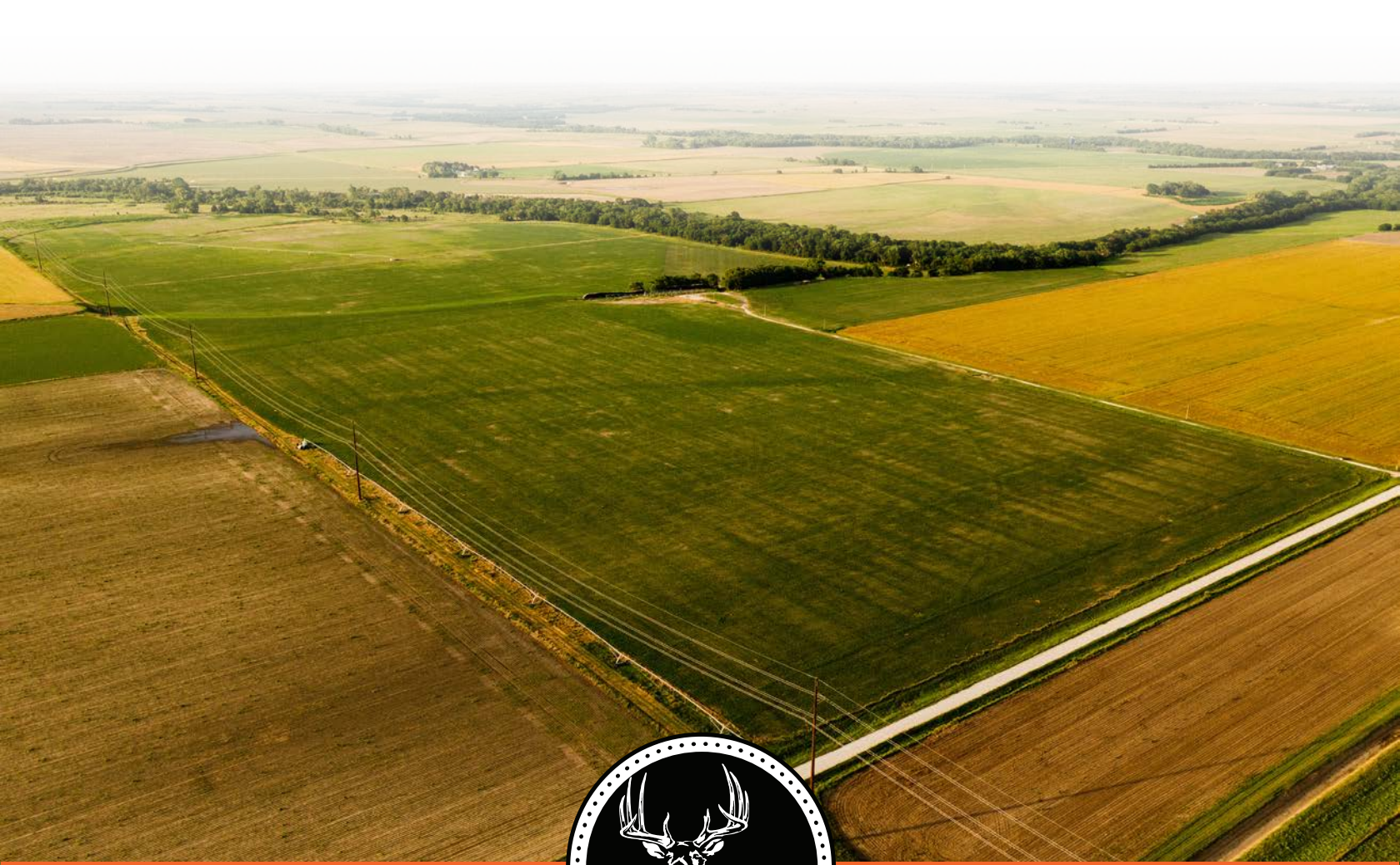


MIDWEST LAND GROUP PRESENTS

239 ACRES IN

SMITH COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

IRRIGATED INCOME AND KANSAS DEER HUNTING

Located in the fertile river bottoms of the North Fork Solomon River, this 239 +/- acre property offers an outstanding combination of highly productive farmland and exceptional hunting opportunities. With approximately 158 +/- irrigated acres and nearly 190 +/- total tillable acres, the farm provides strong income potential from both irrigated and dryland production. Supporting the farm's productivity are three irrigation pivots accompanied by multiple water rights, providing valuable water resources that help maximize crop production and add long-term value to the property.

What truly separates this property from many others is the presence of the North Fork Solomon River itself. A portion of the river winds directly through the farm, creating a rare blend of income producing cropland and diverse wildlife habitat. The river corridor, combined with natural cover and travel routes on the property,

provides excellent conditions for whitetail deer, turkey, and other Kansas wildlife. Whether you're watching deer move from bedding cover to surrounding crop fields or enjoying a fall evening along the riverbank, this farm offers the type of recreational experience buyers seek but seldom find alongside productive farmland.

Properties that combine substantial irrigated acreage, productive dryland farming, valuable water rights, live water, and quality hunting are increasingly difficult to find in today's market. Whether you're an operator seeking additional acreage, an investor looking for dependable agricultural returns, or a sportsman wanting a property that can generate income while providing outstanding recreation, this Smith County farm delivers a unique opportunity to own a premier piece of North Central Kansas land.



PROPERTY FEATURES

COUNTY: **SMITH** | STATE: **KANSAS** | ACRES: **239**

- 190 +/- cropland acres
- 158 +/- irrigated acres
- Primarily Class II soils
- Only 45 feet +/- of elevation change throughout the property
- NCCPI tilled soil weighted average of 55
- Enrolled in the EQIP Cover Crop Program through 2028
- North Fork of Solomon River runs along the property
- Water rights from the Kirwin Irrigation District
- Water rights from the North Fork Solomon River
- Well water rights
- Mature timber lining the river
- Kansas Deer Management Unit 3
- Well-maintained rock road
- All mineral and water rights transfer at the time of sale
- 15 miles from Smith Center



190 CROPLAND AND 158 IRRIGATED ACRES

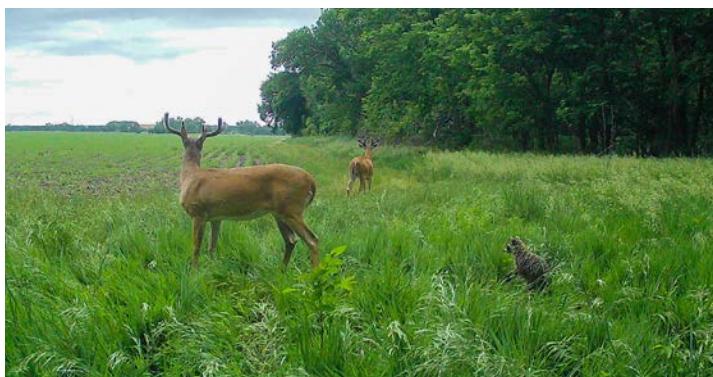
With approximately 158 +/- irrigated acres and nearly 190 +/- total tillable acres, the farm provides strong income potential from both irrigated and dryland production.



PRIMARILY CLASS II SOILS

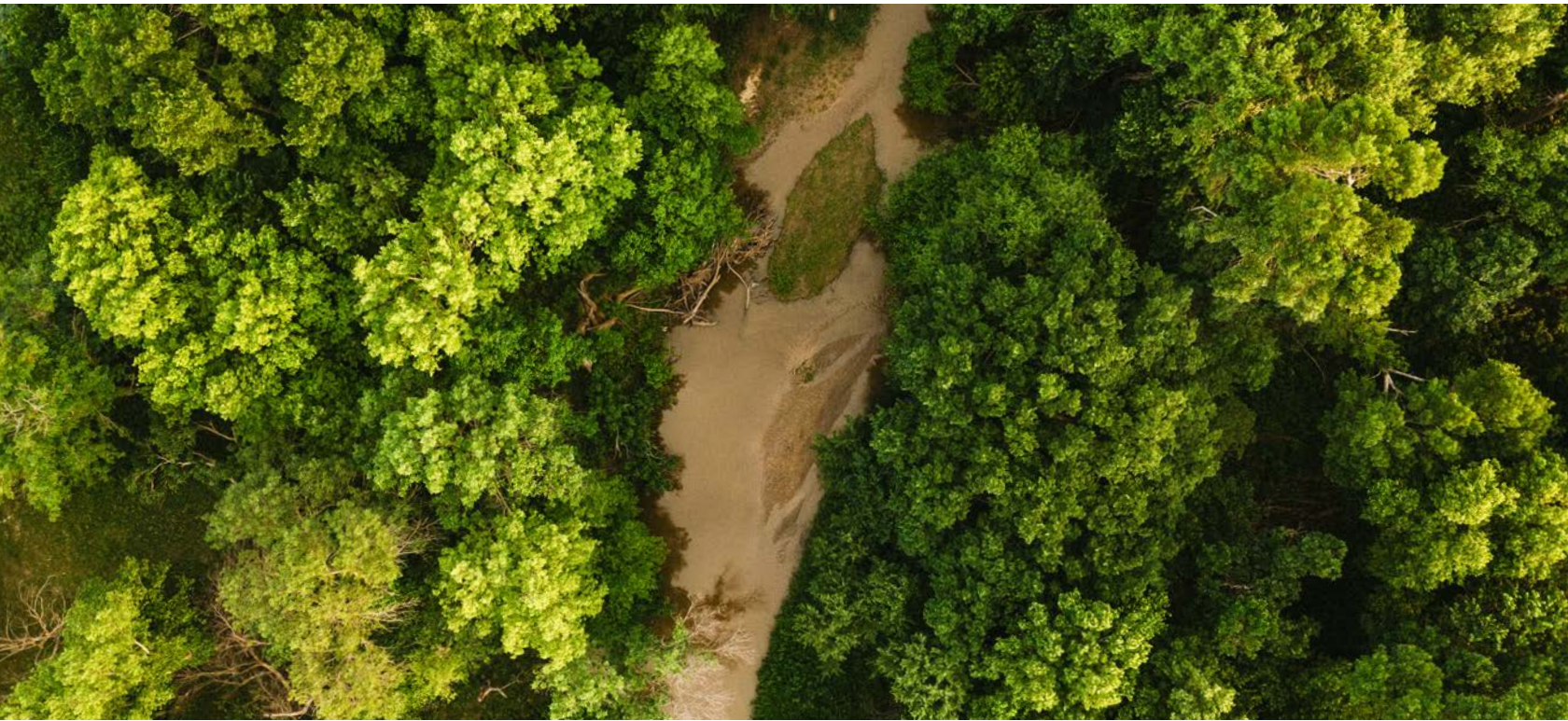


KANSAS DEER MANAGEMENT UNIT 3



NORTH FORK OF SOLOMON RIVER

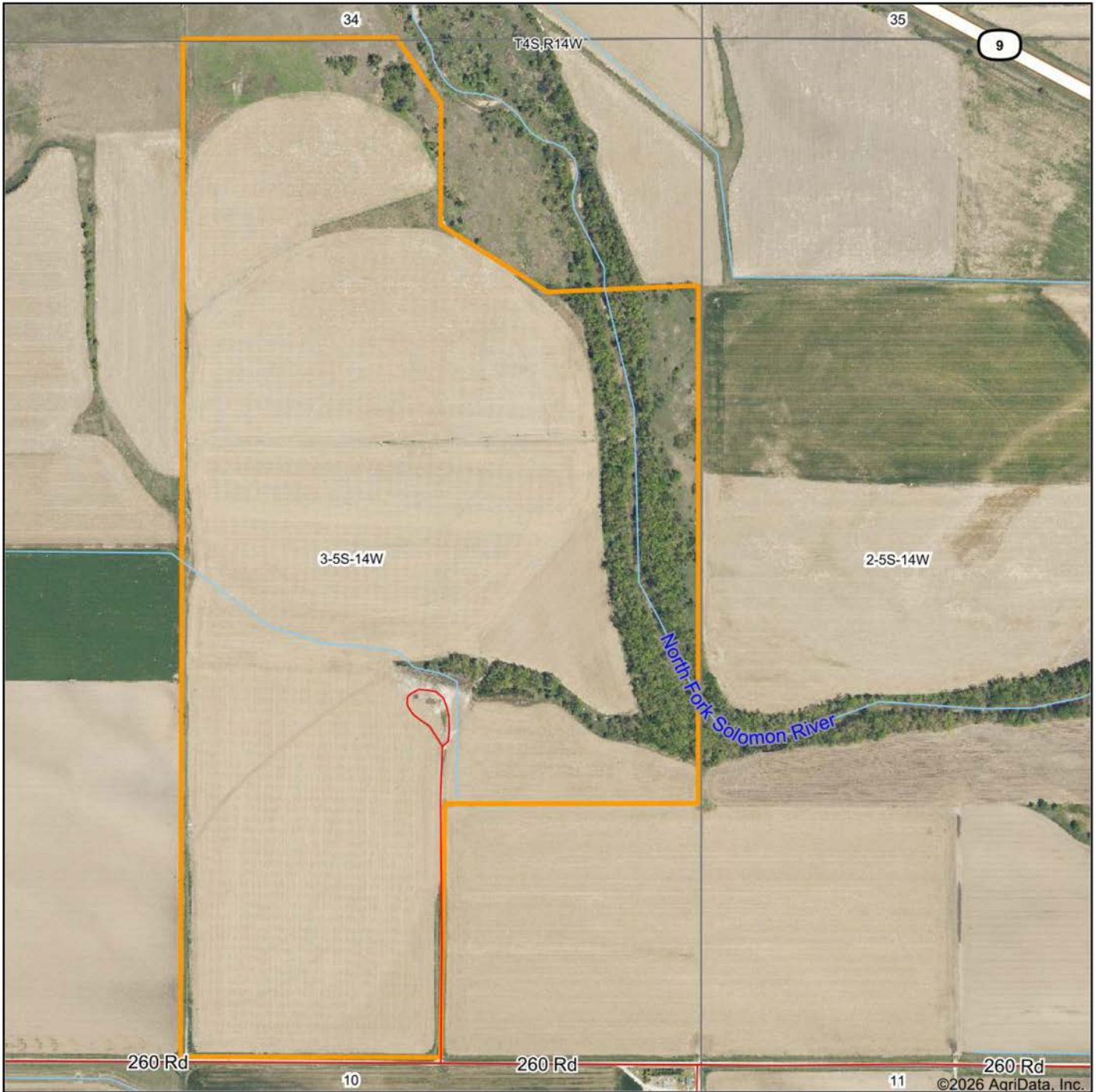
A portion of the river winds directly through the farm, creating a rare blend of income producing cropland and diverse wildlife habitat. The river corridor, combined with natural cover and travel routes on the property, provides excellent conditions for whitetail deer, turkey, and other Kansas wildlife.



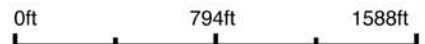
ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 39° 38' 51.55, -98° 53' 1.75



Maps Provided By:



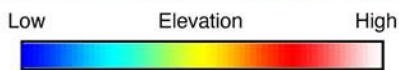
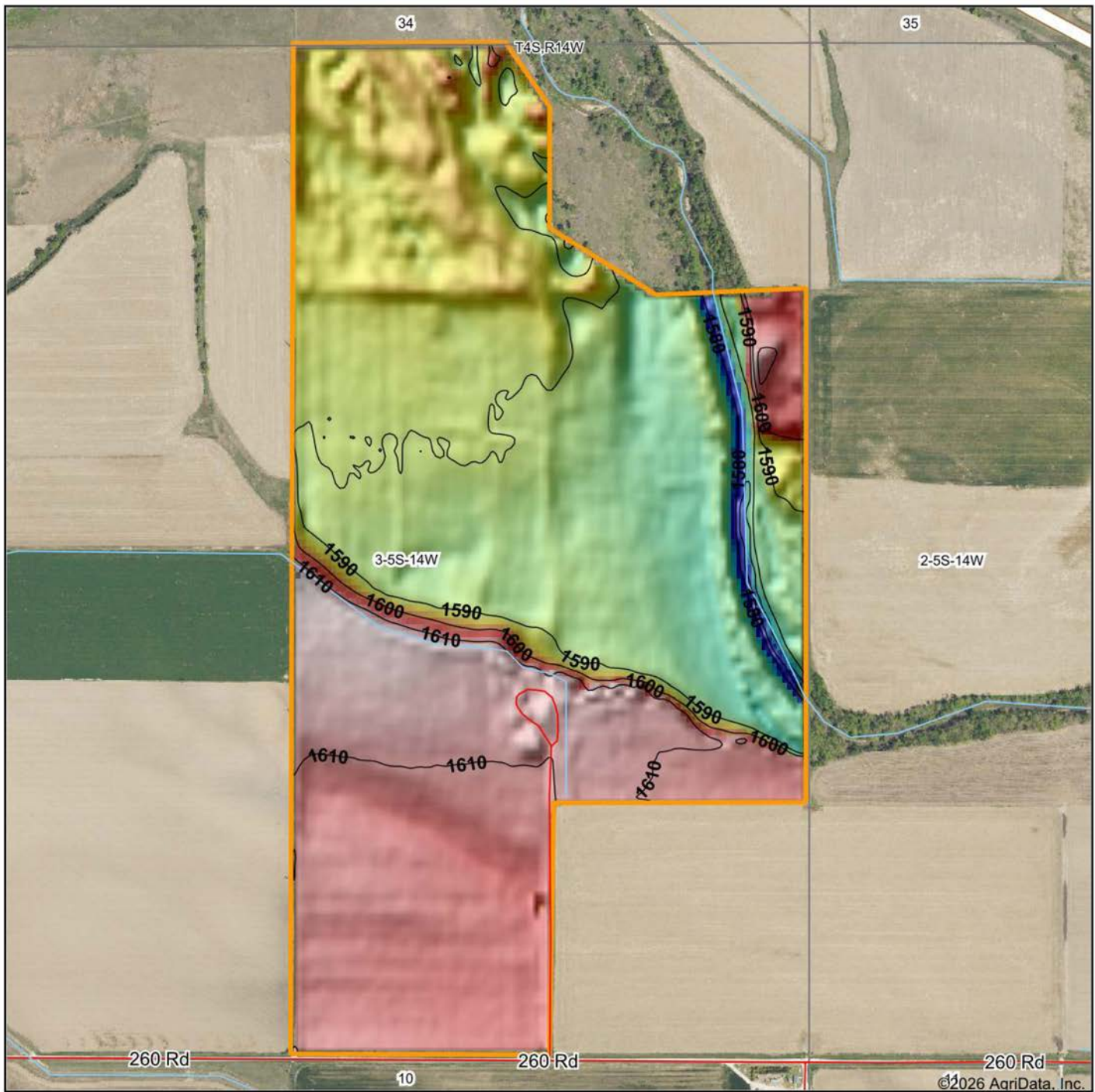
© AgriData, Inc. 2025 www.AgriDataInc.com

3-5S-14W
Smith County
Kansas



5/21/2026

HILLSHADE MAP



Source: USGS 10 meter dem
 Interval(ft): 10
 Min: 1,571.2
 Max: 1,616.6
 Range: 45.4
 Average: 1,597.0
 Standard Deviation: 10.27 ft



3-5S-14W
Smith County
Kansas

Boundary Center: 39° 38' 51.55, -98° 53' 1.75

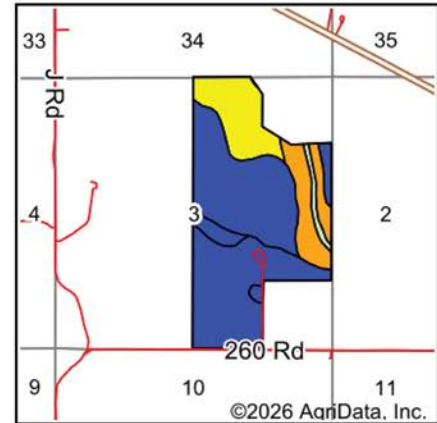
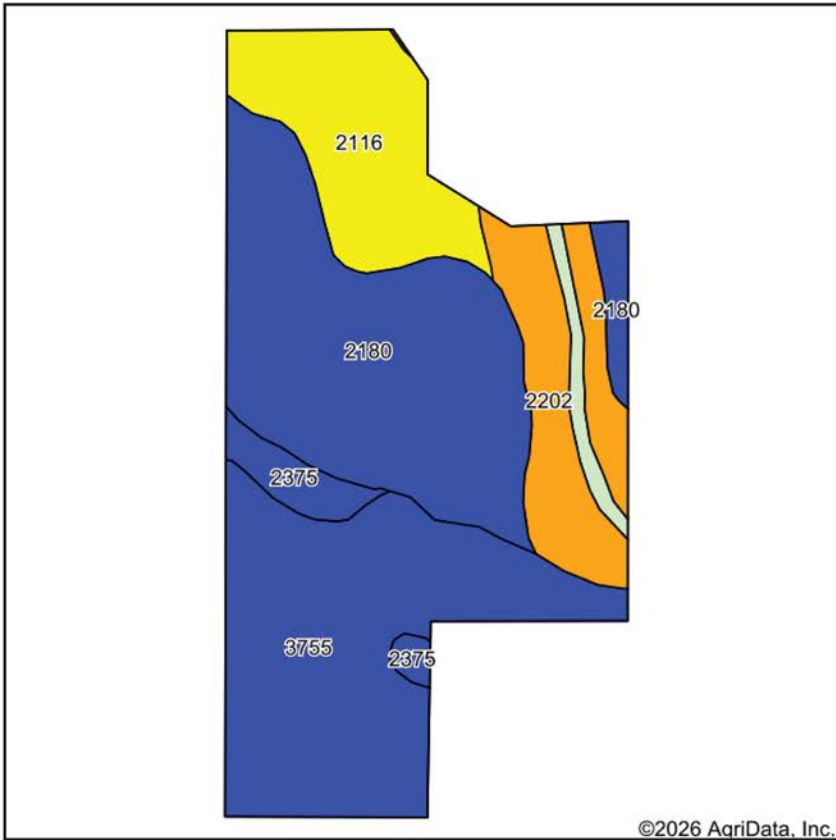


Maps Provided By:



© AgriData, Inc. 2025 www.AgriDataInc.com

SOILS MAP



State: **Kansas**
 County: **Smith**
 Location: **3-5S-14W**
 Township: **Houston**
 Acres: **239.09**
 Date: **5/21/2026**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2025 www.AgriDataInc.com



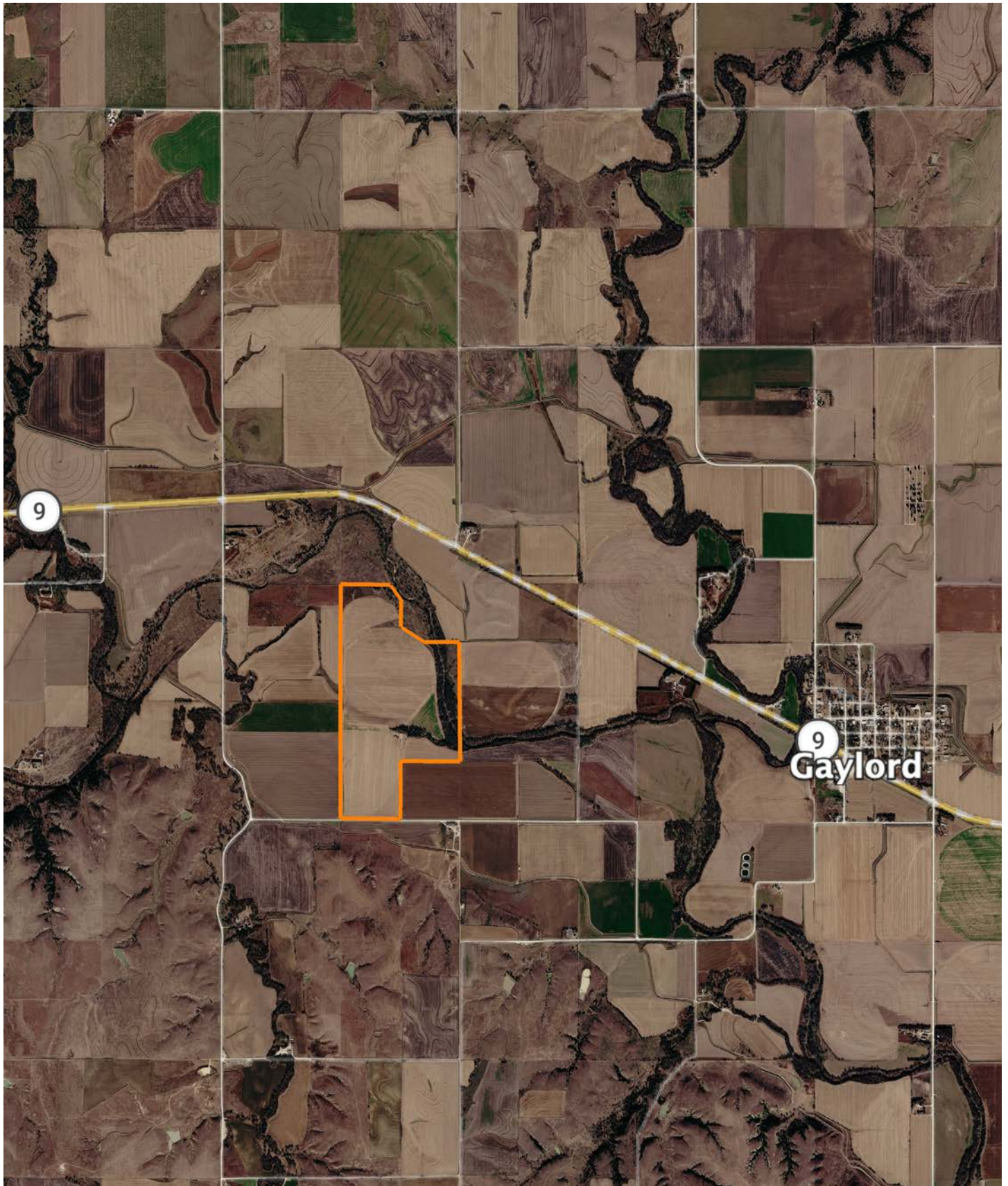
Soils data provided by USDA and NRCS.

Area Symbol: KS183, Soil Area Version: 22

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 Soybeans	
2180	McCook-Munjoy complex, occasionally flooded	82.89	34.7%		> 6.5ft.	IIw	4050	44	35	44	
3755	Hord silt loam, rarely flooded	76.28	31.9%		> 6.5ft.	IIc	3500	77	54	77	
2116	Inavale-Munjoy complex, occasionally flooded	37.09	15.5%		> 6.5ft.	IVe	3550	28	24	28	
2202	Munjoy sandy loam, occasionally flooded	29.76	12.4%		> 6.5ft.	IIIw	3550	36	30	36	
2375	Roxbury silt loam, rarely flooded	8.38	3.5%		> 6.5ft.	IIe	3513	76	50	76	
9999	Water	4.69	2.0%		> 6.5ft.		0				
Weighted Average							*-	3636.5	*n 51.3	*n 38.6	*n 51.3

*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method
 *- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

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.