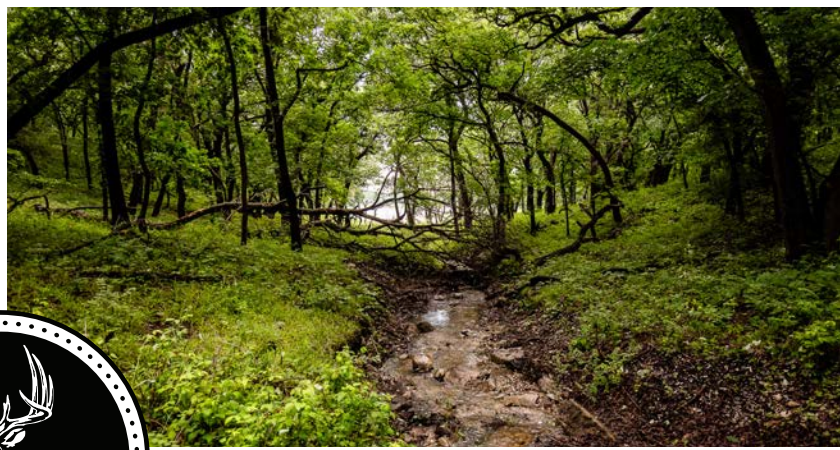


MIDWEST LAND GROUP PRESENTS

22.83 ACRES

RILEY COUNTY, KS

MILL COVE DRIVE, MANHATTAN, KANSAS 66503



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

TUTTLE CREEK RETREAT WITH LAKE VIEWS AND HUNTING

Located just 10 minutes from Manhattan, Kansas, this beautiful 22.83 +/- acre tract offers a rare combination of privacy, recreation, and stunning views overlooking Tuttle Creek Lake. Bordering U.S. Army Corps of Engineers ground, the property provides direct access to additional public land and creates the feeling of owning far more acreage than what's inside the property lines. The landscape is highlighted by a large drainage that winds through the center of the property and flows directly toward Tuttle Creek Lake, creating a natural travel corridor for wildlife and adding to the property's scenic appeal.

Towering mature oak and walnut trees line both sides of the drainage, providing excellent cover, shade, and habitat for deer and other wildlife. The diverse terrain, timbered draws, and proximity to the lake create an

ideal setting for hunting and outdoor recreation. Kansas whitetails regularly utilize the drainage system as they move between bedding and feeding areas, making this property an attractive option for hunters seeking their own manageable slice of hunting heaven close to town.

A premier build site sits atop the property, offering panoramic views of Tuttle Creek Lake and the surrounding countryside. Whether you're looking to build your dream home, create a private weekend retreat, or establish a secluded place to park a camper and enjoy the outdoors, this property is ready to meet your vision. With mature timber, excellent hunting opportunities, lake views, and a highly desirable location just outside Manhattan, this is a unique opportunity to own a truly special piece of Kansas land.



PROPERTY FEATURES

COUNTY: **RILEY** | STATE: **KANSAS** | ACRES: **22.83**

- 22.83 +/- acres
- 10 minutes from Manhattan
- Panoramic views of Tuttle Creek Lake
- Borders Corps of Engineers ground
- Direct access to public land
- Ideal for a home or cabin
- Perfect weekend getaway property
- Mature oak and walnut timber
- Excellent whitetail hunting
- Located in Kansas Unit 9
- Timbered draws
- Privacy, recreation, and hunting in one tract



PANORAMIC VIEWS OF TUTTLE CREEK LAKE



BORDERS CORPS OF ENGINEERS GROUND



MATURE OAK AND WALNUT TIMBER

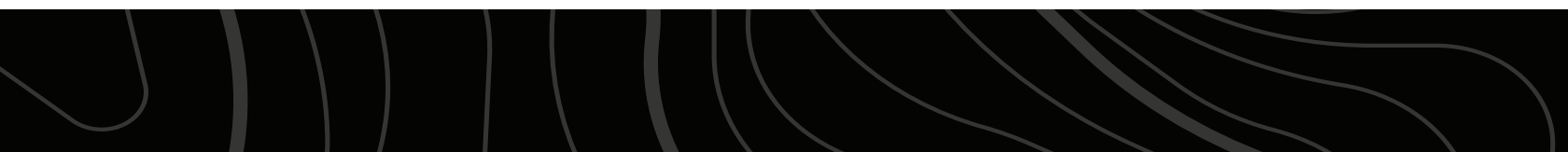
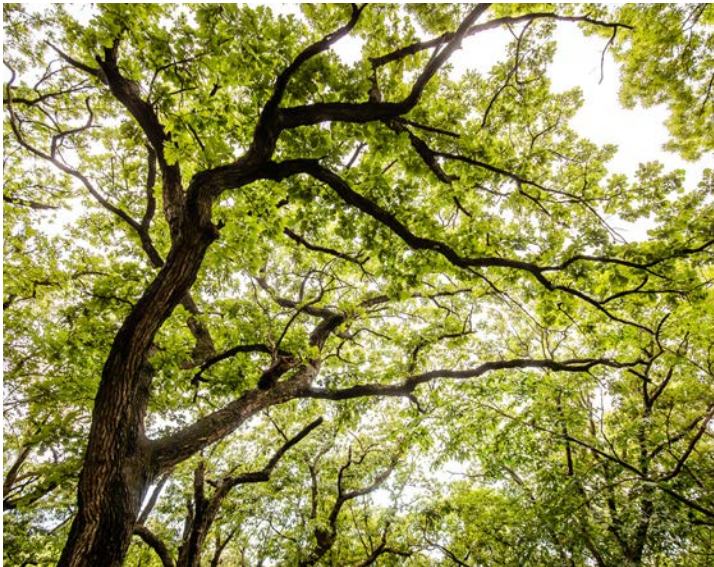


NATURAL WILDLIFE TRAVEL CORRIDOR

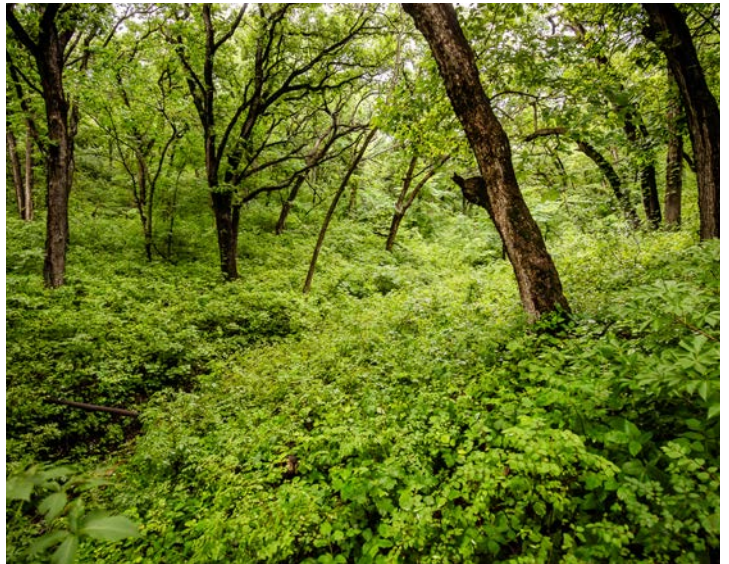
The landscape is highlighted by a large drainage that winds through the center of the property and flows directly toward Tuttle Creek Lake, creating a natural travel corridor for wildlife and adding to the property's scenic appeal.



TIMBERED DRAWS



ADDITIONAL PHOTOS



AERIAL MAP



©2026 AgriData, Inc.

Boundary Center: 39° 17' 31.49, -96° 39' 41.03

0ft 317ft 634ft



Maps Provided By:



© AgriData, Inc. 2025

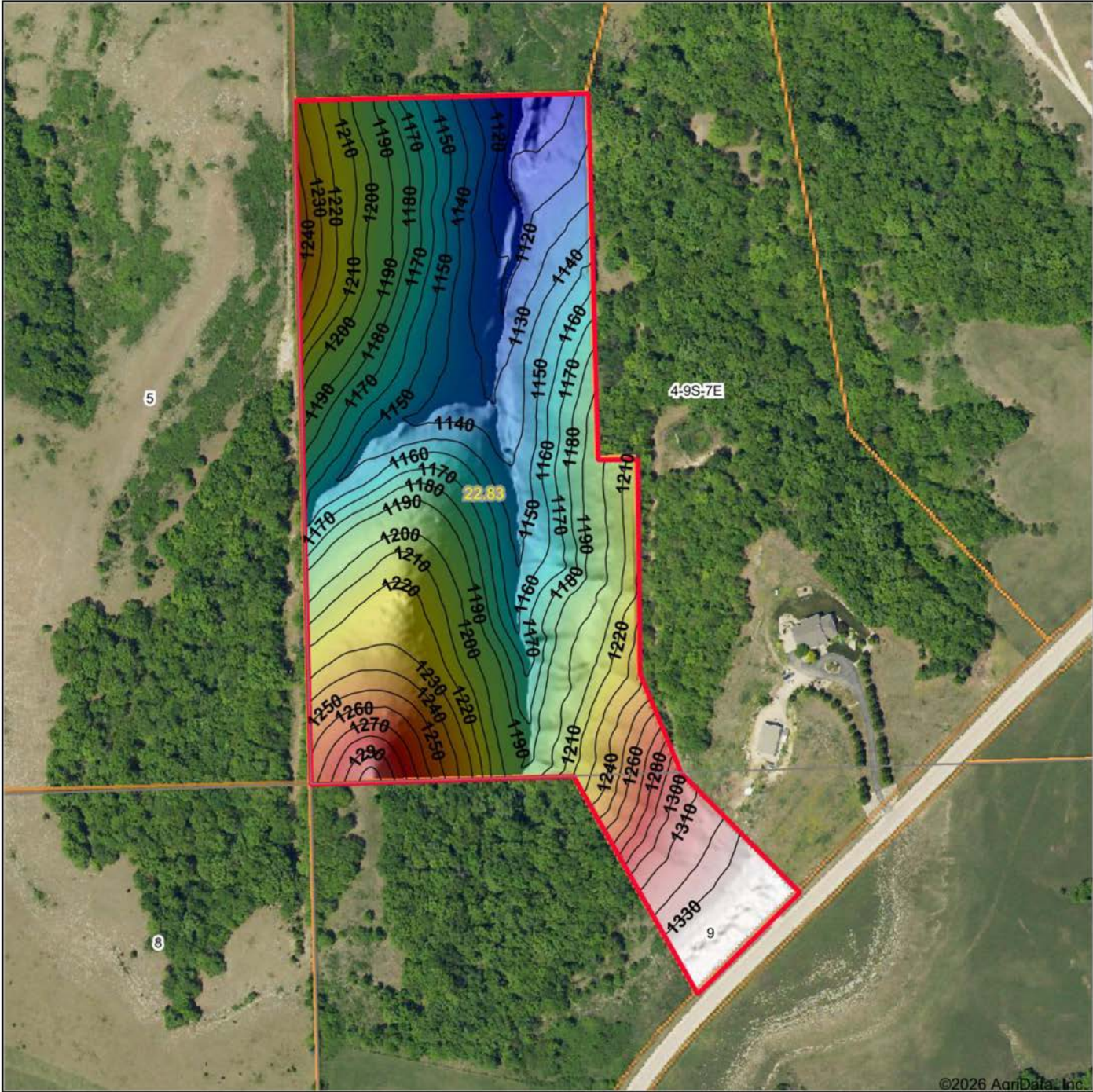
www.AgriDataInc.com

4-9S-7E
Riley County
Kansas



6/2/2026

HILLSHADE MAP

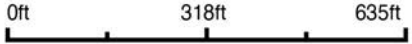


©2026 AgriData, Inc.



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2025 www.AgriDataInc.com

Source: USGS 1 meter dem
 Interval(ft): 10
 Min: 1,103.1
 Max: 1,338.2
 Range: 235.1
 Average: 1,195.8
 Standard Deviation: 55.41 ft

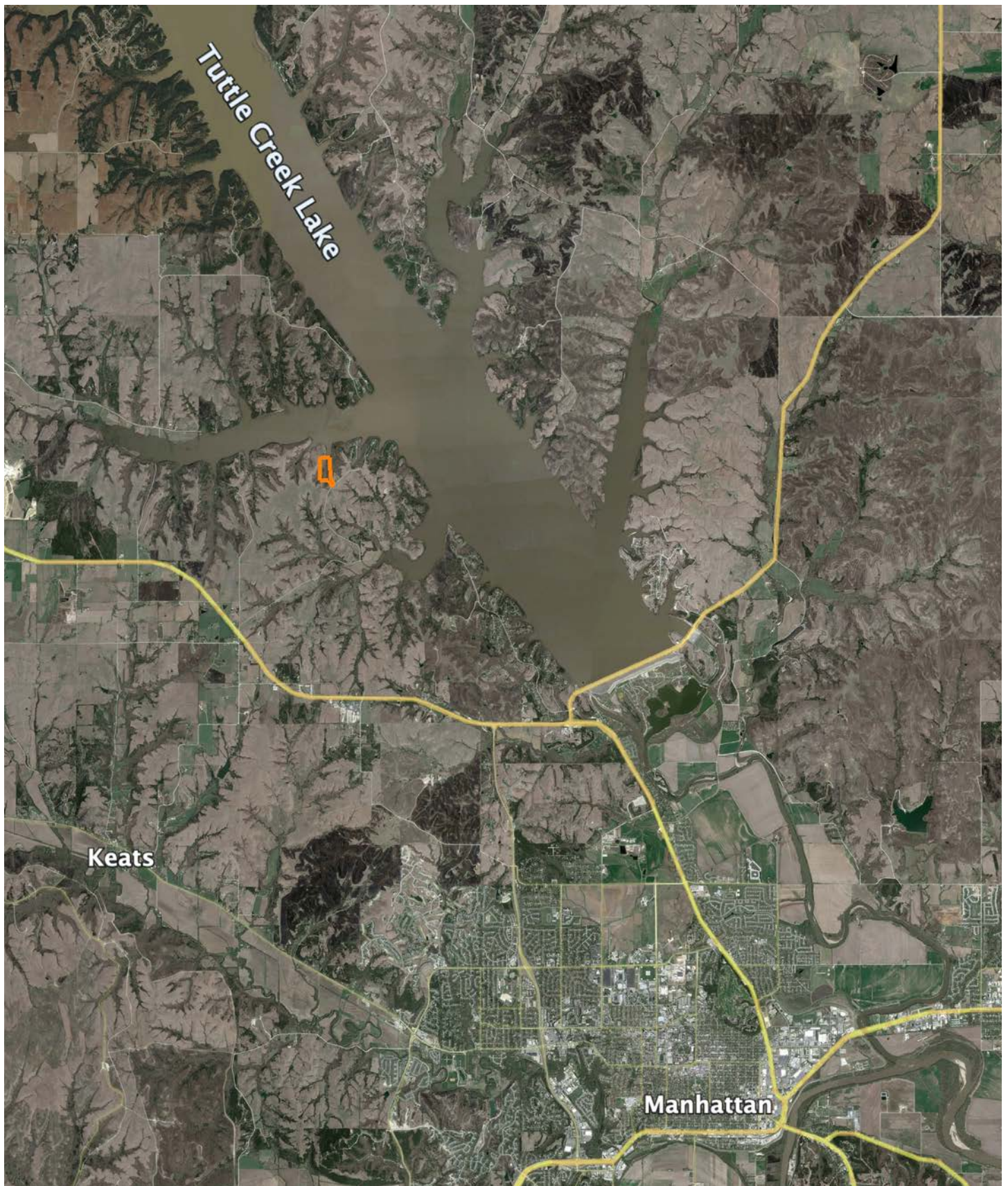


6/2/2026

4-9S-7E
Riley County
Kansas

Boundary Center: 39° 17' 31.49, -96° 39' 41.03

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

PLierz@MidwestLandGroup.com



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Alabama, Arkansas, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Minnesota, Mississippi, Missouri, Montana, Nebraska, North Dakota, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.