

MIDWEST LAND GROUP PRESENTS

145 ACRES IN

STAFFORD COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PRODUCTIVE TILLABLE GROUND NEAR ZENITH

This 145 +/- acre tract of productive tillable farmland presents an excellent opportunity to expand an existing operation or invest in quality agricultural ground. The farm lies predominantly flat, allowing for efficient farming practices and ease of use with modern equipment. Soil composition consists primarily of Class II Farnum and Funmar loams, along with Class II Saltcreek and Naron fine sandy loams, offering strong productivity potential. With an NCCPI rating of 58.49, this farm provides a solid foundation for consistent crop performance.

Currently operated under a 1/3–2/3 crop share agreement, the property offers immediate income

potential for an investor or operator. Possession will be granted following the 2026 wheat harvest or by August 1, whichever comes first. The farm's location is highly convenient, sitting just one mile from the Zenith elevator and Highway 50, with blacktop frontage along County Road 140 Avenue ensuring clean and easy access year-round. Located only 7 miles from Stafford, this is a well-positioned, high-quality piece of cropland ready to go to work.

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: **STAFFORD** | STATE: **KANSAS** | ACRES: **145**

- Tillable acres
- Productive farmland
- Primarily class 2 soils
- NCCPI 58.49
- Blacktop frontage
- 1 mile from the Zenith elevator
- 1 mile from Highway 50
- 7 miles from Stafford
- Possession available after 2026 wheat harvest
- Mineral rights

PRODUCTIVE FARMLAND



PRIMARILY CLASS 2 SOILS



BLACKTOP FRONTAGE



AERIAL MAP



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Boundary Center: 37° 56' 12.58, -98° 29' 42.3



Maps Provided By:



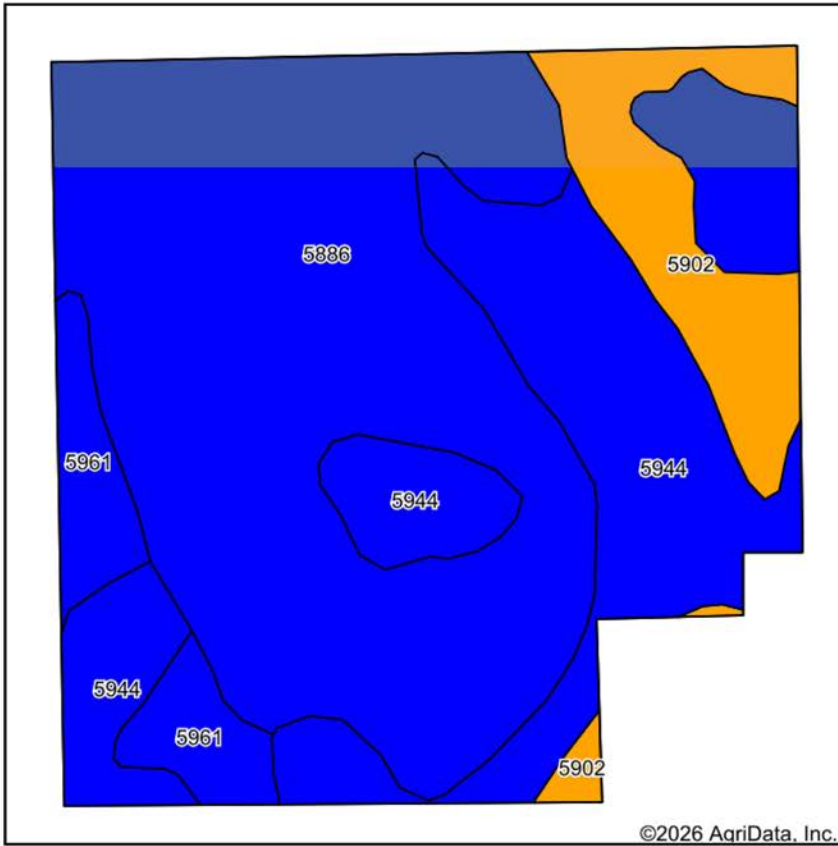
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26-24S-11W
Stafford County
Kansas

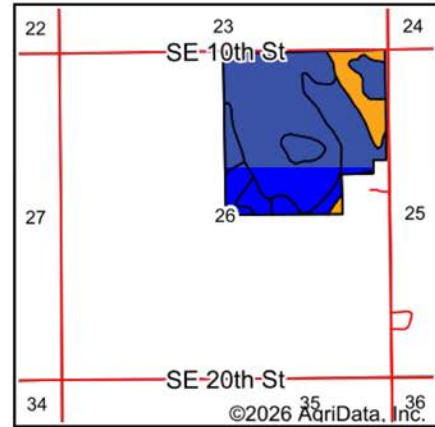


4/4/2026

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Stafford**
 Location: **26-24S-11W**
 Township: **Fairview**
 Acres: **144.28**
 Date: **4/4/2026**



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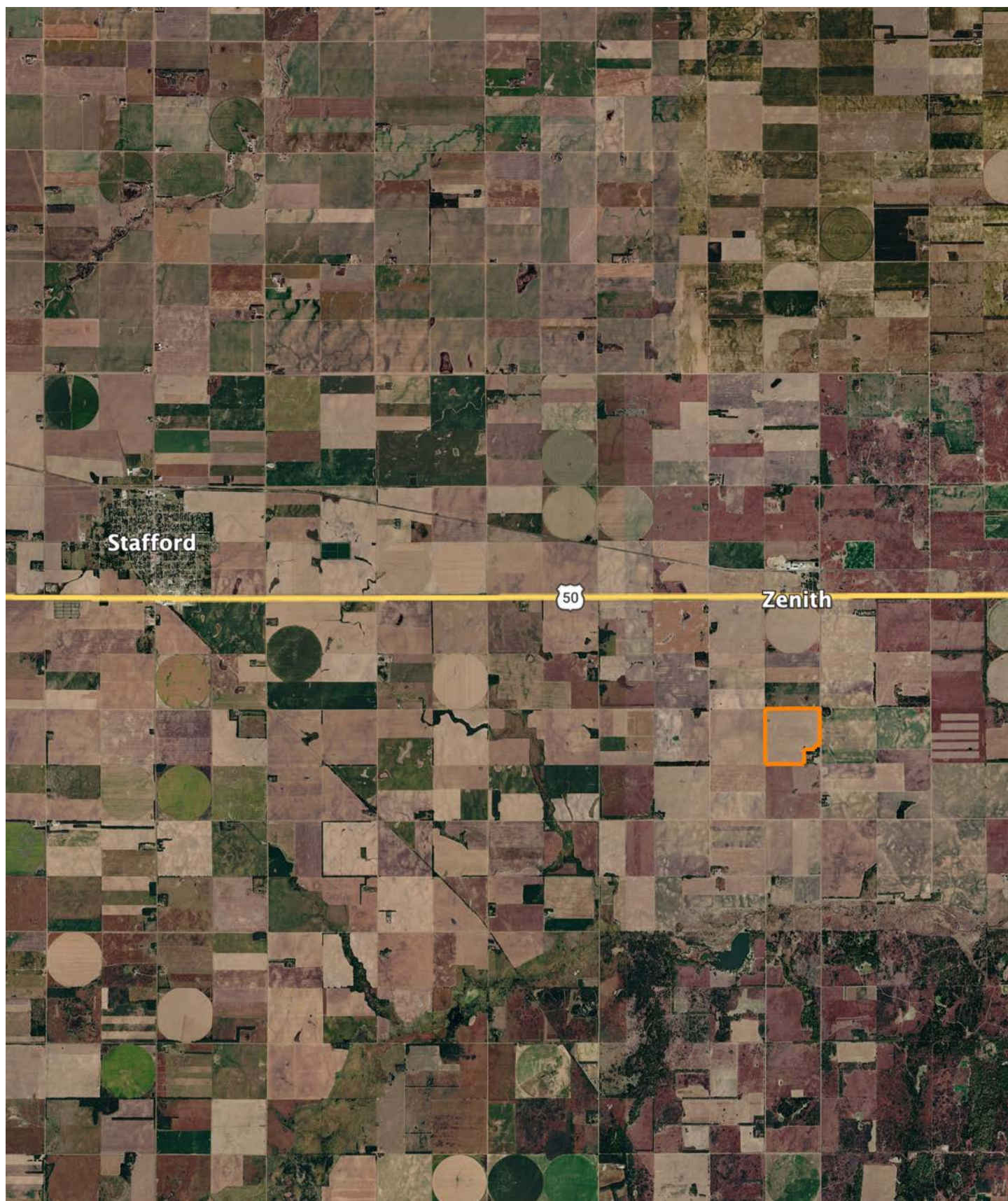
Area Symbol: KS185, Soil Area Version: 22

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
5886	Farnum and Funmar loams, 0 to 1 percent slopes	76.74	53.2%		> 6.5ft.	IIc	3392	62	53	62
5944	Saltcreek and Naron fine sandy loams, 1 to 3 percent slopes	44.10	30.6%		> 6.5ft.	IIe	3055	57	46	57
5902	Hayes fine sandy loam, 1 to 5 percent slopes	14.50	10.0%		> 6.5ft.	IIIe	3040	50	45	50
5961	Solvay loamy fine sand, 0 to 2 percent slopes	8.94	6.2%		> 6.5ft.	IIe	5750	50	49	50
Weighted Average						2.10	3399.7	*n 58.5	*n 49.8	*n 58.5

*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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