

Auction: 137+/- acre Montgomery County Recreation
and Tillable
000000 CR 3400
Liberty, KS 67351

\$1
137.290± Acres
Montgomery County



**Auction: 137+/- acre Montgomery County Recreation and Tillable
Liberty, KS / Montgomery County**

SUMMARY

Address

000000 CR 3400

City, State Zip

Liberty, KS 67351

County

Montgomery County

Type

Undeveloped Land

Latitude / Longitude

37.148512 / -95.61123

Acreage

137.290

Price

\$1

Property Website

<https://l2realtyinc.com/property/auction-137-acre-montgomery-county-recreation-and-tillable-montgomery-kansas/70572/>



Auction: 137+/- acre Montgomery County Recreation and Tillable Liberty, KS / Montgomery County

PROPERTY DESCRIPTION

Auction Terms (Hybrid)

ONLINE & LIVE. Online bidding will open at 10:00 AM on March 6, 2025 and the live auction will begin at 2:00 PM on March 8, 2025. 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 seller's 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 137.29 times the final bid plus buyer's premium.

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 will be conducted on or before April 8, 2025 at which time the 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.

Auction: 137+/- acre Montgomery County Recreation and Tillable

This exceptional 137+/- acre property offers a versatile blend of productive farmland, recreational opportunities, and investment potential. With approximately 85 tillable acres featuring primarily Class 2 silt loam soils, the land is equipped with good terraces and waterways for efficient farming. The property boasts impressive average yields, including 45 bushels per acre for soybeans, 65 for wheat, and 115 for corn, with a reliable tenant farmer in place who is eager to continue under a share crop or cash rent arrangement, should the opportunity present itself.

Beyond its agricultural and investment value, the property includes 52+/- acres of mature woods, featuring hardwoods as well as pecan trees that enhance its natural beauty and recreational appeal. Trophy whitetail deer hunting is a standout feature, with the property having an excellent deer history and having recently produced an almost 190" whitetail. Located in a neighborhood known for producing trophy caliber whitetails, one quick glance at the trail camera photos and its evident to see that the genetics, age structure, and nutrients are readily available and in place. The potential to further enhance the property for wildlife exists with multiple potential food plot and/or supplemental food locations as well as the opportunity to develop a private waterfowl marsh. Located adjacent to "Liberty Lake", this area is renowned for attracting and holding large numbers of waterfowl. Many days in the tree stand are spent being serenaded while watching large numbers of ducks and geese fly in and out of the neighboring lake.

Located between Independence and Coffeyville with convenient access via a blacktop road, other amenities include rural water and electricity availability. Whether you're seeking a productive agricultural investment, a hunting retreat, or a combination of both, this

MORE INFO ONLINE:

L2realtyinc.com

property delivers unmatched versatility and opportunity.

All mineral rights are intact and will transfer. An Open House will be held on March 8, 2025 from Noon to 2:00 pm. Contact Rural Property Specialist Jake Kolb with any questions or to schedule a private showing.

137+/- acres

85+/- tillable acres

52+/- acres Woods

Majority Class 2 Silt Loam Soils

Good Terraces and Waterways

1 Non-producing Gas Well

45 Bushel Soybean Average/acre yield

65 Bushel Wheat Average/acre yield

115 Bushel Corn Average/acre yield

Tenant Farmer in Place and would like to continue

Share Crop or Cash Rent Options

ROI

Trophy Whitetail Deer Hunting Opportunities

Excellent Whitetail Deer history

Potential Food Plot Locations

Mature Hardwoods

Mature Pecan Trees

Adjacent to "Liberty Lake"

Area is known for attracting and holding large numbers of waterfowl

Potential Waterfowl Marsh build site

Electric is available

Rural water is available

Blacktop road access

9+/- miles to Coffeyville, KS

12+/- miles to Independence, KS

48+/- miles to Bartlesville, OK

71+/- miles to Joplin, MO

84+/- miles to Tulsa, OK

140+/- miles to Rogers, AR

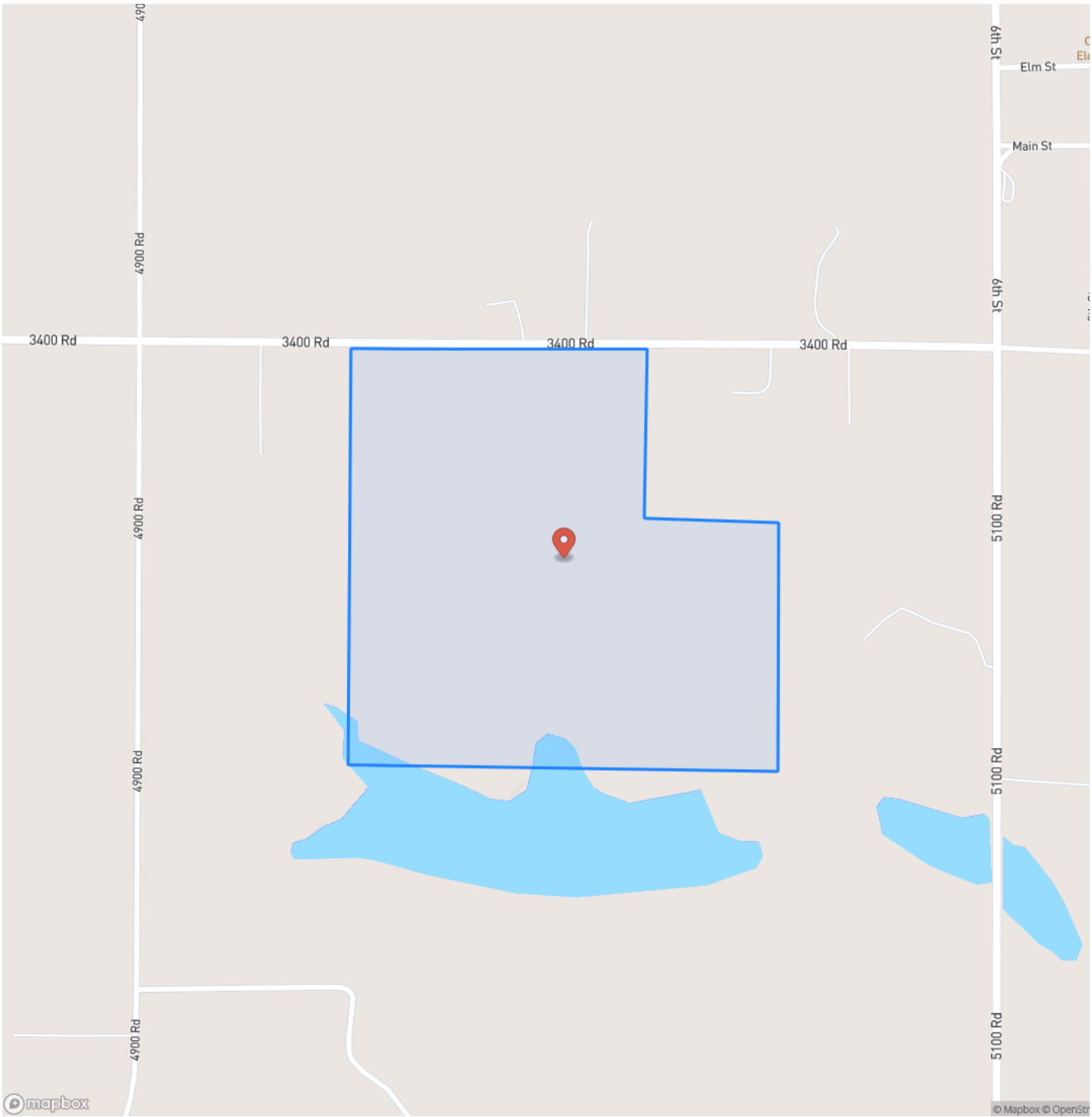
160+/- miles to Kansas City, KS



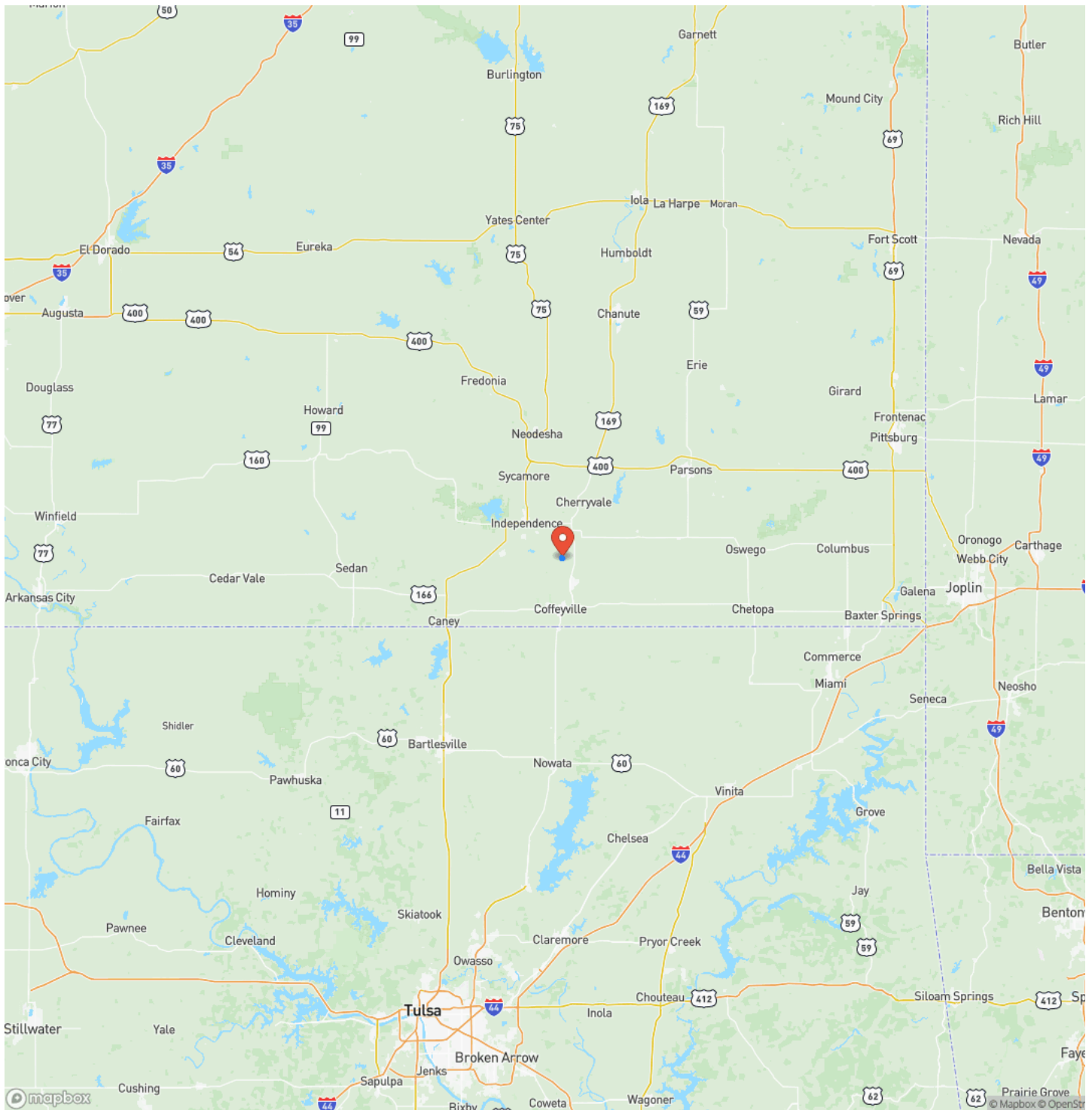
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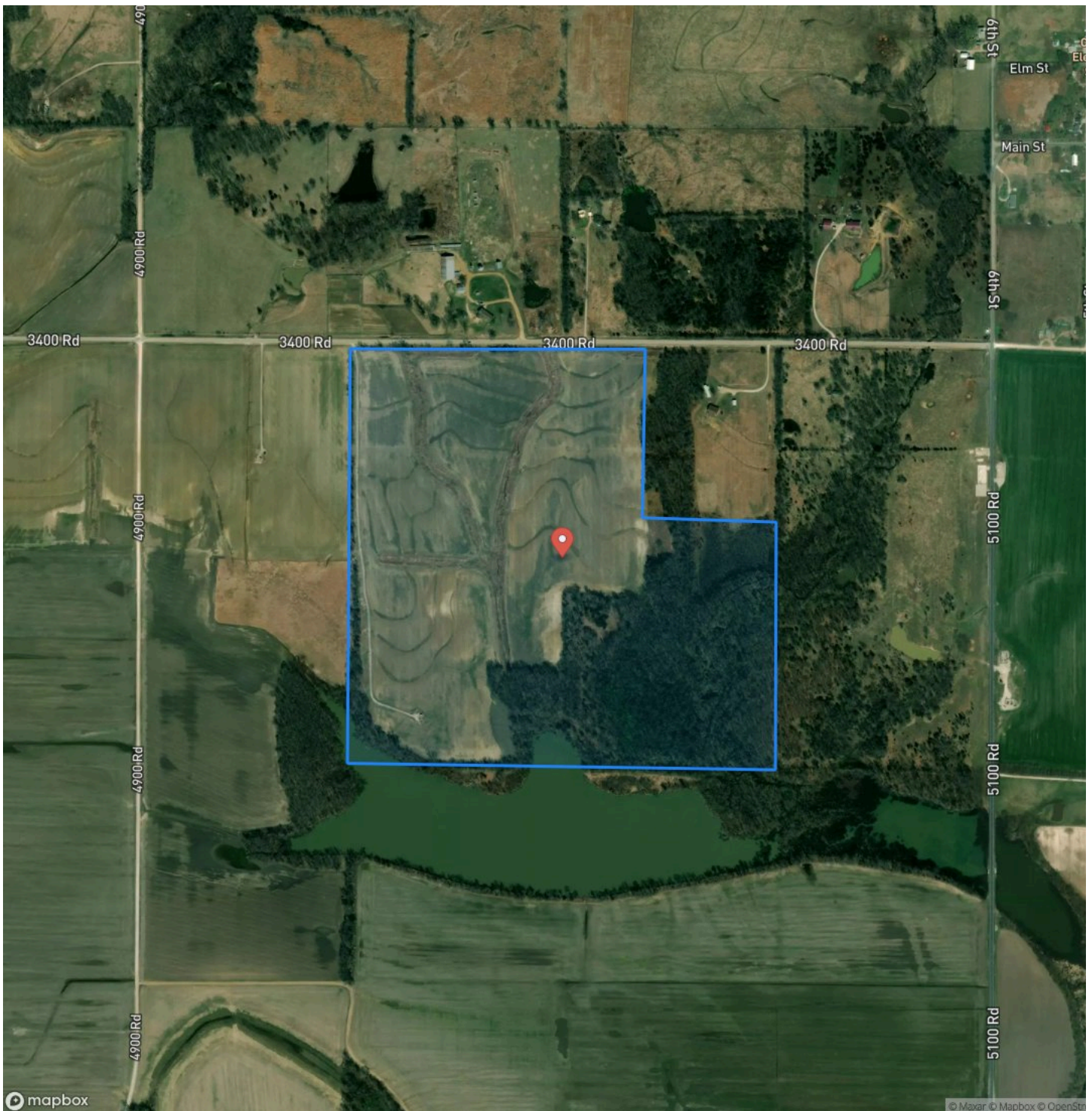
Locator Map



Locator Map



Satellite Map



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Liberty, KS / Montgomery County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Jake Kolb

Mobile

(620) 252-5881

Email

jkolb@L2realtyinc.com

Address

City / State / Zip

Havana, KS 67347

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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