

# LAND AUCTION



**158.7 AC± | 1 TRACT | LYON CO, KS**

LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](http://RANCHANDFARMAUCTIONS.COM)

**AUCTION DATE: 2/19/26 AUCTION TIME: 3 PM CT**

**AUCTION HELD AT: CHAMPIONS LANDING  
1801 RURAL ST, EMPORIA, KS 66801**

This quarter section of Flint Hills native grass pasture presents an excellent opportunity, whether you are looking to expand your current operation, purchase the first piece to build your own ranch, or simply invest. Currently, the pasture has a good to excellent barbed wire fence on three sides, and the southern boundary will be completed with a new fence prior to the 2026 grazing season.

The pasture recently completed an EQIP contract, including tree/brush clearing and sericea control. The pasture is well on the way to becoming pristine Flint Hills grass that is highly sought after. There is adequate water across the acreage, with several pockets in the main creek and small drainages that feed it. A pond provides year-round water at the southern end, which also offers a recreational opportunity for the fisherman.

You don't want to miss this opportunity! Contact the listing agent today to schedule a tour!



**Deeded Acres:** 158.7±  
**Soil Types:** Martin silty clay loam, Ivan silt loam, Labette silty clay loam  
**Soil PI/NCCPI/CSR2:** NCCPI 51.5  
**CRP Acres/Payment:** No CRP  
**Taxes:** \$767.36  
**Lease Status:** Open Tenancy for the 2026 grazing season  
**Possession:** Immediate possession after closing  
**Survey Needed?:** No survey needed  
**Brief Legal:** SW ¼ S27 T16S R11E Lyon Co, KS  
**PIDs:** 068-27-0-00-00-003.00-0  
**Lat/Lon:** 38.6278 -96.1834  
**Zip Code:** 66833



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

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GO TO [RANCHANDFARMAUCTIONS.COM](http://RANCHANDFARMAUCTIONS.COM) FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE LLC | Jefferson Kirk Gilbert, Ranch & Farm Auctions (CO00002929), Kansas Broker License # 00237080 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Matt Palmquist, Kansas Land Specialist for Whitetail Properties Real Estate, LLC, 785.826.0995 | Andrew Sylvester, Auctioneer

TRACT 1  
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