

AUCTION LOCATION: THE AMERICAN LEGION POST 5, 2921 W 12TH AVE, EMPORIA, KS 66801

AUCTIONEER'S NOTE: We are privileged to represent the Miller Family. What a great opportunity to purchase some quality land that has been in the Miller family for many years A great mix with cropland, pasture, wildlife and recreation and potential building sites, all located between Emporia and Olpe. It's a great time to invest in land, come and see how these properties can work for you! We look forward to seeing you at the auction!

TRACT #1: 97.84 +/- ac in Lyon Co

DIRECTIONS: 4 mi south of Emporia on HWY-99 to Rd 120, turn east and continue for 1.25 mi to the property on the south side of the road.

2021 TAXES: \$708.12

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BRIEF LEGAL: The E/2 of the NE/4 AND the east 20 ac of the W/2 of the NE/4 of Sec 11, Twp 20 S, Rge 11E of the 6th PM, Lyon Co, KS

DESC: Check out this nice mixed tract! The county shows 97.84 ac total acres, with 63.88 Native Grass Acres and 33.96 Dryland Acres. The dryland acres lay nice and consist of approx. 13.24 ac of Ladysmith silty clay loam 0-1% and 20.72 ac of Kenoma silt loam, 1-3%. The majority of the grass acres

make up a clean, productive hay meadow, there is a small pond and the property is not fenced. What location for a potential building site, just 1.25 miles of gravel off of HWY-99 south of Emporia or addition to your ag operation.

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FSA Farm Data (D	OCP Croplar	nd Acres: 34.10)
CROP	BASE AC	PLC YIELD
Wheat	14.60	40
Corn	3.40	112
Grain Sorghum	11.30	55
Soybeans	0.10	32
TOTAL	29.40	



TRACT #2: 157.44 +/- ac in Lyon Co

DIRECTIONS: 3 mi south of Emporia on HWY-99 to Rd 130, turn west on continue for 1.5 mi to Road J, turn south and continue for 1 mi south to the northwest corner of the property.

2021 TAXES: \$678.38

BRIEF LEGAL: The NW/4 of Sec 9, Twp 20, Rge 11E of the 6th PM, Lyon Co, KS

DESC: This nice native and mixed grass pasture consists of 157.44 total acres and provides great opportunities for cattle grazing with good access, average fence, 1 good pond and a second that will need repaired. In addition to the grazing benefits, there is also an FAA Lease and Tower that provides

\$4,000 of annual income and this contract is ready to be renewed. This extra income provides a great opportunity to partner with your cattle operation.

TRACT #3: 157.03 +/- ac in Lyon County

DIRECTIONS: 3 mi south of Emporia on HWY-99 to Rd 130, turn east and continue for 5.5 mi to Rd S. turn south and continue for 0.5 mi to the property on west side of road.

2021 TAXES: \$640.38

BRIEF LEGAL: The SE/4 of Sec 4, Twp 20 S, Rge 12E of the 6th P.M. in Lyon Co, KS

DESC: Location, elevation change, pond, pasture and wildlife! Lots of options with this 157.03 ac native and mixed grass pasture. Watered by 2 ponds





	FSA Farm Data (I	DCP Cropland	Acres: 34
	CROP	BASE AC	PLC YIELD
	Wheat	14.60	40
	Corn	3.40	112
a great	Grain Sorghum	11.30	55
a good	Soybeans	0.10	32
. 8.00	TOTAL	29.40	

we saw some really nice whitetail bucks! There is good cover on the west and nice changes in elevation providing for good habitat. Plus the potential for a great building site with only a ¹/₂ mile of gravel, be sure to see how this property can work for you!

TERMS: Earnest money due day of the auction will be: Tract #1 - \$25,000.00, Tract #2 - \$35,000.00, Tract #3 -\$35,000.00 made payable to Moon Title & Escrow. The balance will be due in full at closing which shall be on or before Wednesday, October 19, 2022, at which time buyer will receive appropriate Deed. Title insurance and title company closing fees will be shared 50/50 between buyer and the seller. Seller's mineral rights 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. Buyer will receive full possession at closing. 2022 taxes will be the responsibility of the seller and seller will retain the 2022 income (The FAA lease on

Tract #2 will be prorated to closing). Seller reserves the right to reject any and all bids at the time of auction. All information has been gathered from Lyon 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.



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