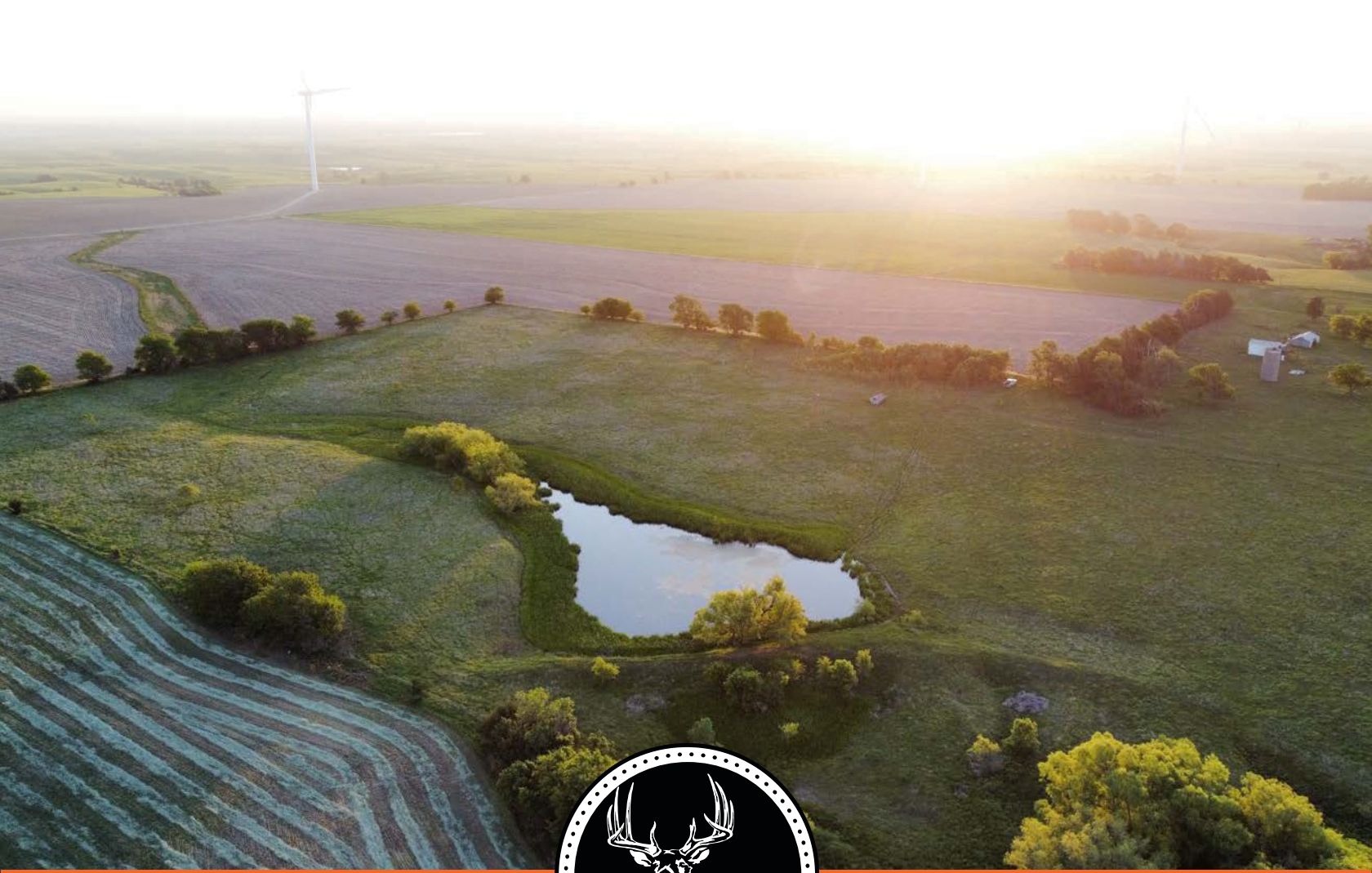


MIDWEST LAND GROUP PRESENTS

22.36 ACRES IN

MARION COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BUILD SITE WITH RURAL WATER & POWER NEAR MARION RESERVOIR

Located in northern Marion County on a well-maintained gravel road, this 22.36-acre tract offers the kind of country lifestyle that is getting harder to find. Peaceful mornings overlooking the pond, evenings beneath Kansas sunsets, and room to build a home where life can slow down and memories can grow. With an outstanding build site already equipped with a driveway, rural water line, and power available at the road, the property is ready for your vision, whether that means a new construction home, weekend retreat, or small ranch setup. Willow and black walnut trees frame the western half of the farm beautifully, while the lush green pasture and 1-acre pond create a scenic backdrop you can enjoy every single day.

The land is fully fenced with good perimeter fencing and is set up and ready for grazing cattle, making it equally attractive for livestock owners or those simply wanting wide-open space and privacy. Well outside any flood zone and located within the USD 410 school district, this tract is an absolute gem, and with a strong sense of community in the area. Convenient access is another standout feature, with blacktop only 1.5 miles away and

Highway 15 nearby providing a direct route to both I-70 and Highway 56. Whether commuting to Salina, Wichita, Manhattan, or neighboring communities like Hillsboro and Canton, you can enjoy rural living without feeling totally isolated.

Outdoor recreation opportunities surround the property, adding even more to the lifestyle this land offers. Just a short drive away, Marion Reservoir provides endless summer enjoyment with boating, fishing, camping, and lakeside relaxation. The public hunting areas span across 4,300 acres and are well known for waterfowl, whitetail deer, turkey, dove, and upland bird hunting. From evenings overlooking the pond to weekends spent on the lake or in the field, this property is more than just a piece of land; it offers a place to create traditions, enjoy the outdoors, and experience the best of rural Kansas living.

Showings are by appointment only. To schedule a private tour or request a property disclosure, contact the listing agent, Trevor Stoll, at (620) 904-0115 or by email at Tstoll@midwestlandgroup.com.



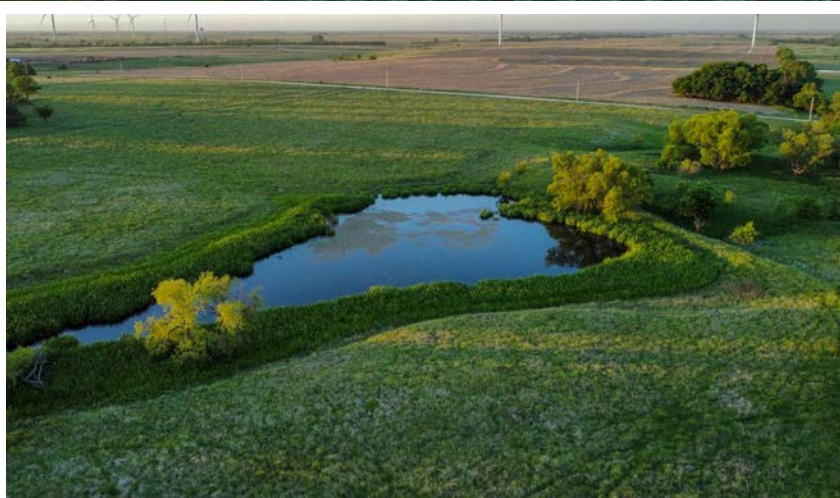
PROPERTY FEATURES

COUNTY: **MARION** | STATE: **KANSAS** | ACRES: **22.36**

- 22.36 acres
- Build site
- Rural water available along road
- Power available along road
- Maintained gravel road frontage
- 1-acre pond
- Lush pasture
- Perimeter fencing
- Livestock ready
- No flood zone
- Driveway in place
- USD 410 schools
- \$70.86 annual taxes
- 1.5 miles to Blacktop 330th Street
- 1.5 miles to Highway 15
- 17 miles to Highway 56
- 32 miles to I-70
- 18 miles to Hillsboro, KS
- 19 miles to Marion Reservoir
- 22 miles to Canton, KS
- 44 miles to Salina, KS
- 67 miles to Wichita, KS
- 74 miles to Manhattan, KS



22.36 ACRES



BUILD SITE



WATER & POWER AVAILABLE ALONG ROAD



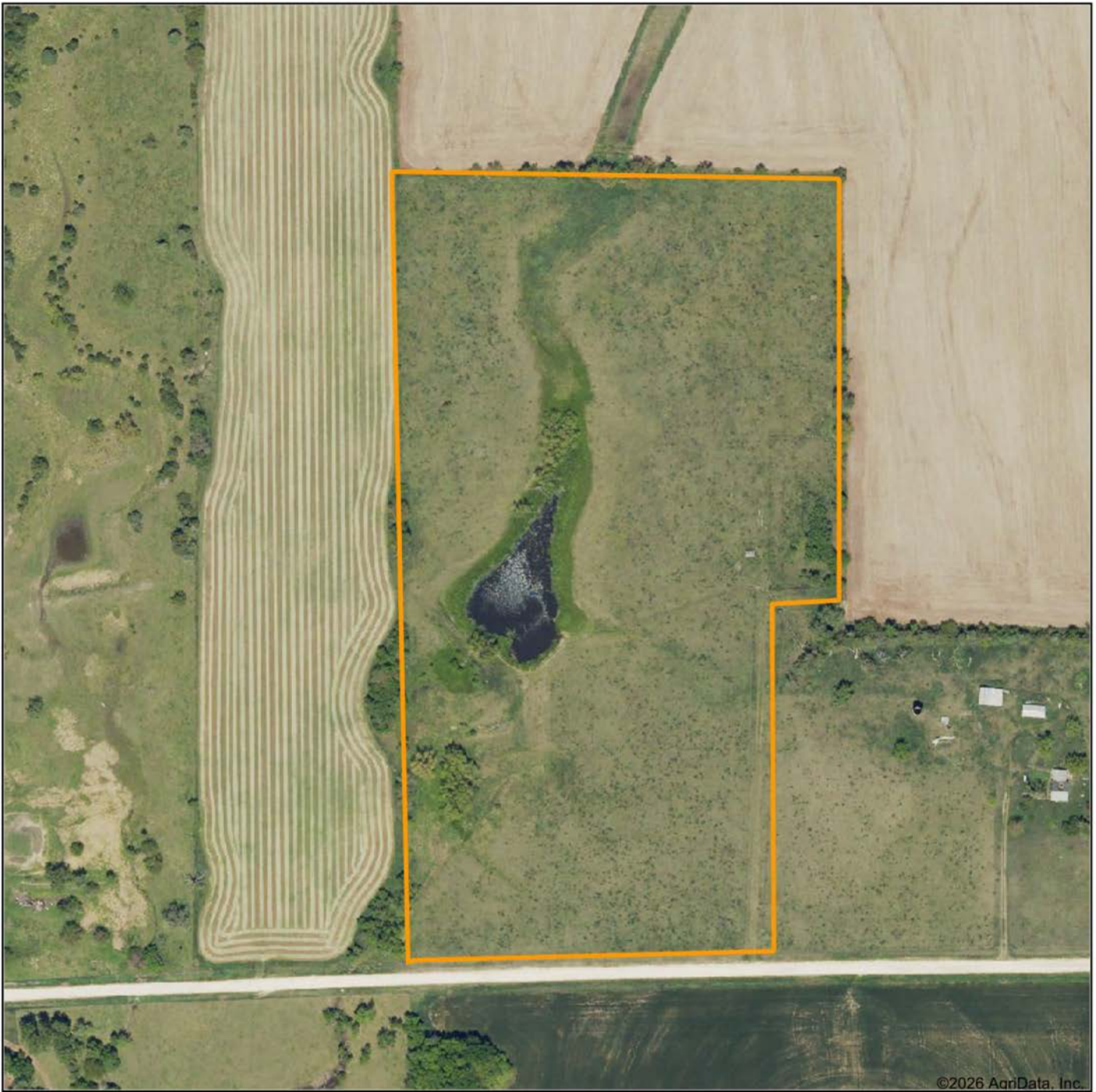
1-ACRE POND



PASTURE WITH PERIMETER FENCING



AERIAL MAP



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Boundary Center: 38° 34' 3.99, -97° 15' 4.02



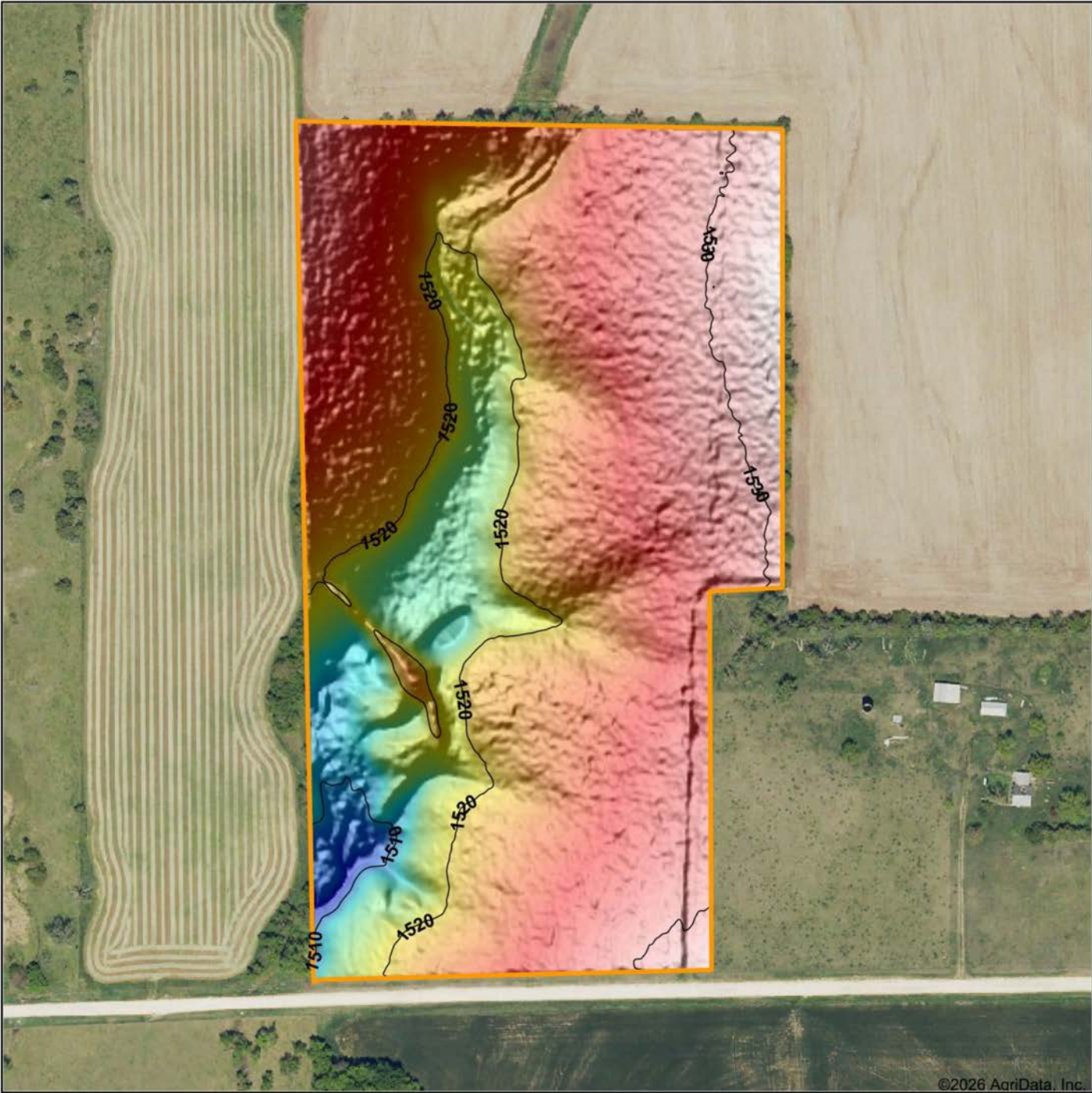
Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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18-17S-2E
Marion County
Kansas



5/13/2026

HILLSHADE MAP



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Low Elevation High



Maps Provided By:



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Source: USGS 1 meter dem
 Interval(ft): 10
 Min: 1,505.6
 Max: 1,532.7
 Range: 27.1
 Average: 1,523.2
 Standard Deviation: 5.28 ft

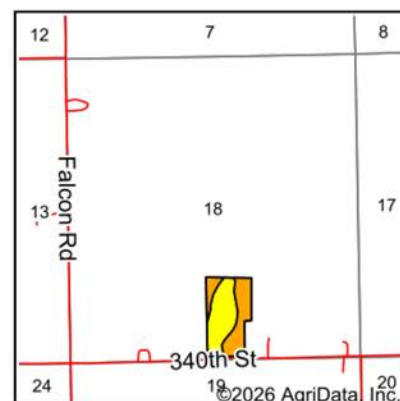
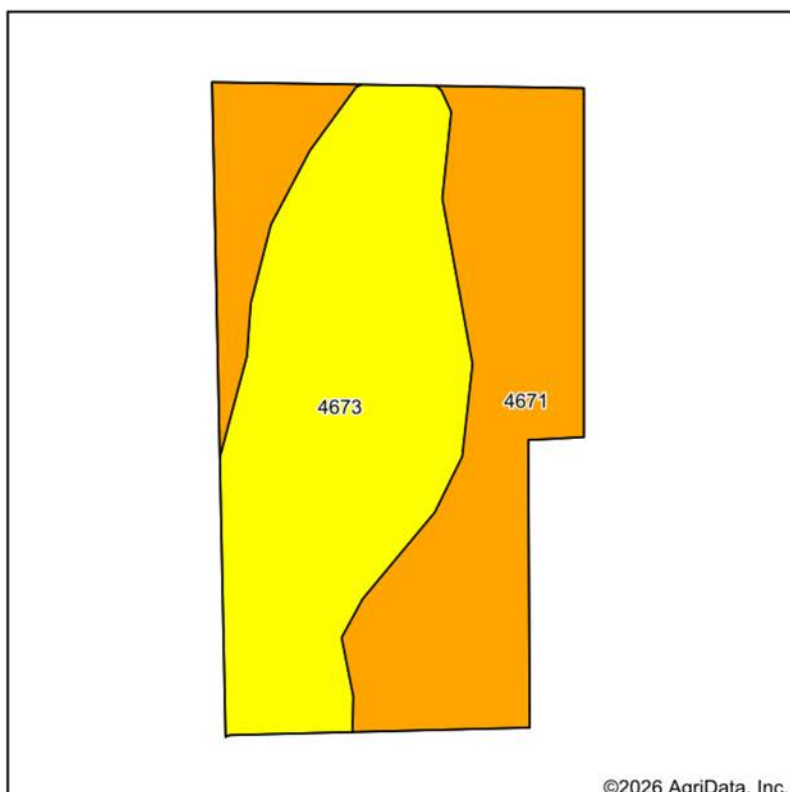


5/13/2026

18-17S-2E
Marion County
Kansas

Boundary Center: 38° 34' 3.99, -97° 15' 4.02

SOILS MAP



State: **Kansas**
 County: **Marion**
 Location: **18-17S-2E**
 Township: **Blaine**
 Acres: **22.59**
 Date: **5/13/2026**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: KS115, Soil Area Version: 23

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
4673	Inwin silty clay loam, 3 to 7 percent slopes	11.73	51.9%		> 6.5ft.	IVe	3550	58	48	57
4671	Inwin silty clay loam, 1 to 3 percent slopes	10.86	48.1%		> 6.5ft.	III s	3585	56	45	55
Weighted Average						3.52	3566.8	*n 57	*n 46.6	*n 56

*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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