

**Auction 80+/- Acres with Tillable, Great Hunting, and
Shed in Ottawa County, Kansas.**
Wells, KS 67467

**80± Acres
Ottawa County**



Auction 80+/- Acres with Tillable, Great Hunting, and Shed in Ottawa County, Kansas.
Wells, KS / Ottawa County

SUMMARY

City, State Zip

Wells, KS 67467

County

Ottawa County

Type

Hunting Land, Farms

Latitude / Longitude

39.23162 / -97.43926

Taxes (Annually)

609

Acreage

80

Property Website

<https://redcedarland.com/detail/auction-80-acres-with-tillable-great-hunting-and-shed-in-ottawa-county-kansas-ottawa-kansas/55473/>



Auction 80+/- Acres with Tillable, Great Hunting, and Shed in Ottawa County, Kansas. Wells, KS / Ottawa County

PROPERTY DESCRIPTION

AUCTION 80+/- Acres of Tillable and Hunting Land in Ottawa County, Kansas.

Auction Info: The auction will be held at the Golden Wheel Senior Center 114 S. Concord St Minneapolis, Ks. Friday June 7th, at 2:00 pm. All buyers will have the option to bid live, or by the phone.

Auctioneer Notes: Red Cedar Land Co. is honored to represent the Robin Freeman family. This 80 acre farm has it all from creek bottom hunting, tillable acres, hay ground, and storage shed.

Legal Description: N/2 of NW/4 S33-T09-R01.

Driving Directions: From Wells Kansas head north on 210th Rd approximately 7 miles. Turn east on Treaty road and travel 5 miles. Turn south on N. 260th rd. and head 1 mile - the farm is on the east side of the road.

2023 Taxes: 608.98

Deer Unit: 8

Farming Possession: Tenants have not been terminated.

Property Description: Small acre farms with a live creek, tillable income, and storage shed are hard to find! This farm is up for auction and will be a great one to get your hands on whether you are an outdoorsman or farmer. It's a rare opportunity to own a high productive farm in Ottawa County with great hunting potential. This tract of land has great silt loam soils and currently has 3.31 +/- acres planted to winter wheat, 45+/- in hay, and the remaining balance in creek bottom. The farmland is currently cash rented and the tenants have not been terminated. Great access roads on both the north and west sides of the farm.

West Chapman Creek runs through the east side of the farm. The creek is lined with mature timber and the trail cameras show a great population of turkey and whitetail deer! The creek is believed to be spring fed and always running.

This tract of land would be a great farm to build a homestead on! There is already a nice storage shed to keep farm equipment and vehicles out of the weather.

For more information or to schedule a showing contact Shane Kolde at [785-617-0456](tel:785-617-0456).

Key Features

West Chapman Creek

Great Fences

Storage Shed

24 miles from Minneapolis

27 miles from Clay Center

37 Miles from Salina

36 Miles from Concordia

Excellent Silt Loam Soils

Homesite Potential



Auction Terms and Conditions: 10% earnest money down day of sale. Closing shall be with Scheibelers Title 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 sold as 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 seller owns shall transfer. All boundary line maps are approximate. Real estate shall be sold with no disclosure statements. The Sellers have elected to have live and phone bidding. Red Cedar Land Co. is representing the Seller as a Seller's Agent. The land is selling with Seller's confirmation on price.

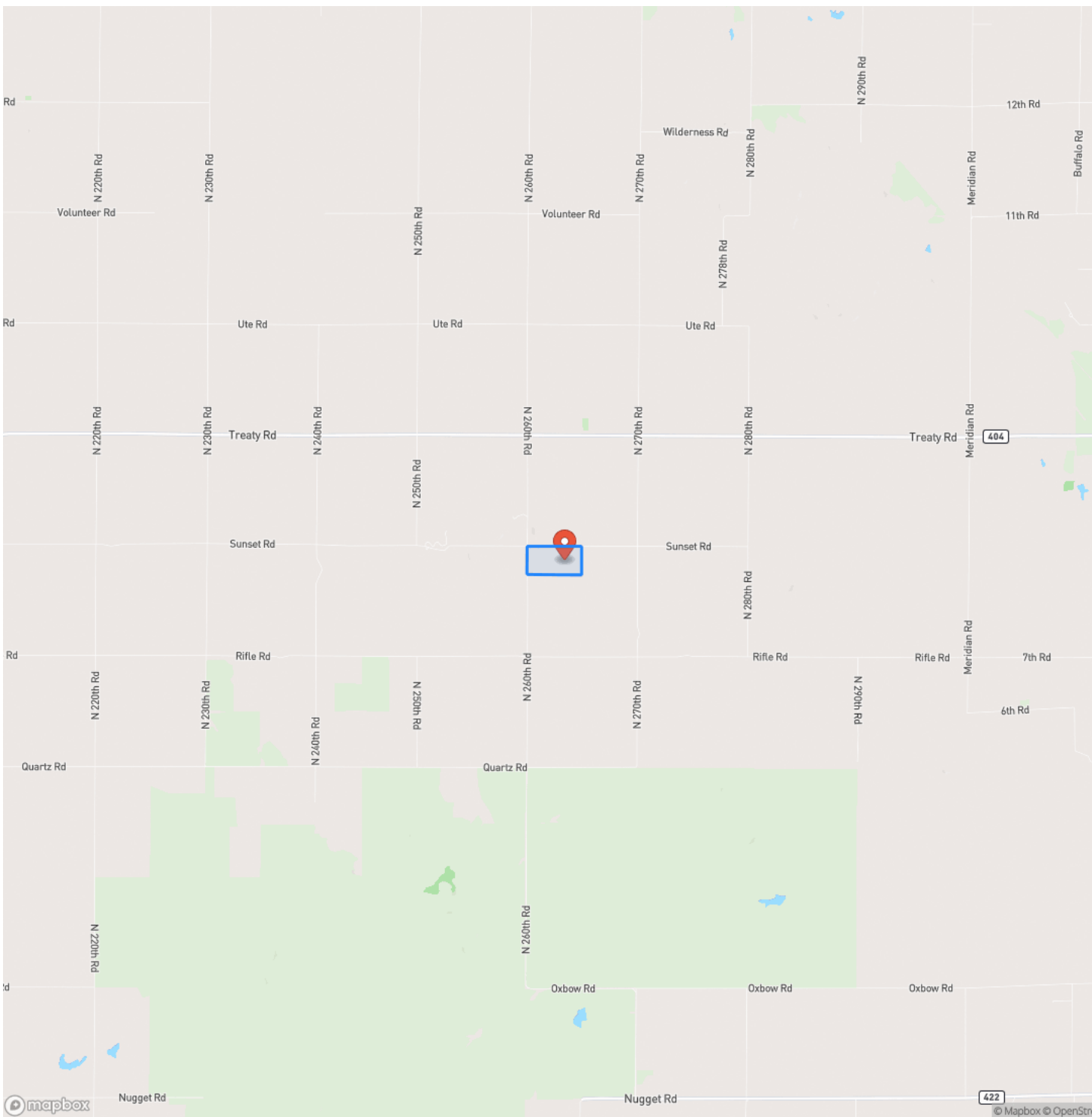
Any announcements made day of sale shall take precedence over any other advertised material.



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Locator Map

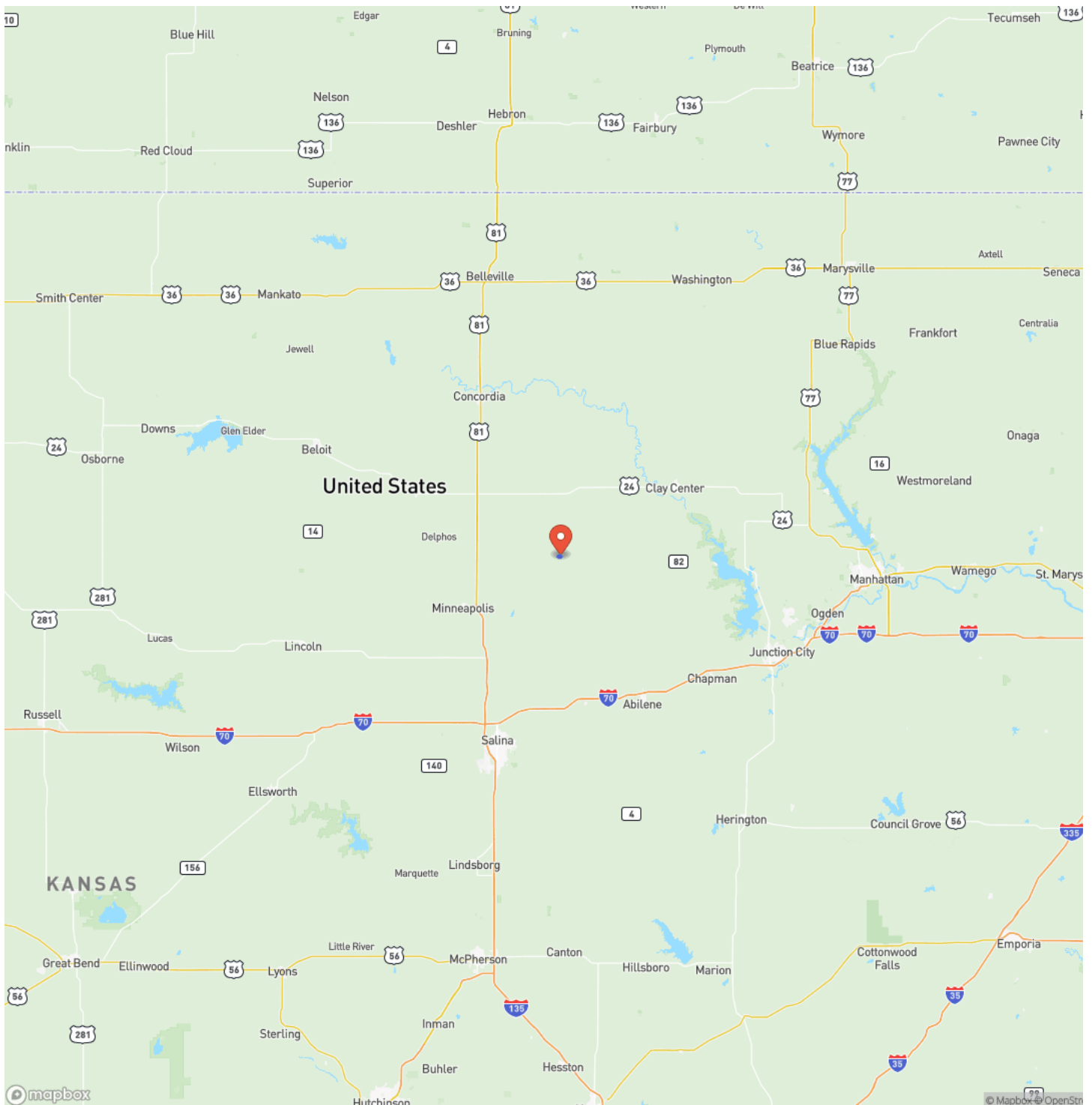


MORE INFO ONLINE:

redcedarland.com

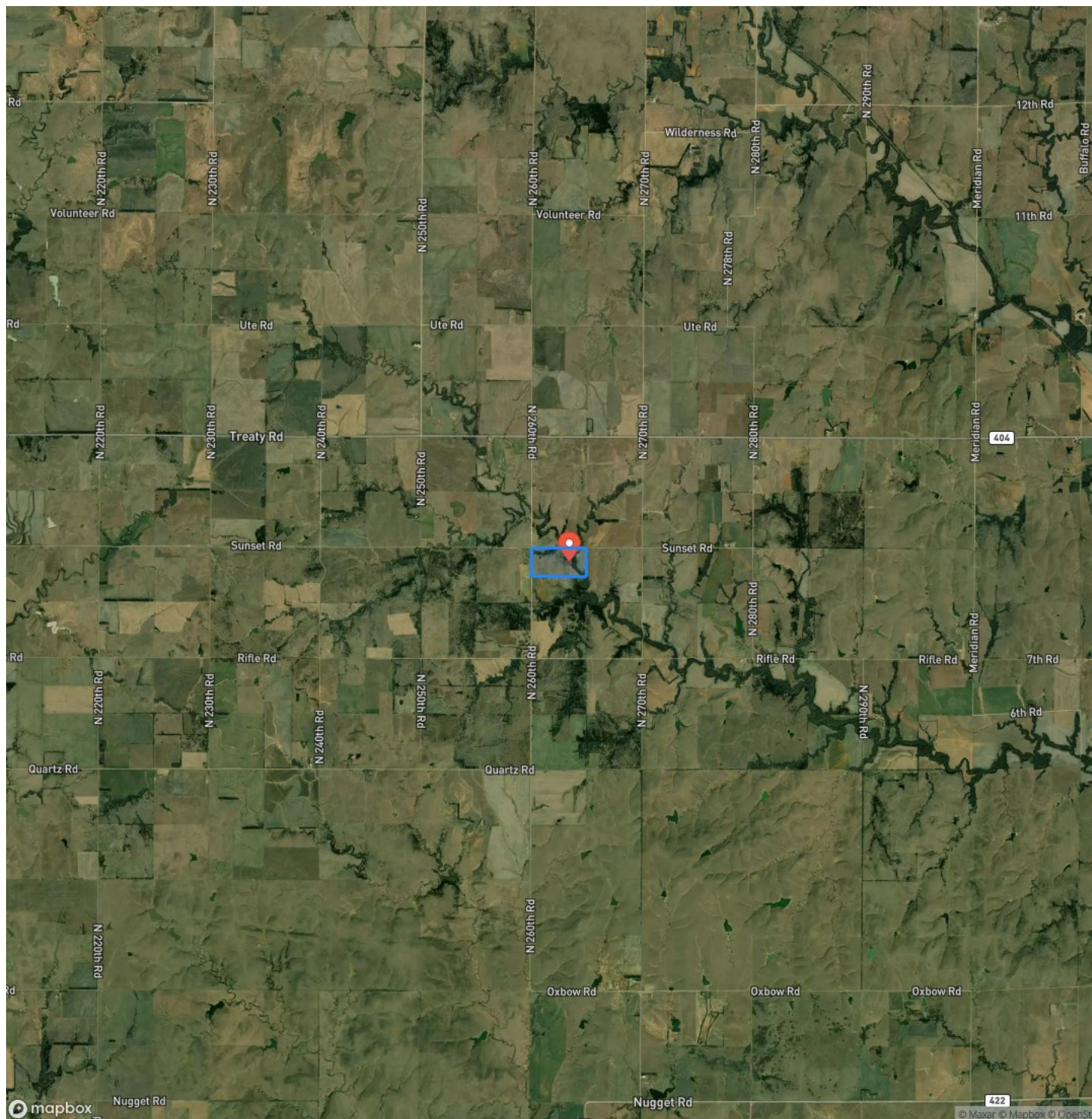
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Locator Map



Wells, KS / Ottawa County

Satellite Map



MORE INFO ONLINE:

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Wells, KS / Ottawa County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Shane Kolde

Mobile

(785) 617-0456

Email

shane@redcedarland.com

Address

City / State / Zip

Manhattan, KS 66502

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.

MORE INFO ONLINE:

redcedarland.com

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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.



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