

MIDWEST LAND GROUP PRESENTS

69.6 ACRES IN

PAWNEE COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

GRASS PASTURE & TILLABLE GROUND WITH HIGHWAY 156 FRONTAGE

Located just 2.5 miles west of Larned, Kansas, this 69.6 +/- acre tract offers a versatile opportunity for both livestock producers and row crop operators. Currently established in grass and utilized as pasture, the property provides grazing use while also presenting strong potential for conversion back to highly productive cropland.

The farm features predominantly Class II soils, including approximately 83.95% Holdrege silt loam and 16.06% Uly silt loam, both with gentle 1–3% slopes. With an NCCPI average of 76.17, well above the county average, this tract is well-suited for consistent, high-yield crop production. Existing terraces are in place and appear to be in good condition, supporting long-term soil conservation and productivity.

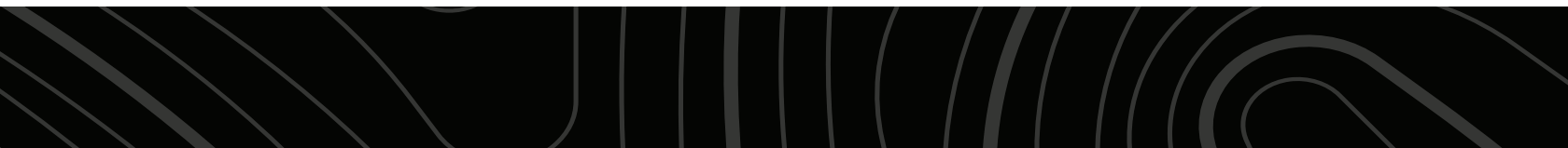
A two-strand hot wire perimeter fencing is present, but would benefit from installing a new perimeter barbed

wire fence. With direct frontage along Highway 156 and gravel road frontage on the east and south side, the property provides excellent access and visibility.

In addition to its agricultural value, the tract offers potential as a rural homesite. Electrical service would need to be extended, but fiber optic infrastructure appears to run along the highway, enhancing future residential or operational possibilities.

Conveniently located just 2.5 miles from Larned, Kansas, and 26 miles from Great Bend, Kansas, this property combines accessibility, productivity, and potential in a great location.

For any questions, to view disclosures, or to schedule a private showing, contact the listing agent, Trevor Stoll, at (620) 904-0115 or Tstoll@midwestlandgroup.com.



PROPERTY FEATURES

COUNTY: **PAWNEE** | STATE: **KANSAS** | ACRES: **69.6**

- Highway 156 frontage
- Gravel road access on east and south sides
- Currently in grass
- Opportunity to convert back to productive cropland
- Class II Holdrege silt loam soils
- Class II Uly silt loam soils
- Gentle 1–3% slopes across the property
- NCCPI 76.17
- Established terraces in place
- Potential for a rural homesite
- Fiber optic along Highway 156
- 26 miles to Great Bend, KS
- 2.5 miles to Larned, KS



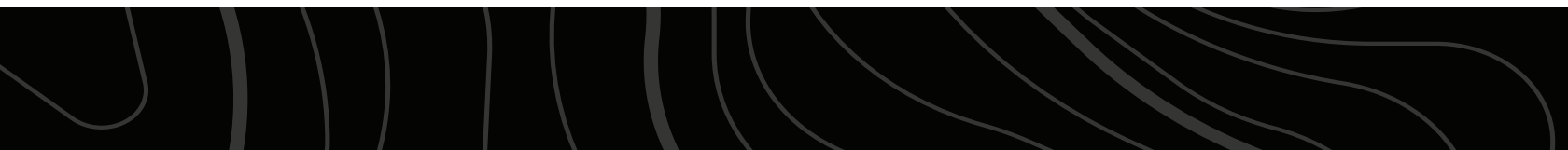
HIGHWAY 156 FRONTAGE



GRAVEL ROAD ACCESS



GRASS PASTURE



CONVERT BACK TO PRODUCTIVE CROPLAND



AERIAL MAP



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Boundary Center: 38° 11' 6.4, -99° 9' 41.69

0ft 484ft 967ft



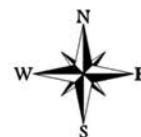
Maps Provided By:



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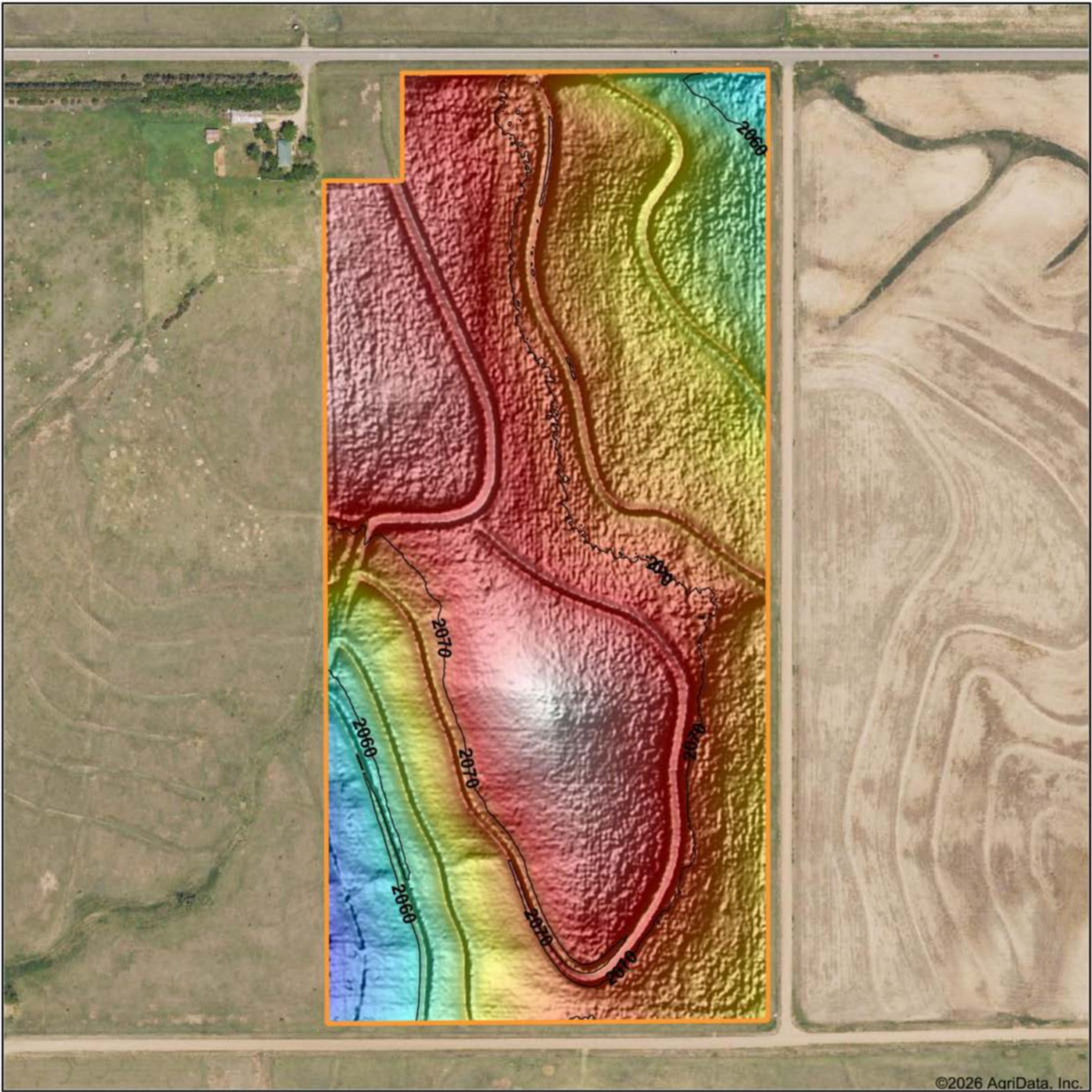
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35-21S-17W
Pawnee County
Kansas



4/8/2026

HILLSHADE MAP



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Low Elevation High



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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Source: USGS 1 meter dem
Interval(ft): 10
Min: 2,052.1
Max: 2,077.9
Range: 25.8
Average: 2,068.5
Standard Deviation: 4.79 ft

0ft 418ft 836ft

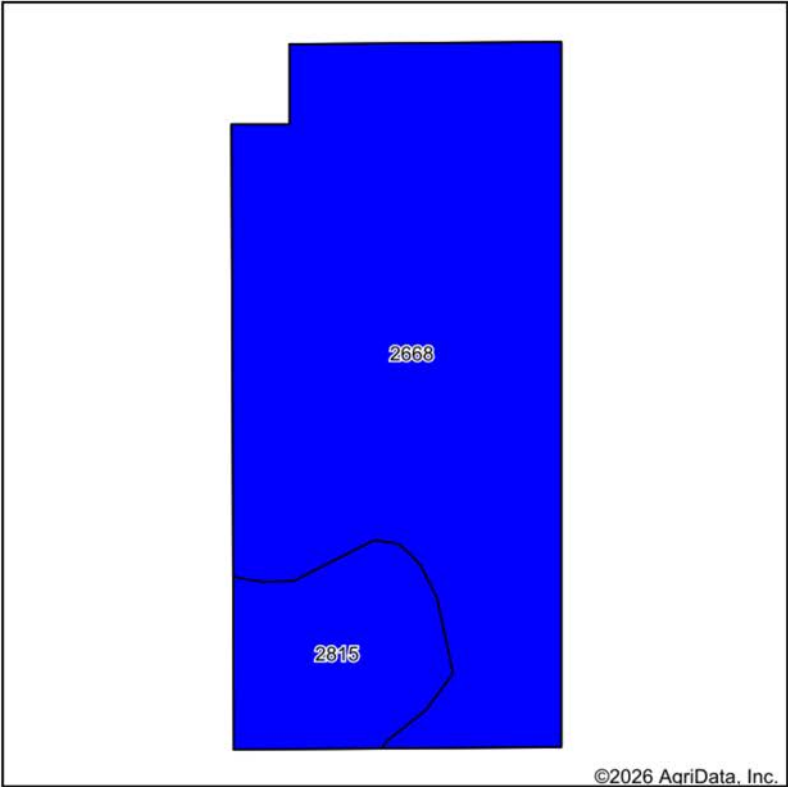


4/8/2026

35-21S-17W
Pawnee County
Kansas

Boundary Center: 38° 11' 6.4, -99° 9' 41.69

SOILS MAP



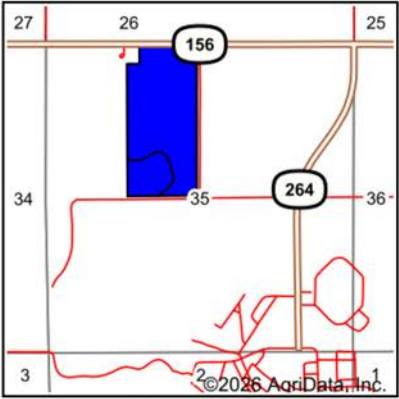
Soils data provided by USDA and NRCS.

Area Symbol: KS145, Soil Area Version: 24

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
2668	Holdrege silt loam, 1 to 3 percent slopes	57.48	83.9%		> 6.5ft.	Ile	2980	75	51	75
2815	Uly silt loam, 1 to 3 percent slopes	11.07	16.1%		> 6.5ft.	Ile	2980	76	50	76
Weighted Average						2.00	2980	*n 75.2	*n 50.8	*n 75.2

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

*c: Using Capabilities Class Dominant Condition Aggregation Method



State: **Kansas**
County: **Pawnee**
Location: **35-21S-17W**
Township: **Pawnee**
Acres: **68.55**
Date: **4/8/2026**



Maps Provided By:



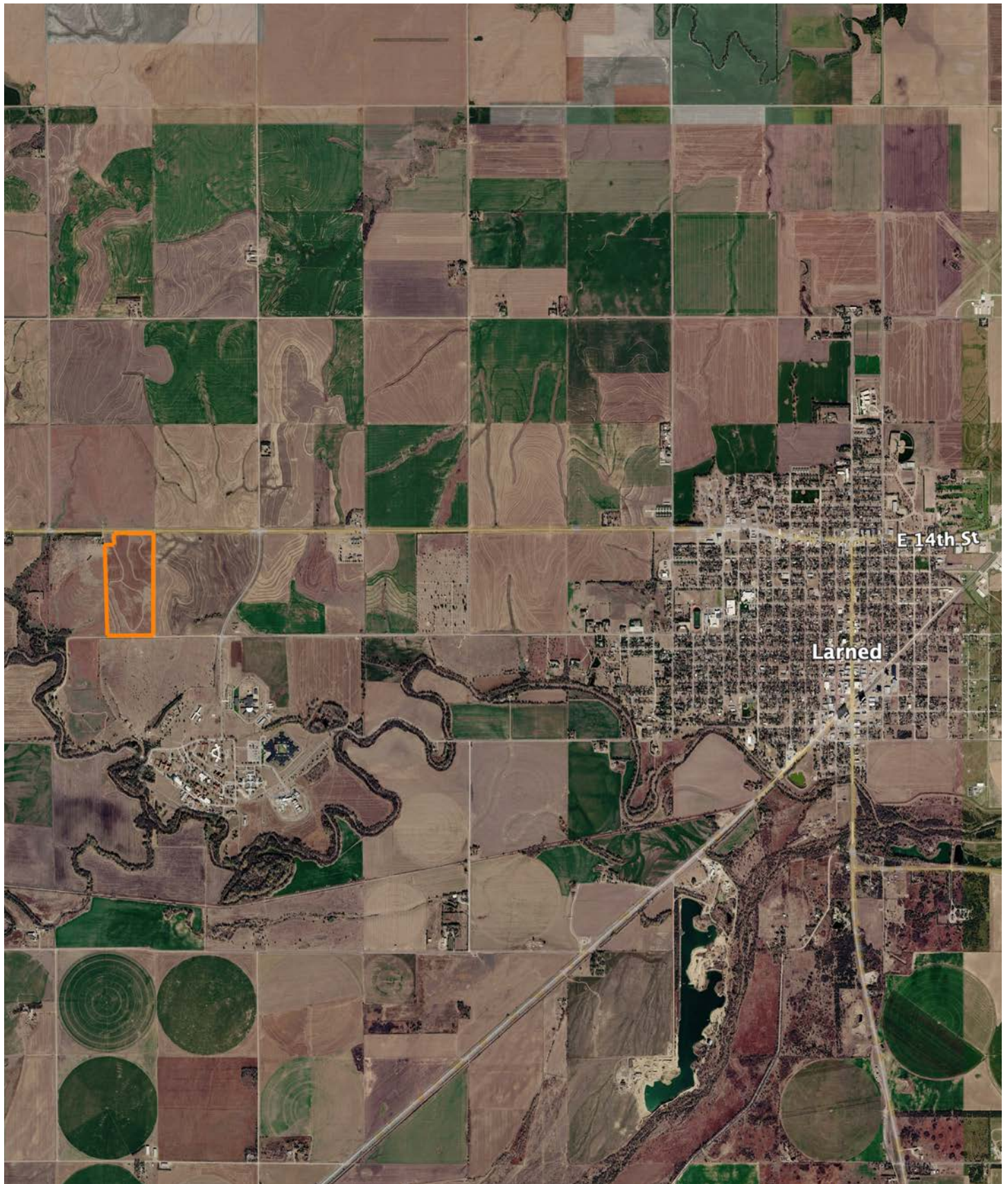
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Soils data provided by USDA and NRCS.

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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