

MIDWEST LAND GROUP PRESENTS



MARSHALL COUNTY, KS

79 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

79 +/- ACRES WITH OPPORTUNITY TO FARM AND HUNT 159 +/- ACRES

Located in Marshall County, Kansas, just north of Lillis, this 79 +/- acre property offers an opportunity that you have to fully read to believe. With approximately 45 acres of tillable ground, the property offers strong agricultural income potential. The remaining acres provide a diverse mix of cover, edges, and habitat that create prime conditions for Kansas whitetail deer. Marshall County is known for its thriving deer population, and the balance of cropland, timber, and native grasses makes this tract a magnet for wildlife throughout the year.

The hunting on this farm is outstanding, with whitetail deer being the star attraction. The cropland provides a steady food source, while the draws and timbered areas offer natural travel corridors, bedding cover, and sanctuary. Turkey is also abundant in the area, and upland birds can often be found using the grassier edges. The layout of the farm allows for a variety of stand and blind locations, giving hunters the ability to adjust for wind direction and seasonal movement

patterns. Whether you are after trophy bucks, spring gobblers, or simply want a place to enjoy the outdoors, this property offers year-round recreation.

Beyond the 79 acres themselves, a truly unique opportunity awaits. The buyer will have the opportunity to farm and hunt the adjoining 159 +/- acres for the next 10 years. This arrangement greatly expands the scope of both income production and hunting ground, creating a much larger footprint to manage and enjoy. It's an incredible advantage, adding value that is rarely available in a property purchase.

For those looking to diversify, the land can serve multiple purposes. The tillable acres provide dependable income, while the recreational side offers the chance to build memories in the field or pursue habitat improvements to make the property even more productive. Whether you are a farmer or an outdoorsman searching for a premier Kansas property with long-term upside, this tract north of Lillis deserves serious consideration.



PROPERTY FEATURES

PRICE: **\$715,000** | COUNTY: **MARSHALL** | STATE: **KANSAS** | ACRES: **79**

- 79 +/- acres in Marshall County, Kansas
- 45 +/- acres of tillable farmland
- Prime Kansas whitetail hunting
- Timber, grass, and cropland mix
- Strong turkey and upland bird numbers
- Natural travel corridors and bedding cover
- Multiple stand and blind locations
- Includes rights to farm & hunt 159 +/- adjoining acres for 10 years
- Added income and expanded hunting ground
- Great blend of ag, recreation, and investment
- 50 minutes from Manhattan
- 80 minutes from Topeka
- 2 hours from Kansas City Airport



TILLABLE FARMLAND



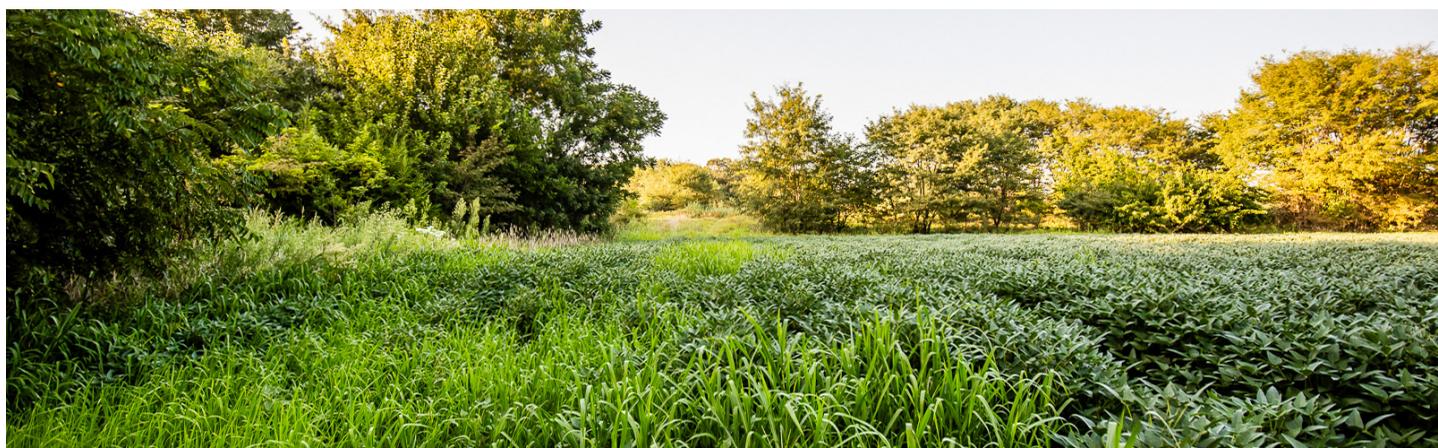
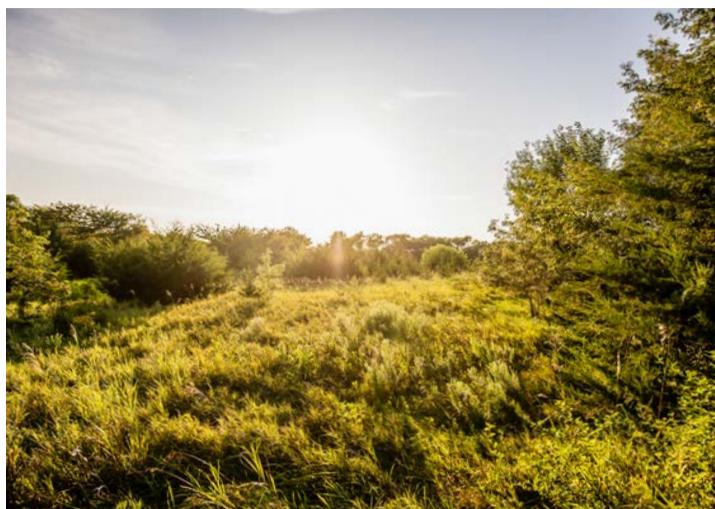
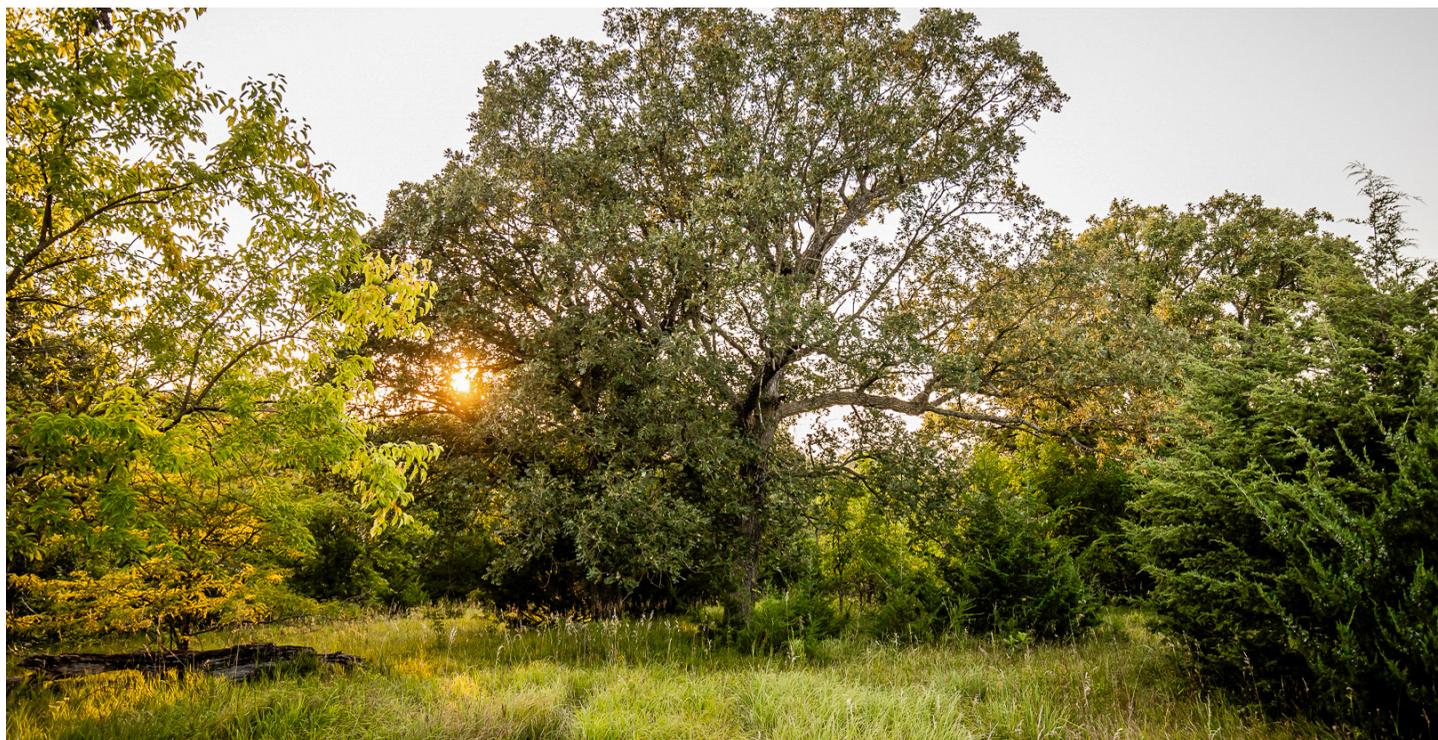
FARM AND HUNT ON ADJOINING ACRES



WATER SOURCES



NATURAL CORRIDORS AND COVER



PRIME KANSAS WHITETAIL HUNTING



AERIAL MAP



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Boundary Center: 39° 38' 32.6, -96° 18' 10.49

0ft 433ft 866ft



Maps Provided By:



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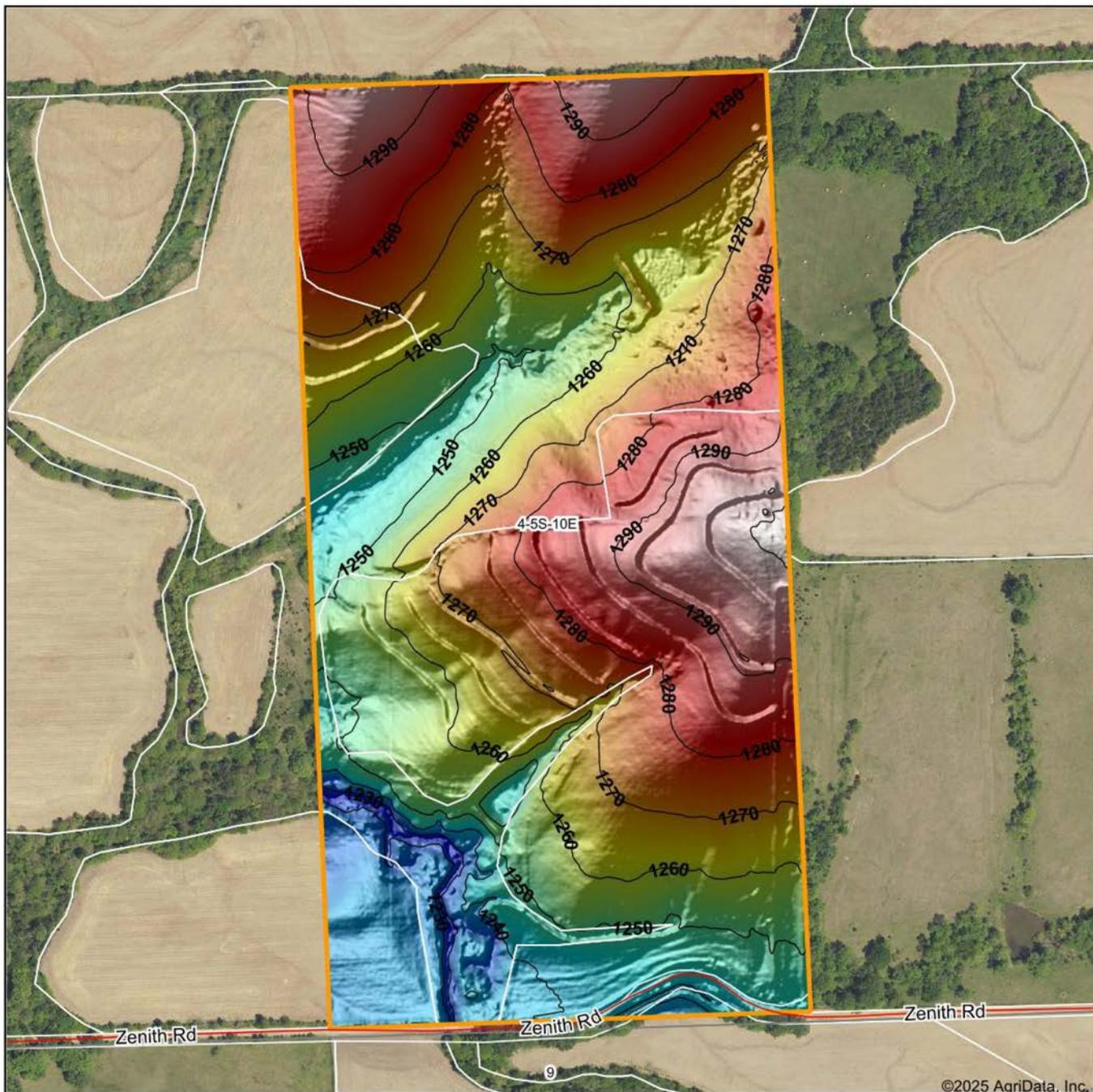
4-5S-10E
Marshall County
Kansas



8/25/2025

Field borders provided by Farm Service Agency as of 5/21/2008.

HILLSHADE MAP



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Low Elevation High



Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 1 meter dem
 Interval(ft): 10
 Min: 1,224.0
 Max: 1,301.8
 Range: 77.8
 Average: 1,266.3
 Standard Deviation: 17.29 ft

0ft 435ft 869ft

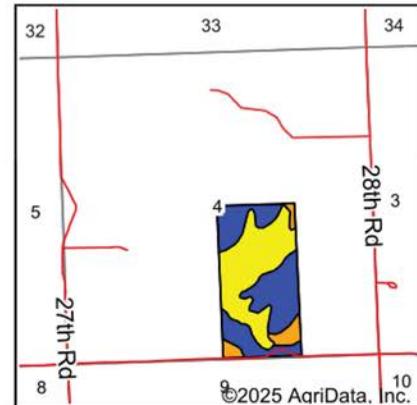
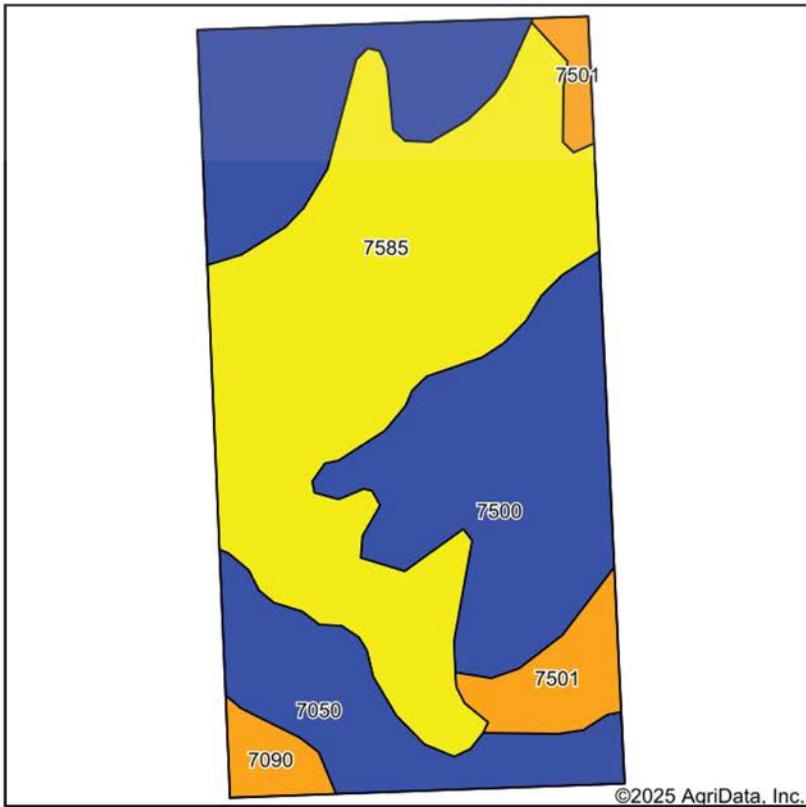


8/25/2025

4-5S-10E
Marshall County
Kansas

Boundary Center: 39° 38' 32.6, -96° 18' 10.49

SOIL MAP



State: **Kansas**
 County: **Marshall**
 Location: **4-5S-10E**
 Township: **Cleveland**
 Acres: **80.82**
 Date: **8/25/2025**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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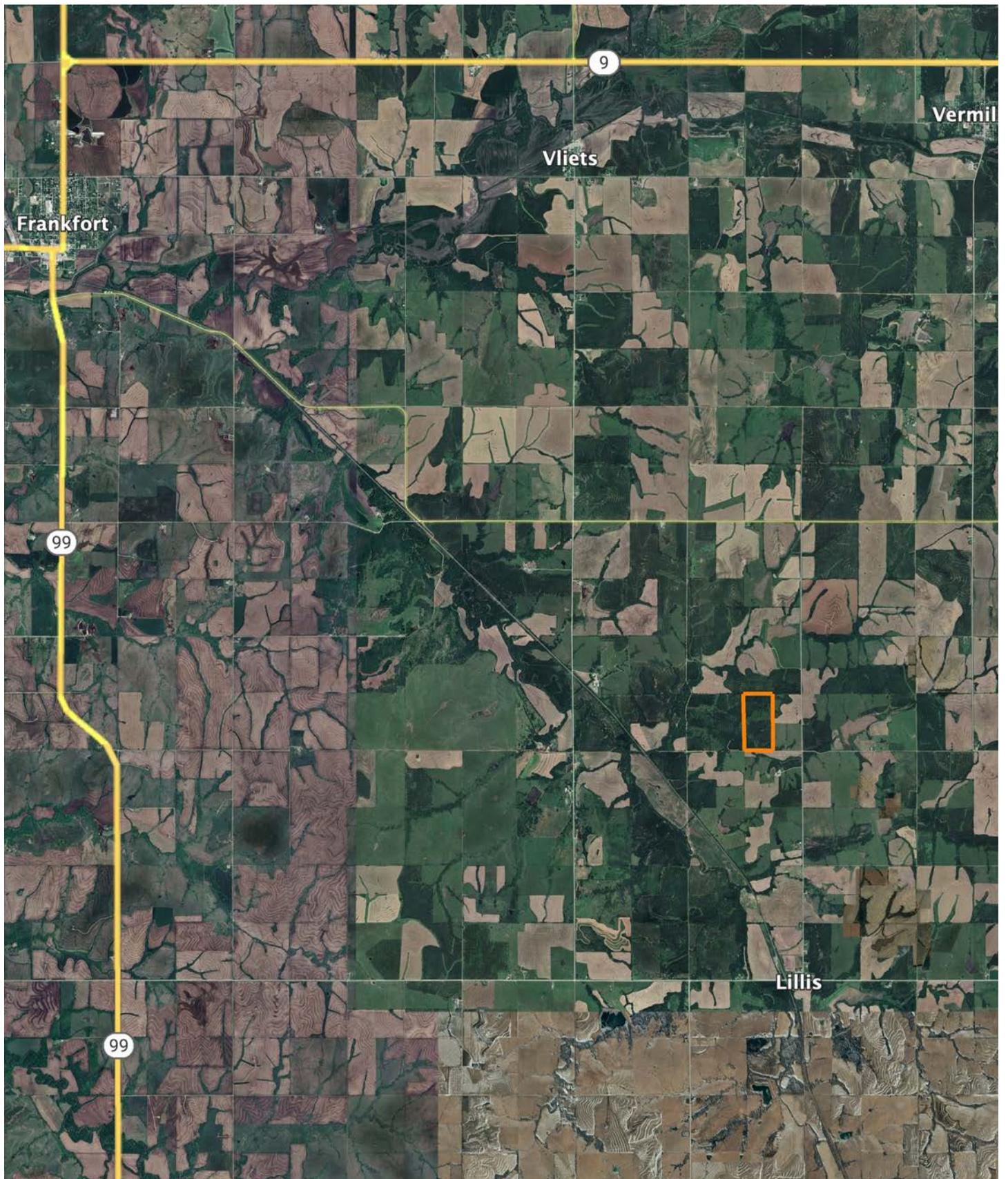


Soils data provided by USDA and NRCS.

Area Symbol: KS117, Soil Area Version: 25												
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	*n NCCPI Cotton
7585	Shelby clay loam, 7 to 12 percent slopes	35.78	44.2%		> 6.5ft.	Ive	4260	64	63	60	60	
7500	Pawnee clay loam, 1 to 4 percent slopes	29.02	35.9%		> 6.5ft.	Ile	3845	52	41	52	44	
7050	Kennebec silt loam, occasionally flooded	9.44	11.7%		> 6.5ft.	Ilw	4361	89	89	69	82	
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	4.73	5.9%		> 6.5ft.	Ille	3883	48	38	47	39	
7090	Wabash silty clay loam, occasionally flooded	1.85	2.3%		> 6.5ft.	Illw	7610	54	54	27	54	1
Weighted Average						2.97	4177.4	*n 61.4	*n 56.5	*n 56.7	*n 55.5	*n *-

*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

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