MIDWEST LAND GROUP PRESENTS

151.31 ACRES IN

McPHERSON COUNTY
KANSAS



MIDWEST LAND GROUP

MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

FERTILE TILLABLE GROUND NEAR INMAN

Located northwest of Inman, Kansas, at the corner of Chisholm Road and 2nd Avenue, this 151.31 acre tract offers a solid opportunity to add productive McPherson County farmland to your operation or investment portfolio. For the land investor looking to put capital into a stable, income-producing asset while hedging against inflation, this farm offers an annual return of approximately 3%, along with the potential for long-term land appreciation and wealth preservation.

According to FSA records, the farm contains 150.34 acres of farmland. The property carries an average NCCPI rating of 65.68, with the majority of the soils consisting of Class II Crete silt loam with 0–1% and 1–3% slopes. The farm lies relatively flat overall, with a couple of terraces and a waterway on the east side.

The ground is currently in corn stubble. The tenant intends to plant the farm back to wheat, with possession available to the buyer following the 2027 wheat harvest.

Access is excellent, with good gravel road frontage along both the west and south sides of the property. Blacktop is just a couple of miles away in each direction. Power is located along the west road, adding potential for a future equipment or storage building. The established shelterbelt on the west end may also provide an attractive setting for a potential homesite.

The property is located approximately 8 miles from Inman, 17 miles from McPherson, 20 miles from Hutchinson, and 17 miles from Little River.

With nearly all of the acreage in farmland, predominantly Class II soils, level topography, good road access, and potential for future improvements, this is a versatile tract in a strong agricultural area of McPherson County.

If you're interested in the farm, contact the listing agent, Trevor Stoll, at (620) 904-0115.

PROPERTY FEATURES

COUNTY: **McPHERSON** | STATE: **KANSAS** | ACRES: **151.31**

- Class 2 Crete silt loam
- NCCPI 65.68
- Minimal slopes
- Possession after 2027 wheat harvest
- Great access
- Power available along west road
- 8 miles from Inman, KS
- 17 miles from McPherson, KS
- 17 miles from Little River, KS
- 20 miles from Hutchinson, KS

EXCELLENT ACCESS





CLASS 2 CRETE SILT LOAM - NCCPI 65.68







AERIAL MAP



Boundary Center: 38° 15' 51.42, -97° 53' 1.3

0ft 495ft 990ft

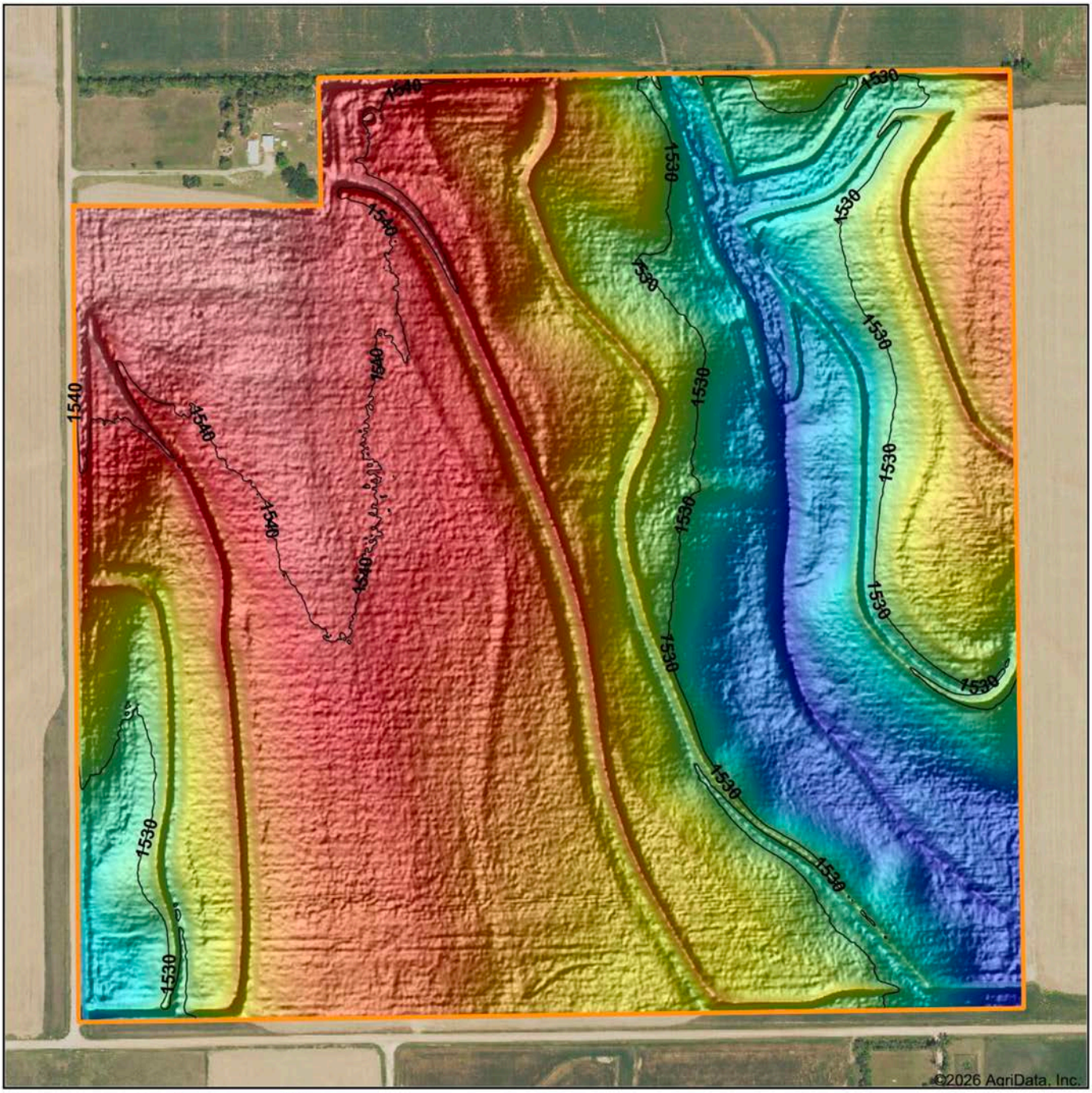
33-20S-5W
McPherson County
Kansas

N
W E
S

9/18/2026

Maps Provided By:
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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:	1,520.9
Max:	1,545.3
Range:	24.4
Average:	1,533.6
Standard Deviation:	5.45 ft

0ft 427ft 855ft

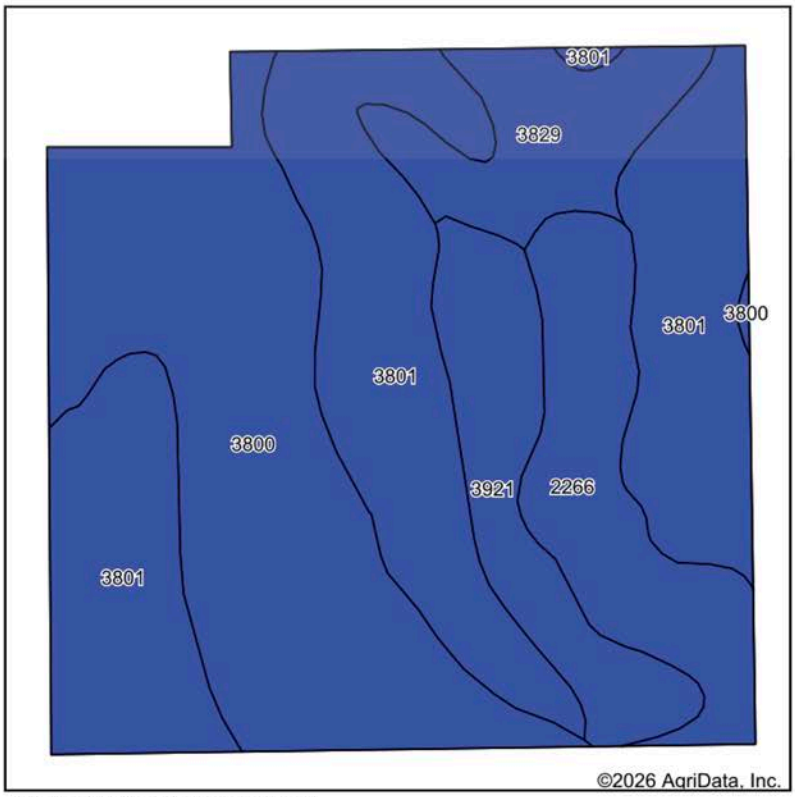
N W E S

9/18/2026

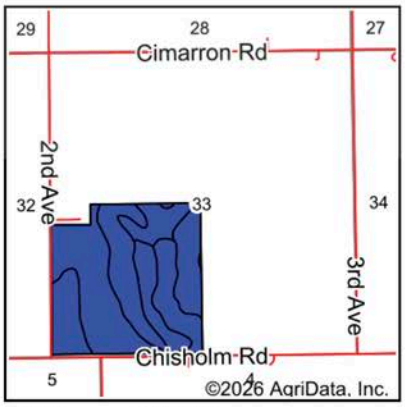
33-20S-5W
McPherson County
Kansas

Boundary Center: 38° 15' 51.42, -97° 53' 1.3

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **McPherson**
Location: **33-20S-5W**
Township: **Hayes**
Acres: **149.56**
Date: **9/18/2026**

Maps Provided By:
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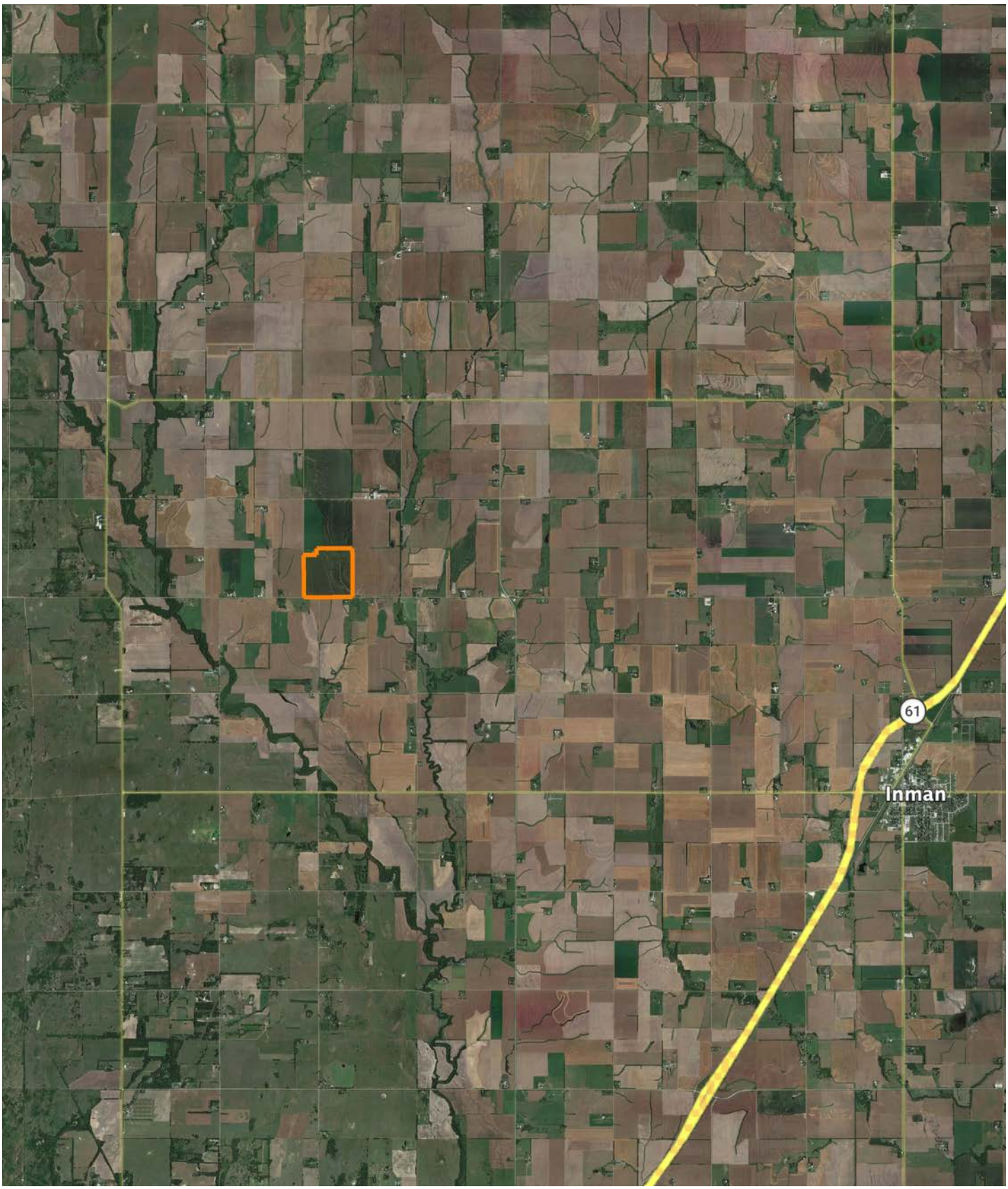
N W E S

Area Symbol: KS113, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
3801	Crete silt loam, 1 to 3 percent slopes, loess plains and breaks	59.90	40.1%		IIe	3650	64	55	60	64
3800	Crete silt loam, 0 to 1 percent slopes, loess plains and breaks	45.79	30.6%		IIs	3580	65	57	61	65
2266	Tobin silt loam, occasionally flooded	17.66	11.8%		IIw	5875	83	64	64	83
3921	Smolan silty clay loam, 1 to 3 percent slopes	14.22	9.5%		IIe	4905	65	62	63	65
3829	Crete silty clay loam, 1 to 3 percent slopes, eroded	11.99	8.0%		IIe	3635	56	49	54	56
			Weighted Average		**2.00**	**4009.4**	***n 66**	***n 56.9**	***n 60.6**	***n 66**

*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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