

493 +/- ACRES • 4 TRACTS IN LYON COUNTY



AUCTION



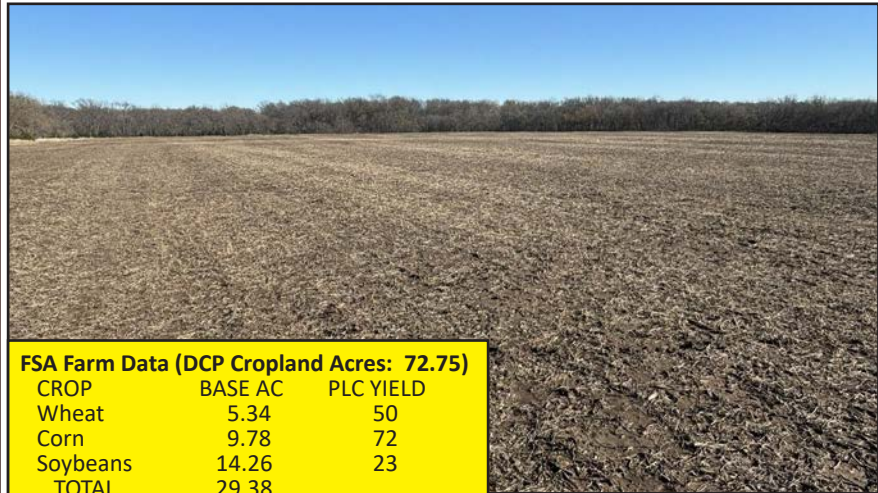
6:00PM - THURSDAY, FEBRUARY 20, 2025

SELLER: The John G. Atherton Rev Trust

AUCTION LOCATION: The Anderson Building (Lyon Co Fairgrounds), 2700 W US Hwy-50, Emporia, KS 66801

AUCTIONEER'S NOTE: It's a privilege to represent the Atherton Family in the sale of this quality ag land in Lyon County. Whether you are an ag producer, an investor, an outdoorsman or have been looking for a potential building site, you will want to check these properties out! These mixed tracts check all the boxes, from cropland, to grass, to CRP, to hay production, to recreation and hunting with timber and creek, to a possible build site with only half a mile of gravel. Come and see for yourself and take advantage of this great opportunity to invest in land!

TRACT #1: 197.60 +/- ac in Lyon Co



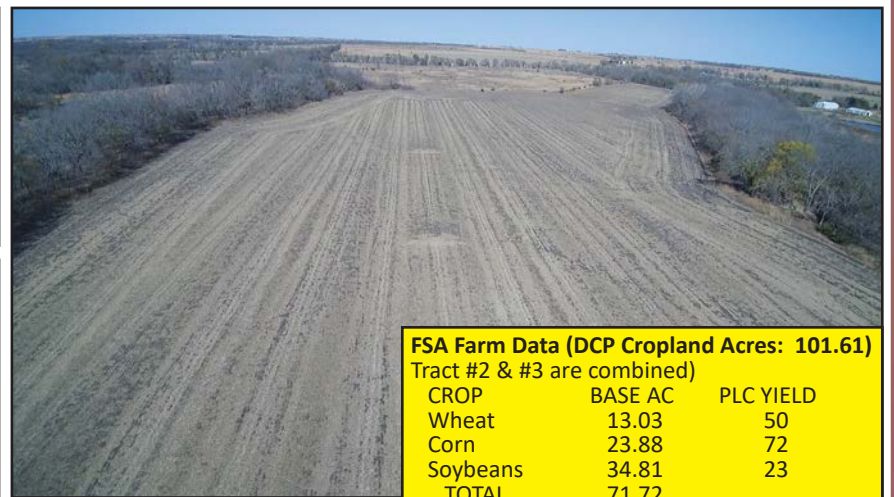
DIRECTIONS: From Americus KS, go north on Rd F for 2.5 mi to Rd 270, turn east and go 1.0 mi to the SW corner of the property at intersection of Rd 270/Rd G.

2024 TAXES & MINERALS: \$1,267.40 (There is no production and seller's minerals rights will transfer to the buyer)

BRIEF LEGAL: The SW/4 less a tract & The NW/4 of the SE/4 & The N/2 of the NE/4 of the SE/4 & The W/2 of the SW/4 of the NE/4 of the SE/4 less ROW all in S19-T17S-R11E of the 6th PM, Lyon Co, KS containing approx 197.6 acres

DESC: If you are an outdoorsman, an investor or an ag producer, you will want to take a look at this property. For the outdoorsman, you will fall in love with all of the hunting and recreational opportunities. The eastern part of the property is secluded from nearby roads and is surrounded by ample food sources, plus has an established food plot for the deer. Allen Creek flows through the eastern part of the property and is lined with heavy timber and mature trees. There is an approx. 4.5 to 5-acre pond where we have seen lots of water fowl, check out the videos of the large Whitetail bucks and turkey. The county shows a total of 197.60 acres with 66.11 acres of cropland, of which 31.31 acres are farmed and consist primarily of Class 3 soils. There are 34.80 acres of CRP with a current payment is \$62.92/ac (yearly payment of \$2,190) and is under contract through 9/30/2032. There are 131.49 grass acres, the majority of which have been hayed, with the balance in timber, draws and creek. There is a second pond and the property is not currently fenced for livestock. For the ag producer, there is a good mix of cropland, hay acres and income from the CRP. The combination of recreational value and income from the cropland makes this a very attractive property to invest in!!

TRACT #2: 143.12 +/- ac in Lyon Co



FSA Farm Data (DCP Cropland Acres: 101.61)		
Tract #2 & #3 are combined		
CROP	BASE AC	PLC YIELD
Wheat	13.03	50
Corn	23.88	72
Soybeans	34.81	23
TOTAL	71.72	
CRP:	7.81 acres	

DIRECTIONS: From Emporia, KS go north on KS-99 for 5.9 miles to the start of the "S-curve" and continue straight north on Rd L for 3.1 mi to Rd 270, turn east and go 1.0 mi to Rd M, turn north and go 1.0 mi to the SW corner of the property on the west side of the county road.

2024 TAXES & MINERALS: \$1,417.34 (There is no production and seller's minerals rights will transfer to the buyer)

BRIEF LEGAL: The SE/4 less a tract less ROW in S14-T17S-R11E of the 6th PM, Lyon Co, KS containing approx 143.12 acres

DESC: Here is another diverse tract that offers you tons of opportunities, from hunting/recreation, cropland, grass and improvements! This tract offers a total of 143.12 total acres, with 54.68 acres of cropland and 88.44 acres of grass. The tilled acres consist of 2 fields, approx. 45.97 acres of class 2 (40%) and class 3 (60%) soils, plus an additional 8.71 acres in CRP which pays \$60.03/ac (yearly payment of \$523) and is under contract through 9/30/2031. The grass acres provide a great habitat for wildlife, Dow Creek enters and exits the property on the south and west, plus a large tributary draw that runs the length of the property that is lined with heavy timber, providing great cover. The balance of the grass acres are not fenced for livestock, but have a good stand of grass and offer a great area for deer to go and bed down in, there is also an established food plot to attract the deer. There are 2 ponds, the larger one sits close to the outbuildings and provide a great landing spot for water fowl. The improvements include a 30x60 Lester building built in 1999, with a 20x30 insulated shop area with concrete and electricity. The other is a 50x36 Morton Building built in 1972 that was last used as a stable several years back, with 8 stalls, a tack room and some pipe pens outside. The improvements are located about 2/10ths of a mile off the county road and overlook the pond. These would be a great start for a building site or if you are a hunter, convert the shop into a place to stay while hunting and then store your hunting gear and side by side in. Check out everything this tract has to offer!



CHUCK MAGGARD
Auctioneer
Cell: 620-794-8824

HEIDI MAGGARD
Broker

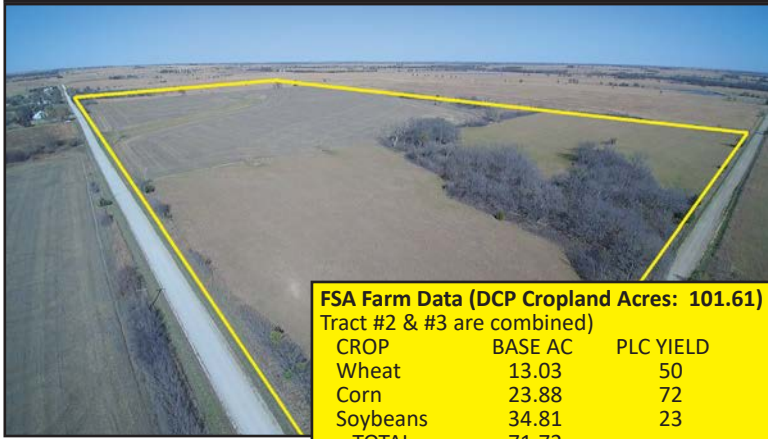


Office:
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MORE ON THE BACK SIDE

TRACT #3: 78.79 +/- ac in Lyon Co



FSA Farm Data (DCP Cropland Acres: 101.61) Tract #2 & #3 are combined)		
CROP	BASE AC	PLC YIELD
Wheat	13.03	50
Corn	23.88	72
Soybeans	34.81	23
TOTAL	71.72	
CRP: 7.81 acres		



DIRECTIONS: This tract is located directly to the east of Tract #2, on the east side of Road M.

2024 TAXES & MINERALS: \$556.58 (There is no production and seller's minerals rights will transfer to the buyer)

BRIEF LEGAL: The W/2 of the SW/4 less ROW in S13-T17S-R11E of the 6th PM, Lyon Co, KS containing approx 78.79 acres

DESC: Here is a nice mixed 80-acre tract that offers lots of diversity. The county shows a total of 78.79 acres (40.11 dryland acres, 38.68 grass acres). The tillable acres make up one field and consist primarily of class 3 soils with a few class 2. Good conservation practices are in place with a waterway and terraces. The grass acres are made up of an approx. 15-acre pasture on the north with a small pond and average fence. On the south, there are approx. 13.5 acres that have been hayed with the balance in waterways and a small timber lined draw. As a bonus, the timbered draw provides enough cover to hold some wildlife and Whitetail bucks. Take advantage of this opportunity to invest in cropland! Come and see how this could fit into your ag operation.

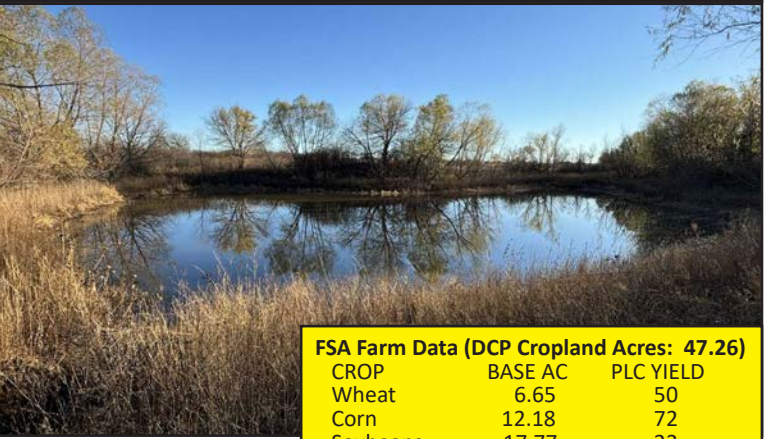


TERMS: Earnest money due day of the auction: Tract #1 - \$60,000.00, Tract #2 - \$50,000.00, Tract #3 - \$25,000.00, Tract #4 - \$20,000.00 made payable to Moon Title & Escrow. The

balance will be due in full at closing which shall be on or before Thursday, March 20, 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. 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. 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.

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 20, 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.

TRACT #4: 74.32 +/- ac in Lyon Co



FSA Farm Data (DCP Cropland Acres: 47.26)		
CROP	BASE AC	PLC YIELD
Wheat	6.65	50
Corn	12.18	72
Soybeans	17.77	23
TOTAL	36.60	



DIRECTIONS: From Emporia, KS go north on Burlingame Rd for 7.7 mi to KS-99, then continue north for 2.7 mi to Rd 270, turn east and go 0.5 mi to the NW corner of property on the south side of the road.

2024 TAXES & MINERALS: \$209.42 (There is no production and seller's minerals rights will transfer to the buyer)

BRIEF LEGAL: The W/2 of the NE/4 less a tract, less ROW in S28-T17S-R12E of the 6th PM, Lyon Co, KS containing approx 74.32 acres

DESC: Location, Location, Location! What a unique location just a little over 1 mile from the Lyon State Fishing Lake and only half a mile off of Highway 99. This property offers great potential for a build site, recreational value and ag production. The county shows 74.32 total acres which are all in grass. The majority of these acres are being hayed, some of which were farmed at one time. There is a small timbered draw between the 2 ponds that give good cover for wildlife where we have seen several nice bucks. If you have been looking for that property to build your dream house on, this location makes for an enticing option. With electric and rural water nearby and only half a mile of gravel to Hwy-99, you have great access to Emporia and are just 11 miles from the turnpike. Come and see how this property could work for you!



AUCTION TERMS



305 Broadway, Cottonwood Falls, KS 66845
Telephone: 620-273-6421
www.GriffinRealEstateAuction.com

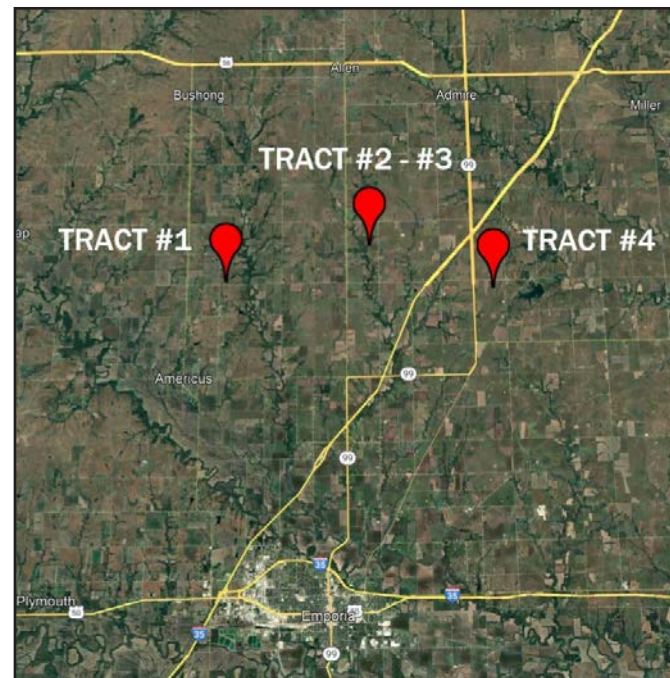


For more information & photos, visit our website:

WWW.GRIFFINREALESTATEAUCTION.COM

LAND AUCTION

493 +/- ac - 4 Tracts - Lyon Co
The John G. Atherton Rev Trust
Thursday, 02/20/2025 at 6pm



LAND AUCTION

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at the Anderson Building (Lyon Co Fairgrounds),
2700 W US Hwy 50, Emporia, KS 66801
SELLER: The John G. Atherton Rev Trust

TRACT #1 - 197.60 acres in Lyon Co
TRACT #2 - 143.12 acres in Lyon Co
TRACT #3 - 78.79 acres in Lyon Co
TRACT #4 - 74.32 acres in Lyon Co

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