

200± ACRES - 3 TRACTS IN LYON COUNTY



AUCTION



6:00PM - THURSDAY, MAY 7, 2026

SELLERS: Jay Ringler

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

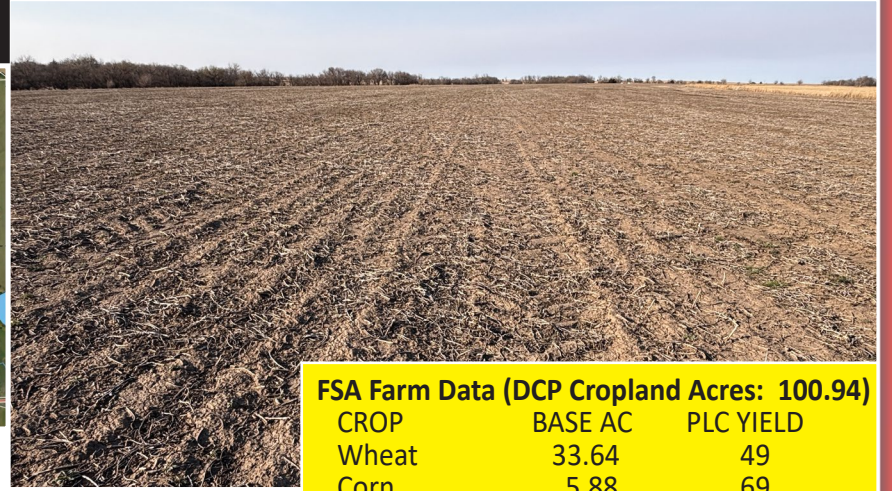
AUCTIONEER'S NOTE: It is our privilege to represent Jay in offering these outstanding and diverse tracts located in Lyon County along the Chase/Lyon County line! Opportunities like this don't come around often — whether you're looking to expand your ag operation, secure productive hay ground, invest in recreational acreage, or build your dream home, these properties truly offer something for everyone. With strong agricultural use, excellent location, and investment appeal, this is a sale you will not want to miss! We look forward to seeing you at the auction!

DIRECTIONS: From Emporia, KS go west on US-50 for 7 mi to Yy Rd (Lake Kahola Rd), go north for 3 mi to 260 Rd/Rd 200, go east for 1.2 mi to the SW corner of Tract #1 on the north side of the road.

TAXES: \$1,932.50 (Tracts #1-2-4 Combined) **MINERALS:** Seller's Minerals transfer to the buyer, there is no production.

BRIEF LEGAL: A tract in the NW/4 and the SW/4 of S30-T18S-R10E, Lyon Co, KS (Survey will be completed by closing)

TRACT #1: 52.82± ac in Lyon Co



DESC: This tract offers an excellent balance of productivity and efficiency, featuring a high percentage of tillable acreage with minimal waste. The property totals 52.15± acres, including 46.56 acres of cropland, all in one contiguous field. The soil profile consists of approximately 56.8% Class II soils and 43.2% Class III soils, providing solid production capability. Whether you're looking to expand your current operation or invest in quality farmland, this is an efficient and affordable tract that deserves your attention.

FSA Farm Data (DCP Cropland Acres: 100.94)		
CROP	BASE AC	PLC YIELD
Wheat	33.64	49
Corn	5.88	69
Soybeans	28.41	27
(All tracts are combined together)		

TRACT #2: 21.38± ac in Lyon Co



DESC: What a fantastic opportunity—tracts of this size are increasingly hard to find! This 21.38± acre property offers excellent potential for a beautiful rural homesite. Featuring a mix of native and mixed grasses, the land provides ample space to build your dream home while still maintaining room for agricultural use. A nice-sized pond adds both scenic appeal and recreational value—perfect as a picturesque backdrop or for outdoor enjoyment or fishing, with bass and channel cat. Rural water and electricity are along the road on the south. The property is currently utilized for hay production, offering immediate income potential or the option to continue agricultural use. With less than 1.5 miles of gravel access, this tract combines country living with accessibility.

TRACT #3: 74.20± ac in Lyon Co (Tract #1 & 2 Combined)

TRACT #4: 126.59± ac in Lyon Co



DESC: This 126.59± acre tract offers an outstanding blend of cropland, grass, and recreational appeal. FSA shows there are 49.20 tillable acres, with approx. 45.77 acres currently in row crop production. The soils consist of 39.8% Class II and 53.7% Class III soils. Access will be provided via an easement from the south, ensuring convenient entry. The balance of the acreage features a unique mix of clean native and mixed grasses that have been well-managed for quality prairie hay production. In addition to its agricultural value, this tract offers excellent recreational opportunities. A stocked pond and Beaver Creek enhance both the aesthetics and functionality of the land, while the timber-lined creek corridor provides ideal habitat and cover for whitetail deer and turkey, not to mention the prairie chicken and quail. The seller would discuss renting additional acres for haying with the buyer of this tract!

LIVE WEBCAST AUCTION: This will be a Live Webcast Auction with pre-bidding available via internet prior to sale time. At 6PM on May 7, 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 - \$5,000, Tract #2 - \$20,000, Tract #3 - \$35,000 made payable to Moon Title & Escrow. The balance will be due in full at closing which shall be on or before Tuesday, June 9, 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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