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160.5± ACRES IN THE FLINT HILLS OF CHASE CO

CHASE CO

AUCTION

CROPLAND & RECREATION

6:00 PM • THURSDAY, MARCH 5, 2026

Seller: The Elden Ingram Kirk Testamentary Trust

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

AUCTIONEERS NOTE: *It is a privilege to represent the Kirk Family in the sale of this outstanding property located in Chase County. This tract offers an excellent blend of highly productive cropland, South Fork, and abundant recreational opportunities. Situated in the heart of the Flint Hills, just north of Matfield Green along the scenic Highway 177, this property is well suited to complement an existing agricultural operation or appeal to investors and hunters alike. The combination of dependable cropland income and exceptional wildlife habitat along South Fork makes this a truly versatile offering. Held by the Kirk Family for several generations, properties like this rarely come to market. Don't miss this opportunity to add a remarkable piece of the Flint Hills to your own family legacy. We look forward to seeing you at the auction!*

FSA Farm Data (DCP Cropland Acres: 122.4)

CROP	BASE AC	PLC YIELD
Corn	30.60	86
Soybeans	91.80	32
TOTAL	122.40	

DIRECTIONS: From Matfield Green, KS, go north on KS HWY-177 for 3.0 miles to the property on the east side of the highway.

BRIEF LEGAL: The SE/4 less ROW in S19-T21-R08E in Chase Co, KS containing approx. 160.5 acres

2025 TAXES: $2,162.30 **MINERALS:** Seller's minerals transfer to the buyer, there is no production.

DESC: 160.5± Acres of Prime Cropland & Recreation in the Heart of the Flint Hills. Located just north of Matfield Green along the iconic Flint Hills National Scenic Byway (Highway 177), this exceptional 160.5± acre tract offers a rare blend of highly productive cropland and outstanding recreational value in one of Chase County's most desirable areas. From an agricultural perspective, the property offers 123.1± tillable acres featuring some of the county's best soils. The majority—106.2± acres—consists of Class I Reading Silt Loam, rarely flooded and widely recognized for its consistent, high yields. These premium cropland acres make the property an excellent long-term investment or a strong addition to an existing farming operation. The balance of the acreage provides impressive recreational appeal. The South Fork of the Cottonwood River winds through the property for approximately three-tenths of a mile, with ownership on both sides of the creek. Kirk Creek also crosses a corner of the tract, adding further water features and habitat diversity. Timber-lined creek banks, dependable water, and nearby food sources create ideal conditions for attracting and holding trophy whitetail deer. On the west side of the property are remnants of the original homestead, including an old home site and several outbuildings. Whether you're looking for a high-quality agricultural investment, additional cropland, or a recreational property with excellent hunting potential, this tract truly checks all the boxes. Properties offering this combination of Class I soils, live water, and prime wildlife habitat are increasingly rare and seldom available on the open market. Come and see how this property can work for you!

OPTIONAL ONLINE BIDDING: This will be a Live Webcast Auction with pre-bidding available, at 6PM on 3/5/2026, 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.

TERMS: Earnest money due day of the auction will be $80,000.00 made payable to Moon Title & Escrow. The balance will be due in full at closing which shall be on or before Tuesday, April 7, 2026, 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 will pay for 2025 and all prior year's taxes. The buyer will receive full possession at time of closing and will be responsible for the 2026 taxes. Seller's mineral rights will transfer to the buyer. 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. 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.

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