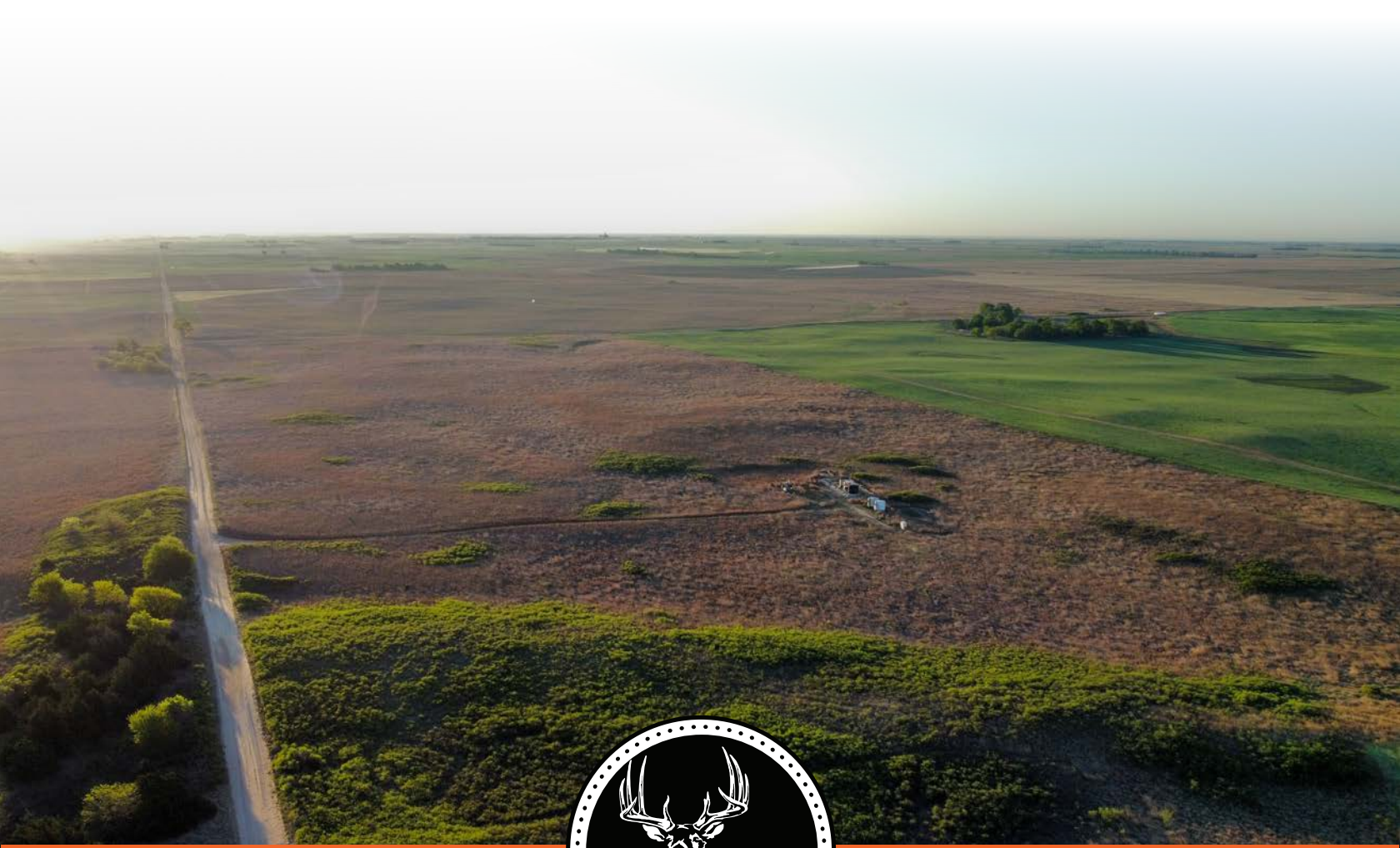


MIDWEST LAND GROUP PRESENTS

68.66 ACRES IN

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# KIOWA COUNTY KANSAS



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

# OUTSTANDING PHEASANT HUNTING PROPERTY IN KIOWA COUNTY, KANSAS

This 68.66 +/- acre tract is a great upland bird hunting setup located just 2.5 miles north of Highway 54 and the Brenham elevator. It offers easy access from the highway or the blacktop road to the east, along with a well-maintained gravel road on the east side of the property, with power available at the road. The property features a potential build site on a hilltop, ideal for a future hunting cabin or weekend basecamp. It's tucked away enough to feel secluded, yet easy to get in and out, making it perfect for quick upland bird hunts. With a CRP income of around \$2,800 per year, it helps offset ownership while you enjoy the land.

From a hunting standpoint, this place checks the boxes. It sits in the heart of pheasant and whitetail country, with thick CRP, natural thickets, and surrounding crop ground creating excellent travel corridors and cover. Upland bird hunting here can be outstanding, with strong pheasant numbers in the area and habitat that consistently

supports them. Deer hunting potential is just as solid, with nearby heavy cover to the north helping hold and grow mature bucks. The mix of bedding, cover, and food sources makes this a natural funnel for deer movement and a reliable setup year after year.

There's also an oil well on the west end with marginal production, and mineral rights transfer with the sale. The southeast corner offers a great opportunity to develop a pond for added water and wildlife draw. Located in Deer Unit 16 in one of the top bird hunting counties in the state, this is a well-rounded hunting property with great habitat, income, and future upside. At 68.66 +/- acres, it's a manageable and affordable piece that won't break the bank.

For any questions, to view disclosures, or to schedule a showing, contact listing agent Trevor Stoll at (620) 904-0115 or [tstoll@midwestlandgroup.com](mailto:tstoll@midwestlandgroup.com).



# PROPERTY FEATURES

COUNTY: **KIOWA** | STATE: **KANSAS** | ACRES: **68.66**

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- Upland bird hunting
- Deer hunting
- Thick grass cover
- Thickets
- CRP income
- Oil and gas well
- Mineral rights transfer
- Power available
- Potential future building site
- Surrounding crop land
- Easy access
- Deer Unit 16
- Affordable total price
- 2.5 miles from Highway 54
- 1 mile from county blacktop
- 7.5 miles to Haviland, KS
- 10 miles to Greensburg, KS



# POTENTIAL FUTURE BUILDING SITE

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The property features a potential build site on a hilltop, ideal for a future hunting cabin or weekend basecamp.



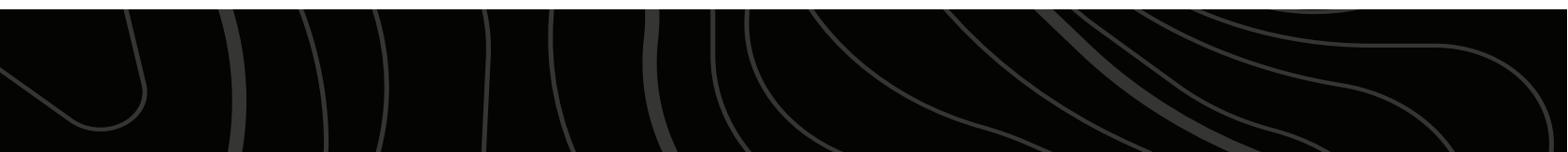
# THICKETS

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# OIL AND GAS WELL

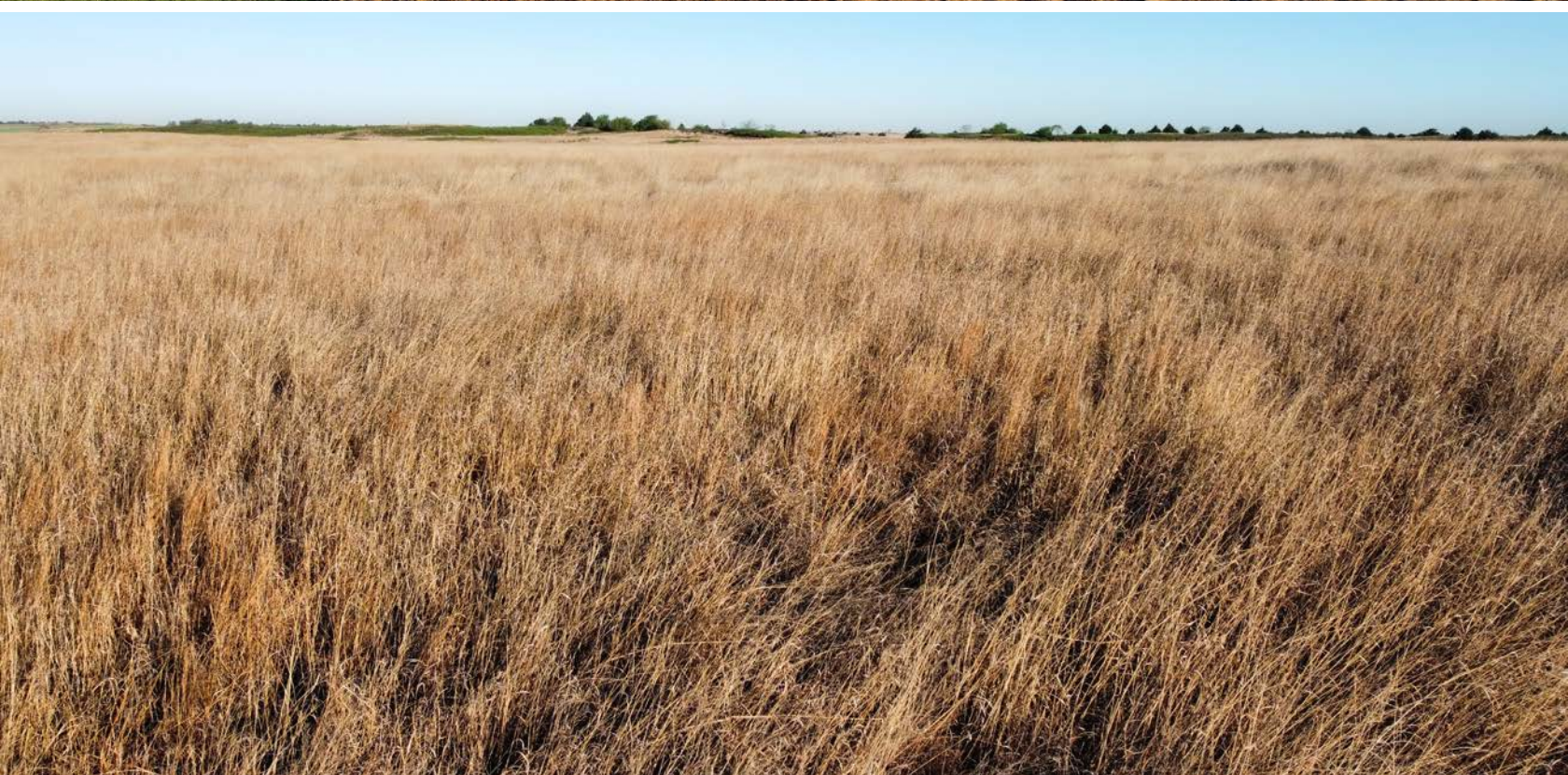
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# CRP INCOME

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With a CRP income of around \$2,800 per year, it helps offset ownership while you enjoy the land.



# ADDITIONAL PHOTOS

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# AERIAL MAP



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Boundary Center: 37° 38' 37.62, -99° 12' 1.2

0ft 473ft 947ft



Maps Provided By:



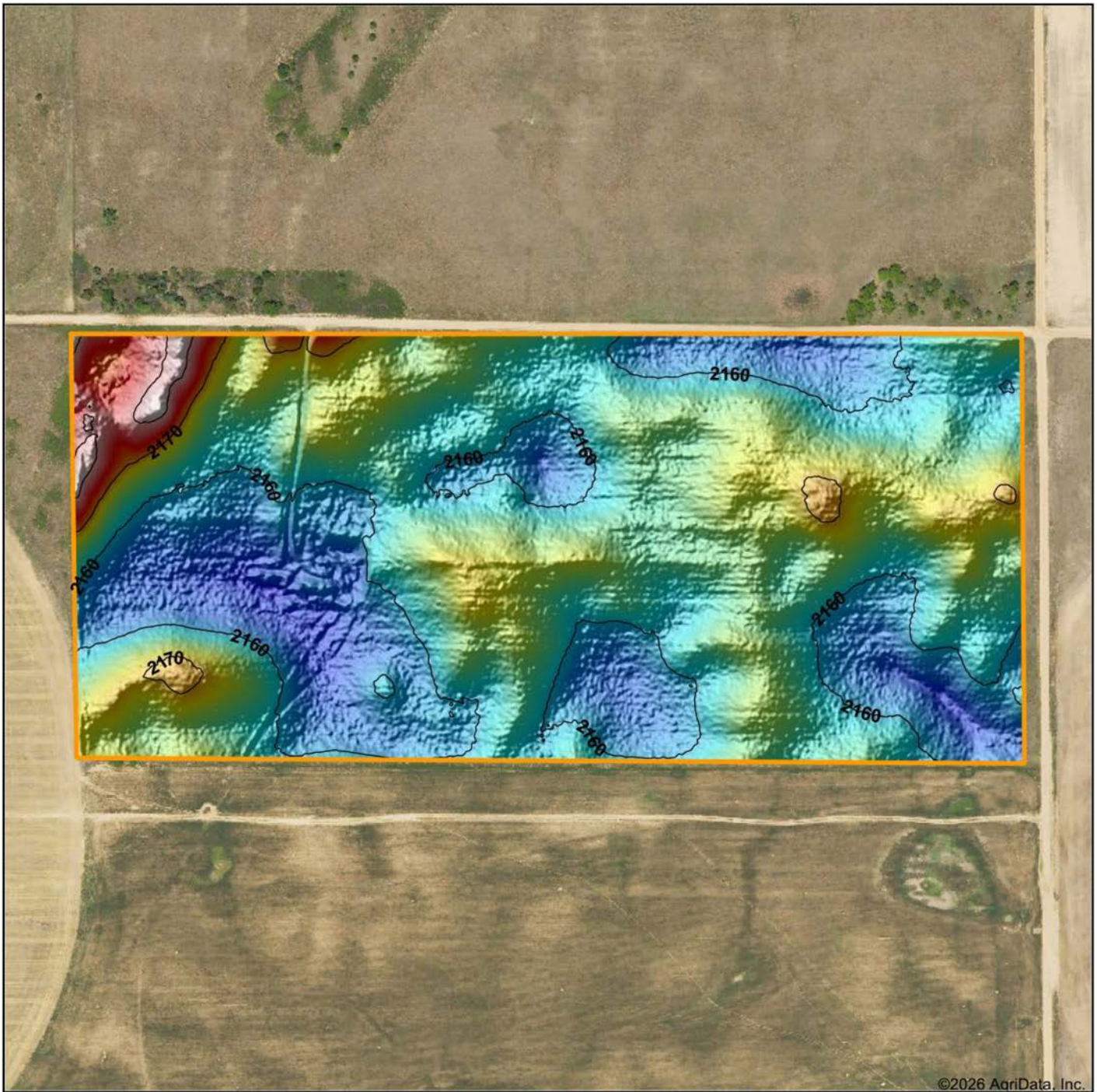
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5-28S-17W  
Kiowa County  
Kansas

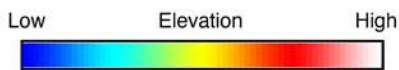


4/17/2026

# HILLSHADE MAP



©2026 AgriData, Inc.

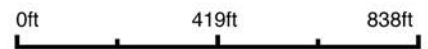


Maps Provided By:



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Source: USGS 1 meter dem  
Interval(ft): 10  
Min: 2,154.3  
Max: 2,182.3  
Range: 28.0  
Average: 2,162.9  
Standard Deviation: 4.76 ft

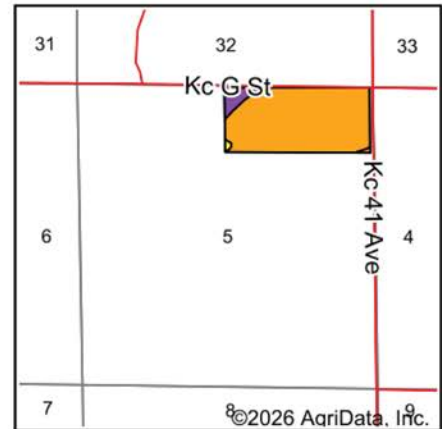
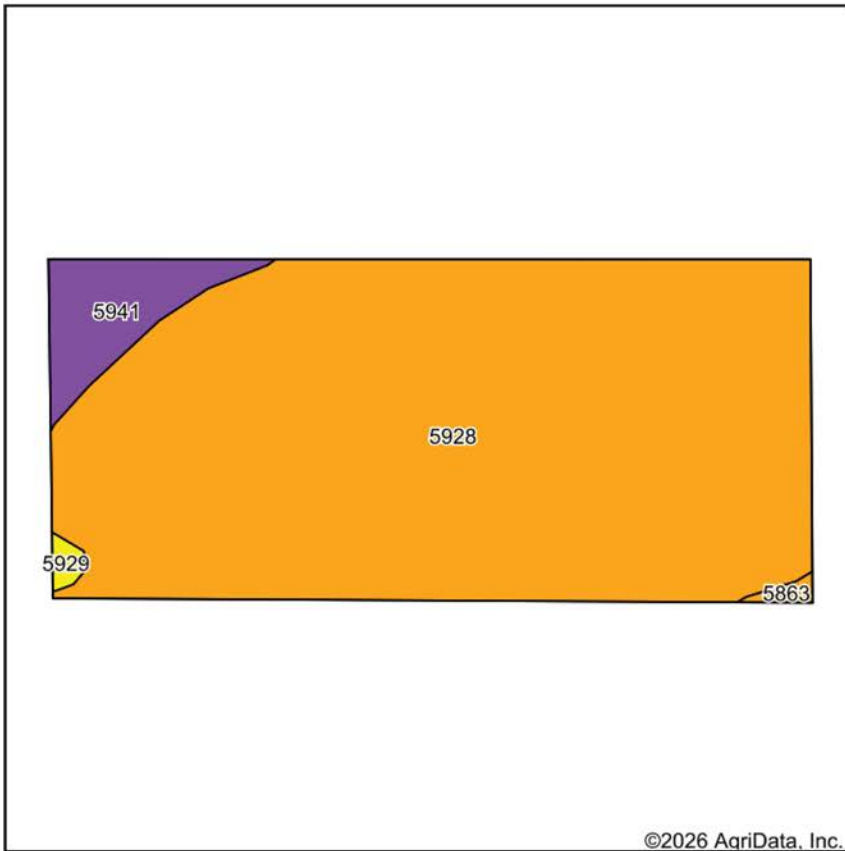


4/17/2026

**5-28S-17W**  
**Kiowa County**  
**Kansas**

Boundary Center: 37° 38' 37.62, -99° 12' 1.2

# SOILS MAP



State: **Kansas**  
 County: **Kiowa**  
 Location: **5-28S-17W**  
 Township: **Kiowa Rural**  
 Acres: **67.62**  
 Date: **4/17/2026**



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

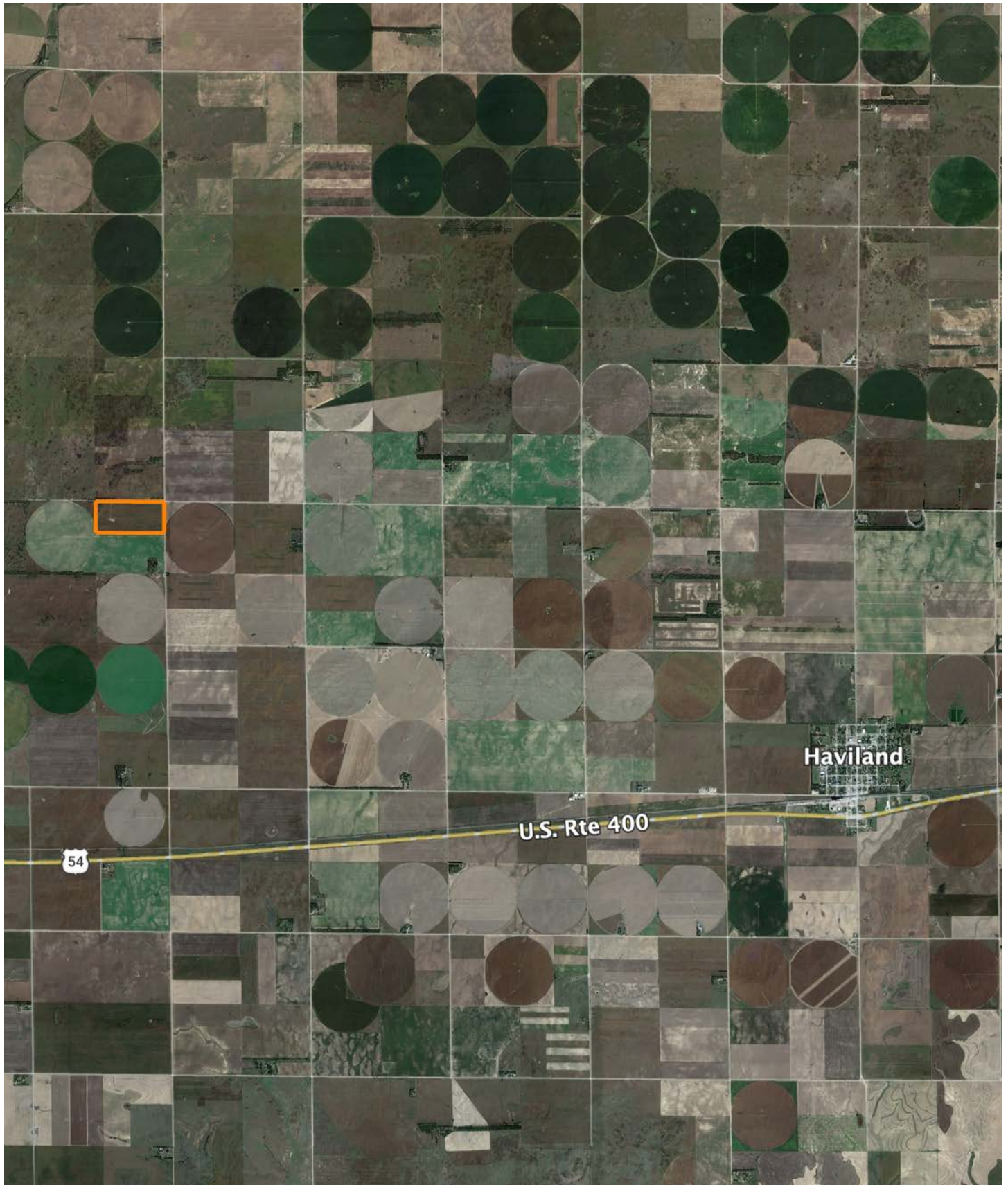
Area Symbol: KS097, Soil Area Version: 28

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
5928	Pratt loamy fine sand, 1 to 5 percent slopes	62.88	93.0%		> 6.5ft.	IIIe	3020	33	33	30
5941	Pratt-Tivoli loamy fine sands, 5 to 15 percent slopes	4.10	6.1%		> 6.5ft.	VIe	2905	28	27	25
5929	Pratt loamy fine sand, 5 to 12 percent slopes	0.35	0.5%		> 6.5ft.	IVe	3005	33	32	29
5863	Attica loamy fine sand, 1 to 3 percent slopes	0.29	0.4%		> 6.5ft.	IIIe	3092	48	46	45
<b>Weighted Average</b>						<b>3.19</b>	<b>3013.3</b>	<b>*n 32.8</b>	<b>*n 32.7</b>	<b>*n 29.8</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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