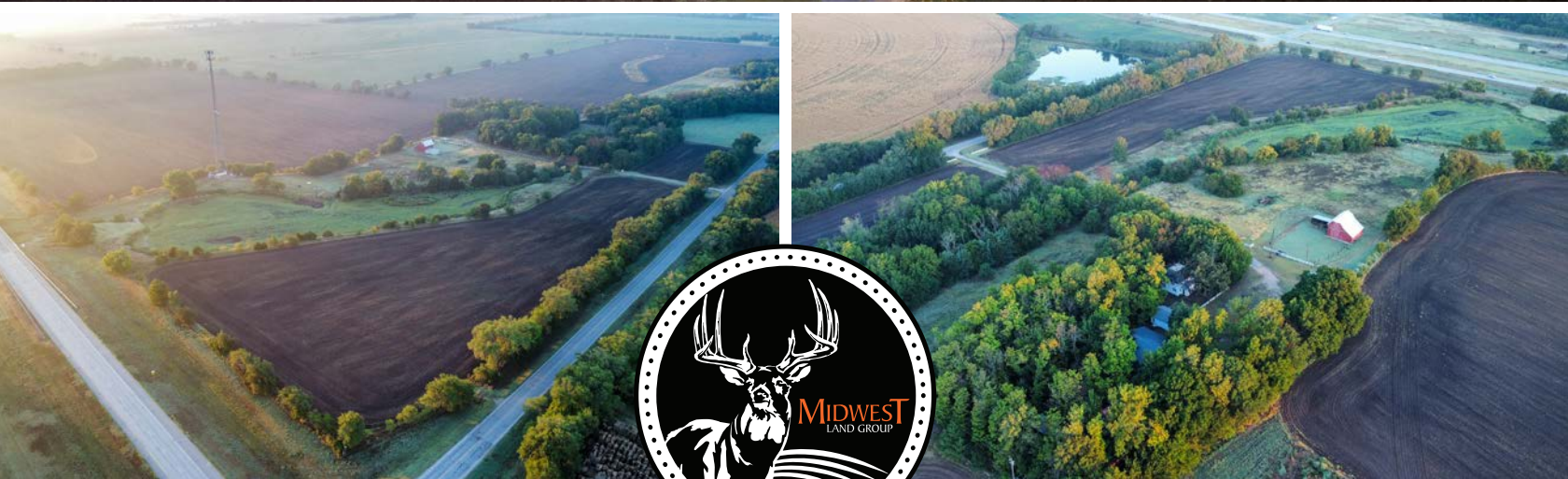


MIDWEST LAND GROUP PRESENTS

22 ACRES IN

RENO COUNTY KANSAS



SOUTH HAVEN ROAD, HAVEN, KANSAS 67543

MIDWEST LAND GROUP IS HONORED TO PRESENT

THE 22 +/- ACRE HOMESITE YOU'VE BEEN SEARCHING FOR

Properties like this are the ones everyone seems to be searching for, and they rarely become available. Located at the corner of blacktop, Haven Road and K-96 Highway, this 22 +/- acre tract offers an incredibly hard-to-find combination of location, mature trees, improvements, utilities, pasture, tillable ground, water features, and recreational potential.

From the moment you enter the long, gated driveway, you can see what makes this property special. Mature trees create a beautiful setting around the existing improvements, and the drive into the property can be absolutely breathtaking at sunrise. Wet-weather Gar Creek winds through the west end of the tract, while a pond that typically holds water following heavier rains adds even more character. Near the pond is an established picnic and camping area, creating a great place to spend evenings and weekends outdoors with your family.

The property includes fenced pasture along with Class I tillable acreage, giving a future owner several options for livestock, agricultural income, recreation, or simply additional space around a future home.

Existing improvements include a 40'x40' shop, 32'x20' red barn, 24'x20' detached garage, and multiple lean-to storage buildings. A water well, electric service, propane tank, and septic system are also currently on site.

The property includes an approximately 1,560 square foot, 3 bedroom, 1.5 bath farmhouse built in 1900. The home needs extensive work and could potentially be renovated, but the property may be best suited for a buyer looking to remove the existing residence and take advantage of the setting to build a new home.



For someone dreaming of a new country home, this tract offers many of the features that can be incredibly difficult to find in one property, let alone on 22 +/- acres. Mature trees, a long private drive, existing outbuildings, utilities already on site, pasture, tillable ground, a pond, creek, convenient access, and all amenities within a very reasonable drive. Location is another major selling point. The property is within the Haven Public School District and offers quick access to K-96, approximately 18 minutes from Hutchinson, 34 minutes from downtown Wichita, just a couple of minutes from Haven, and 6.5 miles from Yoder.

There is recreational upside as well. Increasing whitetail deer activity on the property creates hunting potential, while the creek, pond area, trees, and open ground provide additional opportunities to enjoy the outdoors right at home.

The tract is located within an ETJ zoning area, with zoning and planning jurisdiction associated with the

city of Haven. Buyers should independently verify zoning, building requirements, permitted uses, and any necessary approvals for their intended plans.

A cell tower is located near the northeast corner of the property. The existing ingress easement associated with the cell tower will transfer with the land; however, the sellers will retain the existing cell tower lease and all associated lease income.

This is more than another small acreage tract. It is an opportunity to take an already beautiful country setting and make it your own. Properties offering this combination of acreage, mature trees, improvements, utilities, recreation, and location are extremely difficult to find. This property will not last long. Get in contact with the listing agent today to get your questions answered and to schedule a showing. Contact the listing agent, Trevor Stoll, at (620) 904-0115.

PROPERTY FEATURES

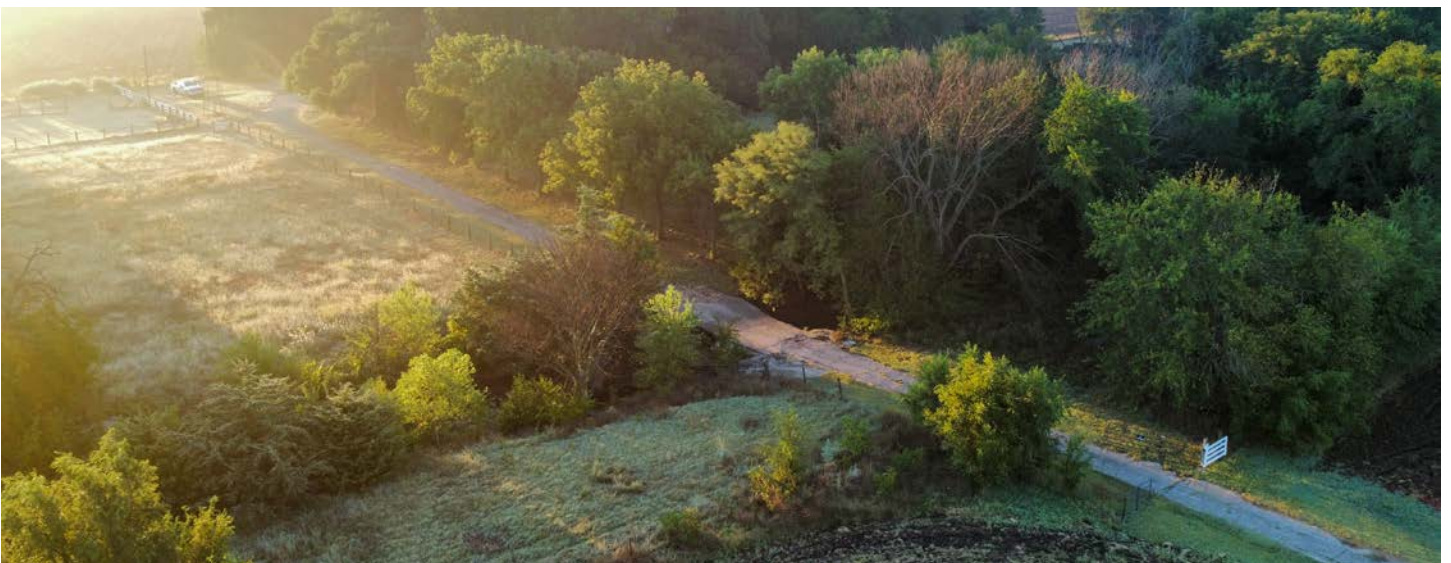
COUNTY: **RENO** | STATE: **KANSAS** | ACRES: **22**

- Final acreage TBD by survey
- Rare offering
- Build potential
- Gar Creek
- Pond
- Fenced pasture
- Class I tillable acreage
- Blacktop frontage
- 3 bed, 1.5 bath farmhouse built in 1900
- 40'x40' shop
- 32'x20' red barn
- 24'x20' garage
- Multiple lean-tos
- Utilities on site
- Haven School District
- 2 minutes to Haven, KS
- 7 minutes to Yoder, KS
- 18 minutes to Hutchinson, KS
- 34 minutes to downtown Wichita, KS

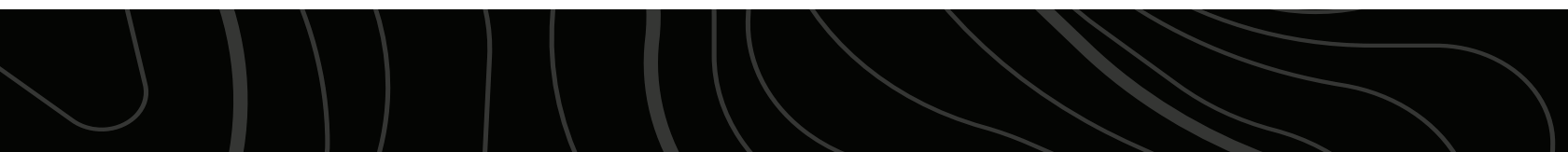
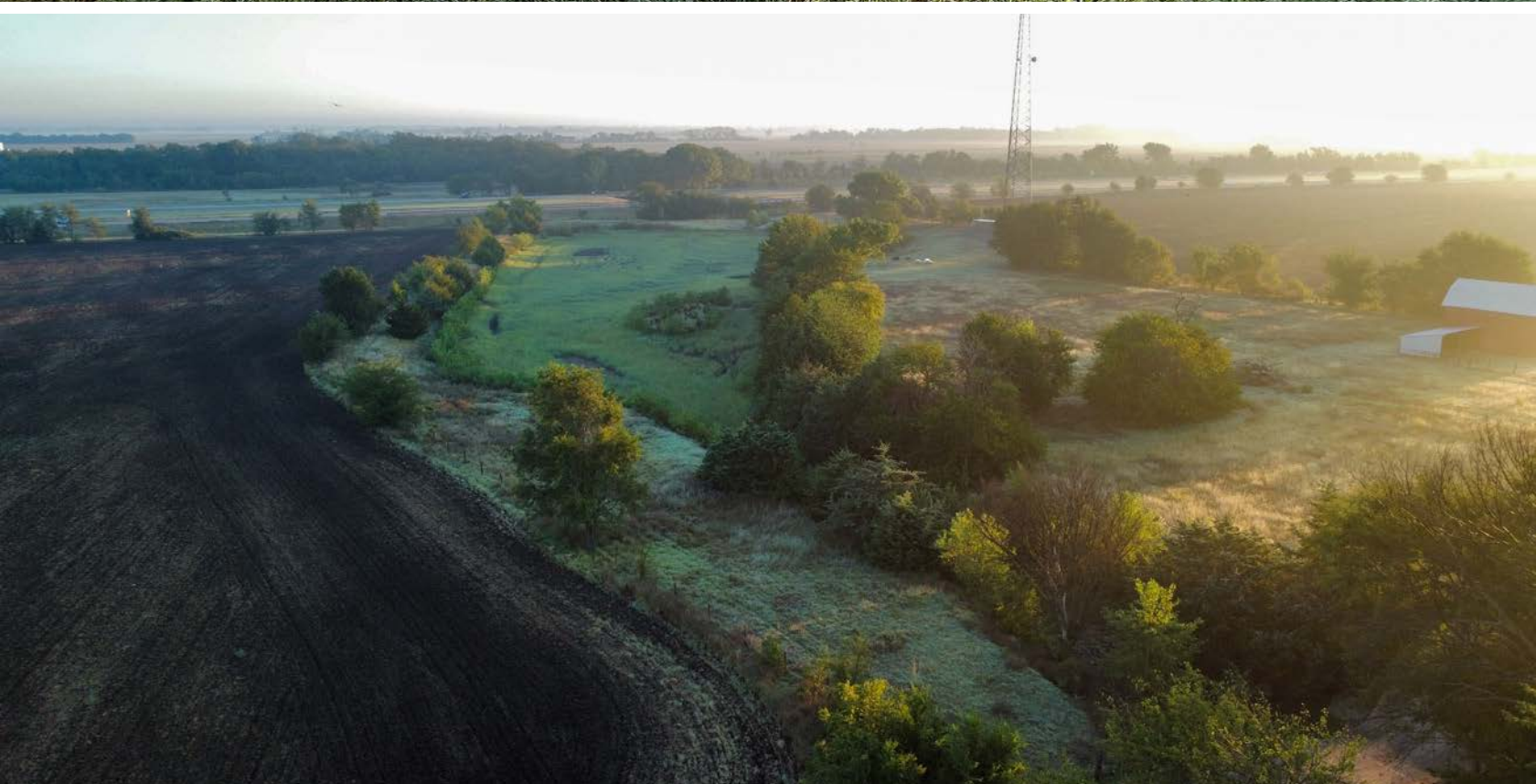
BUILD POTENTIAL



GAR CREEK



FENCED PASTURE



CLASS I TILLABLE ACREAGE



IMPROVEMENTS



AERIAL MAP



Maps Provided By:



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Boundary Center: 37° 53' 32.33, -97° 46' 22.78

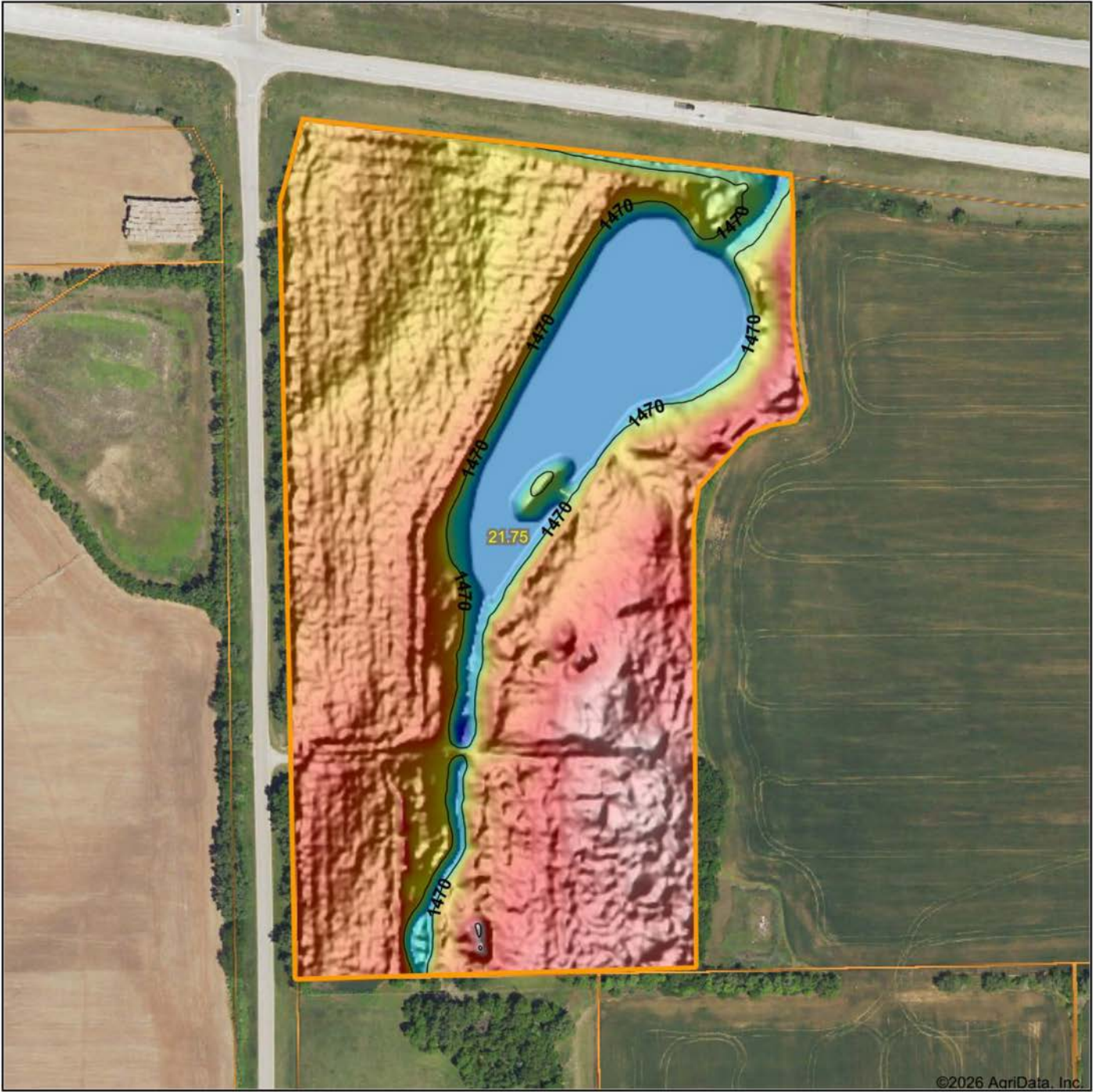
9-25S-4W
Reno County
Kansas

0ft 248ft 496ft



9/10/2026

HILLSHADE MAP



Low Elevation High



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
Interval(ft): 10
Min: 1,462.6
Max: 1,480.8
Range: 18.2
Average: 1,473.1
Standard Deviation: 3.84 ft

0ft 250ft 499ft

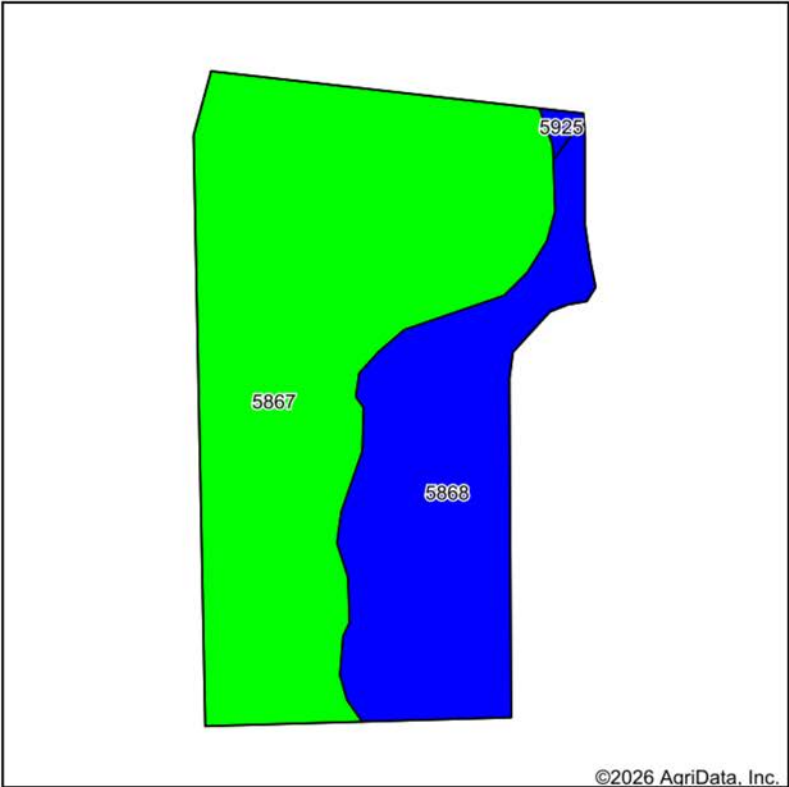


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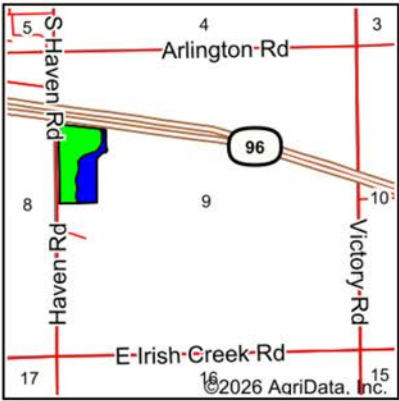
9-25S-4W
Reno County
Kansas

Boundary Center: 37° 53' 32.33, -97° 46' 22.78

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Reno**
Location: **9-25S-4W**
Township: **Haven**
Acres: **21.75**
Date: **9/10/2026**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: KS155, Soil Area Version: 22

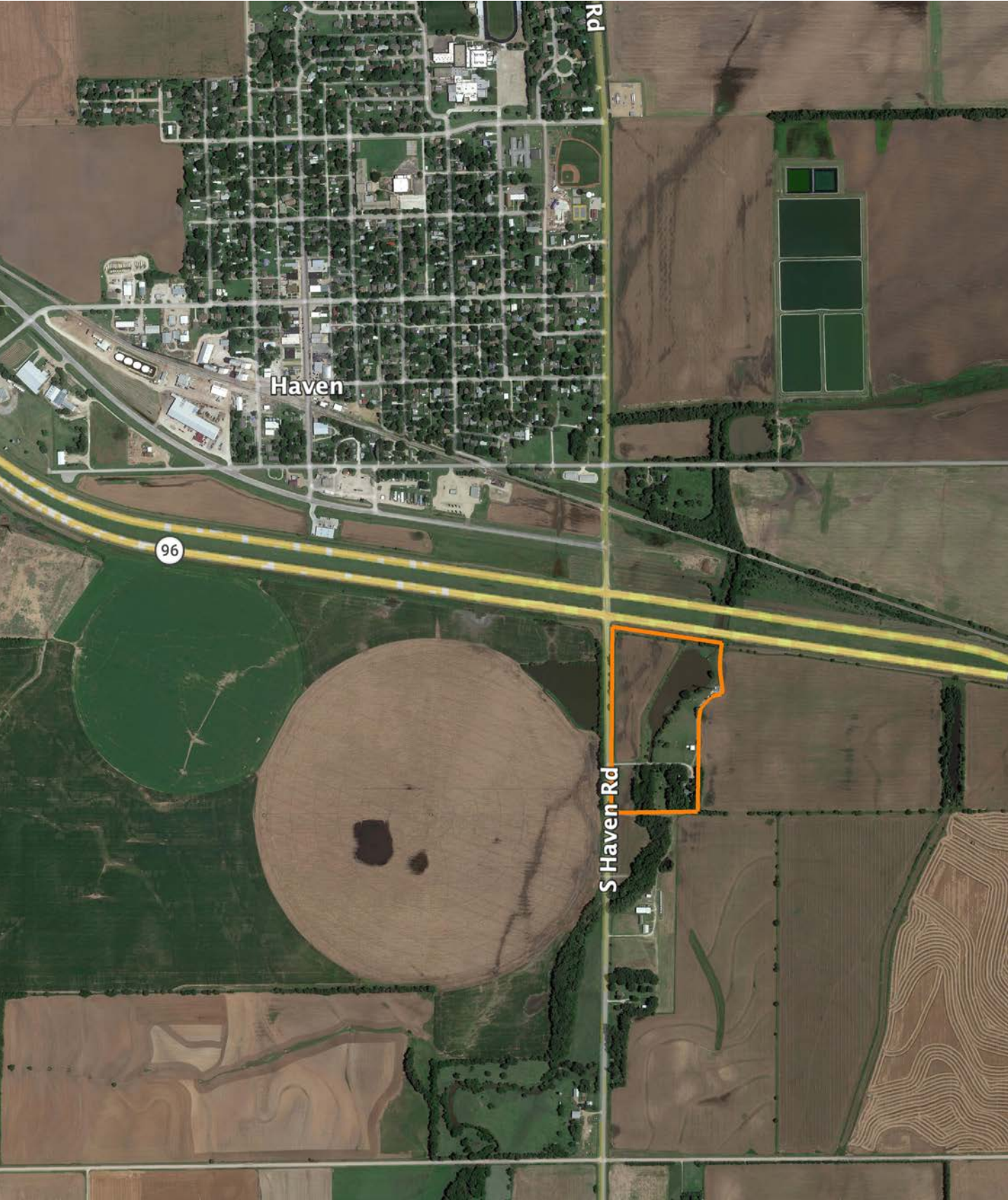
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
5867	Avans loam, 0 to 1 percent slopes	14.31	65.7%		Is	3432	74	58	63	74
5868	Avans loam, 1 to 3 percent slopes	7.32	33.7%		Ile	3422	73	56	62	73
5925	Penalosa silt loam, 0 to 1 percent slopes	0.12	0.6%		Ils	3327	61	57	61	59
Weighted Average					1.34	3428.1	*n 73.6	*n 57.3	*n 62.7	*n 73.6

*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

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Alabama, Arkansas, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Minnesota, Mississippi, Missouri, Montana, Nebraska, North Dakota, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.