

MIDWEST LAND GROUP PRESENTS

80 ACRES IN

STAFFORD COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

STAFFORD COUNTY FARMLAND WITH IMMEDIATE POSSESSION

Located south of St. John, Kansas, this 80 +/- acre tract offers a convenient location and good county road access. The property is located at the curve of SW 30th Street and SW 30th Avenue, approximately 3 miles south of Highway 50, and 2.5 miles west of Highway 281.

The farm features gently sloping terrain and carries an overall NCCPI rating of 50.23. The property is currently in wheat stubble and is available for immediate possession upon closing, subject to the current tenant being reimbursed for expenses related to the preparation of next year's corn crop. This provides the new owner an opportunity to incorporate the acreage into their farming operation without delay.

The predominant soil on the property is Class 2 Solvay loamy fine sand, 0 to 2 percent slopes, comprising approximately 50.76 acres, or 63.57% of the tract. Additional soils include Class 3 Hayes-Turon complex, Class 2 Shellabarger-Nalim complex, and Class 3 Hayes-Solvay loamy fine sands. These soil classes and compositions provide a useful representation of the tract's agricultural characteristics, while the gentle slopes contribute to the overall accessibility and usability of the ground.

This farm could have the potential to be enrolled in the Conservation Reserve Program (CRP) in the future, which could provide an opportunity to establish and enhance habitat through native grasses and other conservation plantings. If enrolled and managed appropriately, the resulting cover could improve nesting and wintering habitat for upland game birds, potentially making the property an increasingly attractive upland bird hunting tract over time.

The legal description is the N/2 of the NW/4 of Section 6, Township 25 South, Range 13 West, Stafford County, Kansas. This 80 +/- acre tract offers a desirable combination of location, accessibility, gently rolling terrain, and established agricultural use. With frontage along a well-maintained gravel road, convenient proximity to both Highway 50 and Highway 281, and immediate possession available upon closing, this property is well suited for a farmer looking to add more dirt to their operation. This property is being offered as surface rights only; no mineral rights are included in the sale. For any questions, contact the listing agent, Trevor Stoll at (620) 904-0115.

PROPERTY FEATURES

COUNTY: **STAFFORD** | STATE: **KANSAS** | ACRES: **80**

- N/2 NW/4 S6, T25, R13
- Great access to Highway 50 and Highway 281
- Class 2 & 3 soils
- NCCPI 50.23
- Immediate possession available subject to tenants expense reimbursement
- Good gravel road frontage
- Surface rights only
- 3 miles to Highway 50
- 2.5 miles to Highway 281
- 8.5 miles to Saint John, KS
- 12 miles to Macksville, KS
- 14 miles to Stafford, KS

80 +/- ACRES OF QUALITY FARMLAND

The farm features gently sloping terrain and carries an overall NCCPI rating of 50.23. The property is currently in wheat stubble and is available for immediate possession upon closing.



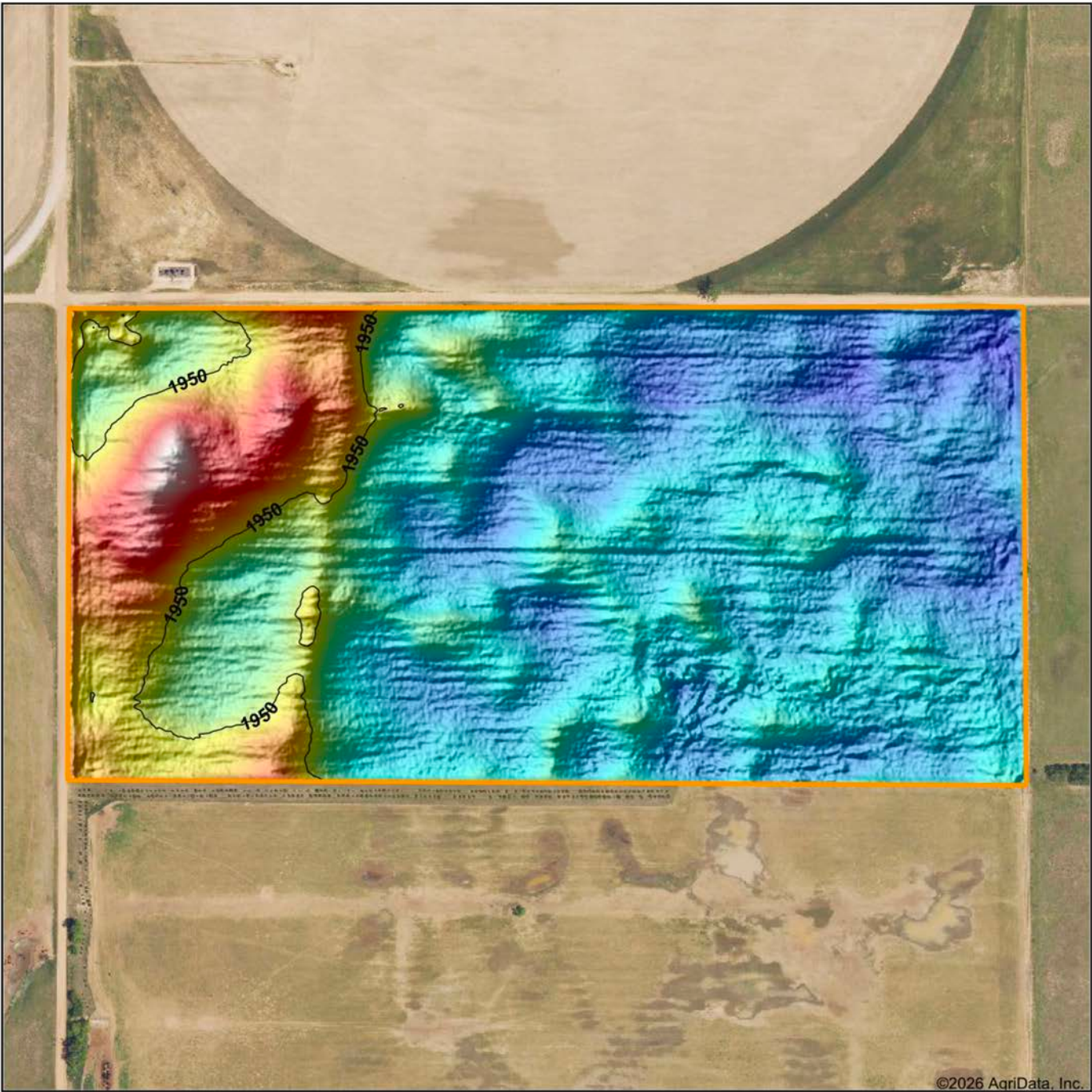
CLASS 2 & 3 SOILS



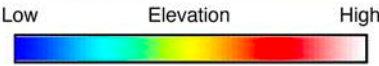
GOOD GRAVEL ROAD FRONTAGE



HILLSHADE MAP



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Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
Interval(ft): 10
Min: 1,943.1
Max: 1,957.4
Range: 14.3
Average: 1,947.4
Standard Deviation: 2.69 ft

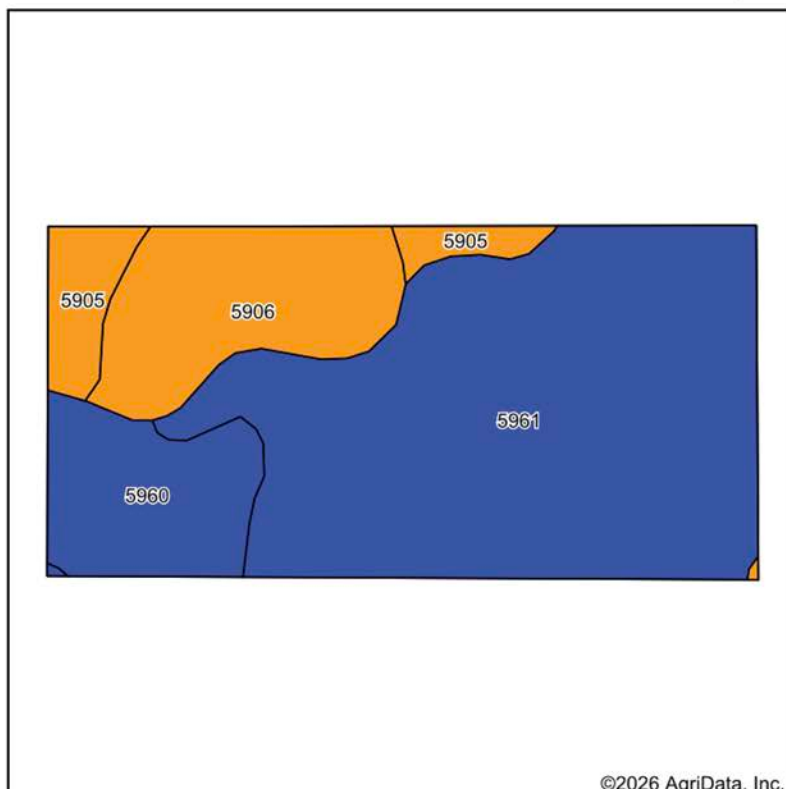
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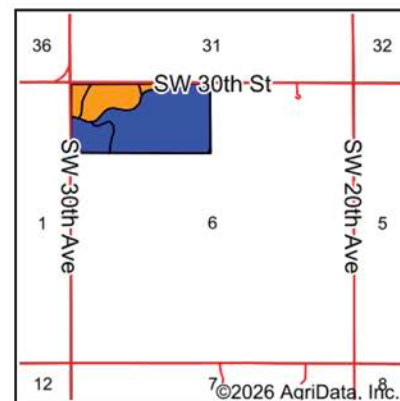
6-25S-13W
Stafford County
Kansas

Boundary Center: 37° 54' 38.55, -98° 47' 53.16

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Stafford**
 Location: **6-25S-13W**
 Township: **Rose Valley**
 Acres: **78.34**
 Date: **8/11/2026**



Maps Provided By:



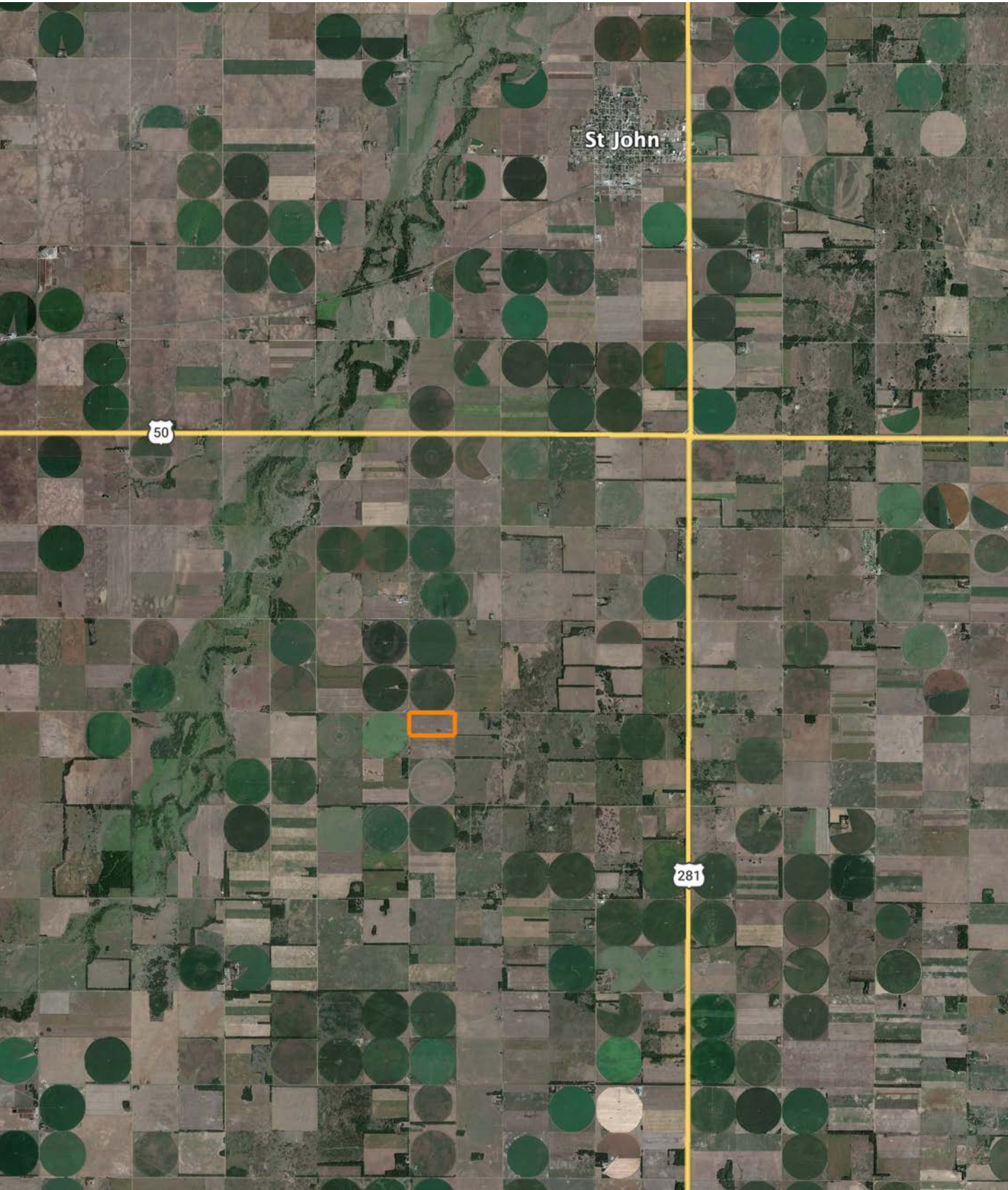
Area Symbol: KS185, Soil Area Version: 22

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
5961	Solvay loamy fine sand, 0 to 2 percent slopes	49.89	63.7%		> 6.5ft.	Ile	5750	50	49	50
5906	Hayes-Turon complex, 0 to 5 percent slopes	13.23	16.9%		> 6.5ft.	IIle	3240	49	45	49
5960	Shellabarger-Nalim complex, 1 to 3 percent slopes	10.20	13.0%		> 6.5ft.	Ile	3216	57	47	57
5905	Hayes-Solvay loamy fine sands, 0 to 5 percent slopes	5.02	6.4%		> 6.5ft.	IIle	4276	50	46	50
Weighted Average						2.23	4901.7	*n 50.7	*n 47.9	*n 50.7

*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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