

**Auction 50+/- Acres Next to The Neosho River In Neosho  
County Kansas  
Saint Paul, KS 66771**

**\$1  
50± Acres  
Neosho County**





**Auction 50+/- Acres Next to The Neosho River In Neosho County Kansas**  
**Saint Paul, KS / Neosho County**

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**SUMMARY**

**City, State Zip**

Saint Paul, KS 66771

**County**

Neosho County

**Type**

Hunting Land

**Latitude / Longitude**

37.434599 / -95.171878

**Acreage**

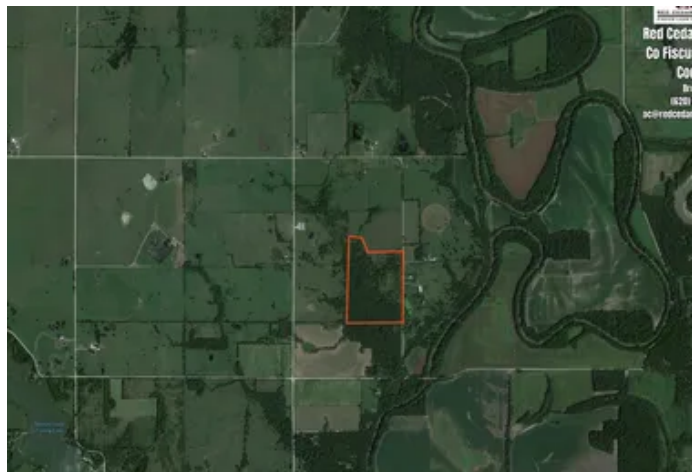
50

**Price**

\$1

**Property Website**

<https://redcedarland.com/detail/auction-50-acres-next-to-the-neosho-river-in-neosho-county-kansas-neosho-kansas/42983/>



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### **PROPERTY DESCRIPTION**

**Auction 50+/- Acres Close to Neosho River in Neosho County, Kansas.**

**Live and Online Bidding!**

**Property Legals:** 50+/- Acres in S13 T30 R020 TBD by Survey

**Directions To Property:** From Parsons, KS go north on Highway 59 approximately 4 miles until you reach county road 40th Rd. Turn east 40th rd and go 5 1/2 miles to Trinity Rd, turn north and the property is on the west side of the road.

**Auction Details: The Live Auction** will be held at the St. Francis Parish located at 304 Lafayette St, St. Paul, Ks. We will be serving dinner 6:00 and the live portion of the Land Auction will begin at 6:30 PM. Tuesday September 5th, 2023.

**Bid Online at Hibid.com** [Register Here](#)

<https://hibid.com/catalog/473262/50----acres-in-neosho-county--ks>

**Property Description:** If you're looking to grow giant whitetail deer, this farm has every ingredient you need to pull it off. This farm was purchased by the current owner in 1956 and has never been on the market. Located in southeast Kansas, this amazing 50+/- acre property just steps away from the Neosho River. Untouched for years, it has been allowed to grow up and become exactly what is desirable for whitetail deer and turkeys to call home. Two small ponds are holding water, one on the northeast side and one on the south end of the property. A wet weather creek cuts through the west end of the forest. Natural openings on the property will allow for great places for food plots or feeders, or simply hunt in the mature trees and watch deer pass by all day long. Having been in the family for 67 years, this farm has been closely managed and rarely hunted recently. Do not miss out on your opportunity to own a prime hunting farm in Kansas!

**Call Broc Mattox** [620-778-2967](tel:620-778-2967) for more information or a showing.

#### **Key features:**

Abundant whitetail

Wild turkey

Wet weather creek

2 ponds

Mature Timber

First time being offered for sale in 67 years

Close to Neosho River

2 hours south of Kansas City

1 hour 45 minutes east of Wichita

2 hours north of Tulsa

1 hour 30 minutes West of Joplin, Mo.

**Survey Information:** Buyer will be responsible to conduct and pay for survey to establish final legal description. The new boundary line to set by survey company will be on existing fence line.



## Auction Terms & Conditions:

- A 2% buyers premium will be added to the final sale price.
- 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 Kansas Secured Title on or before October 31, 2023. 10% non-refundable earnest money down day of sale.
- 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 the 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, phone bidding, and live bidding. 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 live auction we will confirm the sale with the seller before declaring "SOLD". If you are 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 Thursday, September 7th, 2023.
- 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.

For questions about this property or to schedule a showing contact Broc Mattox at [620-778-2967](tel:620-778-2967).

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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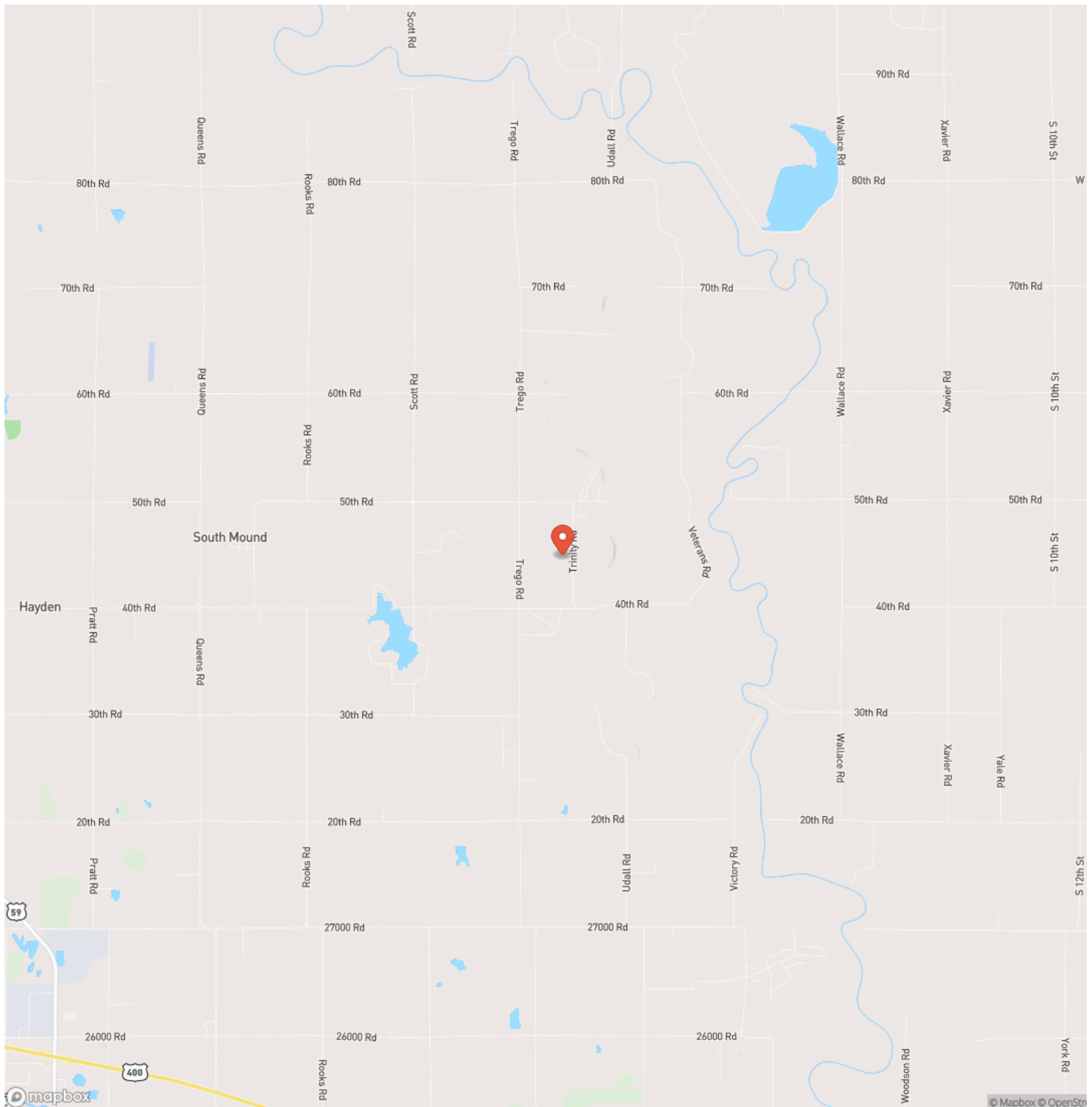
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## Locator Map



**MORE INFO ONLINE:**

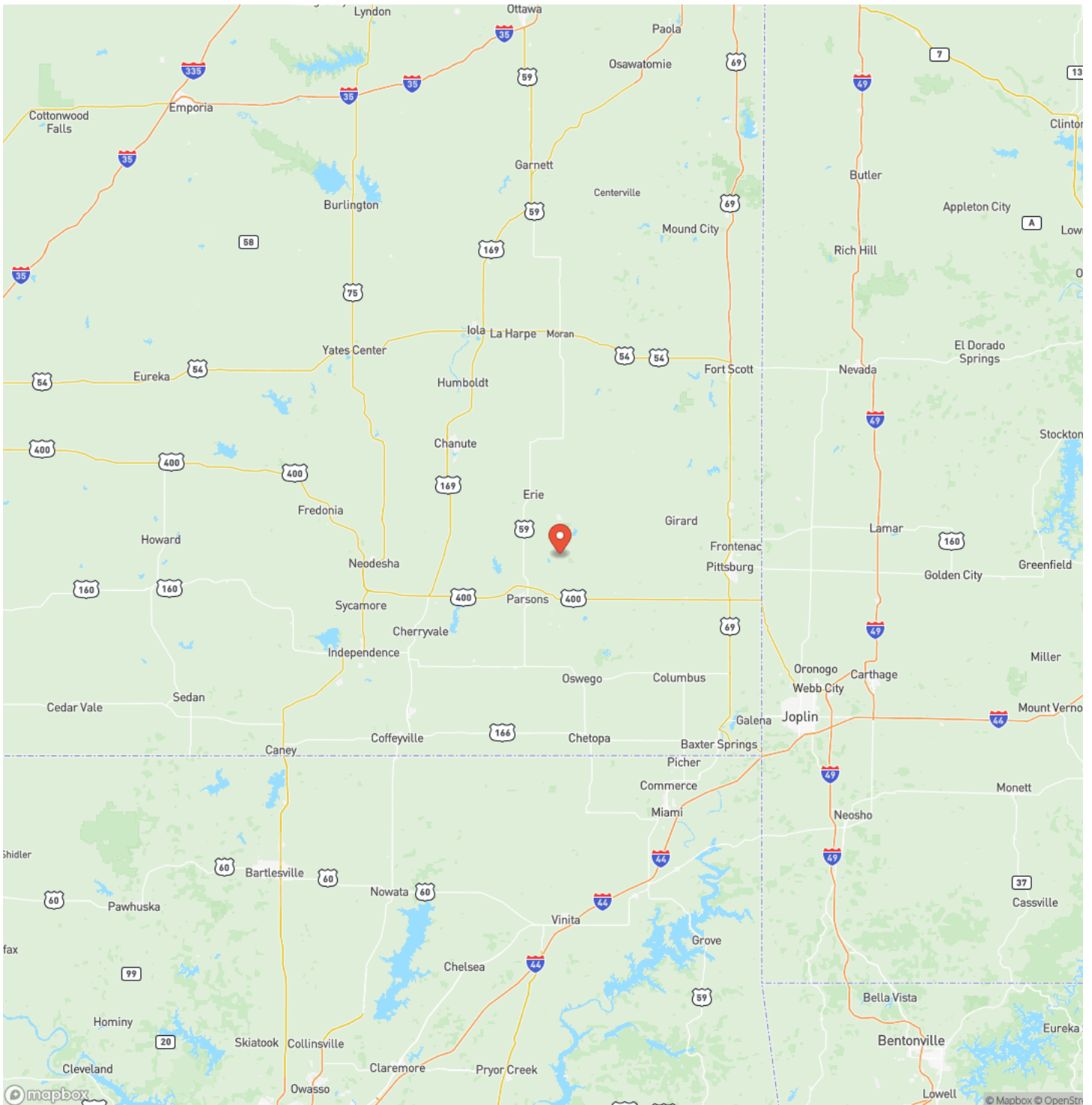
**[redcedarland.com](http://redcedarland.com)**



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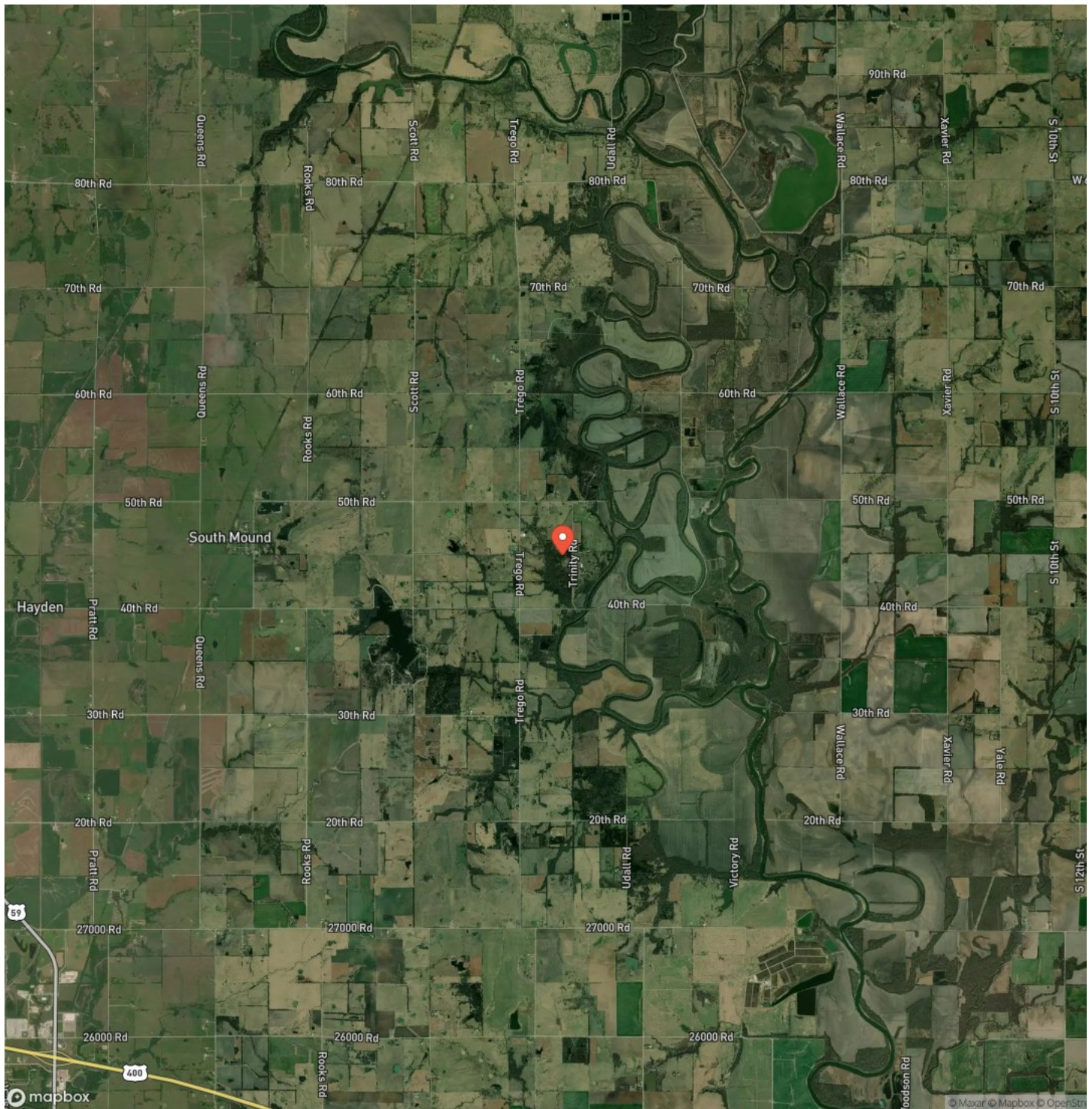
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## Locator Map



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## Satellite Map





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## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Broc Mattox

## Mobile

(620) 778-2967

## Email

broc@redcedarland.com

## Address

## 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.



**redcedarland.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, 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 relation 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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**Red Cedar Land Co.**  
2 NE 10th ave  
St John, KS 67576  
(620) 546-3746  
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