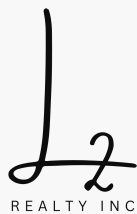


Allen County tillable and Big Bucks
0 Delaware Rd
Elsmore, KS 66732

159± Acres
Allen County



**Allen County tillable and Big Bucks
Elsmore, KS / Allen County**

SUMMARY

Address

0 Delaware Rd

City, State Zip

Elsmore, KS 66732

County

Allen County

Type

Farms

Latitude / Longitude

37.787315 / -95.247327

Taxes (Annually)

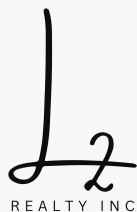
1973

Acreage

159

Property Website

<https://l2realtyinc.com/property/allen-county-tillable-and-big-bucks-allen-kansas/52496/>



Allen County tillable and Big Bucks Elsmore, KS / Allen County

PROPERTY DESCRIPTION

L2 Realty, Inc is proud to present 159+/- acres in Allen County for sale via online and in live Auction. The parcel will sell as 1 whole parcel. The terms of the auction are listed below.

With its location along Delaware Road in South Central Allen County, access will not be an issue. The property sits on a paved Road only 4.5 miles off US HWY 59. This multi use investment property has everything needed to gain attention from people for all the right reasons.

Lets start with tillable acreage. The approximate 132 acres in tillable production are made up of above average Allen County soils. The soils consist mostly of Bates loam, Dennis Silt loam, and Kenoma Silt loams. These are mostly great producing class 2 and class 3 soils. The current farmer in place will farm the property for the current year, but the buyer will receive the income for 2024 as long as he/she compensates the sellers expenses for the current crop. The current farmer would also love the opportunity to farm the property moving forward is so desired.

The tillable acreage is without a doubt the biggest draw, but don't sleep on the recreational opportunities. The 159 overall acres also consist of 27 acres of timber/brush. The aerial does not do it any justice. The 2 draws that work up through the middle of the farm consist of a good combination of hardwoods and scrub brush. The surrounding properties all come together with this farm in the bottom corners to make for some amazing funnels and pinch points. These draws being surrounded by tillable acres will make this farm the hub all season long. Add on top of that, a 180 inch whitetail was harvested on a neighboring farm this season. With the genetics, food, and cover in place, this property is for sure a slam dunk!

This parcel could also be that possible build site for the home of your dreams. Located along a paved road and with 20 minutes of Iola, Humboldt, and Chanute, you could have the serenity of the country within ear shot of town. There is rural water and electricty on Delaware Road along the property. With all these amenities, this is a no brainer if you are looking for a place to build a home and raise a family.

As you can see, this property has it all! For more information and to set up your own personal tour, contact Brian Helman [\(620\)212-2027](tel:6202122027), today!

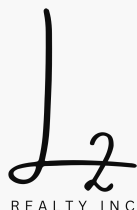
- 132 acre tillable
- Big Bucks
- Paved Rd frontage
- Utilities on site
- Build site
- 2 hours from Kansas City
- 2 hours from Wichita
- 2 hours from Tulsa

Auction Terms (Hybrid)

ONLINE & LIVE. Online bidding will open at 10a.m. on April 22nd, 2024 and the live auction will begin at 6 p.m. on April 23, 2024. Bidding will be conducted via online, by phone, or in person. Download our app "L2 Realty Auctions" or go to <https://l2realtyinc.bidwrangler.com/ui> to keep up and place bids. The auction will conclude upon closing of the live bidding.

There will be a 10% buyers premium added to the high bid to determine the contract price. 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 sellers acceptance and without contingencies. Interested buyers need to view the property prior to the date of the auction and have financing approval along with any inspections performed prior to bidding.

Final sales price will be calculated by 158.9 times the final bid.

Upon acceptance of a bid by 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 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. Remaining balance due at the time of closing.

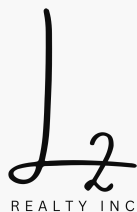
Closing of the sale bid purchase will be conducted on or before May 7th, 2024 at where time seller shall deliver possession.

Selling 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.

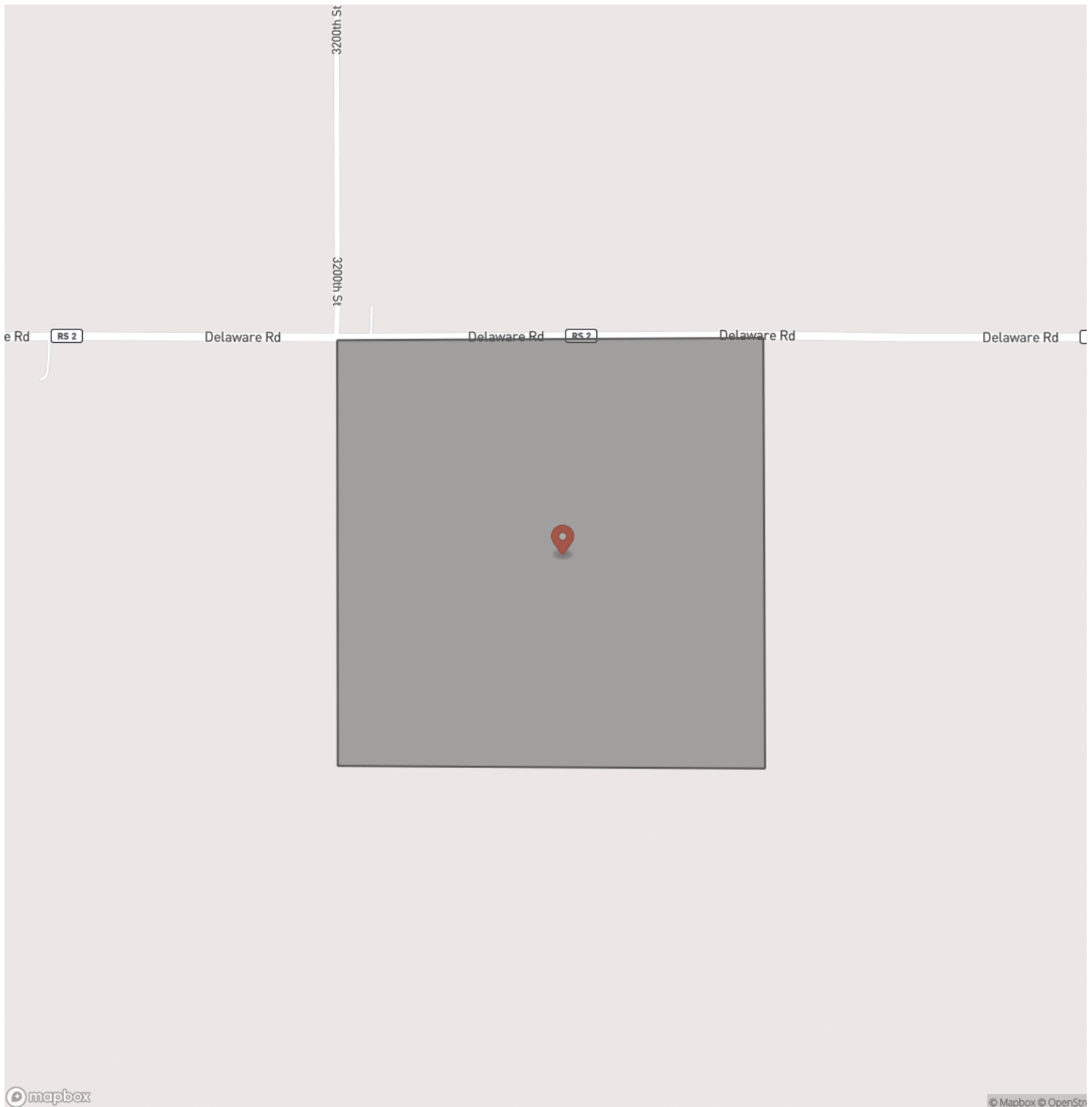
All terms announced the day of the auction take precedence over any other advertising.



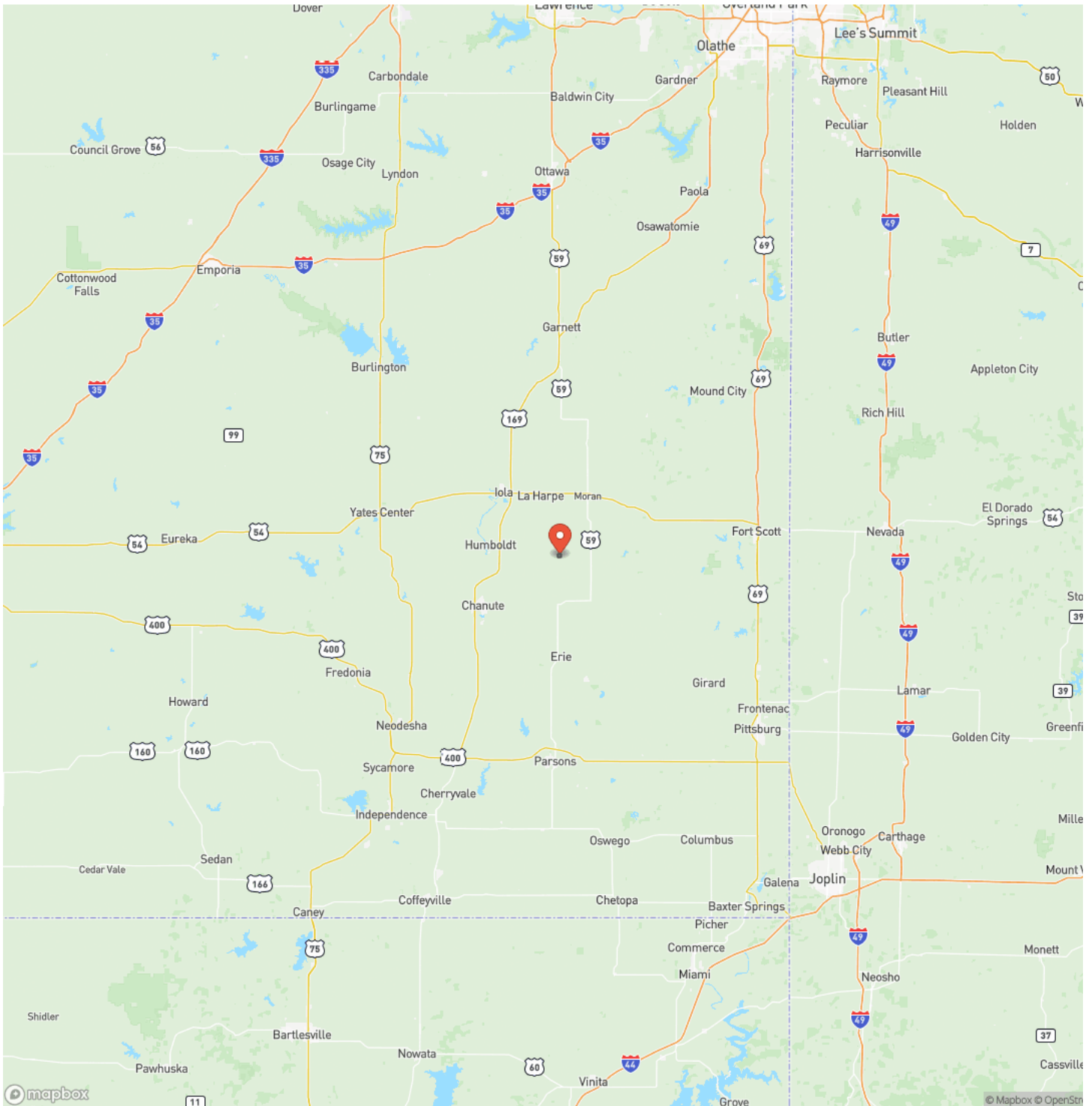
Allen County tillable and Big Bucks
Elsmore, KS / Allen County



Locator Map



Locator Map



Satellite Map



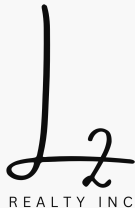
This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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.



L2 Realty, Inc - Land and Lifestyle Properties

4045B CR 3900

Independence, KS 67301

(620) 577-4487

l2realtyinc.com

