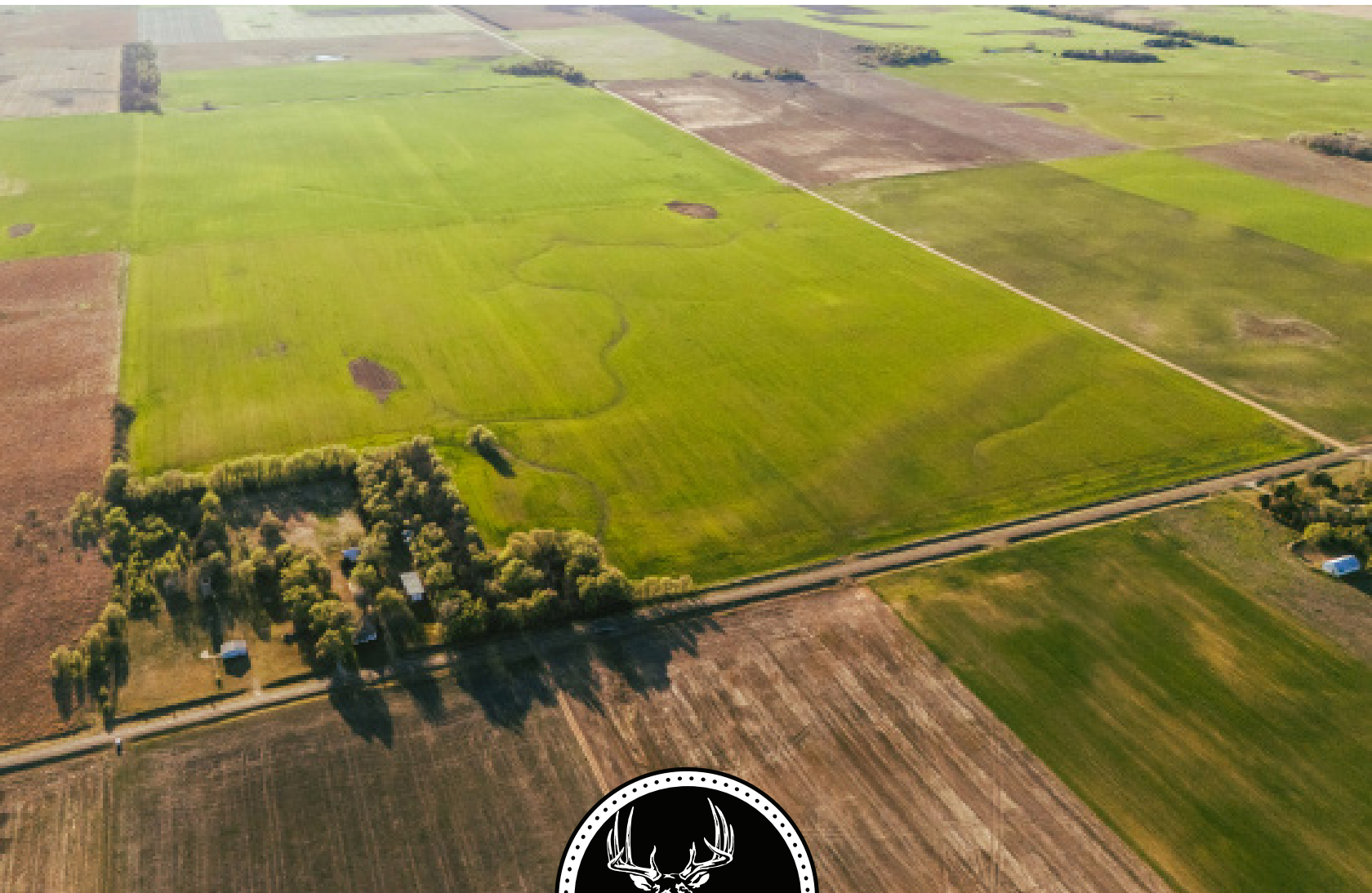


MIDWEST LAND GROUP PRESENTS

12 ACRES IN

STAFFORD COUNTY KANSAS

143 SOUTHEAST 140 AVENUE, STAFFORD, KS 67578



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

CHARMING FARMHOUSE ON 12 +/- ACRES WITH SEVERAL OUTBUILDINGS AND VET CLINIC

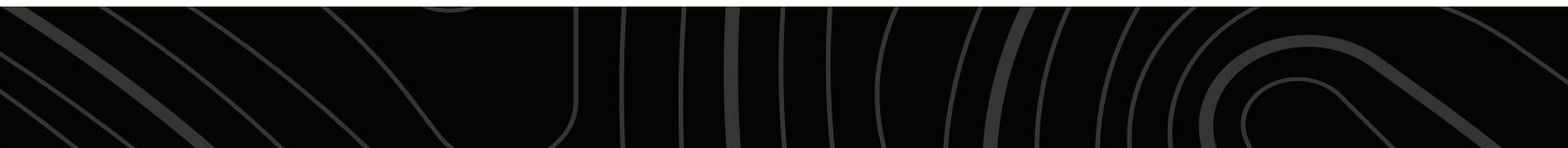
This 4 bedroom, 2 bathroom farmhouse sits on 12 +/- acres just south of Zenith and offers a practical country setup with plenty of room to live and work. The home has around 2,000 square feet on the main floor and has been well maintained over the years, especially for being built in 1910. It has that classic farmhouse feel without being overdone, an updated kitchen, and large living areas give you good, usable space. The front porch is a highlight and a great place to sit and enjoy the peaceful surroundings. The farm has blacktop road access and is just a mile south of Highway 50, making access extremely convenient to Stafford, Hutchinson, or even Wichita for amenities.

The way the house is set up just makes sense for day-to-day living. The back door is a common entry point for most, where you would step into the big mudroom and laundry area, which also connects to one of the bathrooms. From there, you step into the kitchen at the back of the house. Moving forward, the home opens up into the main living areas, with three bedrooms toward the front. The fourth bedroom and second bathroom sit

at the back of the house. There's also a full unfinished basement that works well for storage or could be finished down the road.

The acreage around the home is well established with mature trees and a wide shelterbelt on the north side that really helps cut the winter wind. There are several outbuildings already in place, including a 2-car detached garage, a 36'x48' Quonset, and a 36'x72' machine shed. You'll also find a retired veterinary clinic building with a stall that could be used in a number of ways, along with grain bins on the property. Two pasture areas are in place and would be ready for livestock with some fencing added. It's a solid setup for someone wanting space in the country with the improvements already there to be useful right away.

This farm has a great balance of beauty and practicality, with mature trees, functional improvements, and a layout that just works for everyday rural life. The home is clean, comfortable, and move-in ready, making it easy to step in and start enjoying right away.



PROPERTY FEATURES

COUNTY: **STAFFORD** | STATE: **KANSAS** | ACRES: **12**

- 4 bedroom, 2 bathroom
- Built in 1910
- 2,000 finished square feet
- Updated kitchen
- Upstairs laundry and mudroom
- Large front porch
- Multiple outbuildings
- Vet clinic
- Pastures
- Blacktop road frontage
- 1 mile to Highway 50
- 7 miles to Stafford, KS
- 36 miles to Hutchinson, KS
- 79 miles to Wichita, KS



FARMHOUSE

The home has around 2,000 square feet on the main floor and has been well maintained over the years, especially for being built in 1910. It has that classic farmhouse feel without being overdone, an updated kitchen, and large living areas give you good, usable space.



LARGE FRONT PORCH

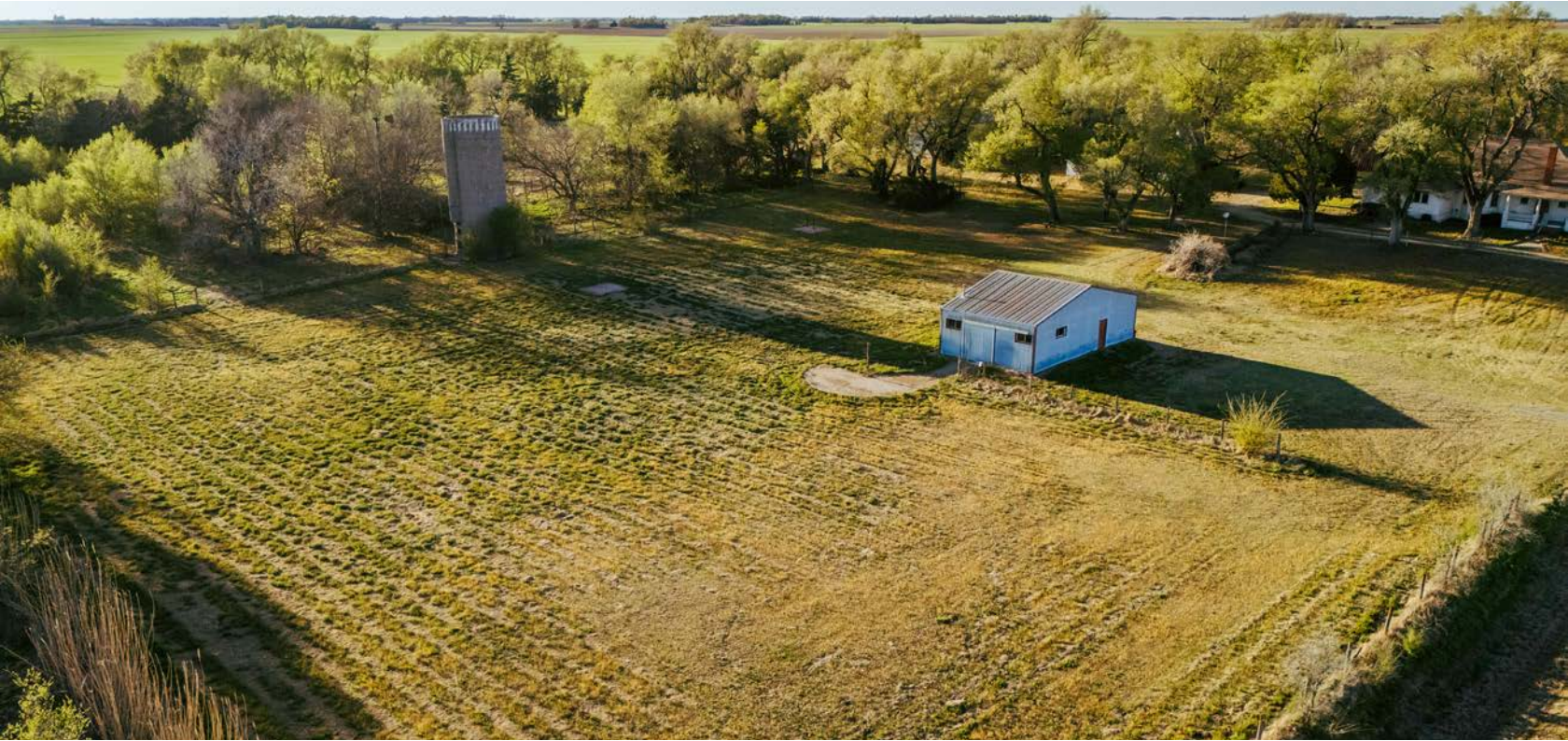


2-CAR DETACHED GARAGE



PASTURES

Two pasture areas are in place and would be ready for livestock with some fencing added. It's a solid setup for someone wanting space in the country with the improvements already there to be useful right away.



MULTIPLE OUTBUILDINGS

There are several outbuildings already in place, including a 2-car detached garage, a 36'x48' Quonset, and a 36'x72' machine shed. You'll also find a retired veterinary clinic building with a stall that could be used in a number of ways, along with grain bins on the property.



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 37° 56' 3.84, -98° 29' 30.21



Maps Provided By:



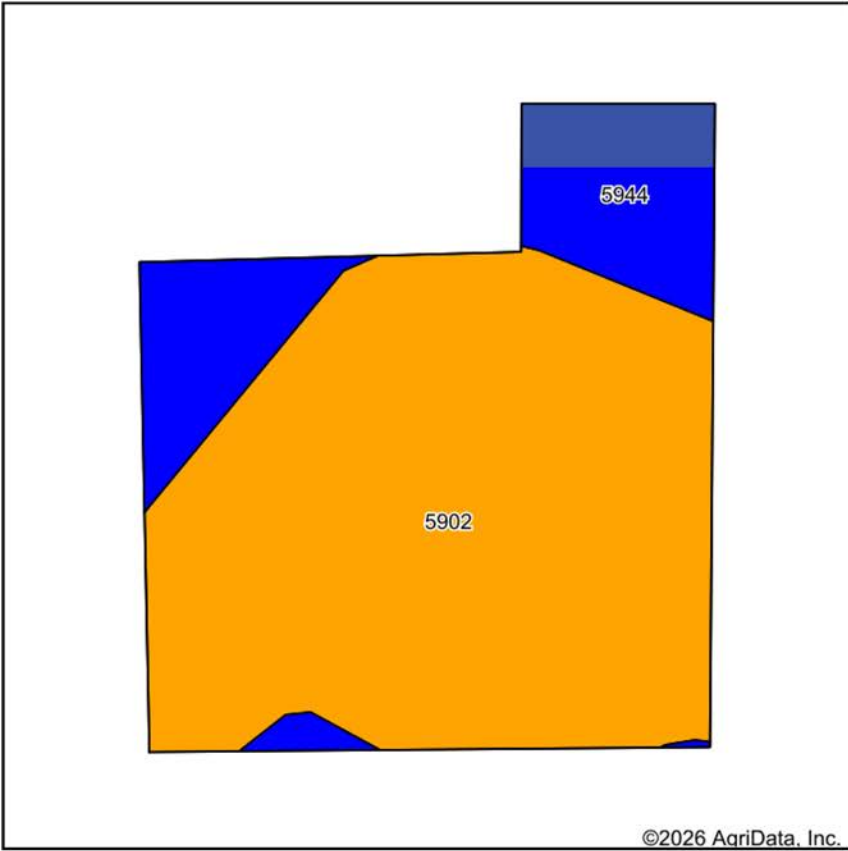
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26-24S-11W
Stafford County
Kansas

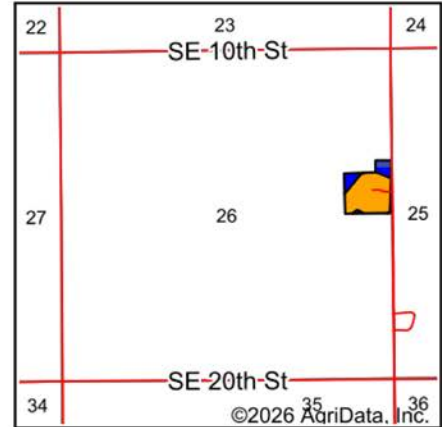


4/4/2026

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Stafford**
 Location: **26-24S-11W**
 Township: **Fairview**
 Acres: **12.09**
 Date: **4/4/2026**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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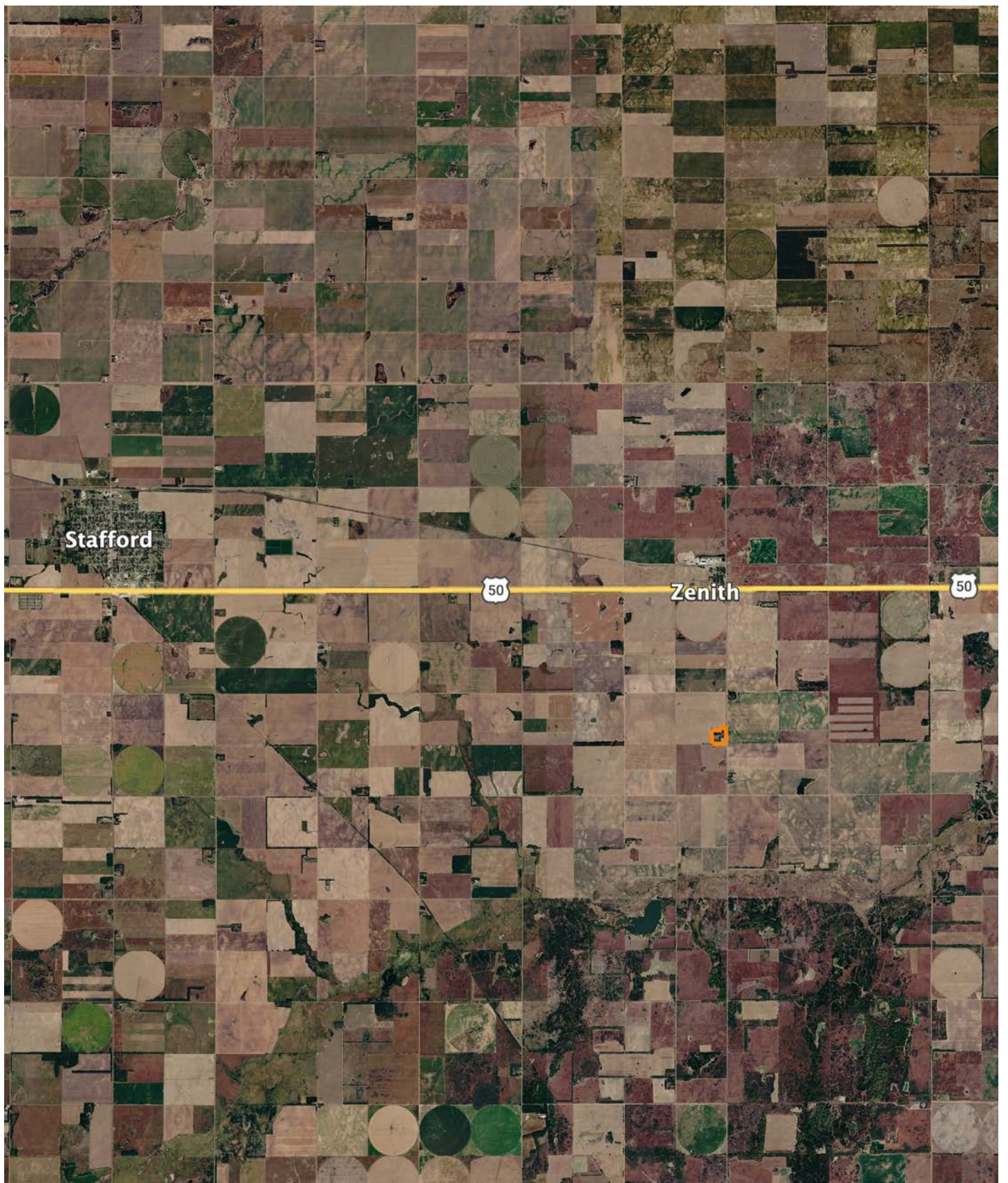


Area Symbol: KS185, Soil Area Version: 22

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
5902	Hayes fine sandy loam, 1 to 5 percent slopes	9.55	79.0%		> 6.5ft.	IIIe	3040	50	45	50
5944	Saltcreek and Naron fine sandy loams, 1 to 3 percent slopes	2.54	21.0%		> 6.5ft.	Ile	3055	57	46	57
Weighted Average						2.79	3043.2	*n 51.5	*n 45.2	*n 51.5

*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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MidwestLandGroup.com

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