

MIDWEST LAND GROUP PRESENTS

3 ACRES IN

RENO COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

3 ACRES WITH TREES, VIEWS, AND BUILD POTENTIAL

This property offers an opportunity to build your dream home in a peaceful rural setting. With good gravel road frontage less than a half mile from blacktop access, this property combines the peace of country living with the convenience of Wichita, Kingman, and Hutchinson relatively close.

The tract is primarily open, providing plenty of space for a home, shop, barn, or other improvements. A mature shelterbelt along the west boundary adds privacy, character, and protection from the elements. Located outside the flood zone and situated in Reno County's unzoned area, buyers will appreciate the flexibility this property offers.

Conveniently located just 12 miles from Kingman and 14 miles from Cheney Reservoir, your everyday necessities and outdoor recreation including boating, fishing, and camping is within a short drive. Cheney is only 23 miles away, and west Wichita's shopping and dining amenities are approximately 41 minutes from the property. If you enjoy golfing, Pretty Prairie Golf Course is less than a mile away.

Small-acreage rural homesites are not easy to find. Please contact the listing agent, Trevor Stoll, at (620) 904-0115 or tstoll@midwestlandgroup.com, with any questions or to discuss purchasing.

PROPERTY FEATURES

COUNTY: **RENO** | STATE: **KANSAS** | ACRES: **3**

- Country build site
- Good gravel road frontage
- Open with multiple building locations
- Reno County unzoned district
- Power available at the road
- Outside the flood zone
- 12 miles to Kingman, Kansas
- 14 miles to Harding Hill Campground at Cheney Reservoir
- 41 +/- minutes to west Wichita, Kansas
- 1 mile to Prairie Winds 9-hole golf course



COUNTRY BUILD SITE



TREE ROW ON WEST END

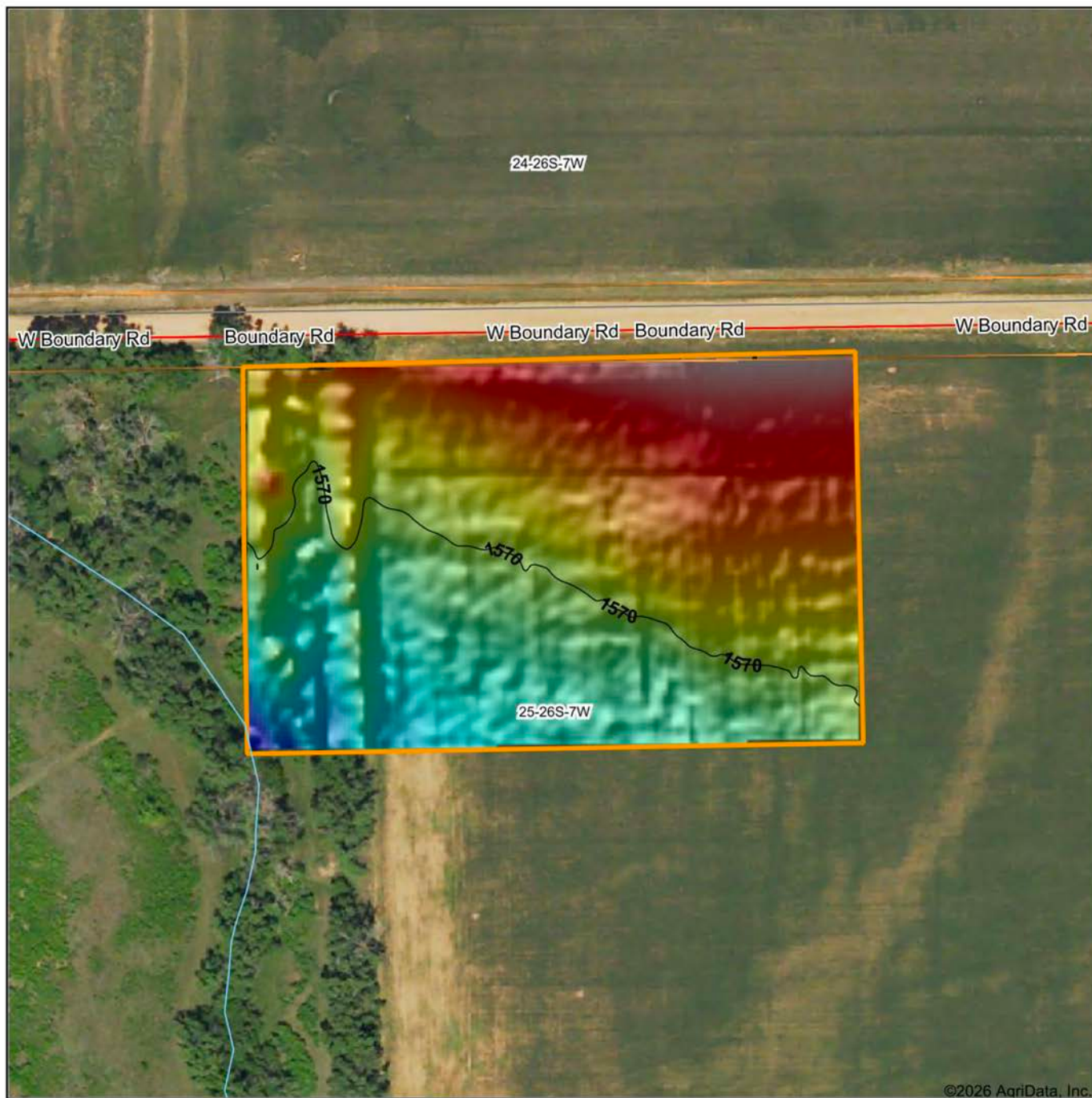


GRAVEL ROAD FRONTAGE

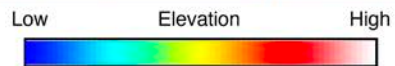
With good gravel road frontage less than a half mile from blacktop access, this property combines the peace of country living with the convenience of Wichita, Kingman, and Hutchinson relatively close.



HILLSHADE MAP



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Maps Provided By:

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Source: USGS 1 meter dem

Interval(ft): 10

Min: 1,564.5

Max: 1,577.3

Range: 12.8

Average: 1,570.9

Standard Deviation: 2.36 ft

0ft 115ft 229ft

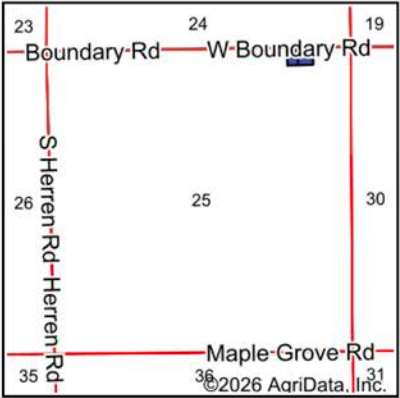
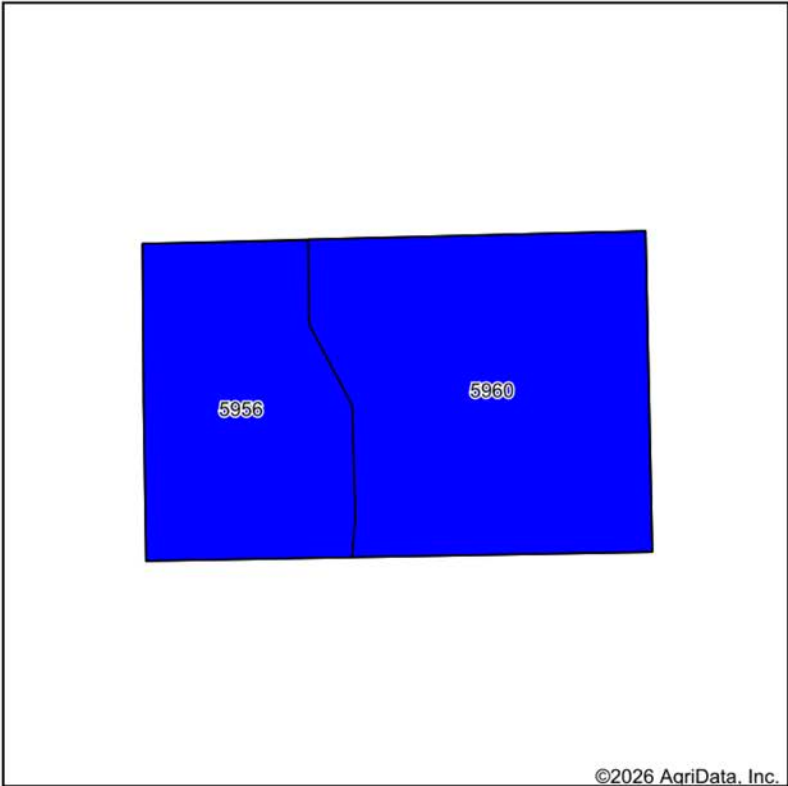


6/22/2026

25-26S-7W
Reno County
Kansas

Boundary Center: 37° 45' 43.69, -98° 1' 49.88

SOILS MAP



State: **Kansas**
County: **Reno**
Location: **25-26S-7W**
Township: **Roscoe**
Acres: **2.97**
Date: **6/22/2026**



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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
5960	Shellabarger-Nalim complex, 1 to 3 percent slopes	1.85	62.3%		> 6.5ft.	Ile	3216	57	47	57
5956	Shellabarger sandy loam, 1 to 3 percent slopes	1.12	37.7%		> 6.5ft.	Ile	3052	52	45	51
Weighted Average						2.00	3154.2	*n 55.1	*n 46.2	*n 54.7

*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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