

MIDWEST LAND GROUP PRESENTS

165 ACRES IN

POTTAWATOMIE COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

TROPHY WHITETAILS & TILLABLE IN POTTAWATOMIE COUNTY

Located just 10 miles from Wamego and 25 miles from Manhattan, this exceptional 165 +/- acre property offers a combination of farmland, outstanding hunting, and future building opportunities. Situated in one of Kansas' most sought after counties for trophy whitetail hunting, this farm provides the diversity and habitat necessary to attract and hold mature deer year after year.

The property features 48 +/- acres of currently productive tillable ground, along with an additional 42 +/- acres currently in hay that were previously farmed and could be returned to crop production. An additional 27.5 +/- acres of hay and pasture ground provides flexibility for livestock, forage production, or potential future CRP enrollment. The farm is complemented by approximately 45.5 +/- acres of mature hardwood timber, creating ideal wildlife habitat. A scenic 2 +/- acre

pond offers excellent water for wildlife while adding to the property's recreational appeal and a great backdrop for a potential build site.

Beyond its agricultural and recreational value, the property also presents excellent homesite potential. With rural water available along the road frontage, multiple locations exist to build a country home overlooking the rolling landscape and pond. Gravel road frontage provides easy access, while blacktop is located less than one-half mile away.

Whether you're looking for a property to add to your farming operation, a premier hunting property, an income producing investment, a future homesite, or a combination of any of those, this diverse Pottawatomie County farm is a property that deserves a close look.



PROPERTY FEATURES

COUNTY: **POTTAWATOMIE** | STATE: **KANSAS** | ACRES: **165**

- 48 +/- acres of currently tilled ground
- 42 +/- additional acres with tillable potential
- 27.5 +/- acres of hay and pasture
- 45.5 +/- acres of mature hardwood timber
- 2 +/- acre pond
- Excellent trophy whitetail hunting
- Located in a prime Kansas trophy deer hunting county
- Future CRP income opportunities
- Rural water available at the road
- Potential homesites
- Gravel road frontage
- Blacktop access less than 1/2 mile away
- Diverse income & recreation
- 10 miles to Wamego
- 25 miles to Manhattan



PRODUCTIVE TILLABLE & HAY PASTURE

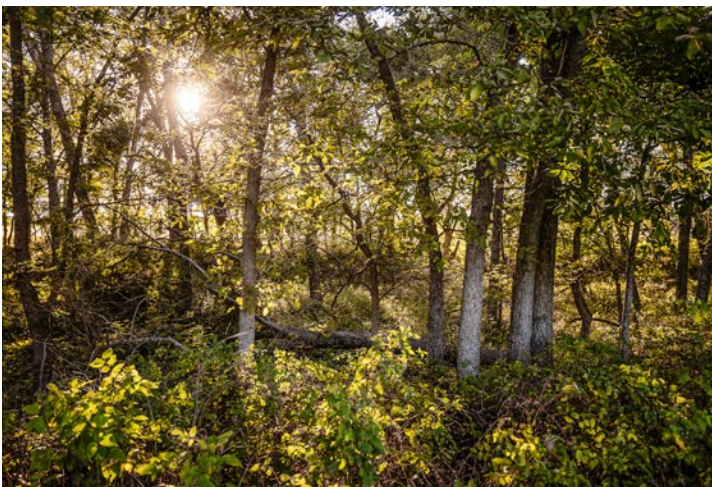
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2 +/- ACRE POND



MATURE HARDWOOD TIMBER



EXCELLENT HOMESITE POTENTIAL

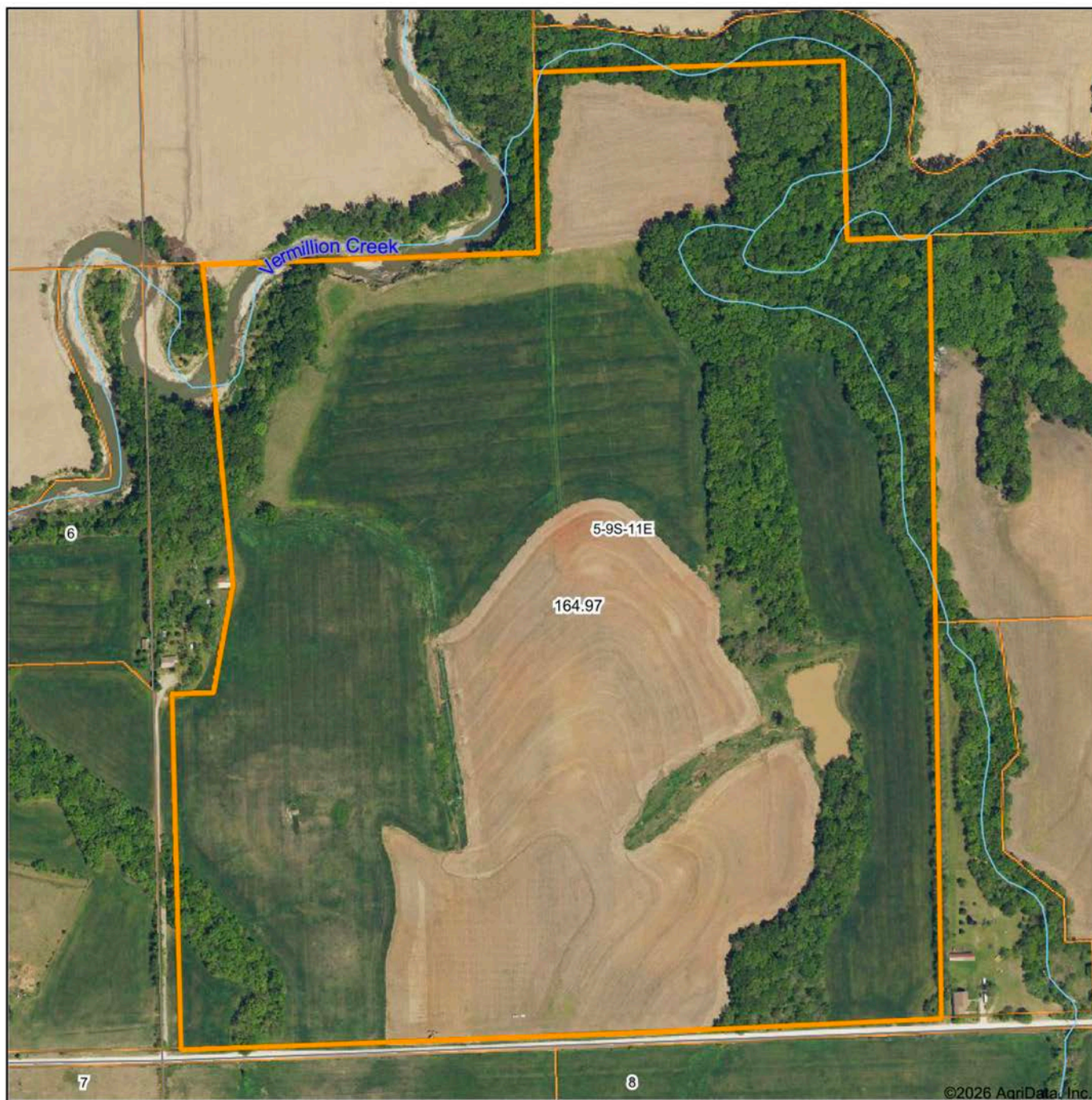
With rural water available along the road frontage, multiple locations exist to build a country home overlooking the rolling landscape and pond. Gravel road frontage provides easy access, while blacktop is located less than one-half mile away.



TURKEY & TROPHY WHITETAIL HUNTING



AERIAL MAP



Maps Provided By:



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Map Center: 39° 17' 38.63, -96° 13' 1.08

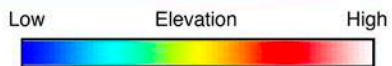
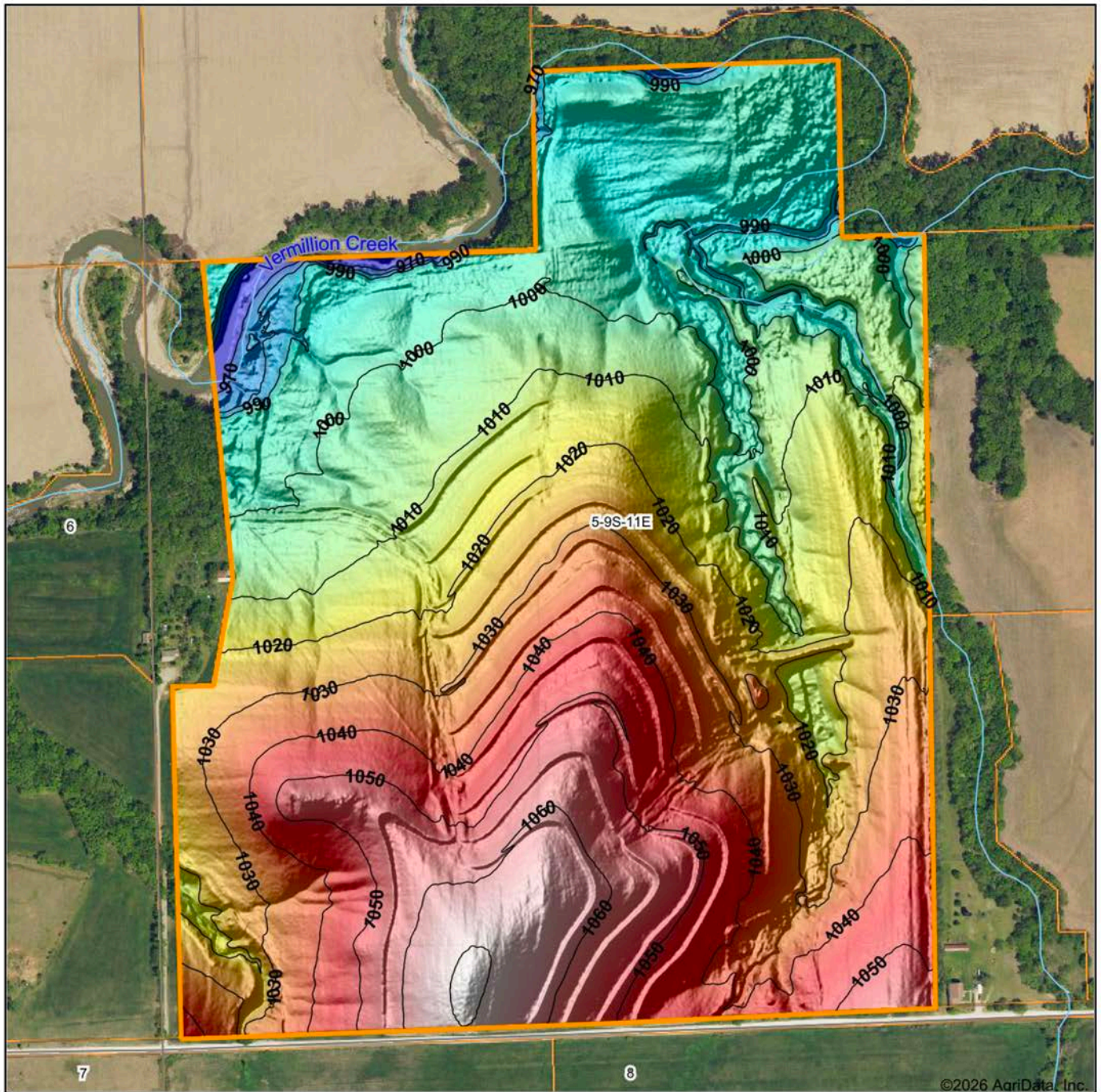
5-9S-11E
Pottawatomie County
Kansas

0ft 526ft 1052ft



10/6/2026

HILLSHADE MAP



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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Source: USGS 1 meter dem

Interval(ft): 10

Min: 963.4

Max: 1,071.4

Range: 108.0

Average: 1,022.6

Standard Deviation: 22.44 ft

0ft 529ft 1058ft

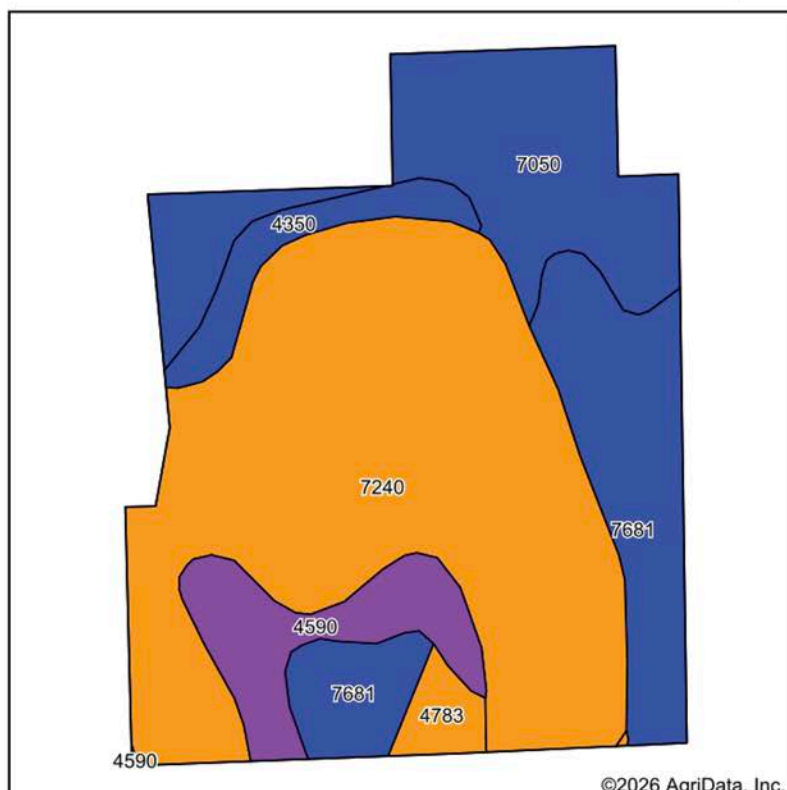


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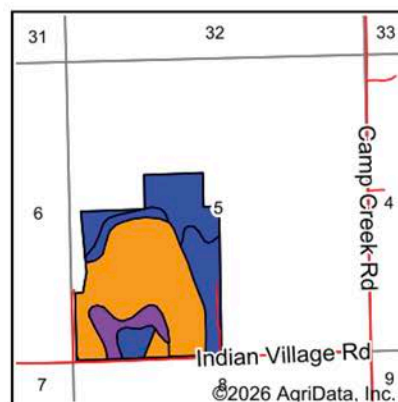
5-9S-11E
Pottawatomie County
Kansas

Boundary Center: 39° 17' 38.63, -96° 13' 1.08

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Pottawatomie**
 Location: **5-9S-11E**
 Township: **Belvue**
 Acres: **164.97**
 Date: **10/6/2026**



Maps Provided By: **surety**
 CUSTOMIZED ONLINE MAPPING
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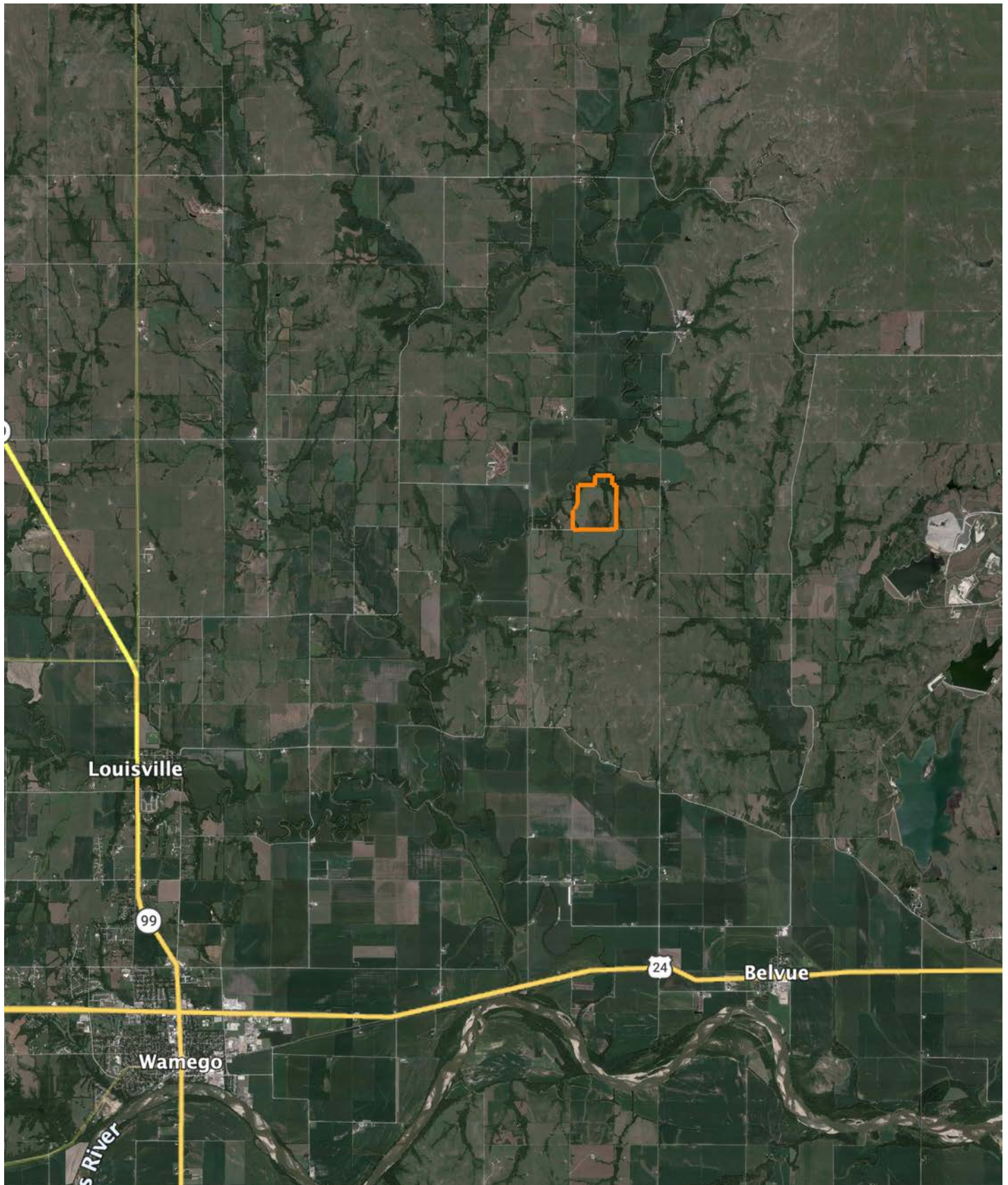
Area Symbol: KS149, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
7240	Elmont silty clay loam, 3 to 7 percent slopes	83.64	50.7%		IIIe	4915	81	80	71	68
7050	Kennebec silt loam, occasionally flooded	31.00	18.8%		IIw	4361	89	89	69	82
7681	Wymore silty clay loam, 1 to 3 percent slopes	27.53	16.7%		Ile	3800	63	62	63	58
4590	Clime-Sogn complex, 3 to 20 percent slopes	12.89	7.8%		Vle	3310	36	32	36	33
4350	Chase silty clay loam, rarely flooded	6.64	4.0%		IIw	4365	72	71	69	68
4783	Tully silty clay loam, 3 to 7 percent slopes	3.27	2.0%		IIIe	4985	60	59	59	60
Weighted Average					2.84	4478.7	*n 75.2	*n 74.2	*n 66.2	*n 66.1

*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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