

Listed/Auction - 156+/- Acres of Hunting and Pasture
Selling in Two Tracts
0 Trego Rd
Parsons, KS 67357

\$702,000
156± Acres
Neosho County



**Listed/Auction - 156+/- Acres of Hunting and Pasture Selling in Two Tracts
Parsons, KS / Neosho County**

SUMMARY

Address

0 Trego Rd

City, State Zip

Parsons, KS 67357

County

Neosho County

Type

Hunting Land, Ranches, Residential Property

Latitude / Longitude

37.433209 / -95.179137

Acreage

156

Price

\$702,000

Property Website

<https://redcedarland.com/detail/listed-auction-156-acres-of-hunting-and-pasture-selling-in-two-tracts-neosho-kansas/54380/>



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PROPERTY DESCRIPTION

Tracts are being offered at \$4500/acre. If not sold by May 20th properties will sold to highest bidder at auction to be held May 21st.

Live, Online, and Phone Bidding!

To Register to Bid Online [Click Here!](#) Bidding opens May 14th, 2024 at noon.

Property Location: 8 miles northeast of Parsons, Ks. 5 Miles South of St. Paul, Ks. **Located in between the Neosho Wildlife Refuge and Neosho County State Fishing Lake!!!**

Legal Description: Tract 1- S13, T30, R020, ACRES 76.76, NW4 SW4 & SW4 NW4 LESS TR COMM 1185' N SW/C NW4 E 365' S 365' W 365' N TO POB LESS RD

Tract 2- S14, T30, R020, ACRES 79.62, N2 SE4 LESS RD

Deer Unit: 11

Tract 1 Description: 76.76+/- Acres. This tract boasts big deer history, loaded with turkey, and a pond for duck hunting. Currently in pasture with automatic waterers in place, the eastern half of this property offers multiple options for avid deer hunters. The landscape includes small creeks running through it, multiple types of mature trees, with multiple spots for food plots. These tracts are situated perfectly between the Neosho Wildlife Refuge, the famous big island, and one of the oldest lakes in Kansas. If your looking for a place to build your dream home, either of these tracts would be an excellent choice.

Tract 2 Description: 79.62+/- Acres. A picturesque site to build a home with both water and electricity running by the tract. There are two ponds on the property, one which holds ducks in the winter. Hunters, don't overlook this property! There is a creek on the west side with good cover offering a lot of potential. Ranchers this would be a great pasture to add to your operations.

Key Features:

- Abundant whitetail
- Wild turkey
- Creek
- Ponds
- Between the Neosho Wildlife Refuge and Neosho County Lake
- 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.

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

Auction Info: The Live Auction will be held at the St. Francis Parish located at 304 Lafayette St, St. Paul, Ks. We will be serving dinner at 6:00 and the live portion of the Land Auction will begin at 6:30 PM. Tuesday May 21st, 2024. All buyers will have the option to bid live, online, or by the phone.

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 Kansas Secured Title on or before June 21st, 2024. 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 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 Wednesday May 22nd 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.

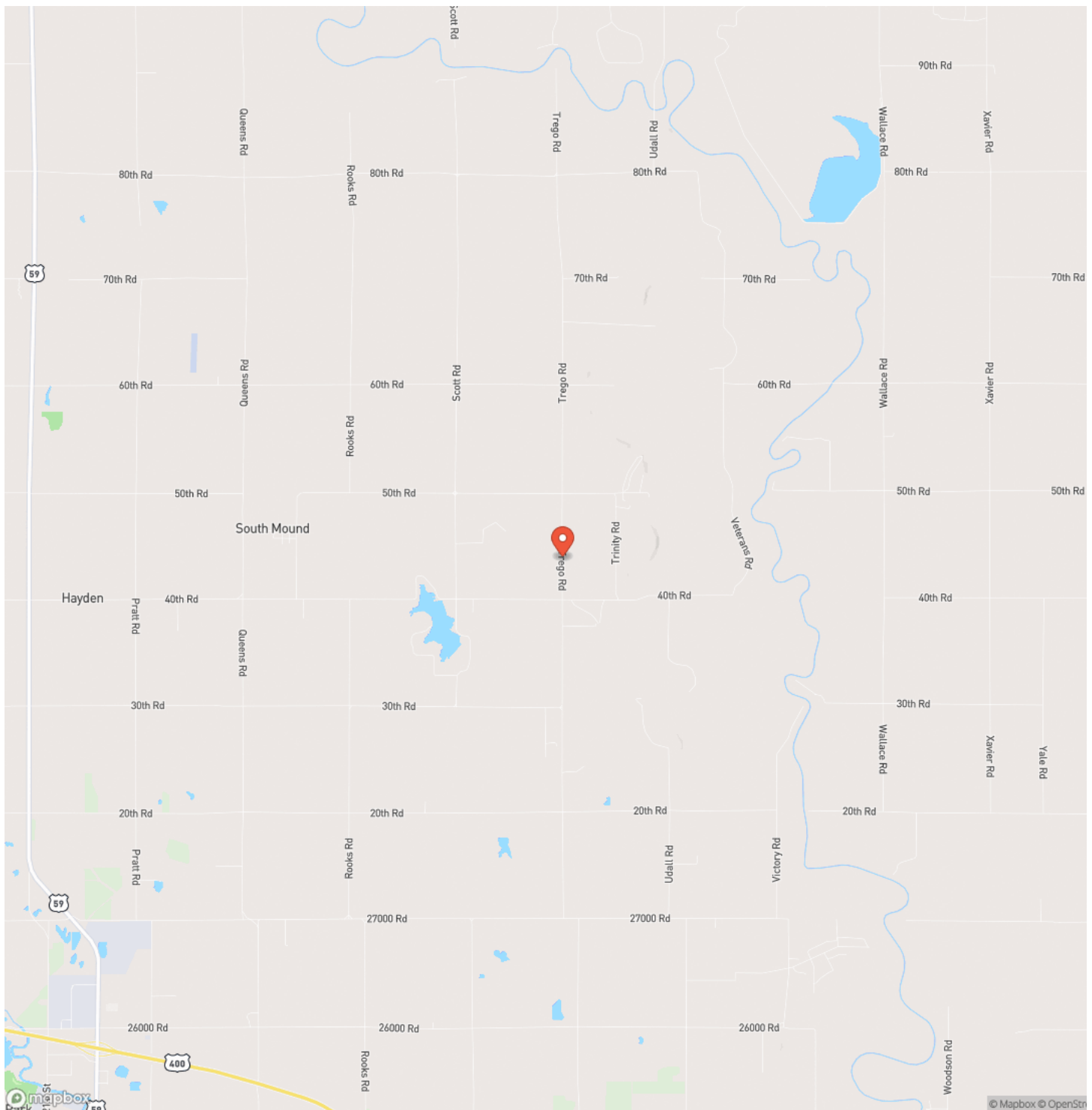
Any announcements made on the day of sale shall take precedence over any advertised material.



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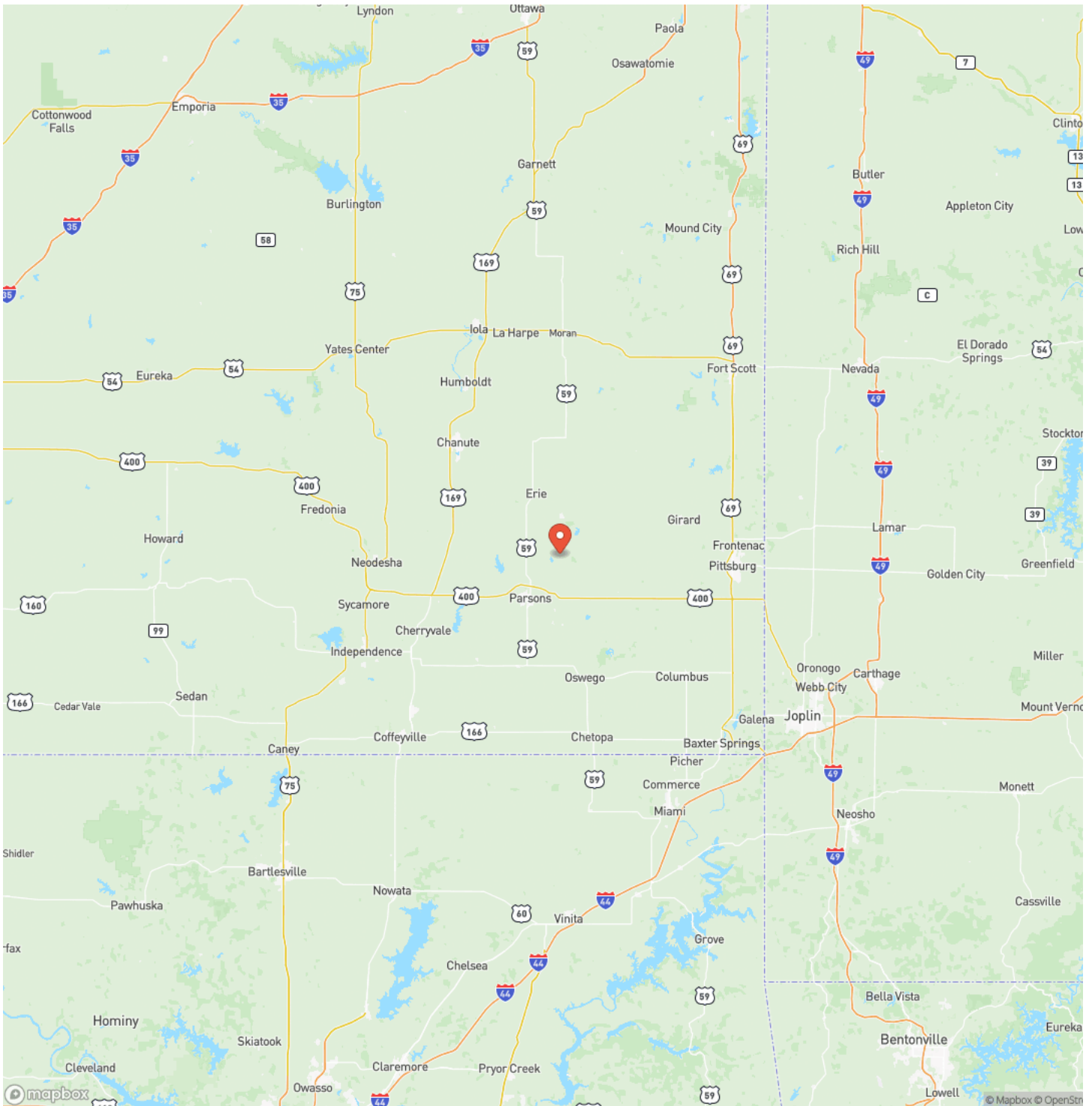


Locator Map



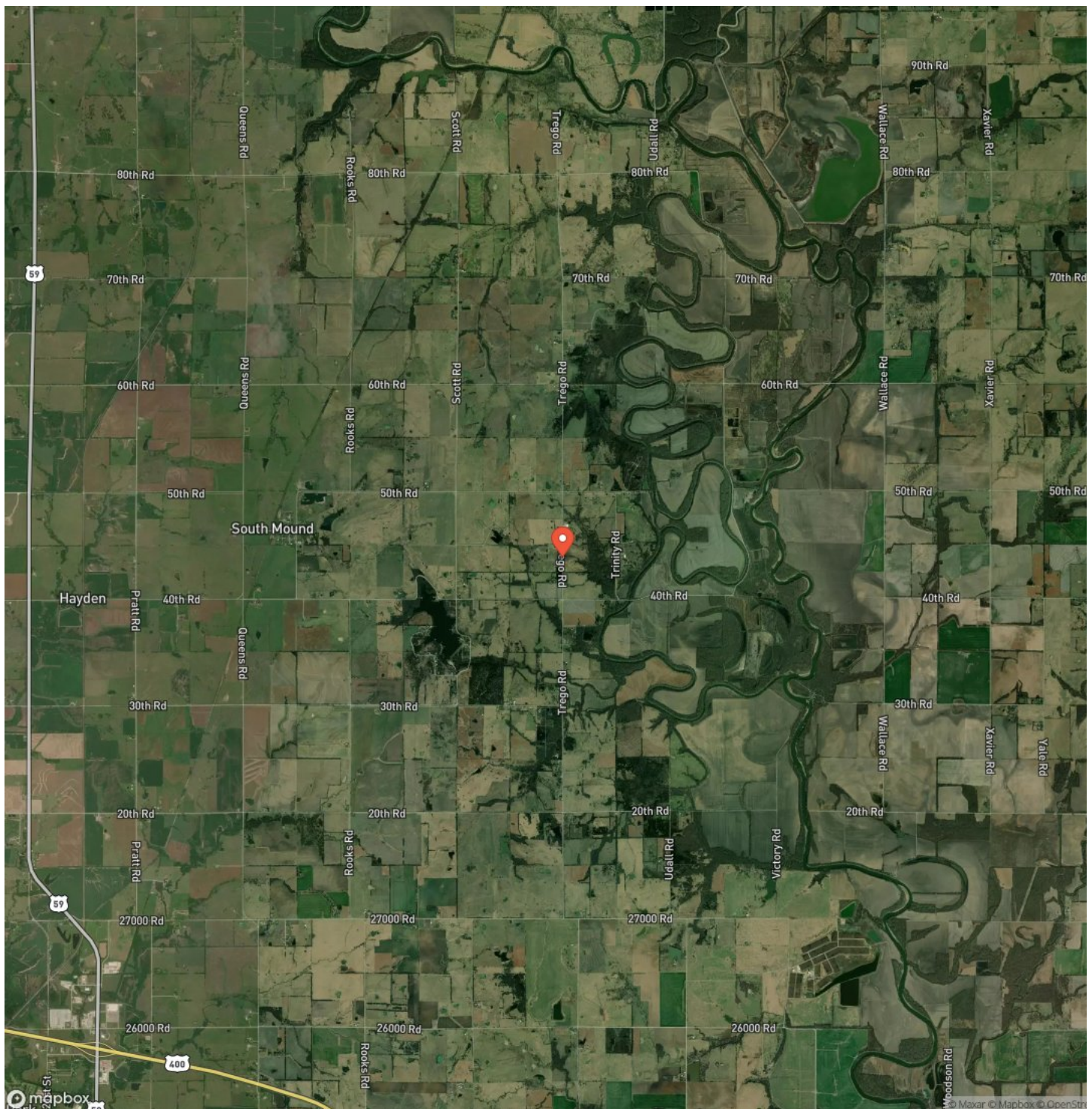
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Locator Map



Listed/Auction - 156+/- Acres of Hunting and Pasture Selling in Two Tracts
Parsons, KS / Neosho County

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

[illegible]

MORE INFO ONLINE:

redcedarland.com

This image shows a single sheet of white paper with horizontal blue 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.



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.



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