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# 78 +/- ACRES IN CHASE CO

PRATHER CREEK

# AUCTION

CROPLAND & RECREATION

## 6:00 PM • TUESDAY, DECEMBER 8, 2026

***Seller: Donna F. Rettiger***

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

**AUCTIONEERS NOTE:** *Here's a great opportunity to own a diverse tract in the beautiful Cottonwood River Valley! Griffin Real Estate & Auction is proud to present this 78.2± acre property owned by Donna F. Rettiger, located less than 1.5 miles northwest of Cottonwood Falls. Offering productive cropland, CRP income potential, Prather Creek, and appealing whitetail deer habitat, this property combines agricultural value with recreational appeal. Whether you're looking to expand your farming operation, add a hunting property, or invest in Chase County real estate, this tract is well worth a look. We look forward to seeing you at the auction!*

**FSA Farm Data (DCP Cropland Acres)**

| CROP | BASE AC | PLC YIELD |
|---|---|---|
| Wheat | 21.43 | 43 |
| Grain Sorghum | 4.40 | 60 |
| Soybeans | 13.24 | 24 |
| TOTAL | 73.99 | |

**DIRECTIONS:** From Cottonwood Falls, KS, go west on Main St/Lake Rd for 0.6 miles to R Rd, turn north and continue for 0.8 miles to the southeast corner of the property on the west side of the county road. Watch for signs!

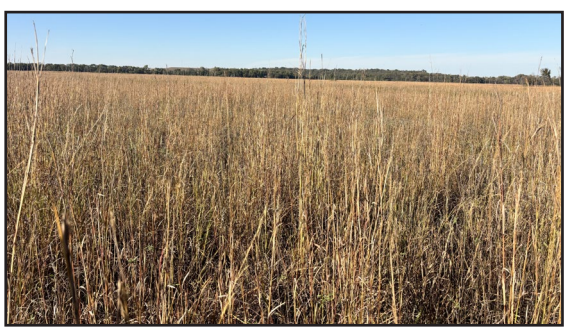
**BRIEF LEGAL:** The S/2 of the NE/4 less ROW in Section 19 Township 19 Range 08E of the 6th PM in Chase County, Kansas containing approx. 78.2 acres.

**2025 TAXES:** $423.58 **MINERALS:** Seller's minerals transfer to the buyer, there is no production.

**DESC:** There is so much to like about this property in the Heart of the Flint Hills! Located northwest of Cottonwood Falls in the Cottonwood River Valley, this diverse 78.2± acre tract offers a combination of cropland, CRP, creek frontage, and recreational opportunities, all less than 1.5 miles from town. According to FSA records, the property includes 73.99 acres of cropland, with 37.07 acres currently in row crop production and 34.42 acres enrolled in CRP. The CRP contract runs through 2040 and pays $61.40 per acre at this time. Buyers will have the flexibility to either assume the existing CRP contract and continue receiving annual payments or have the Seller buy out and cancel the contract, providing flexibility for future use. Beyond the agricultural income potential, the CRP acres provide excellent wildlife habitat, helping attract deer and other wildlife to the property. Situated among crop fields in every direction, these grassy acres offer valuable cover and bedding areas. Prather Creek winds through the property, with timber-lined banks adding another important element to the habitat. With agricultural fields nearby providing a dependable food source, this tract offers appealing hunting and recreational opportunities, including the potential to see some impressive whitetail bucks. Properties offering this combination of agricultural production, potential CRP income, creek frontage, and wildlife habitat are difficult to find in Chase County. Add in the convenient location less than 1.5 miles from Cottonwood Falls and less than one mile of gravel road access, and this property deserves a closer look.

**OPTIONAL ONLINE BIDDING:** This will be a Live Webcast Auction with pre-bidding available via internet prior to sale time. At 6pm on 12/08/2026, 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 $40,000.00 made payable to Lyon County Title. The balance will be due in full at closing which shall be on or before Tuesday, January 12, 2027, 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 the 2026 taxes and all previous years and will keep all of the 2026 income. The buyer will receive full possession at closing, and qualified buyers 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. This property is located in the flood plain. 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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