

**Tract 2 – 73.9± Acres of Quality Tillable in a Rarely
Available Area**
00000 Chisholm RD
Moundridge, KS 67107

73.900± Acres
McPherson County



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Moundridge, KS / McPherson County

SUMMARY

Address

00000 Chisholm RD

City, State Zip

Moundridge, KS 67107

County

McPherson County

Type

Undeveloped Land

Latitude / Longitude

38.257096 / -97.438176

Acreage

73.900

Property Website

<https://l2realtyinc.com/property/tract-2-73-9-acres-of-quality-tillable-in-a-rarely-available-area-mcpherson-kansas/88091/>



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PROPERTY DESCRIPTION

Tract 2 – 73.9± Acres of Highly Productive Class II Farmland

Tract 2 of this auction presents 73.9± total acres of highly productive Class II tillable soils. Lying relatively flat and functional, this tract is well-suited for consistent crop production and provides a strong opportunity for farmers and investors looking to add quality acres. The strip of grass in the southwest corner of the property serves as a small hay meadow. Located just a half mile from blacktop and in proximity to grain markets, it offers ease of access and practicality for agricultural operations.

While primarily a farming tract, Tract 2 also has recreational appeal. Surrounded by established tree rows, the property provides natural habitat for bobwhite quail and other wildlife. Connecting to larger hunting properties with heavy cover, this tract can serve as a prime food source for deer and may see rutting activity as bucks chase does through the crop fields. With extremely low turnover in this area, farmland like this is rarely offered to the public and represents a long-term investment in both production and location.

Tract 2 offers a rare chance to own highly productive farmland in an area with extremely low turnover. With its flat, tillable acres, proximity to grain markets, and a little bit of wildlife habitat, this property appeals to both farmers and outdoorsmen. Don't miss the opportunity to bid — farmland of this quality and location is seldom available and may not come to market again for years, decades, or even generations.

To answer your questions or to schedule a showing, contact the Listing Agent, Trevor Stoll. [\(620\) 960-4555](tel:6209604555)

Property Features

- 73.9± total acres
- Highly productive Class II soils
- Surrounded by tree rows providing wildlife habitat
- .5 miles from blacktop frontage
- Close to grain markets
- Rare opportunity in a low-turnover area
- Mineral rights
- Open for immediate possession.

Distances

- 5 miles to Goessel, KS
- 8 miles to Hesston, KS
- 8.5 miles to Moundridge, KS
- 9.2 miles to Canton, KS
- 15 miles to Galva, KS
- 16 miles to Newton, KS
- 20 miles to McPherson, KS



- 25 miles to Inman, KS

Auction Details

This property will be offered in a hybrid auction format, giving buyers the flexibility to participate either in person or online. Live bidding will begin at 6:00 PM on Tuesday, October 7th, 2025, at the Best Western Plus in McPherson, Kansas. For those unable to attend in person, online bidding will open earlier that same day at 8:00 AM and will run concurrently with the live event. Don't miss the chance to compete for this rare offering — make your plans to bid either in person or from the convenience of your own device. Please review the full auction terms below.

Auction Terms

ONLINE & LIVE. Online bidding will open at 8:00 AM on 10/7/2025 and the live auction will begin at 6:00 PM on 10/7/2025. Bidding will be conducted via online, by phone, or in person. Download our app "L2 Realty Auctions" or go to <https://l2realtyinc.bidwrangler.com/ui> to keep up and place bids. The auction will conclude upon closing of the live bidding.

There will be NO buyer's premium. Closing fee and title insurance fee will be split 50/50 between seller and buyer.

The property is selling subject to a reserve.

Bids submitted shall be "firm bids" available for seller's acceptance and without contingencies. Interested buyers need to view the property prior to the date of the auction and have financing approval along with any inspections performed prior to bidding.

Final sales price will be calculated by the acreage amount times the final bid. Bidding will be by the acre.

Upon acceptance of a bid by seller, the real estate contract will be provided by the seller's agent to the successful bidder promptly, and the termed contract shall be executed by the successful bidder and tendered to seller's agent within 24 hours of the close of the auction. The earnest deposit in the amount of 10% of the final sale price will be tendered to Security 1st Title within five (5) days of notification and acceptance. Remaining balance due at the time of closing.

Closing of the sale will be conducted on or before November 6, 2025, at which time the seller shall deliver possession.

Selling subject to easements, restrictions, roadways and rights of way. Preliminary title work included.

Boundary property lines pictured are approximated for reference only. There will be no guarantee on any fence or property lines as the selling is of the legal description only.

Property is selling in "as is" condition and is accepted by the buyer without any expressed or implied warranties.

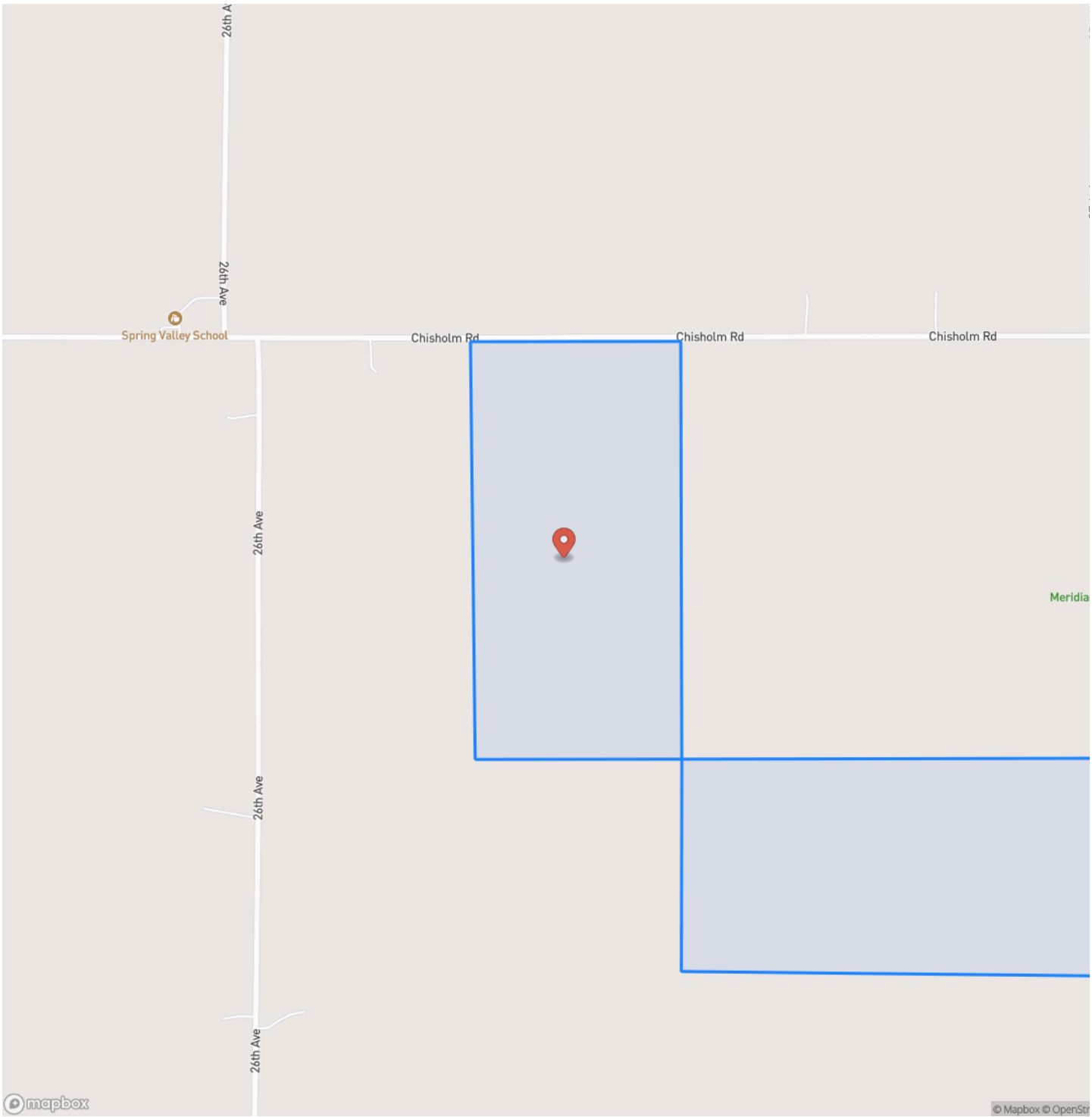
All terms announced the day of the auction take precedence over any other advertising.



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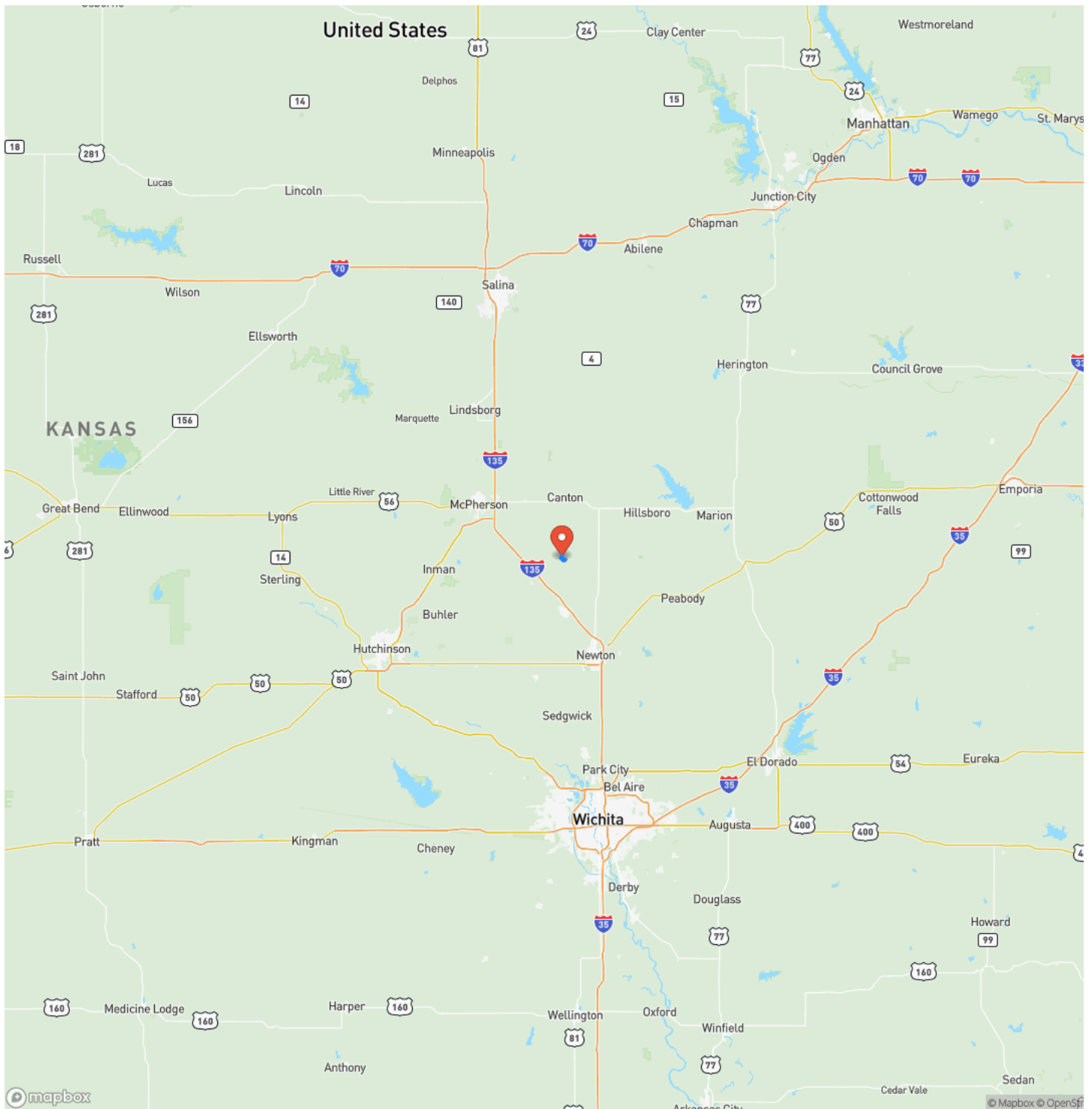


Locator Map



**Tract 2 – 73.9± Acres of Quality Tillable in a Rarely Available Area
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Locator Map



Satellite Map



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LISTING REPRESENTATIVE
 For more information contact:



Representative
 Trevor Stoll

 Mobile
 (620) 960-4555

 Email
 tstoll@l2realtyinc.com

 Address
 City / State / Zip

NOTES

Multiple horizontal lines for taking notes.



This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



L2realtyinc.com

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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