

791 +/- ACRES • 4 TRACTS IN WABAUNSEE COUNTY



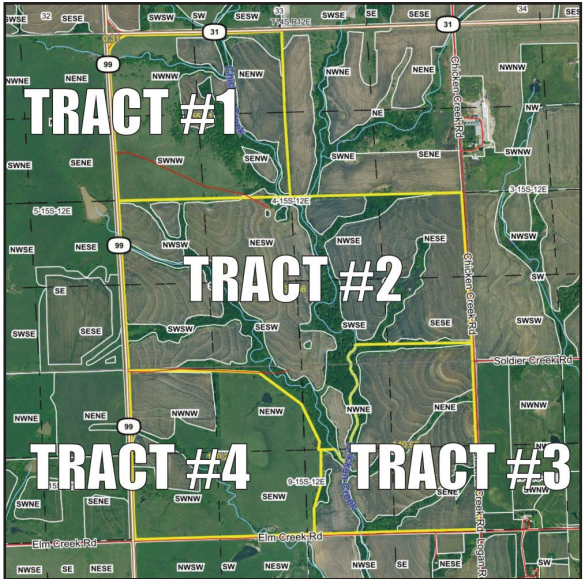
AUCTION



6:00PM - THURSDAY, FEBRUARY 27, 2025

SELLER: Justin and Barbara Hill

AUCTION LOCATION: The Eskridge Senior Center, 208 S Main, Eskridge, KS 66423



AUCTIONEER'S NOTE: What a great opportunity to invest in some quality recreational properties along with cropland and pasture in southern Wabaunsee County. We are honored to represent the Hill Family in the sale of these terrific properties. They are centrally located, giving you great access from all over; you are within 40 min to Topeka and Emporia, an hour to Manhattan and 1.5 hours to Kansas City! Come and see how these properties could fit into your existing ag operation or as an outdoorsman, how they would fit into your investment portfolio.

FSA Farm Data (DCP Cropland Acres: 448.13)		
CROP	BASE AC	PLC YIELD
Wheat	44.14	42
Corn	182.38	93
Soybeans	221.58	28
TOTAL	448.10	
(All tracts are combined together)		

DIRECTIONS: From Eskridge KS, go south on KS-99 for approx. 5.3 mi to the intersection of KS-99 and KS-31, that is the NW corner of Tract #1, watch for signs.
2024 TAXES & MINERALS: \$8,492.74 (County has one tax amount for all 4 tracts), There is no production and seller's minerals rights will transfer to the buyer.
BRIEF LEGAL: The N/2 of S09-T17-R12E AND the NW/4 and the S/2 of S04-T15-R12E less ROW in Wabaunsee County, Kansas containing approx. 791.16 acres (final survey will be completed prior to closing).

TRACT #1: 155 +/- ac in Wabaunsee Co



DESC: Take a look at this opportunity to invest in this mixed tract with approx. 155 acres that offers a ton of diversity. This property features approx. 47 acres of cropland with terraces in place. The remaining 108 acres of grass offer an approx. 73 acre pasture on the west with good access off of KS-99. There are 2 ponds and a good stand of native and mixed grasses with average to above average fences. The balance of the grass acres are made up of Chicken Creek and timber which provides for some excellent hunting. This property takes in both sides of the timber lined creek, which provides for some great cover, we have seen some very nice whitetail bucks, turkeys and waterfowl. Check out everything this tract has to offer!



TRACT #2: 335 +/- ac in Wabaunsee Co



hunting investment with income, you will want to take a look at this property! Cropland can be difficult to find, with approx. 335 total acres, there are approx. 249 acres of cropland that consist of approx. 80% class 3 soils with terraces and waterways in place. 66 acres are currently planted to wheat along KS-99 on the west. The balance of the acres are in Chicken Creek, timber and waterways. This property creates an ideal environment for wildlife with several tree rows and a smaller draw leading to Chicken Creek, ample food sources nearby and lots of privacy with a large secluded field in the middle of the property. With both sides of Chicken Creek, you can see signs of wildlife all over, with lots of large buck rubs and lots of Whitetail bucks and turkeys on the camera. There is one pond on the west where we have chased water fowl off of and an old silo and building on the north. Take advantage of this opportunity to invest in real estate with good income, cropland and recreation.

CHUCK MAGGARD
Auctioneer
Cell: 620-794-8824

HEIDI MAGGARD
Broker

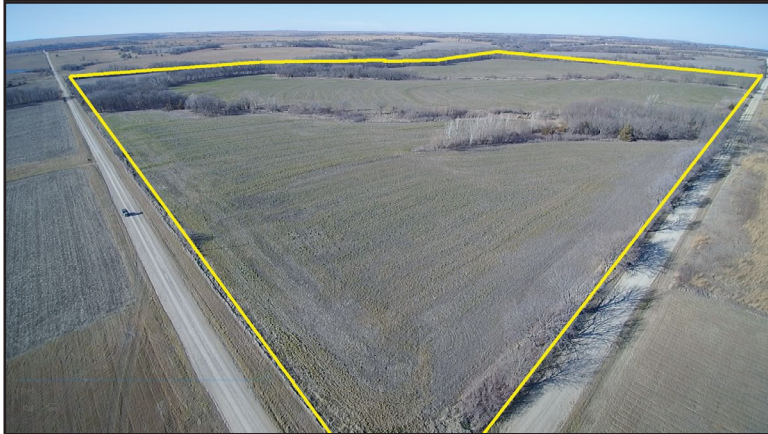


Office:
305 Broadway, Cottonwood Falls, KS 66845
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MORE ON THE BACK SIDE

TRACT #3: 141 +/- ac in Wabaunsee Co



DESC: Here is another nice tract that offers a great mix of cropland and recreational opportunities. There are approx. 141 total acres with 114 acres of cropland comprised of 4 fields ranging from 11 to 50 acres in size. Good conservation practices are in place with terraces and waterways. The balance of the acres are made up of timber, waterways and Chicken Creek, where on the south end of the property, it takes in both sides of the creek creating a great wildlife habitat. Between the timber lined creek and a few tree rows, there is a secluded feeling that creates a great setting for wildlife. We have seen a lot of wildlife and Whitetail bucks on our cameras. Take advantage of this opportunity to invest in cropland! Come and see how this could fit into your ag operation.



TRACT #4: 160 +/- ac in Wabaunsee Co



DESC: This tract offers great diversity with cropland, pasture and recreation. There are approx. 160 total acres with 38 acres of cropland that make up 2 fields and have terraces in place. There are approx. 122 acres of grass with an approx. 106 acre pasture with a good stand of native and mixed grasses. The pasture features 4 ponds with average fence around the perimeter. The balance of the grass acres consist of some expired CRP and tree rows. The expired CRP provides for some great cover and bedding for wildlife, we have seen Whitetail bucks, turkey and waterfowl on the property. Take advantage of this diverse tract and see how it can work for you!



TERMS: Earnest money due day of the auction: Tract #1 - \$40,000.00, Tract #2 - \$90,000.00, Tract #3 - \$45,000.00, Tract #4 - \$40,000.00 made payable to Lawyers Title of Kansas, Alma Office. The balance will be due in full at closing which shall be on or before Friday, March 21, 2025, at which time buyer will receive appropriate Deed. Owners Insurance Title Policy and title company closing fees will be shared 50/50 between buyer and the seller. Seller will pay for 2024 and all prior years taxes. The buyer will receive full possession at time of closing on Tracts #1, #3 and #4. On Tract #2 buyer will receive possession at closing except for the cropland on the west which is planted to wheat, approx. 66 acres, possession will be after the wheat harvest, Seller will retain income from the wheat. Early possession will be discussed to qualified buyers for preparing for the 2025 season. Seller's mineral rights will transfer to the buyer, there is no production. All inspections must be done prior to the auction. The property is sold in "as is" condition, with no warranties or guarantees. Buyers must rely on their own knowledge or have inspections completed prior to the auction. All financing arrangements need to be made prior to the auction. Bidding is NOT subject to the following contingencies, including but not limited to financing, appraisal, or inspection. Properties are being sold with seller confirmation. Each tract will be sold individually, tracts will not be offered in combinations, final acreages will be based off of survey. All information has been gathered from Wabaunsee Co sources and is deemed reliable but is not guaranteed. Boundary lines on maps, photos and videos are approximate and not survey accurate. All announcements made day of the auction take precedence over any advertisements.

LIVE WEBCAST AUCTION: This will be a Live Webcast Auction with pre-bidding available via internet prior to sale time. At 6:00PM on February 27, the auction will close at live auction with Live internet bidding allowing online bidders to watch and bid in real time along with the live auction. Bidding available through HiBid, call for details and see additional terms online.

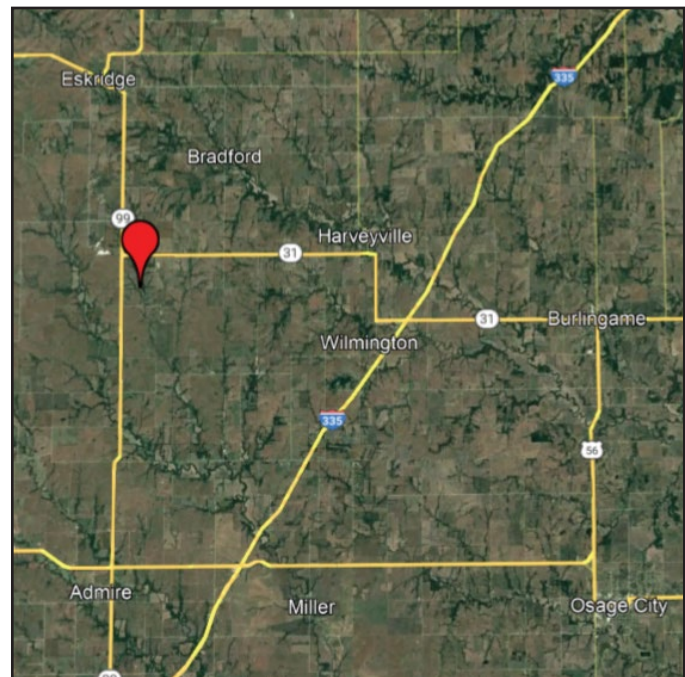
AUCTION TERMS

GRIFFIN
Real Estate & Auction
305 Broadway, Cottonwood Falls, KS 66845
Telephone: 620-273-6421
www.GriffinRealEstateAuction.com

4 TRACTS
Wabaunsee
County

LAND AUCTION
791 +/- ac - 4 Tracts - Wabaunsee Co
SELLER: Justin & Barbara Hill
Thursday, 02/27/2025 at 6pm

For more information
& photos, visit our website:
WWW.GRIFFINREALESTATEAUCTION.COM



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at the Eskridge Senior Center,
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TRACT #2 - 335+/- acres in Wabaunsee Co
TRACT #3 - 141+/- acres in Wabansee Co
TRACT #4 - 160+/- acres in Wabaunsee Co

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