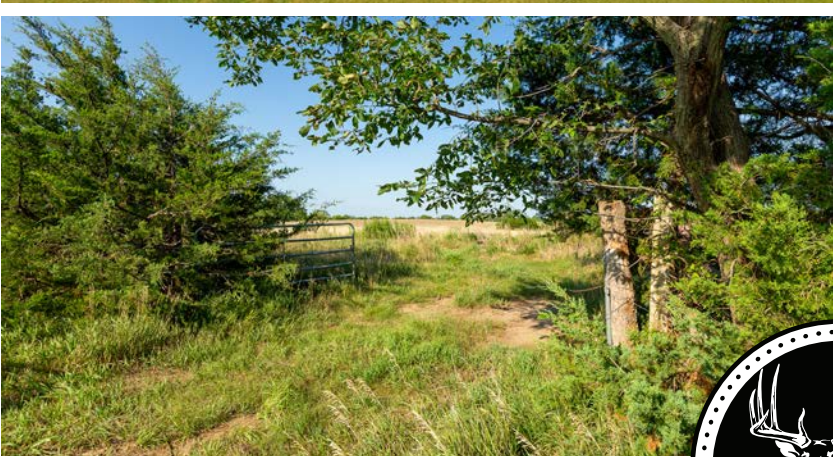


MIDWEST LAND GROUP PRESENTS

29 ACRES

JACKSON COUNTY, KS

Q4 ROAD, MAYETTA, KANSAS 66509



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SECLUDED AND AFFORDABLE LIVESTOCK GRAZING TRACT

This 29 +/- acre pasture tract in Jackson County, Kansas, offers a practical and affordable grazing opportunity less than 25 miles from Topeka and just 12 miles from Holton. The land features rolling native grass pasture with a 1-acre pond in the middle of the property that provides a dependable water source for cattle or other livestock. Fencing on the property is in usable condition, making it ready for immediate grazing use with minimal improvements needed.

Access is via a dirt county road right off Highway 75, ideal for livestock management and secluded hunting opportunities. Mineral rights are intact and transfer at closing. There are no active leases or tenants' rights in place. The property has deer and turkey hunting potential, with wooded draws on the property as well as nearby timber and agricultural ground in the area. This great tract is a blank canvas, awaiting your vision. Contact Philip Lierz at (785) 336-1479 for additional information or to schedule a showing.



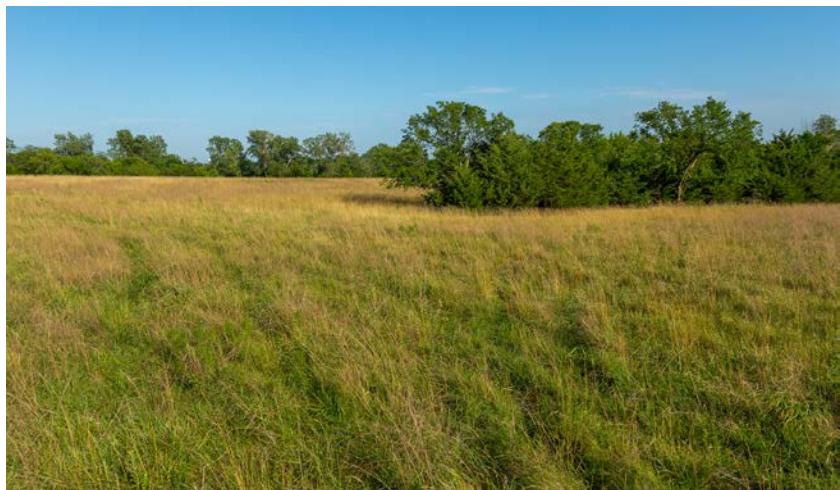
PROPERTY FEATURES

PRICE: **\$185,600** | COUNTY: **JACKSON** | STATE: **KANSAS** | ACRES: **29**

- 29 +/- acres of pasture in Jackson County, KS
- 1-acre pond for reliable livestock water
- Fencing in place
- Rolling terrain with quality native grasses
- Excellent for cattle or other grazing livestock
- Quiet, secluded rural location
- Deer hunting opportunities
- 2024 taxes: \$106.98
- 25 miles from Topeka
- 12 miles from Holton

ROLLING TERRAIN

The land features rolling native grass pasture with a 1-acre pond in the middle of the property that provides a dependable water source for cattle or other livestock.



QUIET, SECLUDED RURAL LOCATION



1-ACRE POND



FENCING IN PLACE



HUNTING OPPORTUNITIES

The property has deer and turkey hunting potential, with wooded draws on the property as well as nearby timber and agricultural ground in the area.



ADDITIONAL PHOTOS



AERIAL MAP



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Maps Provided By:



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Boundary Center: 39° 18' 41.93, -95° 43' 36.05

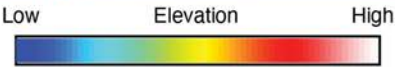
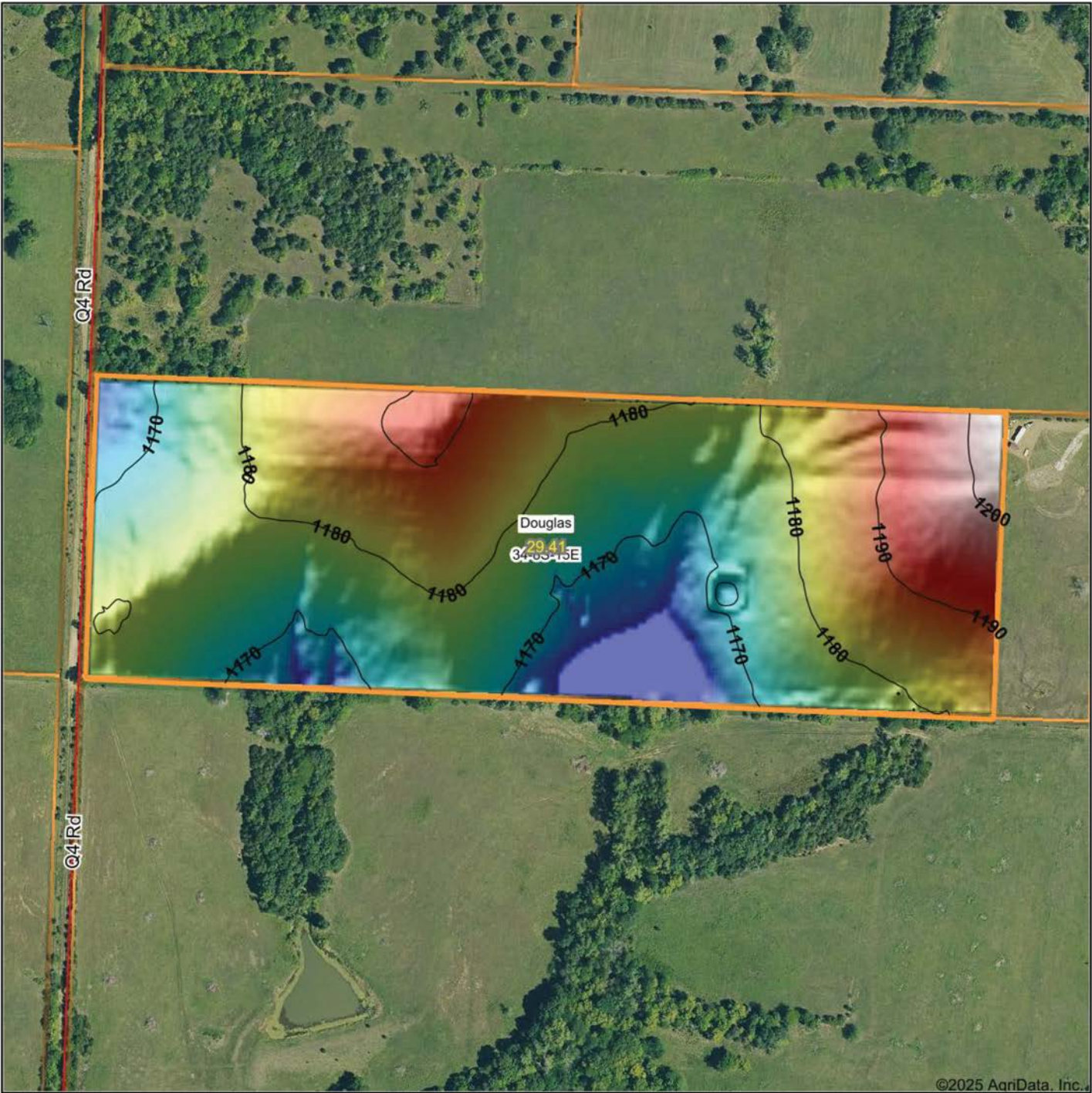
34-8S-15E
Jackson County
Kansas

0ft 333ft 666ft



6/30/2025

TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 3 meter dem
Interval(ft): 10
Min: 1,160.3
Max: 1,202.8
Range: 42.5
Average: 1,178.6
Standard Deviation: 8.56 ft

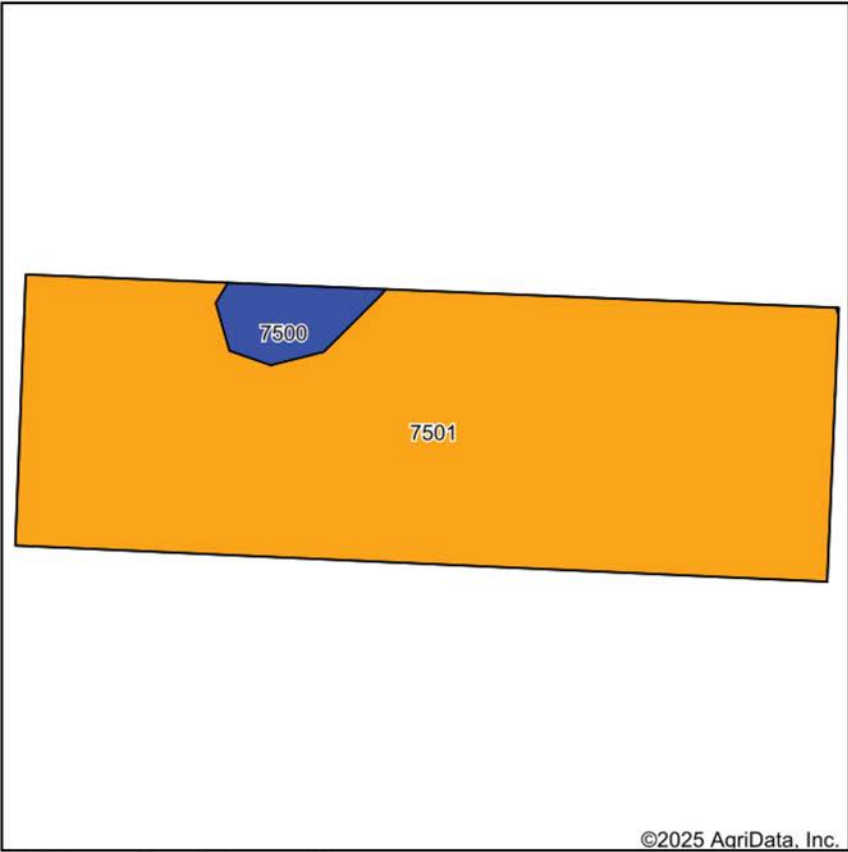


6/30/2025

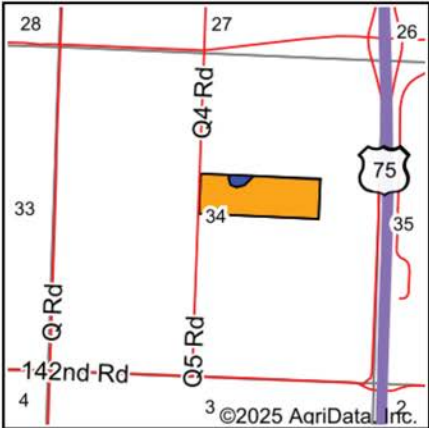
34-8S-15E
Jackson County
Kansas

Boundary Center: 39° 18' 41.93, -95° 43' 36.05

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Jackson**
Location: **34-8S-15E**
Township: **Douglas**
Acres: **29.39**
Date: **6/30/2025**



Maps Provided By:



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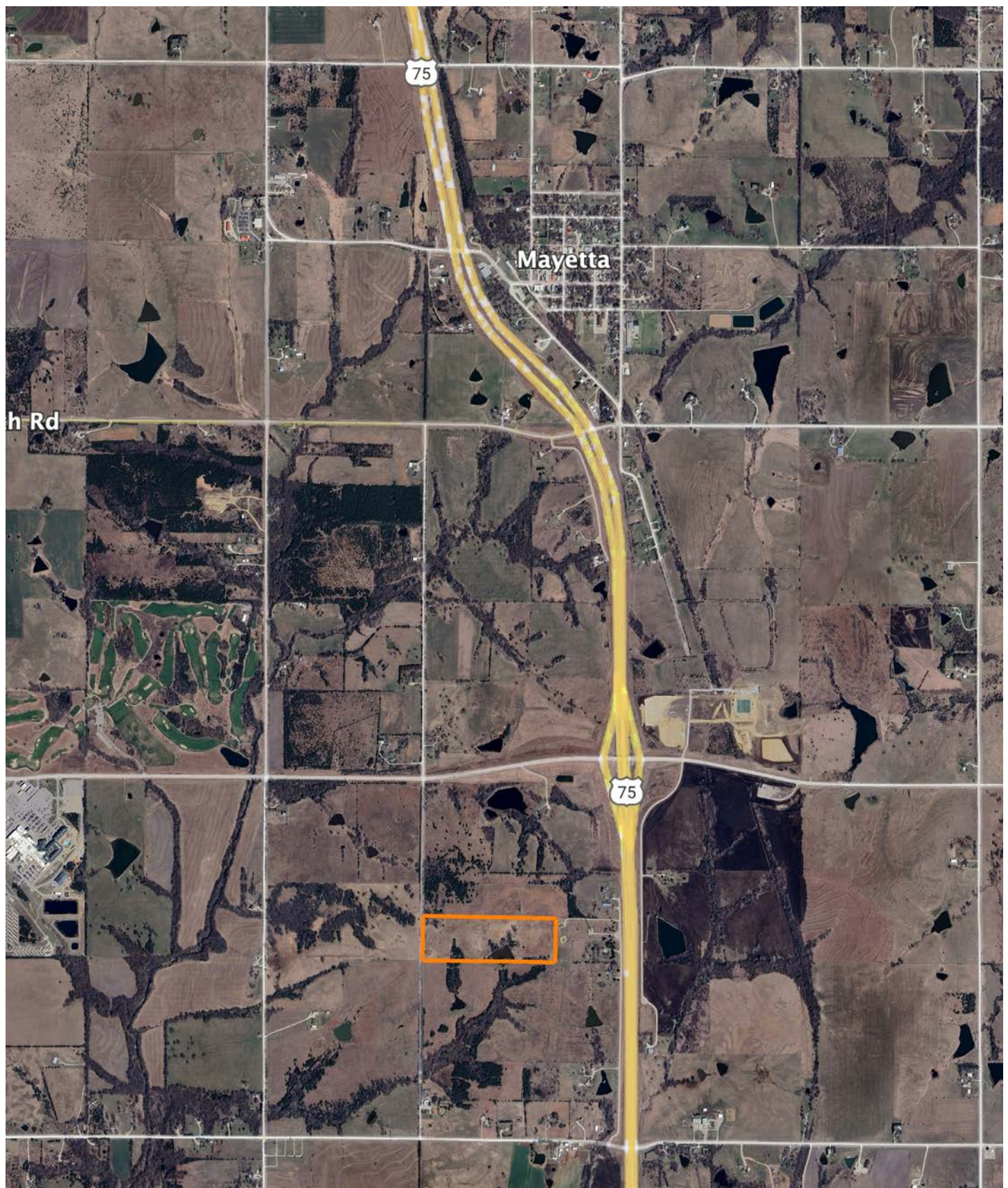
Area Symbol: KS085, Soil Area Version: 23

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
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	28.14	95.7%		> 6.5ft.	IIIe	3883	48	38	47	39
7500	Pawnee clay loam, 1 to 4 percent slopes	1.25	4.3%		> 6.5ft.	Ile	3845	52	41	52	44
Weighted Average						2.96	3881.4	*n 48.2	*n 38.1	*n 47.2	*n 39.2

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Born and raised in Seneca, Kansas, Philip Lierz grew up watching the land shape lives. From working on local farms in high school to chasing whitetail and coyotes in the same fields that helped him earn a living, Phil's connection to the land runs deep and personal.

With a Bachelors Degree in Diesel & Heavy Equipment from Pittsburg State University and a career spent around trucks and machinery, he brings a problem-solver's mindset and straight-talk approach to every deal. He understands what makes land work — whether it's CRP, timber, food plots, or farm ground—and knows how to match it to a buyer's goals. For Philip, land is a whole lot more than an investment. It's a way of life, and a means to provide for your family, your future, and your legacy.

He proudly serves Northeast Kansas and Southeast Nebraska, combining his outdoor experience, work ethic, and clear communication to help clients make confident decisions. Grounded by faith, family, and a lifelong respect for the land, Phil brings a neighbor's perspective to every handshake.

When he's not working, you can find Phil hunting, watching sports, and spending quality time with his wife Morgan, and their two children. He also enjoys volunteering his time with his local Knights of Columbus Council and being a volunteer firefighter with the local Seneca Fire Department.



PHILIP LIERZ, LAND AGENT

785.685.0043

PLierz@MidwestLandGroup.com



MidwestLandGroup.com

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