



MIDWEST LAND GROUP
PRESENTS

JACKSON COUNTY

KANSAS

75 ACRES



MIDWEST LAND GROUP IS HONORED TO PRESENT

WELL-MAINTAINED JACKSON COUNTY PASTURE

Located in northern Jackson County, Kansas, this 75 +/- acre pasture presents an excellent opportunity for cattle producers. The property has been carefully maintained and showcases the pride of ownership that is evident throughout. Quality grass, strong fencing, and dependable water make this a turnkey pasture ready for immediate use. Well-maintained pasture ground remains one of the most sought-after land investments in the area due to its versatility and long-term value.

The fencing is a standout feature of the property. The south boundary has recently been outfitted with new fencing, while two additional sides have fencing that has been installed within the last decade, reducing the need for immediate improvements. These upgrades provide peace of mind for livestock owners and help ensure

the pasture is ready to handle cattle from day one. The open grassland offers efficient grazing and excellent accessibility for livestock management.

A recently cleaned-out pond serves as a reliable water source and adds significant value to the operation. The pond improvements were completed to enhance cattle watering capacity and extend the usefulness of the pasture during dry periods. Combined with the strong fencing and productive grass, this tract offers the key ingredients needed for a successful livestock operation. Whether you're adding to an existing herd, securing an investment property, or just looking for a quality piece of Kansas grassland, this northern Jackson County pasture deserves a look.



PROPERTY FEATURES

PRICE: **\$393,750** | COUNTY: **JACKSON** | STATE: **KANSAS** | ACRES: **75**

- 75 +/- acres
- Located in northern Jackson County, KS
- 7 miles from Holton
- 8 miles from Soldier
- Less than 1/2 mile from Hwy 16
- Well-maintained pasture
- Ready for cattle grazing
- Strong fencing
- Cleaned-out pond
- Quality grass throughout



WELL-MAINTAINED PASTURE



LESS THAN 1/2 MILE FROM HWY 16



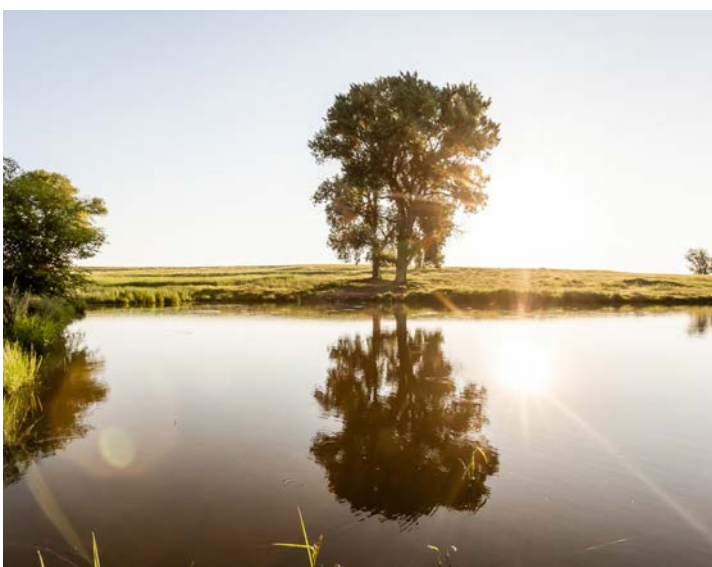
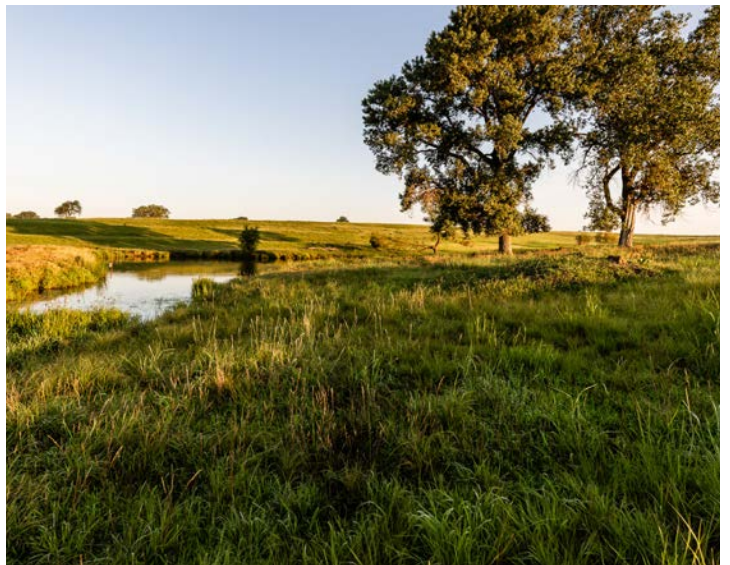
READY FOR CATTLE GRAZING



STRONG FENCING



CLEANED-OUT POND



TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 10.0

Min: 1,181.5

Max: 1,256.4

Range: 74.9

Average: 1,218.7

Standard Deviation: 14.99 ft

0ft 463ft 925ft

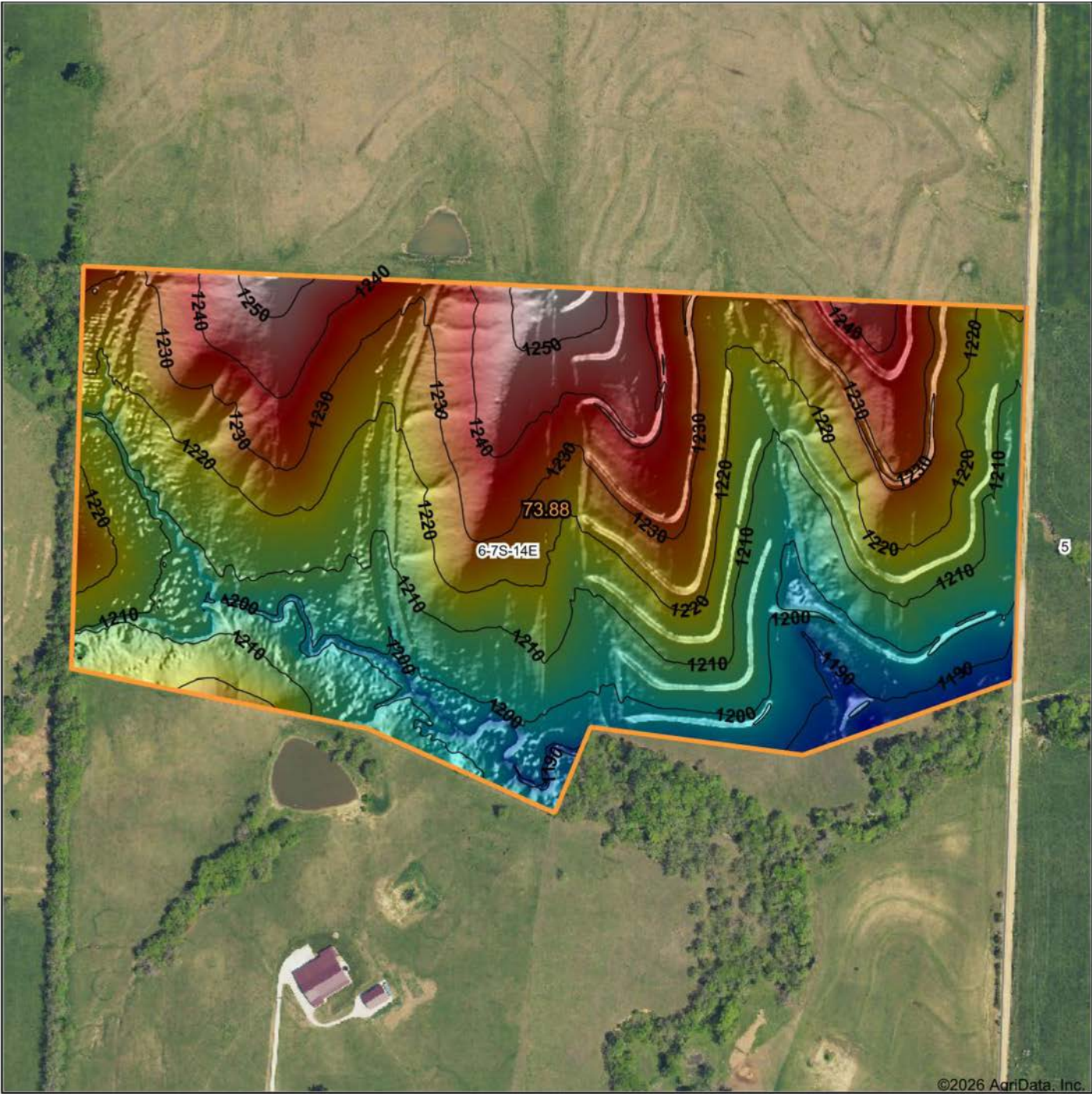


7/14/2026

6-7S-14E
Jackson County
Kansas

Boundary Center: 39° 28' 7.42, -95° 53' 28.49

HILLSHADE MAP



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Low Elevation High



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Source: USGS 1 meter dem

Interval(ft): 10

Min: 1,181.5

Max: 1,256.4

Range: 74.9

Average: 1,218.7

Standard Deviation: 14.99 ft

0ft 432ft 865ft

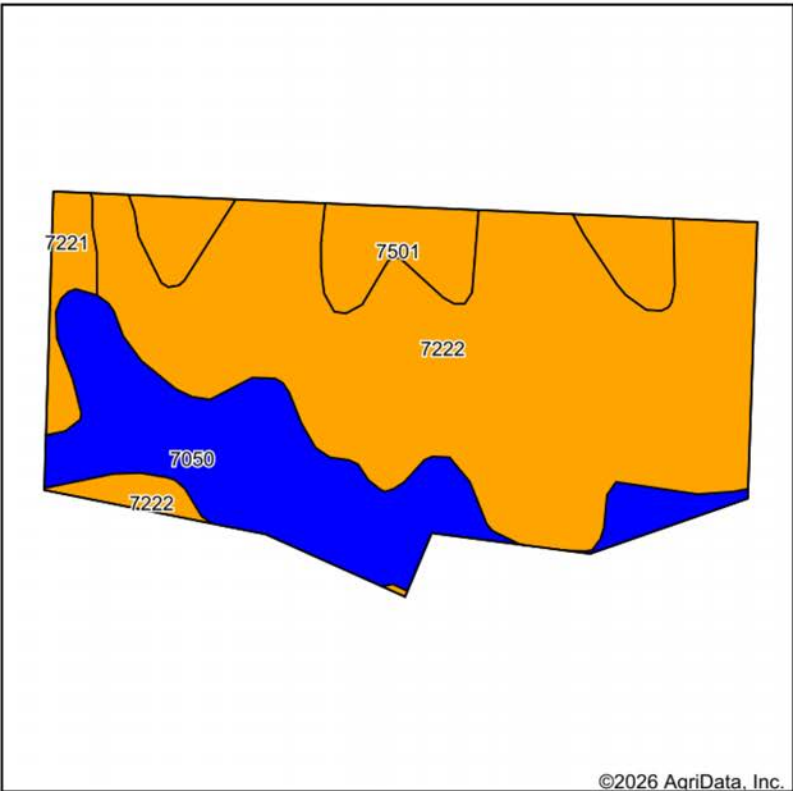


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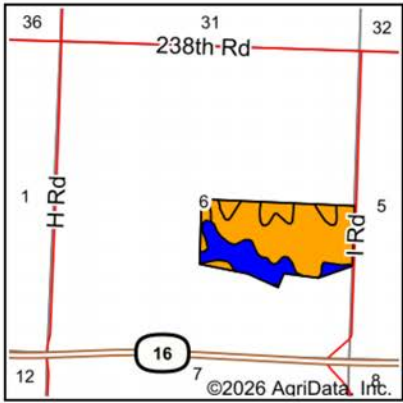
6-7S-14E
Jackson County
Kansas

Boundary Center: 39° 28' 7.42, -95° 53' 28.49

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Jackson**
Location: **6-7S-14E**
Township: **Banner**
Acres: **73.88**
Date: **7/14/2026**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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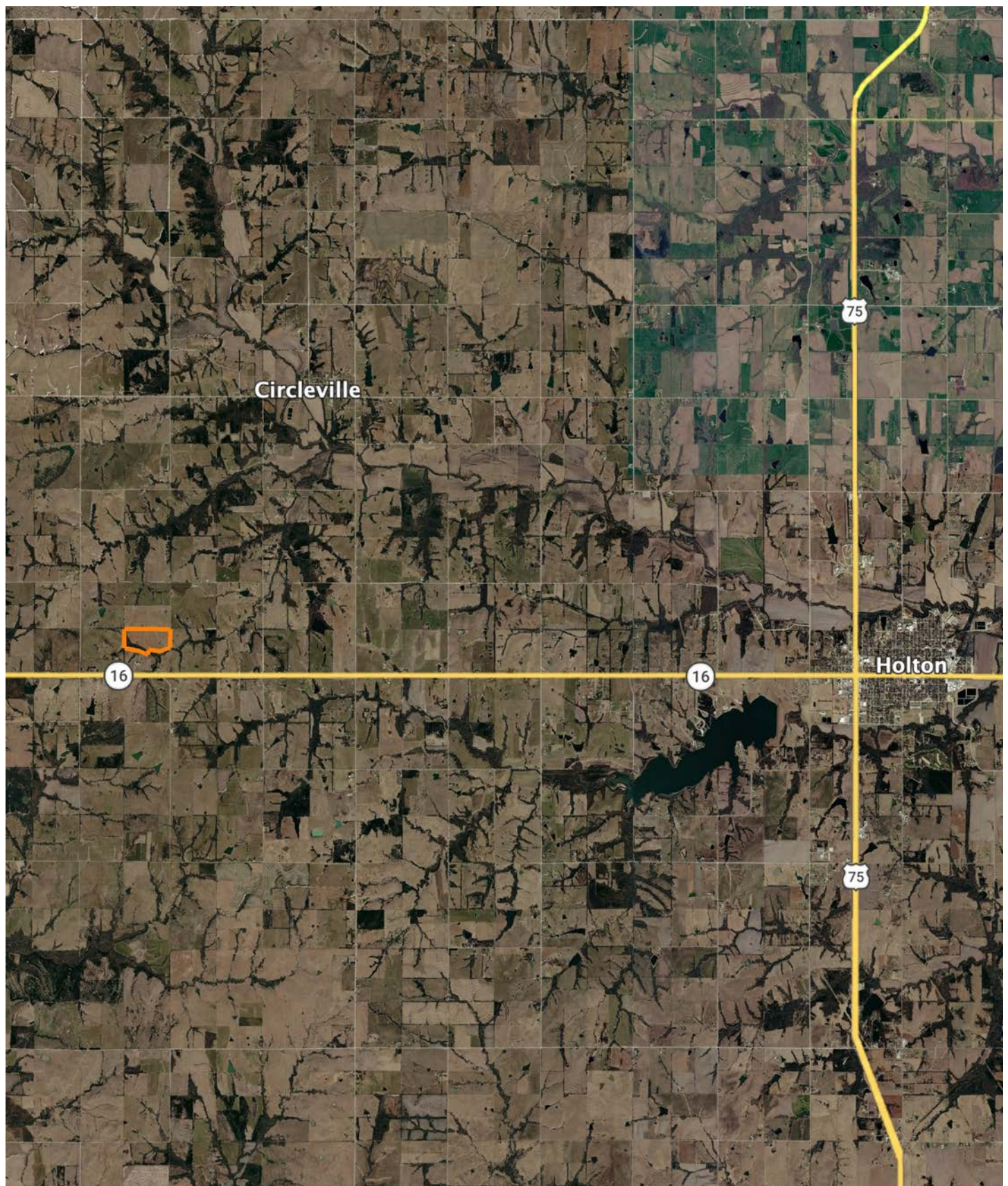


Area Symbol: KS085, Soil Area Version: 24										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
7222	Burchard-Shelby clay loams, 7 to 12 percent slopes, eroded	45.70	61.8%		> 6.5ft.	IIIe	4261	57	56	52
7050	Kennebec silt loam, occasionally flooded	17.95	24.3%		> 6.5ft.	IIw	4361	89	89	82
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	8.02	10.9%		> 6.5ft.	IIIe	3883	48	38	39
7221	Burchard-Shelby clay loams, 7 to 12 percent slopes	2.21	3.0%		> 6.5ft.	IIIe	4268	61	59	58
Weighted Average						2.76	4244.5	*n 63.9	*n 62.2	*n 58.1

*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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