

**120 acre hunting farm with tillable, shop,
and home**
15098 Saline Rd
Oswego, KS 67356

\$1
120± Acres
Labette County



120 acre hunting farm with tillable, shop, and home Oswego, KS / Labette County

SUMMARY

Address

15098 Saline Rd

City, State Zip

Oswego, KS 67356

County

Labette County

Type

Hunting Land, Residential Property, Farms

Latitude / Longitude

37.221942 / -95.187044

Dwelling Square Feet

1200

Bedrooms / Bathrooms

3 / 2

Acreage

120

Price

\$1

Property Website

<https://www.mossyoakproperties.com/property/120-acre-hunting-farm-with-tillable-shop-and-home-labette-kansas/35434/>



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PROPERTY DESCRIPTION

15098 Saline Rd Oswego 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.

I get asked all the time if I ever have a great hunting farm with some tillable for income and a place to stay. My answer is usually no those are hard to find. So when I had the chance to represent this great Farm I thought let's just have an auction as the prices on farms has went up so fast lately even I cant keep up with it all. This 120 acres sits on a very off the beaten path county road that is rarely used. The Timber is made up of a lot of cedar and hedge thickets with a nice mix of big Oaks and hardwoods. The south block of woods has a hidden pond right in the middle a perfect watering hole for the deer but the small wet weather drainage that runs thru it typically has water in it as well. The long narrow hidden field lays perfectly surrounded by timber to be that honey hole clover or alfalfa patch that fills up with deer every afternoon. The North block of woods has a wet weather drainage running thru it as well as a power company ROW that makes for a great place to catch those bucks crossing in late November. The field on the North boundary has been taken out of ag production just recently to create more wildlife habitat. The seller has planted 16 pear, 2 apple, 6 persimmon, and 2 crabapple trees. 4 of these are 3 years old and produced some fruit in 2022 the balance were just planted in 2022. If a buyer does not want the fruit trees the seller will remove them and take to his new farm.

The farm has a total of approx 55 tillable acres if you include that North field. But currently in production is 28 acres in the middle just South of the house and the 2 small fields to the south consist



of 10 acres. These are all planted in wheat with local farmer Bobby Moore on a share crop 1/3 2/3 agreement. Seller retains the current planted wheat but the buyer will get the next crop after wheat harvest. It should get planted in soybeans in June and buyer will get 1/3 of soybeans in November.

The house was built by the seller in 2005 as a small 2 bed 1 bath cabin. He just recently added a wing off the back and added a master suite bed and bath and laundry room. He just replaced the HVAC to an all brand new unit as well as just built a brand new red iron shop 30X50X10 on a concrete slab with a 16X8 overhead door and a walk door. As of taking pics the wiring in shop was not finished but the seller will have the wiring finished before closing. Sitting behind locked gates this house and shop combo overlook a nice big pond full of fish. While sitting under the shade from the numerous big oak trees around the house you can daydream about the falling leaves and migrating ducks and rutting bucks.

Now let's talk location, the most important aspect in real estate. This farm sits just 1 mile South of the Legendary Kansas Army Ammunition Plant. This 14,000+ acre complex was once a large manufacturing facility for the government building bombs dating back to post WWII. The entire complex is still highly managed mostly under KDWP with limited big game hunts but no waterfowl hunting. This has created a sanctuary of sorts for all wildlife and the waterfowl use the 100's of ponds as loafing and roosting ponds as they never get disturbed. Couple this with the Neosho Wildlife Refuge at St Paul just 6 miles to the North of the plant that holds at times 50,000 mallards and you can start to understand the reason this area of SEK is quickly becoming the go to hotspot for ducks in the midwest. This farm currently has no duck habitat in place but the tillable fields lay flat enough you could create some wetland marshes with ease. This farm could very simply be one of those great Big Buck and Duck hunting farms everyone has always dreamed of.

Call me anytime to come take a look at this farm and see if this is the one you been waiting on. Broker Josh Fiscus [620-870-9766](tel:620-870-9766)

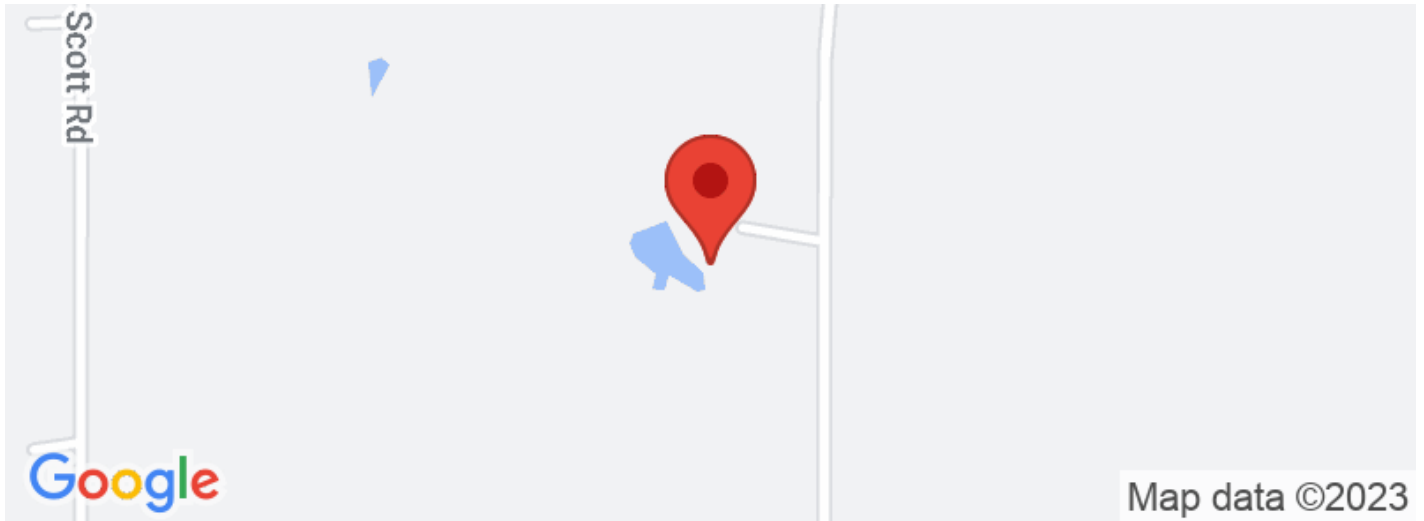
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Locator Maps



120 acre hunting farm with tillable, shop, and home
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Aerial Maps



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LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

Oswego, KS 67356

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Mossy Oak Properties of the Heartland

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