LAND AUCTION

MILLER-MONROE COMPANY

153.3 AC± | 1 TRACT | BROWN CO, KS

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 4/21/26 **AUCTION TIME:** 1:30 PM CT

AUCTION HELD AT: FISHER CENTER, 201 E IOWA ST, HIAWATHA, KS 66434

This property, locally known as "The Ponderosa," will be offered at auction through Ranch & Farm Auctions, a Division of Whitetail Properties Real Estate and Miller Monroe Real Estate. The tract consists of approximately 153.3± acres located along Highway 36 in Brown County, Kansas, positioned about 3 miles west of Hiawatha and between the communities of Hiawatha and Sabetha. Sabetha is located roughly 10 miles northwest, while Powhattan sits approximately 6.5 miles south, providing access to regional agricultural services, equipment dealers, and local businesses.

Highway 36 frontage provides year-round access and visibility along a well-traveled corridor in northeast Kansas. The location places the property within a short drive of surrounding towns while maintaining the space and privacy typical of rural acreage.

The tract includes one of the larger remaining fenced pasture areas in the immediate region. Perimeter fencing and gated entry points extend around the full boundary, supporting cattle grazing or livestock management. The pasture layout provides usable acreage for producers seeking additional grazing capacity or land to support an existing operation.

A notable feature of the property is an approximately 8± acre pond with a dam, offering a consistent water source for livestock and seasonal wildlife use. Water features of this size also contribute to the overall land diversity and create additional recreational opportunities associated with rural acreage.

Large sections of established timber are present throughout portions of the tract. These wooded areas provide habitat for wildlife species commonly found in northeast Kansas, including deer and turkey. The combination of timber, water, and open pasture creates a natural environment that may appeal to buyers interested in recreational use or seasonal hunting opportunities.

In addition to pasture use, several portions of the property may present opportunities for future conversion to tillable ground, depending on a buyer's agricultural objectives. The mix of open grassland and timbered areas offers flexibility for landowners evaluating long-term land management or production options.

The terrain also presents several potential building locations for residential or agricultural structures, subject to buyer verification and local regulations. With its Highway 36 frontage, the property may also attract interest from buyers seeking a rural property with road exposure and convenient travel access.

This tract offers a combination of pasture, timber, water resources, and highway accessibility within close proximity to several northeast Kansas communities. Buyers may include livestock producers, recreational landowners, agricultural investors, or individuals seeking acreage within driving distance of local towns and services.

The property will be offered with open tenancy beginning in 2026, allowing the next owner flexibility in determining future agricultural use.

CRP Acres/Payment:	No CRP
Taxes:	$592.62
Lease Status:	Open Tenancy for 2026
Possession:	At closing
Survey Needed:	No survey needed
Brief Legal:	153.3± acres SE ¼ S28 T2S R16E Brown Co KS
PIDs:	068-28-0-00-00-005.00-0
Lat/Lon:	39.84475, -95.62515
Zip Code:	76872

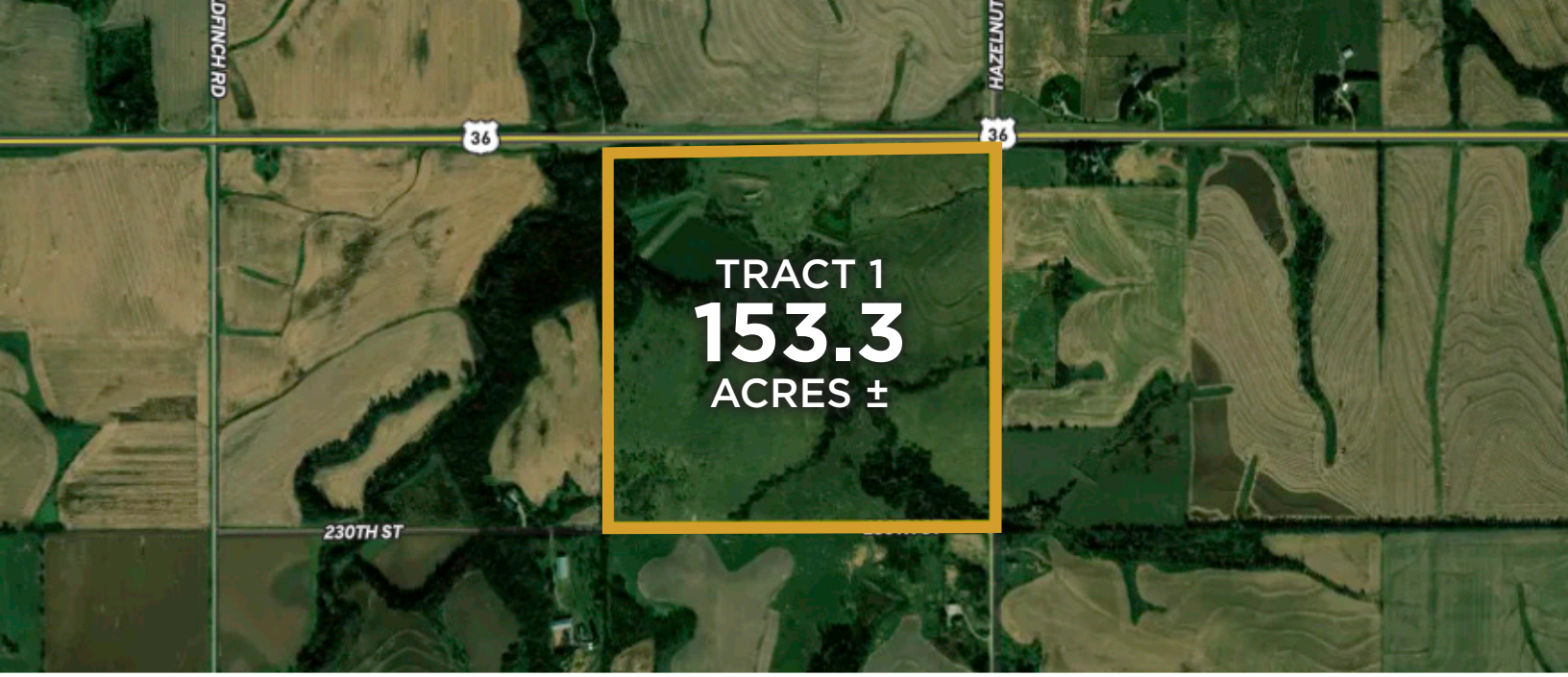
WHITETAIL PROPERTIES REAL ESTATE, LLC - JOSHUA MILLER, AGENT 785.534.2313

MILLER-MONROE COMPANY - STEVE SIMON, AGENT 402.245.8151

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 | Joshua Miller, Kansas Land Specialist for Whitetail Properties Real Estate, LLC, 785.534.2313 | Andrew Sylvester, Auctioneer



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