MIDWEST LAND GROUP

ELITE KANSAS HUNTING FARM WITH YEAR-ROUND RECREATION

151 ACRES | RENO COUNTY | KANSAS









THE TRUSTED LEADER IN LAND SALES







ELITE KANSAS HUNTING FARM WITH YEAR-ROUND RECREATION

COUNTY: RENO | **STATE:** KANSAS | **ACRES:** 151

Properties of this caliber don't come available very often. Located just half a mile south of the North Fork Ninnescah River in Reno County, Kansas, this remarkable 151 +/- acre farm is the definition of a turnkey sportsman's paradise. Years of thoughtful planning, habitat improvements, and strategic management have transformed this property into an exceptional hunting destination with a proven history of producing mature Kansas whitetails. Every food plot, blind, stand, feeder, and trail has been strategically placed with one goal in mind: creating consistent opportunities to encounter and harvest mature bucks year after year.

One of the most impressive aspects of this property is its location. Directly across the road to the north lies approximately 3,827 contiguous acres of wildlife habitat stretching along the North Fork Ninnescah River. This tremendous expanse of neighboring habitat creates an exceptional setting for a trophy whitetail hunting property, with thousands of acres of additional cover in the immediate area. Combine that surrounding habitat with the improvements and management practices established on this 151 +/- acre tract, and you begin to understand what makes this farm so special.

Visualize slipping down a freshly mowed trail on a crisp November morning, making your way to a strategically positioned blind or stand. As daylight breaks, deer begin filtering through the property, and the anticipation builds, knowing the caliber of bucks this farm has produced. Deer in the 160-180 inch class have consistently frequented this property, with bucks of that caliber harvested over the past several years. Perhaps even more impressive is what the current owner has witnessed following those successful hunts. The owner reports that after harvesting a targeted mature buck, another mature buck that had never previously been observed on the farm appeared within just days. This has happened on multiple occasions and speaks to the property's ability to continually attract mature whitetails. With nearly 3,827 contiguous acres of wildlife habitat immediately to the north, it's not hard to see why this farm continues to draw the attention of mature bucks. This isn't just a property that has produced big deer in the past; it's a farm that has demonstrated the ability to keep attracting them year after year.

The approximately 5.5 +/- acres of established food plots, most of which are planted in alfalfa or a winter annual brassica mix, provide attractive feeding areas. The strategically positioned blinds, stands, and feeders are designed to take advantage of deer movement throughout the property. An extensive system of mowed trails provides convenient access to hunting locations but also helps influence how deer travel across the farm. These improvements work together to create a hunting setup that has been carefully developed with a plan. For the serious whitetail hunter, the opportunity to purchase a property with this level of preparation and a proven track record is something special. For added convenience, a 2018 John Deere 40 HP tractor can also be included with the property.

While the whitetail hunting alone makes this farm stand out, the recreational opportunities extend well beyond deer season. A beautiful, 0.5 +/- acre stocked, spring-fed pond complete with a dock offers a place to spend summer afternoons catching fish and enjoying the outdoors. Even more impressive, the pond features a water-control structure designed to flood a newly developed 0.25 +/- acre marsh, creating an exciting opportunity to attract migrating puddle ducks. A newly constructed pond on the north side of the property provides another valuable water feature, and a solar-powered well adds to the property's improvements. Between



the established fishing pond, newly developed marsh, and additional water source, this farm offers a unique combination of hunting and fishing opportunities.

When spring arrives, the focus shifts to chasing Kansas longbeards, with excellent turkey hunting adding another season of enjoyment. 76 +/- acres of expired CRP grass provide valuable wildlife habitat, offering excellent cover for deer and upland game. This substantial acreage of established grassland adds another important element to the property's diverse habitat. Whether you're watching a mature buck work toward a food plot, waiting for mallards to drop into the marsh, listening to a gobbler sound off on a spring morning, or spending an afternoon fishing off the dock, this farm offers something to look forward to for every season.

Perhaps one of the most valuable aspects of this property is the opportunity to build upon the management program already in place. The current owner has put considerable thought into how this farm hunts, from food plot placement and access routes to stand locations and deer movement. The owner is even offering to continue assisting with the property's management plan after the sale if the new owner desires. That opportunity provides valuable insight into the farm's history and allows the next owner to carry forward the practices that have made it so successful.

The property is conveniently located approximately 12 minutes from Arlington, 25 minutes from Hutchinson, and 55 minutes from Dwight D. Eisenhower National Airport in Wichita.

Finding 151 +/- acres with this combination of proven trophy whitetail history, carefully planned hunting improvements, waterfowl development, fishing, turkey hunting, and upland game hunting is no easy task. Finding one where the hard work has already been done is even more difficult. This is not simply another hunting farm. It's an opportunity to own a truly special piece of Kansas recreational land where years of dedication have created something the next owner can enjoy from day one. If you've been searching for a turnkey hunting property that has everything Central Kansas offers, you need to come look at this farm. Contact the listing agent, Trevor Stoll, to schedule a private showing.

PROPERTY FEATURES

- 151 +/- acres
- Approximately 0.5 miles south of the North Fork Ninnescah River
- Turnkey hunting property with proven trophy whitetail history
- 160-180 inch class whitetails consistently frequenting the farm, with documented harvest success
- Equipped with hunting blinds, tree stands, and feeders
- 2018 John Deere 40HP tractor can be included
- 5 established food plots totaling 5.5 +/- acres
- Extensive system of mowed trails
- .50 +/- acre stocked, spring-fed fishing pond with a dock
- .25 +/- acre floodable duck marsh
- Great potential for quality waterfowl hunting
- Newly constructed pond
- Solar-powered well
- 76 +/- acres of expired CRP acreage
- Excellent upland game hunting
- Terrific spring turkey hunting
- Established wildlife and habitat management practices
- 12 minutes to Arlington, Kansas
- 25 minutes to Hutchinson, Kansas
- 55 minutes to Dwight D. Eisenhower National Airport in Wichita



INCREDIBLE HUNTING

Whether you're watching a mature buck work toward a food plot, waiting for mallards to drop into the marsh, listening to a gobbler sound off on a spring morning, or spending an afternoon fishing off the dock, this farm offers something to look forward to for every season.























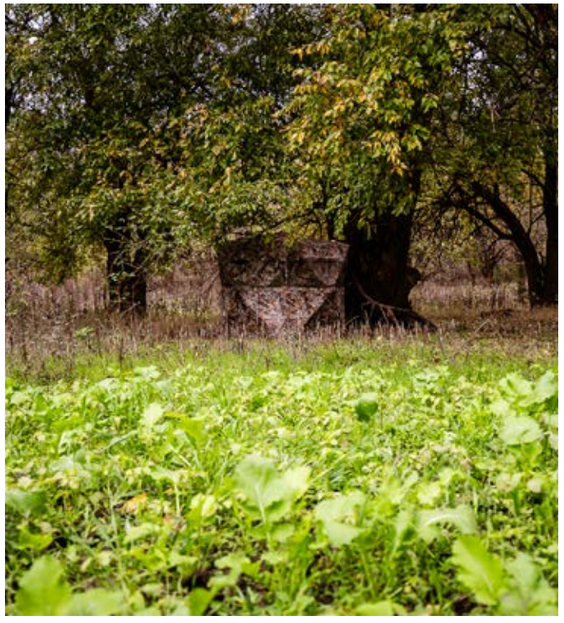






WILDLIFE & HABITAT MANAGEMENT

The current owner has put considerable thought into how this farm hunts, from food plot placement and access routes to stand locations and deer movement.











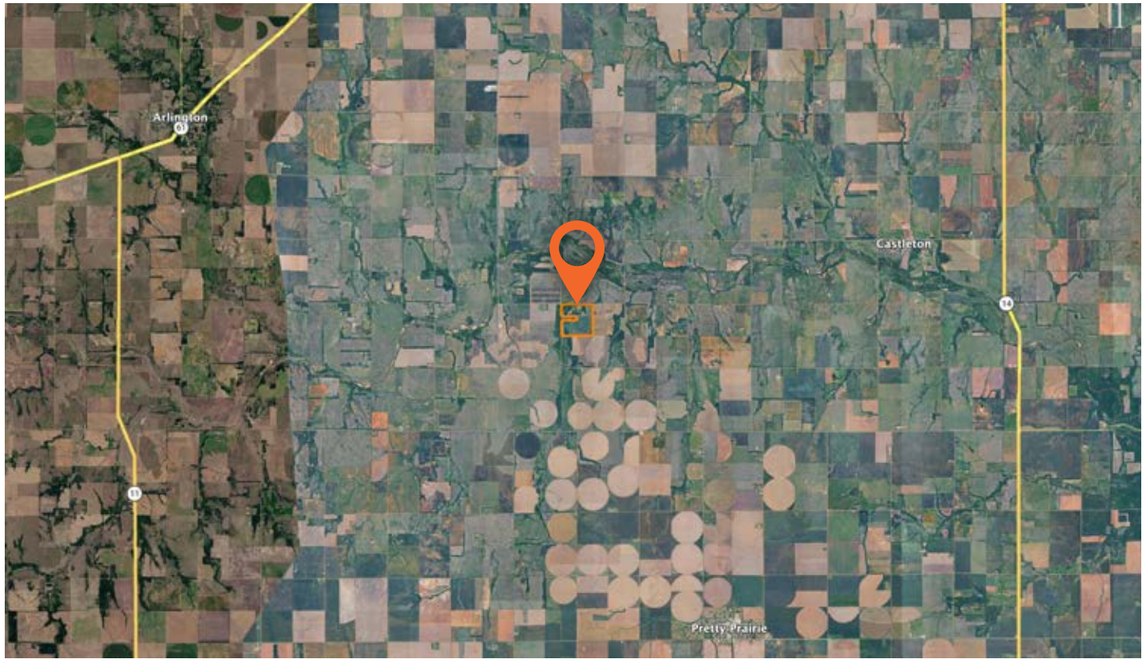


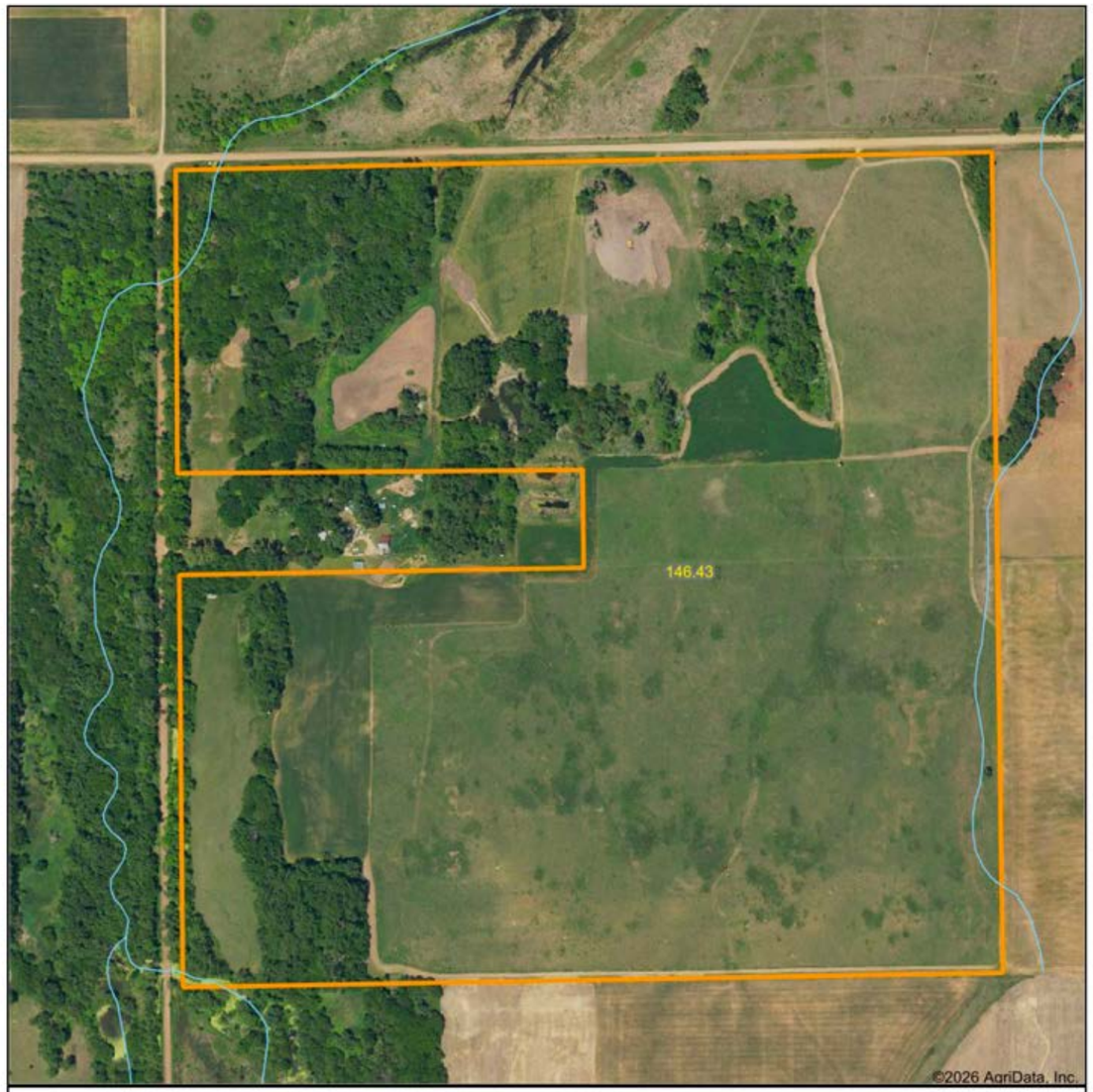




AERIAL MAPS







Boundary Center: 37° 51' 0.7", -98° 3' 49.95"

0ft 490ft 980ft

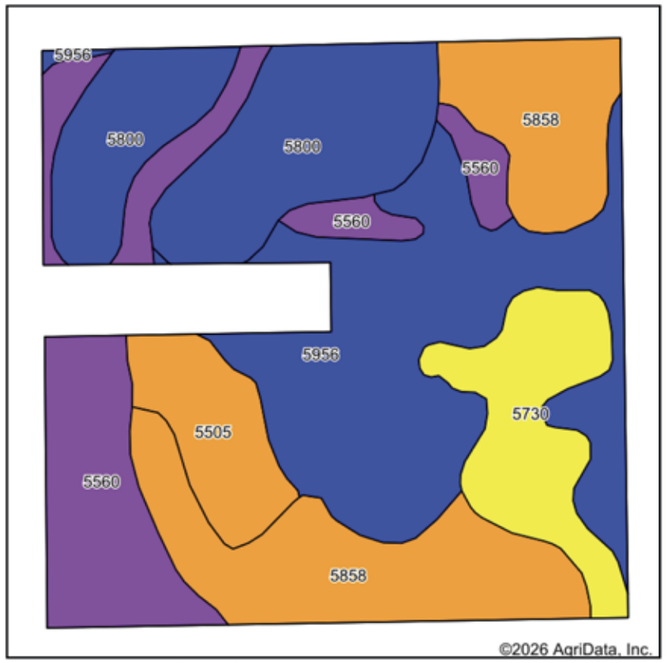
26-25S-7W
Reno County
Kansas

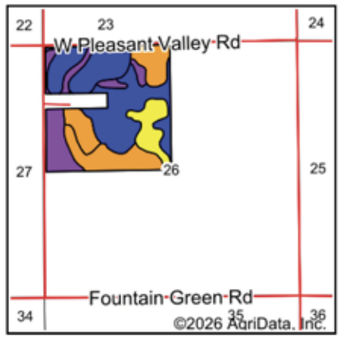
N W E S

Maps Provided By:
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11/9/2026

SOILS MAP





State: **Kansas**
County: **Reno**
Location: **26-25S-7W**
Township: **Troy**
Acres: **146.43**
Date: **11/9/2026**

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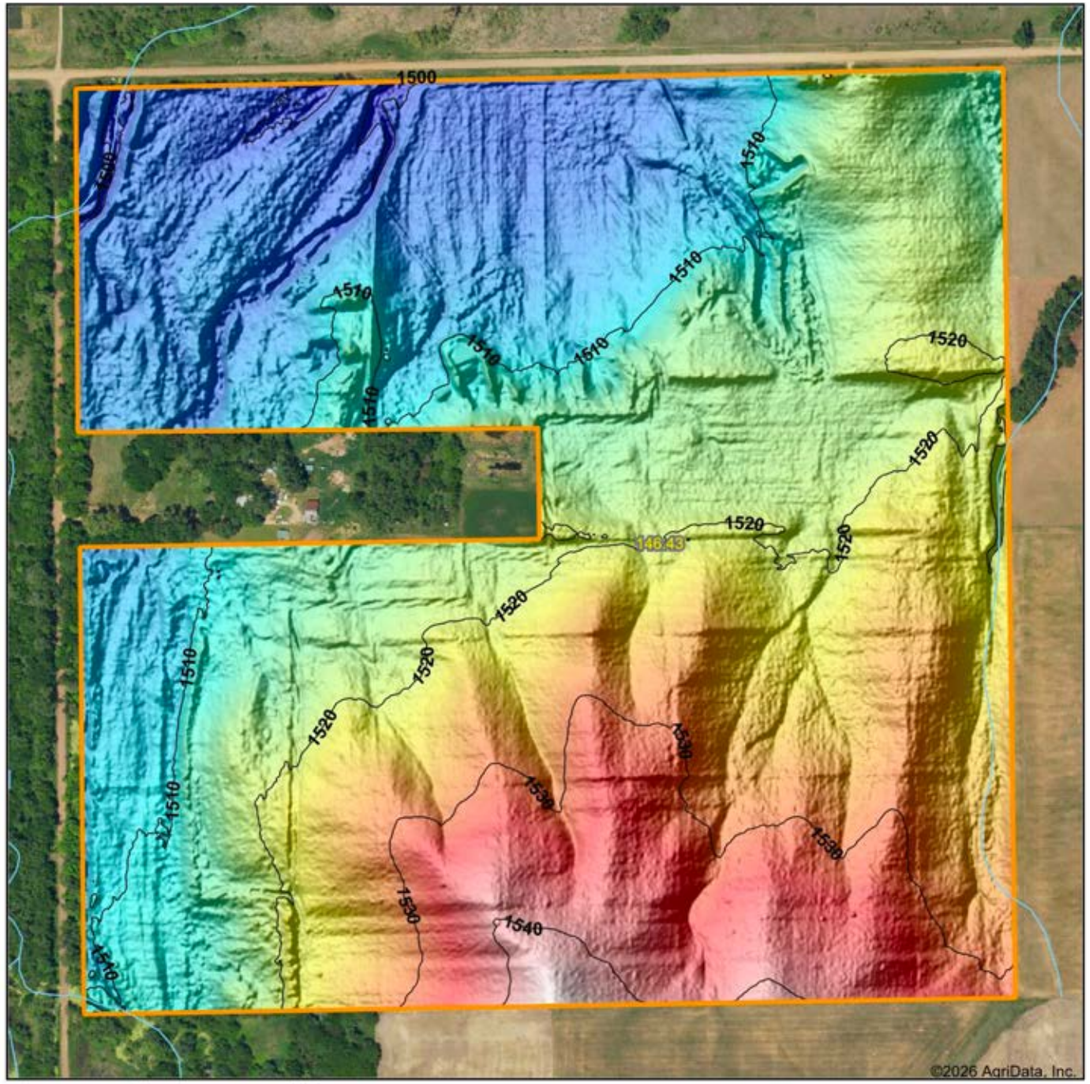
Soils data provided by USDA and NRCS.

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 Small Grains	*n NCCPI Soybeans
5956	Shellabarger sandy loam, 1 to 3 percent slopes	38.82	26.5%		> 6.5ft.	IIe	3052	52	45	47	51
5858	Albion-Shellabarger sandy loams, 1 to 3 percent slopes	31.68	21.6%		> 6.5ft.	IIIe	3056	46	43	43	42
5800	Mahone loamy fine sand, rarely flooded	28.34	19.4%		> 6.5ft.	IIw	4823	44	39	43	44
5560	Kanza-Ninnescah sandy loams, frequently flooded	23.98	16.4%		> 6.5ft.	Vw	7000	31	26	26	28
5730	Darlow-Elmer complex, 0 to 2 percent slopes	14.38	9.8%		> 6.5ft.	IVs	2531	50	30	47	43
5505	Abbyville-Kisiwa complex, occasionally flooded	9.23	6.3%		> 6.5ft.	IIIs	4768	25	18	25	23
						Weighted Average	**2.97**	**4099.2**	***n 43.8**	***n 37.1**	***n 40.5**	***n 41.4**

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

HILLSHADE MAP



Low Elevation High

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Source: USGS 1 meter dem
Interval(ft): 10
Min: 1,498.2
Max: 1,545.4
Range: 47.2
Average: 1,517.5
Standard Deviation: 10.56 ft

0ft 431ft 861ft

11/9/2026

26-25S-7W
Reno County
Kansas

Boundary Center: 37° 51' 0.7, -98° 3' 49.95

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 | Serving KS & OK

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MIDWEST LAND GROUP

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