

**148 acres to be sold at Public Absolute
Auction Oct 9th at 9AM
18,000 and Irving Rd
Mound Valley, KS 67354**

**\$1
148 +/- acres
Labette County**



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Mound Valley, KS / Labette County

SUMMARY

Address

18,000 and Irving Rd

City, State Zip

Mound Valley, KS 67354

County

Labette County

Type

Hunting Land

Latitude / Longitude

37.252498 / -95.366903

Acreage

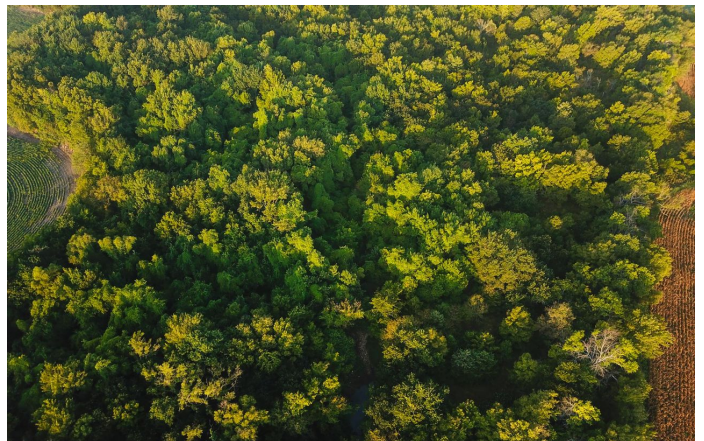
148

Price

\$1

Property Website

<https://www.mossyoakproperties.com/property/148-acres-to-be-sold-at-public-absolute-auction-oct-9th-at-9am-labette-kansas/21952/>



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PROPERTY DESCRIPTION

Saturday October 9th at 9:00 AM we will offer this farm via Absolute Public Auction. This is a really nice farm that is located just 10 miles SW of Parsons KS. The farm has 80+/- tillable acres on a current 2021 verbal share crop agreement. 17 acres of hay meadows and the balance is a mix of timber, brush, and a few cedar thickets. A natural gas well is located on the farm and it made \$1,342.00 for the seller in the last 12 months. All mineral rights do pass to the buyer.

The hunting on this farm will be hard to beat on a tract of this size. The creek runs thru the farm almost corner to corner and with several little draws and hedgerows feeding in and out the travel corridors for the deer should be well defined. The SE corner of the farm has a native hay meadow that sits up on a big hill. On the backside of the meadow a thick patch of cedars make up the top of a 40ft quick fall in elevation down to a little secluded tillable field that lays along the creek. This would be the perfect spot for a blind overlooking that little field on a cold NW wind you will have the perfect entry and exit route back out to the road.

These types of hunting and ag farms with a great ROI really are super hard to come by in this 2021 farm market. Come out Saturday and bid on this farm the final bid regardless of price will own this farm.

2021 Taxes \$1,436

FSA Tillable Acres 85.50

Terms:

10% Nonrefundable Earnest due day of the sale. Closing to take place on or before Nov 15th 2021. Farm is not selling subject to any financing, appraisal, or inspection contingencies. All inspections are to be made prior to sale and the farm sells in as is where is condition. Brokerage company is acting as a sellers agent only.

All 2021 crops remain with the seller. The 2021 verbal share crop agreement with the current tenant will be the responsibility of the buyer according to Kansas State Ag Lease Law. Current Tenant will have the right to plant winter wheat and buyer agrees to the 1/3 2/3 share agreement and paying 1/3 of fertilizer cost for the wheat.

100% of mineral rights pass with the land to the buyer.

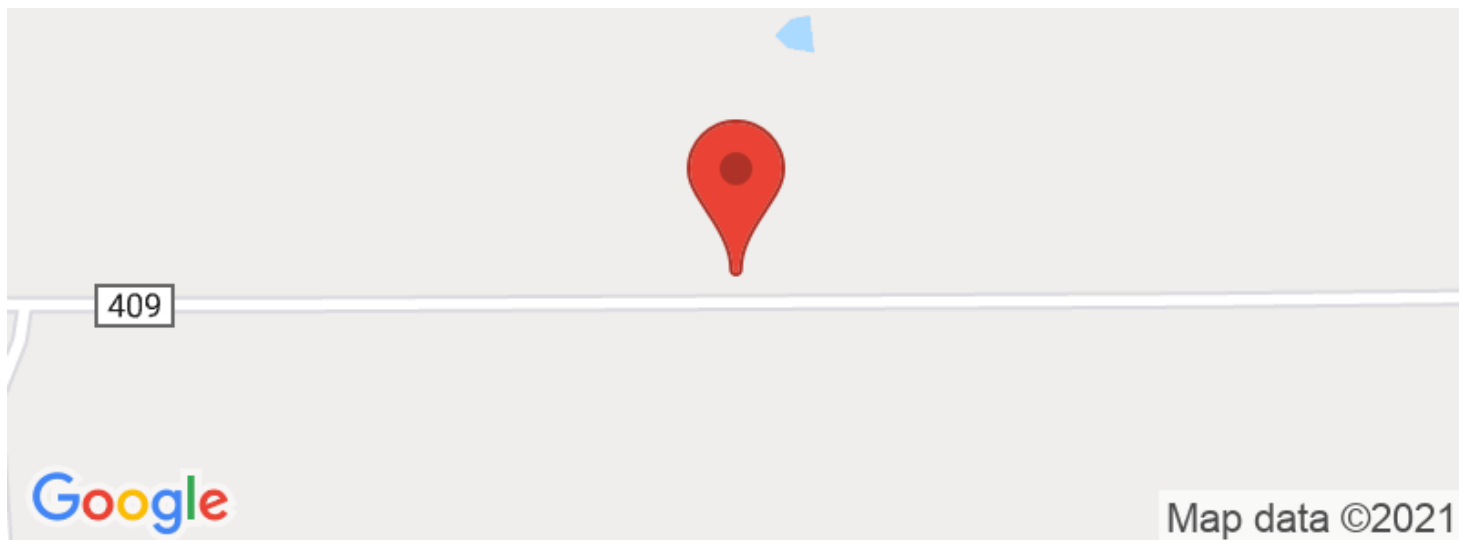
Any and all announcements made day of the sale take precedence over any printed material.



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Locator Maps



148 acres to be sold at Public Absolute Auction Oct 9th at 9AM
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Aerial Maps



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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



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.



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

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