

LAND AUCTION

480 AC± | 1 TRACT | PHILLIPS CO, KS



LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 8/10/26 **AUCTION TIME:** 1 PM CT

AUCTION HELD AT: HUCK BOYD COMMUNITY CENTER
860 PARK ST, PHILLIPSBURG, KS 67661

Located just 8 miles southeast of Logan, Kansas, and 12 miles from both Stockton and Phillipsburg, this impressive ranch property in Phillips County offers excellent accessibility along West Cozy Cove Road, situated 6½ miles west of Highway 183. Encompassing over 380 acres of fenced pasture, the perimeter is secured with sturdy 3-4 wire barbed fencing, and multiple entry gates provide convenient access throughout the land. The pasture includes four pond sites, providing valuable water sources for livestock, while the well-maintained grassland ensures healthy forage and supports sustainable grazing. In addition to the abundant pasture, the property features nearly 80± acres of cropland composed of highly productive Holdrege silt loam soils with a gentle 1-3% slope, ideal for various farming operations. This rare and predominantly grassland ranch represents a unique opportunity in this region of Kansas, appealing to those seeking a versatile agricultural property with both ranching and farming potential.



Deeded Acres:	480± acres
FSA Farmland Acres:	79.74± acres
Soil Types:	Holdrege silt loam, Uly silt loam
Soil PI/NCCPI/CSR2:	NCCPI 75.79
CRP Acres/Payment:	No CRP
Lease Status:	Open Tenancy for 2027 crop year
Possession:	Immediate possession subject to the current tenant's rights for 2026
Survey Needed?:	No survey needed
Brief Legal:	480± acres located E ½ & SW ¼ S26 T5S R9W Phillips Co KS
PIDs:	247-26-0-00-00-001.00-0
Lat/Lon:	39.5891, -99.4263
Zip Code:	67646

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

ADAM HANN, AGENT: 785.259.2469 | adam.hann@whitetailproperties.com

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RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR MORE 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 | Adam Hann, Kansas Land Specialist for Whitetail Properties Real Estate, LLC, 785.259.2469 | Mitch Keeley, Kansas Land Specialist for Whitetail Properties Real Estate, LLC, 785.259.0492 | Andrew Sylvester, Auctioneer



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