

LAND AUCTION



245.4 AC± | 3 TRACTS | GEARY CO, KS

AUCTION:

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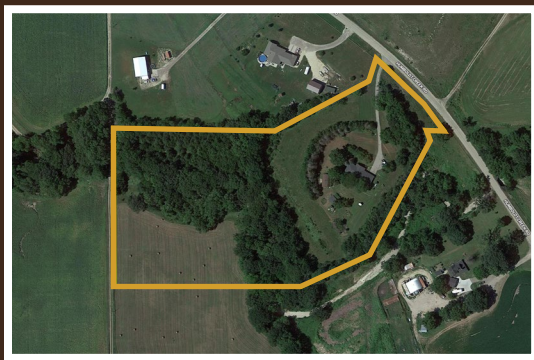
AUCTION DATE: 11/29/23 | **AUCTION TIME:** 11:00 AM

AUCTION LOCATION: MUNICIPAL BUILDING
700 NORTH JEFFERSON, JUNCTION CITY, KS 66441

OPEN HOUSE: 11/19 | 2-4PM & 11/22 | 4-6PM

HUMBOLDT CREEK RD, JUNCTION CITY, KS 66441

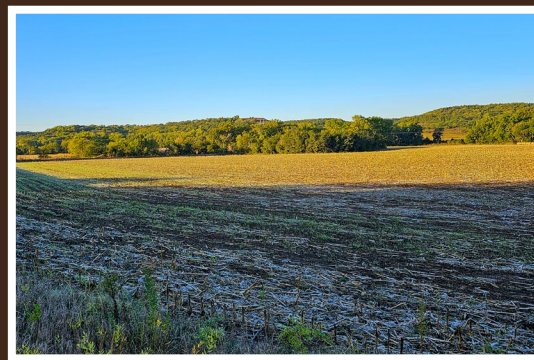
Join the Ranch & Farm Auctions team in this opportunity as we present this diverse land Auction featuring 245.4± acres being offered in three individual tracts. The tracts consist of native flint hills pasture, excellent tillable along Humboldt Creek, and a House and barn on acreage, resulting in an auction that provides an opportunity for many different buyers, including farmers, ranchers, home buyers, or investors looking for an opportunity close to Manhattan and Junction City. Don't miss this chance to participate in a competitive bidding event that showcases all facets of Flint Hills living in close proximity to population centers. Contact local Land Specialist Matt Palmquist for any additional information and to schedule your own private tour.



TRACT 1: 11.4 ± ACRES

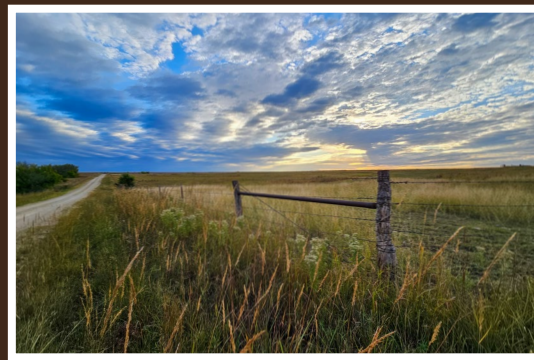
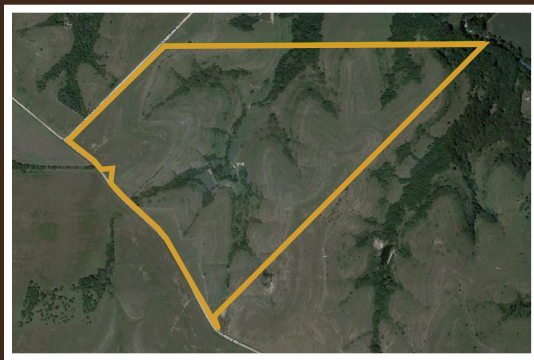
This Two Bedroom, 3 Bathroom home is located approximately three miles south of I70 on Humboldt Creek Road. Access to the house and two outbuildings is provided by an asphalt driveway off a paved road. They are nestled off the roadway and very protected from the Kansas winds by a planted windbreak as well as native hardwoods. The home sits on 11.4± acres that includes a mixture of hardwoods creek, a small hay meadow that could be utilized for livestock or converted into a food plot, and a large yard that has an additional area of brome grass on the north side of the creek. The ability to see and hear wildlife in your yard is a reality, and if you choose to hunt in your backyard that could be accomplished as well.

The 1,568 sq. ft. home includes an attached two car garage that has a breezeway providing weather free access. The walkout basement is mostly finished with ample storage area and a nice office space. Two composite decks extend off the rear of the house overlooking the backyard. There is a stone paver retaining wall adding to the appearance. Don't miss the chance of country living less than 20 miles from Manhattan and Junction City, the opportunity doesn't happen very often! Contact Land Specialist Matt Palmquist with additional questions.



TRACT 2: 89 ± ACRES

This 89± acre tract consists almost entirely of excellent tillable land. The soils are predominantly class 1 and class 2 soils with a NCPPI score of 78.7. This is a great opportunity to add additional acres into your farm or would be an excellent opportunity for an investor looking to diversify their portfolio. Humboldt Creek runs along the south boundary, with a secondary creek feeding into it, providing added value with recreational opportunities for deer, turkey, small game and upland hunting, as well as fishing on Humboldt creek. Cropland is limited in southern Geary county, don't miss the chance at this productive farm. Contact Land Specialist Matt Palmquist for additional information.



TRACT 3: 145 ± ACRES

Whether you are seeking additional grass for your cow herd, or a hunting opportunity in the legendary flint hills, you won't want to miss the opportunity at this 145± acre farm. This native grass pasture is the epitome of the flint hills region with rock outcroppings along the ridge tops, with brushy drainages leading to lower timber pockets. This place has something for everyone. A nice pond provides water for livestock and could provide a fishing opportunity. A 5x8' concrete stock tank sits below the pond dam and could provide a secondary water source. While walking the property I flushed a nice covey of quail and witnessed excellent deer sign. Humboldt Creek runs just north of the property, nearly touching the NE corner. This area is known for great genetics producing large antlered whitetails. It is safe to expect rutting bucks to push does into the brushy draws and timber pockets that this farm provides.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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