

MIDWEST LAND GROUP PRESENTS



10 ACRES  
**RENO COUNTY, KS**

W Boundary Road, Pretty Prairie, Kansas 67570



MIDWEST LAND GROUP IS HONORED TO PRESENT

# 10 ACRE BUILD SITE WEST OF WICHITA

Not often do properties like this become available. This beautiful 10 +/- acre tract is located just 1 mile south of Pretty Prairie, Kansas. With power available along the road and good gravel road frontage, this property offers an outstanding opportunity for your future home, or just a place to enjoy with your friends and family.

The acreage consists of mostly timber, with established trails winding through the center and around the perimeter. Whether you're looking for a secluded homesite tucked deep within the woods or prefer to build in the open area with the timber separated from the home, this property provides multiple options. By clearing some saplings in the center, you could create a completely private build site surrounded by trees.

A wet-weather creek borders the east and south sides of the property, adding wildlife habitat and scenic character without the concerns of being located in a flood zone. Situated in Reno County's unzoned area, there is flexibility for future use and development.

Outdoor enthusiasts will appreciate the wildlife. Deer and upland game have been regularly observed on the property, making it an excellent recreational tract for hunting, nature watching, or simply enjoying the outdoors.

Just 1 mile south of Pretty Prairie, Kansas, this property has rural seclusion and accessibility. Kingman is only 12 miles away for everyday necessities, while Harding Hill Campground at Cheney Reservoir is just 14 miles away for boating, fishing, camping, and outdoor recreation. The town of Cheney is located 23 miles to the southeast, and West Wichita, 21st and Maize Road, can be reached in approximately 41 minutes. Golf enthusiasts will appreciate being only a mile from the 9-hole Pretty Prairie Golf Course, located on the west side of town, and Pretty Prairie hosts Kansas' largest night rodeo every year in July.

Properties like this are rare. To schedule a showing, contact the listing agent, Trevor Stoll at (620) 904-0115.



# PROPERTY FEATURES

COUNTY: **RENO** | STATE: **KANSAS** | ACRES: **10**

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- 10 +/- acres
- Build site
- Recreational property
- Heavily wooded
- Wet-weather drainage creek
- .5 mile west from blacktop
- Good gravel road frontage
- 12 miles to Kingman, KS
- 14 miles to Harding Campground at Cheney Reservoir
- 41 +/- minutes to west Wichita, KS
- 1 mile from Prairie Winds 9-hole golf course



# 10 +/- ACRES

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# BUILD SITE

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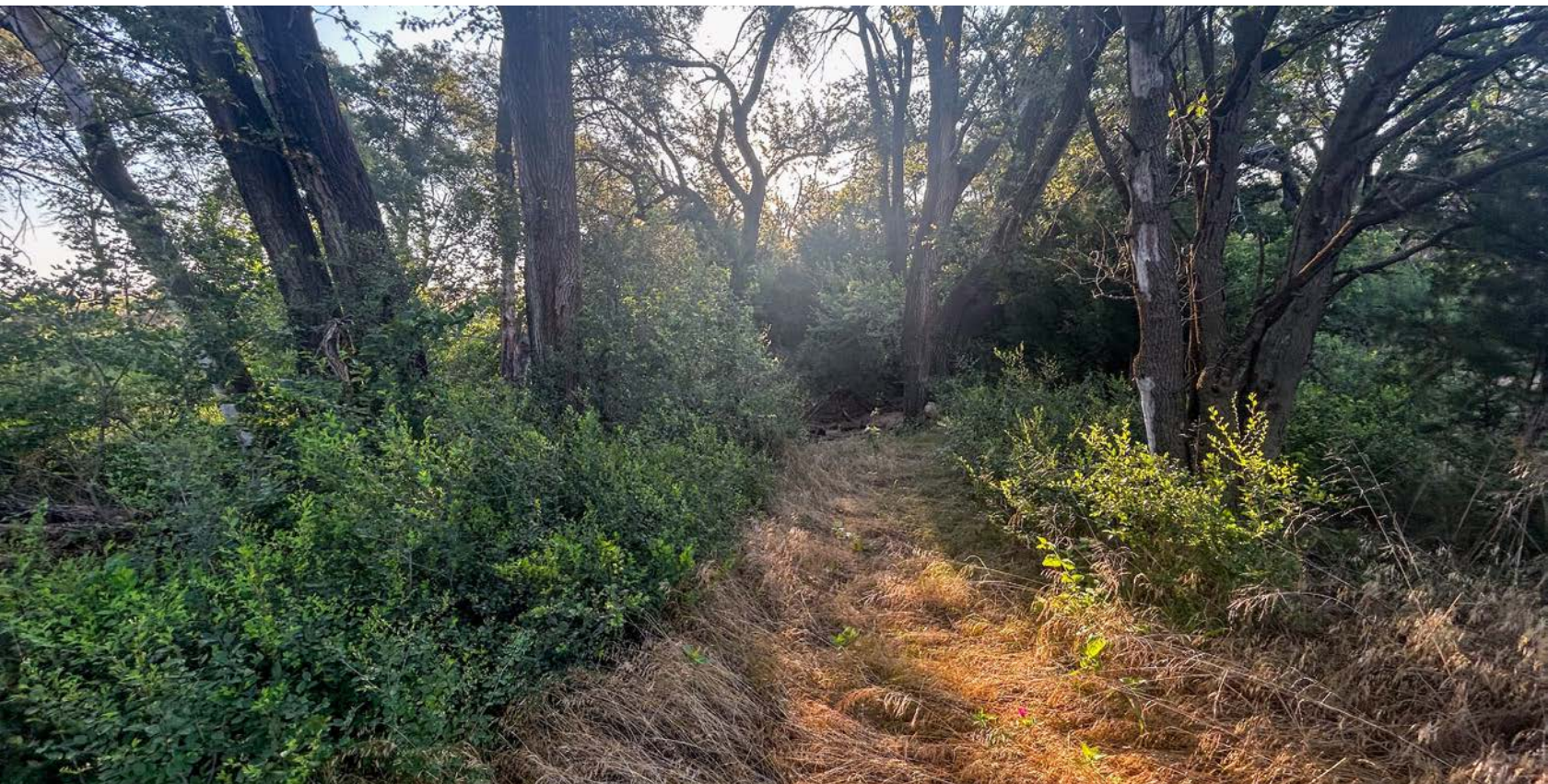
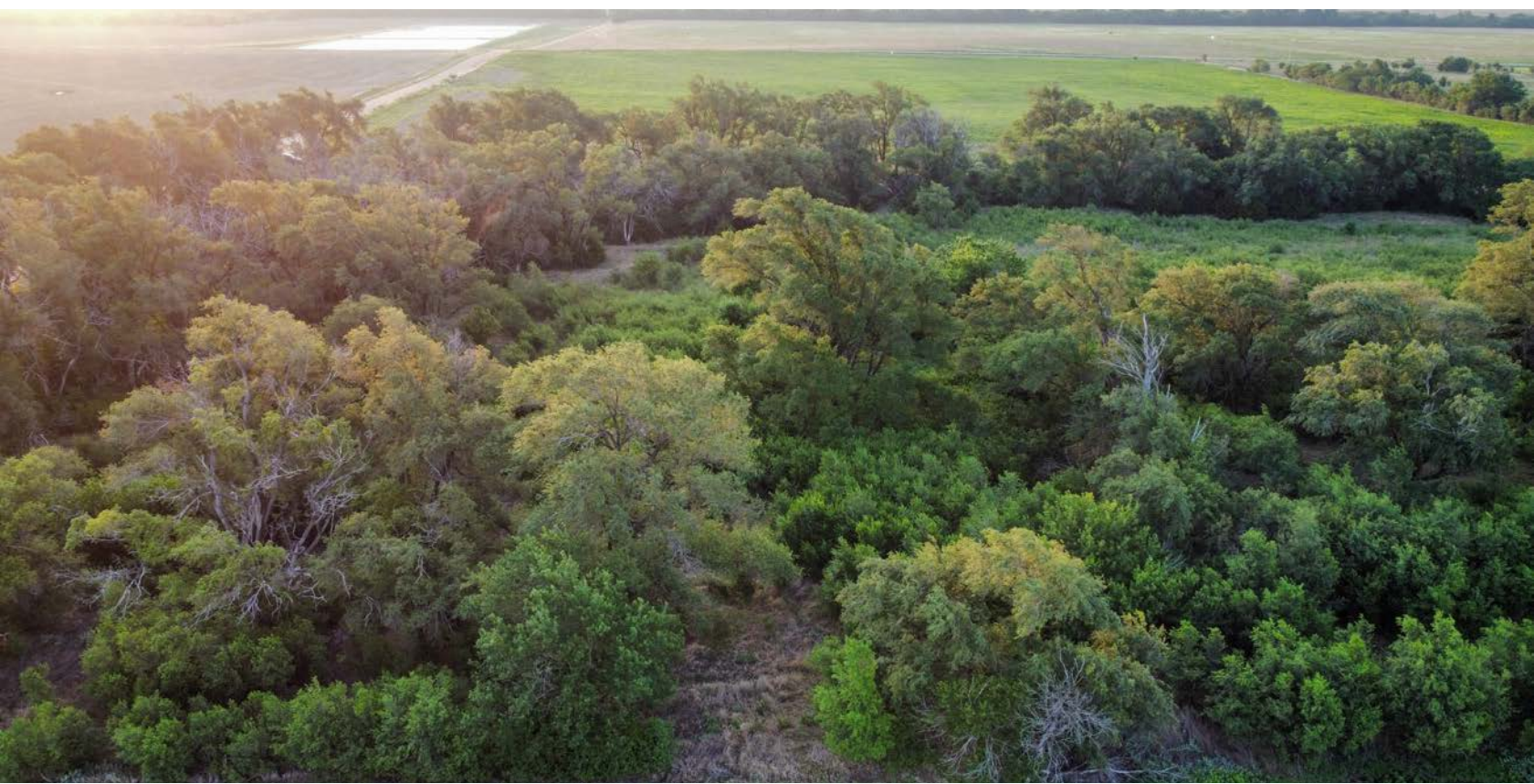
# RECREATIONAL PROPERTY

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# HEAVILY WOODED

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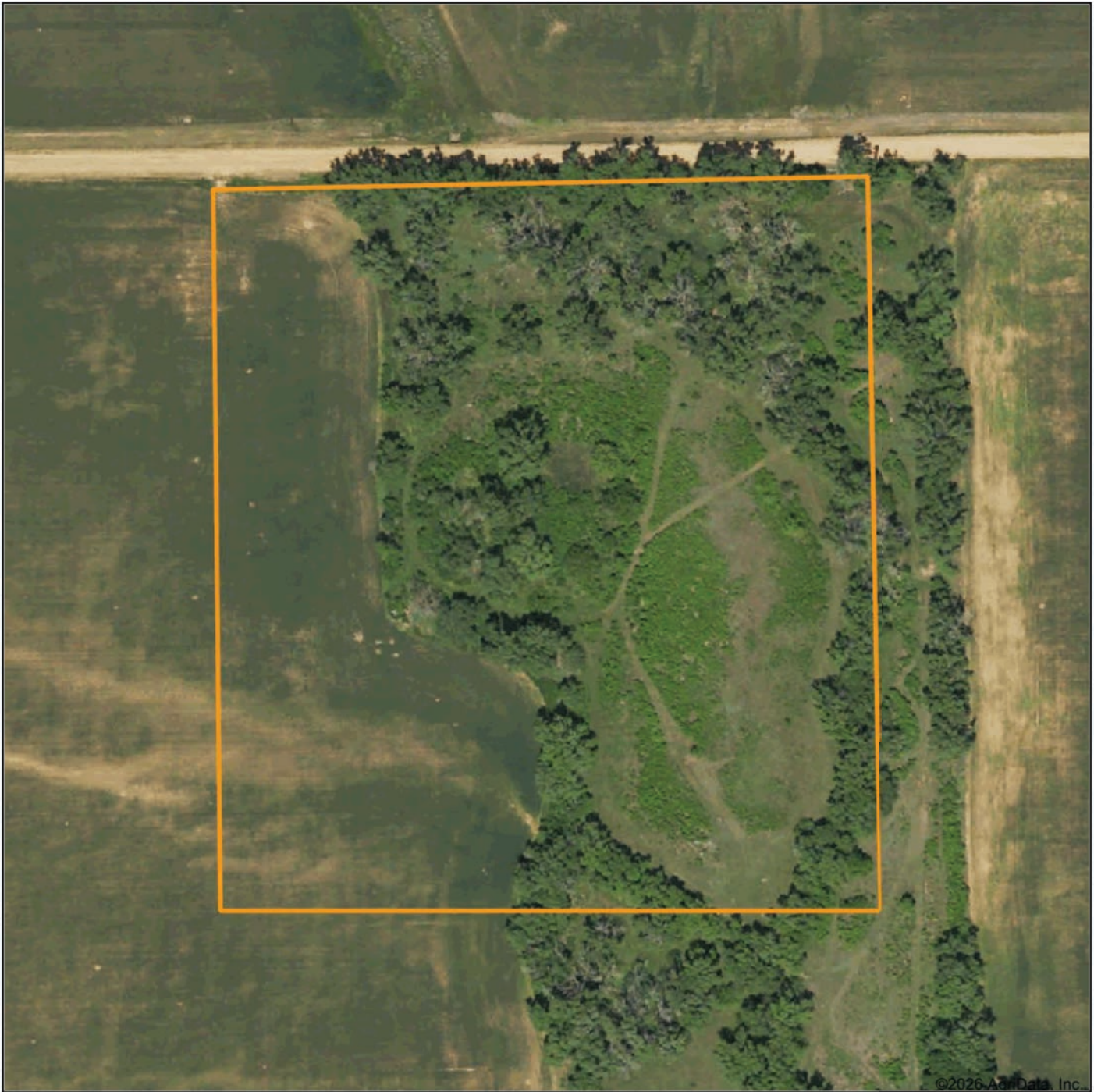


# ADDITIONAL PHOTOS

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# AERIAL MAP



Map Center: 37° 45' 41.66, -98° 1' 56.52

0ft 148ft 297ft



Maps Provided By:



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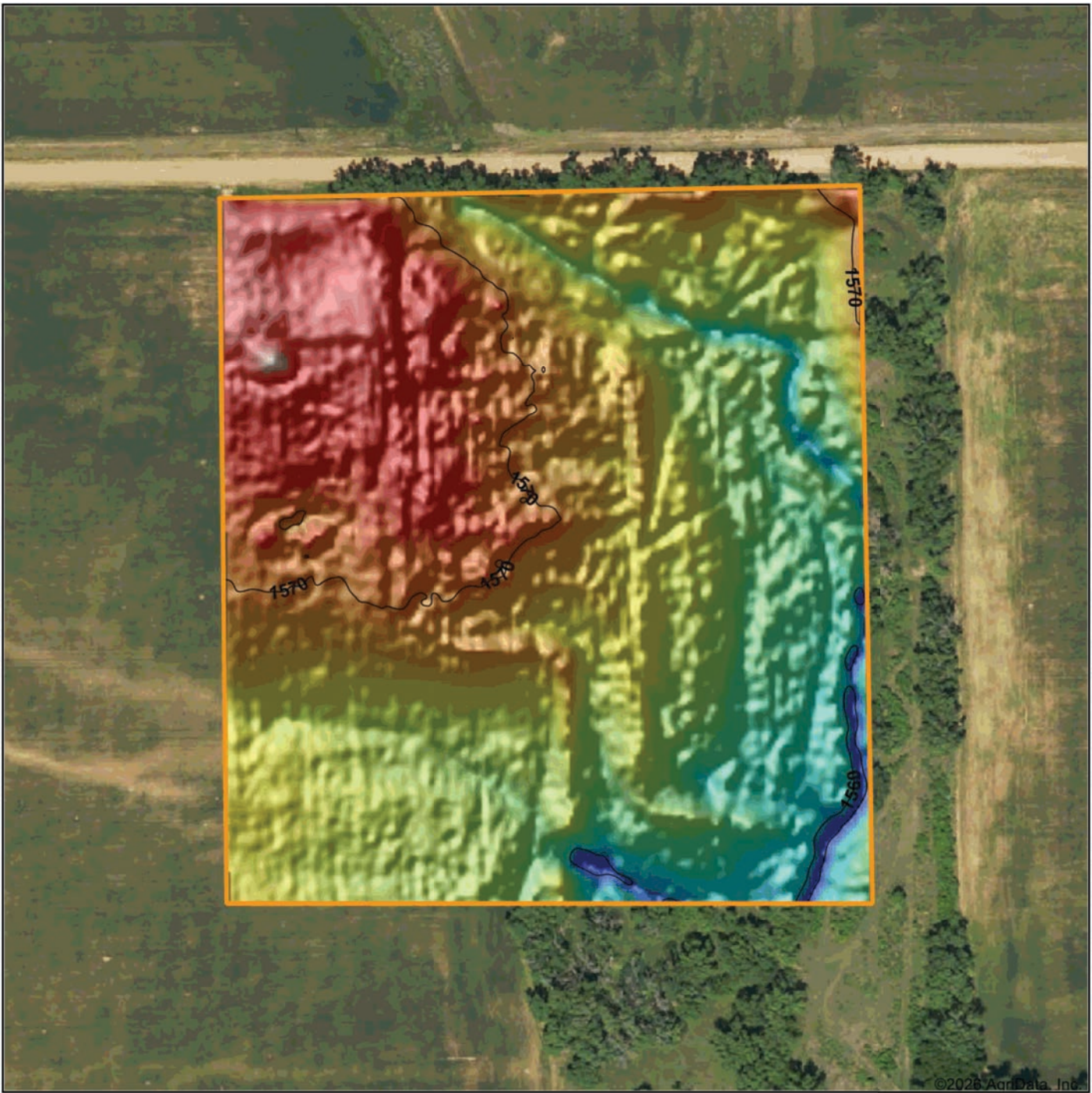
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**25-26S-7W**  
**Reno County**  
**Kansas**



6/8/2026

# HILLSHADE MAP



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Low Elevation High



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Source: USGS 1 meter dem  
Interval(ft): 10  
Min: 1,558.2  
Max: 1,577.0  
Range: 18.8  
Average: 1,567.8  
Standard Deviation: 3.02 ft

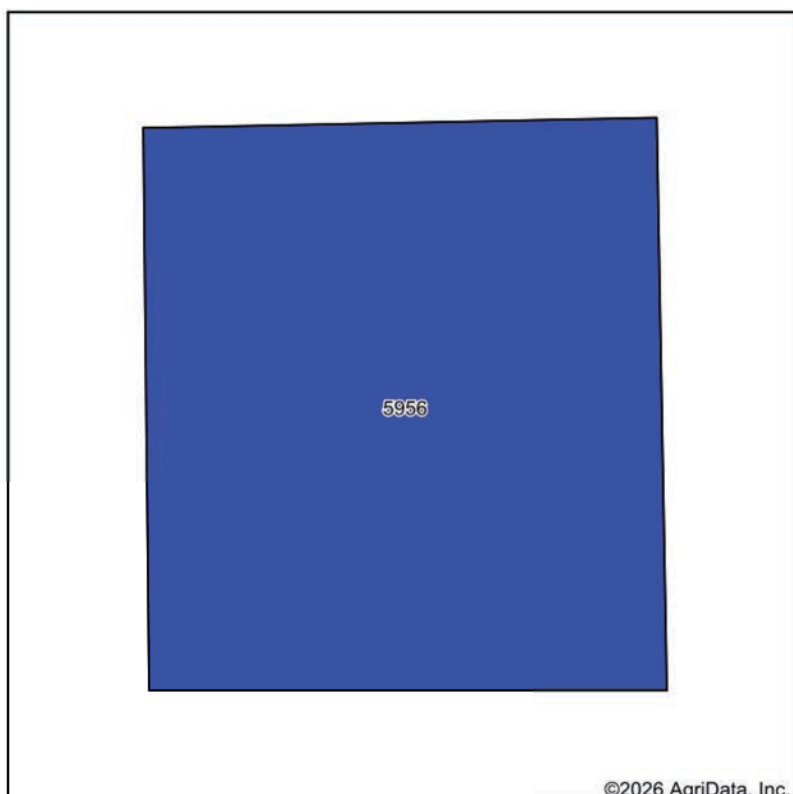


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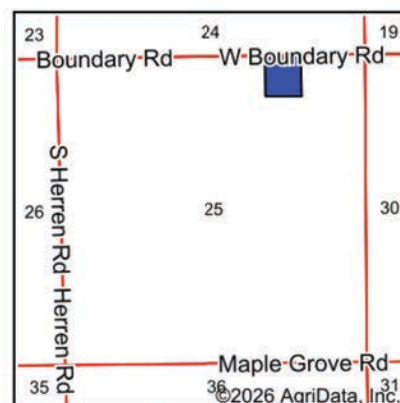
**25-26S-7W**  
**Reno County**  
**Kansas**

Boundary Center: 37° 45' 41.66, -98° 1' 56.52

# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**  
 County: **Reno**  
 Location: **25-26S-7W**  
 Township: **Roscoe**  
 Acres: **10**  
 Date: **6/8/2026**



Maps Provided By:



Area Symbol: KS155, 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
5956	Ghella barger sandy loam, 1 to 3 percent slopes	10.00	100.0%		> 6.5ft.	Ile	3052	52	45	51
<b>Weighted Average</b>						<b>2.00</b>	<b>3052</b>	<b>*n 52</b>	<b>*n 45</b>	<b>*n 51</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

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  
**620.904.0115**  
TStoll@MidwestLandGroup.com



**MidwestLandGroup.com**

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