

Online Auction Kansas Waterfowl Paradise
N 270th Rd
Solomon, KS 67480

\$1
154± Acres
Ottawa County



Online Auction Kansas Waterfowl Paradise
Solomon, KS / Ottawa County

SUMMARY

Address

N 270th Rd

City, State Zip

Solomon, KS 67480

County

Ottawa County

Type

Recreational Land, Hunting Land

Latitude / Longitude

39.04013 / -97.43117

Acreage

154

Price

\$1

Property Website

<https://redcedarland.com/detail/online-auction-kansas-waterfowl-paradise-ottawa-kansas/89168/>



Online Auction Kansas Waterfowl Paradise Solomon, KS / Ottawa County

PROPERTY DESCRIPTION

Online Only Auction – Kansas Waterfowl Paradise in Ottawa County, Kansas.

Online bidding opens Wednesday, Oct. 1st at 6:00 PM. It will conclude with a soft close on Wednesday, Oct. 8th at 6:00 PM.

To register to bid online [Click Here!](#) Contact Shane Smith for any registration needs [620-282-1561](tel:620-282-1561)

Legal Description: 154+/- acres in the NE/4 of S4-T12s-R1w.

2024 Taxes: \$1,300.58

PROPERTY DESCRIPTION: *WATER, WATER, AND MORE WATER!* This beautiful 154+/- acre property has all of your outdoor recreational needs and more. With multiple spring fed ponds and runoff ponds you can have up to 14+ acres of water on wet years. On average years it typically has 9+/- acres of water. The main 2 ponds have never gone dry even on the dry years. The property currently has water almost the entire 1/2 mile east and west across the property. This area is notorious for having high volumes of waterfowl come through. Year after year the ducks and geese stack up all over this area throughout the fall and winter months. There is plenty of cover to brush in a blind on the main ponds and enjoy the winter migration of waterfowl. The ponds have shallow parts to them perfect for early season teal hunting, and the deeper portions will hold geese and mallards later into the season. The 115+/- acre pasture has great 5 strand barbed wire fence all the way around it for cattle grazing, and the 40+/- acre tillable field on the northwest part of the property has good soils for growing crops.

Fishing: These ponds have all been stocked in previous years with large mouth bass, channel cat, blue gill, and black crappie for added fun all summer long. The ponds have great tree cover and vary in depth and shape. The crappie and bass have plenty of brush piles to hide in with most of the ponds having good tree structure.

The ponds have endless opportunities for fishing, hunting, and camping!

Shed: Towards the west end of the property is a 48'X30' metal shed that would make a convenient place to keep all of your decoys, john boat, fishing gear, or any other items.

Hunting: Now for the deer hunters, this area of the state has produced some absolute giants over the years and this place has a perfect layout with the valleys and all of thick cover to help keep them comfortable right here on the property. There are some nice trails cut through the thickest parts to help funnel the deer where you want them. You could add a food plot on the north side of the property where there is a 40+/- acre tillable field or you could easily clear out a nice secluded plot in the thick timber. With all of the cover and water all you have to add is food and the deer will never want to leave. There is also a great turkey population on the property to offer you some memorable hunts in the spring time. ***Recent trail cam photos show a nice mature buck, good doe population, and a local flock of turkeys.***

Mineral Rights: What mineral rights the sellers own shall transfer. Buyer to perform their own mineral search or due diligence.

Possession: Immediate possession upon deposit of non-refundable earnest money / fully executed purchase contract. The new owner will be able to hunt early prior to closing just in time for the RUT. Cattle grazing and crop land possession is subject to tenants rights.

Personal Property Included: Old containers with metal and aluminum, non-working excavator, other misc metal.

Showings are by appointment only. To schedule a private tour or for further questions, contact the listing agent **Shane Smith** [620-282-1561](tel:620-282-1561)

KEY FEATURES:

- Multiple Ponds
- Excellent Waterfowl, Deer, & Turkey Hunting

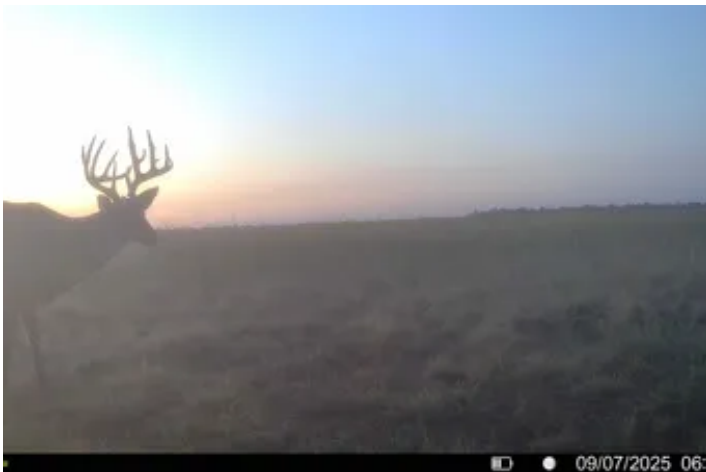


- 10 Minutes From Solomon
- 20 Minutes From Salina
- 20 Minutes From Abilene
- 45 Minutes to Manhattan Regional Airport
- 2.5 Hours to MCI
- Great Fences
- Shed
- Stocked Ponds
- Mature Timber
- 40+/- Acres Tillable
- 1/2 mile off HWY 18

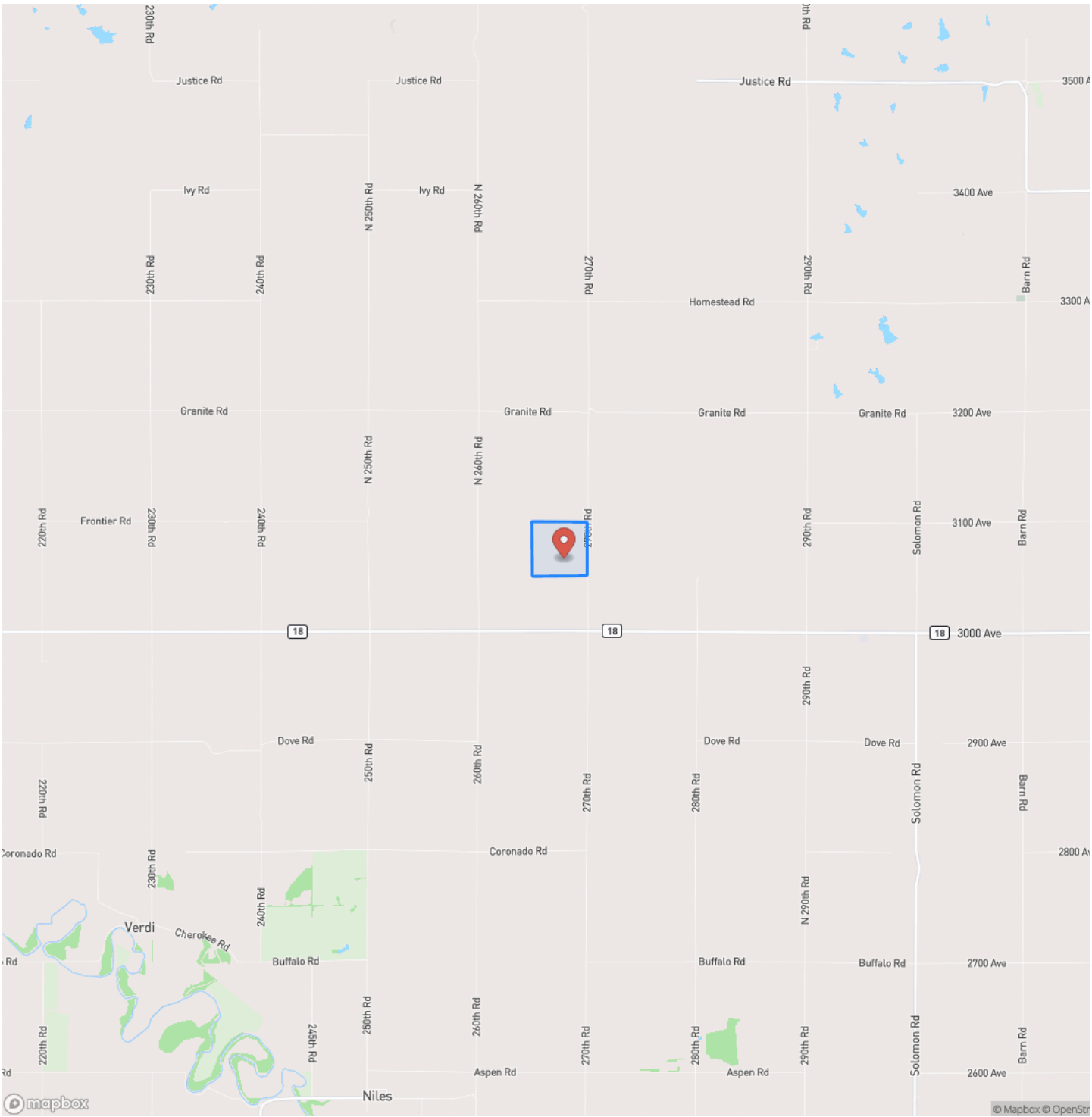
Auction Terms & Conditions: No buyer's premium. Bidding will be by the acre, final bid multiplied by the total acres will determine the final contract price. Bidders must be pre-approved with their lender, if applicable, prior to registering. Registered bidders will be contacted by the auction company for proof of funds/pre-approval. 10% earnest money deposit due the day of the sale. Closing shall be with Scheibeler's Title on or before 30 days from the auction date. Taxes shall be prorated to the date of closing. Title insurance and closing costs shall be split 50/50 between the buyer and the seller. All real estate shall be sold in its present "as is/where is" condition without any implied warranties or guarantees from the seller or Red Cedar Land Co. LLC. All inspections and verifications should be handled by the bidders prior to auction. All real estate is selling subject to any leases, roadways, easements, restrictions, and right of ways. Real estate is not selling subject to any inspections or bank approvals. What mineral rights the sellers own shall transfer to the buyer. All boundary lines, fencing lines, and acreages are approximate and not guaranteed. Sellers have selected to have online bidding only. Bidders use the online bidding platform at bidder's sole risk. Red Cedar Land Co. LLC is not liable for any interruptions, unavailability, delays, or failure in the online bidding platform including errors or omissions related to the submission or acceptance of online bids. Red Cedar Land Co. LLC has the authority to establish all online bidding increments, and has the right to refuse, reject, or disqualify and bidders who are believed to be fraudulent, illegitimate, not competent, or in violation of any terms and conditions. Red Cedar Land Co. LLC has the right to extend, pause, or delay the auction with sellers discretion. The lot will have a "soft close" meaning that if a bid is placed within the last 3 minutes, the bidding will extend another 3 minutes until no more bids are placed. All property information is believed to be accurate; however Red Cedar Land Co. LLC is not liable for its accuracy. Red Cedar Land Co. LLC is acting as a seller's agent. The land is selling subject to seller's confirmation of price. If the buyer defaults on the purchase the earnest money shall be non-refundable, unless further agreed upon by the sellers. Any announcements made or changed the day of the sale shall take precedence over any other advertised material or verbal communication. Buyer will receive immediate possession upon deposit of non refundable earnest money.



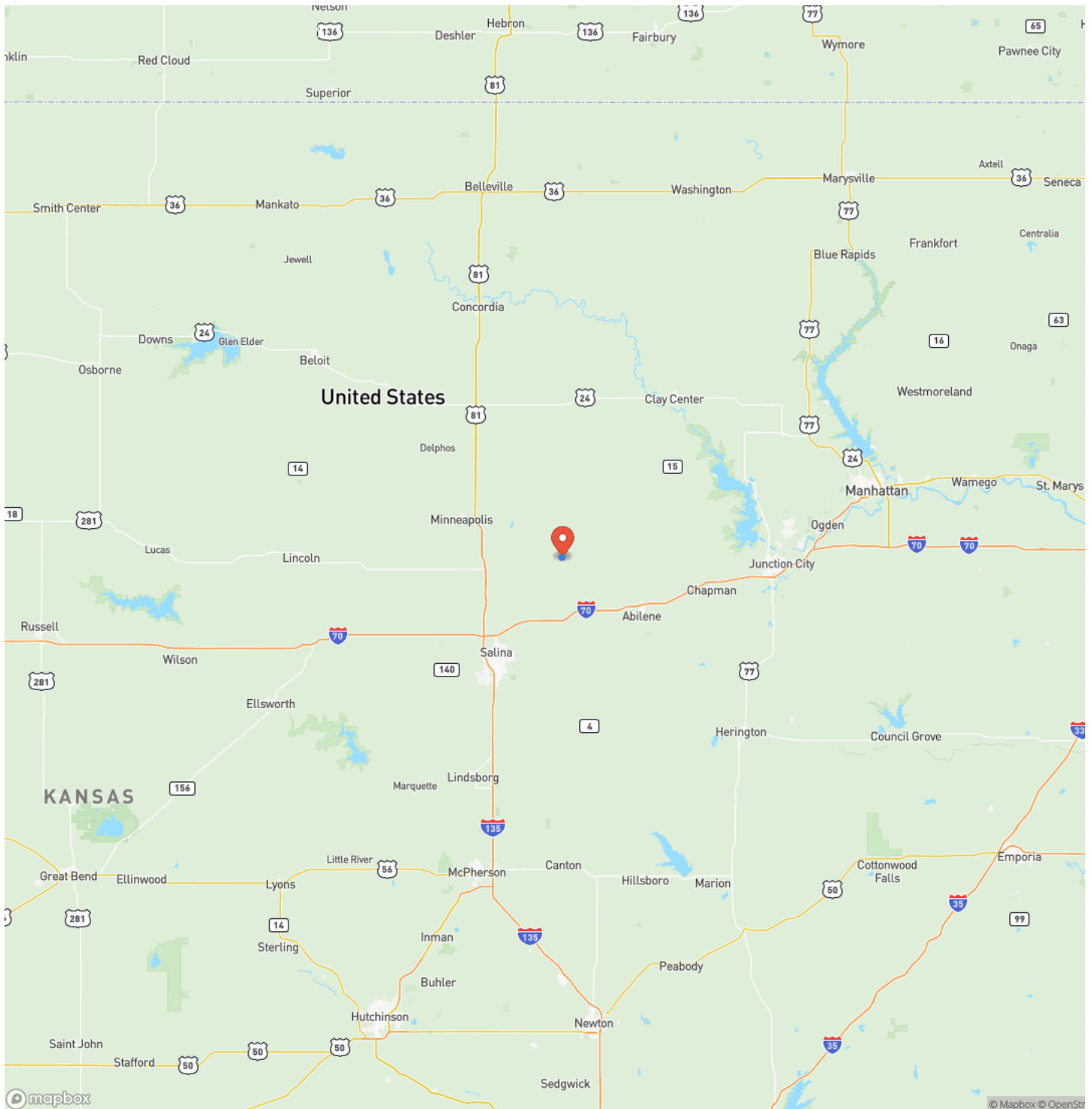
Online Auction Kansas Waterfowl Paradise
Solomon, KS / Ottawa County



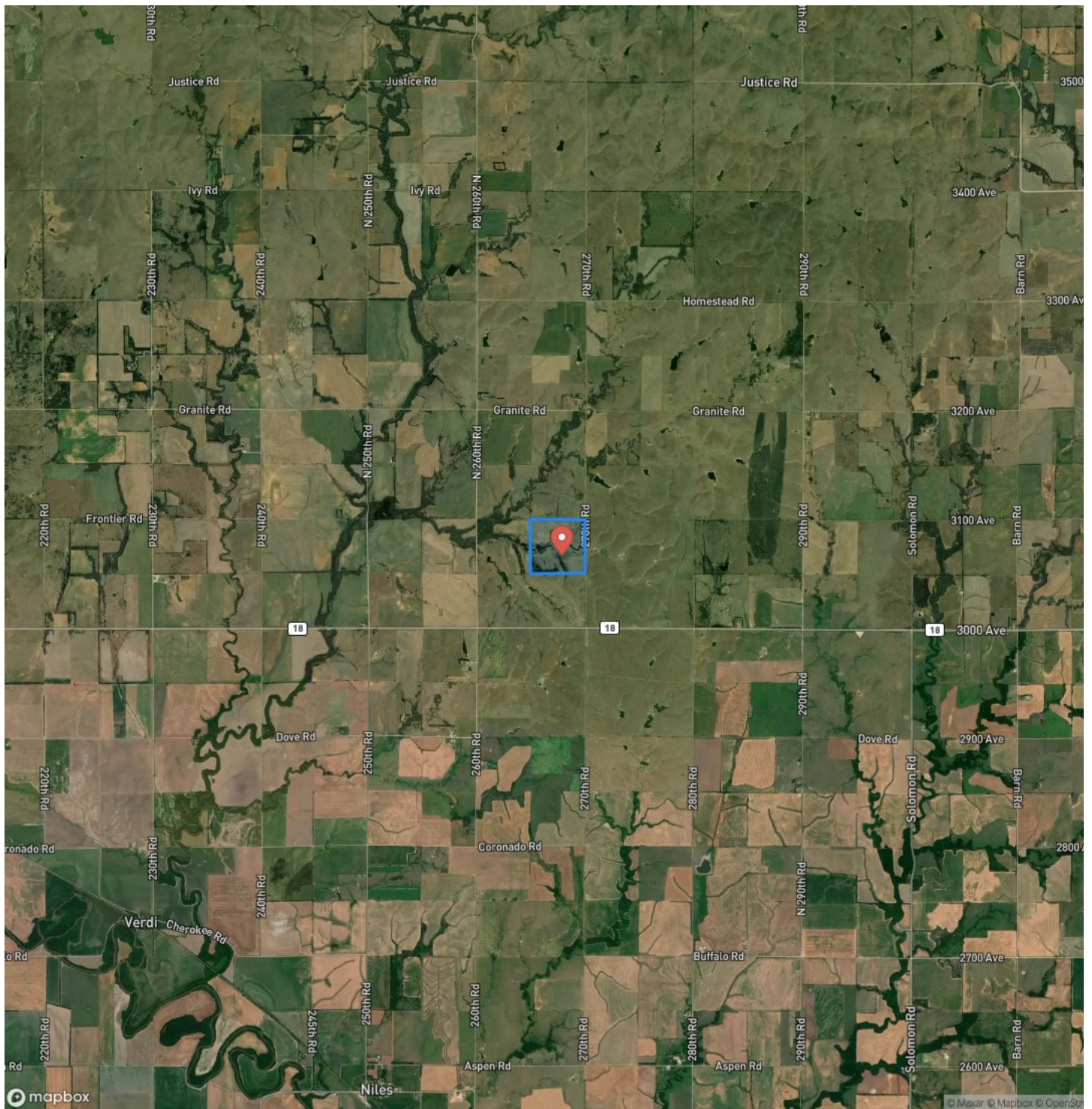
Locator Map



Locator Map



Satellite Map



Online Auction Kansas Waterfowl Paradise Solomon, KS / Ottawa County

LISTING REPRESENTATIVE

For more information contact:



Representative

Shane Smith

Mobile

(620) 282-1561

Email

shanesmith@redcedarland.com

Address

City / State / Zip

NOTES

[illegible]

This image shows a single 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.



redcedarland.com

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.



Red Cedar Land Co.
2 NE 10th ave
Saint John, KS 67576
(620) 546-3746
redcedarland.com

