

LAND AUCTION



476.32 AC± | 5 TRACTS | MORRIS CO, KS

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 9/17/25 **AUCTION TIME:** 11 AM CT

AUCTION HELD AT: COMMUNITY BUILDING

118 W MACKENZIE ST, WHITE CITY, KS 66872

This multi-tract auction presents a rare opportunity to purchase quality acreage, pasture, CRP ground and two rural homes with outbuildings—offered in five individual tracts or any combination. Whether you're looking for productive ag land, hunting and recreation, rural housing or an income-producing property, this auction has something for everyone.

Tracts 1 and 2 feature a mix of tillable land, hayland, and CRP acreage. Both have grassed waterways installed to reduce erosion and support land stewardship. In addition to ag income, these parcels offer excellent wildlife habitat for bobwhite quail, whitetail deer, predators, and small game. The CRP contracts add a stable income stream, or they may be converted back to row crop production once they expire.

Tract 3 is a combination of CRP, hayland and native pasture that recently underwent brush management through an EQIP contract to improve grazing quality. It includes a pond and livestock well, with a second quarry pond offering recreational potential. Wildlife habitat is strong, and the existing electric and old well near the quarry create an outstanding rural homesite option.

Tract 4 is a 3-bedroom, 2-bath home on approximately 3 acres with several outbuildings, including a charming limestone barn. Remodeled in 2010 with a metal roof, it sits just off Highway 4 and is well-suited as a residence or rental.

Tract 5 is a 5-bedroom, 2-bath two-story home on 3.5 acres with outbuildings and a concrete pad for a future shop or barn. Remodeled and rewired in 2010, this spacious home offers country living or potential rental income.

Bid on one or more tracts to create your ideal combination of land, homes and investment value. Live and online bidding available. Contact us today to schedule a viewing.

TRACT 1 DESCRIPTION: 162.81± ACRES

A productive mix of tillable acres, hayland, and CRP acreage. It offers strong income potential and an excellent habitat for bobwhite quail, whitetail deer, predators, and small game. CRP contract adds value or future tillable potential.

Deeded Acres: 162.81±
Soil Types: Irwin silty clay loam, Labette silty clay loam
Soil PI/NCCPI/CSR2: NCCPI 50.8
CRP Acres/Payment: 32.4± acres in CRP with variable rates/expires 9/27
Taxes: TBD
Lease Status: Open Tenancy for 2026 crop year
Possession: Immediate possession subject to current tenants rights for 2025
Survey Needed?: No survey needed
Brief Legal: 162.81± acres located pt SE ¼ and pt NE ¼ and Pt NW ¼ S35 T14S R6E Morris Co, KS
PIDs: 047-35-0-00-00-004.00-0, 047-35-0-00-00-003.00-0
Lat/Lon: 38.7902, -96.72807
Zip Code: 66872

TRACT 2 DESCRIPTION: 154.29± ACRES

Combines tillable, hayland, and CRP acres. Recreational appeal includes hunting for deer, quail, and small game. The CRP contract provides income with flexibility to convert back to crops when the contract is completed. Approximately 64 acres will expire 9/30/2025 and could be converted to tillable. They have been tentatively accepted back into CRP if that is your preference, providing options.

Deeded Acres: 154.29
Soil Types: Irwin silty clay loam, Labette silty clay loam
Soil PI/NCCPI/CSR2: NCCPI 51.3
CRP Acres/Payment: 60.78 acres in CRP with variable rates/expires 9/27
Taxes: TBD
Lease Status: Open Tenancy for 2026 crop year
Possession: Immediate possession subject to current tenants rights for 2025
Survey Needed?: House tract will be surveyed off
Brief Legal: 154.29± acres located pt SW ¼ S36 T14S R6E Morris Co, KS
PIDs: Part of PID 047-36-0-00-00-005.00-0
Lat/Lon: 38.78706, -96.71866
Zip Code: 66872

TRACT 3 DESCRIPTION: 152.72± ACRES

This diverse tract includes CRP, hayland, and improved native pasture. A recent brush management EQIP project enhances grazing. Features a pond, livestock well, and a scenic quarry pond for recreation. Whitetail, quail, and small game are abundant. Build site potential with electric and old well near the quarry.

Deeded Acres: 152.72± acres
Soil Types: Labette-Dwight complex, Irwin silty clay loam
Soil PI/NCCPI/CSR2: NCCPI 47.8
CRP Acres/Payment: 24.61± acres in CRP with variable rates/expires 9/27
Taxes: TBD
Lease Status: Open Tenancy for 2026 crop year
Possession: Immediate possession subject to current tenants rights for 2025
Survey Needed?: No House tract will be surveyed off
Brief Legal: 152.72± acres located pt NW ¼ S32 T14S R7E Morris Co, KS
PIDs: Part of PID 039-32-0-00-00-002.00-0
Lat/Lon: 38.79433, -96.6823
Zip Code: 66872

TRACT 4 DESCRIPTION: 3.07± ACRES

A 3 bed, 2 bath 1,585± sq ft home on approx. 3 acres with several outbuildings, including a limestone barn. Recently remodeled in 2010 with a metal roof and included appliances. Located on pavement with Highway 4 frontage—ideal for a rural residence or income rental opportunity.

TRACT 5 DESCRIPTION: 3.43± ACRES

Spacious 1,848± sq ft, 5 bed, 2 bath two-story home on approx. 3.5 acres. Includes outbuildings and a concrete pad for future building. Fully rewired during a 2010 remodel. A great fit for country living or investment as a rental property in a quiet rural setting.

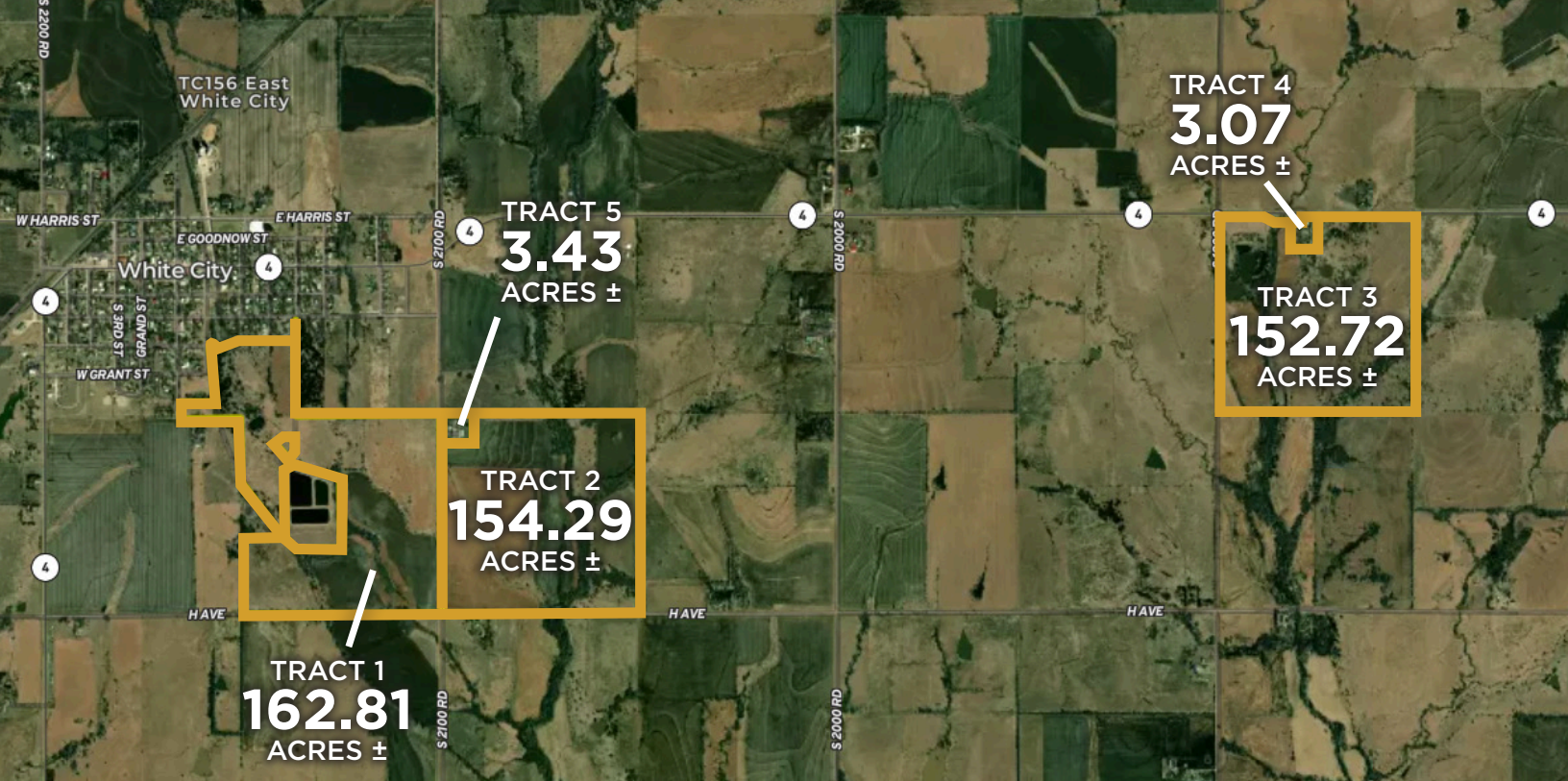
IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

MATT PALMQUIST, AGENT: 785.826.0995 | matt.palmquist@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM

GO TO 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 | Brandon Hamel, Auctioneer



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