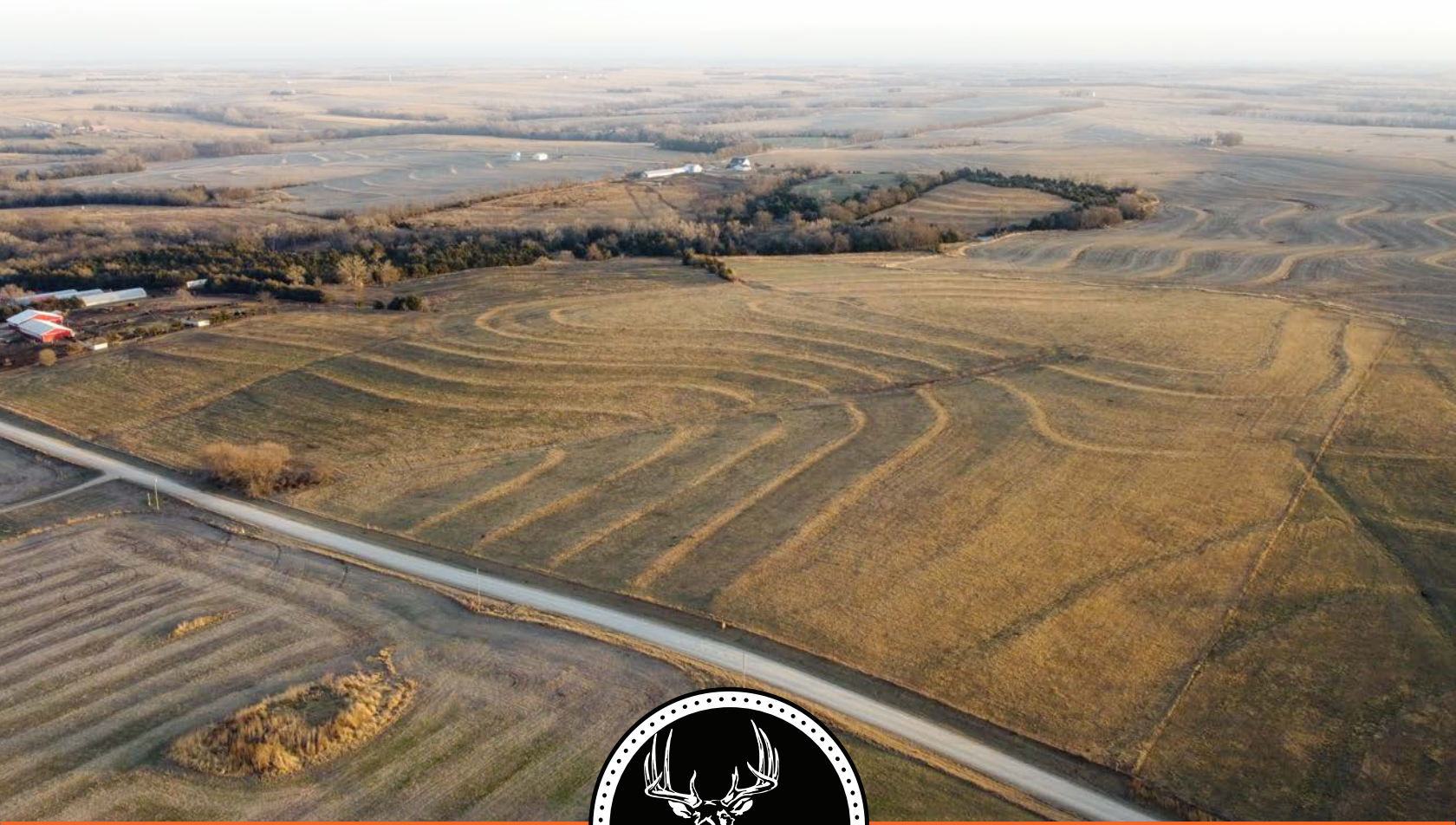


MIDWEST LAND GROUP PRESENTS

80 ACRES IN

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# PAWNEE COUNTY NEBRASKA



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# 80 +/- ACRES OF VERSATILITY JUST OUTSIDE OF PAWNEE CITY, NEBRASKA

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Located just outside of Pawnee City, this versatile 80 +/- acre property in Pawnee County, Nebraska, offers an outstanding combination of productive farmland, livestock potential, and recreational appeal. The farm includes approximately 44 acres of terraced hay ground that was previously tilled, along with 15 acres currently in active cultivation, making it a valuable addition to any farming operation or tillable acreage expansion.

The remaining acres consist of wooded draws and pasture, providing excellent wildlife habitat and deer hunting opportunities. Multiple ponds located throughout the property supply reliable water for livestock and wildlife while enhancing the recreational value of the land.

The property features good barbed-wire fencing already in place and is well-suited for cattle grazing. A recently constructed creek crossing improves internal access and livestock movement across the farm. Access is convenient with well-maintained rock road frontage from the north, along with additional easement access from the south, offering flexibility for farming and ranching operations.

With its close proximity to Pawnee City, productive soils, established terraces, water features, and strong access, this property is well-positioned as an investment-grade tract for farmers, ranchers, and outdoor enthusiasts alike.



# PROPERTY FEATURES

COUNTY: **PAWNEE** | STATE: **NEBRASKA** | ACRES: **80**

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- 44 +/- acres terraced hay ground (previously tilled)
- 15 +/- acres actively tilled
- Overall average NCCPI 51.9
- Balance in wooded draws and pasture
- Multiple ponds for livestock and wildlife
- Good deer hunting
- Barbed-wire fencing in place
- Recently built creek crossing
- Rock road access from the north
- Easement access from the south
- 1 mile from Pawnee City
- 78 miles to Lincoln
- 90 miles to Omaha



# 44 +/- ACRES TERRACED HAY GROUND

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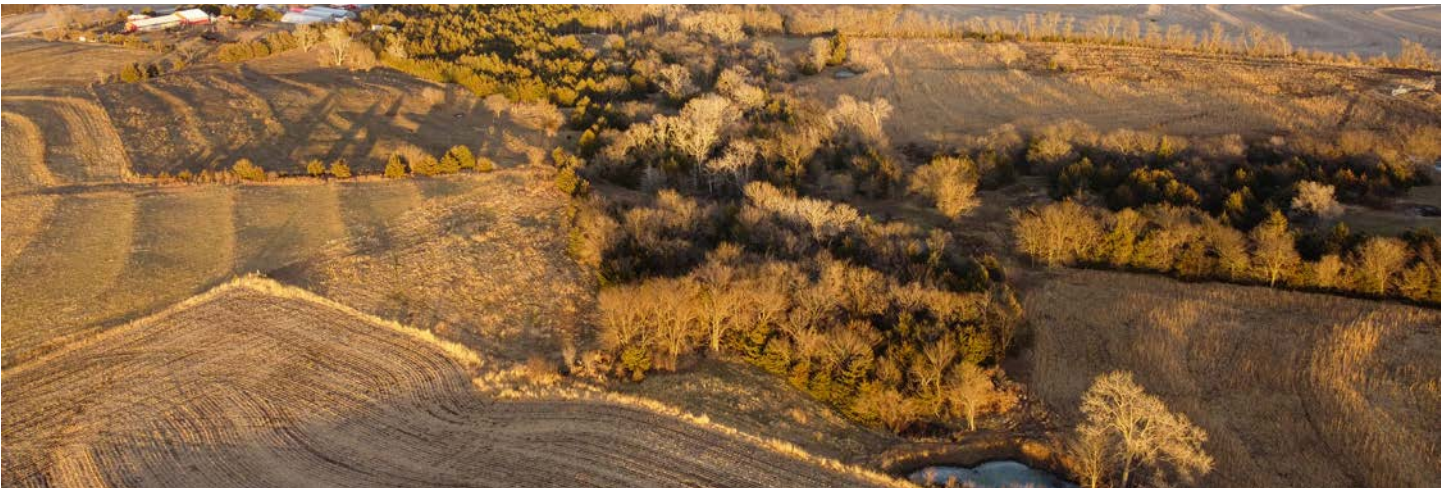
# RECENTLY BUILT CREEK CROSSING

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## WOODED DRAWS

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# MULTIPLE PONDS

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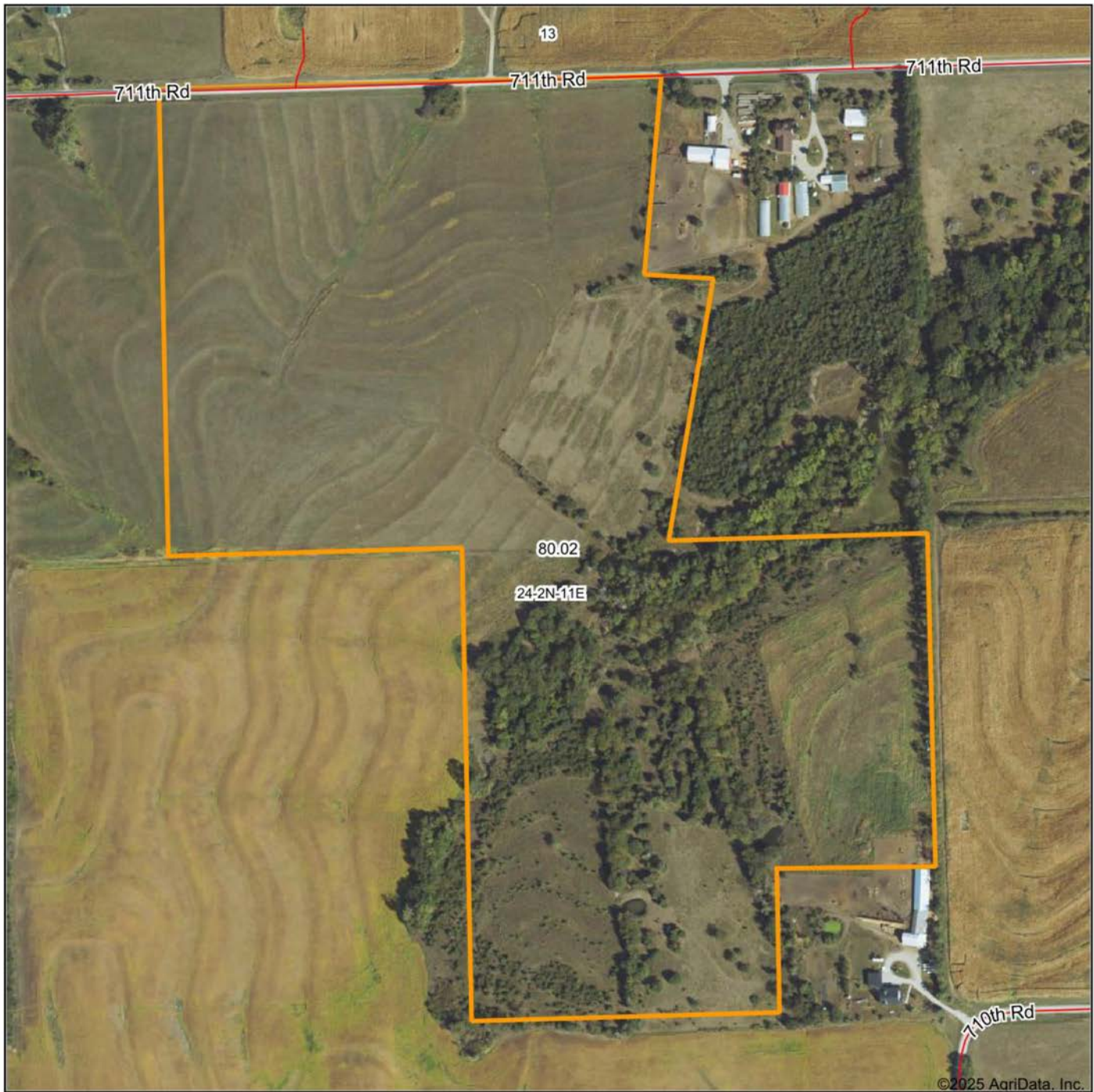


# ADDITIONAL PHOTOS

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# AERIAL MAP



©2025 AgriData, Inc.

Map Center: 40° 7' 39.22, -96° 8' 12.6

0ft 438ft 876ft



Maps Provided By:



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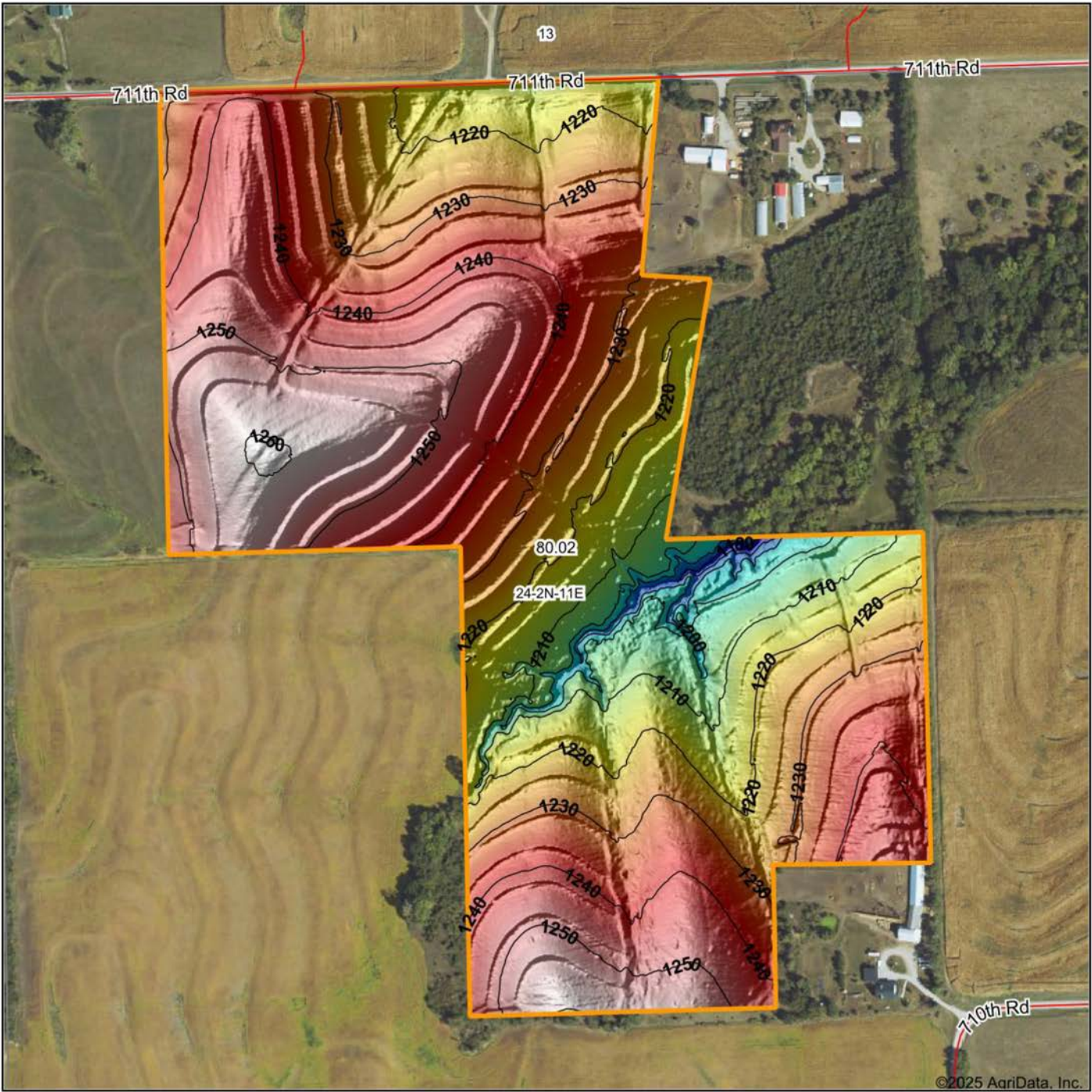
www.AgriDataInc.com

**24-2N-11E**  
**Pawnee County**  
**Nebraska**



12/17/2025

# HILLSHADE MAP



Low Elevation High



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 10

Min: 1,174.3

Max: 1,260.7

Range: 86.4

Average: 1,231.9

Standard Deviation: 15.52 ft

0ft 441ft 882ft



12/17/2025

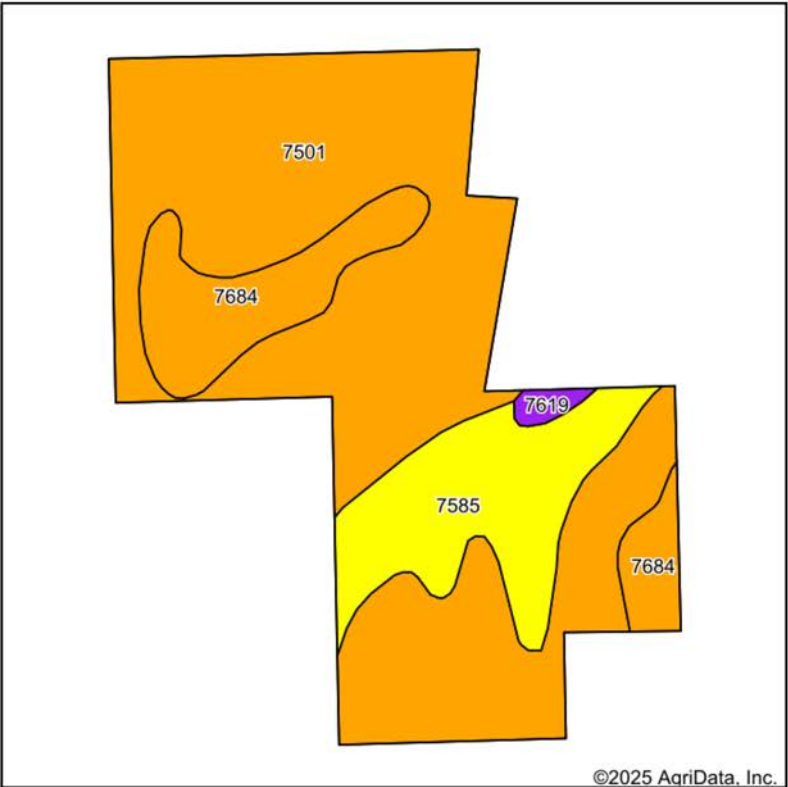
24-2N-11E

Pawnee County

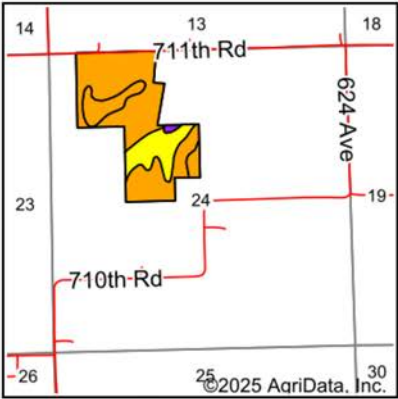
Nebraska

Boundary Center: 40° 7' 39.22, -96° 8' 12.6

# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Nebraska**  
County: **Pawnee**  
Location: **24-2N-11E**  
Township: **Precinct 2, Pawnee No. 2**  
Acres: **80.02**  
Date: **12/17/2025**



Maps Provided By:

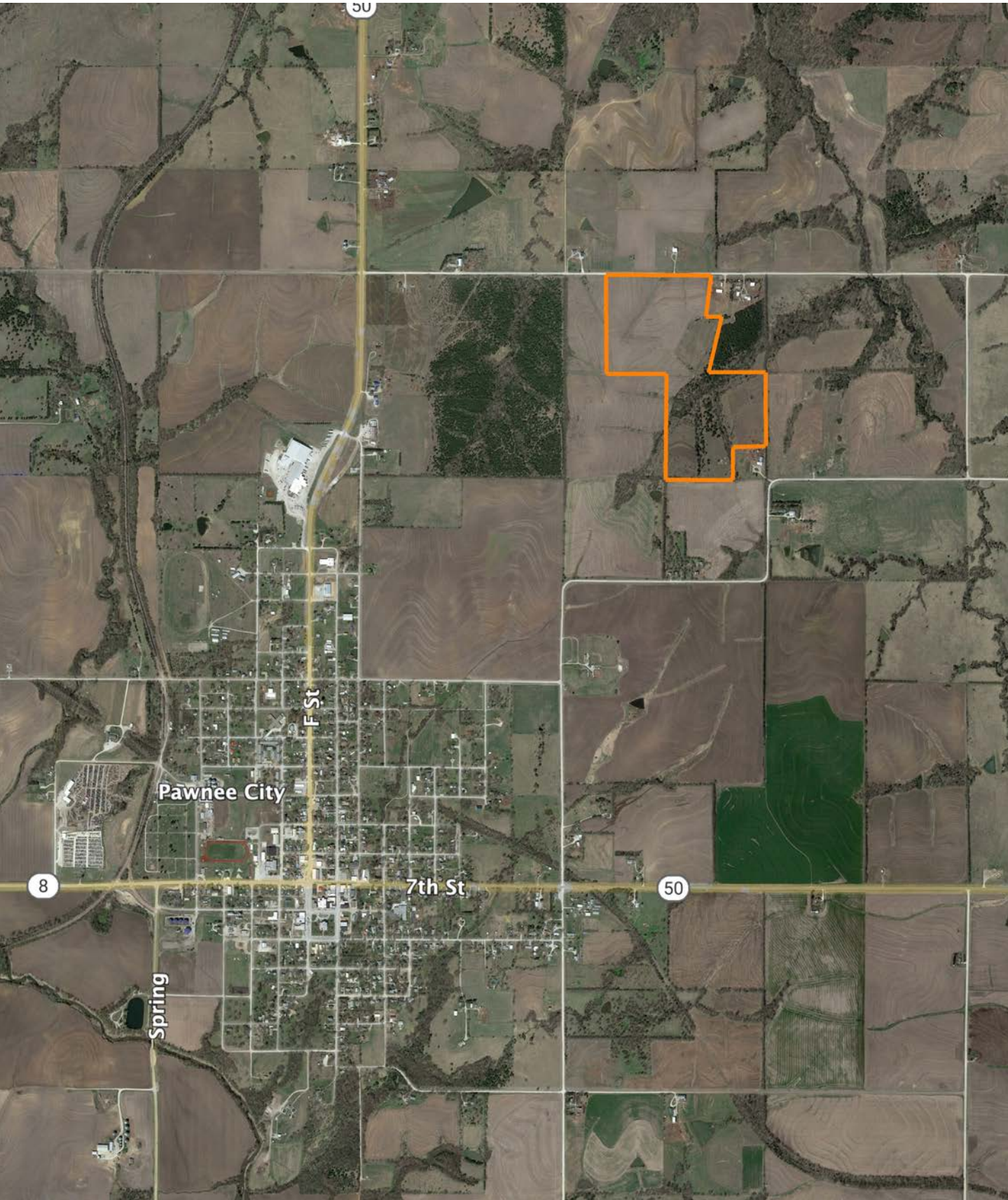


Area Symbol: NE133, Soil Area Version: 24											
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	55.45	69.4%		> 6.5ft.	IIIe	3883	48	38	47	39
7585	Shelby clay loam, 7 to 12 percent slopes	13.23	16.5%		> 6.5ft.	IVe	4260	64	63	60	60
7684	Wymore silty clay loam, 3 to 6 percent slopes, eroded	10.66	13.3%		> 6.5ft.	IIIe	3832	59	55	59	50
7619	Steinauer clay loam, 30 to 50 percent slopes	0.68	0.8%		> 6.5ft.	VIIe	2763	19	19	17	14
Weighted Average						3.20	3929	*n 51.9	*n 44.2	*n 50.5	*n 43.7

\*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

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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**

[PLierz@MidwestLandGroup.com](mailto:PLierz@MidwestLandGroup.com)



## MidwestLandGroup.com

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