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76.92 +/- ACRES IN Lyon CO

HOMESITE & IMPROVEMENTS

AUCTION

HAY GOUND & RECREATION

6:00 PM • TUESDAY, SEPTEMBER 29, 2026

Seller: The Estate of Linda K. Mock

AUCTION LOCATION: The Hartford Community Building, 117 Commercial St, Hartford, KS 66854

AUCTIONEERS NOTE: *It is a privilege to represent the Mock Family in the sale of this southeast Lyon County property. This tract offers a great combination of hay ground, recreational and hunting opportunities, and the chance to create your own country retreat. With some sweat equity and a little imagination, you can transform this property into the country retreat, spacious hunting lodge, workshop, or dream home you've been envisioning. The foundation is there, and the possibilities are waiting for you! Come see the property for yourself at the Open House on Friday, September 11, 2026, from 4:00–7:00 p.m., or give us a call to schedule a private viewing. We look forward to seeing you at the auction!*

PROPERTY ADDRESS/DIRECTIONS: 1873 Rd 110, Hartford, KS 66854, from Hartford, KS, go west on Rd 105 for 2.4 mi to Rd W, follow the s-curve north for 0.4 mi to Rd 110, then follow the s-curve west and continue 1.2 mi to the property on the south side of the road. Watch for signs!

BRIEF LEGAL: The W/2 of the NE/4 less ROW in S13-T20S-R12E in Lyon Co, KS containing approx. 76.92 acres

2025 TAXES: $1,373.42 **MINERALS:** Seller's minerals transfer to the buyer, there is no production.

OPEN HOUSE DATE: Friday, 9/11/2026 from 4-7pm (or any time by appointment)

DESC: This property in southeast Lyon County is packed with potential! Located just 4 miles west of Hartford off a paved road, this property offers a unique combination of productive hay ground, recreational opportunities, wildlife habitat, and the potential to create your own country retreat. The county shows 76.92 total acres of native grass, which are divided between hay ground and timber/recreational areas. The southwest corner of the property features thick cover and a seasonal draw lined with timber, creating excellent habitat for deer and other wildlife. Two ponds add to the recreational appeal, and the property also includes a small shed and a set of pipe pens. There is Sericea Lespedeza present on the property. For the avid hunter, the combination of thick cover, timber, water, and open ground provides excellent wildlife habitat, with several locations that could be ideal for adding food plots to further enhance the hunting potential.

The improvements offer a great opportunity to create your own country retreat, hunting lodge, or dream home. Set back off the paved road, the home offers a nice sense of privacy while still providing convenient access. The home will require remodeling, but the existing structure provides a substantial foundation to work with. The steel-frame building features a metal roof and metal siding, with rural water, propane, electricity, and a lagoon already in place. Built in 1995, the property includes a walkout basement that was the original living area of the home. The basement measures approximately 84' x 30' and includes an attached garage, 4 bedrooms, 3 bathrooms, a fireplace, an open-style kitchen and living area, and a primary bedroom suite with a private bath. The basement also features concrete ceilings, adding to the durability of the structure. The main floor measures approximately 60' x 30' and currently has several temporary rooms that could be removed to create a large, open space. With some imagination and remodeling, this area could provide additional living space, a spacious hunting lodge, recreation room, workshop, or a combination of uses. Whether you're looking for productive hay ground, a recreational property with excellent wildlife habitat, or an opportunity to build sweat equity and create something of your own, this property offers plenty of possibilities. Take a look, bring your imagination, and see what you can create on this unique southeast Lyon County property!

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 $25,000.00 made payable to Moon Title & Escrow. The balance will be due in full at closing which shall be on or before Thursday, October 29, 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. 2026 Taxes will be prorated to the date of closing based on the 2025 amounts and Seller will pay all prior year's taxes. The buyer will receive possession of the property at closing, there are no leases in place. 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 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. Visit our website for more photos and videos!

CHUCK MAGGARD
Realtor/Auctioneer
Cell: 620-794-8824

HEIDI MAGGARD
Broker

GRIFFIN
Real Estate & Auction

Office:
305 Broadway,
Cottonwood Falls, KS 66845
Phone: 620-273-6421
Fax: 620-273-6425
griffinrealestateauction@gmail.com

NAA Auctioneer · Kansas Auctioneers Association · BBB

Swift-N-Sure Auctions & Real Estate

VICTOR & HOPE EDELMAN
Realtor/Auctioneer
Cell: 620-366-0339

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