

MIDWEST LAND GROUP PRESENTS

5 ACRES IN

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# RENO COUNTY KANSAS



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# READY-TO-BUILD 5 +/- ACRE BUILD SITE ON BLACKTOP

If you've been searching for the perfect place to build your dream home in the country, this 5 +/- acre tract just 1 mile south of Pretty Prairie, Kansas deserves a look. Located on blacktop road, this property offers the convenience of easy access while maintaining the peace and quiet of rural living.

The acreage is primarily open, providing a blank canvas for your future homesite, shop, barn, or other improvements. A line of mature trees along the south boundary and the neighboring pasture and timber adds character to the landscape, while leaving the majority of the property open and highly usable. Power is available at the road and located outside of the flood zone. Located in Reno County's unzoned district, buyers will appreciate the flexibility this property offers. Whether you're looking to build now or invest in land for the future, this tract provides an excellent opportunity in a desirable rural setting.

Located just 1 mile south of Pretty Prairie, Kansas, this property offers an ideal rural setting with convenient access to nearby communities and recreational opportunities. Kingman is only 12 miles away, while Harding Hill Campground at Cheney Reservoir is just 14 miles from the property, providing easy access to boating, fishing, camping, and outdoor recreation. Cheney is located 23 miles away, and west Wichita, including the Maize Road shopping and dining corridor, can be reached in approximately 41 minutes. Golf enthusiasts will also appreciate being just a mile from the Pretty Prairie Golf Course, a well-maintained 9-hole course on the west side of town.

Small-acreage build sites are increasingly difficult to find. Schedule a private tour with the listing agent, Trevor Stoll, today. (620) 904-0115 or [Tstoll@midwestlandgroup.com](mailto:Tstoll@midwestlandgroup.com).

## PROPERTY FEATURES

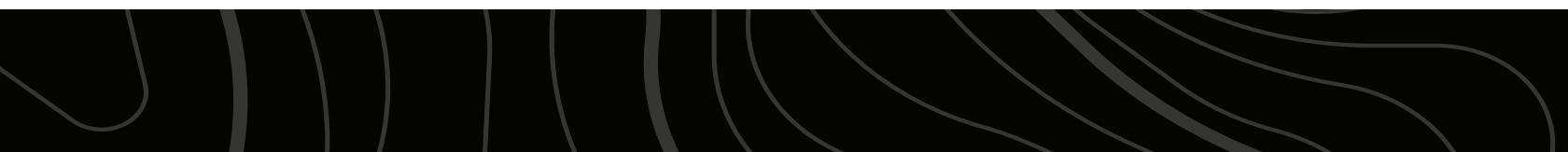
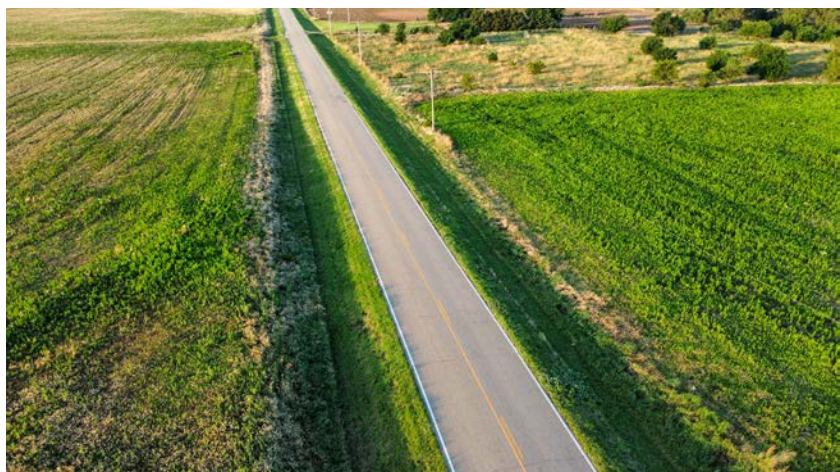
COUNTY: **RENO** | STATE: **KANSAS** | ACRES: **5**

- Excellent country build site
- Located on a blacktop road
- Open terrain with multiple building locations
- Reno County unzoned district
- Power available at the road
- Ideal for a home, shop, or small acreage lifestyle
- Outside the flood zone
- 12 miles to Kingman, Kansas
- 14 miles to the Harding Hill Campground at Cheney Reservoir
- 41 +/- minutes to west Wichita, Kansas
- 1 mile to Prairie Winds 9-hole golf course

# 5 +/- ACRES READY TO BUILD

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# BLACKTOP FRONTAGE

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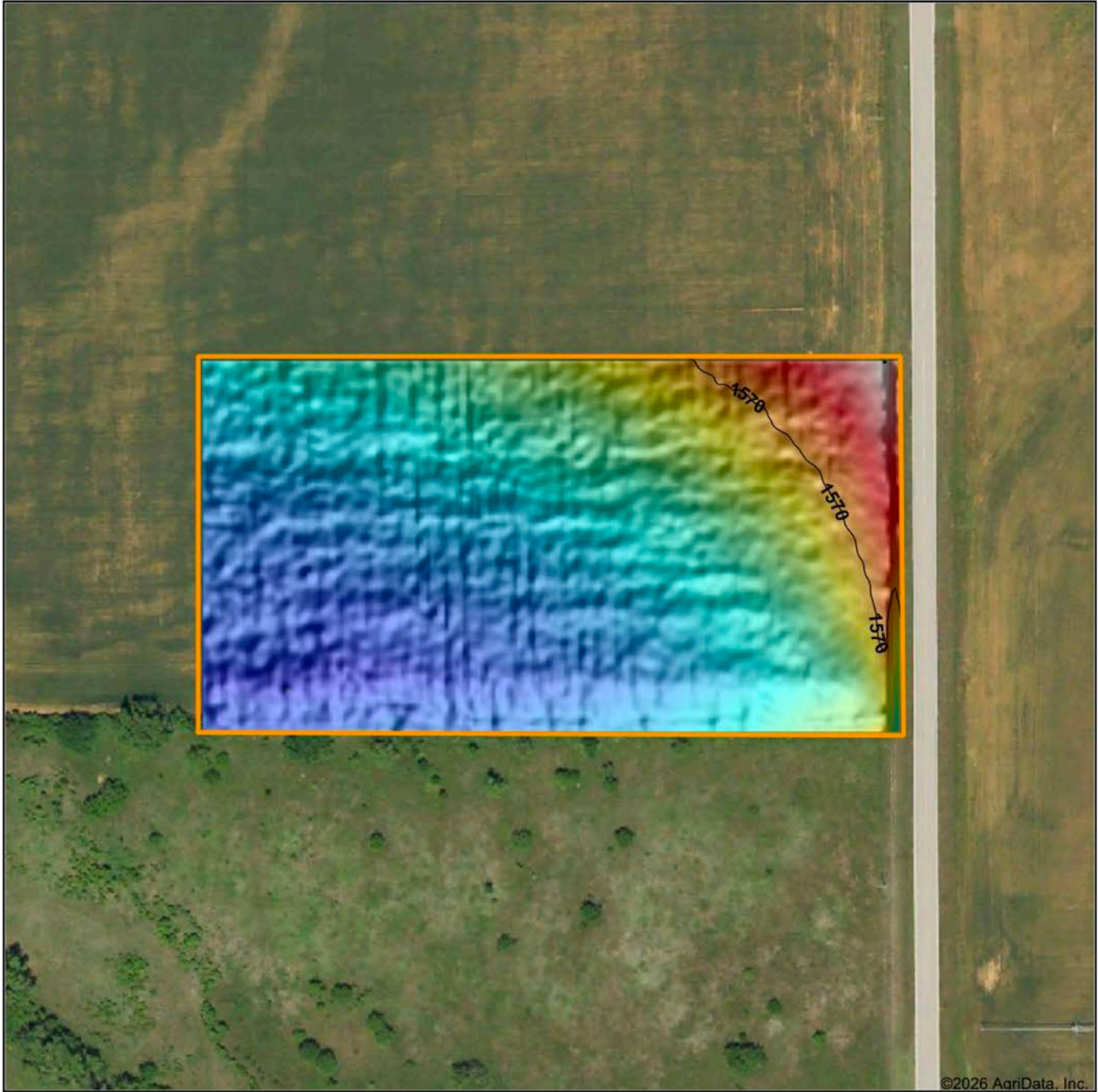


# OPEN TERRAIN WITH A SCENIC BACKDROP

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# HILLSHADE MAP



Low Elevation High



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 10

Min: 1,563.6

Max: 1,574.3

Range: 10.7

Average: 1,566.5

Standard Deviation: 2.13 ft

0ft 141ft 282ft

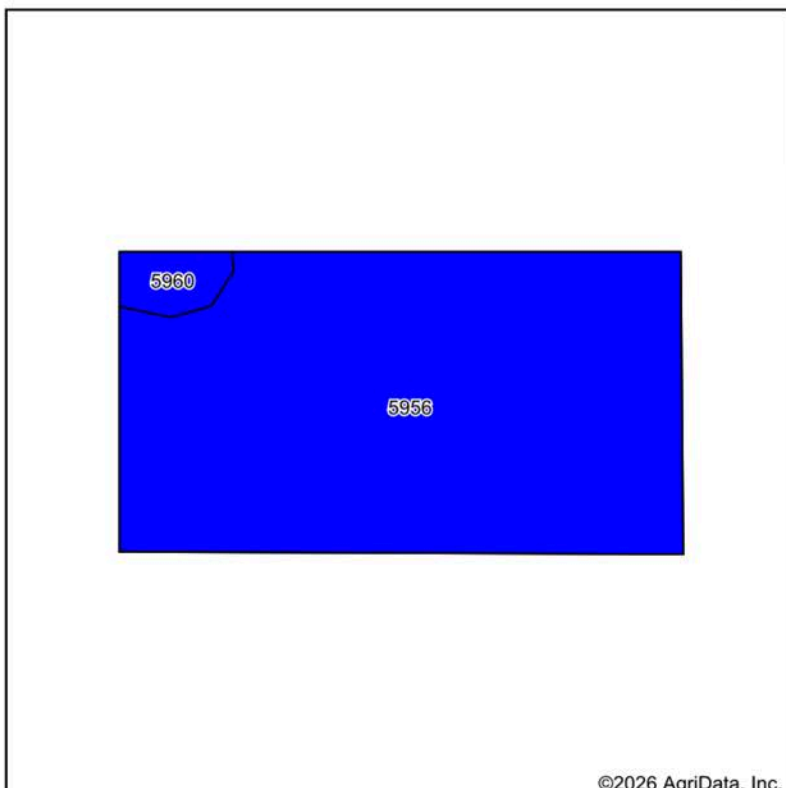


6/8/2026

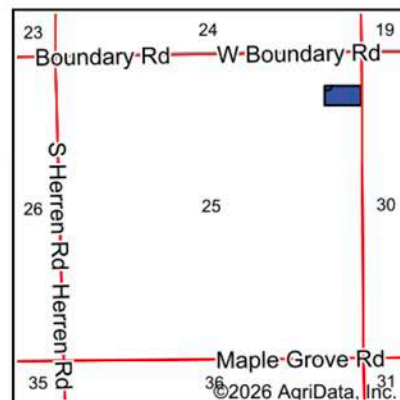
25-26S-7W  
Reno County  
Kansas

Boundary Center: 37° 45' 37.76, -98° 1' 43

# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**  
 County: **Reno**  
 Location: **25-26S-7W**  
 Township: **Roscoe**  
 Acres: **5.01**  
 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	Shellabarger sandy loam, 1 to 3 percent slopes	4.82	96.2%		> 6.5ft.	Ile	3052	52	45	51
5960	Shellabarger-Nalim complex, 1 to 3 percent slopes	0.19	3.8%		> 6.5ft.	Ile	3216	57	47	57
<b>Weighted Average</b>						<b>2.00</b>	<b>3058.2</b>	<b>*n 52.2</b>	<b>*n 45.1</b>	<b>*n 51.2</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

# OVERVIEW MAP

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# 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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