

MIDWEST LAND GROUP PRESENTS

33 ACRES IN

JACKSON COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

HILLTOP HUNTING AND PASTURE

Discover the potential of this versatile 33 +/- acre tract in scenic Jackson County just outside of Mayetta. Whether you're looking for a private build site, productive pasture, or your next hunting retreat, this property delivers. The gently rolling native grass offers excellent views, easy access, and a mix of open space and natural cover ideal for wildlife. With ample room to build, run livestock, or enjoy recreational

opportunities, this parcel is a blank canvas waiting for your vision. Located just a short drive from Holton and within commuting distance to Topeka, it's a perfect blend of rural seclusion and accessibility. Mineral rights are intact and transfer at closing. There are no active leases or tenants' rights in place. Contact Philip Lierz at (785) 336-1479 for additional information or to schedule a showing.



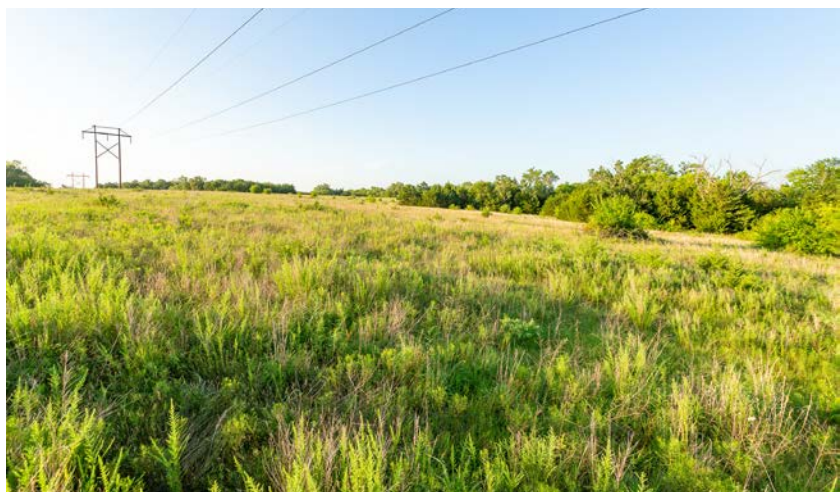
PROPERTY FEATURES

COUNTY: **JACKSON** | STATE: **KANSAS** | ACRES: **33**

- 33 +/- acres in Jackson County, KS
- Build site with rolling elevation and scenic views
- Pasture ground ready for livestock
- Pockets of mature timber
- Excellent hunting opportunities for deer and turkey
- Great access via well-maintained county road
- Rural water and electricity at the road
- Fenced perimeter
- 2024 Taxes: \$135.50
- 2.5 miles from Hwy 75
- 25 miles from Topeka
- 12 miles from Holton



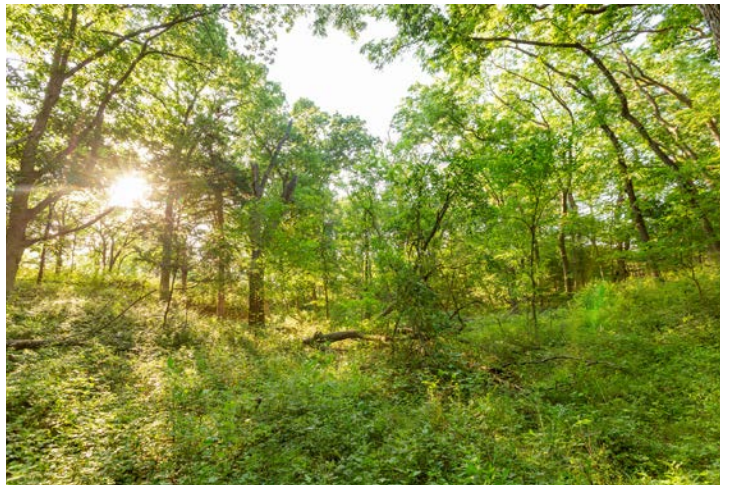
PASTURE GROUND READY FOR LIVESTOCK



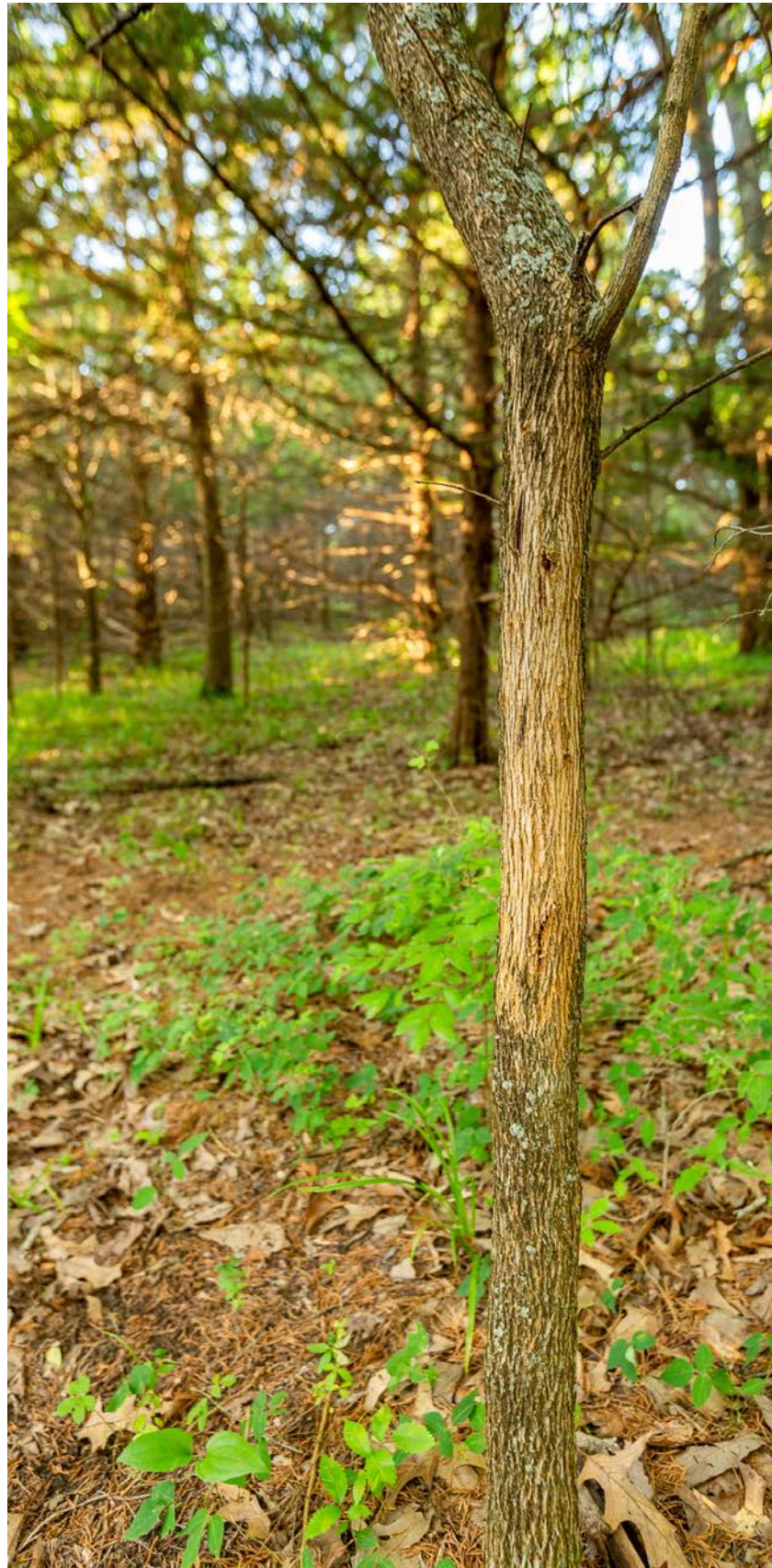
BUILD SITE



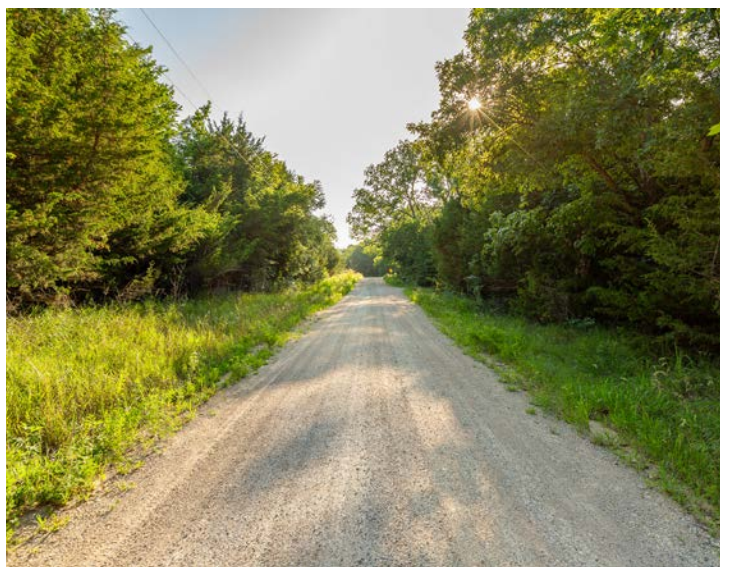
POCKETS OF MATURE TIMBER



EXCELLENT HUNTING OPPORTUNITIES



ADDITIONAL PHOTOS



AERIAL MAP

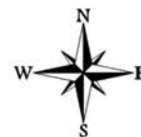


Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Map Center: 39° 19' 23.66, -95° 40' 14.86

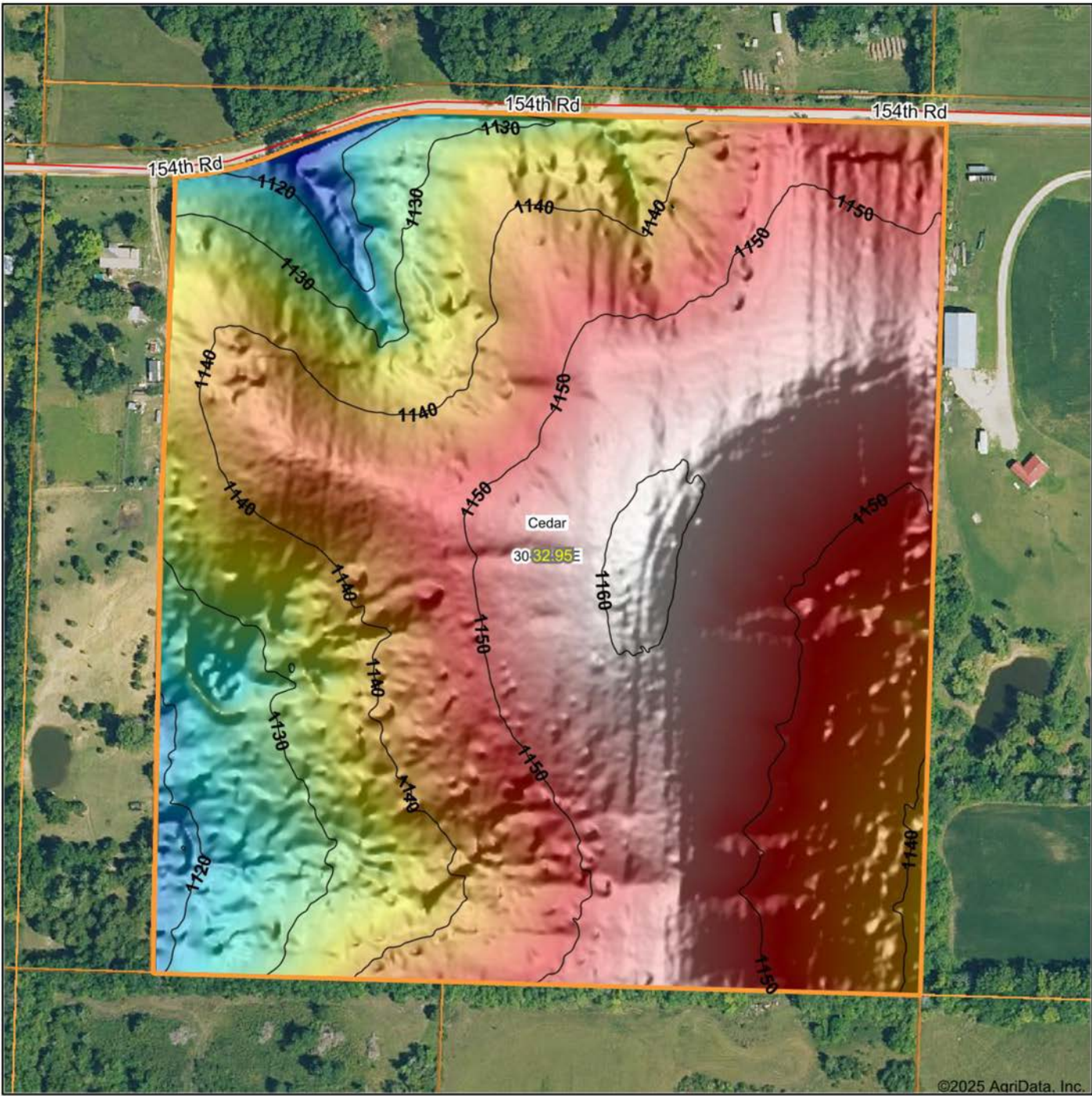
30-8S-16E
Jackson County
Kansas

0ft 226ft 452ft



6/30/2025

HILLSHADE MAP



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Low Elevation High



Maps Provided By:



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Source: USGS 1 meter dem
Interval(ft): 10
Min: 1,110.4
Max: 1,161.0
Range: 50.6
Average: 1,143.9
Standard Deviation: 10.66 ft

0ft 229ft 458ft

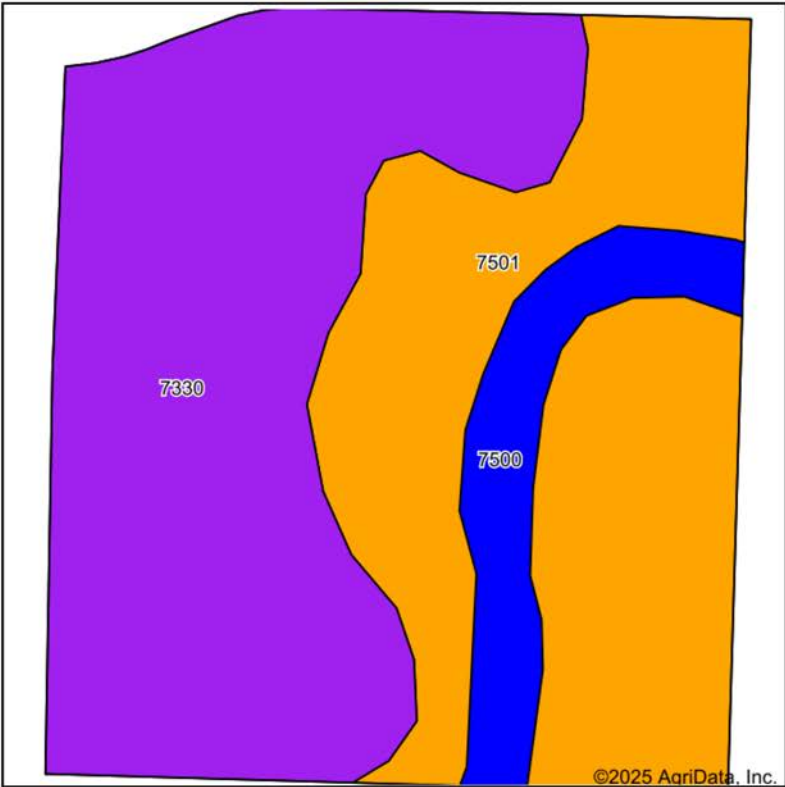


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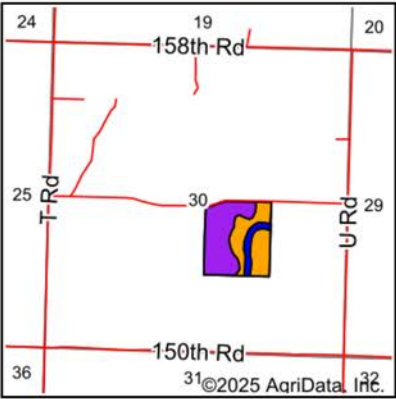
30-8S-16E
Jackson County
Kansas

Boundary Center: 39° 19' 23.66, -95° 40' 14.86

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Jackson**
Location: **30-8S-16E**
Township: **Cedar**
Acres: **32.93**
Date: **6/30/2025**



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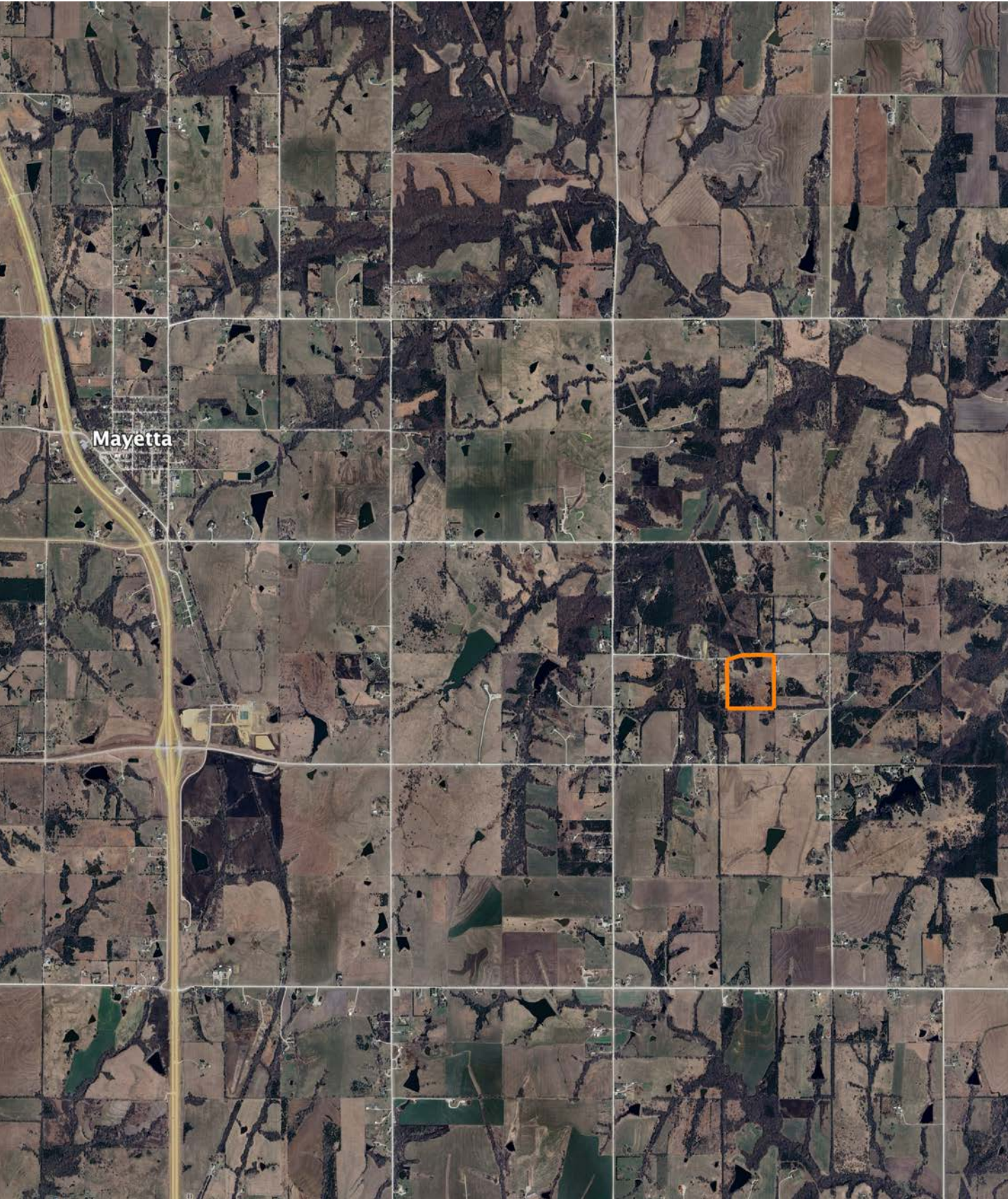
Area Symbol: KS085, Soil Area Version: 23											
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
7330	Martin-Vinland silty clay loams, 5 to 10 percent slopes	16.62	50.4%		1.6ft. (Paralithic bedrock)	Vle	4098	47	44	47	38
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	13.36	40.6%		> 6.5ft.	IIIe	3883	48	38	47	39
7500	Pawnee clay loam, 1 to 4 percent slopes	2.95	9.0%		> 6.5ft.	Ile	3845	52	41	52	44
Weighted Average						4.42	3988.1	*n 47.9	*n 41.3	*n 47.4	*n 38.9

*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 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

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