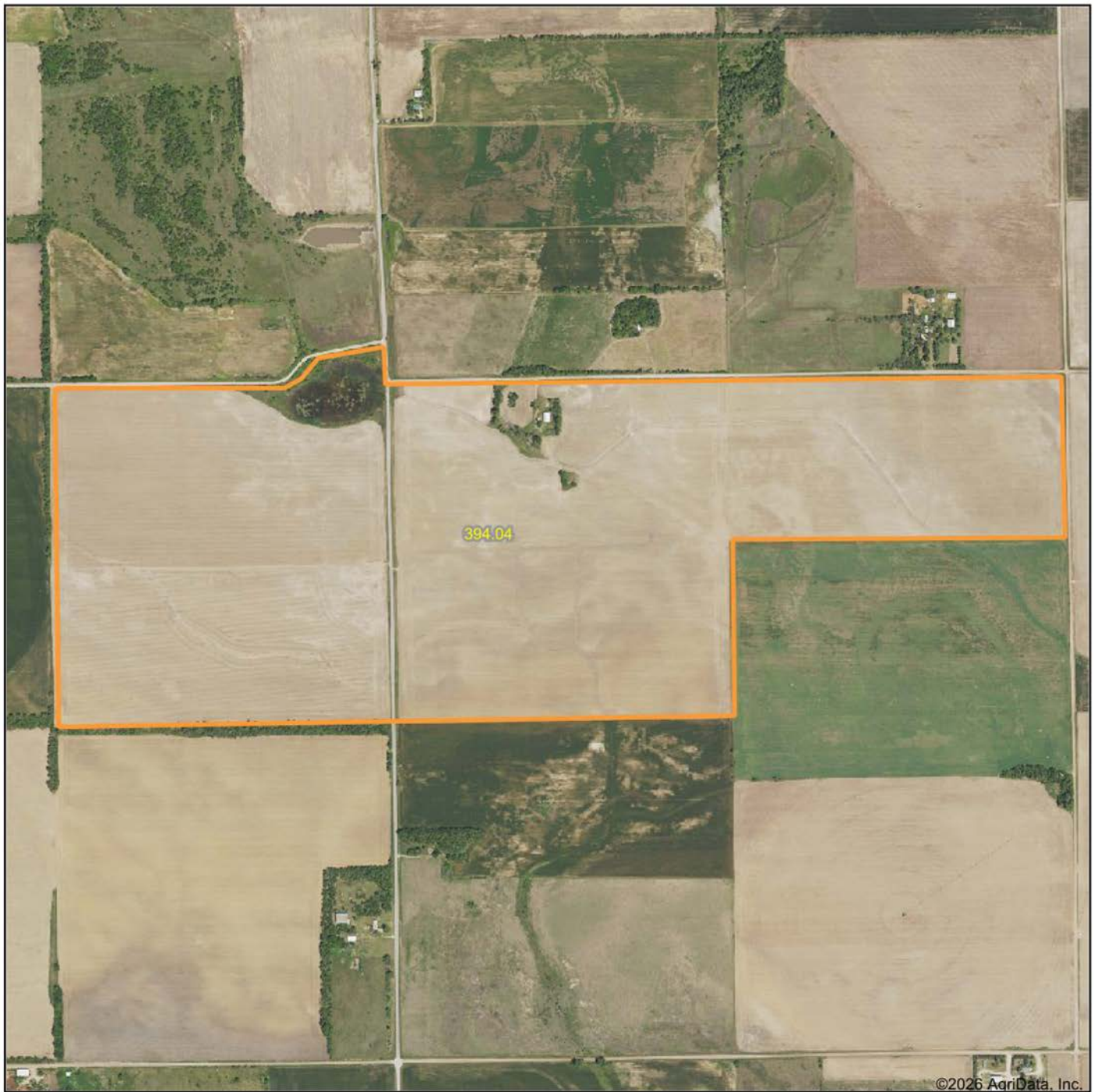


OUTBUILDINGS & POTENTIAL BUILD SITE

Additional improvements include a 42'x72' shop, multiple tool sheds, power on site, and a small slice of buildable acreage outside of the flood zone.



AERIAL MAP



Boundary Center: 37° 55' 25.12, -97° 39' 38.94

0ft 1208ft 2415ft



Maps Provided By:



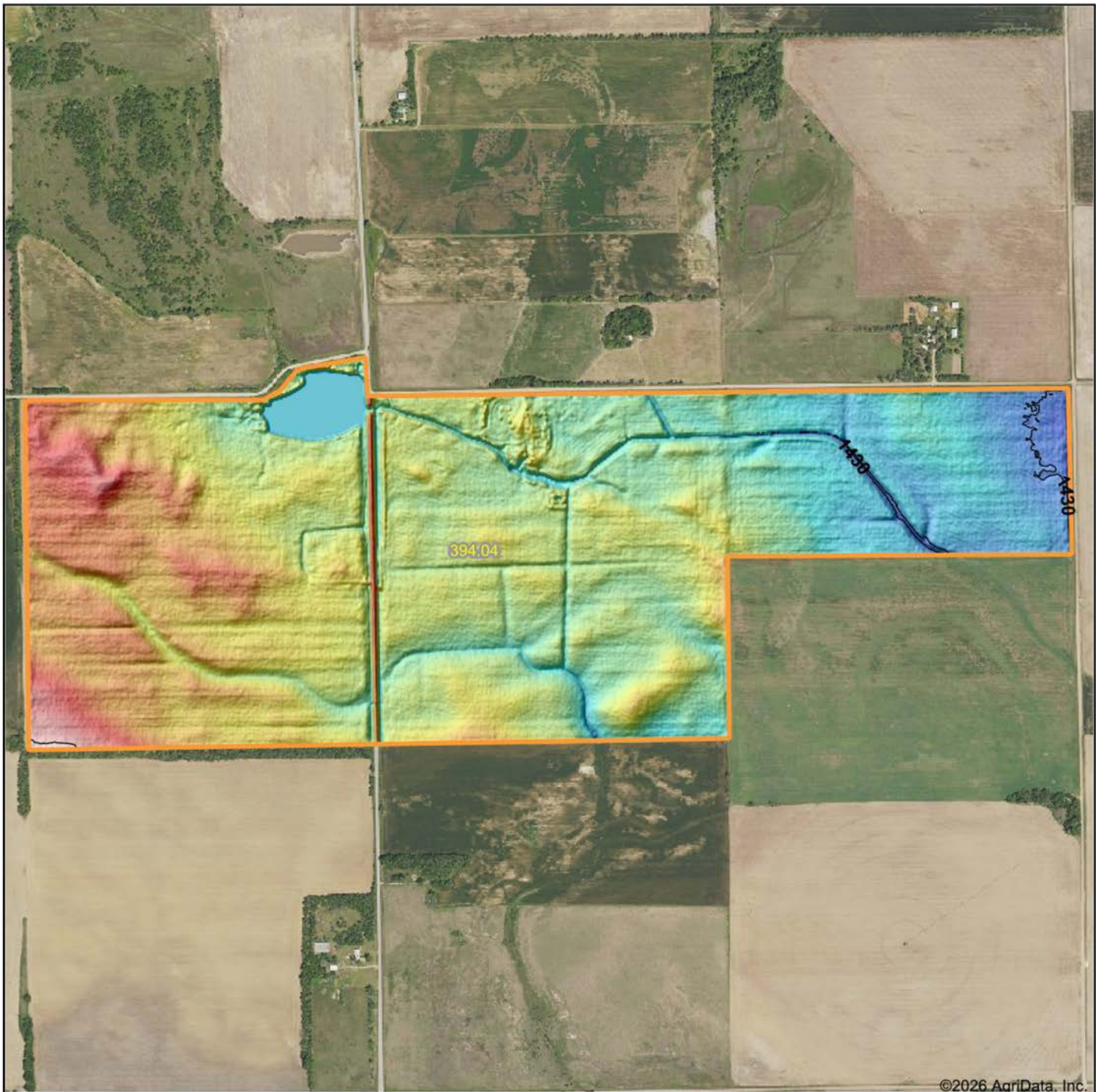
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33-24S-3W
Harvey County
Kansas



4/7/2026

HILLSHADE MAP



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Source: USGS 3 meter dem
Interval(ft): 10
Min: 1,428.4
Max: 1,440.5
Range: 12.1
Average: 1,433.6
Standard Deviation: 1.8 ft

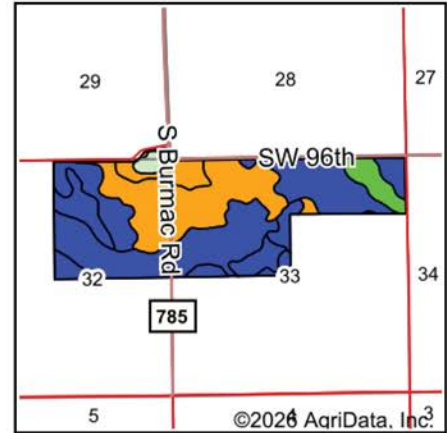
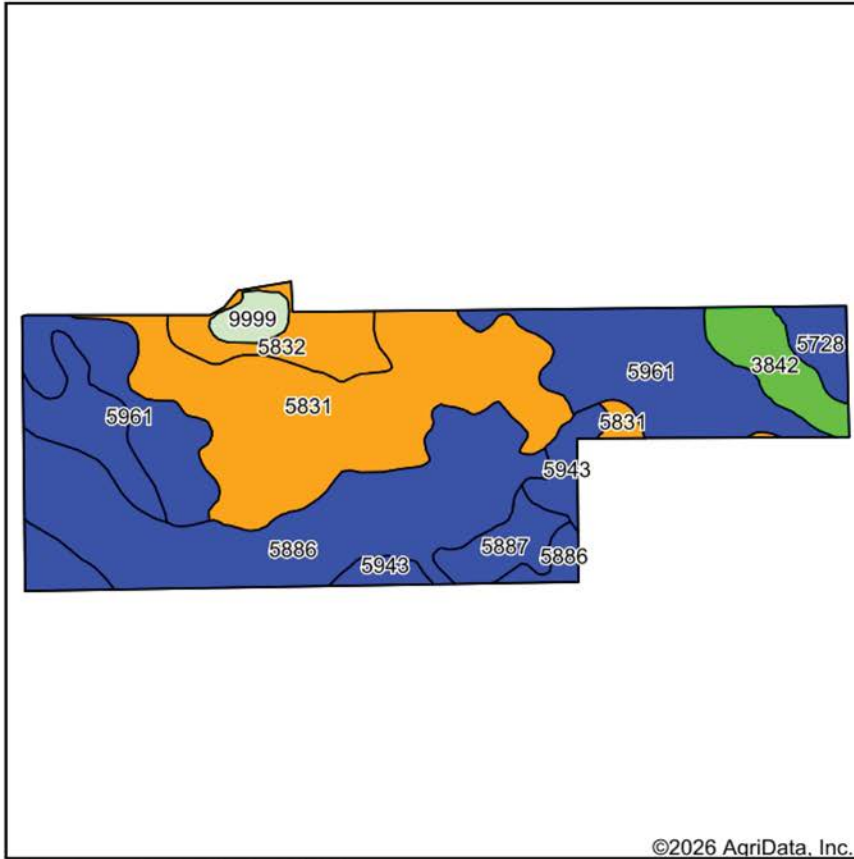


4/7/2026

33-24S-3W
Harvey County
Kansas

Boundary Center: 37° 55' 25.12, -97° 39' 38.94

SOILS MAP



State: **Kansas**
 County: **Harvey**
 Location: **33-24S-3W**
 Township: **Lake**
 Acres: **394.04**
 Date: **4/7/2026**



Maps Provided By:
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 CUSTOMIZED ONLINE MAPPING
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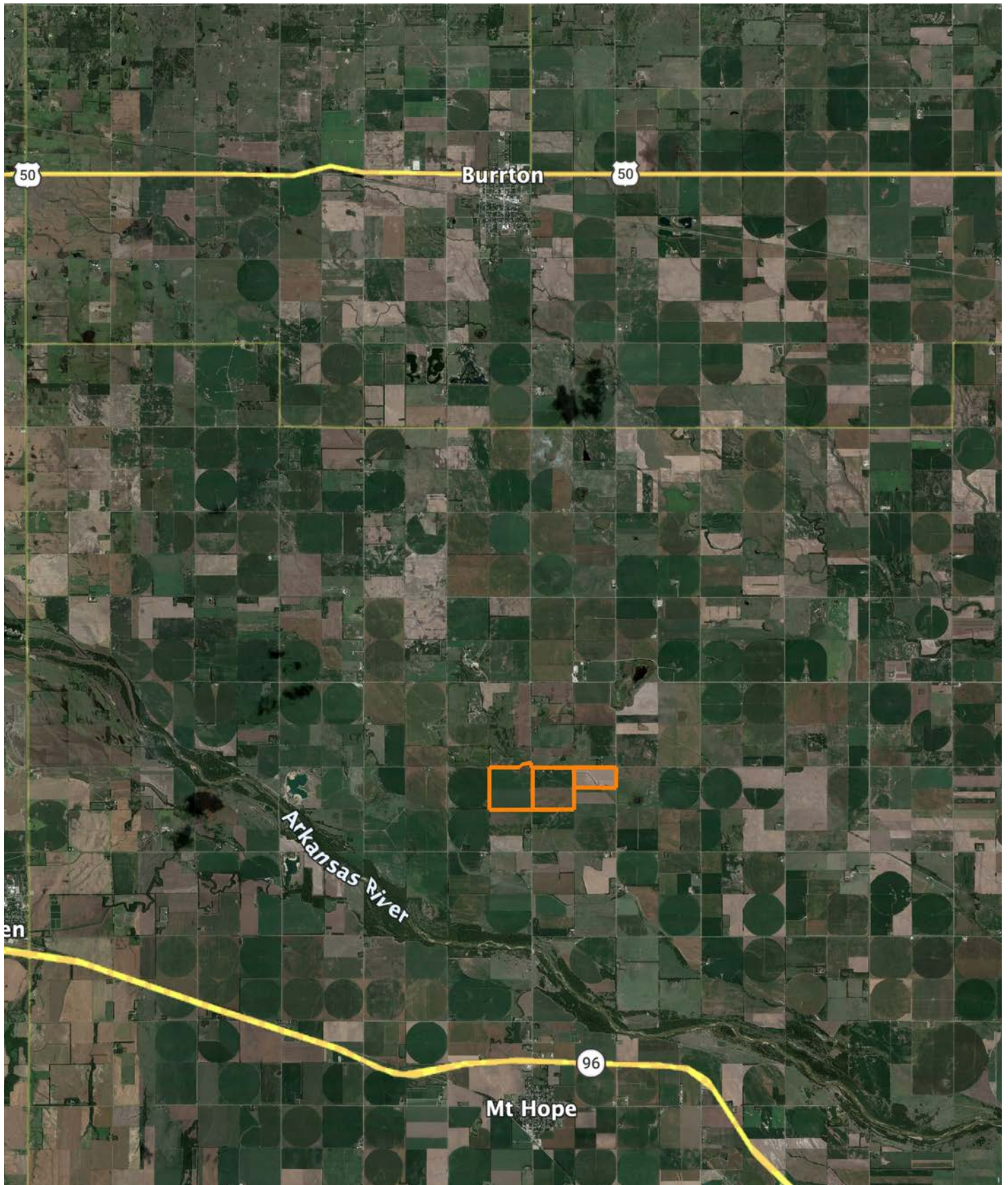
Soils data provided by USDA and NRCS.

Area Symbol: KS079, 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	
5831	Punkin silt loam, 0 to 1 percent slopes	105.16	26.6%		> 6.5ft.	IIIc	2557	39	14	24	
5886	Farnum and Funmar loams, 0 to 1 percent slopes	101.09	25.7%		> 6.5ft.	IIc	3392	62	53	62	
5961	Solvay loamy fine sand, 0 to 2 percent slopes	82.01	20.8%		> 6.5ft.	Ile	5750	50	49	50	
5943	Saltcreek and Naron fine sandy loams, 0 to 1 percent slopes	40.12	10.2%		> 6.5ft.	IIc	3040	57	44	57	
5832	Punkin-Taver complex, 0 to 1 percent slopes	19.60	5.0%		> 6.5ft.	IIIc	2683	42	19	29	
3842	Geary silt loam, 0 to 1 percent slopes	17.54	4.5%		> 6.5ft.	Is	3990	72	69	72	
5887	Farnum and Funmar loams, 1 to 3 percent slopes	12.87	3.3%		> 6.5ft.	IIc	3360	62	53	62	
5728	Buhler-Blazefork silty clay loams, rarely flooded	9.21	2.3%		1ft. (Natric)	IIw	5000	56	38	49	
9999	Water	6.44	1.6%		> 6.5ft.		0				
Weighted Average							*-	3596.5	*n 51.2	*n 38.6	*n 46.3

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

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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