

234 +/- ACRES - 3 TRACTS IN LYON COUNTY



AUCTION



6:00PM - THURSDAY, APRIL 30, 2026

SELLERS: James W. and Eva Marie Hannigan

AUCTION LOCATION: CHAMPIONS LANDING, 1801 RURAL ST, EMPORIA, KS 66801

AUCTIONEER'S NOTE: We are privileged to represent the Hannigan Family in the sale of this quality ag land in north Lyon County. This auction offers 3 tracts with a great mix of cropland, pasture, recreation and hunting and a potential build site with rural water meters in place. Whether you are looking to add to your existing ag operation or are an investor looking for a good investment with the option for hunting whitetail bucks, you will want to check these tracts out! Come and see how these properties can work for you! We look forward to seeing you at the auction!

DIRECTIONS: From Admire, KS, go south on KS-99 for 2 miles to Rd 310, then west for 1 mile to Rd P, then north 0.5 mile to the property. Address is 3178 Rd P, Admire, KS 66830



TRACT #1: 69.26 +/- ac in Lyon Co



FSA Farm Data (DCP Cropland Acres: 55.66)



2025 TAXES: \$711.46 (Tracts #1-2 Combined) **MINERALS:** Seller's minerals transfer to the buyer, there is no production

BRIEF LEGAL (Tract #1-2): The NE/4 of S31-T16S-R12E, Lyon Co, KS (survey to be completed by closing)

DESC: This tract consists of 69.26 total acres with 55.66 tillable acres. These acres consist primarily of all class 3 soils. The balance of the acres are in waterways and an old home site on the east side where there are a couple of older outbuildings. Rural water runs along the east side of the property.

TRACT #2: 87.70 +/- ac in Lyon Co



2025 TAXES: \$711.46 (Tracts #1-2 Combined) **MINERALS:** Seller's minerals transfer to the buyer, there is no production

BRIEF LEGAL (Tract #1-2): The NE/4 of S31-T16S-R12E, Lyon Co, KS (survey to be completed by closing)

DESC: This tract offers both livestock grazing and recreational opportunities. There are approx. 87.70 acres of native and mixed grasses. Fences are mostly average with the north fence grown into the tree line. It is watered by 2 ponds and a seasonal draw. The draw provides good cover for the wildlife as you can

see by the nice whitetail bucks we caught on camera. There is approx. 1.5 acres of an old home site on the southeast with a rural water meter in place.

TRACT #3: 77.22 +/- ac in Lyon Co



FSA Farm Data (DCP Cropland Acres: 29.68)



2025 TAXES: \$890.10 **MINERALS:** Seller's minerals transfer to the buyer, there is no production.

BRIEF LEGAL: The W/2 of the NW/4 of S32-T16S-R12E, Lyon Co, KS

DESC: This mixed tract offers a little bit of everything with cropland, pasture, hunting & recreation and a potential building site. There are approx. 77.22 acres (28.88 dryland, 47.25 native grass, 1.09 home site). The cropland consists of all upland soils. The native and mixed grass pasture is watered by 2

ponds and a seasonal draw. This tract offers some great hunting potential, we saw some nice whitetail bucks and lots of signs of wildlife. Great potential for a home site which has a couple of older outbuildings, storm shelter, a rural water and a gas meter with less than 2 miles of gravel. The manufactured home that is currently on-site will be removed by closing.

LIVE WEBCAST AUCTION: This will be a Live Webcast Auction with pre-bidding available via internet prior to sale time. At 6PM on April 30, 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 auction will be: Tract #1 - \$20,000.00, Tract #2 - \$20,000.00, Tract #3 - \$20,000.00 made payable to Lyon Co Title. The balance will be due in full at closing which shall be on or before Tuesday, June 2, 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'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 (early possession will be considered). Seller will pay for 2025 and all prior years taxes, Buyer will be responsible for the 2026 taxes. Seller reserves the right to reject any and all bids at the time of auction. No Buyers Premium. Final acres will be adjusted to surveyed acres. 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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