

**80 Acre Farm up for Auction in Labette
County**
Ottawa Rd
Bartlett, KS 67332

\$1
80± Acres
Labette County



80 Acre Farm up for Auction in Labette County Bartlett, KS / Labette County

SUMMARY

Address

Ottawa Rd

City, State Zip

Bartlett, KS 67332

County

Labette County

Type

Hunting Land

Latitude / Longitude

37.006208 / -95.272377

Acreage

80

Price

\$1

Property Website

<https://www.mossyoakproperties.com/property/80-acre-farm-up-for-auction-in-labette-county-labette-kansas/35582/>



80 Acre Farm up for Auction in Labette County Bartlett, KS / Labette County

PROPERTY DESCRIPTION

Section 12 Township 35 Range 19 the S1/2 of the SE1/4 Labette County KS.

Public Auction Friday January 27th 2023 3:00 PM This will be conducted as a live/hybrid online auction. You're Welcome to come join us in person and bid live we will be holding the live auction at Circle E Auction facility just East of Altamont KS on 160 highway. But if you're unable to attend you can log online to www.proxibid.com/circleeauction If you are buying using proxibid you will be required to sign a contract via docuSign no later than 5PM on Jan 28th and must wire the nonrefundable earnest money to the title company by 5PM on Jan 31st 2023. This farm will sell subject to the sellers approval of the final bid. A 5% buyers premium will be added to the final winning bid. 10% nonrefundable earnest money will be required at contract signing placed in escrow account with Security 1st Title Co. All inspections must be conducted prior to sale day. The property is not selling subject to any financing contingencies. Buyer must close on or before Feb 28 2023 or they will lose earnest money. All title work will be done prior to sale day please ask listing broker for a copy of the title commitment. Seller warrants clear and equitable title. Title insurance and closing fee will be split 50/50. Any announcements made on sale day take precedence over any printed material. Listing Brokerage will be acting as a sellers agent only.

This is a great 80 located in southern Labette County less than a mile from the OK state line. Lake Creek winds thru the farm and a hidden pond is located right in the heart of the heavy cover. The mighty beaver has had his way with several of the trees along the creek and caused some beautiful back water that is sure to hold the mallard ducks in the fall. The 80 has about 22 acres of hay meadow ground that is relatively clean with just a few sprouts that are present from not being hayed in a few years. One of the field lays on the NE corner the other all the way to the back of the property. On the SE side of the farm an abandoned pasture that's about 8-9 acres in size has some decent size cedars and young trees that could be cleaned off if you're looking for more ag production. Or left as a beautiful deer bedding area. The remaining 50ish acres of the farm is mature Osage Orange, Hackberry and Ash trees with some cedars, persimmon, and plum. The deer herd in this area live on this farm all day long and then venture out to surrounding ag fields at night. When you own the bedding you can kill mature bucks in the daylight. This blank slate of a hunting farm could be altered to make the hunting even better with foodplots. Or could have production ag added to give you some ROI. Either way do not miss the opportunity to own this great Labette County 80 acres. Located less than 50 miles west of Joplin MO and about 75 miles NE to Tulsa OK you can be here in no time.

Call me broker Josh Fiscus for any more information [620-870-9766](tel:620-870-9766)

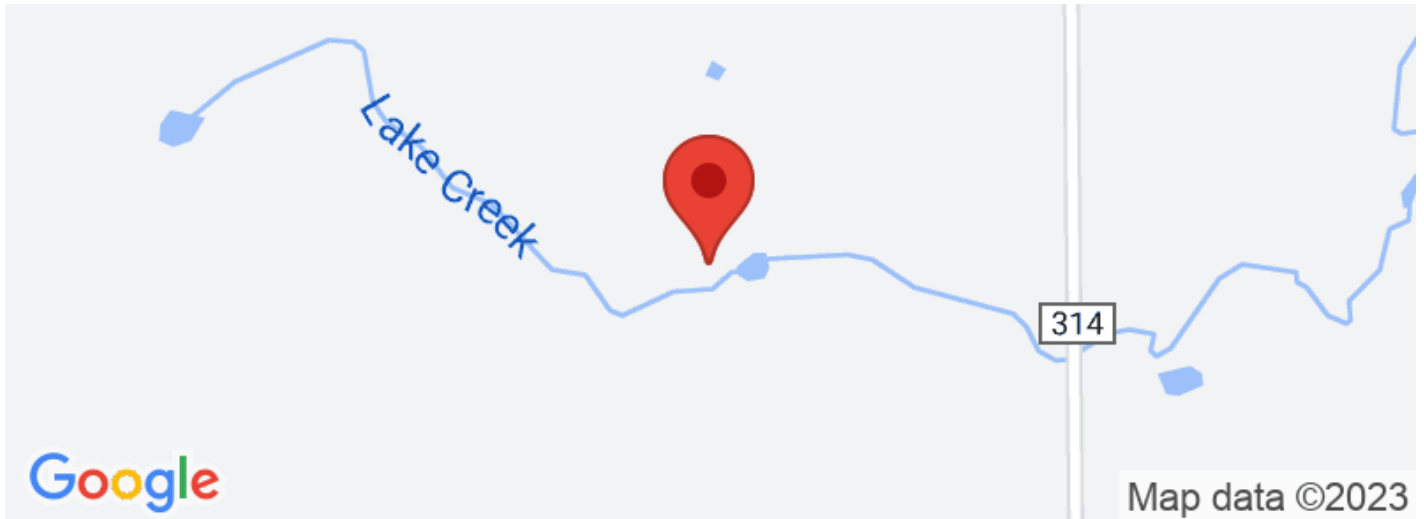


**80 Acre Farm up for Auction in Labette County
Bartlett, KS / Labette County**



80 Acre Farm up for Auction in Labette County
Bartlett, KS / Labette County

Locator Maps



80 Acre Farm up for Auction in Labette County
Bartlett, KS / Labette County

Aerial Maps



80 Acre Farm up for Auction in Labette County Bartlett, KS / Labette County

LISTING REPRESENTATIVE

For more information contact:



Representative

Josh Fiscus

Mobile

(620) 870-9766

Email

jfiscus@mossyoakproperties.com

Address

1700 W 4th Street

City / State / Zip

Oswego, KS 67356

NOTES

NOTES

[illegible]

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.

Mossy Oak Properties of the Heartland

155-D East Fantinel Drive

Springdale, AR 72762

(479) 527-0326

MossyOakProperties.com



MORE INFO ONLINE:

MossyOakProperties.com