

1,716 +/- ACRES • 9 TRACTS IN CHASE COUNTY



AUCTION



1:00PM - FRIDAY, MARCH 28, 2025

SELLER: Gary and Janice Pinkston

AUCTION LOCATION: The Chase Co Community Building at Swope Park, 1715 210 Rd, Cottonwood Falls, KS 66845

AUCTIONEER'S NOTE: Gary and Janice and the Flying P Ranch have been a part of the Flint Hills for many years. They have elected to down size and focus on the core ranching operation. It's an honor to represent the Pinkston Family in the sale of this quality ag land in Chase County. Take advantage of the rare opportunity to own a piece of the Flint Hills. Whether you are an ag producer, an investor, or an outdoorsman, these tracts check all the boxes. Come and see for yourself and take advantage of this great opportunity to invest in land!

GENERAL DIRECTIONS: TRACT #1-3: South of Cedar Point, KS for 1 mi on B Rd to Cedar Creek Rd, then west for 0.4 mi. TRACTS #4-9: South of Clements, KS, from Hwy 50 go south on G Rd for 6.5 mi to G Rd/90 Rd at the NE Corner of Tract #6. From the east at Matfield Green, go westerly on Open Range Rd for 4.5 mi to M Rd, go south 0.5 mi to 50th Rd and go west for 5.0 mi to G Rd, then 0.5 mi south to the east side of Tract #4. From the West, at Hwy-77 and 30th St, go east for 3.0 mi to A Rd, then north 1 mi to 40 Rd, then east 5.0 mi to the SW corner of Tract #4. Watch for signs!.



TRACT #4



TRACT #1



TRACT #3

TRACT #3 OPEN HOUSE
at 1195 Cedar Creek Rd, Cedar Point, KS
Sunday, 3/9/25 from 2-4pm



TRACT #4



TRACT #5



TRACT #4



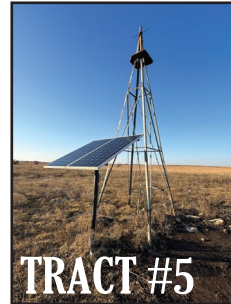
TRACT #5



TRACT #4



TRACT #2



TRACT #5

TRACT #1: 87.52 +/- ACRES - BRIEF LEGAL: A tract in the W/2 NW/4 in S07-T21S-R06E AND a tract in the E/2 NE/4 in S12-T21A-R05E in Chase Co, KS (final acreages based off of survey) **2024 TAXES:** \$3,571.50 (Tract #1-2-3 combined) (Sellers Minerals transfer to the Buyer, no current production) **DESC:** This 87.52 +/- ac tract offers 91% tillable acres that consist of some of the top producing soils in Chase Co. Approx 80 acres of cropland are made up of primarily all class 1 & 2 soils, with 40+ acres of highly productive Class 1 Reading silt loam, rarely flooded. Currently it is planted to Brome where it has been hayed and grazed later in the season, but these acres could be broke out and farmed again. Don't miss this opportunity to invest in this productive tract!

TRACT #2: 35.6 +/- ACRES - BRIEF LEGAL: A tract the NE/4 NE/4 lying west of Cedar Creek Rd AND the SE/4 NE/4 lying west of Cedar Creek Rd less a tract in S12-T21S-R05E in Chase Co, KS (final acreages based off of survey) **2024 TAXES:** \$3,571.50 (Tracts #1-2-3 combined) (Sellers Minerals transfer to the Buyer, no current production) **DESC:** What a rare opportunity to purchase a smaller sized tract right off of Cedar Creek Rd south of Cedar Point. Properties like this rarely come on the market in the Flint Hills of Chase Co. This tract offers approx. 35.6 acres of Native and mixed grass. There are good elevation changes providing for great views and offer that Flint Hills feeling. Fences are in average condition with 1 pond for its water source. On the south there is a timbered area that offers just enough cover to find deer and offer some recreational value. Come and own your piece of the Flint Hills!

TRACT #3: 26.5 +/- ACRES (1195 Cedar Creek Rd, Cedar Point, KS) - BRIEF LEGAL: A tract in the W/2 NW/4 in S07-T21S-R06E AND a tract in the E/2 NE/4 in S12-T21A-R05E in Chase Co, KS (final acreages based off of survey) **2024 TAXES:** \$3,571.50 (Tracts #1-2-3 combined) (Sellers Minerals transfer to the Buyer, no current production) **DESC:** If you have been searching for that perfect place to escape the hustle and bustle of everyday life, then you will want to check out this 26.5 acres property in the Flint Hills of Chase Co! This 2 story home with 3 bedrooms, 2 baths and 2,850 sq. ft. was built in 1903. You will enjoy some of the original character and charm but also appreciate some of the updates, like the great room that was added on in 1957. This large room offers a fireplace, vaulted ceilings, a bar area and a loft with CH/CA. The original house has a wood stove and window ACs. A remodel on the main floor bathroom has been started and waits for you to finish it like you want. There is lots of storage with a third story attic and full basement with a 2 car garage. Outside, you will enjoy the sunsets on a large wrap around porch. The 26.5 acres gives you a lot of options with several pipe pens for your livestock, a lean to style outbuilding and pasture with plenty of space for your horses or a shooting range, plus a small wooded draw on the south. Come and see how this can be your own private retreat in the Flint Hills! **(TRACT #3 OPEN HOUSE: Sunday, 3/9/2025 from 2-4pm)**

TRACT #4 - BRUSH CREEK: 475.46 +/- ACRES - BRIEF LEGAL: The S/2 and the NW/4 less ROW in S14-T22S-R06E in Chase Co, KS **2024 TAXES:** \$2,772.87 (Sellers Minerals transfer to the Buyer, no current production) **DESC:** What a great opportunity in the Flint Hills with Brush Creek running through the property. Whether you are looking to add to your cattle operation or are an outdoorsman looking for a great recreational tract, this one checks all the boxes! This 457.46 acres tract give you lots of opportunities with Brush Creek, which offers live water through most winters and great cover for your cattle to use this pasture year around. Parts of the property were farmed years ago and have been put back to Native and cool season grasses, approx 100 acres are in cool season grasses. The Native and mixed grass pastures are fenced separately. There are 3 ponds throughout the property plus the creek for water sources. For the hunter, Brush Creek provides a great habitat for wildlife, there are lots of buck rubs and we have seen some really nice whitetail bucks. There are a couple of pocket fields along the creek that could be converted to food plots to maximize the deer traffic! Be sure to check out this attractive property in the Flint Hills of Chase Co.

TRACT #5 - EAST ODLE: 296.0 +/- ACRES - BRIEF LEGAL: The S/2 less a tract less ROWs in S19-T21S-R07E in Chase Co, KS **2024 TAXES:** \$1,236.56 (Sellers Minerals transfer to the Buyer, no current production) **DESC:** This Flint Hills pasture offers you great grazing opportunities plus recreation and wildlife. There are 296 total acres with 3 ponds, Coon Creek and good exterior fences., the interior fences vary from average to below average. There is a good stand of Native and mixed grasses and in the areas that were farmed years ago, it has been planted back to Native and mixed grasses. With Coon Creek and a couple of draws running through the property, there is good cover for wildlife, we have seen several nice rubs and lots of whitetail bucks on the property.

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Auctioneer
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Broker



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MORE ON THE BACK SIDE

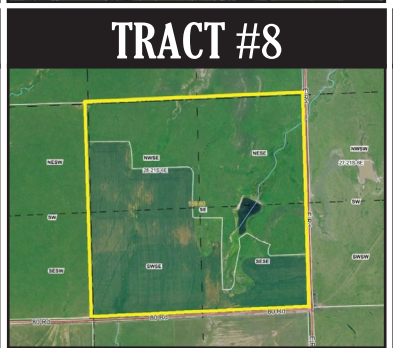
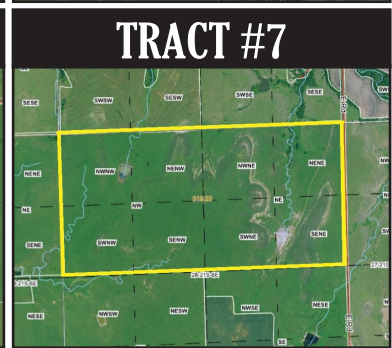
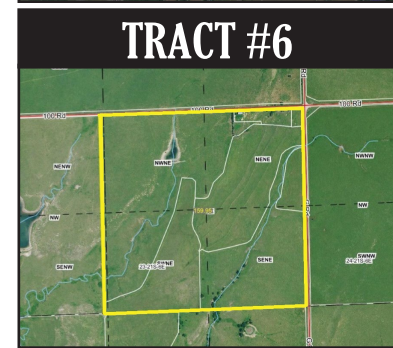
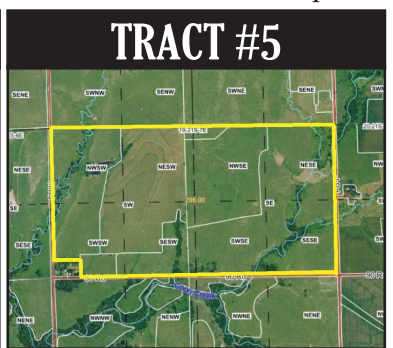
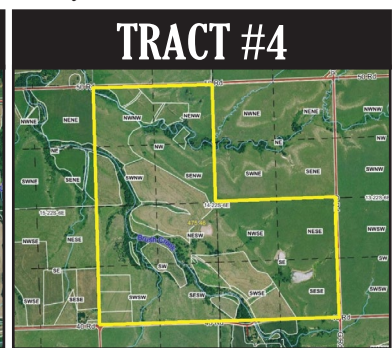
TRACT #6 - STAHL'S CORNER: 159.95 +/- ACRES - BRIEF LEGAL: The NE/4 less ROW in S23-T21S-R06E in Chase Co, KS **2024 TAXES:** \$611.63 (Sellers Minerals transfer to the Buyer, no current production) **DESC:** Here is a nice quarter of grass in the Flint Hills! There are a total of 159.95 acres of Native and mixed grasses with good elevation changes throughout the property. The primary water source is a pond in the NW part of the pasture with good fences. Some of the pasture was farmed years ago but has since been seeded back to Native grasses. There are remnants of an old homestead in the NW part of the property with some stacked stone fences, an old windmill that isn't operational and an older lean to style outbuilding. There is a small area that is fenced out of the pasture for hay storage.



TRACT #7 - WALKER: 319.7 +/- ACRES - BRIEF LEGAL: The N/2 less ROW in S28-T21S-R06E in Chase Co, KS **2024 TAXES:** \$1,088.93 (prorated with Tract #8) (Sellers Minerals transfer to the Buyer, no current production) **DESC:** This half section of grass offers 319.7 acres and exemplifies the traits of a good Flint Hills pasture. There is nice rolling topography throughout the property with 2 ponds, one in the southeast and the other in the northwest part of the property. Fences are good with primarily t-posts and 4 & 5 wire. Be sure to check out this clean quality pasture in the Flint Hills of Chase County.

TRACT #8: 159.2 +/- ACRES - BRIEF LEGAL: The SE/4 less ROW in S28-T21S-R06E in Chase Co, KS **2024 TAXES:** \$543.65 (prorated with Tract #7) (Sellers Minerals transfer to the Buyer, no current production) **DESC:** This quarter offers 159.2 acres with a nice mix of Native and mixed grass pasture and some tillable acres that are planted to oats. In its current operation, the oats have been planted and hayed in the spring and then grazed with the native and mixed grass pasture. There is a central pond for its water source and the exterior fences are in average condition. There is no interior fences between the oats and the pasture. Come and see how this property can add to your cattle operation!

TRACT #9 - THOMPSON PLACE: 160.08 +/- ACRES - BRIEF LEGAL: The NW/4 less ROW in S35-T21S-R06E in Chase Co, KS **2024 TAXES:** \$513.72 (Sellers Minerals transfer to the Buyer, no current production) **DESC:** This property offers lots of opportunities! With a total of 160.08 acres, there is an approx. 97 acre pasture on the north. Fences are in average condition and there is good elevation change throughout the property. For its water sources there is a pond in the west and a solar pump in the north central part where there are some remnants of an old homestead. Access to the pasture is from the west through a closed road county ROW. The balance of the 63 acres have been hayed on the south. There are approx. 50 acres of cools season grasses and 13 acres of Native grasses with a small pond. Access to these acres is from the south through a closed road county ROW.



TERMS: Earnest money due day of the auction: Tract #1 - \$35,000, Tract #2 - \$10,000, Tract #3 - \$10,000, Tract #4 - \$110,000, Tract #5 - \$65,000, Tract #6 - \$35,000, Tract #7 - \$75,000, Tract #8 - \$35,000, Tract #9 - \$35,000 made payable to Lyon County Title. The balance will be due in full at closing which shall be on or before Wednesday, April 30, 2025 for Tracts #1, 2, 5, 6, 7, 8, 9, at which time buyer will receive appropriate Deed. Closing for Tract #3 will be on Tuesday, 6/17/2025 and closing for Tract #4 will be on Thursday, 5/15/2025. 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, Buyer will be responsible for 2025 taxes. (Tract #3 taxes will be prorated to the closing date based on 2024 taxes). Buyers 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 Chase 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 1:00PM on March 28, 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.

GRIFFIN
Real Estate & Auction

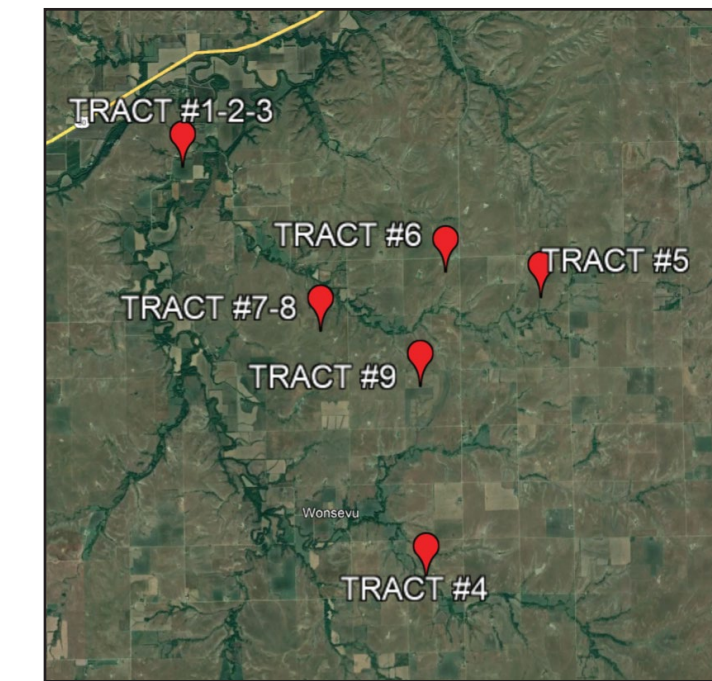
305 Broadway, Cottonwood Falls, KS 66845
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LAND AUCTION

1,716 +/- ac - 9 Tracts - Chase Co
Gary & Janice Pinkston
Friday, 03/28/2025 at 1pm

**9 TRACTS
CHASE
COUNTY**

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



LAND AUCTION

Friday, 3/28/2025 at 1pm
at the Chase Co Community Building at Swope Park,
1715 210 Rd, Cottonwood Falls, KS 66845

SELLER: Gary & Janice Pinkston

TRACT #1 - 87 +/- acres in Chase Co
TRACT #2 - 35 +/- acres in Chase Co
TRACT #3 - 26 +/- acres with home
TRACT #4 - 475 +/- acres in Chase Co
TRACT #5 - 296 +/- acres in Chase Co
TRACT #6 - 159 +/- acres in Chase Co
TRACT #7 - 319 +/- acres in Chase Co
TRACT #8 - 159 +/- acres in Chase Co
TRACT #9 - 160 +/- acres in Chase Co

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