

MIDWEST LAND GROUP PRESENTS

19 ACRES IN

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# POTTAWATOMIE COUNTY KANSAS



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# SCENIC BUILD SITE IN POTTAWATOMIE COUNTY

Located just outside of Duluth, Kansas, this 19 +/- acre tract in Pottawatomie County offers an excellent opportunity for those looking to build a home in the country. The property provides wide-open space with rolling terrain, creating amazing views that showcase the best of rural Kansas. Its location combines privacy with convenience, keeping you close to nearby communities while still offering a peaceful setting.

The land is made up of quality tillable acres that have been very well maintained over the years. This adds both visual appeal and practical value, whether you're

interested in continuing agricultural use or simply enjoying the benefits of land that has been responsibly cared for. The property's layout offers plenty of flexibility for designing your dream homestead.

All utilities are available at the road, simplifying the process of building and developing the site. Whether your vision is a custom country home, a family retreat, or an estate surrounded by scenic farmland, this tract provides the ideal foundation. With its strong mix of usability, beauty, and accessibility, it's a property that offers lasting potential.



## PROPERTY FEATURES

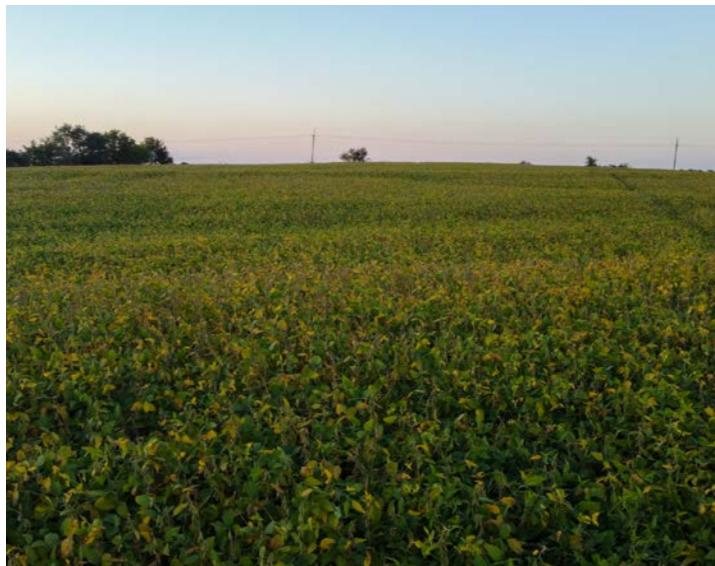
COUNTY: **POTTAWATOMIE** | STATE: **KANSAS** | ACRES: **19**

- Located just outside of Duluth
- Less than 10 miles from Onaga
- Approximately 45 minutes to Manhattan
- Beautiful rolling terrain with country views
- Quality tillable acres, well cared for over the years

- Ideal site for building a custom home or retreat
- All utilities are available at the road
- Peaceful rural setting with easy access to nearby towns
- Strong mix of usability, scenery, and long-term potential

## QUALITY TILLABLE ACRES

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## BEAUTIFUL ROLLING TERRAIN

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# AERIAL MAP



Maps Provided By:



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Map Center: 39° 31' 27.12, -96° 13' 5.07

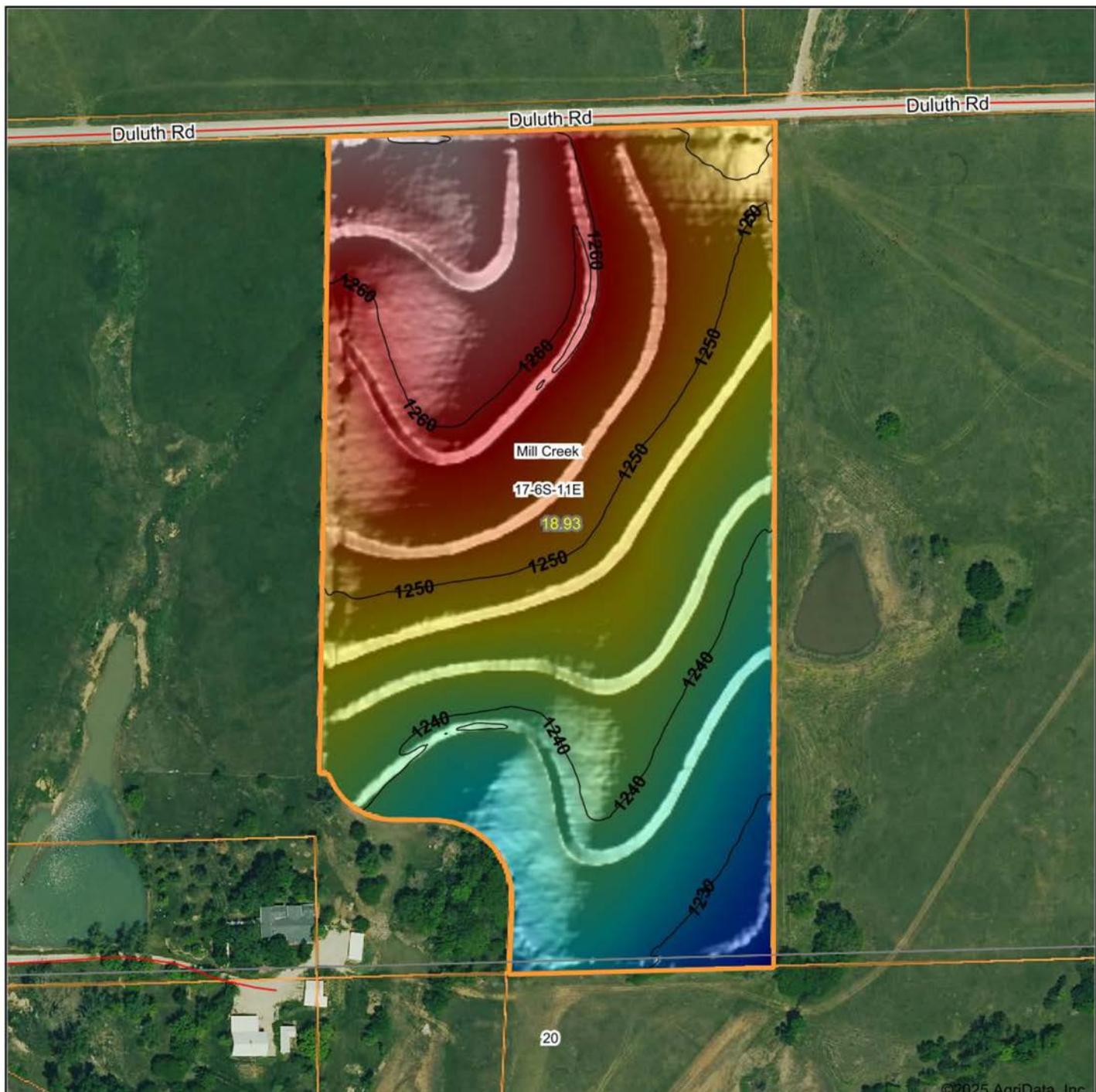
0ft 236ft 471ft

17-6S-11E  
Pottawatomie County  
Kansas



6/30/2025

# 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: 1,222.7

Max: 1,271.2

Range: 48.5

Average: 1,248.9

Standard Deviation: 10.37 ft

0ft

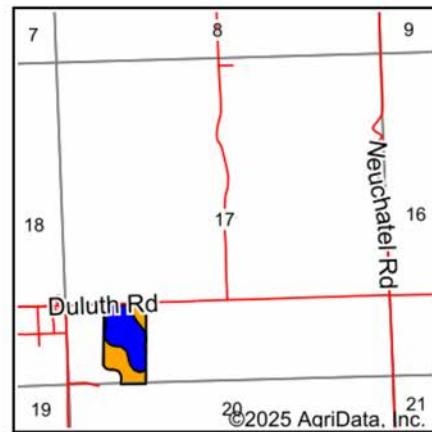
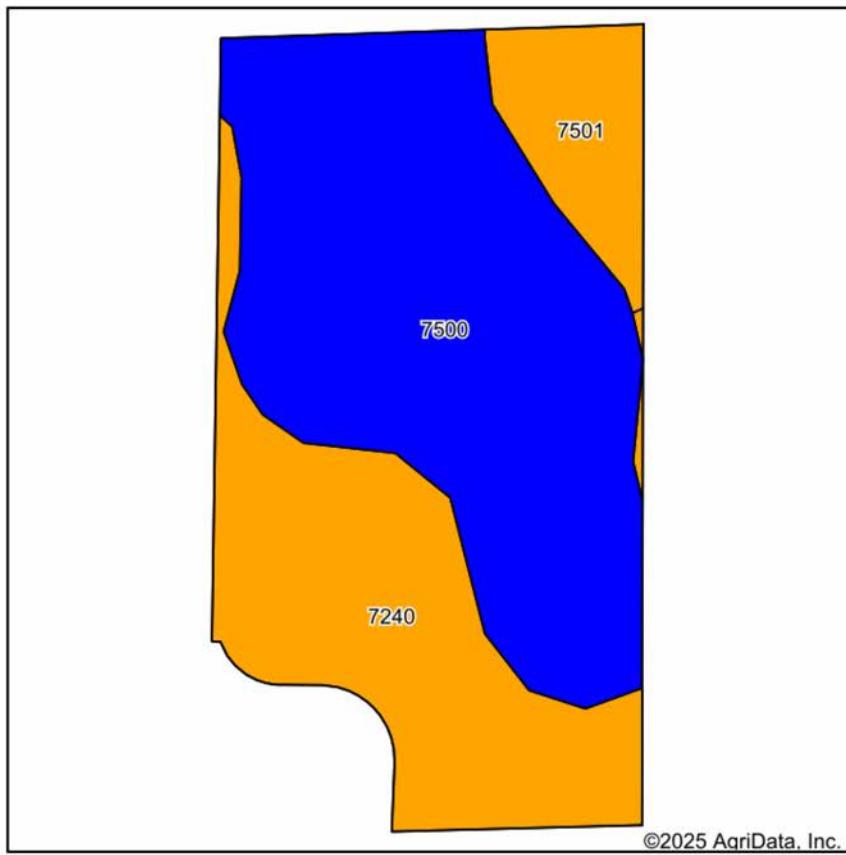
239ft

478ft



17-6S-11E  
Pottawatomie County  
Kansas  
6/30/2025  
Boundary Center: 39° 31' 27.12, -96° 13' 5.07

# SOILS MAP



**State:** Kansas  
**County:** Pottawatomie  
**Location:** 17-6S-11E  
**Township:** Mill Creek  
**Acres:** 18.92  
**Date:** 6/30/2025



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Area Symbol: KS149, 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
7500	Pawnee clay loam, 1 to 4 percent slopes	10.97	58.0%	Blue	> 6.5ft.	IIe	3845	52	41	52	44	
7240	Elmont silty clay loam, 3 to 7 percent slopes	6.21	32.8%	Orange	4.6ft. (Paralithic bedrock)	IIIe	4915	81	80	71	68	47
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	1.74	9.2%	Yellow	> 6.5ft.	IIIe	3883	48	38	47	39	
<b>Weighted Average</b>					<b>2.42</b>		<b>4199.7</b>	<b>*n 61.2</b>	<b>*n 53.5</b>	<b>*n 57.8</b>	<b>*n 51.4</b>	<b>*n 15.4</b>

\*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**

**785.685.0443**

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**MidwestLandGroup.com**

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