

MIDWEST LAND GROUP PRESENTS

74.6 ACRES IN

ATCHISON COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

UPLAND BIRDS AND BUCKS IN ATCHISON COUNTY, KANSAS

This 74.6 +/- acre tract in Atchison County, Kansas, offers the perfect balance of productive ground, natural habitat, and future potential. Located along a blacktop road for easy access, the property features a mix of tillable acres, hay ground, and diverse cover that makes it as functional as it is beautiful. Whether you're looking for an income-producing recreational farm, a hunting haven, or a scenic spot to build your forever home, this property checks all the boxes.

The land includes approximately 18 +/- acres of tillable ground currently in production and 11 +/- acres of hay ground that could continue to be used for haying, light grazing, or converted into additional habitat. The back portion of the property contains 17 +/- acres that were previously enrolled in CRP but have been left alone for several years. This area has naturally regenerated into thick native grass, shrubs, and young timber, creating incredible wildlife cover that supports a wide variety of species.

Wooded draws and a winding creek bottom stretch across the property, offering a beautiful blend of habitat

diversity. These features provide natural travel corridors and water sources that consistently attract deer and other wildlife from surrounding cropland. Known for excellent whitetail hunting, this area of Atchison County has a strong reputation for producing mature bucks, while upland bird hunters will appreciate the pheasant and quail that thrive in the mix of grasslands, timber, and edge habitat.

For those looking to build, this property presents several appealing homesite options. Gentle elevation changes provide scenic views across the fields and timber, while blacktop access ensures convenient year-round entry. Utilities are nearby, making it an ideal location for a full-time residence, hunting cabin, or weekend retreat.

With its combination of productive acres, natural cover, and easy access, this property offers a rare opportunity to own a versatile piece of northeast Kansas land. It's a working farm, a recreational paradise, and a beautiful place to build-all in one.



PROPERTY FEATURES

COUNTY: **ATCHISON** | STATE: **KANSAS** | ACRES: **74.6**

- 18 +/- acres of tillable ground currently in production
- 11 +/- acres of hay ground
- 17 +/- acres of former CRP
- Wooded draws and creek bottom
- Outstanding whitetail hunting
- Great upland bird habitat supporting pheasants and quail
- Diverse mix of farmland, grass, and timber is ideal for recreation and income
- Multiple scenic build site options with utilities nearby
- Gently rolling terrain with a mix of open ground and mature cover
- 12 miles from Holton
- 35 miles from Perry Lake for boating and fishing
- 45 miles from Topeka



TILLABLE AND HAY GROUND

The land includes approximately 18 +/- acres of tillable ground currently in production and 11 +/- acres of hay ground that could continue to be used for haying, light grazing, or converted into additional habitat.



CREEK BOTTOM



17 +/- ACRES FORMER CRP



HUNTING OPPORTUNITIES

Known for excellent whitetail hunting, this area of Atchison County has a strong reputation for producing mature bucks, while upland bird hunters will appreciate the pheasant and quail that thrive in the mix of grasslands, timber, and edge habitat.

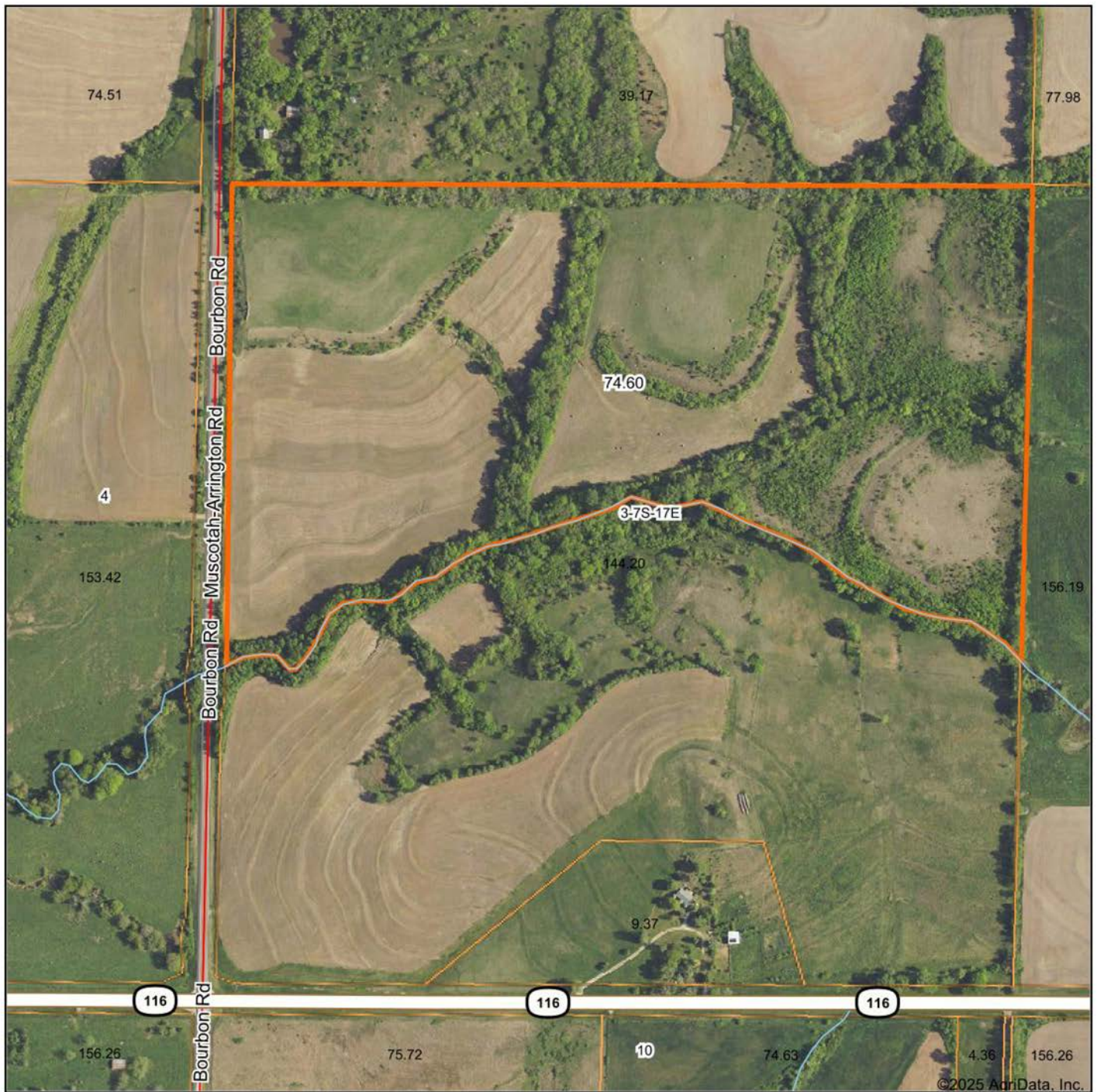


MULTIPLE SCENIC BUILD SITE OPTIONS

For those looking to build, this property presents several appealing homesite options. Gentle elevation changes provide scenic views across the fields and timber, while blacktop access ensures convenient year-round entry.



AERIAL MAP



Maps Provided By:



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Boundary Center: 39° 28' 7.96, -95° 30' 39.39

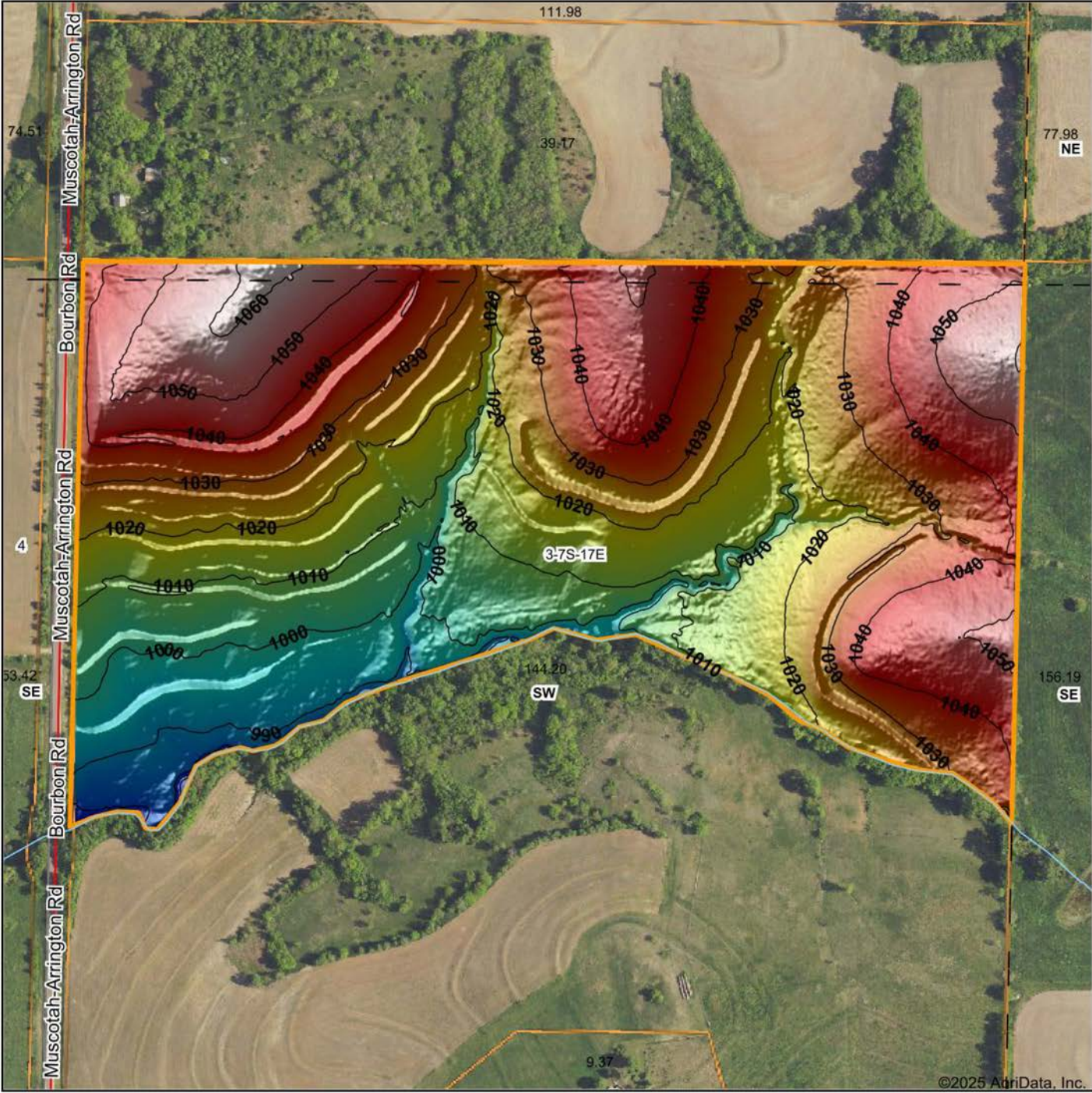
3-7S-17E
Atchison County
Kansas

0ft 502ft 1004ft



11/6/2025

HILLSHADE MAP



Low Elevation High



Maps Provided By:

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CUSTOMIZED ONLINE MAPPING

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Source: USGS 1 meter dem

Interval(ft): 10

Min: 973.9

Max: 1,062.7

Range: 88.8

Average: 1,025.5

Standard Deviation: 18.08 ft

0ft 429ft 857ft

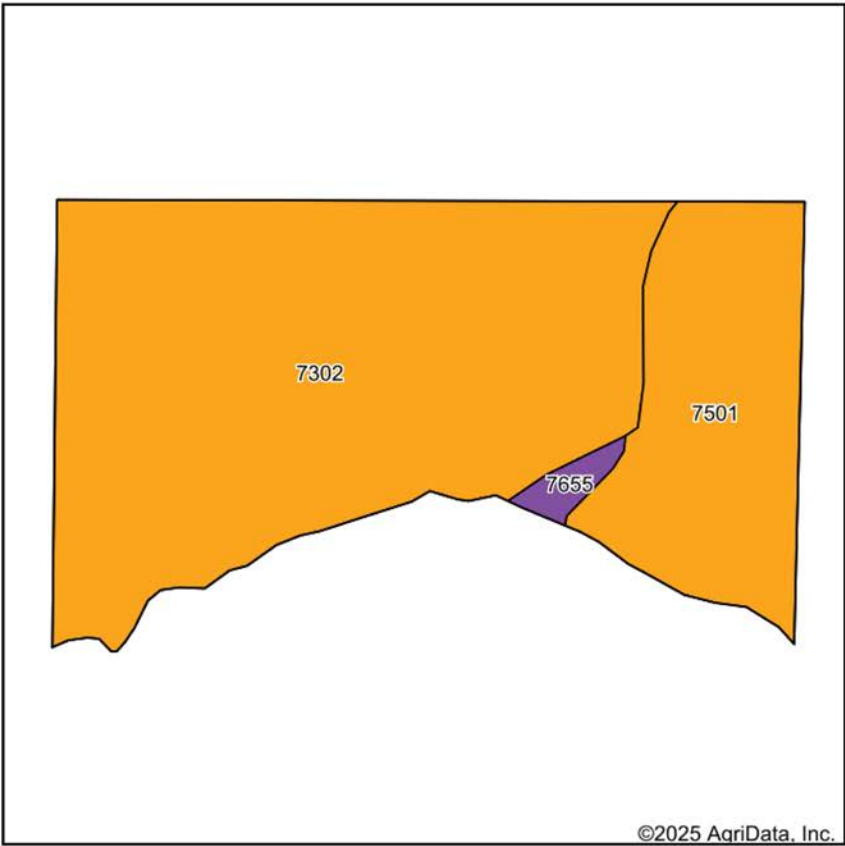


11/12/2025

3-7S-17E
Atchison County
Kansas

Boundary Center: 39° 28' 7.97, -95° 30' 39.38

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Atchison**
Location: **3-7S-17E**
Township: **Kapioma**
Acres: **74.6**
Date: **11/6/2025**



Maps Provided By:



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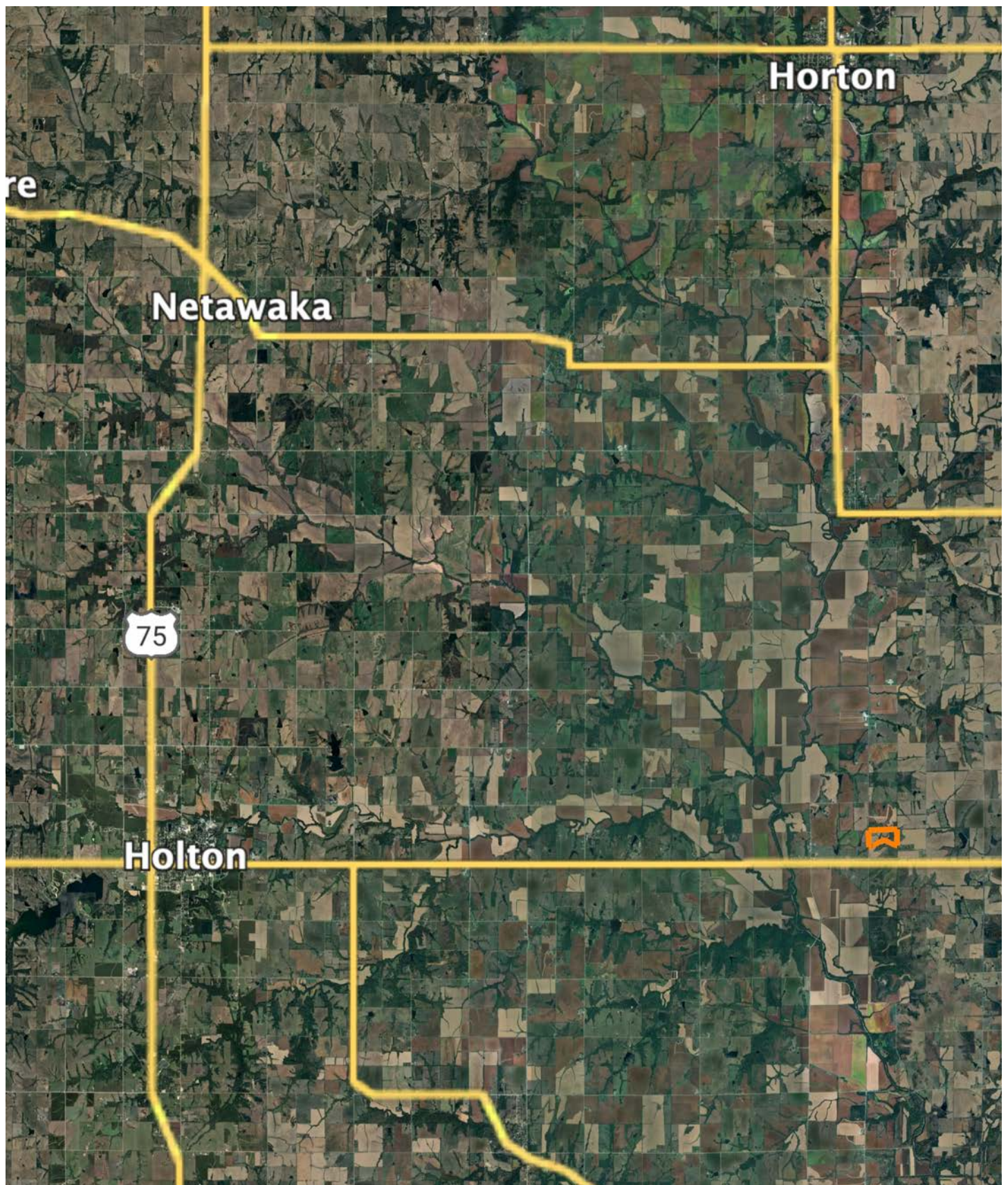
Area Symbol: KS005, Soil Area Version: 23

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
7302	Martin silty clay loam, 3 to 7 percent slopes	54.74	73.3%		> 6.5ft.	IIIe	4228	54	50	53	47
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	18.77	25.2%		> 6.5ft.	IIIe	3883	48	38	47	39
7655	Vinland silty clay loam, 4 to 15 percent slopes	1.09	1.5%		1.3ft. (Paralithic bedrock)	VIe	2367	42	41	42	28
Weighted Average						3.04	4114	*n 52.3	*n 46.8	*n 51.3	*n 44.7

*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.



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