

Online Auction 157+/- Acres in Rice County, Kansas
00000 Ave. X
Alden, KS 67512

157± Acres
Rice County



Online Auction 157+- Acres in Rice County, Kansas

Alden, KS / Rice County

SUMMARY

Address

00000 Ave. X

City, State Zip

Alden, KS 67512

County

Rice County

Type

Ranches, Hunting Land, Recreational Land, Undeveloped Land, Farms

Latitude / Longitude

38.18479 / -98.36678

Taxes (Annually)

756

Acreage

157

Property Website

<https://redcedarland.com/detail/online-auction-157-acres-in-rice-county-kansas-rice-kansas/49985/>



MORE INFO ONLINE:

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PROPERTY DESCRIPTION

Online Auction - Turn Key Quivira Hunting Farm with Living Quarters, Food Plots, Pond, Water Wells, Tower Blinds, and Feeders!

Online Bidding will open Tuesday Feb 13th, 2024 and concludes Tuesday Feb 20th, 2024 at 6pm CST. The Red Cedar Team will be available at 2 NE 10th Ave., St. John, Ks (one mile east of 281-50 round a bout) from 4pm on 02/20/24 until the auction concludes to help answer questions, and register bidders.

To register and bid online [Click here!](#)

Broker Registration & Referral Form [Click here!](#)

This property is its own refuge by the refuge holding large numbers of deer with its thick bedding areas, pond, and food plots, the wildlife has no reason to leave. Located 6 miles from Quivira National Wildlife Refuge and 2 miles from the Arkansas River, this property is well positioned to consistently hold lots of wildlife including whitetail, turkeys, ducks, pheasants, & quail.

The pond located in the center of the property holds water extremely well. An electric water well to help maintain the pond is available but is very rarely ever needed. On dry years the pond is around a 1/2 acre and on wet years it gets 1+ acre in size. Not only does this pond support the large deer herd but it also has ducks at all times of the year. There is a power outlet beside the pond that you can plug in an ice eater to keep open water during the freezing months to help attract even more ducks. The northeast part of the property consists of a large 70+ acre bedding area of plumb thickets, cedar trees, and grasses where the deer can be left alone and undisturbed. There are over 20 acres of established food plots strategically planted on the property along with 4 2000# gravity feeders. These well thought out food sources help keep all the wildlife feeling comfortable on the property without ever needing to leave. Also, with the property comes 3 Hawk Office blinds on 10ft towers that allow you to easily hunt every wind direction. There are mature hardwoods on the south and west parts of the property that allow great tree stand locations including a thick 3-acre plot of timber on the west side.

On the southwest part of the property is a newly built 30X60 Y.E.S. steel building with 900sq ft of living space that includes 1 bedroom, 1 bathroom, living room, full kitchen, and laundry room. The back half of the building is a nice, finished garage area for all your equipment and vehicles or you could very easily add another bedroom or two. The water well for the building is new. The building comes with refrigerator, stove, dishwasher, microwave, gas water heater, security system, and a 22kw Generac generator. You can sit comfortably inside and watch the wildlife any day of the week from the comfort of your couch. When you're at the property it is very rare to ever see or even hear a vehicle all day long but you still have the convenience of the town Sterling just a short 8 miles away if you were to need anything or to restock the fridge.

This property has everything central Kansas has to offer and then some. You do not want to miss this opportunity at owning your own refuge.

For more information about the property and to schedule a private tour, contact Land Specialist, Shane Smith at [620-282-1561](tel:620-282-1561)

Driving Directions: From the intersection of Garfield Ave. and Highway 96 in Sterling, Kansas travel 3.5 miles west, 1 mile south, and then 5 miles west.

Legal Description: 157+- Acres in NE/4 of S36-T21S-R10W in Rice County, Kansas.

2023 Taxes: \$605.78

Terms and Conditions: Bidders must be preapproved with their lender, if applicable, prior to registering. Registered bidders will be contacted by a representative of the auction company for proof of funds/pre approval. 5% earnest money down day of sale. Closing shall be with Security 1st 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 selling as is where is with no warranties or guarantees. All inspections and verifications should be handled by all buyers prior to the auction. 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



MORE INFO ONLINE:

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intact. 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 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. Red Cedar Land Co has the right to extend, pause, or delay the auction with the Sellers discretion. The lot will have a "soft close" meaning that if a bid is placed within the last minute, the bidding will extend another 5 minutes until no more bids are placed.

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 bidder must enter into a purchase contract no later than 5pm Wednesday February 21st, 2024. If buyer defaults on the purchase the earnest money shall be non-refundable, unless further agreed upon by the sellers.

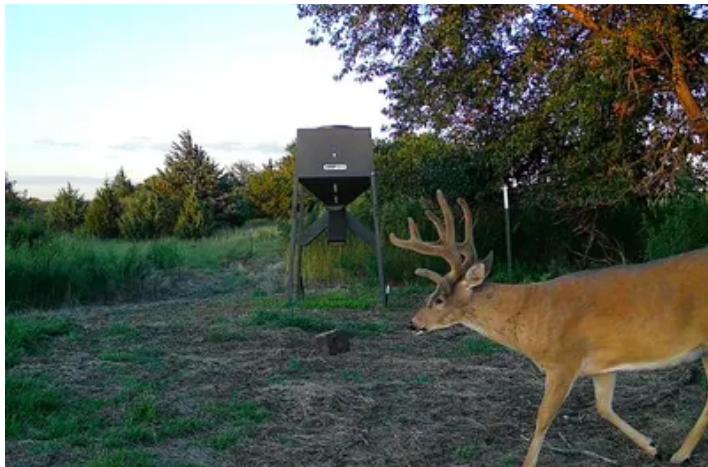
Mineral rights owned by the Seller will transfer to the Buyer.

Key Features:

- **New building with living quarters**
- **Trophy Whitetail Deer Hunting**
- **2 Electric Water Wells**
- **Wetlands**
- **20 Acres established Food Plots**
- **3 Hawk Blinds on 10ft. Towers**
- **4 ASF 2000# Gravity Feeders**
- **1.5 Miles off Blacktop Road**
- **2 Miles from Arkansas River**
- **6 Miles from Quivira National Wildlife Refuge**
- **1 Hour and 20 minutes from Wichita**



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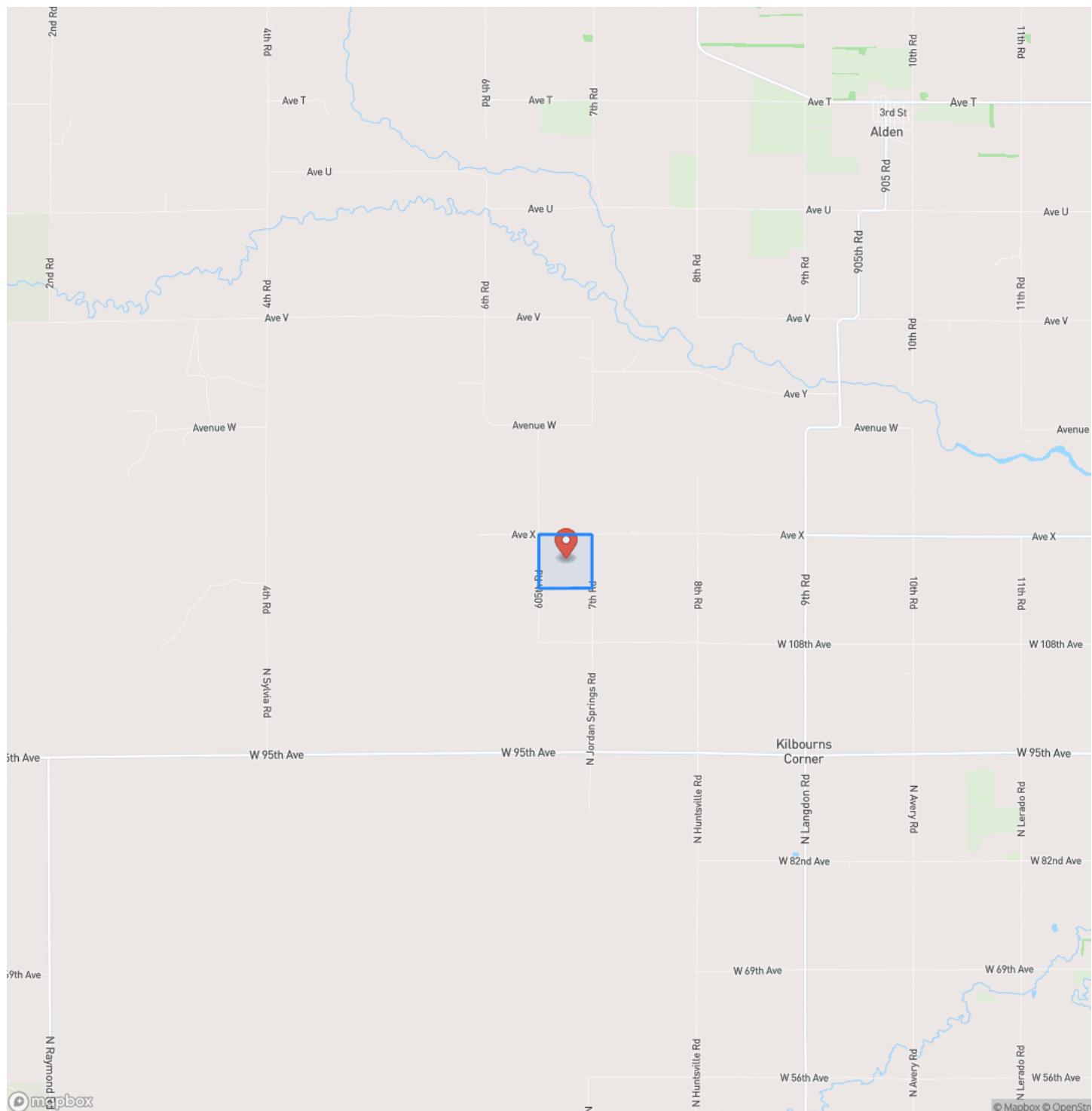


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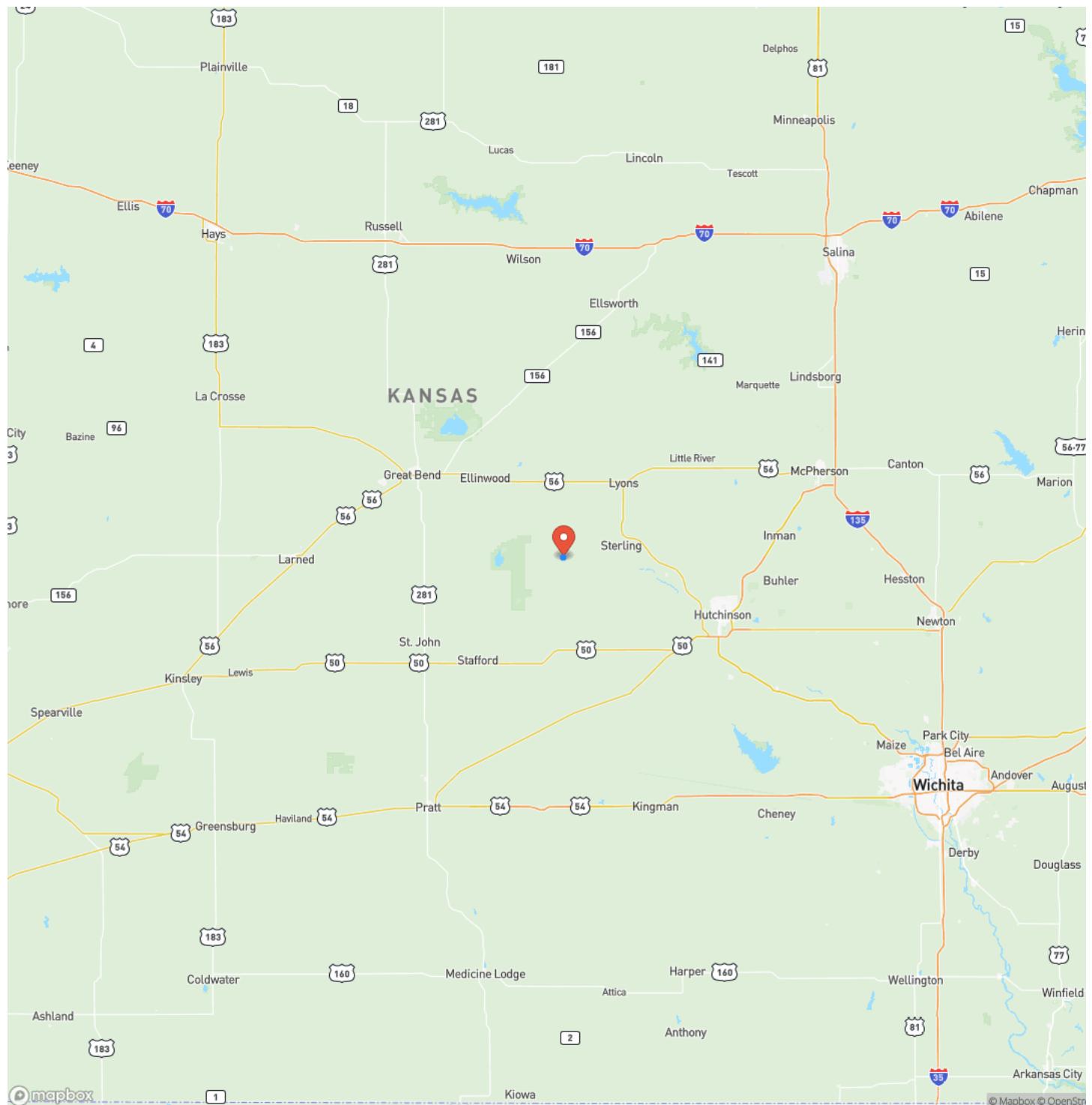
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Locator Map



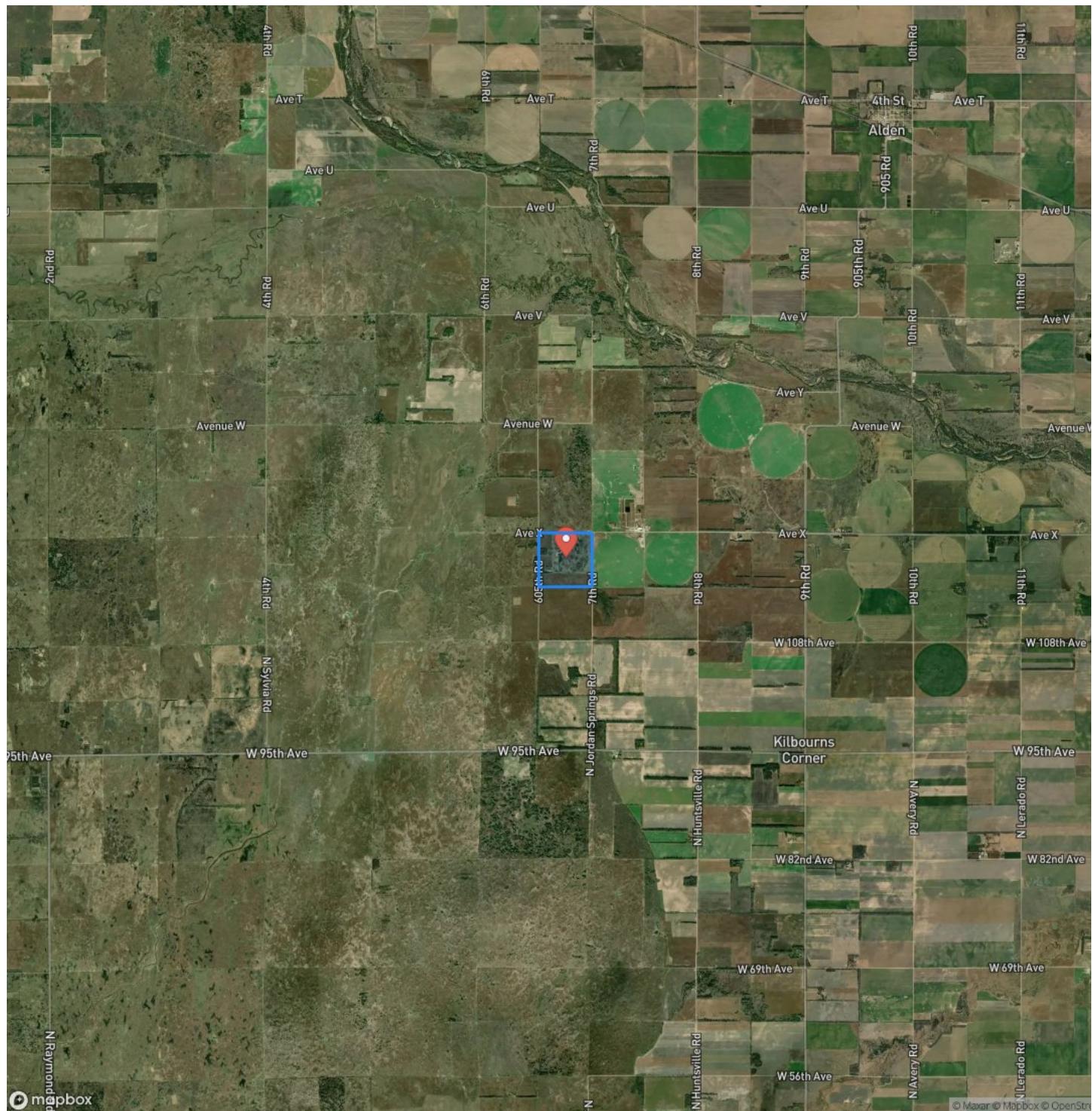
Locator Map



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Satellite Map



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Alden, KS / Rice County

LISTING REPRESENTATIVE

For more information contact:



Representative

Shane Smith

Mobile

(620) 282-1561

Email

shanesmith@redcedarland.com

Address

City / State / Zip
Great Bend, KS 67530

NOTES



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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.



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