

**Tract 1 – Rare 77.4± Acres | Creek, Farmland & Premier  
Hunting**  
00000 27th Ave  
Moundridge, KS 67107

**77.400± Acres  
McPherson County**





**Tract 1 – Rare 77.4± Acres | Creek, Farmland & Premier Hunting**  
**Moundridge, KS / McPherson County**

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**SUMMARY**

**Address**

00000 27th Ave

**City, State Zip**

Moundridge, KS 67107

**County**

McPherson County

**Type**

Undeveloped Land

**Latitude / Longitude**

38.251848 / -97.43102

**Acreage**

77.400

**Property Website**

<https://l2realtyinc.com/property/tract-1-rare-77-4-acres-creek-farmland-premier-hunting-mcpherson-kansas/88090/>



## Tract 1 – Rare 77.4± Acres | Creek, Farmland & Premier Hunting Moundridge, KS / McPherson County

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### PROPERTY DESCRIPTION

#### Tract 1 – 77.4± Acres | Rare Low-Turnover Area with Tillable & Recreation

Opportunities like this do not come around often in this part of Kansas. Tract 1 of this auction offers 77.4± total acres in an area with extremely low turnover — it could be decades before land in this neighborhood becomes available again. With nearly equal parts productive farmland and high-quality recreational ground, this tract checks the boxes for investors, farmers, and outdoorsmen alike.

The property features approximately 38.54 tillable acres of Class II soils (per FSA data). Lying flat and easily workable, this land has a strong history of corn, soybean, and wheat production. With blacktop frontage along 27th Avenue and proximity to area grain markets, it's a highly functional and income-producing farm with long-term agricultural value.

On the recreational side, West Emma Creek runs straight through the property, creating outstanding wildlife habitat. With 38.92 acres of pasture, hardwood timber, and cover, the tract is set up perfectly for deer and turkey hunting. This is a well-known big buck area, and with the creek, mature timber, and surrounding ag fields, the property is an ideal location to establish a kill plot or staging area to intercept trophy deer before they enter crop ground. Wildlife enthusiasts will appreciate the mix of habitat diversity that makes this tract a true recreational gem.

Beyond its functional and recreational appeal, Tract 1 offers an aesthetically pleasing setting with mature hardwoods, open cropland, and rolling pasture. Whether you're an operator looking to expand your tillable acres, an investor seeking long-term land security in a low-turnover market, or a hunter searching for a dream property with income potential, this tract represents a rare and compelling opportunity.

Tracts of this caliber are rarely offered to the public. With its combination of productive farmland, proven hunting opportunities, and prime location, Tract 1 is a true multi-use property that appeals to a wide range of buyers. Don't miss your chance to bid — opportunities like this in such a tightly held area may not come again for decades. For questions about this property, or to schedule a showing, please contact the Listing Agent, Trevor Stoll. [\(620\) 960-4555](tel:6209604555)

### Property Features

- 77.4± total acres
- Approx. 38.54 acres of Class II tillable farmland (per FSA)
- 38.92 acres of pasture, timber, and hunting ground
- West Emma Creek runs through the property
- Mature hardwood timber and excellent wildlife habitat
- Outstanding deer and turkey hunting; big buck area
- Blacktop frontage on 27th Avenue
- Flat, productive farmland with corn, soybean, and wheat rotation history
- Mineral rights transfer with the sale
- Open for immediate possession when beans are cut

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### Distances

- 5 miles to Goessel, KS

**MORE INFO ONLINE:**

**L2realtyinc.com**

- 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.

## 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 bid purchase will be conducted on or before 11/6/2025 at where time 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 "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

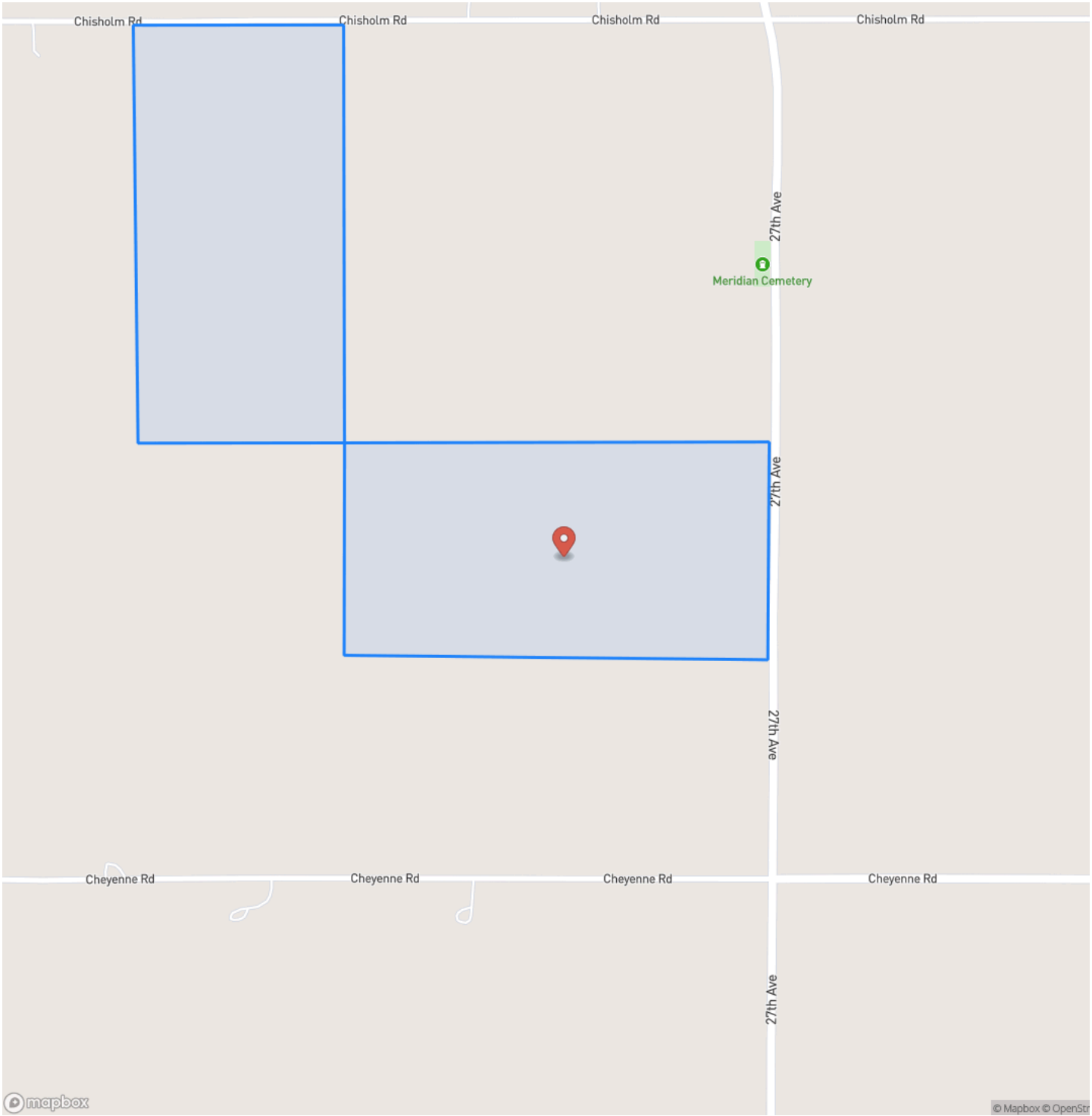




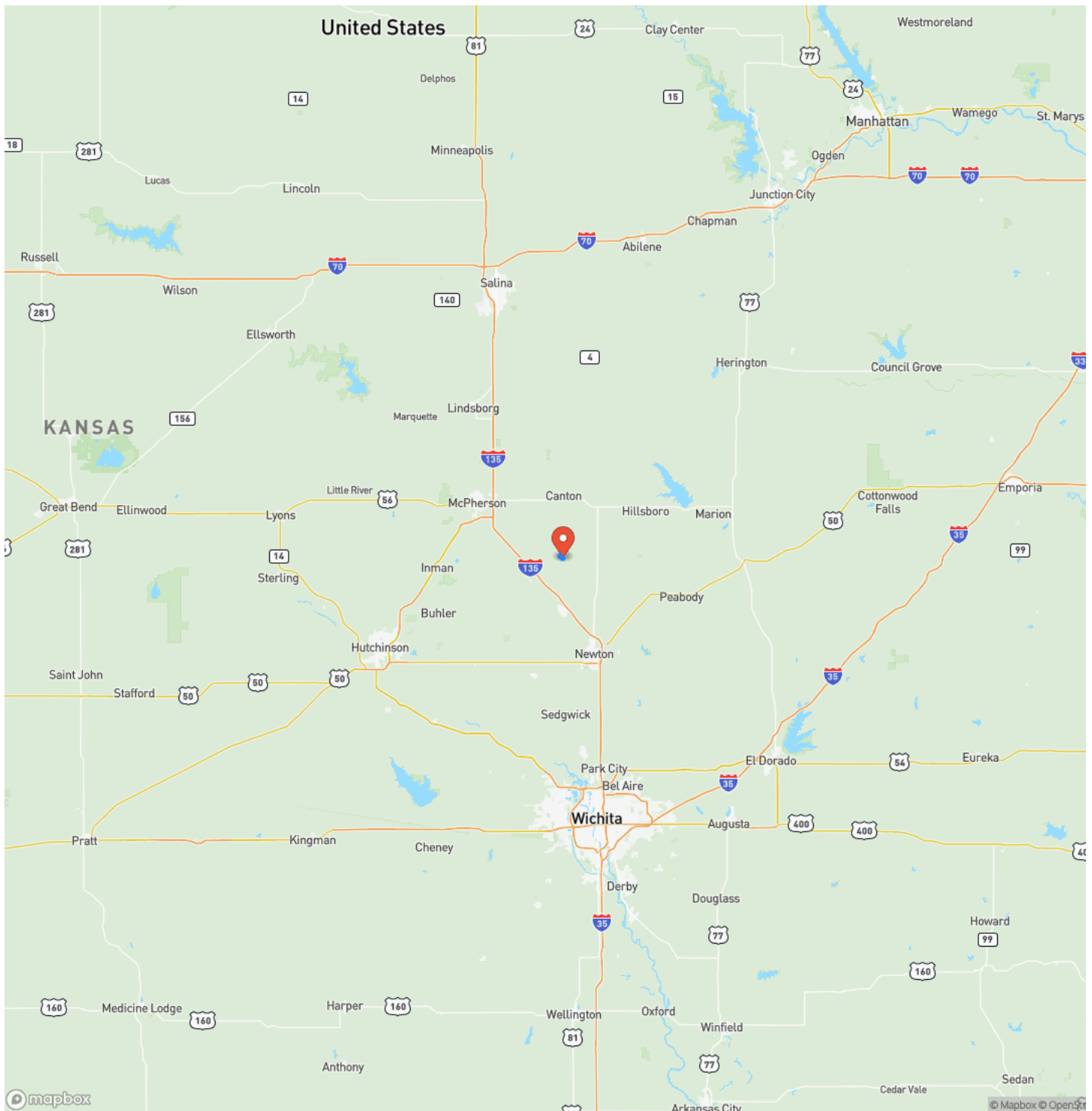
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Locator Map



## 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 blank 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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