

Schlegel auction 3
0000 300 Rd
Neodesha, KS 66757

\$1
18,500± Acres
Wilson County



Schlegel auction 3
Neodesha, KS / Wilson County

SUMMARY

Address

0000 300 Rd

City, State Zip

Neodesha, KS 66757

County

Wilson County

Type

Farms

Latitude / Longitude

37.41181 / -95.713783

Acreage

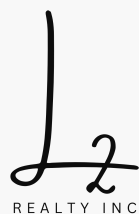
18.500

Price

\$1

Property Website

<https://l2realtyinc.com/property/schlegel-auction-3-wilson-kansas/53092/>



PROPERTY DESCRIPTION

Welcome to 18.5 acres of rolling hills and mature timber, just a stone's throw away from the charming town of Neodesha, KS. This unique property offers a blend of natural beauty and recreational potential, making it a rare find in the heart of the countryside.

Perched atop a big hill, this parcel of land boasts panoramic views of the surrounding landscape, providing the perfect backdrop for your dream home or weekend retreat. With mature timber scattered throughout, you'll find plenty of shade and privacy, creating an idyllic setting for relaxation and recreation. The private drive leads you up to the top of the hill, once on top it opens up to reveal a the flatter part of the acreage.

But that's not all – this property has a history of adventure, as the current owners used to host paintball wars on the hilltop. Whether you're an adrenaline junkie seeking thrills or simply looking for a unique way to bond with friends and family, this land offers endless possibilities for outdoor fun and excitement. Hunting on this place is going to be very good considering the size of the acreage. The landscape lays out so that you could have a few different spots and potentially see different deer.

Located just outside of Neodesha, you'll enjoy the peace and tranquility of rural living while still being within easy reach of local amenities and attractions. Whether you're interested in hiking, hunting, or simply soaking in the beauty of nature, this property has something for everyone.

Don't miss your chance to own a piece of Kansas countryside where adventure awaits at every turn. With its scenic views, mature timber, and recreational potential, this property is sure to capture your imagination and inspire your dreams. Welcome to your own slice of paradise.

- 18.5 acres of rolling hills and mature timber near Neodesha, KS
- Ideal for building your dream home or weekend retreat
- History of paintball wars, offering adventure and recreation
- Excellent hunting opportunities with diverse landscapes
- Close proximity to local amenities and attractions
- Perfect for hiking, hunting, and enjoying nature
- Scenic views and tranquil surroundings offer a slice of paradise

ONLINE ONLY. Bidding will open at 10:00 on 4/11/2024 and close at 7:30 PM on 4/11/2024 or once no additional bids have been placed for 3 minutes. Download our app "L2 Realty Auctions" or go to <https://l2realtyinc.bidwrangler.com/ui> to keep up and place bids.

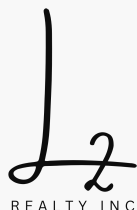
There will be a 10% buyer premium added to the high bid to determine the contract price. The closing fee and title insurance fee will be split 50/50 between seller and buyer.

The property is selling subject to a reserve.

Bids submitted shall be "firm bids" available for the seller's acceptance and without contingencies. Interested buyers need to view the property before the auction date and have financing approval along with any inspections performed before bidding.

18.5 times the final bid will calculate the final sales price.

Upon acceptance of a bid by the seller, the real estate contract will be provided by the seller's agent to the successful bidder promptly, and the termed contract shall be executed by the successful bidder and tendered to the seller's agent within 24 hours of the close of the auction. The earnest deposit in the amount of 10% of the final sale price will be tendered to Security 1st



Title within five (5) days of notification and acceptance. The remaining balance is due at the time of closing.

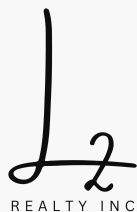
Closing of the sale bid purchase will be conducted on or before 5/14/2023 at which time the seller shall deliver possession.

Selling is subject to easements, restrictions, roadways, and rights of way. Preliminary title work included.

Boundary property lines pictured are approximated for reference only. There will be no guarantee on any fence or property lines as the selling is of the legal description only.

Property is selling "as is" condition and is accepted by the buyer without any expressed or implied warranties.

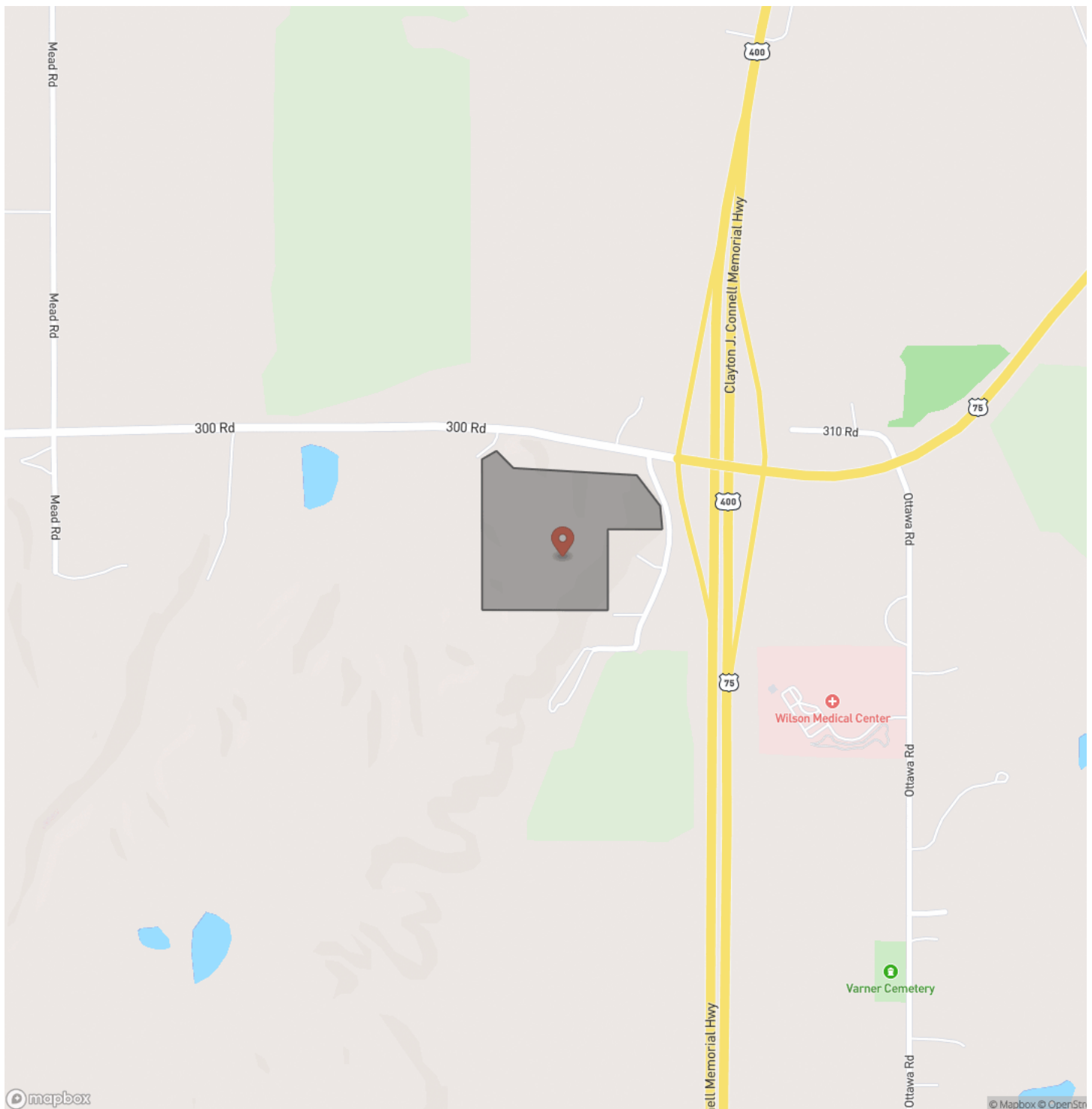
All terms announced on the day of the auction take precedence over any other advertising.



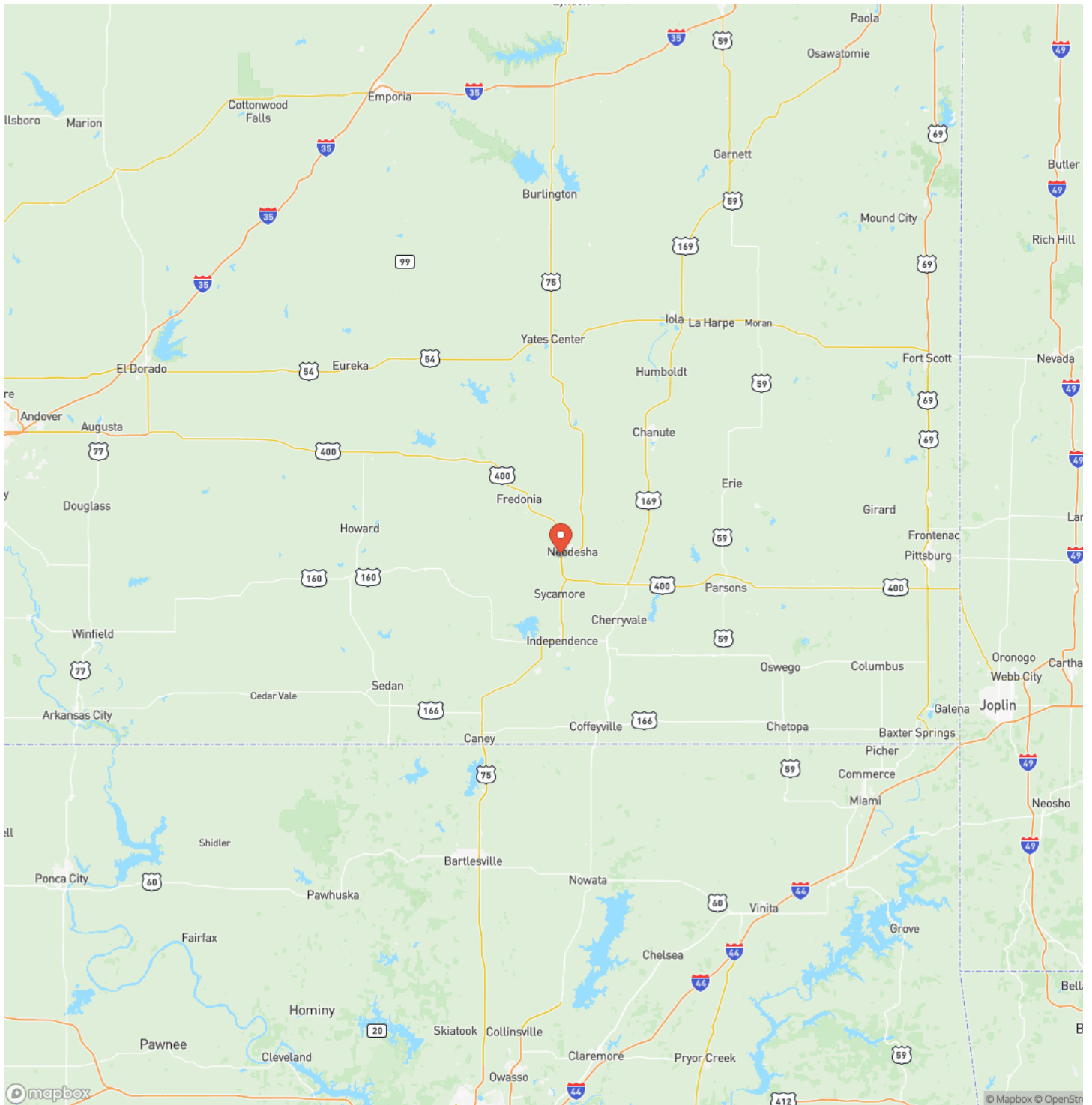
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Locator Map



Locator Map



Satellite Map



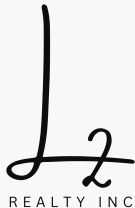
This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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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