

160 Acre Cattle Farm going to Auction
1028 14,000 rd
Altamont, KS 67330

\$1
160± Acres
Labette County



160 Acre Cattle Farm going to Auction Altamont, KS / Labette County

SUMMARY

Address

1028 14,000 rd

City, State Zip

Altamont, KS 67330

County

Labette County

Type

Ranches

Latitude / Longitude

37.195619 / -95.353717

Taxes (Annually)

490

Acreage

160

Price

\$1

Property Website

<https://www.mossyoakproperties.com/property/160-acre-cattle-farm-going-to-auction-labette-kansas/27101/>



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PROPERTY DESCRIPTION

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.

160 Acres cattle farm all set up with great fencing and cross fences. Cattle catch pens and a cattle barn along with hay lot all fenced off. 4 ponds and highway frontage. Good cool season grass pasture clean and ready for cattle.

Taxes \$489.80

Located 2.5 miles west of Altamont KS

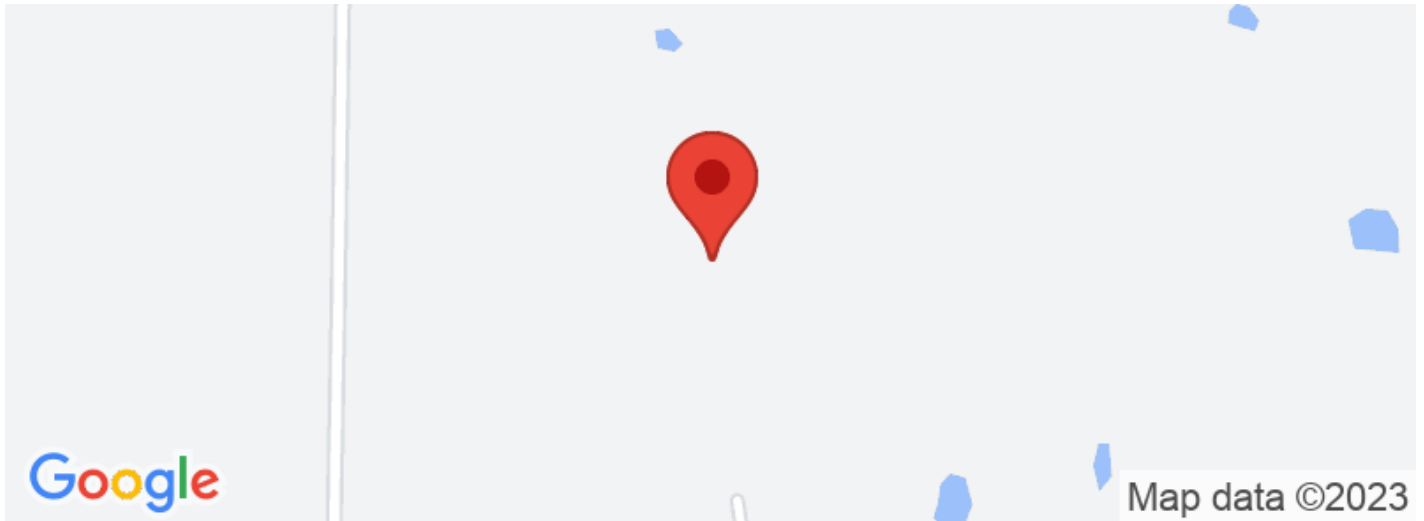
Call me Cody Ross at [417-529-4416](tel:417-529-4416)

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Locator Maps



160 Acre Cattle Farm going to Auction
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Aerial Maps



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LISTING REPRESENTATIVE

For more information contact:



Representative

Cody Ross

Mobile

(417) 529-4416

Email

cross@mossyoakproperties.com

Address

1700 W 4th Street

City / State / Zip

Oswego, KS 67356

NOTES



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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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MossyOakProperties.com



MORE INFO ONLINE:

MossyOakProperties.com