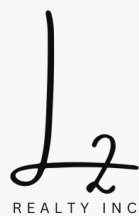


**Pawnee County Tillable and Hunting Auction**  
00000 140th Ave  
Larned, KS 67550

**158± Acres**  
**Pawnee County**



**Pawnee County Tillable and Hunting Auction**  
**Larned, KS / Pawnee County**

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**SUMMARY**

**Address**

00000 140th Ave

**City, State Zip**

Larned, KS 67550

**County**

Pawnee County

**Type**

Farms, Recreational Land

**Latitude / Longitude**

38.234797 / -99.155333

**Taxes (Annually)**

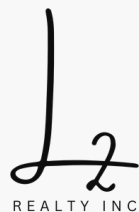
955

**Acreage**

158

**Property Website**

<https://l2realtyinc.com/property/pawnee-county-tillable-and-hunting-auction-pawnee-kansas/54695/>





## Pawnee County Tillable and Hunting Auction Larned, KS / Pawnee County

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### PROPERTY DESCRIPTION

\*ONLINE-ONLY AUCTION WITH RESERVE\*

PROPERTY: 158 +/- Acres of Tillable with Hunting Opportunities

AUCTION DATE: 5/16/2024 at 6 PM CST

AUCTION LOCATION: Online-Only

LEGAL DESCRIPTION: S11, T21, R17, ACRES 157.88, SE4 LESS ROW

LINK: <https://l2realtyinc.bidwrangler.com/ui>

Just a few minutes outside Larned, KS lays this quarter section of excellent tillable ground that offers all kinds of hunting opportunities. This farm will offer a buyer year-round hunting from deer, pheasants, quail, turkey, dove, and coyotes and should qualify for two landowner deer tags. There are also areas where a duck marsh could be developed, offering another recreational activity and increasing the property's value.

Located in the Southeast corner of the property are 29 +/- acres of thick native grasses and scrub trees creating outstanding cover for upland game. Each time on this farm pheasants and quail were flushed from this area. This area is heavily traveled by deer as very worn trails were observed when scouting the property.

The cover continues with a brushy draw that meanders to the north and west where some larger pockets of trees are. Through the draw is a wet weather creek bottom that is holding water in some places and will hold water throughout the entire property after a good rain. This draw collects runoff from the field and there is a spot that would make a great duck hole with a little clearing and dirt work. This area of the state is a great flyway for ducks and geese being within proximity to Cheyenne Bottoms Wildlife Area and Quivira National Wildlife Refuge. This is a great area to harvest a mature buck; this farm is littered with trails and rubs. With food, cover, and water the wildlife have little reason to leave.

The balance of the farm consists of high-quality farmland with class 2 and 3 soils. Not only will this farm produce recreational-wise, but it will also bring a strong ROI for the landowner. The NCCPI average of this property is 67.9, higher than the county average of 62.7. The soils are 52.8% Harney silt loam, 43.8% Harney-Uly complex, and 3.4% Harney silty clay loam. This property is generally on a wheat, sorghum, and corn rotation. A portion of the farm had been in Alfalfa in the past and it did very well. The tillable is currently planted to wheat and possession of the cropland will occur after wheat harvest or on August 1st, 2024 whichever comes first. The cropland is on a crop share with the current tenant. The seller will keep his share of this year's wheat crop.

This excellent combination farm will bring you a good return on investment. Trail cameras are currently running and any additional wildlife photos will be uploaded as they become available.

The seller does not own the mineral rights, and there is no oil or gas production on the property. Property is being sold as surface rights only.

This property will be sold via an online-only auction on 5/16/2024. Please call, or text the listing agent, Trevor Stoll, at [\(620\) 960-4555](tel:6209604555) to set up a showing of this property. View the Auction Terms and Conditions below.

- 157.88 +/- Total Acres
- Excellent Wildlife Habitat



- Good ROI from Tillable
- Class 2 and 3 Soils
- Upland Game Hunting
- Whitetail Deer Hunting
- Deer Management Unit 5
- Waterfowl Development Opportunity
- Surface Rights Only
- 7 miles to Larned, KS
- 15 miles to Pawnee Rock
- 24 miles to Rush Center
- 29 miles to Great Bend, KS
- 33 miles to Kinsley, KS
- 126 miles to Wichita, KS

Auction Terms: ONLINE ONLY. Bidding will open at 8:00 AM on 5/12/2024 and close at 6:00 PM on 5/16/2024 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's 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 157.88 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.

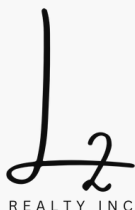
Closing of the sale bid purchase will be conducted on or before 6/17/2024 at where time seller shall deliver possession.

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

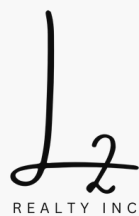
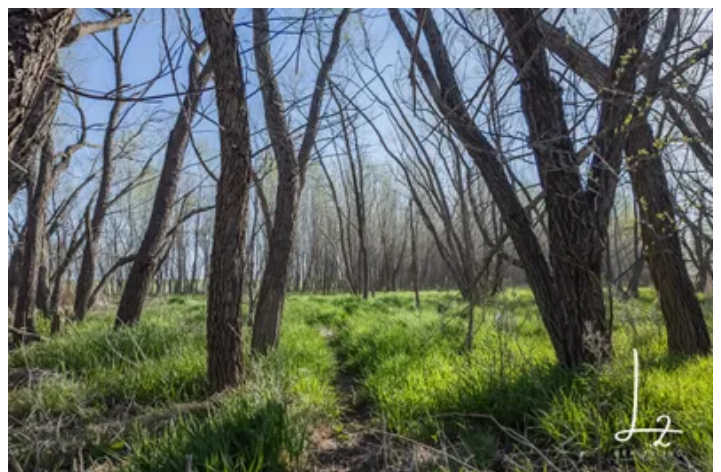
Boundary property lines pictured are approximated for reference only. There will be no guarantee on any fence or property lines as the selling is of the legal description only.

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.

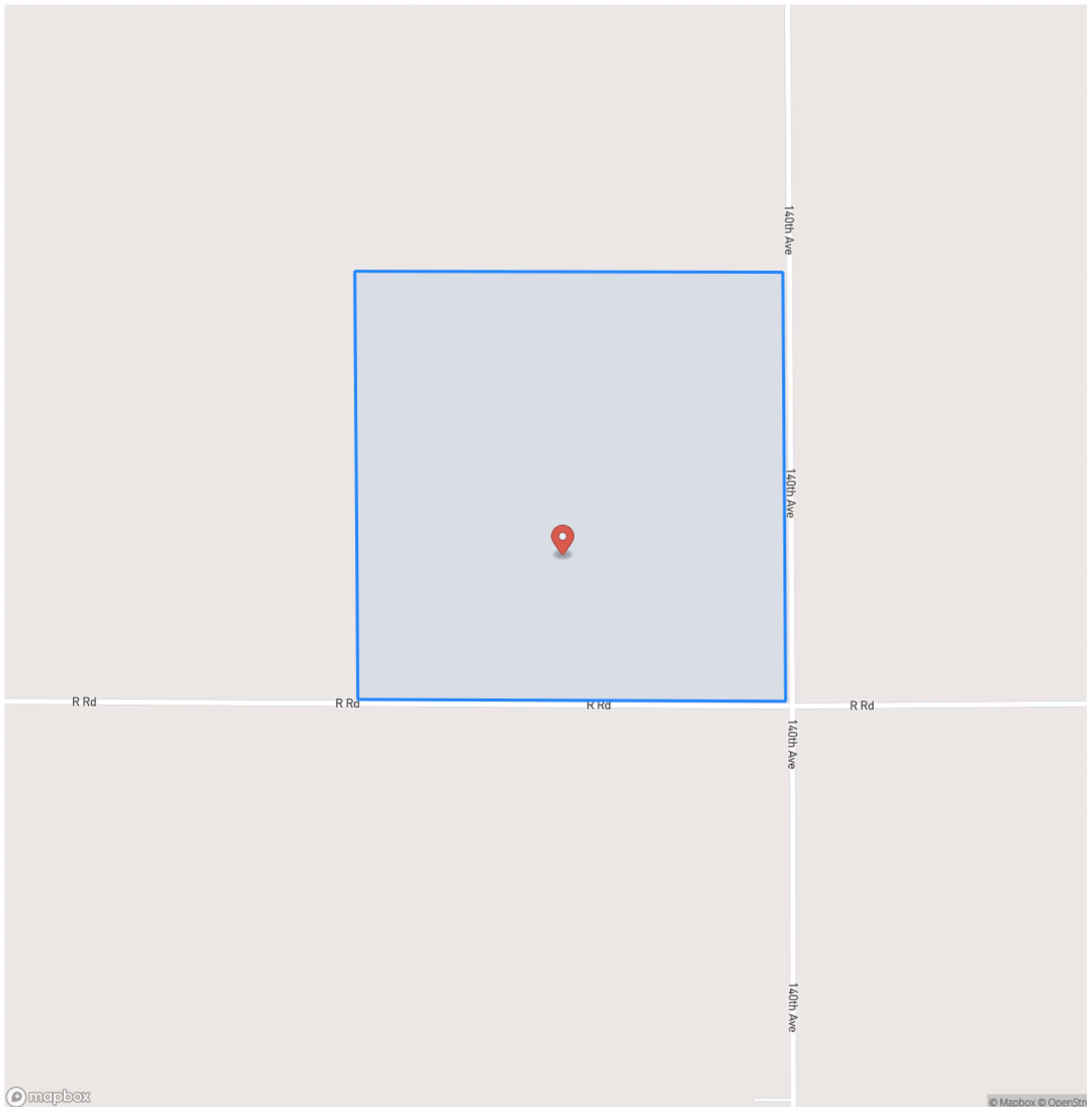


Pawnee County Tillable and Hunting Auction  
Larned, KS / Pawnee County

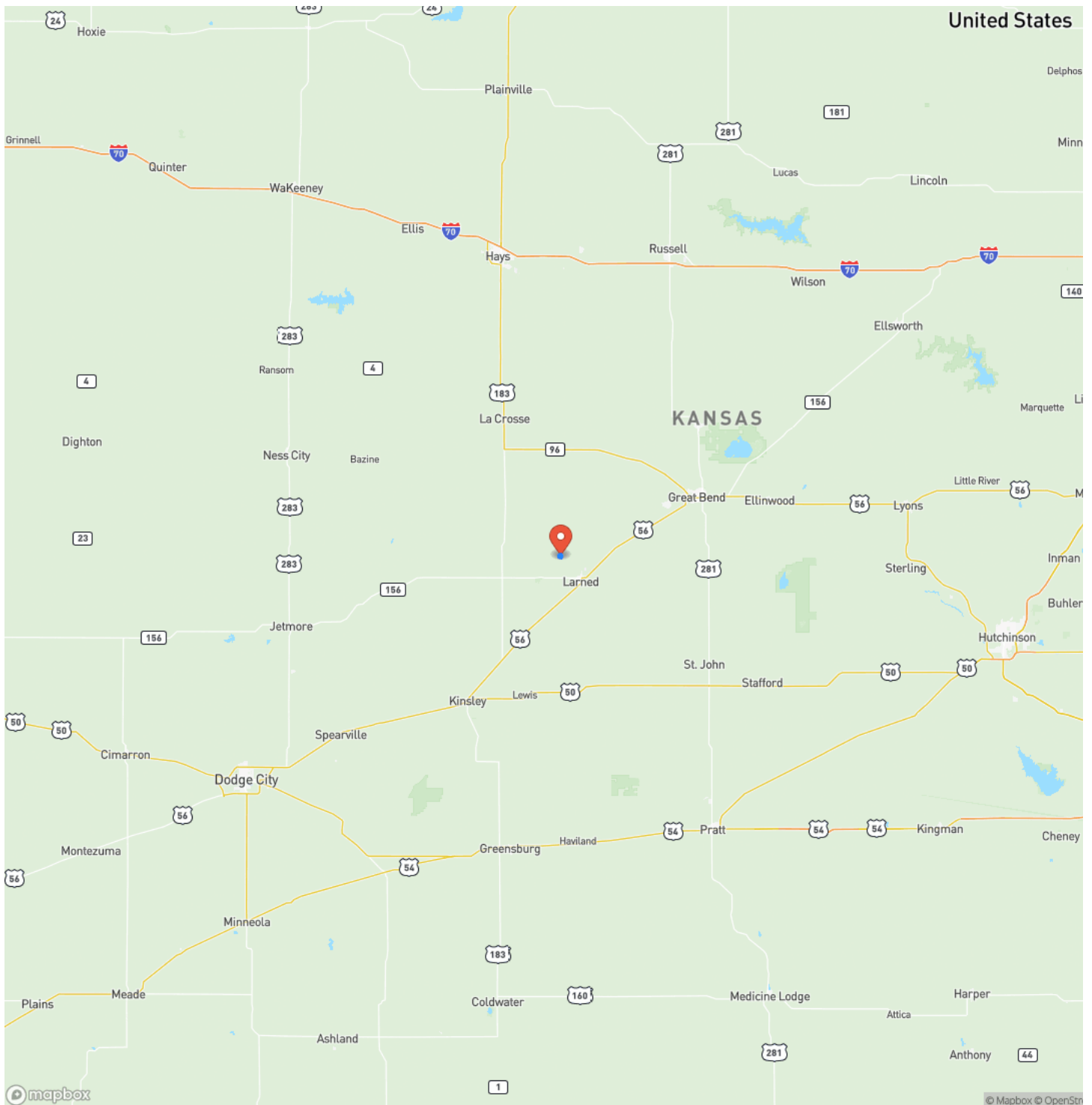




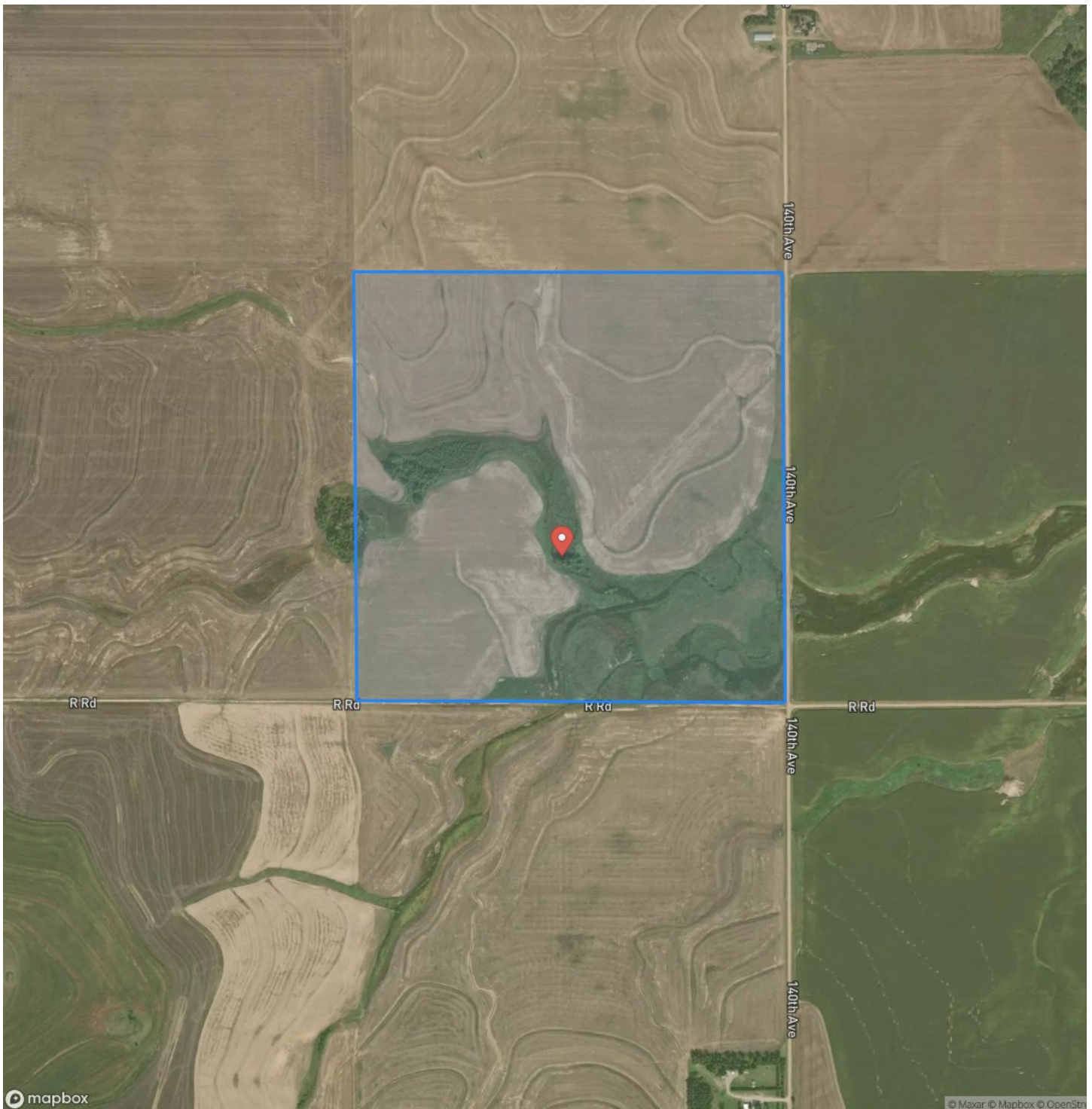
## Locator Map



## Locator Map



## Satellite Map





## Pawnee County Tillable and Hunting Auction

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Trevor Stoll

## Mobile

(620) 960-4555

## Email

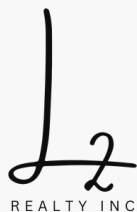
tstoll@l2realtyinc.com

**Address**

## City / State / Zip

Hutchinson, KS 67501

## NOTES

[illegible]

**MORE INFO ONLINE:**

**l2realtyinc.com**

## This image shows a blank 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.

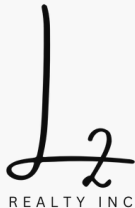


**l2realtyinc.com**

## **DISCLAIMERS**

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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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**L2 Realty, Inc - Land and Lifestyle Properties**

**4045B CR 3900**

**Independence, KS 67301**

**(620) 577-4487**

**[l2realtyinc.com](http://l2realtyinc.com)**

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