

Online Auction: 160 Deer and Cattle Farm known as
"Bunker Hill"
6000 and Wallace Rd
Chetopa, KS 67336

\$1
160± Acres
Labette County



MORE INFO ONLINE:

redcedarland.com

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Chetopa, KS / Labette County

SUMMARY

Address

6000 and Wallace Rd

City, State Zip

Chetopa, KS 67336

County

Labette County

Type

Hunting Land, Farms, Recreational Land, Ranches

Latitude / Longitude

37.076761 / -95.121076

Acreage

160

Price

\$1

Property Website

<https://redcedarland.com/detail/online-auction-160-deer-and-cattle-farm-known-as-bunker-hill-labette-kansas/57964/>



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PROPERTY DESCRIPTION

Online ONLY Auction: 160+/- Acre Deer and Cattle Farm

To Register To Bid Online: [CLICK HERE!](#)

For Broker Registration and Referral Form: [CLICK HERE!](#)

Bidding opens July 25th, 2024 at noon.

Property Location: 2 Miles NW of Chetopa KS. Just 300 Yards from Labette Creek and just under 3 miles West of the Neosho River

Legal Description: NE 1/4 20-34-21 Labette County KS

Deer Unit: 11

Description: This is the ultimate do all farm that is ready for the next owner to enjoy with family like the seller has been doing for the decade that they have owned it. Take a look at the pictures of the deer taken. This family father/son/daughter/grandkids have all made memories of hunting the KS farm and killing big bucks. The 2024 Deer tag Draw is over and was not exactly friendly for the nonresidents with a large % of applicants no longer able to draw tags on a regular basis. So now is the time to look into land ownership and the Over the Counter Landowner Deer Tags the state allows to be purchased. Buy this farm and be killing deer on it within 2 weeks of closing. This 160 acre farm is set up for the deer hunting with a couple blinds and a 600 pound feeder already in place and full of corn. We are running a few cameras currently on the farm and will be updating trail cam pictures as we get new bucks on camera. This farm boasts about 75 acres of thick woods that vary from red oak flats to cedar tree thickets and the unique old coal pits. These old shallow carved out impressions I was told were dug in the early 1900s with horses and pull type slips to obtain coal for the family's coal stoves in the houses. These are not the coal pits from the 1960s that were dug with modern equipment and now full of water. I have found these on just a handful of farms in LB County and if I hadn't been told what they were I would have never known it. This quarter section and the property directly east of this property both have signs of the primitive coal days. Most of those that remember those days are long gone.

So to compliment the 75+/- acres of thick woods the balance of this farm is currently set up for cattle. The North end of the farm is a 60 acre cow pasture split into 2 traps. Both have ponds and there is a pipe cattle corral situated between them for easy cattle handling. On the South side of the timber has another cattle pasture about 25 acres and it has a pond and a cattle corral as well. This farm is fenced and gated with everything you need, just dump out some cattle and you're ready to go.

This area of Labette County is well known for its Giant Bucks and big flocks of wild Turkeys but is also becoming a waterfowl hotspot. Directly across the road east is 200 acres of private owned duck wetlands, then adjacent to those are 400 acres of KDWP duck wetlands then as you cross the river it is nonstop private and public waterfowl habitat projects totaling thousands of acres. This farm does not have much super flat laying bottom type ground but does have some deep ravines where you could build some impressive watershed type projects. It also has a unique to the County topographical feature known as Bunker Hill. The extreme NW corner of the farm sits almost at the top of the Bunker Hill. From The NW corner of the farm down to the NE corner of the farm you encounter a nearly full 100 ft of elevation drop. This is a super cool farm that offers most any outdoor or agriculture buyer an opportunity unlike most any other farm on the market today,

Key Features:

- Abundant whitetail
- Wild turkey
- Creek
- Ponds
- Close to Neosho River



- 2.5 hours south of Kansas City
- 2.5 hours east of Wichita
- 1.5 hours north of Tulsa
- 40 minutes West of Joplin, Mo.

Call Broker Josh Fiscus for more information or a showing.

Auction Info: The Online Auction bidding will open at noon on July 25th 2024 and Auction will end at 7:00 PM Aug 1st 2024

Auction Terms & Conditions:

- Taxes shall be prorated to the date of closing.
- Title and closing costs shall be split 50/50. Any back taxes are paid by the Seller.
- Property is being sold in as is where is with no warranties or guarantees. All inspections must be conducted prior to the sale.
- Closing shall be with Security 1st Title on or before Sep 1st, 2024. 10% non-refundable earnest money down due to title company by Aug 5th at noon.
- All bids will be considered cash deals, no financing, appraisal or inspection contingencies will be accepted.
- What mineral rights the Sellers own shall transfer - It is believed that 100% minerals are intact.
- Red Cedar Land Co. is acting as a Seller's Agent only.
- All real estate is selling subject to any easements. Real estate is not selling subject to any inspections or bank approval. All boundary line maps are approximate. Real estate shall be sold with no disclosure statements. Selling with Seller's confirmation on price. The Sellers have elected to have online bidding only. Bidders must be preapproved with their lender, if applicable. All property information is believed to be accurate, however Red Cedar Land Co. is not liable for its accuracy.
- All bids are considered final. At the end of the auction we will confirm the sale with the seller before declaring "SOLD". If you are the winning bidder (online) we will contact you by phone to coordinate signing and collection of earnest money. Winning bidder must enter into a purchase contract no later than 5pm Aug 2nd 2024.
- Bidders registered online will be contacted by a representative of the auction company for proof of funds/pre approval. Red Cedar Land Co. has the authority to establish all bidding increments. Red Cedar Land Co. reserved the right to accept, set or decline bidder permissions. Red Cedar Land Co. has the right to refuse, reject, or disqualify any bidders believed to be fraudulent, illegitimate, not competent, or in violation of any terms and conditions. Red Cedar Land Co. has the right to extend, pause, or delay the auction. Red Cedar Land Co. is not liable for any claim regarding poor internet connection/disconnection during or before the auction.

Payment: U.S. Dollars - Cashier's Check or Wire Transfer only.

Any announcements made on the day of sale shall take precedence over any advertised material.

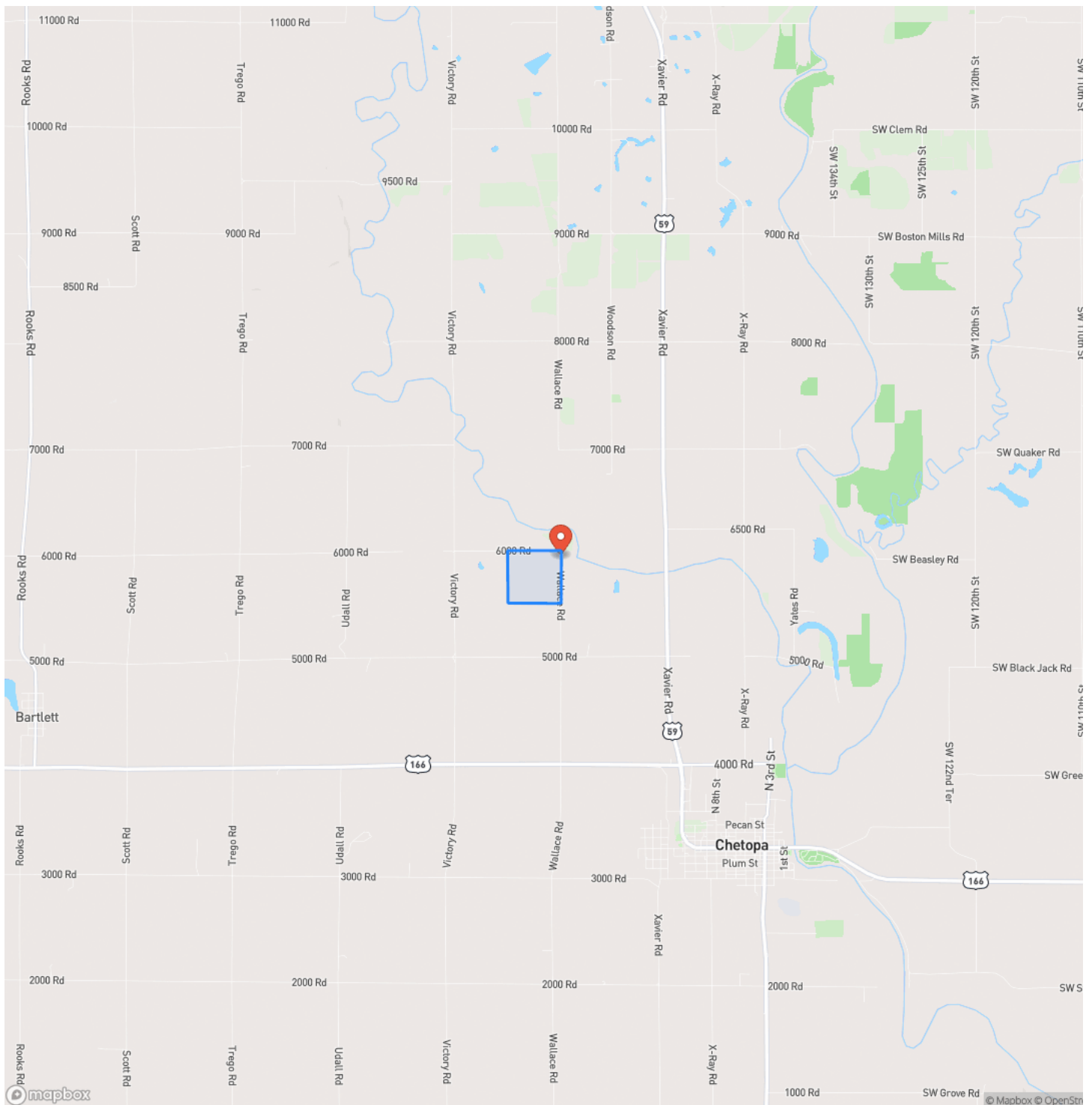


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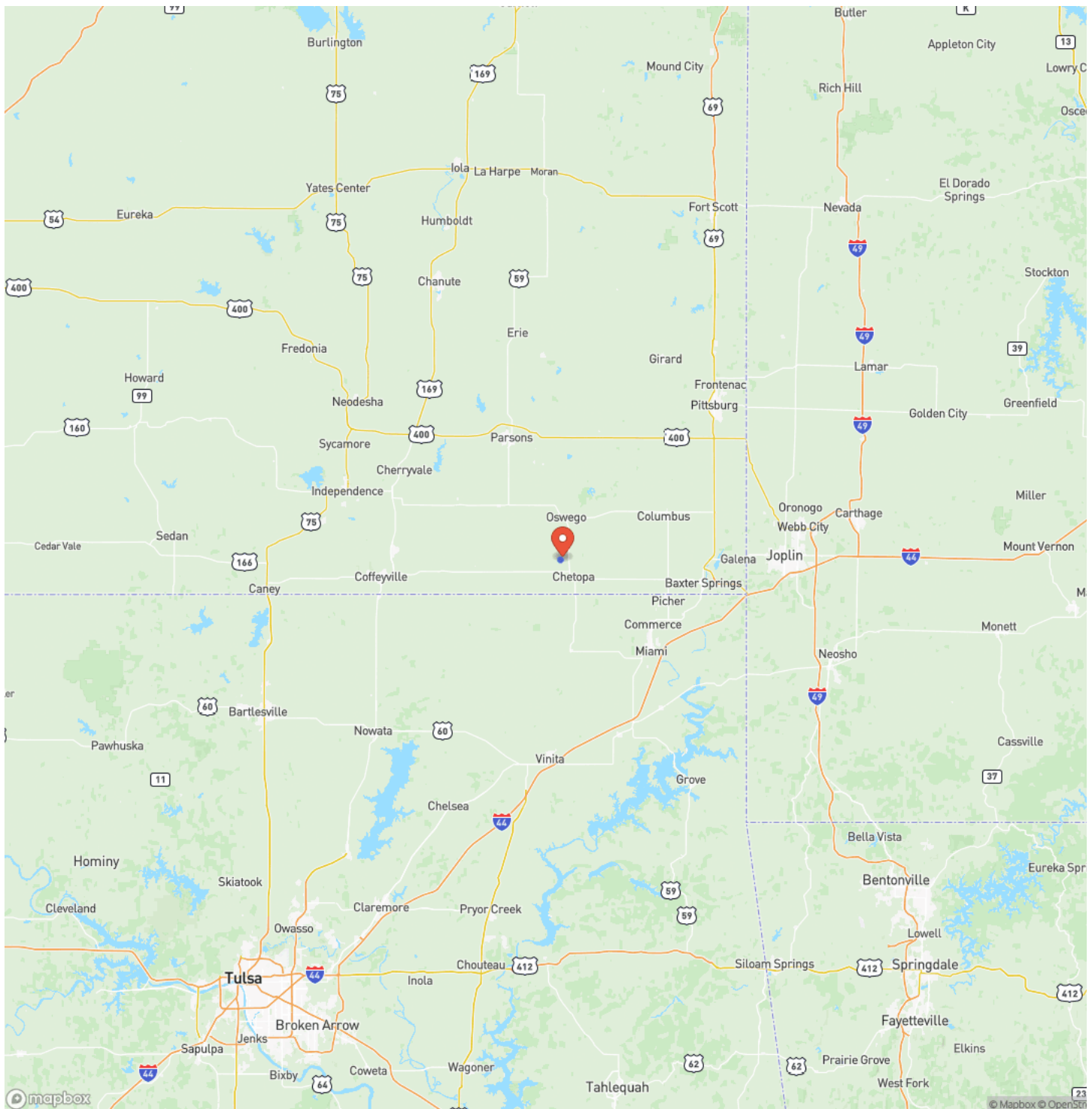
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Locator Map

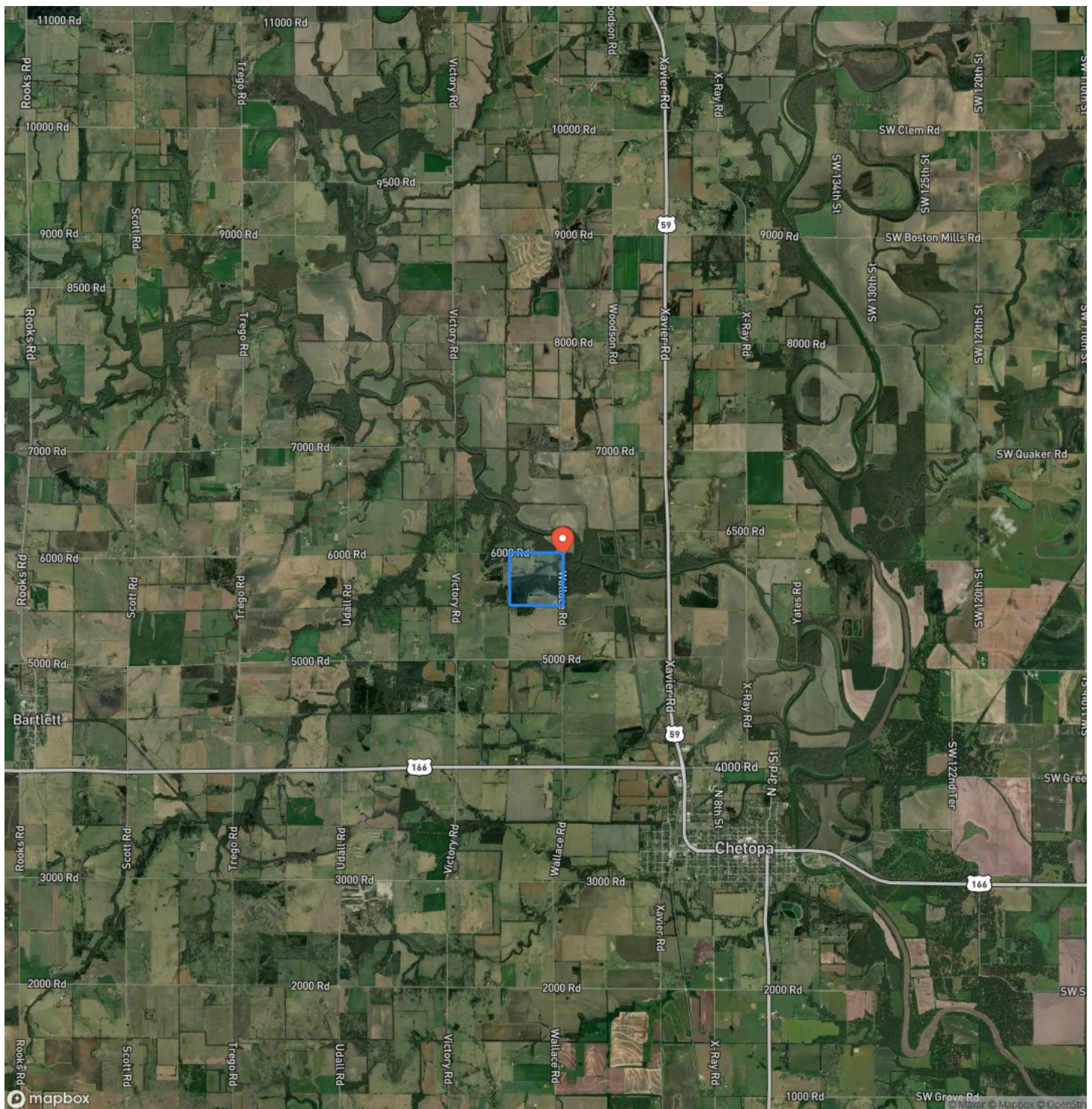


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Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



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NOTES



MORE INFO ONLINE:

redcedarland.com

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redcedarland.com

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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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