

MIDWEST LAND GROUP PRESENTS

156.88 ACRES IN

# STAFFORD COUNTY KANSAS



143 SOUTHEAST 140 AVENUE, STAFFORD, KS 67578

MIDWEST LAND GROUP IS HONORED TO PRESENT

# BEAUTIFUL FARM HOUSE ON 156.88 +/- ACRES

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This 156.88 +/- acre property, just 1 mile south of Zenith and Highway 50, offers a well-rounded opportunity with productive farmland, a solid farmhouse, and a full set of improvements already in place. With approximately 145 +/- acres of tillable ground and a home sitting on 12 acres, this is a setup that works equally well for an operator looking for a headquarters location or someone wanting to live on and manage their own land. The farm lies mostly flat and is made up primarily of Class II Farnum and Funmar loams, along with Class II Saltcreek and Naron fine sandy loams. With an NCCPI of 58.49, it has a strong track record for production. Currently on a 1/3–2/3 crop share, the property provides income potential, with possession available after the 2026 wheat harvest or August 1, whichever comes first. Blacktop frontage along County Road 140 Avenue makes access simple and efficient, and the property sits just a mile from the Zenith elevator and 7 miles from Stafford.

The farmhouse offers 4 bedrooms, 2 bathrooms, and around 2,000 square feet of living space on the main floor. Built in 1910, it has been well cared for and maintains a comfortable, straightforward farmhouse feel. The kitchen has been updated, and there is plenty of living space with a large living room and a separate family room. The front porch adds to the home's character and provides a great place to unwind. The layout is practical, with most entries coming through the back door into a spacious mudroom and laundry area, along with one of

the bathrooms. From there, you step into the kitchen at the back of the house, with the main living areas and three bedrooms toward the front. The fourth bedroom and second bathroom are positioned toward the rear, offering a bit of separation. A full unfinished basement provides additional storage or room for future use.

The 12-acre homesite is well-established with mature trees and a wide shelter belt on the north side, which does an excellent job of blocking winter winds. The property is equipped with several useful outbuildings, including a 2-car detached garage, a 36'x48' Quonset, and a 36'x72' machine shed. There is also a retired veterinary clinic building with a stall that could be repurposed, along with grain bins already in place. Two pasture areas provide space for livestock and would be ready with the addition of some fencing. Altogether, this is a clean, functional property that offers both strong agricultural value and a comfortable place to live.

It's a rare combination of productive farmland, useful improvements, and a well-kept home all in one location. The property is practical, attractive, and move-in ready, making it easy to put to work and enjoy from day one.

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](mailto:Tstoll@midwestlandgroup.com).

# PROPERTY FEATURES

COUNTY: **STAFFORD** | STATE: **KANSAS** | ACRES: **156.88**

- 145 +/- acres tillable
- 12 +/- acre homesite
- 4 bedroom, 2 bathroom farmhouse
- Move-in ready
- 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
- Productive farmland
- Primarily class 2 soils
- NCCPI 58.49
- 1 mile from the Zenith elevator
- Possession of tillable available after 2026 wheat harvest
- Mineral rights



# 4 BEDROOM, 2 BATHROOM FARMHOUSE

Built in 1910, it has been well cared for and maintains a comfortable, straightforward farmhouse feel. The kitchen has been updated, and there is plenty of living space with a large living room and a separate family room. The front porch adds to the home's character and provides a great place to unwind.



# BLACKTOP ROAD FRONTAGE

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# PASTURES

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# PRODUCTIVE FARMLAND

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The farm lies mostly flat and is made up primarily of Class II Farnum and Funmar loams, along with Class II Saltcreek and Naron fine sandy loams. With an NCCPI of 58.49, it has a strong track record for production.



# MULTIPLE OUTBUILDINGS

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The property is equipped with several useful outbuildings, including a 2-car detached garage, a 36'x48' Quonset, and a 36'x72' machine shed. There is also a retired veterinary clinic building with a stall that could be repurposed, along with grain bins already in place.



# AERIAL MAP



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Boundary Center: 37° 56' 12.58, -98° 29' 41.85



Maps Provided By:



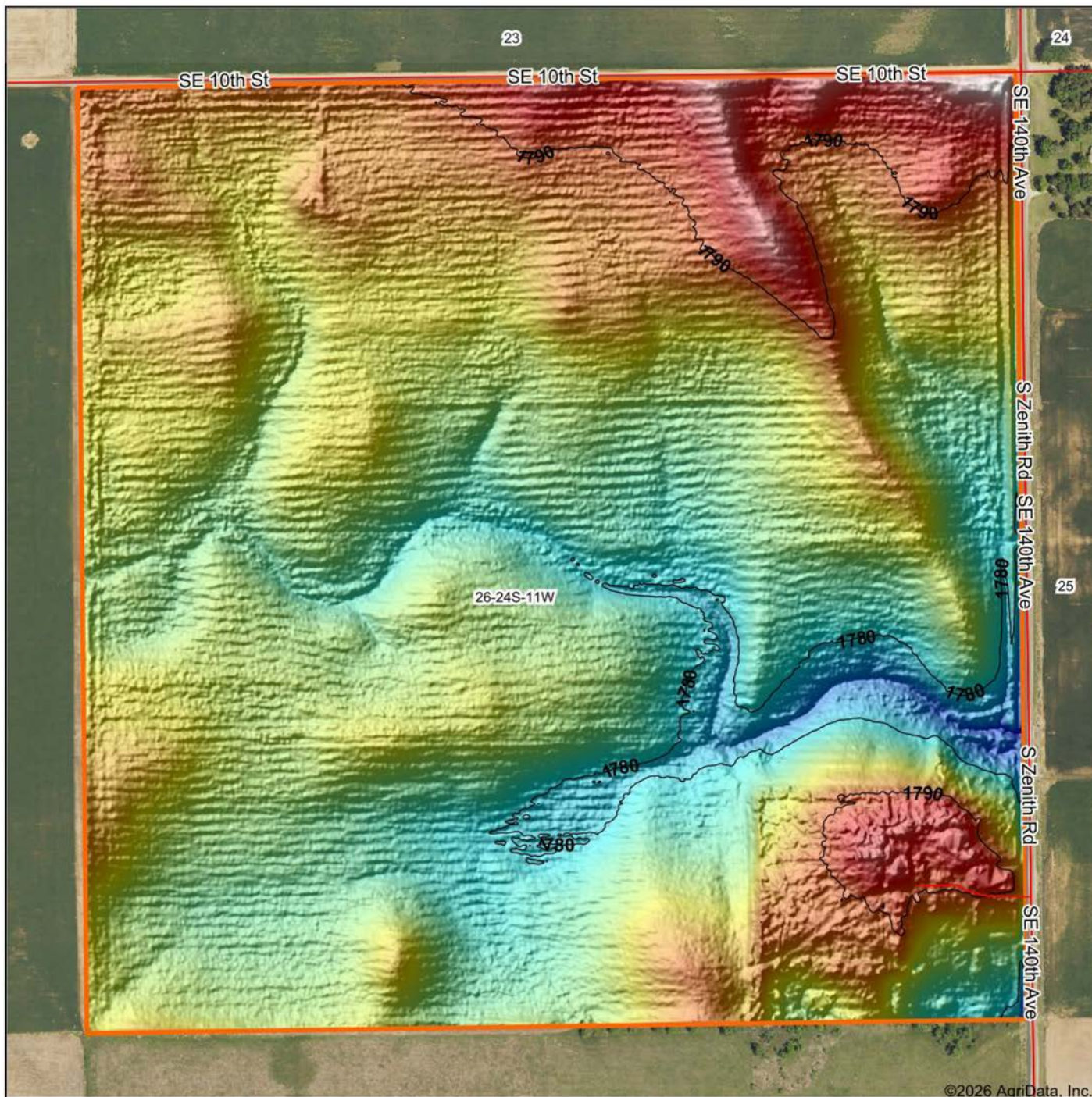
CUSTOMIZED ONLINE MAPPING  
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**26-24S-11W**  
**Stafford County**  
**Kansas**



4/4/2026

# 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: 1,774.7

Max: 1,797.2

Range: 22.5

Average: 1,785.2

Standard Deviation: 3.35 ft

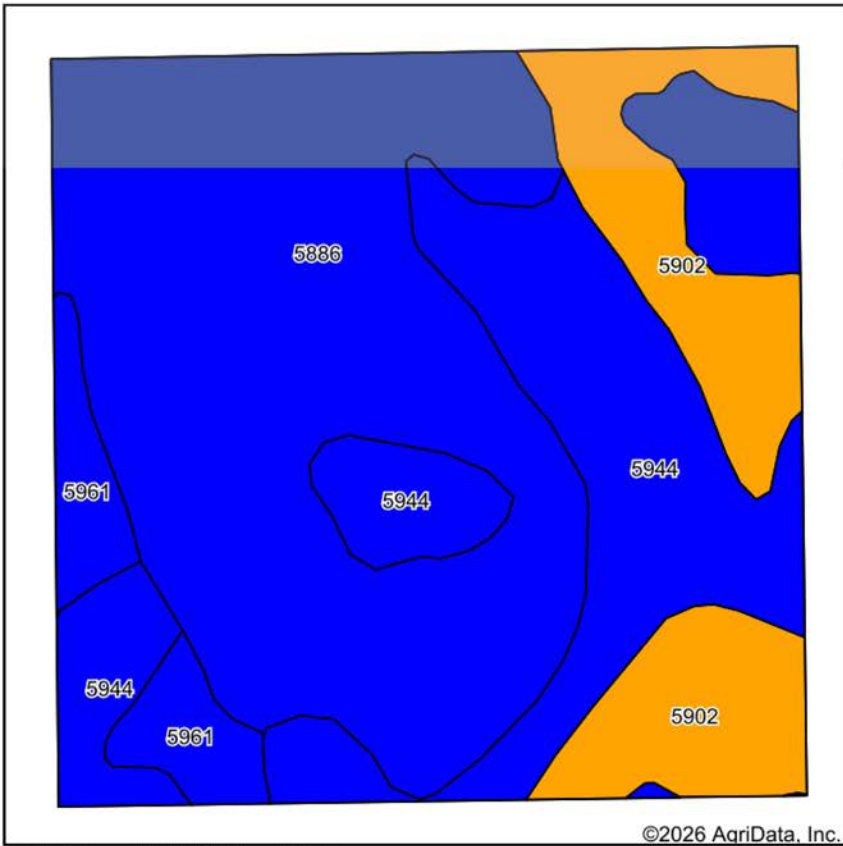


4/4/2026

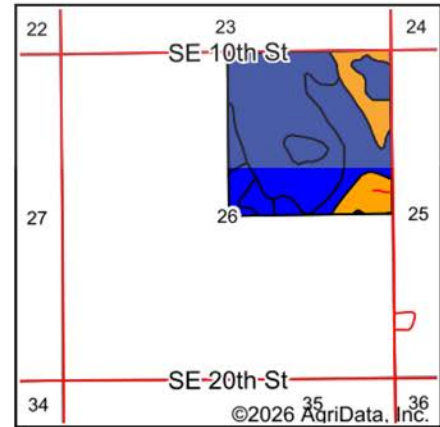
**26-24S-11W**  
**Stafford County**  
**Kansas**

Boundary Center: 37° 56' 12.58, -98° 29' 41.85

# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**  
 County: **Stafford**  
 Location: **26-24S-11W**  
 Township: **Fairview**  
 Acres: **157.15**  
 Date: **4/4/2026**



Maps Provided By:



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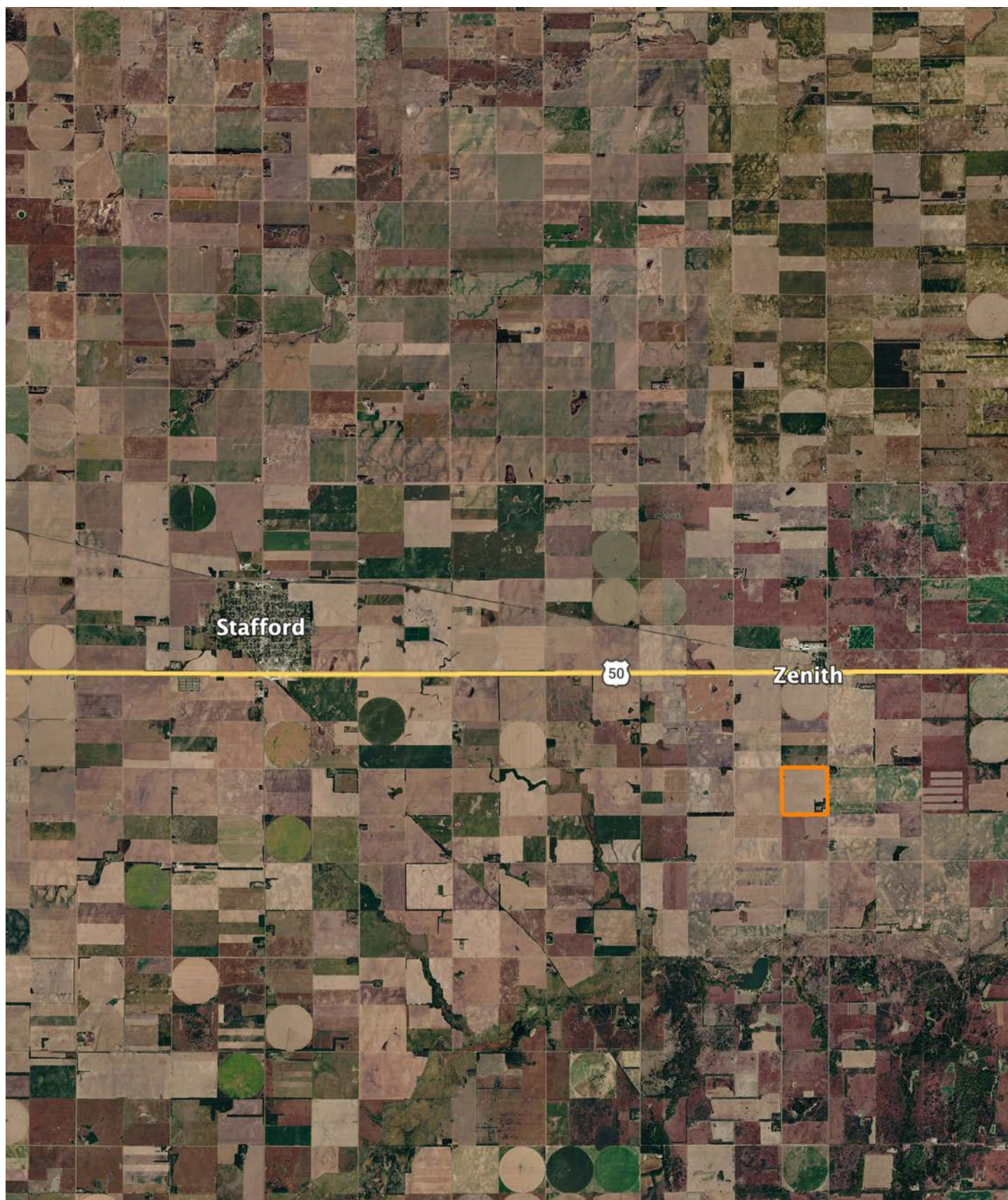
Area Symbol: KS185, Soil Area Version: 22

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	76.73	48.8%		> 6.5ft.	IIc	3392	62	53	62
5944	Saltcreek and Naron fine sandy loams, 1 to 3 percent slopes	47.23	30.1%		> 6.5ft.	IIe	3055	57	46	57
5902	Hayes fine sandy loam, 1 to 5 percent slopes	24.82	15.8%		> 6.5ft.	IIIe	3040	50	45	50
5961	Solvay loamy fine sand, 0 to 2 percent slopes	8.37	5.3%		> 6.5ft.	IIe	5750	50	49	50
<b>Weighted Average</b>						<b>2.16</b>	<b>3360.7</b>	<b>*n 58</b>	<b>*n 49.4</b>	<b>*n 58</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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