

LAND AUCTION



1,186.22 AC± | 2 TRACTS | GREENWOOD CO, KS

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 11/5/25 **AUCTION TIME:** 11:30 AM CT

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

The Greenwood County Ranch represents a rare offering of 1,186.22± contiguous acres in the heart of the Flint Hills. Selling in two tracts, this auction combines recreational features, grazing production, residential improvements, and income potential in a location long known for productive grasslands and outstanding wildlife habitat.

Tract 1 totals 816± acres and features a diverse mix of Flint Hills native grass pasture, hardwood drainages, and a centerpiece 29± acre lake. The lake provides reliable water and recreation, supporting fishing, waterfowl hunting, and boating activities. A nice launch area provides access to the water for boats and jet skis. The 3,749 sq ft six-bedroom home sits on the north side of the lake, suitable for full-time residence, weekend use, or potential short-term rental income. The home features a large main bedroom with a second-level balcony deck overlooking the lake, a screened-in porch entryway, and a main-level deck facing the water's edge. Two large metal buildings with concrete floors provide storage for boats, equipment, and your vehicles.

Additional recreation opportunities on Tract 1 include exceptional fishing for largemouth bass, crappie and other panfish as well as hunting for whitetail deer, waterfowl, and upland birds. There is a pit blind located off the point on the east side of the lake, providing a perfect hide when hunting ducks and geese. A hardwood drainage with a centrally located food plot and elevated blind creates a turnkey deer hunting setup in a region known for producing trophy bucks. While touring the property, multiple coveys of bobwhite quail and several turkeys were observed, further enhancing the recreational appeal. The tract also contains an active rock quarry with a lease that returns 4% of gross sales to the landowner, offering an established income stream in addition to grazing value.

Tract 2 encompasses 370± acres of well-maintained Flint Hills native grass pasture. This tract includes a 6-7± acre lake and an additional pond, both centrally located to distribute grazing pressure effectively. A trap and catch pen in the southeast corner of the ranch makes livestock handling efficient. With dependable water and strong forage, Tract 2 supports cow-calf or yearling operations and aligns with the high demand for Flint Hills grazing leases.

Together, these two tracts provide buyers with multiple avenues of use. Tract 1 carries strong recreational value alongside grazing capacity and income from the quarry, while Tract 2 enhances the grazing operation with additional water and handling facilities. Both tracts are accessible by county road and benefit from their location near Eureka (15 miles), El Dorado (25 miles), and Wichita (60 miles).

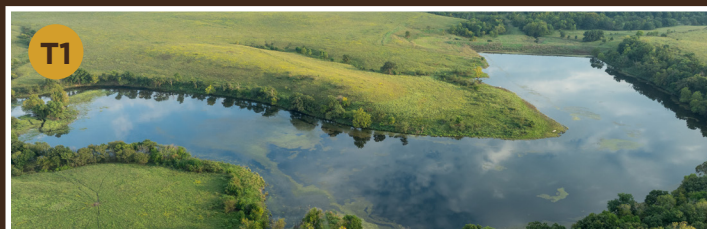
This Greenwood County auction offers an opportunity to acquire substantial Flint Hills acreage combining ranching, recreation, and income potential. Contact the listing agents today to schedule a private showing of the ranch and all it has to offer.

TRACT 1 DESCRIPTION:

Tract 1 consists of 816± acres of Flint Hills native grass, recreation, and improvements. The property's focal point is a 29± acre lake, large enough for fishing, waterfowl hunting, and recreational boating. A 3,749 sq ft six-bedroom home sits along the north side of the lake, offering residential or rental potential. Two large metal buildings with concrete flooring provide ample storage. A hardwood drainage with a food plot and an elevated blind creates a ready hunting setup in an area noted for trophy whitetails. Quail coveys were observed during inspection, adding upland bird opportunities. An active rock quarry on this tract carries a lease agreement that returns 4% of gross sales to the landowner. In addition to these features, the native grass supports grazing operations, making Tract 1 a balanced offering of recreation, residence, and income.

TRACT 2 DESCRIPTION:

Tract 2 includes 370± acres of Flint Hills native grass pasture. Water sources include a 6-7± acre lake and a secondary pond, both centrally located for effective grazing distribution. A trap and catch pen in the southeast corner enables efficient livestock handling and shipping. The water features also provide fishing and waterfowl opportunities. This tract supports strong grazing potential, aligning with the premium demand for Flint Hills pasture. With multiple uses and reliable resources, Tract 2 complements a grazing operation or serves as a standalone investment.



CRP Acres/payment:	No CRP
Taxes:	TBD
Lease Status:	Open Tenancy for 2026 grazing
Possession:	Immediate possession subject to the current tenant's rights for 2025
Survey needed?:	No survey needed
Brief Legal:	1186.22 acres located pt S7 T23S R13E and S8 T23S R13E Greenwood Co, KS
PIDs:	103-07-0-00-00-001.00-0, 103-07-0-00-00-001.01-0, 103-08-0-00-00-001.00-0, 103-08-0-00-00-001.01-0
Lat/Lon:	38.06255, -96.0225
Zip Code:	66852

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

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

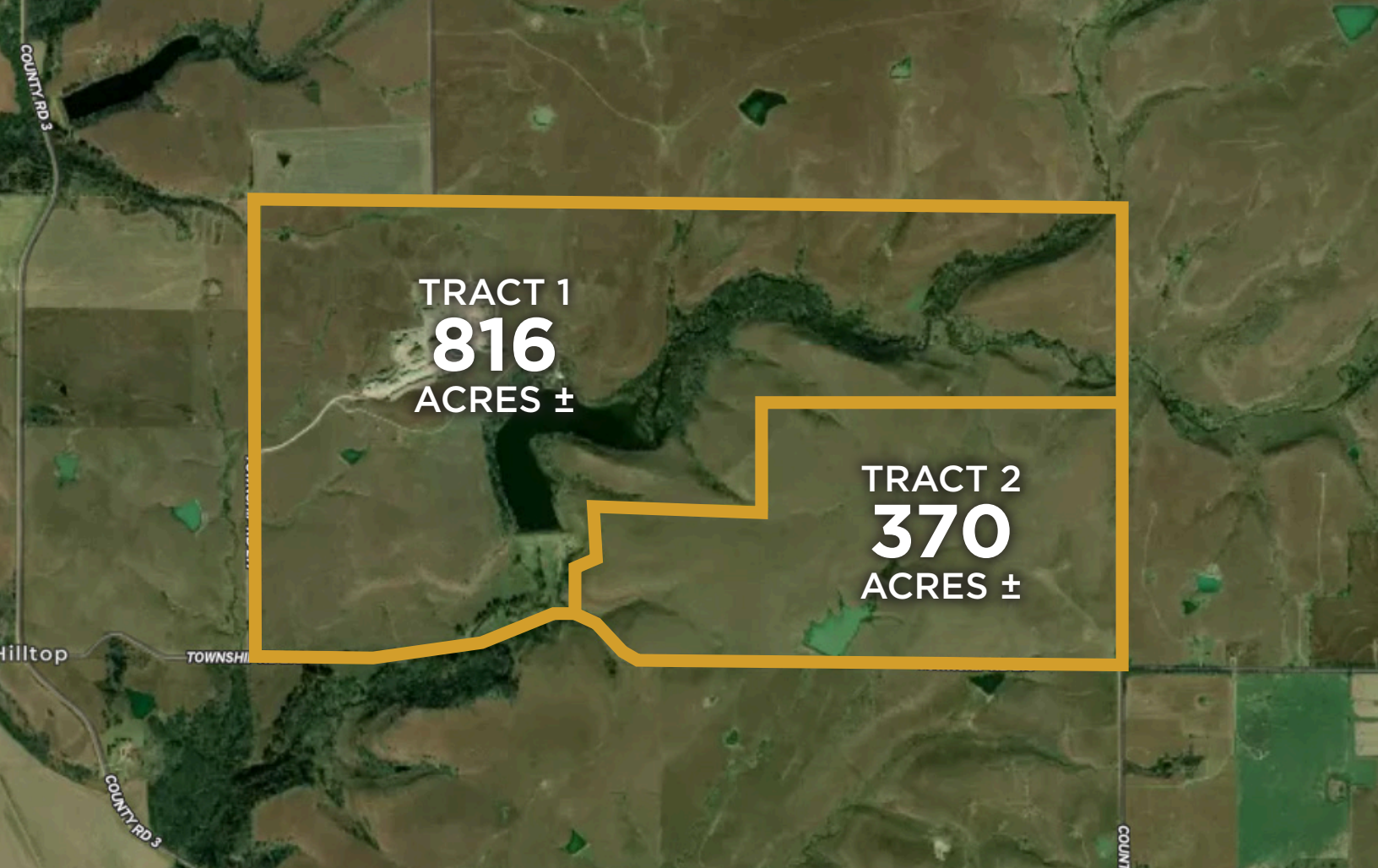
MITCH KEELEY, AGENT: 785.259.0492 | mitch.keeley@whitetailproperties.com

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

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IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE LLC | Jefferson Kirk Gilbert, Ranch & Farm Auctions (CO0002929), 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 | Matt Palmquist, Kansas Land Specialist for Whitetail Properties Real Estate, LLC, 785.826.0995 | Brandon Hamel, Auctioneer

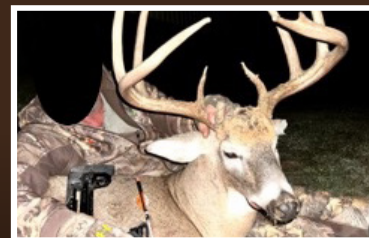
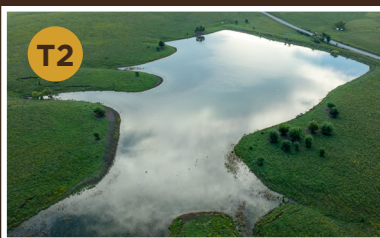


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