

The 180" Ranch Auction - 8/1/24 - 8/30/24
Haviland, KS 67059

160± Acres
Kiowa County



The 180" Ranch Auction - 8/1/24 - 8/30/24
Haviland, KS / Kiowa County

SUMMARY

City, State Zip

Haviland, KS 67059

County

Kiowa County

Type

Farms, Hunting Land, Recreational Land, Ranches

Latitude / Longitude

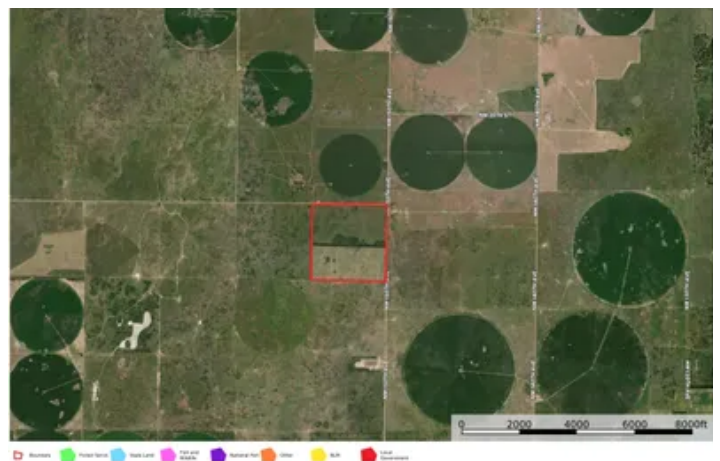
37.683099 / -99.018534

Acreage

160

Property Website

<https://greatplainslandcompany.com/detail/the-180-ranch-auction-8-1-24-8-30-24-kiowa-kansas/50153/>



MORE INFO ONLINE:

greatplainslandcompany.com

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PROPERTY DESCRIPTION

Online Auction: Bidding Open 2:00 PM CST 8/1/24 and ends at 2:00 PM CST 8/30/2024.
<https://greatplainslandcompany.placebids.net/auctions/1665812/lots>

The 180" Ranch, Located on the Kiowa/Pratt County line, has a solid two years worth of hunting history and is a dream spot for deer, upland, and spring gobbler hunters in the well known hunting area west of Pratt, Kansas. This piece of land features an east to west shelter belt tree grove creating a absolute highway for deer travel, as well as, an excellent opportunity to set your stands according to that predominant north or south wind you plan on hunting. On the north side of this grove, there's an old CRP patch with big grasses, large thickets, and scattered cedar trees proving to be excellent cover, bedding, and habitat.

On the south side of the tree grove, you'll find the solar water well that provides a steady supply of clean, fresh, cold water, that has been heavily used by the wildlife. The south portion of this quarter of land plays into the sandhills and plum thickets that this area is known for. Another reason this property is so unique for hosting big bucks and upland game is its location to crop land. This acreage borders an irrigated corn circle to the north, an irrigated wheat circle to the southwest, and another wheat field to the northeast.

When you are surround by crop fields, have the property with dense cover, tall grass, thickets, water, and the travel corridors, you have the big bucks! This region of Kansas is known for its excellent Upland Bird hunting, with the reasons stated earlier, this property is no exception with a plethora of pheasants and a number of quail coveys. The 180" Ranch is situated just down the road from the Pratt Sandhills Wildlife area and other public hunting areas, opening up the opportunity to access thousands of acres of public hunting grounds.

If you are looking for a top notch hunting quarter, the 180" Ranch is right up your alley. In the past year, three notable bully bucks aged 7 1/2, 7 1/2, and 5 1/2 were harvested, making way for the younger giants in the area. In 2022, a mid-170's buck was taken off of this ranch, and trail cameras caught a true giant frequently visiting the waterhole. If you're in the market for a high-caliber hunting spot, the 180 Ranch is definitely worth a serious look. It has all the elements to create those memories of a lifetime!

Check the map (Land ID) below for 360 viewing

- Excellent Hunting
- Kansas Unit 16
- Trophy Deer
- Thriving Quail and Pheasant population
- Rio Grande Turkeys
- Near the Pratt Sandhills Wildlife area
- Solar water well
- East to West Tree Row

Auction Terms and Conditions: There is no buyer's premium. 10% earnest money down within 72 hours of accepted winning bid. Closing shall be within 40 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 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. All boundary line maps are approximate. The Seller has elected to have online bidding only. Great Plains Land Company is not liable for any claim regarding poor internet connection / disconnection during or before the auction. Great Plains Land Company has the authority to establish all bidding increments, and has the right to refuse, reject, or disqualify any bidders who are believed to be fraudulent, illegitimate, not competent, or in violation of any terms and conditions. Great Plains Land Company has the right to extend, pause, or delay the auction with the Sellers discretion. Property is selling subject to seller confirmation of price.

Winning bidders must enter into a purchase contract no later than 5 p.m. Friday August 30th , 2024. If buyer's default on the purchase the earnest money shall be non-refundable, unless further agreed upon by the sellers.



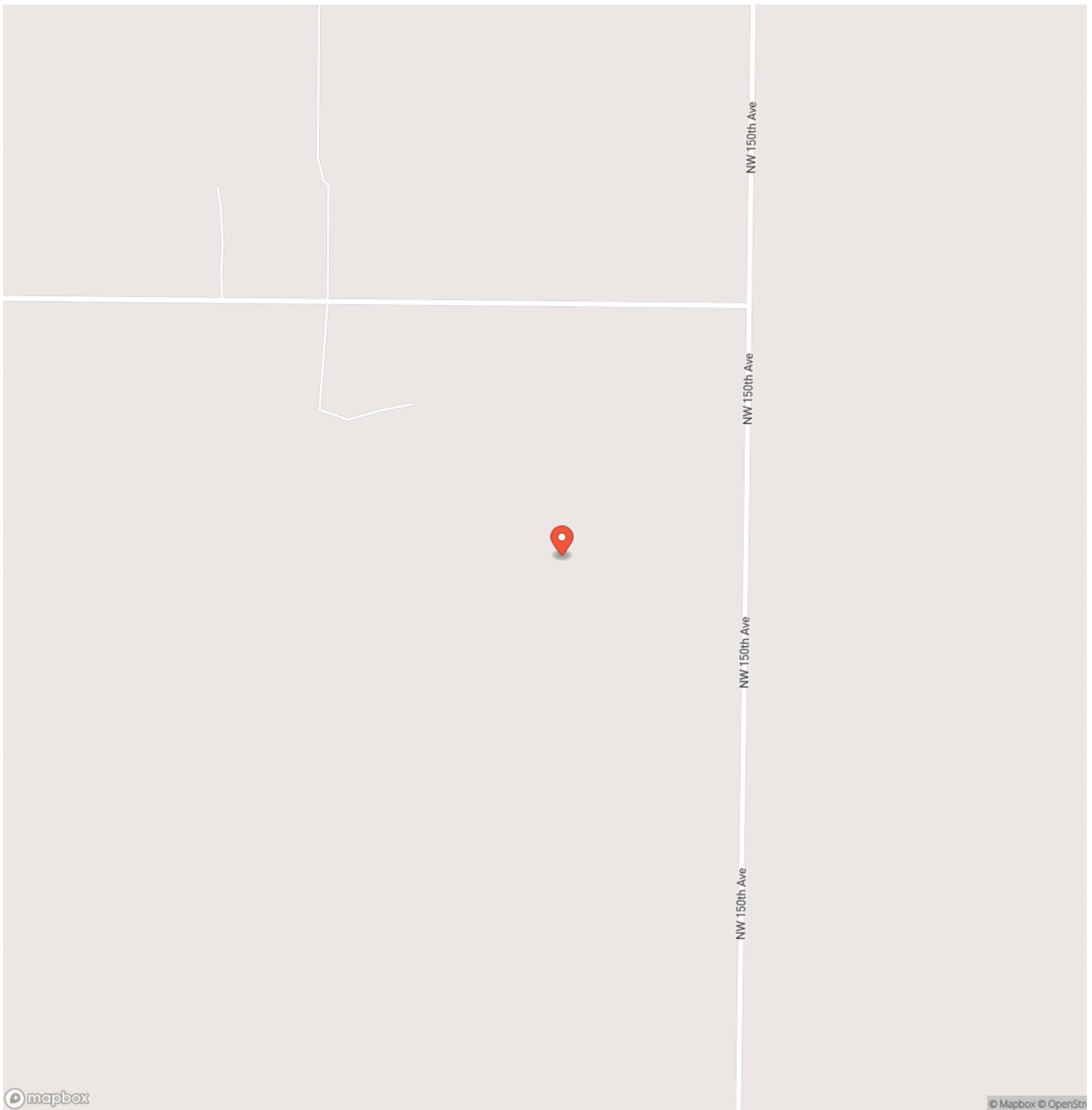
Any announcements made day of sale shall take precedence over any advertised material.



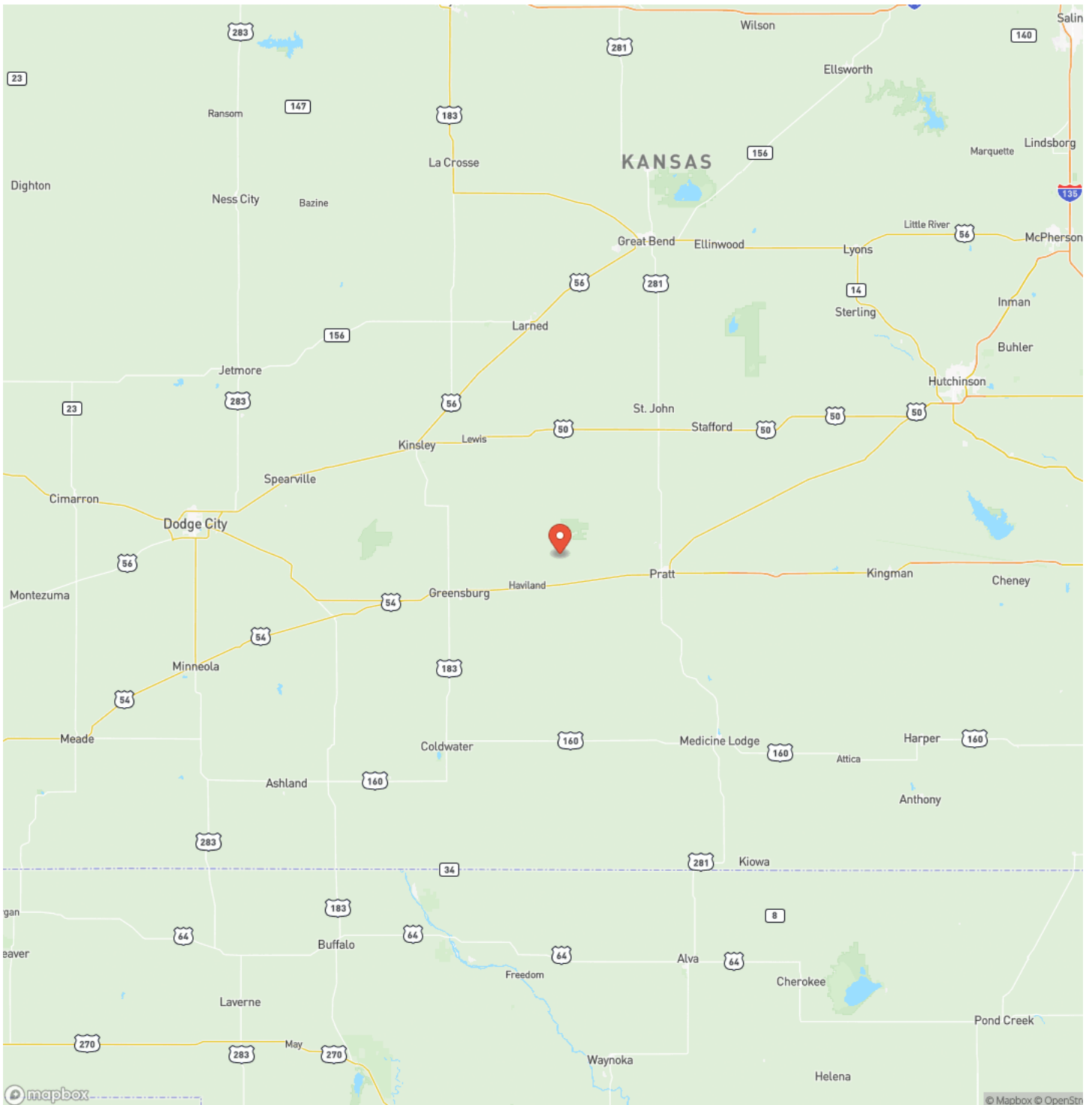
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Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Ky Pfleider

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(580) 430-7005

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ky@greatplains.land

Address

City / State / Zip

Alva, OK 73717

NOTES

[illegible]

MORE INFO ONLINE:

greatplainslandcompany.com

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.



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greatplainslandcompany.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 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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