

**Auction - Excellent Hunting Close to Missouri River in
Wyandotte County, Ks.
Kansas City, KS 66109**

\$1
44± Acres
Allen County



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Kansas City, KS / Allen County**

SUMMARY

City, State Zip

Kansas City, KS 66109

County

Allen County

Type

Hunting Land, Recreational Land

Latitude / Longitude

39.17358 / -94.76839

Acreage

44

Price

\$1

Property Website

<https://redcedarland.com/detail/auction-excellent-hunting-close-to-missouri-river-in-wyandotte-county-ks-allen-kansas/44538/>



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PROPERTY DESCRIPTION

Online Auction 44+/- Acres Ready to Hunt nestled between Wyandotte County Lake and the Missouri River

Auction Details: Online bidding only. Red Cedar Land Co will have a conference room rented out at the Holiday Inn Express at the Leger (1931 Prairie Crossing / Parallel Kansas City, Ks 66111) the day the auction concludes on Thursday October, 26th from 4pm to when the auction concludes. The Red Cedar Team will be there to help answer questions, and register bidders.

Online Bidding will open Thursday October 19th and conclude Thursday October 26, 2023 at approximately 6:00 p.m. CST.

Register to bid online: [Click Here!](#)

Broker Registration & Referral Form: [Sign Up Here!](#)

OPEN HOUSE / LAND TOUR : Thursday October 26th the Red Cedar Team will be on or near the property for tours from 9 am to 12 noon

Driving Directions: From I-435 & Parallel Parkway head north on 435 just 1 mile to Leavenworth Rd. Exit east onto Leavenworth Rd and head 3.17 miles to north 77th st. Turn north onto 77th st and go approximately 2 miles. The access drive starts on the left (minimum maintenance blacktop). In approximately .25 miles you will come to a locked gate. After going through the first gate continue for another miles before crossing the railroad tracks to the property gate.

2022 Taxes: \$693

Auction Terms and Conditions:

There is a 2% buyers premium. 10% earnest money down day of sale. Closing shall be with Chicago Title in Shawnee 30 days from auction date. Taxes shall be prorated to the date of closing. Title and closing costs shall be split 50/50 between sellers and buyers. All real estate shall be selling as is where is with no warranties or guarantees. All real estate is selling subject to any easements. Real estate is not selling subject to any inspections or bank approval. What mineral rights the Sellers own shall transfer - It is believed the minerals are intact. 20. Taxes \$693. All boundary line maps are approximate. Real estate shall be selling with no disclosure statements. The Sellers have elected to have online bidding only. Red Cedar Land Co is not liable for any claim regarding poor internet connection / disconnection during or before the auction. Red Cedar Land Co. has the authority to establish all bidding increment and has the right to refuse, reject, or disqualify any bidders who are believed to be fraudulent, illegitimate, not competent, or in violation any terms and conditions. Red Cedar Land Co. has right to extend, pause, or delay the auction with the Sellers discretion. All property information is believed to be accurate, however Red Cedar Land Co. is not liable for its accuracy. All inspections and verifications should be handled by all buyers prior to the auction. Red Cedar Land Co. is representing the Seller as a Sellers Agent. The land is Selling with Sellers confirmation on price. Winning bidders must enter into a purchase contract no later than Oct 29th at 5 pm. If buyer's default on the purchase the earnest money shall be non-refundable, unless further agreed upon by the sellers.

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

Property Description: You will be hard pressed to find a better small tract farm to produce world class whitetail on! This farm is located 5 miles north from The Legends at Kansas City (Bass Pro / Cabelas, Hollywood Casino, Kansas Speedway, Sporting Kc, and great restaurant). The west side of this property is the drainage easement from Wyandotte County Lake leading to the Missouri River. To the south is Wyandotte County Lake (a 1,500 acre multi use recreation area where hunting is not permitted). The east side of this property is agricultural land that will help feed and keep wildlife on this property. Lastly, the north side is bordered by the Missouri River, known for its world class fishing. Once you get into the heart of this property you really get to see the diversity it has to offer. It has been managed to produce quail, deer and hunt with ease through mowed trails and food plot development. It consists of good mixture of riparian forest with both mature and understory cover. There are open pockets of warm season grasses and forbs to provide great nesting cover for birds and bedding cover for deer. If you need a place to get away, store equipment or process your game this property is set up for just that with an 26' by 32' insulated shed with wood burning stove for heat.



This farm has excellent harvest history and promising 2023 trail cam pics. The seller is willing to give IMMEDIATE POSSESSION upon fully executed contract. Just in time for the rut to get kicked off in Kansas!

For more information about the auction call Chad Hyman at [785-531-0079](tel:785-531-0079)

Key Features

Easement Access to the Missouri River

Easement along Farmers Field

Shed 26'x32'

Mowed Trails

Designed Food Plots

Mowed Paths

Great Deer History

Low Hunting Pressure

By Wyandotte County Lake

Seclusion

1000+/- Acres Where No One Hunts!

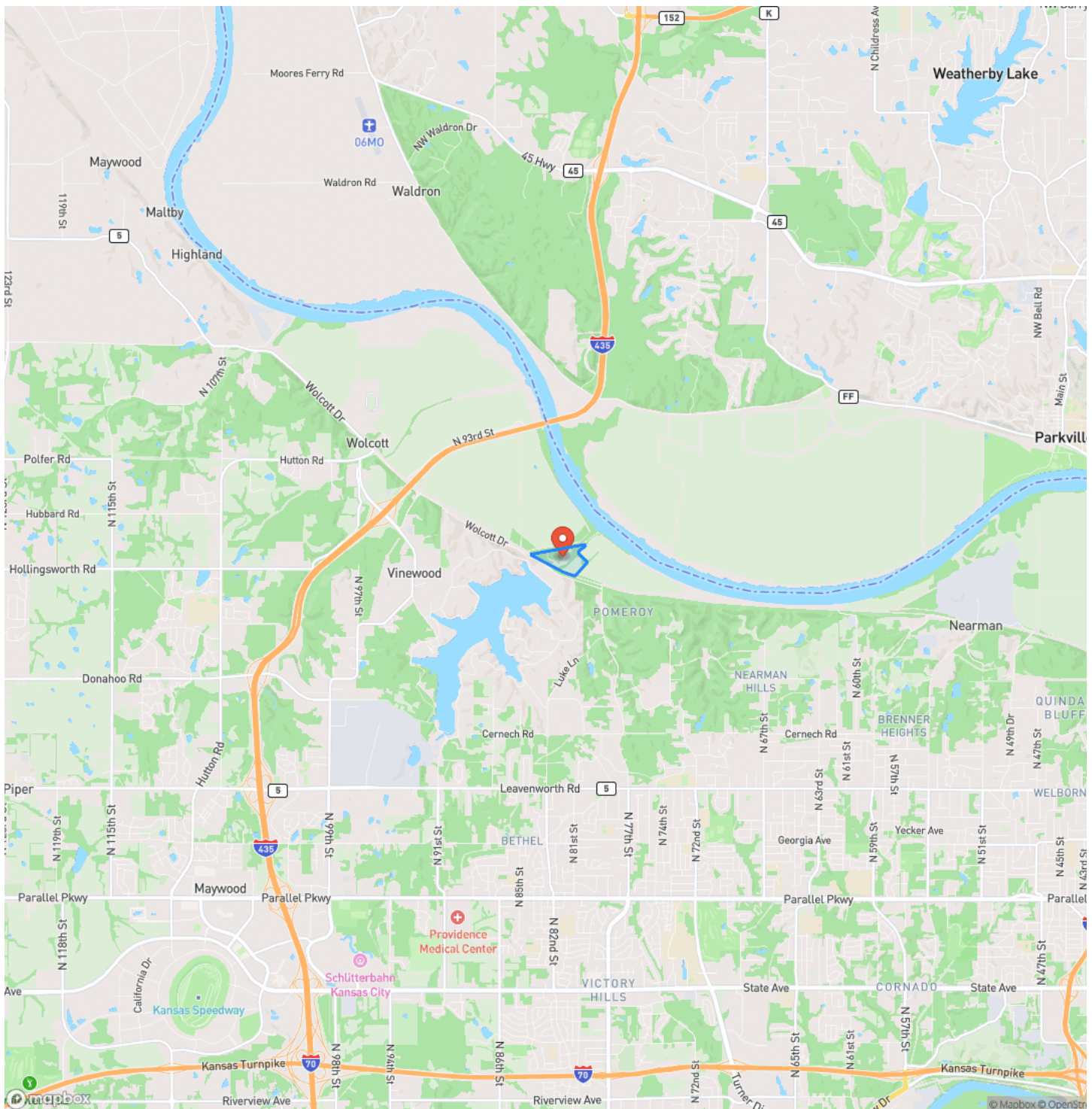
Immediate Possession Upon Auction Date



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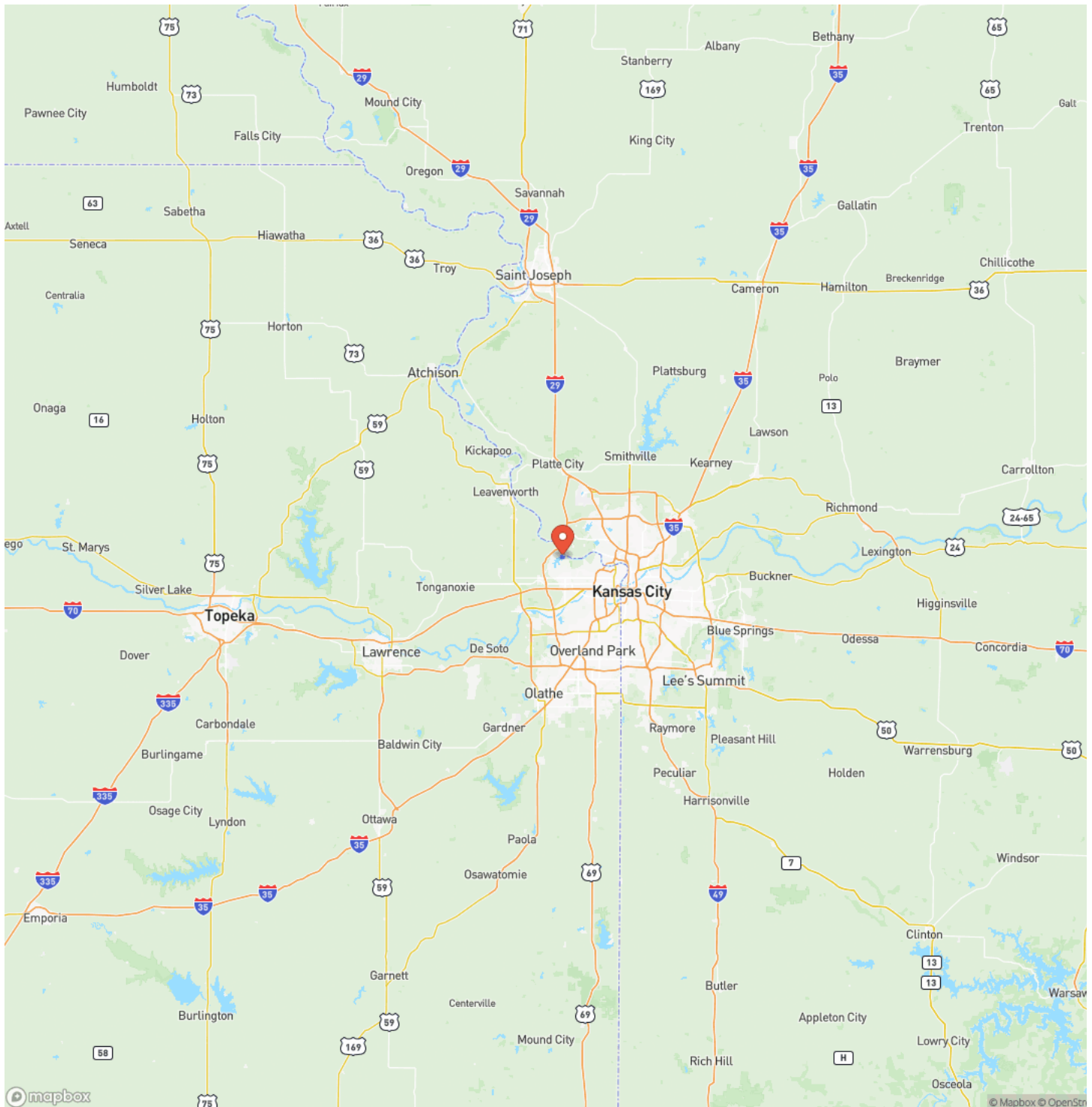


Locator Map

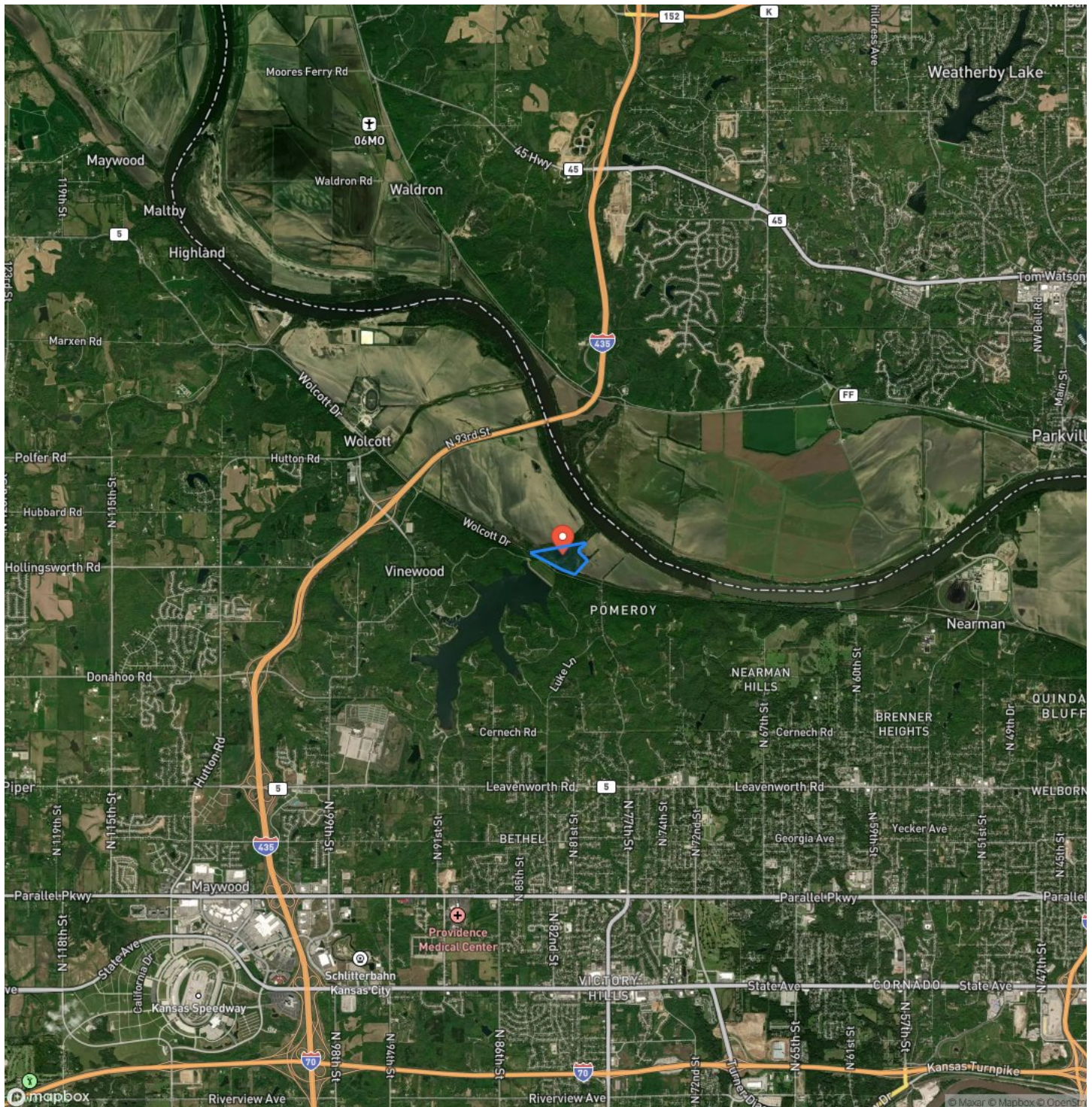


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Locator Map



Satellite Map



MORE INFO ONLINE:

redcedarland.com

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LISTING REPRESENTATIVE

For more information contact:



Representative

Chad Hyman

Mobile

(785) 531-0079

Email

chad@redcedarland.com

Address

City / State / Zip

Manhattan, KS 67502

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 relation 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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