

MIDWEST LAND GROUP PRESENTS

157 ACRES IN

MARSHALL COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

MARSHALL COUNTY, KANSAS FARMING & FISHING

Located less than one mile from Vermillion, Kansas, this exceptional 157 +/- acre property offers a rare combination of productive farmland, recreational opportunities, and an incredible 17 +/- acre watershed lake. Properties that blend income-producing agriculture, fishing, waterfowl hunting, and trophy whitetail potential are seldom offered on the open market, making this a unique opportunity for farmers, hunters, and outdoor enthusiasts alike.

The farm features 80 +/- acres of actively cultivated cropland currently planted to a corn and soybean rotation. With a weighted average NCCPI rating of 68.3, the tillable acres provide strong agricultural productivity and will be offered with open tenancy for the 2027 crop year, giving the new owner complete flexibility to farm the ground themselves or establish a new lease agreement. An additional 12 +/- acres of hay ground have been well cared for over the years and provide additional agricultural value.

The centerpiece of the property is the impressive 17 +/- acre watershed lake managed by the Vermillion River Watershed District. This scenic body of water offers outstanding fishing opportunities with populations of largemouth bass, crappie, and channel catfish. The lake is large enough to comfortably accommodate small boats and creates a beautiful backdrop for the property.

During the fall and winter months, the lake attracts waterfowl, providing excellent hunting opportunities and year-round recreational enjoyment.

For the hunting enthusiast, this area of Marshall County has long been recognized for producing mature Kansas whitetails. The combination of quality cropland, water, cover, and surrounding habitat creates all the ingredients necessary for exceptional deer hunting. With minimal habitat improvements, this farm could easily be transformed into a premier whitetail destination while maintaining its agricultural income.

A former homesite on the property offers additional possibilities for future development. With an existing well, electric service available at the gravel road, and amazing views overlooking the surrounding countryside, the property presents an excellent opportunity for a rural home, hunting cabin, or weekend retreat.

Properties offering this level of diversity are becoming increasingly difficult to find. Whether you're seeking a productive farm, a recreational retreat, a future homesite, or a combination of all three, this remarkable Marshall County property deserves a closer look. The true beauty, scale, and potential of this farm can only be fully appreciated by walking the property and experiencing it firsthand.

PROPERTY FEATURES

COUNTY: **MARSHALL** | STATE: **KANSAS** | ACRES: **157**

- 80 +/- acres of productive tillable ground
- Weighted average NCCPI rating of 68.3
- Open tenancy for the 2027 crop year
- 12 +/- acres of well-maintained hay ground
- 17 +/- acre watershed lake
- Managed by the Vermillion River Watershed District
- Excellent fishing for bass, crappie, and channel catfish
- Small boat access on the lake
- Outstanding waterfowl hunting potential
- Located in a proven trophy whitetail area
- Quality habitat with room for further improvements
- Former homesite with existing well
- Electric available at the road
- Excellent rural build site potential
- Ideal for a home, cabin, or weekend retreat
- Combination of income, recreation, and development potential
- Scenic views overlooking the countryside
- 1 mile from Vermillion
- 7 miles from Frankfort
- Just over an hour from Manhattan



80 +/- ACRES OF PRODUCTION

With a weighted average NCCPI rating of 68.3, the tillable acres provide strong agricultural productivity and will be offered with open tenancy for the 2027 crop year, giving the new owner complete flexibility to farm the ground themselves or establish a new lease agreement.



HUNTING OPPORTUNITIES



12 +/- ACRES OF HAY GROUND



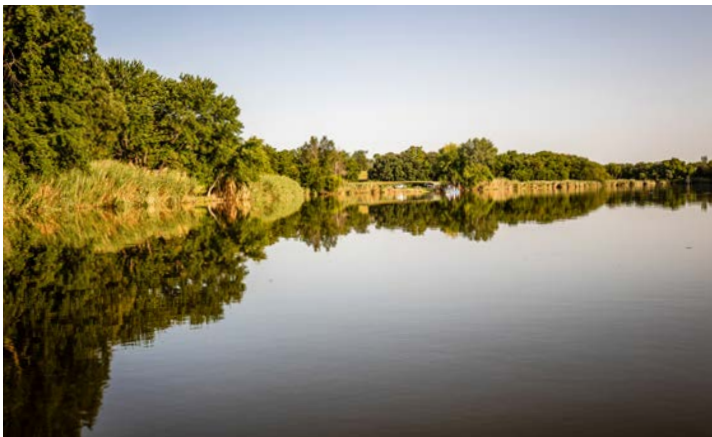
HOME, CABIN, OR WEEKEND RETREAT

A former homesite on the property offers additional possibilities for future development. With an existing well, electric service available at the gravel road, and amazing views overlooking the surrounding countryside, the property presents an excellent opportunity for a rural home, hunting cabin, or weekend retreat.

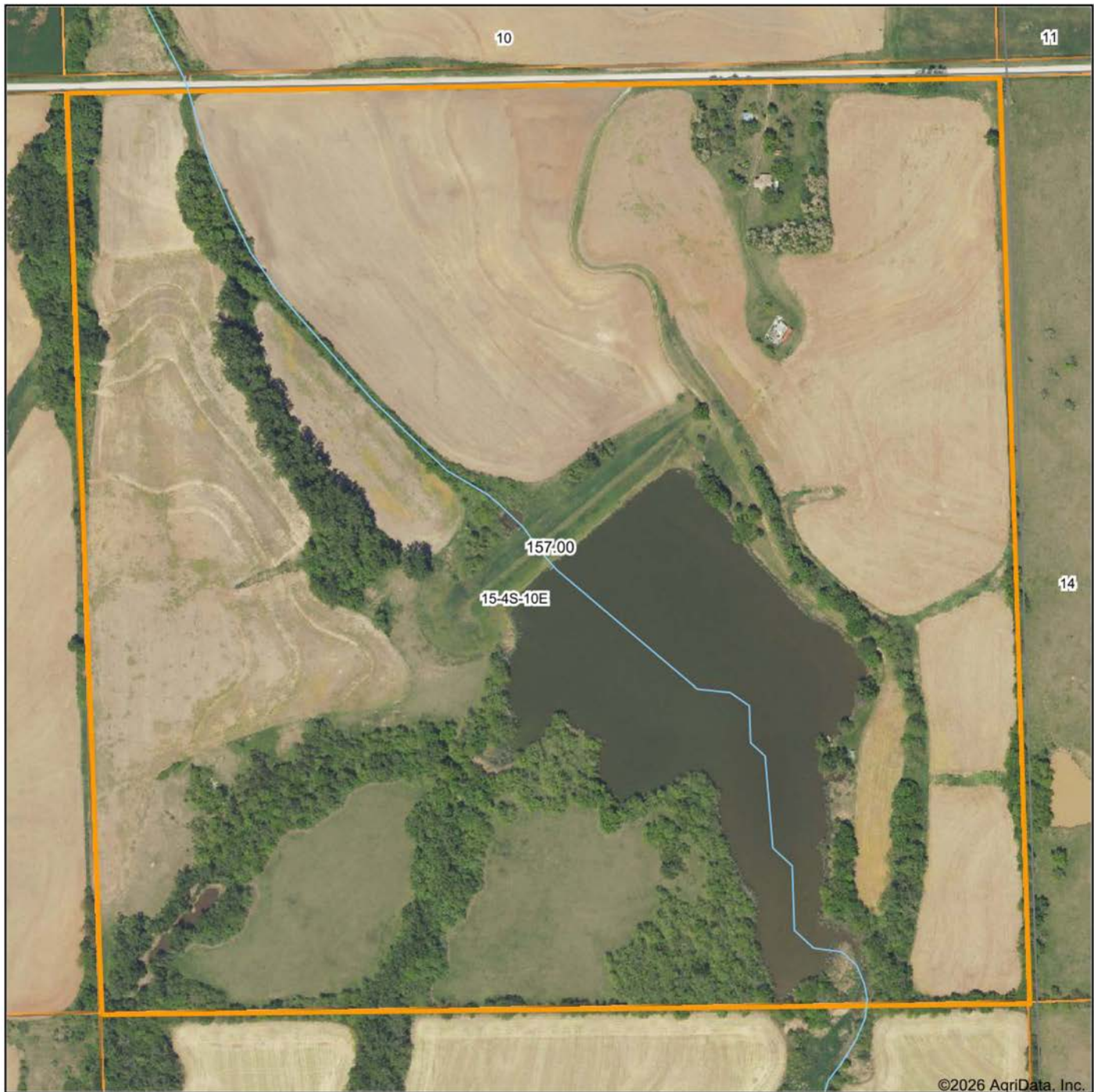


17 +/- ACRE WATERSHED LAKE

This scenic body of water offers outstanding fishing opportunities with populations of largemouth bass, crappie, and channel catfish. The lake is large enough to comfortably accommodate small boats and creates a beautiful backdrop for the property.



AERIAL MAP



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Map Center: 39° 42' 26.65, -96° 16' 54.11

0ft 438ft 876ft



Maps Provided By:



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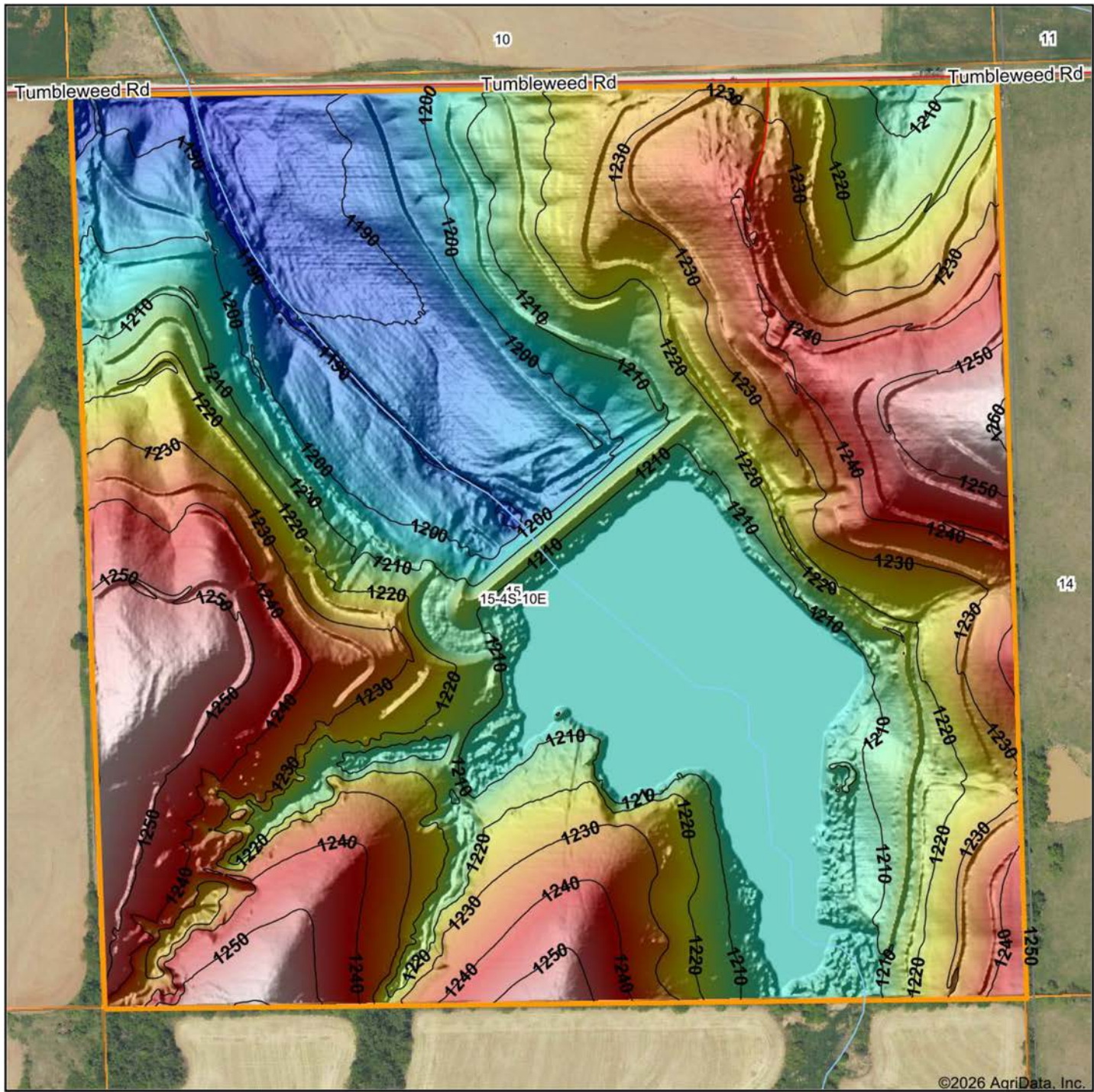
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15-4S-10E
Marshall County
Kansas



8/11/2026

HILLSHADE MAP



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
Interval(ft): 10
Min: 1,183.4
Max: 1,261.7
Range: 78.3
Average: 1,219.9
Standard Deviation: 18.73 ft

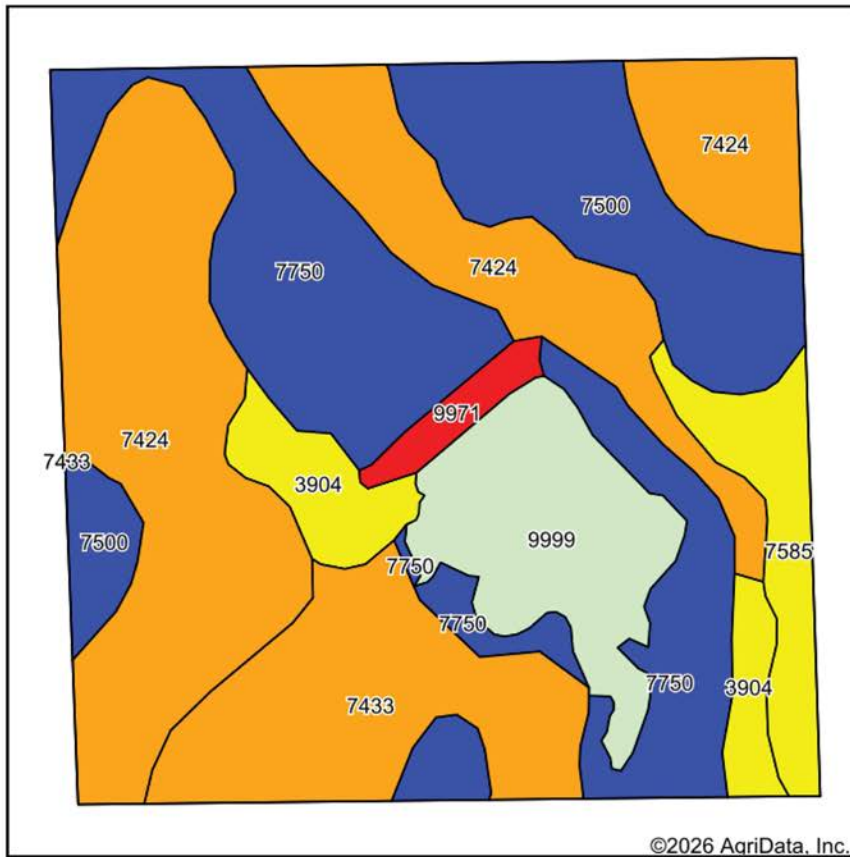
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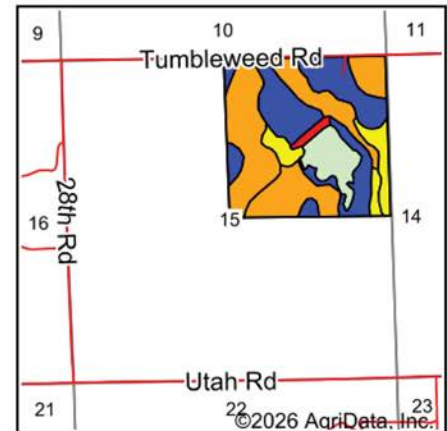
15-4S-10E
Marshall County
Kansas

Boundary Center: 39° 42' 26.65, -96° 16' 54.11

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Marshall**
 Location: **15-4S-10E**
 Township: **Noble**
 Acres: **157**
 Date: **8/11/2026**



Maps Provided By:



Area Symbol: KS117, Soil Area Version: 26

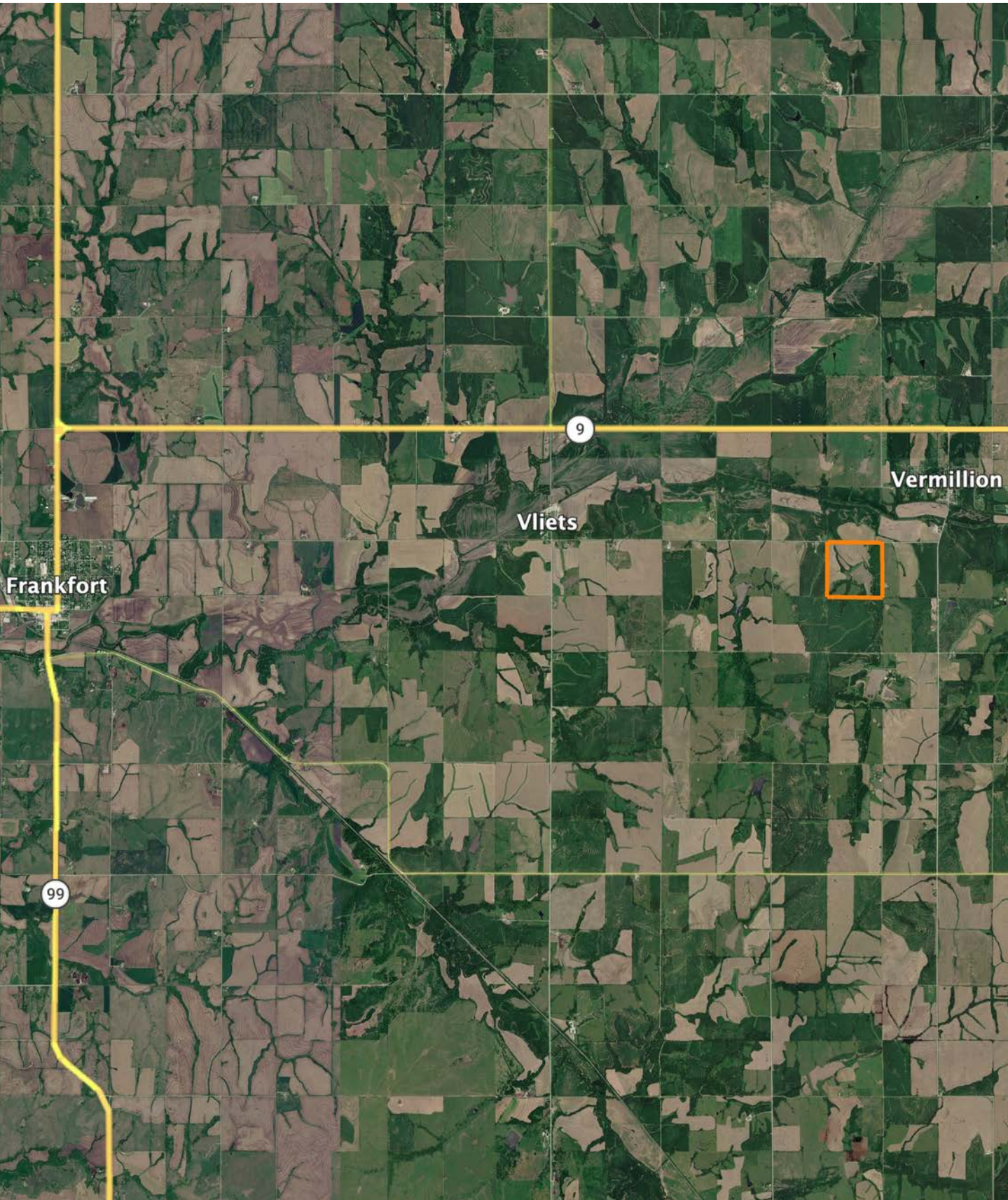
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
7424	Morrill clay loam, 3 to 7 percent slopes, eroded	52.51	33.4%		> 6.5ft.	IIIe	4270	65	65	56
7750	Nodaway silt loam, occasionally flooded	31.38	20.0%		> 6.5ft.	IIw	4160	94	94	92
7500	Pawnee clay loam, 1 to 4 percent slopes	22.22	14.2%		> 6.5ft.	Ile	3845	52	41	44
7433	Morrill loam, 3 to 7 percent slopes	18.54	11.8%		> 6.5ft.	IIIe	4247	68	67	64
9999	Water	15.03	9.6%		> 6.5ft.		0			
7585	Shelby clay loam, 7 to 12 percent slopes	7.55	4.8%		> 6.5ft.	IVe	4260	64	63	60
3904	Ortello sandy loam, 4 to 10 percent slopes	7.51	4.8%		> 6.5ft.	IVe	3568	64	64	44
9971	Arents, earthen dam	2.26	1.4%		> 6.5ft.	VIII	0			
Weighted Average						*-	3680.8	*n 62.1	*n 60.3	*n 55.9

*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

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