

MIDWEST LAND GROUP PRESENTS

280 ACRES IN

FRANKLIN COUNTY NEBRASKA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

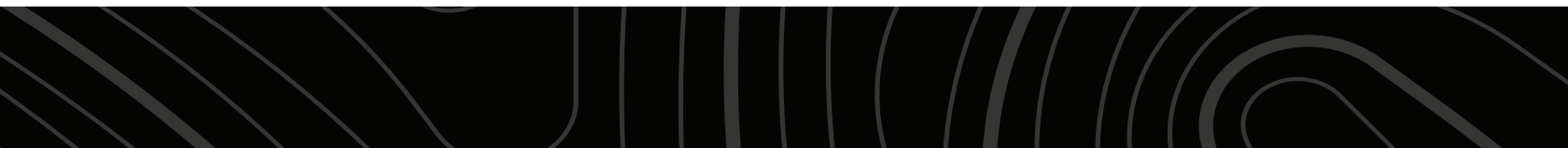
REBECCA CREEK PASTURE AND RECREATION

Located on the Kansas & Nebraska border just south of Naponee, Nebraska, this 280 +/- acre ranch offers an outstanding combination of productive native grass pasture, quality water resources, and above-average hunting opportunities. With gravel road frontage and excellent fencing throughout, the property is well equipped for livestock operations and has been carefully maintained. Native grass pastures currently support an estimated stocking rate of approximately 9 to 10 acres per cow-calf pair, providing dependable grazing capacity in a highly desirable ranching area.

Water is a key feature of this property. A spring-fed pond stocked with fish provides year-round recreational enjoyment while also serving as a valuable water source for livestock and wildlife. An additional drainage pond, along with a water tank supplied by a small well, helps ensure reliable water distribution across the ranch. A corral located on the southwest corner of the property

adds convenience for cattle handling and day-to-day management. For investors, the current owner has expressed interest in leasing the pasture back, creating the potential for immediate income after closing.

Beyond its agricultural value, the property offers excellent recreational appeal. Rebecca Creek runs along the western boundary, with timbered draws extending into the ranch and creating ideal travel corridors and habitat for wildlife. With productive crop fields around the property that provide abundant food sources, it supports healthy populations of whitetail deer, turkey, and upland game birds. The rolling hills provide scenic views across the countryside while enhancing both livestock and wildlife habitat. With mineral rights included, strong grazing potential, and great hunting opportunities, this is a rare chance to acquire a versatile ranch property in south central Nebraska.



PROPERTY FEATURES

COUNTY: **FRANKLIN** | STATE: **NEBRASKA** | ACRES: **280**

- 280 +/- acres on the Kansas & Nebraska border
- Gravel road frontage
- Native grass pasture
- Great perimeter fencing
- Stocking rate of approximately 9-10 acres per cow-calf pair
- Spring-fed pond stocked with fish
- Water tank supplied by a small well
- A strong cattle corral
- Rebecca Creek along the western boundary
- Whitetail deer hunting
- Turkey hunting
- Upland game bird opportunities
- Mineral rights included
- Potential pasture lease-back from current owner
- Combination of livestock production and recreation opportunities
- 6 miles from Bloomington
- 6 miles from the Harlan County Lake
- 35 minutes from Phillipsburg
- 40 minutes from Smith Center



NATIVE GRASS PASTURE

Native grass pastures currently support an estimated stocking rate of approximately 9 to 10 acres per cow-calf pair, providing dependable grazing capacity in a highly desirable ranching area.



WATER TANK SUPPLIED BY A SMALL WELL



SPRING-FED POND & DRAINAGE POND



REBECCA CREEK

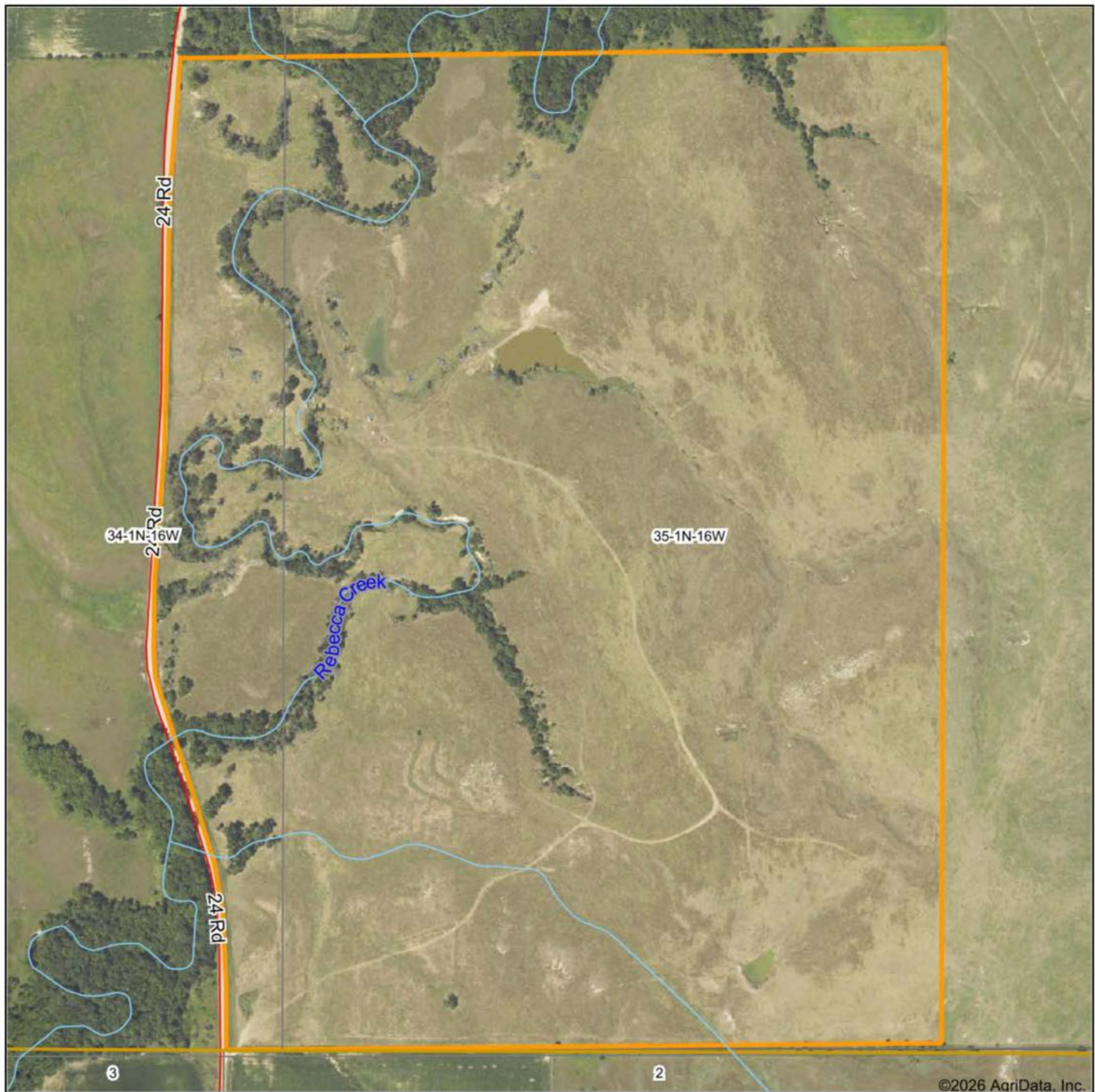
Rebecca Creek runs along the western boundary, with timbered draws extending into the ranch and creating ideal travel corridors and habitat for wildlife.



ADDITIONAL PHOTOS



AERIAL MAP



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Map Center: 40° 0' 27.61, -99° 5' 59.21

0ft 620ft 1240ft



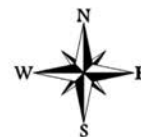
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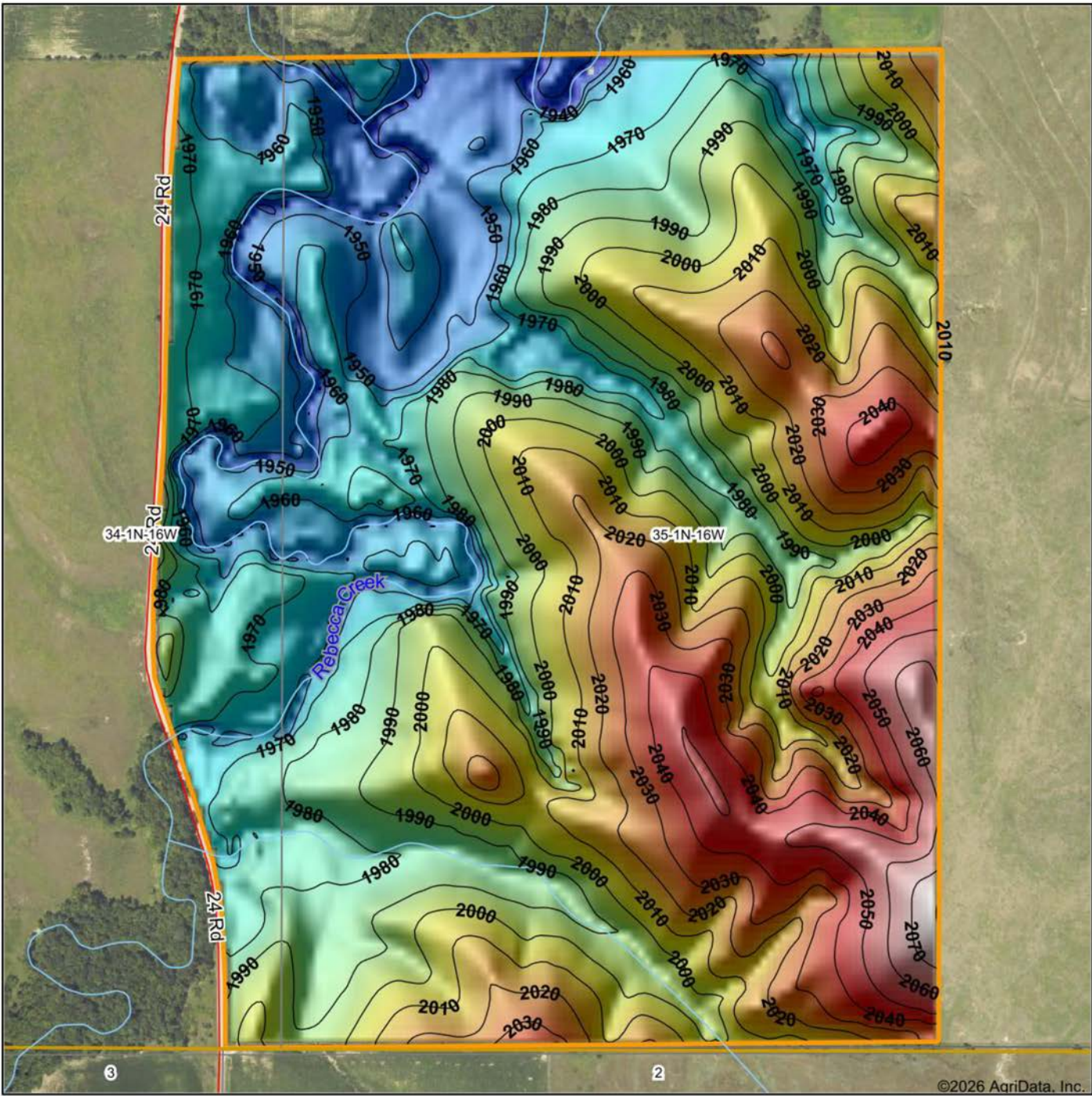
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35-1N-16W
Franklin County
Nebraska



1/28/2026

HILLSHADE MAP



Low Elevation High



Maps Provided By:



surety
CUSTOMIZED ONLINE MAPPING

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Source: USGS 10 meter dem
Interval(ft): 10
Min: 1,929.9
Max: 2,082.8
Range: 152.9
Average: 1,993.5
Standard Deviation: 30.38 ft

0ft 623ft 1246ft

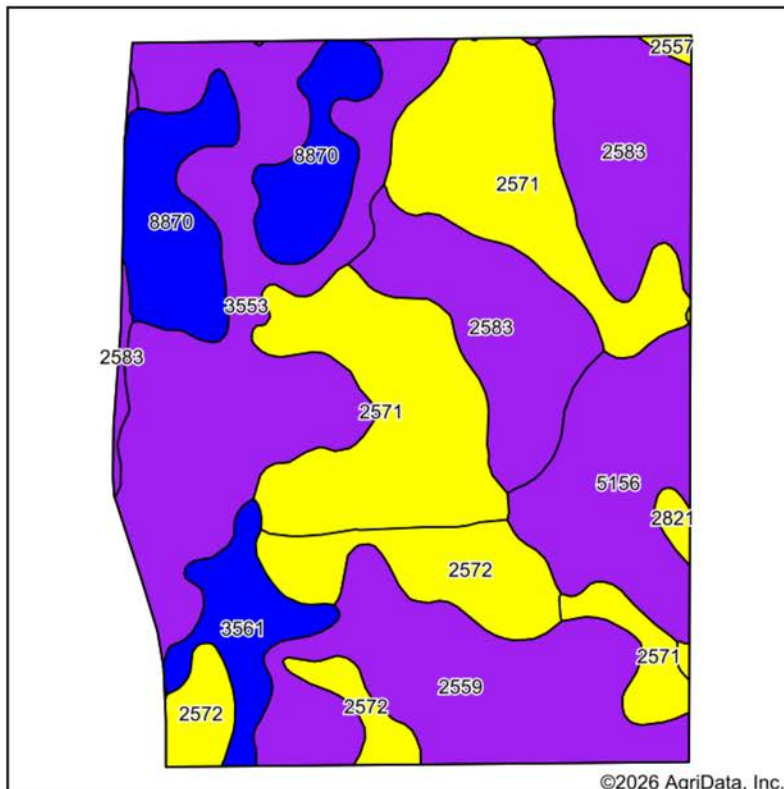


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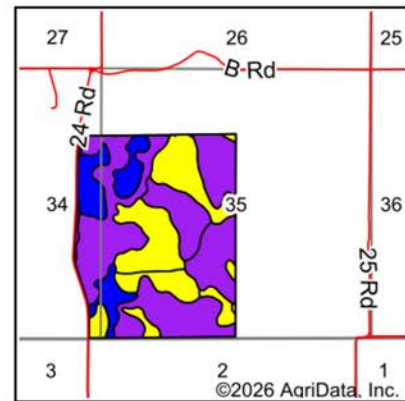
35-1N-16W
Franklin County
Nebraska

Boundary Center: 40° 0' 27.61, -99° 5' 59.21

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Nebraska**
 County: **Franklin**
 Location: **35-1N-16W**
 Township: **Turkey Creek**
 Acres: **277.77**
 Date: **1/28/2026**



Maps Provided By:



Area Symbol: NE061, Soil Area Version: 23

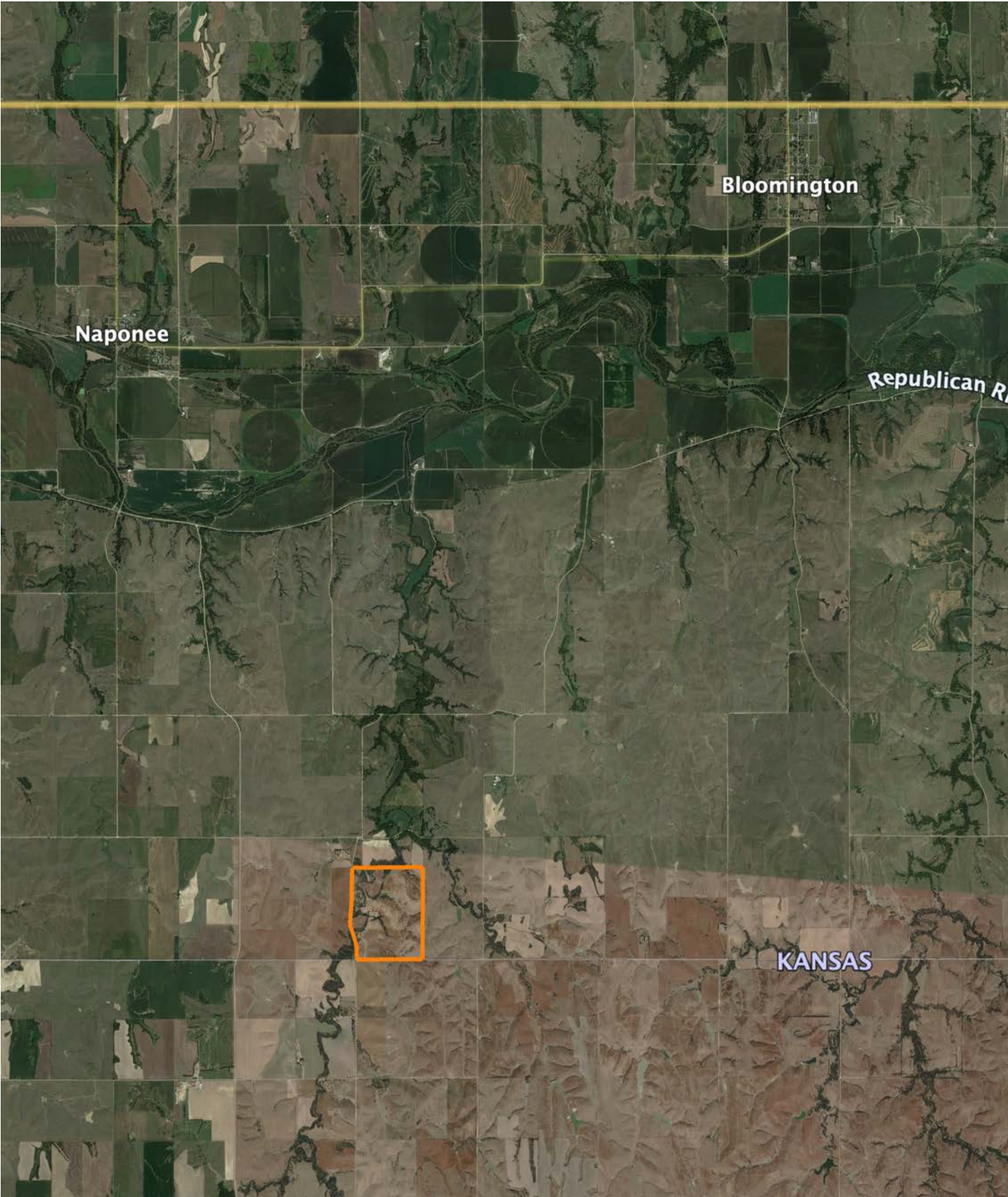
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
2571	Nuckolls and Holdrege silt loams, 6 to 11 percent slopes	60.57	21.8%		> 6.5ft.	IVe	3000	74	56	74
3553	Hobbs silt loam, frequently flooded	54.42	19.6%		> 6.5ft.	VIw	4235	56	49	56
2583	Nuckolls-Hobbs complex, 11 to 30 percent slopes	43.60	15.7%		> 6.5ft.	VIe	3165	67	48	67
2559	Coly-Uly silt loams, 11 to 30 percent slopes	36.13	13.0%		> 6.5ft.	VIe	2925	61	44	61
8870	Hord silt loam, 1 to 3 percent slopes	24.16	8.7%		> 6.5ft.	IIe	3188	76	60	76
5156	Canyon-Campus loams, 9 to 30 percent slopes	23.87	8.6%		1.2ft. (Paralithic bedrock)	VIe	1920	22	18	17
2572	Nuckolls and Holdrege soils, 3 to 11 percent slopes, eroded	22.20	8.0%		> 6.5ft.	IVe	3000	67	50	67
3561	Hobbs silt loam, occasionally flooded	10.72	3.9%		> 6.5ft.	IIw	4235	80	65	80
2821	Uly silt loam, 6 to 11 percent slopes, eroded	1.48	0.5%		> 6.5ft.	IVe	3000	66	48	66
2557	Coly-Uly silt loams, 3 to 11 percent slopes, eroded	0.62	0.2%		> 6.5ft.	IVe	2805	65	46	65
Weighted Average						4.89	3228.9	*n 63	*n 48.7	*n 62.6

*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

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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