

1,268 +/- ACRES IN 3 TRACTS IN MARION COUNTY



AUCTION



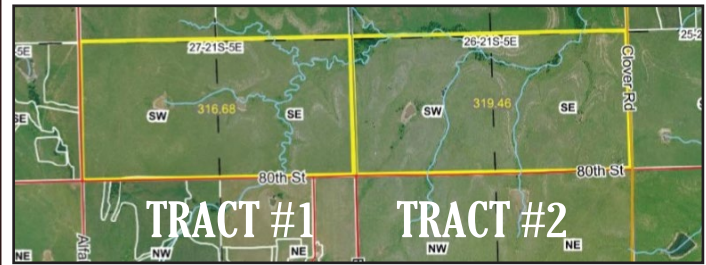
6:00PM - TUESDAY, MARCH 25, 2025

SELLER: The Gary & Janice Pinkston Family Trust

AUCTION LOCATION: The American Legion, 401 Main St, Florence, KS 66851

AUCTIONEER'S NOTE: We are privileged to represent the Pinkston Family in the sale of these clean, quality Flint Hills pastures! Take advantage of this opportunity to invest in excellent grassland located in the Flint Hills that historically produces high gains. These pastures have been well managed and are ready to put cattle on for the 2025 season. 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 - West Rice: 316.68 +/- ac in Marion Co



DIRECTIONS: From Florence, KS go south on US-77 for approx 2.5 mi to 90th, go east for 2.3 mi to Alfalfa, go south for 0.5 mi to the NW corner of Tract #1.

2024 TAXES: \$1,071.32 **MINERALS:** Seller's mineral rights transfer to the buyer, there is no production.

BRIEF LEGAL: The S/2 less ROW of Sec 27, Twp 21S, Rge 05E of the 6th PM, Marion Co, KS

DESC: This nice Native and mixed grass pasture consists of 316.68 total acres and provides great opportunities for cattle grazing with good access, average fence, and multiple water sources. There are 2 ponds, a windmill plus a concrete watering tank off one of the ponds. There is nice elevation change in the pasture along with some rock outcroppings that make for an excellent pasture. Take advantage of this opportunity to invest in a clean, turnkey pasture that is ready to go right from the start!

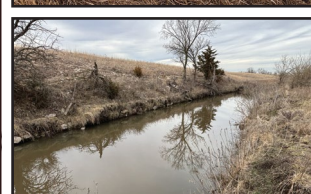
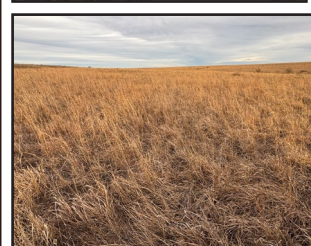
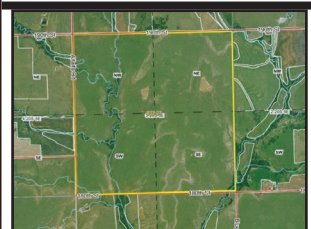
TRACT #2 - East Rice: 319.46 +/- ac in Marion Co

DIRECTIONS: Tract #2 lies directly east of Tract #1.

2024 TAXES: \$1,152.14 **MINERALS:** Seller's mineral rights transfer to the buyer, there is no production.

BRIEF LEGAL: The S/2 less ROW of Sec 26, Twp 21S, Rge 05E of the 6th PM, Marion Co, KS

DESC: Take a look at this half section in Southeastern Marion Co that is ready to start working for you! This clean 319.46 acre Flint Hills pasture offers a good stand of Native Bluestem and mixed grasses and has a rolling terrain with nice elevation changes. Water is excellent with 2 ponds and a windmill, plus another nonfunctioning windmill that hasn't been used in years. Fences are average with mainly 4 and 5 wire t-posts with some hedge mixed in on the south. Just in time for the 2025 grazing season, see how this pasture can fit into your operation.



Tract #3 is 15 miles to the north of tract #1-2

TRACT #3 - Waner: 632.27 +/- ac in Marion Co

DIRECTIONS: From Marion, KS at US-56 & Cedar St, go east on US-56 for 2.5 mi to the roundabout, continue east on KS-150 for 5.0 mi to Alfalfa Rd, turn south and go 1.0 mi to the NW corner of the pasture.

2024 TAXES: \$2,406.38 **MINERALS:** Seller's mineral rights transfer to the buyer, there is no production.

BRIEF LEGAL: All of Section 3, Twp 20 S, Rge 05E of the 6th P.M. less ROW in Marion Co, KS

DESC: This 632.27 acre Flint Hills pasture offers beautiful rolling terrain with lots of water! You have great access, located just a mile south of HWY-150 in eastern Marion Co. This native and mixed grass pasture has average fence and is watered by 2 ponds, a solar pump and Bruno Creek, which means through the west part of the pasture. What a great opportunity to invest in land!

TERMS: Earnest money due day of the auction will be: Tract #1-\$65,000, Tract #2-\$65,000, Tract #3-\$125,000 made payable to Lyon County Title. The balance will be due in full at closing which shall be on or before Tuesday, 4/29/2025, 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. 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. Early possession will be discussed to qualified buyers for the 2025 season. 2025 taxes will be the responsibility of the buyer. Seller reserves the right to reject any and all bids at the time of auction. All information has been gathered from Marion 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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LIVE WEBCAST AUCTION: This will be a Live Webcast Auction with pre-bidding available via internet prior to sale time. At 6PM on March 25, 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.