



MIDWEST LAND GROUP PRESENTS

JEFFREY ENERGY CENTER TROPHY WHITETAILS, PASTURE, & TILLABLE



159 ACRES
POTTAWATOMIE COUNTY
KANSAS









JEFFREY ENERGY CENTER TROPHY WHITETAILS, PASTURE, & TILLABLE

COUNTY: POTTAWATOMIE | **STATE:** KANSAS | **ACRES:** 159

Midwest Land Group is proud to present this 159 +/- acre property located approximately 4 miles north of Belvue, KS. Owned by the same family for over 60 years, properties of this quality and diversity rarely become available in this area. This property offers an excellent combination of agricultural income, quality pasture, and outstanding hunting opportunities. With gravel road frontage, the property features approximately 21 +/- acres of flat creek-bottom tillable ground that was planted to corn this past year, along with an additional 9.5 +/- acres enrolled in CRP. Farming tenancy will be open for 2027, providing a new owner the flexibility to farm the tillable acres or work with the current tenant, who has expressed interest in continuing to farm the property.

The property also offers over 90 acres of quality pasture with good fencing that has held cattle in recent years, making it an attractive addition for a local cattle producer looking to expand their grazing operation. A 0.5 +/- acre pond provides an additional water source, while approximately 38 +/- acres of timber and dense brush create excellent wildlife habitat. Much of the wooded acreage follows two spring-fed drainages that eventually feed into Lost Creek, creating natural travel corridors and providing valuable habitat throughout the property. The combination of open pasture, productive creek-bottom tillable ground, CRP, and wooded draws gives this farm a variety of uses and the potential to provide both agricultural returns and recreational enjoyment.

For the hunting enthusiast, this property offers an excellent opportunity to own a quality Kansas whitetail and turkey hunting property. Situated directly across from Jeffrey Energy Center, an area known for consistently producing trophy whitetails, the property benefits from its proximity to an established deer-producing area. The thick bedding cover, spring-fed drainages, wooded travel corridors, and mix of open ground create an attractive setup for both whitetails and turkeys. With excellent turkey hunting opportunities and the potential to pursue mature Kansas whitetails, this property offers much more than just a place to hunt. Whether you're a cattle producer looking to add quality pasture, a farmer interested in productive creek-bottom acres, or a hunter looking for a recreational investment with agricultural income potential, this is a rare opportunity to purchase a diverse 159 +/- acre property in a desirable part of Pottawatomie County.

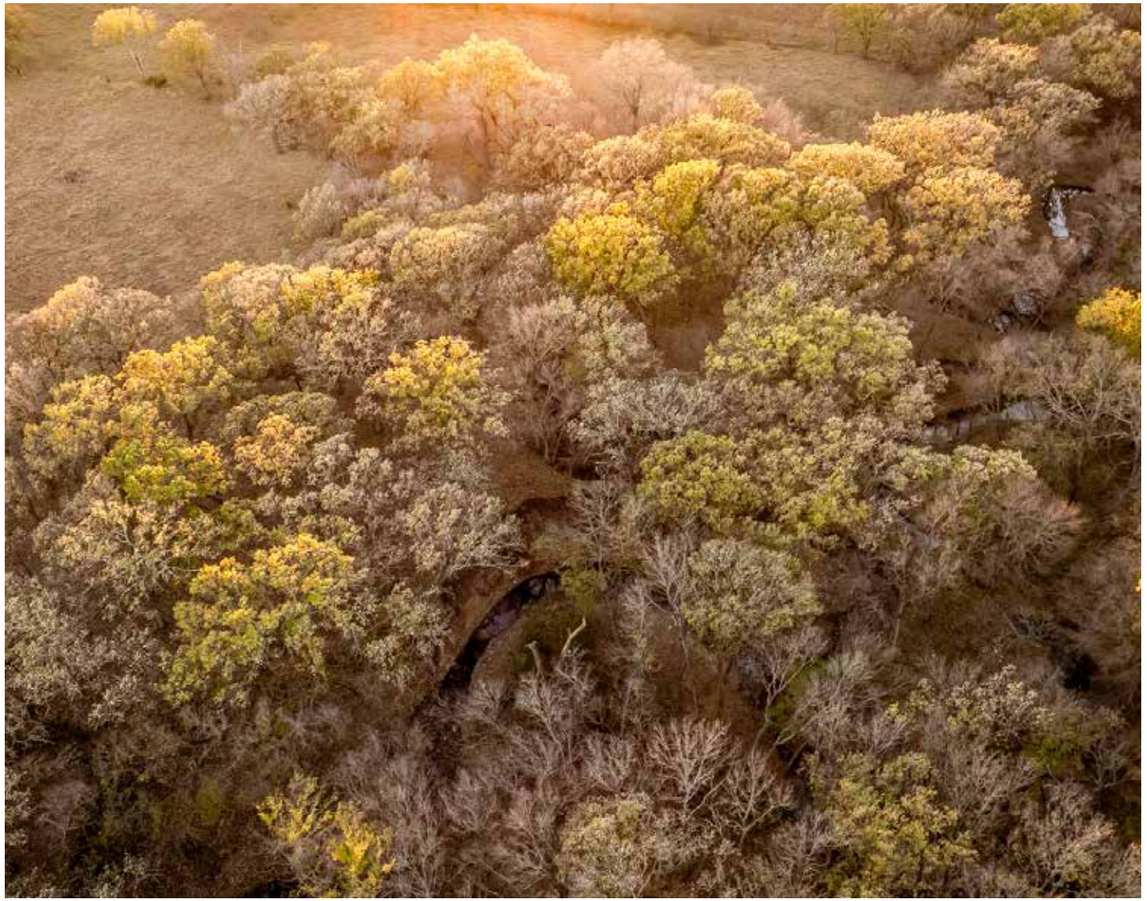
PROPERTY FEATURES

- 159 +/- acres in Pottawatomie County, KS
- Located approximately 4 miles north of Belvue
- Owned by the same family for over 60 years
- 21 +/- acres of tillable ground
- 9.5 +/- acres enrolled in CRP
- Farming tenancy open for 2027
- Current tenant interested in continuing to farm
- 90 +/- acres of quality pasture
- Good fencing that has held cattle
- 0.5 +/- acre pond
- Approximately 38 +/- acres of timber and dense brush
- Two spring-fed drainages feeding into Lost Creek
- Excellent whitetail deer and turkey hunting
- Located directly across from Jeffrey Energy Center ground
- Known trophy whitetail area
- Excellent combination of pasture, income potential, and recreation



TIMBER AND DENSE BRUSH



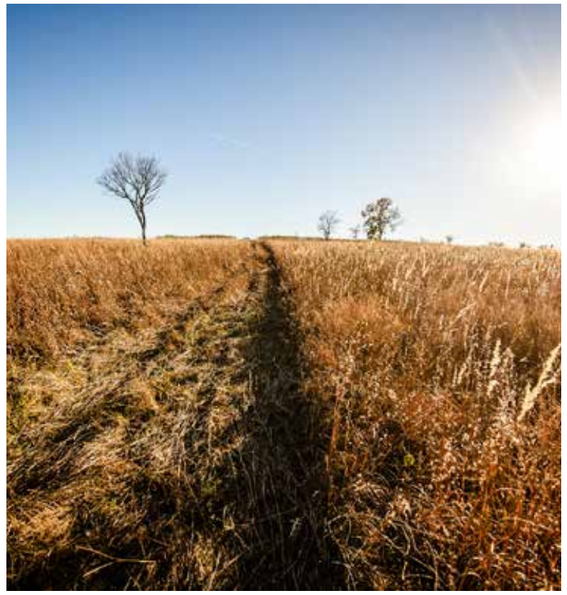


QUALITY PASTURE

The property also offers over 90 acres of quality pasture with good fencing that has held cattle in recent years, making it an attractive addition for a local cattle producer looking to expand their grazing operation.

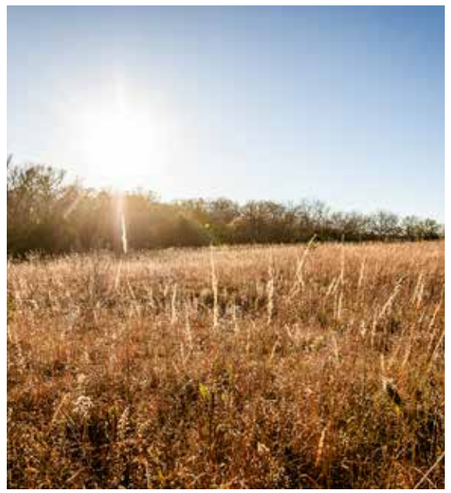










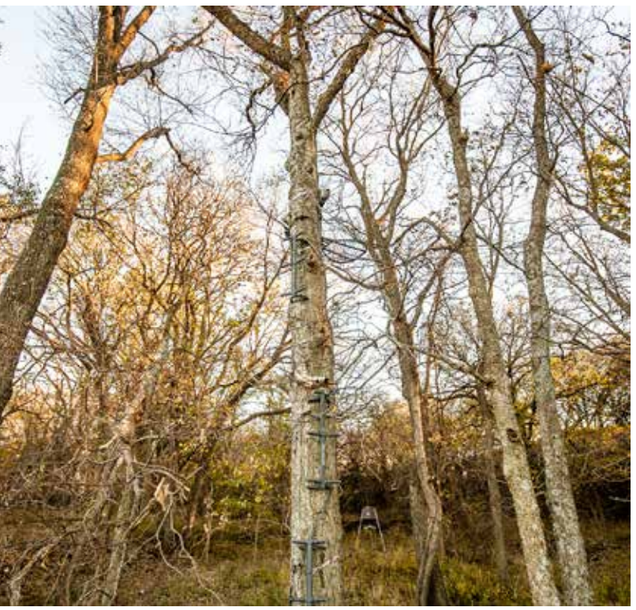




KNOWN TROPHY WHITETAIL AREA

Situated directly across from Jeffrey Energy Center, an area known for consistently producing trophy whitetails, the property benefits from its proximity to an established deer-producing area.











SPRING-FED DRAINAGES



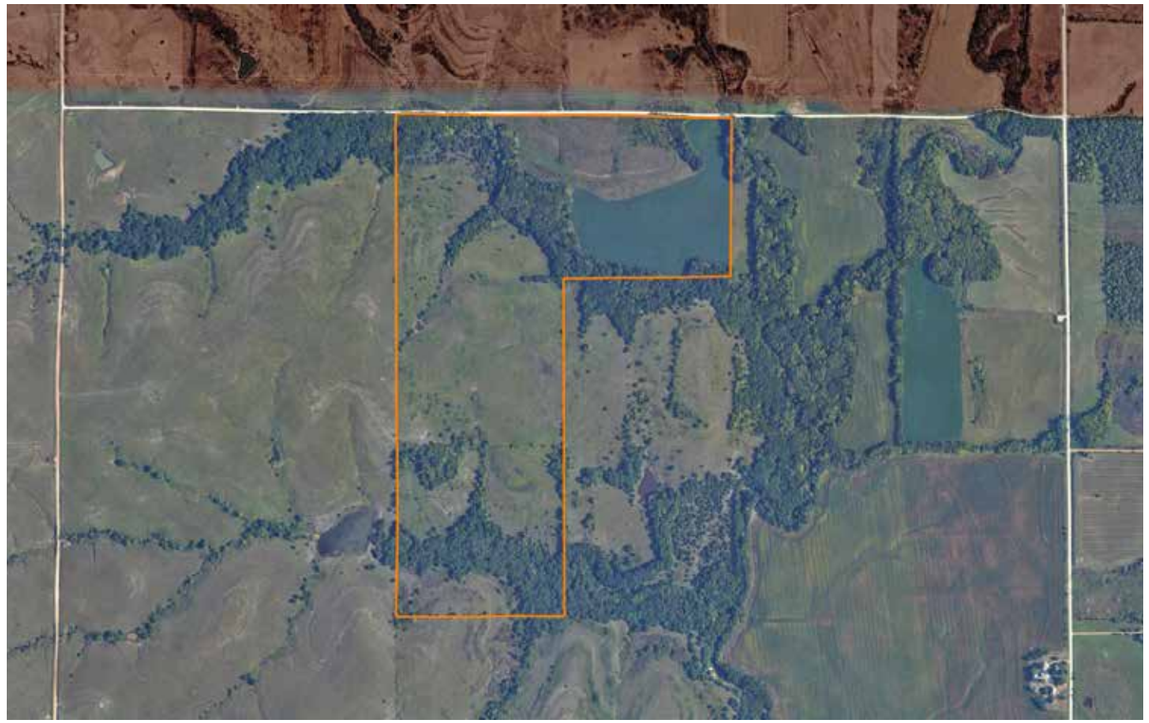


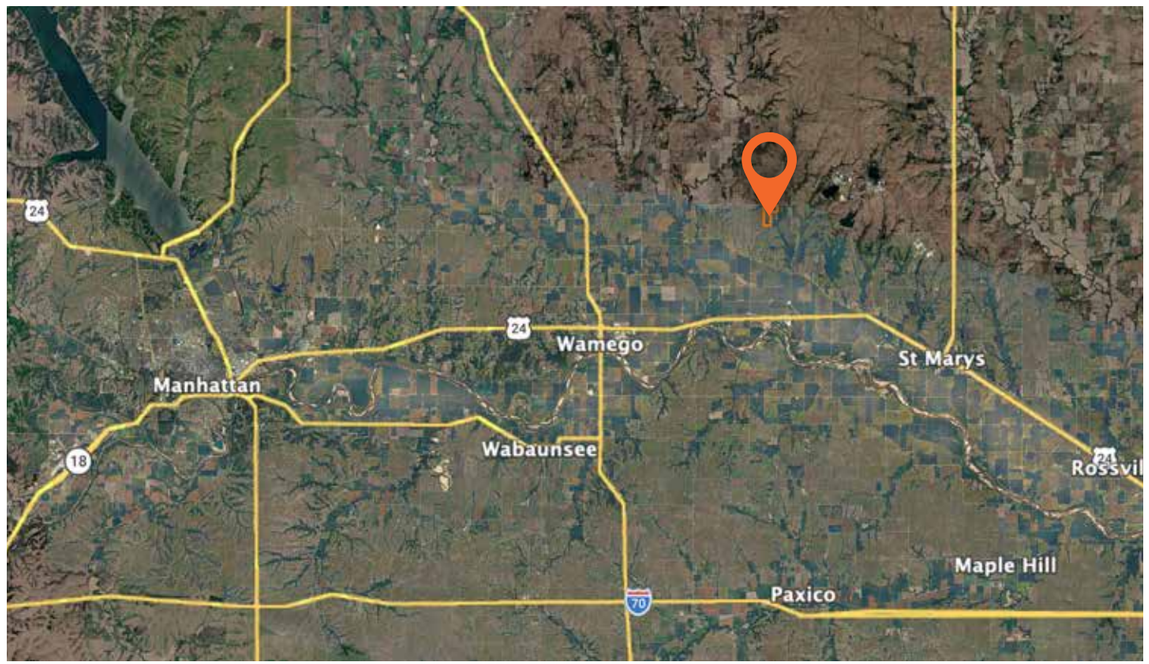


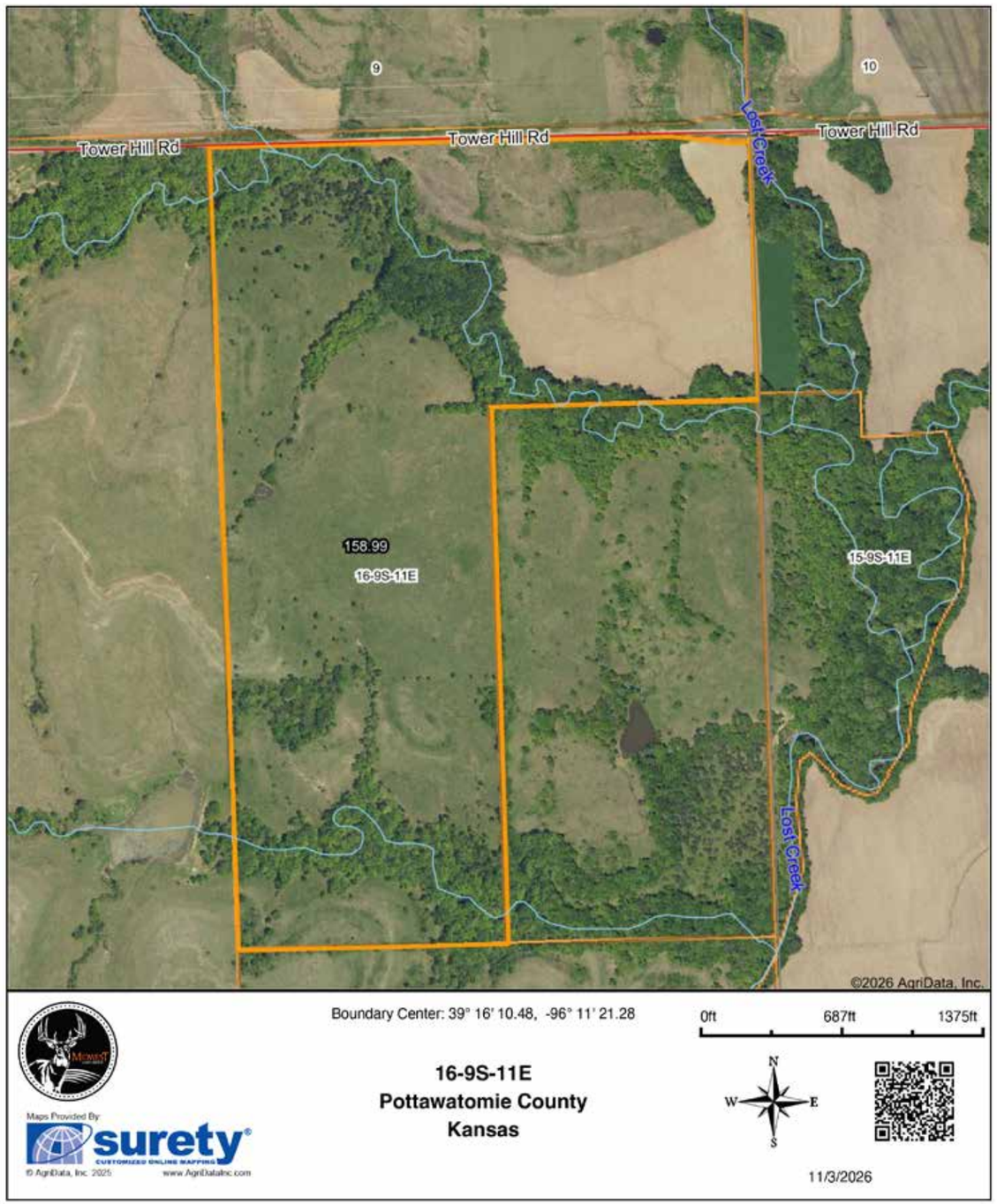




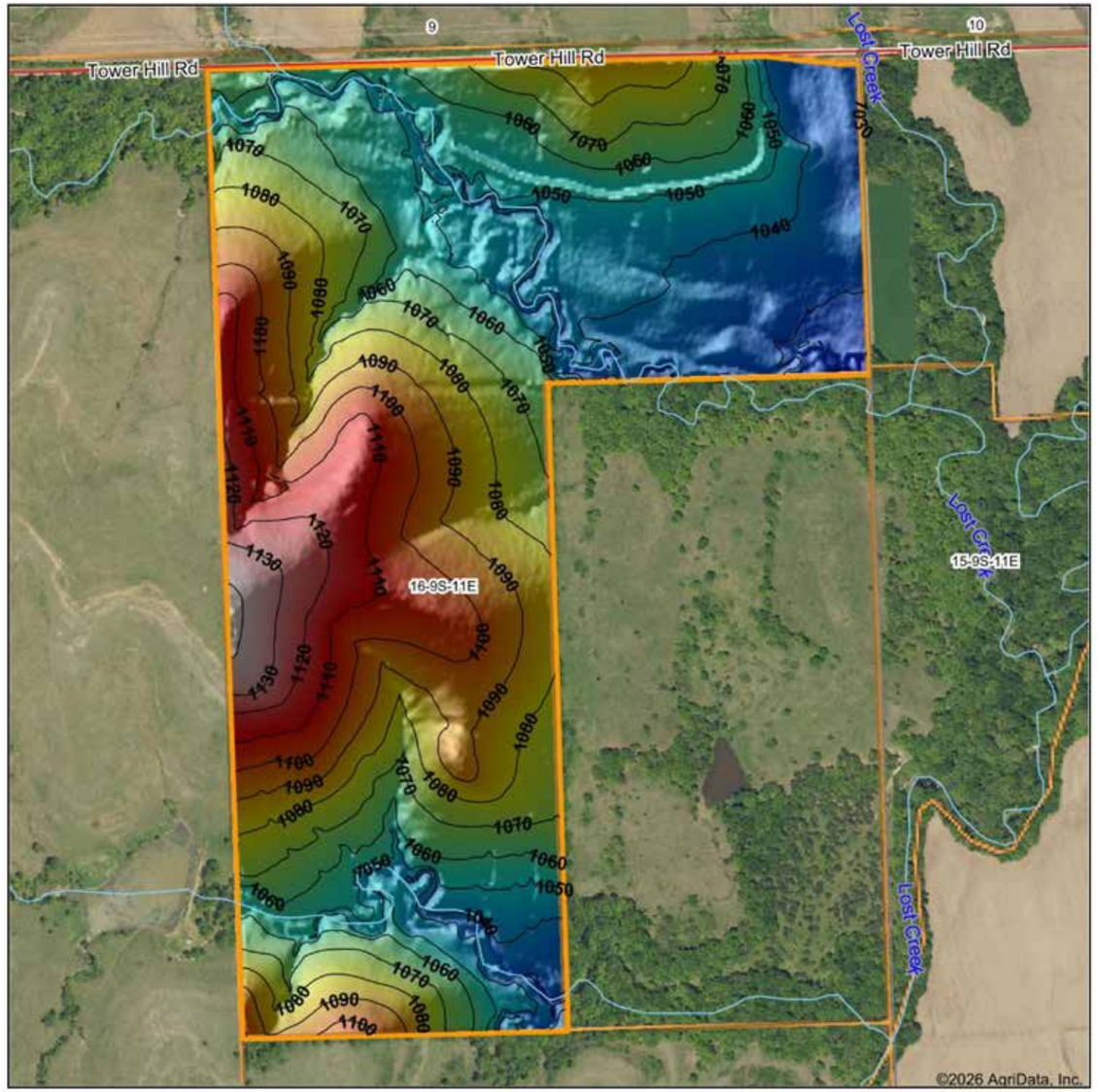
AERIAL MAPS




24
24
Wamego
St Marys
Manhattan
Wabaunsee
18
Rossvil
Maple Hill
70
Paxico


9
10
Tower Hill Rd
Tower Hill Rd
Tower Hill Rd
Lost Creek
158.99
16-9S-11E
15-9S-11E
Lost Creek
©2026 AgriData, Inc.
Boundary Center: 39° 16' 10.48, -96° 11' 21.28
0ft
687ft
1375ft
N
W
E
S
16-9S-11E
Pottawatomie County
Kansas
Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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11/3/2026

HILLSHADE MAP



Low Elevation High

Source: USGS 3 meter dem
Interval(ft): 10
Min: 1,018.9
Max: 1,142.6
Range: 123.7
Average: 1,071.3
Standard Deviation: 26.48 ft

0ft 627ft 1253ft

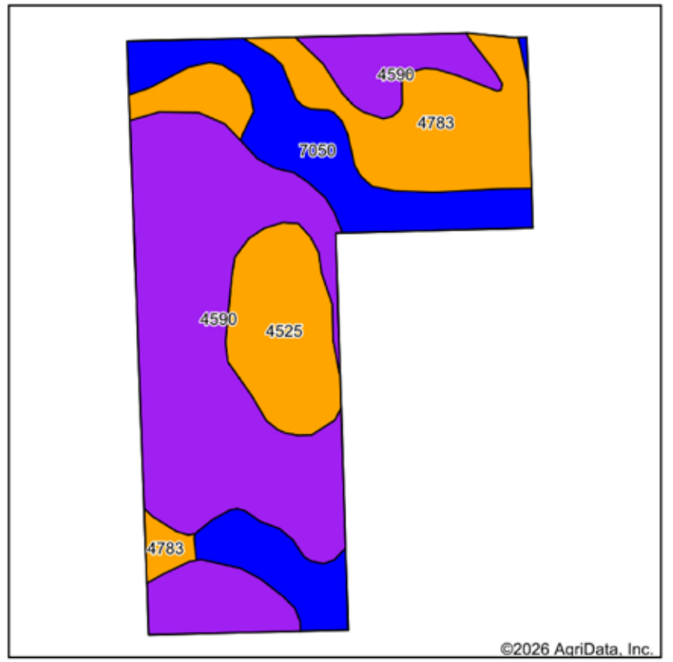
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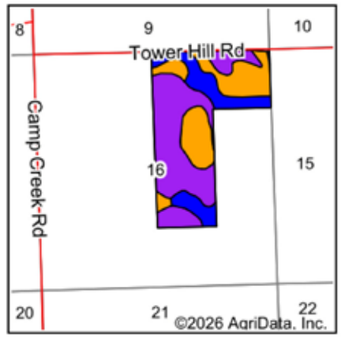
16-9S-11E
Pottawatomie County
Kansas

Boundary Center: 39° 16' 10.48, -96° 11' 21.28

Maps Provided By surety CUSTOMIZED ONLINE MAPPING © AgriData, Inc. 2025 www.AgriDataInc.com

SOILS MAP





State: **Kansas**
County: **Pottawatomie**
Location: **16-9S-11E**
Township: **Belvue**
Acres: **158.99**
Date: **11/3/2026**

Maps Provided By surety CUSTOMIZED ONLINE MAPPING © AgriData, Inc. 2025 www.AgriDataInc.com

Soils data provided by USDA and NRCS.

Area Symbol: KS149, 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 Small Grains	*n NCCPI Soybeans
4590	Clime-Sogn complex, 3 to 20 percent slopes	78.15	49.1%		2.5ft. (Paralithic bedrock)	VIe	3310	36	32	36	33
7050	Kennebec silt loam, occasionally flooded	31.28	19.7%		> 6.5ft.	IIw	4361	89	89	69	82
4783	Tully silty clay loam, 3 to 7 percent slopes	30.82	19.4%		> 6.5ft.	IIIe	4985	60	59	59	60
4525	Benfield silty clay loam, 3 to 7 percent slopes	18.74	11.8%		3.2ft. (Paralithic bedrock)	IIIe	4831	49	40	48	48
					Weighted Average	**4.28**	**4020.8**	***n 52.6**	***n 49.4**	***n 48.4**	***n 49.6**

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

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

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