

**Auction (Tract 1 of 3) 48.47 Acres of 100% Tillable
18,000 and Lyons
Altamont, KS 67330**

\$100
48.479± Acres
Labette County



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Altamont, KS / Labette County**

SUMMARY

Address

18,000 and Lyons

City, State Zip

Altamont, KS 67330

County

Labette County

Type

Farms

Latitude / Longitude

37.252543 / -95.321207

Acreage

48.479

Price

\$100

Property Website

<https://redcedarland.com/detail/auction-tract-1-of-3-48-47-acres-of-100-tillable-labette-kansas/66543/>



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PROPERTY DESCRIPTION

AUCTION - 215+/- ACRES WITH MULTIPLE TRACTS IN LABETTE COUNTY, KANSAS.

Development Potential With Rural Water - USD 506 School District - HIGH % TILLABLE TRACTS - 6 ACRE POND - WATERFOWL DESTINATION

Tracts and Order of the Auction (see pdf map) Tract 1 is a 48.479 surveyed acre tract that is 100% tillable. Tract 2 is a 30.232 surveyed acre tract that includes a 6+ acre pond, rural water meter, and old home site all in grass. Tract 3 is a 136.844 surveyed tract that is 123.21 USDA tillable acres.

Auction Date & Time: Wed November 20th, 2024 @ 6:30 pm central @ the Cedar Tree Barn located at 1614 18,000 Rd Parsons KS 67357.

To register to bid online: [Click Here!](#)

Property Description: The Steele farm has been in the same family decades and it is now time to pass the land on to the next land stewards. This highly tillable farm boast the best upland soils that Labette County has to offer. We will be offering this in 3 tracts going in order Tract 1 thru Tract 3 respectively and we will not offer any combinations. Located just 4 miles North of Altamont on Ness Rd then 1 mile West on 18,000 Rd. or Located 3 miles South of the Meadow View School corner on Ness Rd then 1 mile back West on 18,000 Rd.

TRACT 1. This tract is a 100% tillable surveyed at 48.479 acres. It is 80% Parsons Silt Loam 0-1% Slope and 20% Kenoma Silt Loam 1-3% Slope. Located right at the intersection of 18,000 and Lyon Rd.

TRACT 2. This tract is all cool season grass with a big 6+ acre pond. Surveyed acres are 30.232 and this old homesite already has a Rural Water Meter in place. What an ideal small acreage to build that future home just 1.5 miles of gravel off hard surface Ness Rd. Perfect proximity to USD 506 School system and only a short 7 mile drive to the Labette Health Hospital and Medical Center. This big pond has been a hotspot for decades and has been known to load up with ducks and geese. With just a little simple scraper work you could easily add some shallow wetland marshes alongside the pond and create a waterfowl mecca.

TRACT 3. This large tract is 136.844 acres and the USDA crop acres come in at 123.21 acres. Located right on the corner of 18,000 and Meade this high % tillable farm boast 92% Parsons Silt Loam 0-1% Slope and 8% Kenoma Silt Loam 1-3% Slope. Located in the SE corner is a 2 acre long narrow pond dug as a potential irrigation water source in the 1970s.

Farm Lease. The tillable acres are under a 2024 share crop agreement. 75% tenant share and 25% landlord share with the landlord paying no crop expenses. The current Tenants have the right to plant a fall crop. Buyer must abide by the Kansas State Ag Lease Law

FSA Base Acres: Total Farm - Wheat 44.54 Corn 69.43 Soybeans 69.42. No WRP or CRP programs in place

Property Tax: The Total Farm annual taxes are 2,441.82 this will be divided by the county for each tract prior to closing.

Auction Terms and Conditions: 10% earnest money down day of sale on all real estate. Closing shall be with Security 1st Title 30 days from auction date. Taxes shall be prorated to the date of closing. Title and closing costs shall be split 50/50 between sellers and buyers. All real estate shall be sold as is where is with no warranties or guarantees. All real estate is selling subject to any easements. Real estate is not selling subject to any inspections or bank approval. What mineral rights the sellers own 100% believed intact shall transfer. All boundary line maps are approximate. Real estate shall be sold with no disclosure statements. The Sellers have elected to have live and phone bidding. Red Cedar Land Co. is representing the Seller as a Seller's Agent. The land is selling with Seller's confirmation on price. Buyers are reliable for their own due diligence and inspections, zoning, rural water, or any other development related inspection.

ANY ANNOUNCEMENTS MADE DAY OF SALE SHALL TAKE PRECEDENCE OVER ANY OTHER ADVERTISED MATERIAL.

For more information on this farm or to schedule a showing contact Josh Fiscus [620-870-9766](tel:620-870-9766)



1% buyer's agent commission available. Must register within 48 hours of the auction date. To complete the registration form email me josh@redcedarland.com

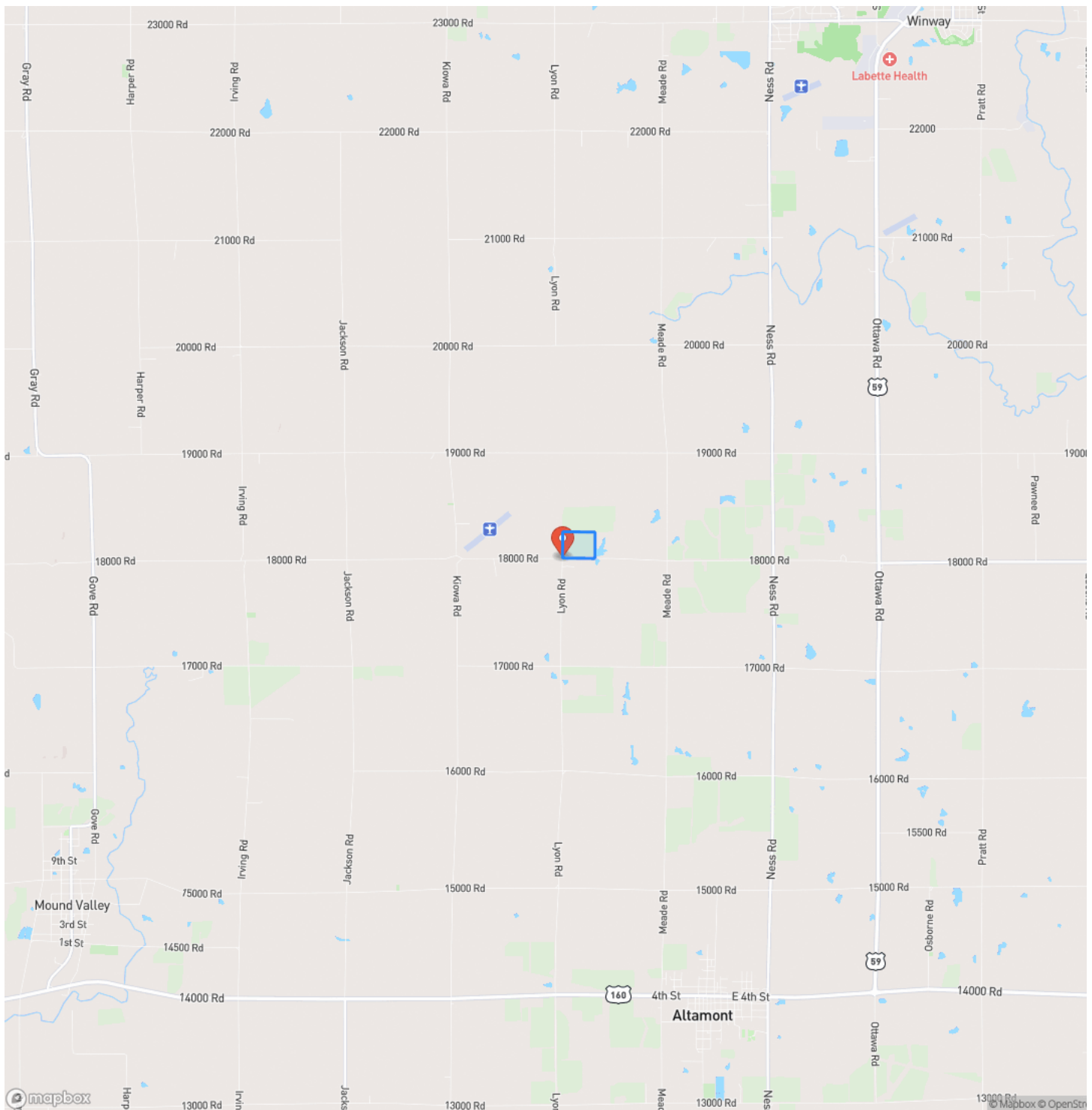


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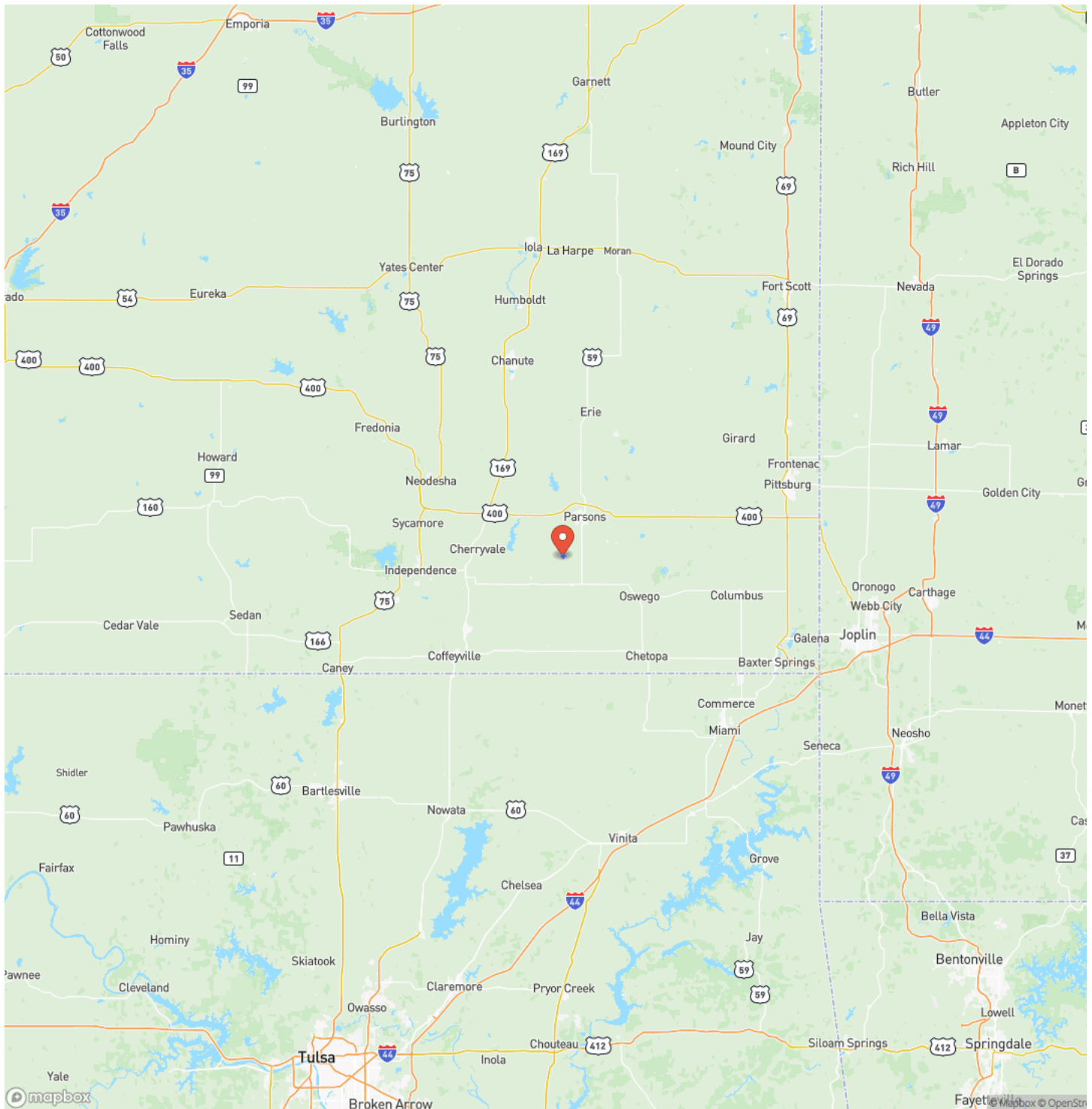
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Locator Map



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Locator Map

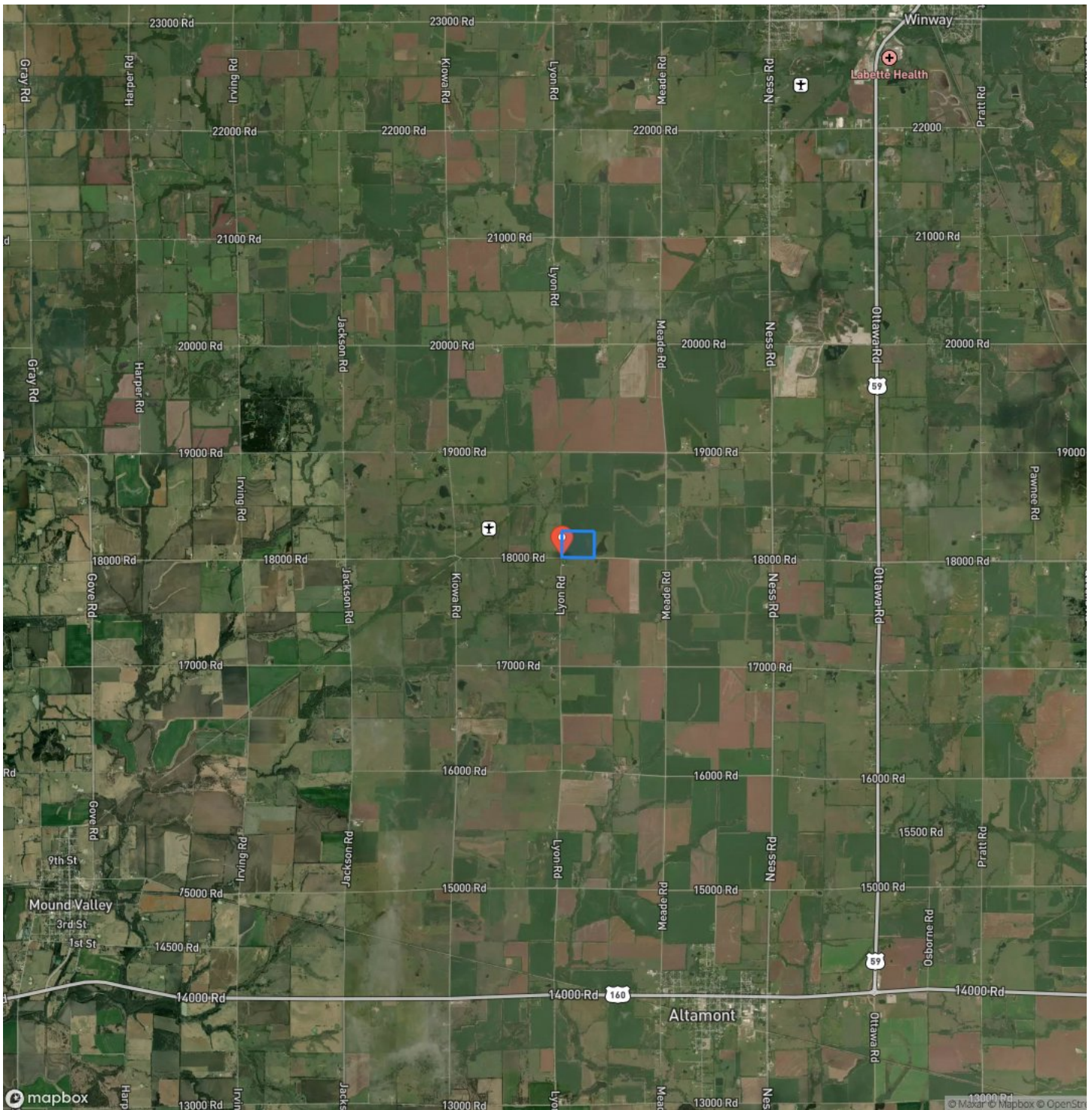


MORE INFO ONLINE:

redcedarland.com

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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Josh Fiscus

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City / State / Zip

Oswego, KS 67356

NOTES



MORE INFO ONLINE:

redcedarland.com

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



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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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