

Meridian Creek Recreational Farm Auction in Sumner
County
0000 E 170th St S
South Haven, KS 67140

\$399,999
150± Acres
Sumner County

HYBRID AUCTION

— May 22nd —



Meridian Creek Recreational Farm Auction in Sumner County South Haven, KS / Sumner County

SUMMARY

Address

0000 E 170th St S

City, State Zip

South Haven, KS 67140

County

Sumner County

Type

Hunting Land, Farms, Recreational Land

Latitude / Longitude

37.039138 / -97.369475

Acreage

150

Price

\$399,999

Property Website

<https://l2realtyinc.com/property/meridian-creek-recreational-farm-auction-in-sumner-county-sumner-kansas/79381/>



Meridian Creek Recreational Farm Auction in Sumner County South Haven, KS / Sumner County

PROPERTY DESCRIPTION

HYBRID AUCTION

PROPERTY: 150 +/- Acres in Sumner County, Kansas near South Haven

AUCTION DATE: May 22nd, 2025 at 6 PM Central

AUCTION LOCATION: 207 Main, South Haven, KS 67140 (South Haven Community Building)

On behalf of the Darrel Creed Family Trust, L2 Realty presents a hunting and recreational land investment opportunity in the heart of big buck country! On the south side of Sumner County, this 150 +/- acre farm has diversity written all over it with tillable farm ground, hay pasture, cedar thickets, live water creek, mature timber, and great neighboring properties. What else could you ask for on a hunting farm? Oh, did I mention it comes with a barn and grain bins for storage?! The tillable farm ground provides a return on investment while the wildlife habitat creates excellent deer hunting!

Access: With county road frontage on the north side and open farm ground on the west side, accessing this property on southerly and easterly winds is a breeze. The layout of the pasture vs timber gives the strategic bowhunter the ability to enter and exit the farm with wind direction in mind. The property sits on a gravel road with the nearest blacktop being just a mile and a half north or west. Take notice that this property lies in two sections of land without a through road. An on-ramp to the I-35 turnpike is less than 2.5 miles away giving the new owner the ability to access stores, restaurants, and bow shops in Wichita. If you need to grab fuel or a quick bite to eat then Wellington, Ark City, Caldwell, and Braman are all 15-20 minutes away.

Income: With roughly 72 acres of land in crop production, the new owner can expect an annual return from cash rent or crop share. Soils are composed of highly productive Class 2 Elandco silt loam along the creek with Class 2 Bethany silt loam and Milan loam on the upland ground. Average NCCPI on the tillable ground is 68. The fields along the creek would make for excellent food plot locations as well. Just imagine those fields with lush, green alfalfa in the early fall!

Wildlife: Meridian Creek winds through the northern and eastern parts of the farm with an established travel corridor for deer and areas of timber bedding cover. Two overgrown pasture pockets on the east side of the creek are loaded with redcedars and warm-season grasses creating thermal cover and making it a highly desirable bedding area in the fall and winter. A secondary drainage on the west side is currently being grazed. If allowed to rest, this area would mature into excellent early succession bedding and nesting cover for all wildlife. A series of two ponds are along this drainage adding a second water source away from the creek. The farm is absolutely loaded with rubs, scrapes, and deer trails that indicate a high deer density. Even on an April scouting trip, deer sign is easily visible and many shed antlers were spotted.

Improvements: A solid, older barn sits on the north side of the property. This structure would make for a great storage area for UTV's, tractors, and hunting gear. Electricity is also present along the road if you wanted to build a hunting cabin. Four grain bins sit north of the barn adding further value to the improvements.

*Please note: the mineral rights are owned by a separate party, Jayhawk Petro-Ventures, LLC, per the preliminary title work.

This farm has all the necessary wildlife components including water, cover, and food but needs one thing.... a savvy deer hunter to chase those big whitetails! Please call or email the listing agent, Tyler Gentry, at [\(316\) 641-3173](tel:3166413173) or tgentry@L2realtyinc.com to set up your private showing of this property. Create your land legacy!

- 150 +/- Total Acres
- Timber and Redcedar Thickets
- Native Grasses and Forbs
- Excellent Wildlife Habitat
- Two Ponds and Live Creek
- High Quality Tillable Farm Ground

MORE INFO ONLINE:

L2realtyinc.com

- Crop Production Income
- Whitetail Deer Hunting
- Gravel Road Frontage
- 15 minutes to Caldwell, KS
- 20 minutes to Ark City, KS
- 25 minutes to Wellington, KS
- 40 minutes to Wichita, KS
- 1 hour, 30 minutes to Oklahoma City

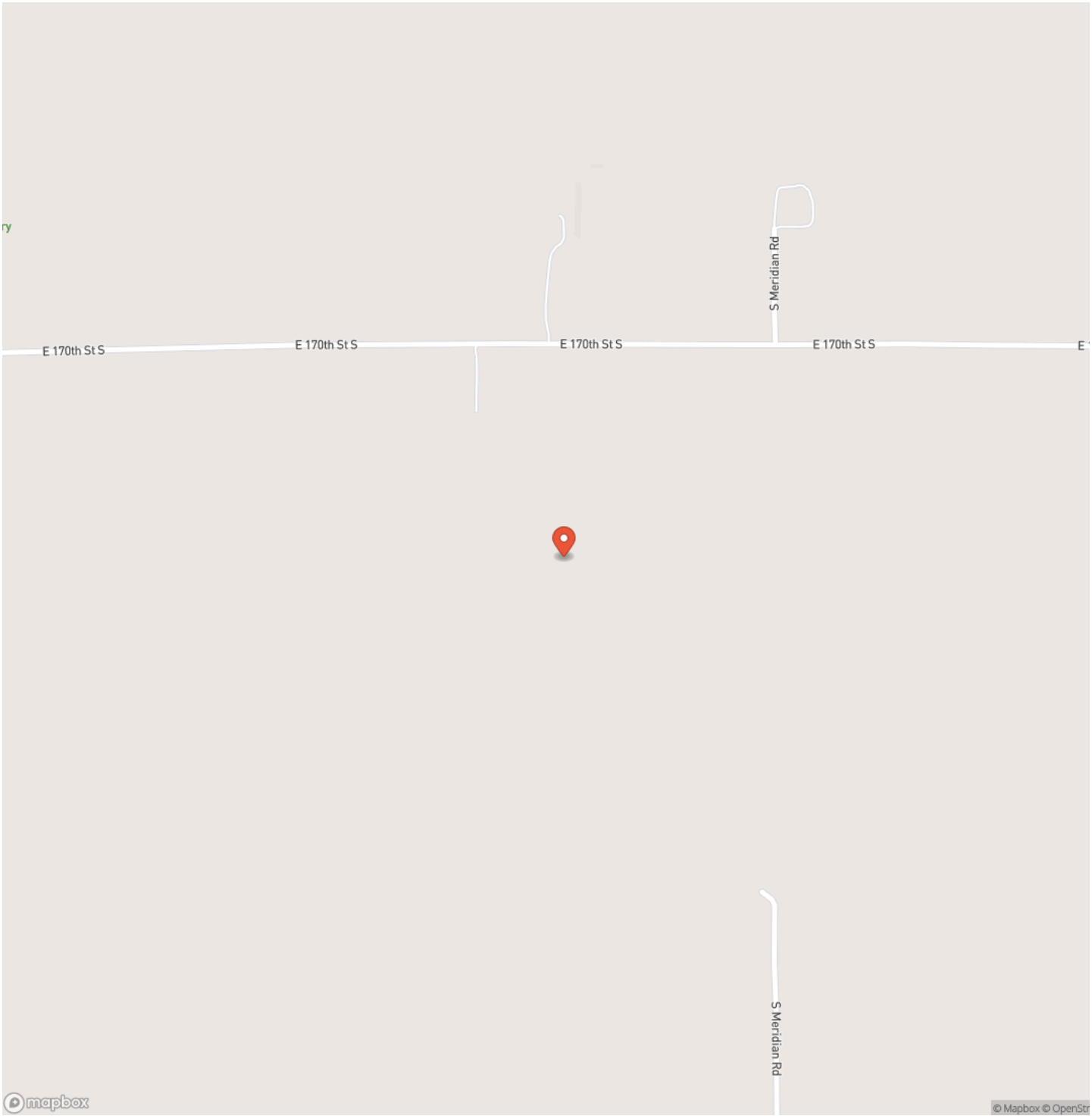
TERMS: ONLINE & LIVE. Online bidding will open at 10 AM CST on May 19th, 2025 and the live auction will begin at 6:00 PM CST on May 22nd, 2025. Bidding will be conducted online, by phone, or in person. Download our app "L2 Realty Auctions" or go to <https://l2realtyinc.bidwrangler.com/ui> to keep up and place bids. The auction will conclude upon closing of the live bidding. There will be no buyer's premium. 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 150. 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 June 24th, 2025 at where time seller shall deliver possession. Tenant rights apply for 2024-2025 wheat crop. Mineral rights will not be included with the sale. 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.



Meridian Creek Recreational Farm Auction in Sumner County
South Haven, KS / Sumner County

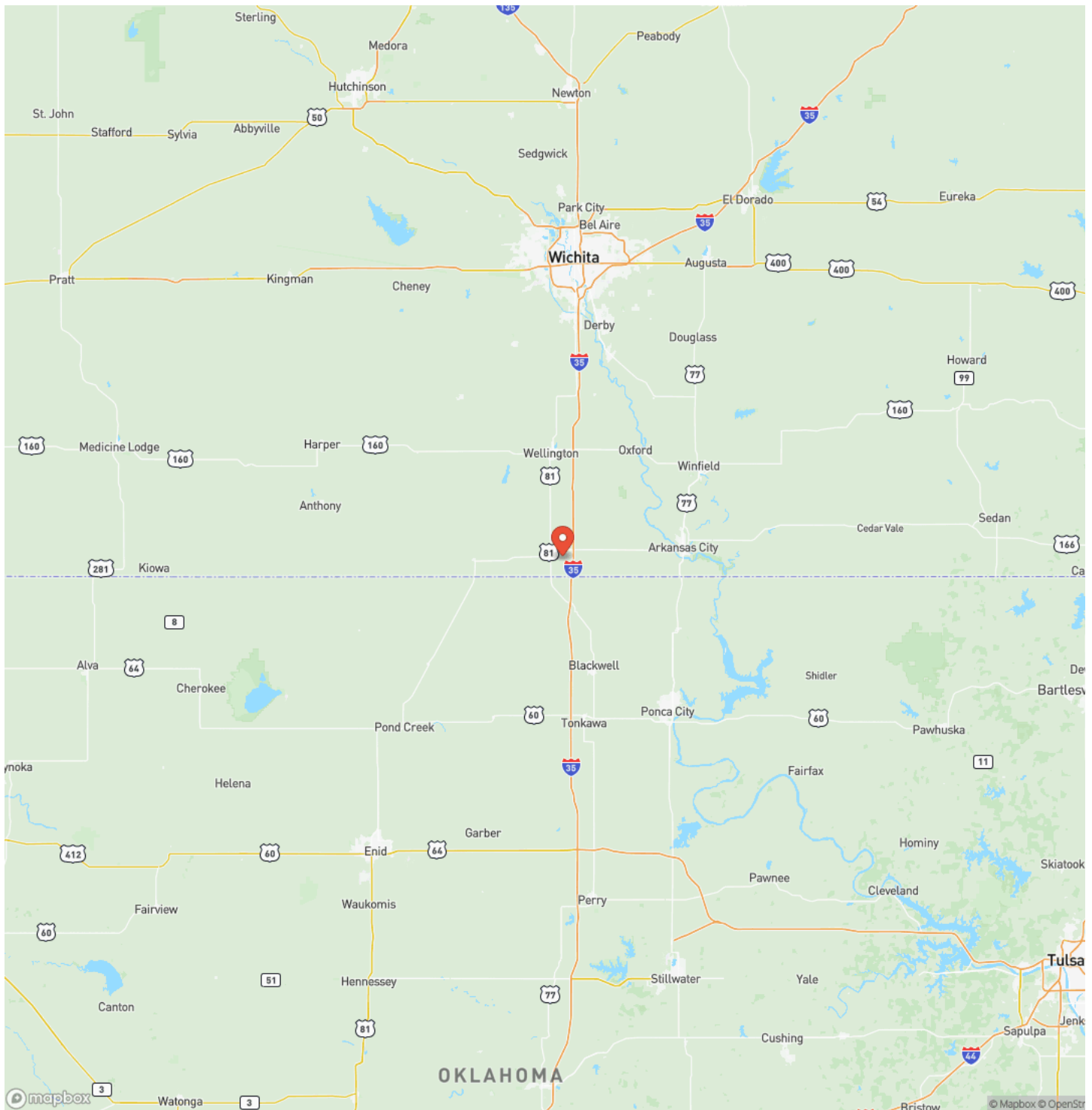


Locator Map



Meridian Creek Recreational Farm Auction in Sumner County
South Haven, KS / Sumner County

Locator Map



Satellite Map



Meridian Creek Recreational Farm Auction in Sumner County South Haven, KS / Sumner County

LISTING REPRESENTATIVE

For more information contact:



Representative

Tyler Gentry

Mobile

(316) 641-3173

Email

tgentry@l2realtyinc.com

Address

City / State / Zip

NOTES

[illegible]

This image shows a full page of blank, lined paper. It features approximately 20 evenly spaced horizontal blue or grey lines across its entire width. The lines are uniform in thickness and spacing, providing a template for writing. There are no margins, text, or other markings on the page.



L2realtyinc.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.



L2 Realty, Inc - Land and Lifestyle Properties
4045B CR 3900
Independence, KS 67301
(620) 577-4487
L2realtyinc.com

