

**AUCTION! 230+/- Acres of Pasture, Tillable, & Hunting
with Ponds plus Native American History in Rice
County, Kansas**
2225 Avenue H
Lyons, KS 67554

**230± Acres
Rice County**



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Lyons, KS / Rice County

SUMMARY

Address

2225 Avenue H

City, State Zip

Lyons, KS 67554

County

Rice County

Type

Farms, Ranches, Hunting Land, Recreational Land

Latitude / Longitude

38.42064 / -98.08976

Taxes (Annually)

1200

Acreage

230

Property Website

<https://redcedarland.com/detail/auction-230-acres-of-pasture-tillable-hunting-with-ponds-plus-native-american-history-in-rice-county-kansas-rice-kansas/52749/>



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PROPERTY DESCRIPTION

AUCTION! Tract 1 of 2: 230+/- Acres of Pasture, Tillable, & Hunting with Ponds plus Native American History in Rice County, Kansas

The Serpent Ranch In Rice County, Kansas.

Consisting of 240+/- Acres Selling In Two Tracts. Tillable income, Pasture, Ponds, Hunting, Home & Outbuildings. Corvette, Tractor, Aluminum Horse Trailers, Saddles & Tack And Much More Personal Property.

Auction Details: The Auction Will Be Held On Site In The North Shed On Saturday, May 4th, 2024. Viewing Will Open At 9am. Auction Will Start With Tract 1 At 11am Central Time Followed By Tract 2 & Then Personal Property. All Buyers Will Have The Option To Bid In Person, Online, Or Over The Phone.

To Register to Bid Online for of Tract 1: [Click Here!](#)

To Register to Bid Online for Tract 2: [Click Here!](#)

To view full Equipment & Personal Property listing: [Click Here!](#)

To Register to Bid Online for the Corvette and/or Jeep: [Click Here!](#)

To Register to Bid Online for the Tractor and/or Trailers: [Click Here!](#)

****Open House Will Be Held Sunday April 28th, 2024 From 1pm-4pm.****

****Lost In The Sauce Food Truck Will Be Onsite For The Auction****

Property Address: 2225 Avenue H Lyons, Kansas 67554

Coordinates: 38.42064, -98.08976

Property Legal: SW S03-T19-R7W

Driving Directions: From Lyons, Kansas travel east on 56 highway for approximately 5 miles until you reach the intersection of highway 56 and 22nd road. From the intersection of highway 56 and 22nd road travel north up the blacktop for 3 miles until you reach the intersection of 22nd road and avenue H. From the intersection the 240 +/- acres that makes up the Serpent Ranch spans for approximately 3/4 of a mile north on the east side of 22nd road and approximately 1/2 mile east on the north side of avenue H.

Property Taxes: Tract 1: Taxes on tract 1 alone are estimated to be approximately \$ 1,200

Property Description: -The Serpent Ranch Tract 1- Tract 1 of the Serpent Ranch consists of 230 +/- acres. The 230 +/- acres consists of approximately 185 acres of pasture and 45 acres of tillable ground. Other than the mark left on the property by the Quiveran Indians, the Serpent Ranch offers everything from tillable acres and a pasture full of thick grass, multiple water sources, great cover and tight fences. If you enjoy hunting or conservation you could keep yourself busy on this property. Many different species of wildlife call the Serpent Ranch home from whitetail deer to upland birds such as pheasants and quail and even ducks and geese during the migration months of the Central Flyway.

Where Does The Name "Serpent Ranch" Come From: In the pasture portion of tract 1 lies a mark left behind by the Quiveran Indians. The Serpent Intaglio was dug by the Quiveran Indians sometime around 1200-1300 A.D. It is approximately 160 ft. long and varies in width from 4 ft. to 10 ft. it is in the shape of a moving snake, or serpent. The Quiveran Indians used symbols as their written language, and to the Quiveran Indians the snake meant water, protection, and new life with the shedding of the skin. The Serpent



Intaglio points head first towards a line of three well known Quiveran Village sites north of the Serpent Ranch. These Quiveran Village sites were estimated to of been home to potentially tens of thousands of Plains Indians.

To dive deeper read here: [Article 1](#) [Article 2](#) [Article 3](#)

Tillable: The tillable consists of 45 +/- acres in two seperate fields in the south east corner of tract 1. All of the tillable acres will be maintained and kept clean until the day of the sale for the new buyer to be able to put a fall crop in. There is no long term written lease with the current tenant. Current tenant plans to maintain the tillable acres until the day of the sale. **Immediate possesion of the tillable acres will be given to the new owner.**

Pasture: Inside tract 1 there is 185 +/- acres of pasture. The pasture consists of great cover, multiple water sources, thick grass and tight fences. For the cattle producer this 185 acres gives you the opportunity to expand your current program. **Immediate possesion of the pasture will be given to the new owner.**

For The Deer Hunter: Between the thick grass and heavy cover along with water and food sources on all sides the Serpent Ranch has everything the avid deer hunter would need. Adding feeders or food plots to the property along with a few well placed stands the new buyer would be heading in the right direction towards putting together a solid whitetail farm.

For The Upland Hunter: At first glance it will be easy for you to see how the Serpent Ranch contains all of the key factors needed by pheasants and quail to thrive. Between the thick grass and brush piles as well as small groves of trees the upland hunter could keep himself and his dogs busy for quite some time.

For The Waterfowl Hunter: During the migration months of the Central Flyway Kansas remains to be one of the hottest spots in the country. This property contains a spring and two ponds as well as a creek that feeds off of a vast watershed to the north. Between the nearby roosts and surrounding crop fields expect to have a chance at harvesting most of the major species the Central Flyway has to offer.

Mineral Rights: What mineral rights the seller owns shall transfer. Seller is believed to have a 50% share of minerals.

Please call Cody Crook at [620-617-7320](tel:620-617-7320) with any questions or to schedule a showing.

Key Features

Tillable Income

Pasture For Grazing

Native American History

Deer Hunting

Upland Hunting

Waterfowl Hunting

Multiple Ponds

Springs

Creek

Great Fence

10 miles to Lyons, Kansas

22 miles to Kanopolis Lake

27 miles to Mcpherson, Kansas



31 miles to Hutchinson, Kansas

Auction Terms & Conditions: Seller elects to separate the property into two separate tracts. 10% earnest money down day of sale on tract 1 & tract 2. Closing shall be with Security 1st title 30 days from auction date. Taxes shall be prorated to the date of closing. Title and closing as well as survey costs shall be split 50/50 between sellers and buyers. All real estate and personal property shall be sold as is where is with no warranties or guarantees. All real estate is selling subject to any easements or surveys. Real estate is not selling subject to any inspections or bank approval. What mineral rights the seller owns shall transfer. It is believed the minerals are intact. All boundary line maps are approximate. Real estate shall be sold with no disclosure statements. The seller has elected to have online bidding, phone bidding, and live bidding. Red Cedar Land Co. is representing the Seller as a Seller's Agent. The land is selling with Seller's confirmation on price. Winning bidders must enter into a purchase contract no later than May 6th, 2024, at 5 pm.

Any announcements made day of sale shall take precedence over any other advertised material.

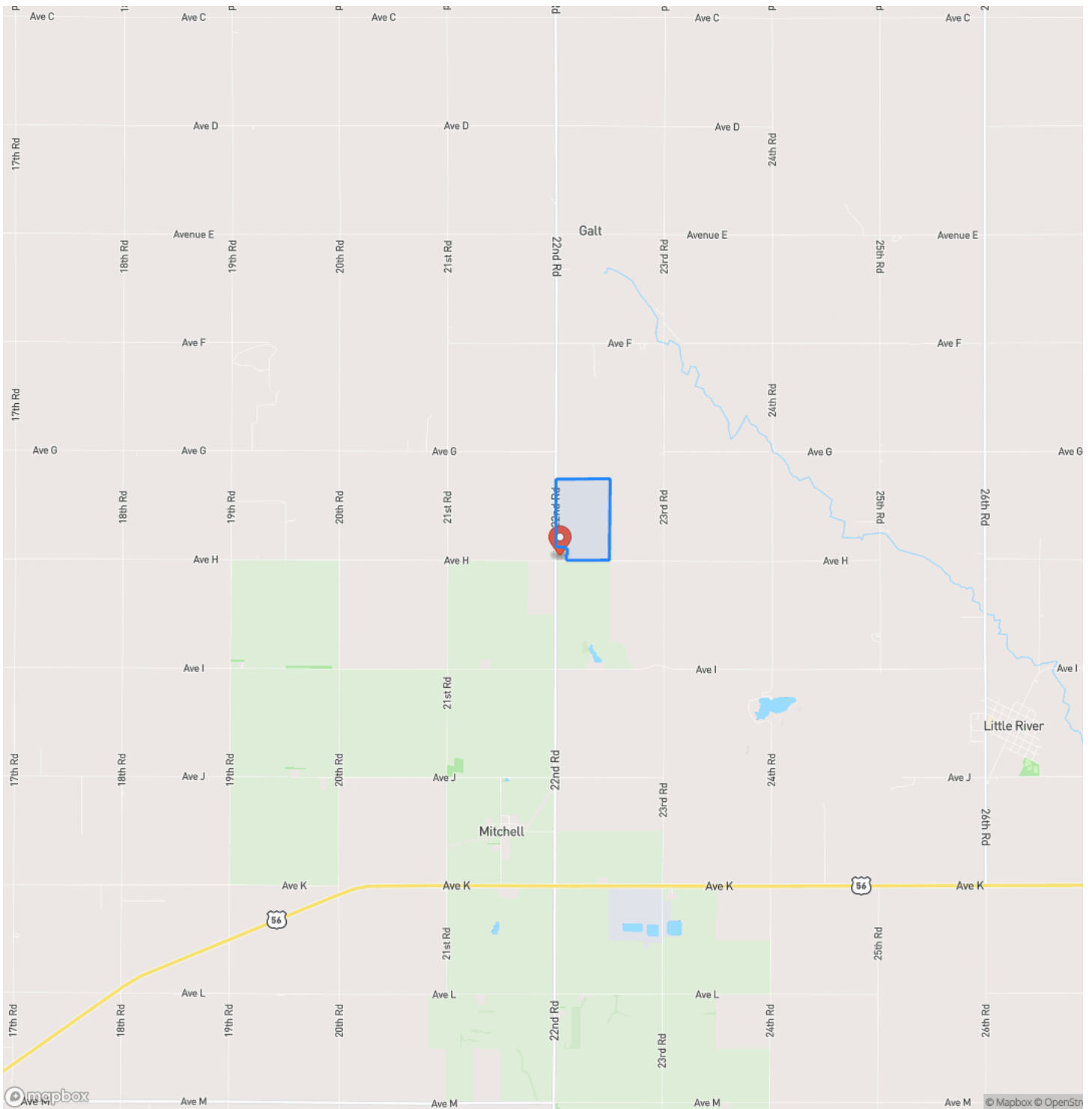


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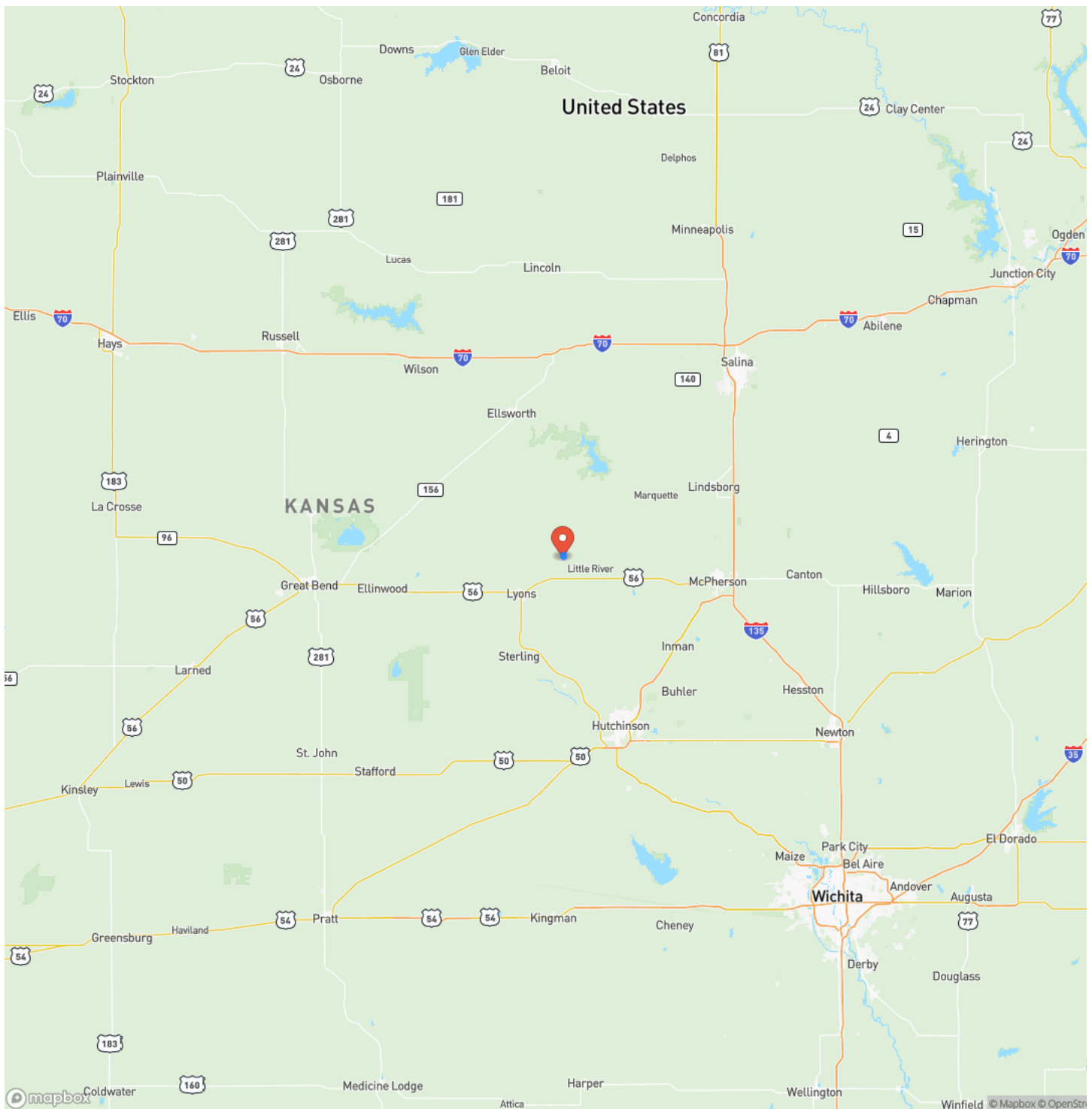
Locator Map





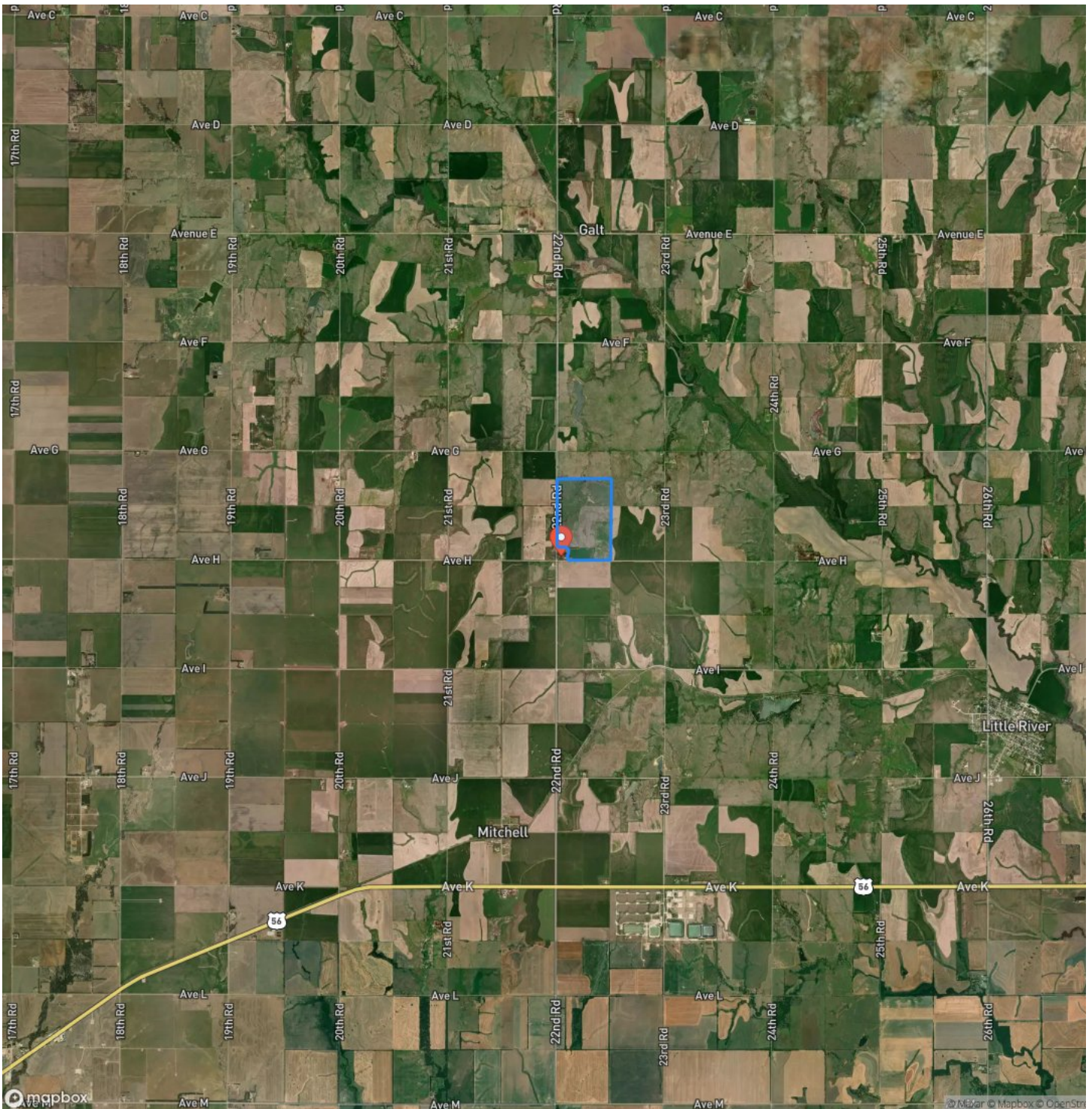
Locator Map





Satellite Map





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Lyons, KS / Rice County

LISTING REPRESENTATIVE

For more information contact:



Representative

Cody Crook

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(620) 617-7320

Office

(620) 377-5022

Email

cody@redcedarland.com

Address

City / State / Zip

Ellinwood, KS 67526

NOTES



MORE INFO ONLINE:

redcedarland.com

[illegible]

redcedarland.com

DISCLAIMERS

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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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