

# LAND AUCTION



## 202.2 AC± | 1 TRACT | MORRIS CO, KS

**AUCTION:** LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM)

**AUCTION DATE:** 3/3/25 | **AUCTION TIME:** 1 PM CT

**AUCTION HELD AT:** MORRIS COUNTY FAIRGROUNDS  
612 US-56, COUNCIL GROVE, KS 66846

This Flint Hills native grass pasture is located a few miles Northeast of Council Grove. The perimeter fence consists of six strands of barbed wire and is in good to excellent condition. The pasture is currently cross-fenced with approximately 80± acres in the south pasture and 122± acres in the north pasture. Two nice ponds provide adequate water for livestock, one situated at the north end and the other towards the north end of the south pasture. The native grass stand is excellent and free of brush and noxious weeds on the uplands, with relatively little brush throughout. A permanent catch pen is in place near the road to assist when it is time to gather and ship livestock.

This area of the Flint Hills is well known for trophy whitetail deer and bobwhite quail. A seasonal creek dissects the middle of the pasture, creating the perfect travel corridor for traveling bucks during the rut. The two ponds provide additional recreational use for the outdoorsman, with potential fishing and waterfowl opportunities.

Whether you are looking to expand your grassland acres or looking for an investment in recreational opportunities, you won't want to miss out on this one!



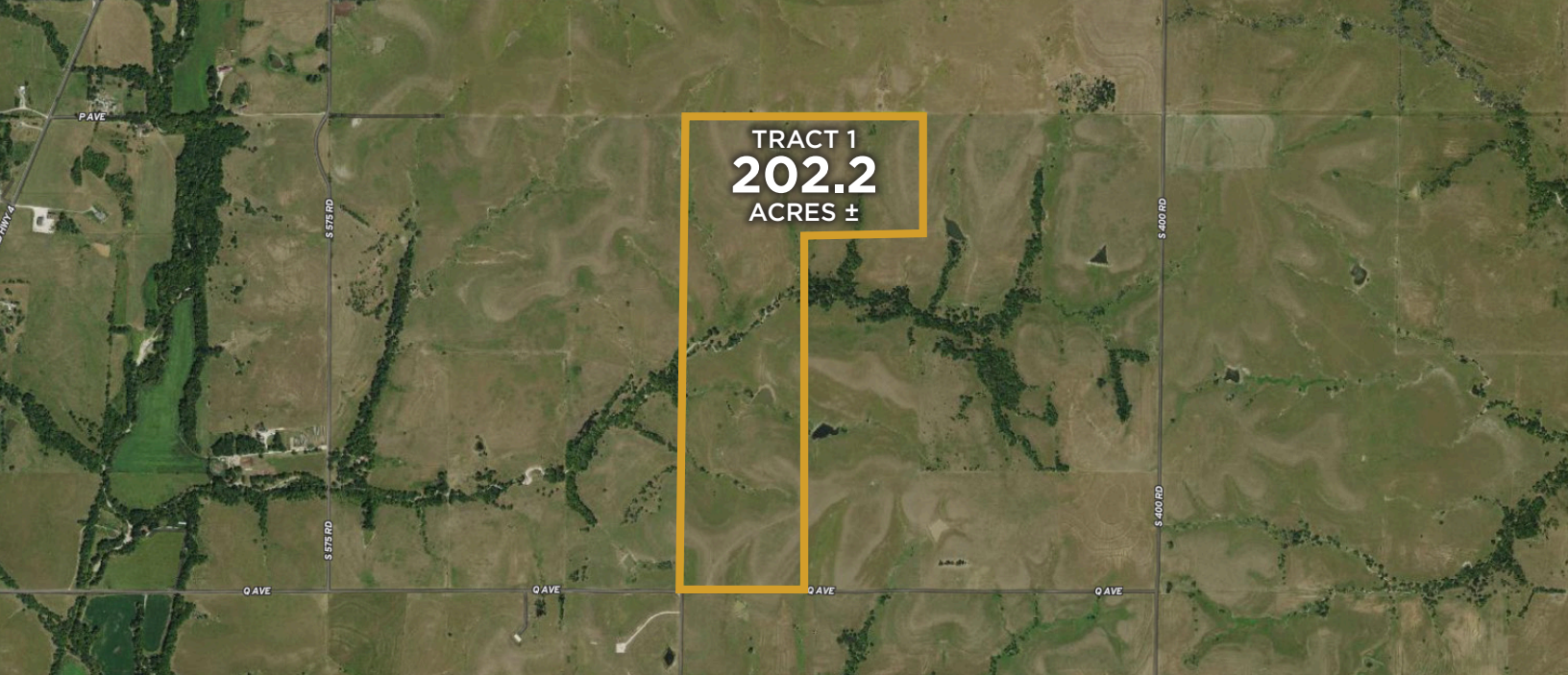
<b>Tract #:</b>	One tract
<b>Deeded Acres:</b>	202.2
<b>CRP Acres/payment:</b>	No CRP
<b>Taxes:</b>	\$911.28
<b>Lease Status:</b>	Open Tenancy for 2025 crop year
<b>Possession:</b>	Immediate possession subject to current tenants' rights for 2024
<b>Survey needed?:</b>	No survey needed
<b>Brief Legal:</b>	West half of Section 33, Township 15 S, Range 9 E
<b>PIDs:</b>	108-33-0-00-00-003.00-0
<b>Lat/Lon:</b>	38.70286, -96.42488
<b>Zip Code:</b>	66846

**IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC**  
MATT PALMQUIST, AGENT: 785.826.0995 | [matt.palmquist@whitetailproperties.com](mailto:matt.palmquist@whitetailproperties.com)

**RANCHANDFARMAUCTIONS.COM**

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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 | Brandon Hamel, Auctioneer



TRACT 1  
**202.2**  
ACRES ±

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