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98 +/- ACRES IN CHASE CO

SILVER CREEK

AUCTION

CROPLAND & RECREATION

6:00 PM • TUESDAY, JUNE 30, 2026

Seller: The Lorena M Magathan Family

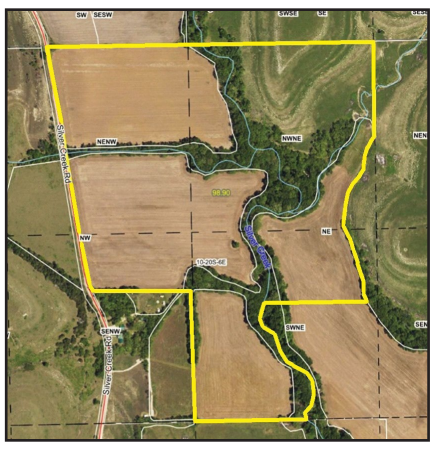
AUCTION LOCATION: Chase County Community Building at Swope Park, 1715 210 Rd, Cottonwood Falls, KS 66845

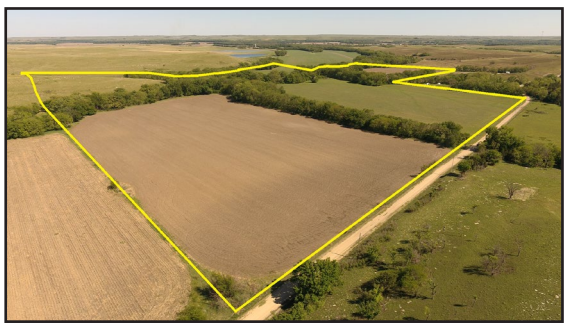
AUCTIONEERS NOTE: *It is a privilege to represent the Magathan Family in the sale of this premier Flint Hills property in Chase County. This tract offers a rare combination of highly productive cropland, Silver Creek frontage, and exceptional whitetail deer hunting. Whether you are looking to expand your current ag operation or invest in a property with both strong income potential and outstanding recreational opportunities, this farm deserves your attention. Carefully managed for the past 20 years, the property reflects excellent stewardship and continued improvements to soil quality. With productive farmland, abundant wildlife, and the natural beauty of Silver Creek, this is truly a unique offering. We look forward to seeing you at the auction!*

FSA Farm Data (DCP Cropland Acres)

CROP	BASE AC	PLC YIELD
Wheat	34.08	44
Corn	56.73	94
Soybeans	75.70	35

(Broke out from a larger tract)





DIRECTIONS: From Elmdale, KS, go south on Hwy-50 for 0.9 mi to Hwy-150, turn west and go 5.2 mi to Silver Creek Rd, turn south and go 2.2 mi to the property OR from Cedar Point, KS, go northeast on Hwy-50 for 4.0 mi to Ef Rd, turn left and go 0.8 mi to F Rd, turn left and go 1.2 mi to Silver Creek Rd, turn right and go 0.9 mi to the property. Watch for signs!

BRIEF LEGAL: A tract in the NE/4 and the NW/4 of S10-T20S-R06E in Chase County, Kansas containing approx. 98.9 acres (to be surveyed).

2025 TAXES: $1,300.00 (Estimate from the county) **MINERALS:** Seller's minerals transfer to the buyer, there is no production.

DESC: Located in the heart of the Flint Hills in Chase County, this exceptional 98.9± acre property offers a rare combination of trophy whitetail hunting, productive farm ground, and the breathtaking scenery the Flint Hills are famous for. Generations of family ownership and stewardship are evident throughout this tract. The property features approximately 67 acres of fertile creek bottom cropland with 81% Class I soils, highlighted by highly desirable Reading Silt Loam. From the productive fields along Silver Creek to the rolling native pasture with scenic elevation changes and panoramic views, this farm is truly one of a kind. Located in Unit 14, an area well known for it's outstanding whitetail deer and excellent turkey hunting, the property is equally suited for recreation, investment, or agricultural use. Silver Creek winds through the farm for nearly seven-tenths of a mile, including almost a half mile with ownership on both sides. Timber-lined creek banks provide exceptional wildlife habitat, natural cover, and year-round recreational appeal. The cropland has been carefully managed using the BEAM (Biologically Enhanced Agricultural Management) System designed to preserve soil health and long-term productivity. Whether you are searching for a premier hunting tract, quality agricultural land, or a legacy investment to enjoy for generations, this property checks every box. Conveniently located just 2.2 miles south of HWY-150 and only 2.7 miles from HWY-50, the property offers excellent year-round access while maintaining the privacy, beauty, and unmatched character that make the Flint Hills so desirable.

OPTIONAL ONLINE BIDDING: This will be a live webcast auction with the option to bid online through HiBid, call for details and see additional terms online.

TERMS: Earnest money due day of the auction will be $50,000.00 made payable to Lyon County Title. The balance will be due in full at closing which shall be on or before Thursday, July 30, 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 credit Buyer for the 2026 taxes based on 2025 amounts and will pay all prior year's taxes and will keep the 2026 crop rent. The buyer will receive possession of the cropland after the harvest of the 2026 soybean crop, possession of the pasture on 10/20/2026, and will have the option to hunt the property in the fall of 2026. 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. 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. Visit our website for more photos and videos!

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