

MIDWEST LAND GROUP PRESENTS

84 ACRES IN

JACKSON COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

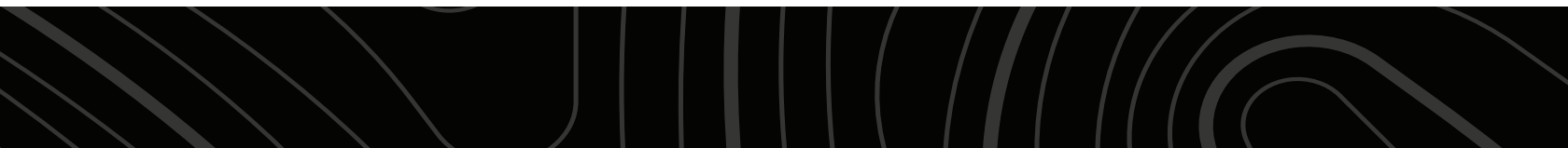
JACKSON COUNTY PASTURE AND HUNTING HAVEN

Midwest Land Group is proud to present this 84 +/- acre property that offers an outstanding combination of native grass, water, hunting, and convenience. With blacktop road frontage and a location close to town, the property provides an excellent opportunity for someone looking for a recreational property or someone looking to add on to a livestock operation. Approximately 40 +/- acres consist of grazable native grass that has been meticulously maintained, while the remaining acreage provides an abundance of natural cover and habitat.

Water is another major feature of this property. A spring-fed pond is stocked with fish and provides an excellent recreational amenity, while a spring-fed drainage runs through the front portion of the property. The combination of water and extensive cover creates excellent wildlife habitat, with deer using the property

from front to back. Mature walnut and oak trees are plentiful across the property, and there are several great locations throughout the property that could potentially be developed into food plots to further enhance the already strong deer hunting. Turkey hunting is also excellent, making this a property that should appeal to serious hunters and outdoor enthusiasts.

The property is well cared for, with fencing that is in great shape and ready for livestock. There are currently no leases in place, allowing the new owner to have immediate possession at closing. Whether you're looking for a well-maintained tract of native grass or a recreational hunting property that is close to Topeka and Holton, this 84 +/- acre Jackson County property deserves a look.



PROPERTY FEATURES

COUNTY: **JACKSON** | STATE: **KANSAS** | ACRES: **84**

- Blacktop road frontage
- 40 +/- acres of native grass
- No active tenants for hunting or grazing
- Excellent fencing throughout
- Spring-fed pond stocked with fish
- Spring-fed drainage through front of property
- Excellent deer habitat across the property
- Abundant natural cover
- Multiple potential food plot locations
- Excellent turkey hunting
- Excellent recreational and hunting property
- Great pasture for grazing
- 4 miles to Holton
- Less than 25 minutes from Topeka



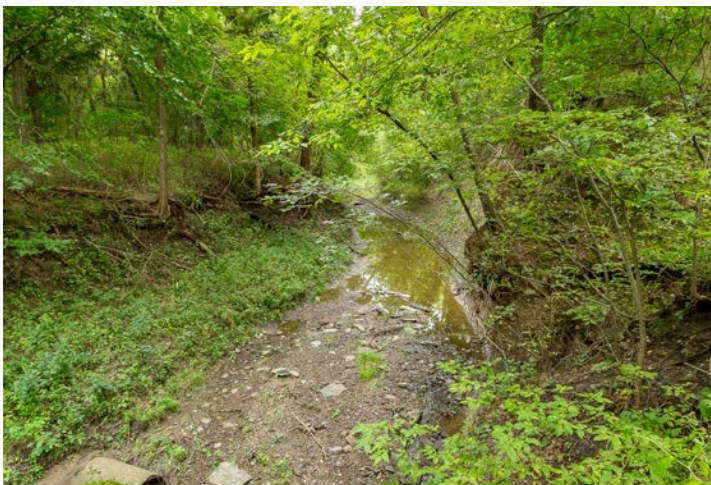
40 +/- ACRES OF NATIVE GRASS



SPRING-FED, STOCKED POND



ABUNDANT NATURAL COVER



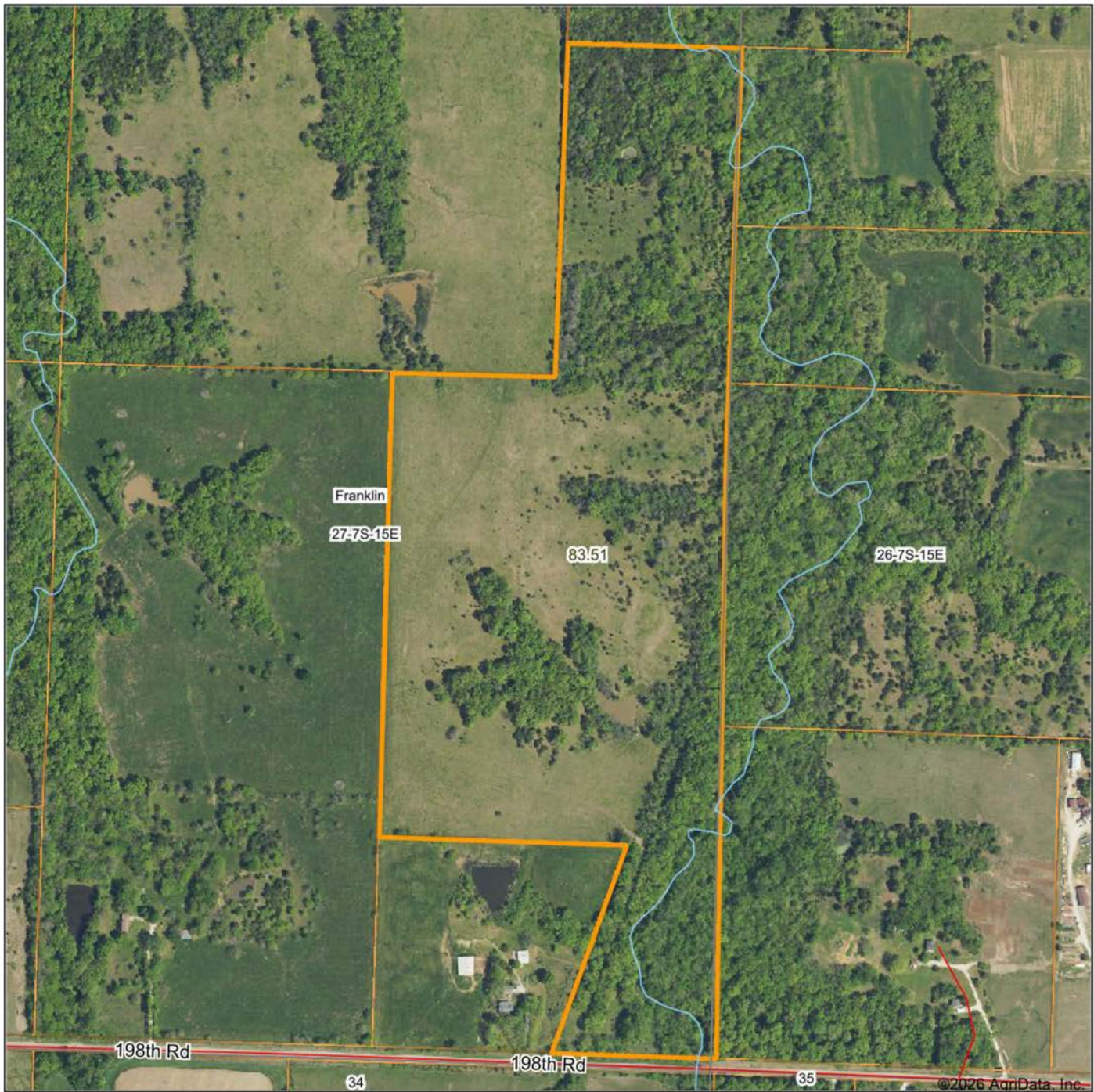
GREAT PASTURE FOR GRAZING



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 39° 24' 38.13, -95° 43' 20.06

0ft 601ft 1202ft



Maps Provided By:



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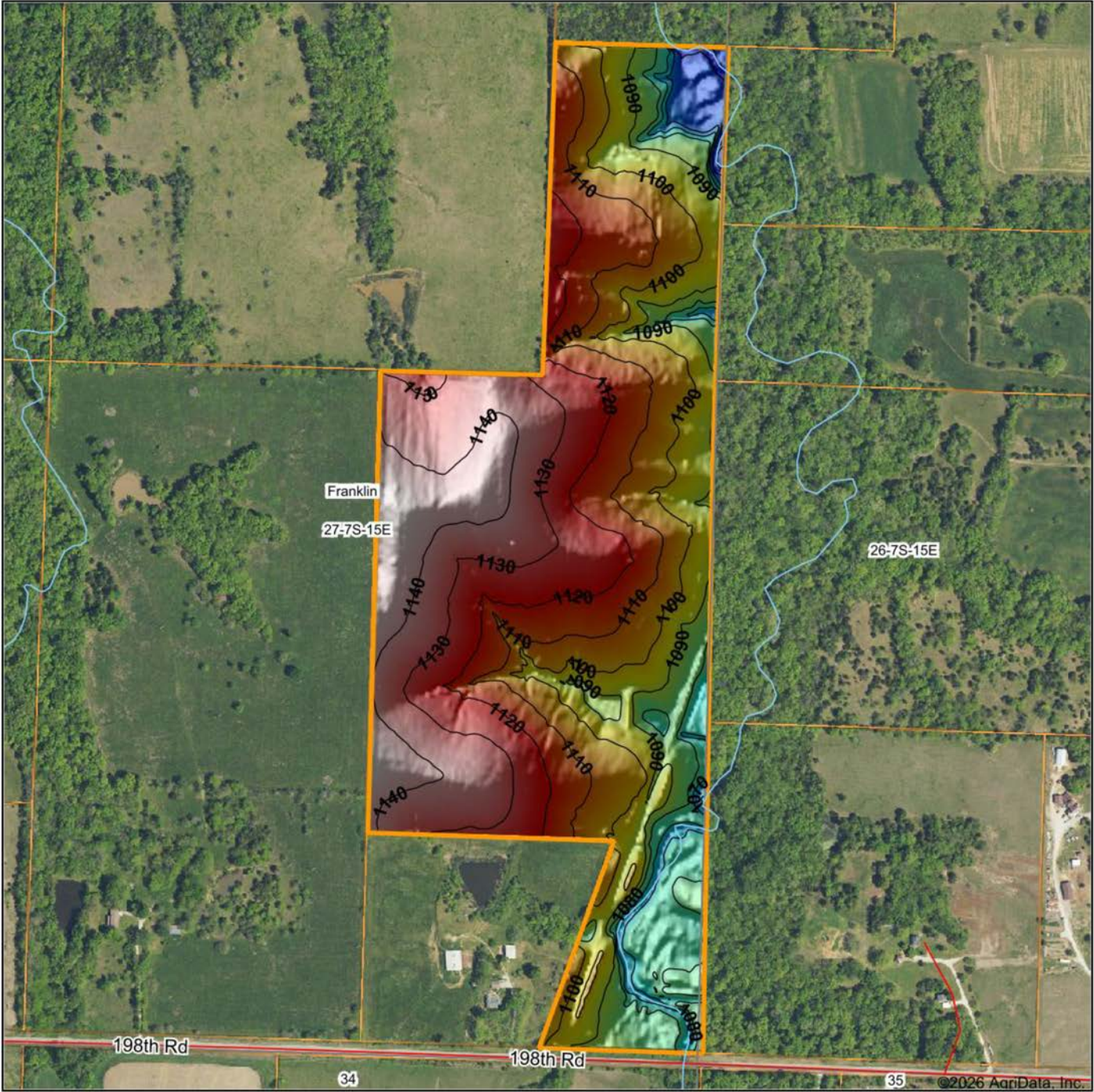
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27-7S-15E
Jackson County
Kansas



8/15/2026

HILLSHADE MAP



Low Elevation High



Maps Provided By:



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Source: USGS 3 meter dem
Interval(ft): 10
Min: 1,045.0
Max: 1,145.9
Range: 100.9
Average: 1,108.7
Standard Deviation: 22.18 ft

0ft 605ft 1210ft

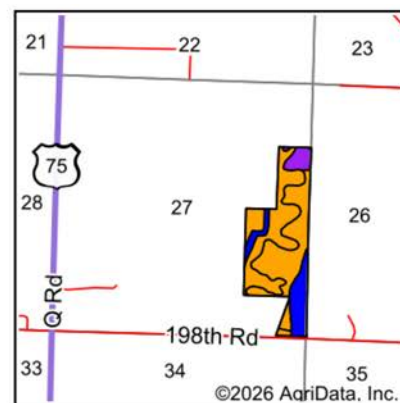
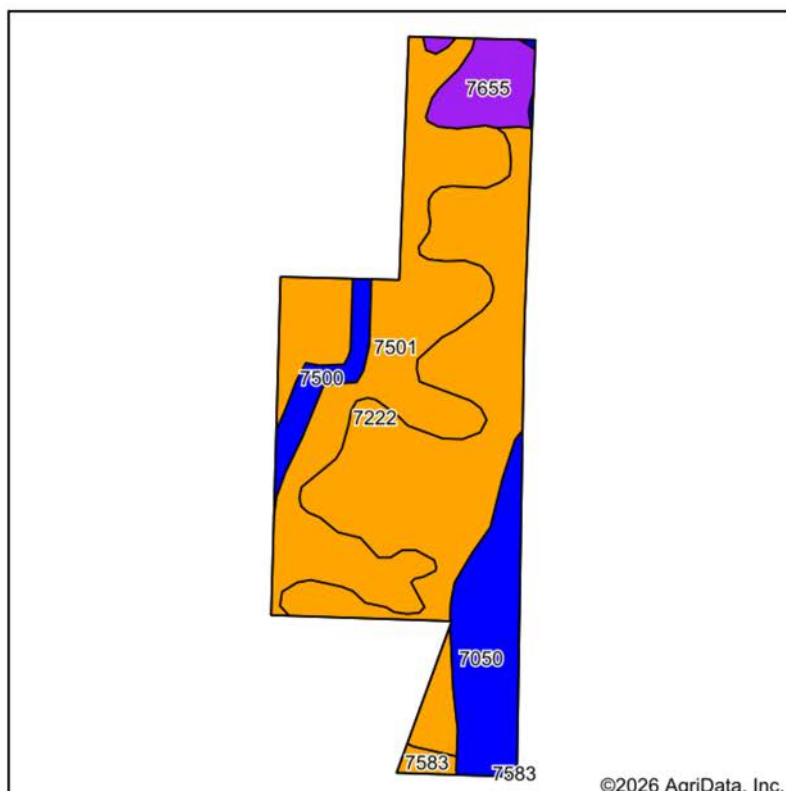


8/15/2026

27-7S-15E
Jackson County
Kansas

Boundary Center: 39° 24' 38.13, -95° 43' 20.06

SOILS MAP



State: **Kansas**
 County: **Jackson**
 Location: **27-7S-15E**
 Township: **Franklin**
 Acres: **83.51**
 Date: **8/15/2026**



Maps Provided By:



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	32.48	38.9%		> 6.5ft.	Ille	4261	57	56	52
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	30.69	36.8%		> 6.5ft.	Ille	3883	48	38	39
7050	Kennebec silt loam, occasionally flooded	11.09	13.3%		> 6.5ft.	Ilw	4361	89	89	82
7655	Vinland silty clay loam, 4 to 15 percent slopes	5.04	6.0%		1.3ft. (Paralithic bedrock)	Vle	2367	42	41	28
7500	Pawnee clay loam, 1 to 4 percent slopes	3.34	4.0%		> 6.5ft.	Ile	3845	52	41	44
7583	Shelby clay loam, 3 to 7 percent slopes	0.87	1.0%		> 6.5ft.	Ille	4270	68	67	62
Weighted Average						3.01	4004.5	*n 57	*n 52.4	*n 49.5

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

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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