

**114.72 acre Absolute Land Auction Postponed to later
date TBD**
Woodson Rd
Oswego, KS 67356

\$1
114.720± Acres
Labette County



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Oswego, KS / Labette County

SUMMARY

Address

Woodson Rd

City, State Zip

Oswego, KS 67356

County

Labette County

Type

Farms, Recreational Land, Ranches

Latitude / Longitude

37.126 / -95.115331

Acreage

114.720

Price

\$1

Property Website

<https://redcedarland.com/detail/114-72-acre-absolute-land-auction-postponed-to-later-date-tbd-labette-kansas/56989/>



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PROPERTY DESCRIPTION

114.72 Acres in Labette County, KS. Absolute Land Auction.

*****Auction will not take place on June 27th, 2024 as planned. New date and time will be determined and announced in the future.*****

Absolute Land Auction to be held June 27th at 2:00PM to be held at the property on the NE corner along Woodson Rd 1/2 mile north of 9,000 Rd.

Legal Description: S33, T33, R21, ACRES 114.72, N1/2 SW1/4 & SW1/4 SW1/4 EXC ROW

Directions to Property: South of Oswego on Woodson Rd 2.5 miles

Property Description: Located in Labette County just South of Oswego sits this nice farm. It has Road access on 3 sides 72 acres tillable 1 big pond near 5 surface acres with a small island and numerous cuts and berms that create a lot of shoreline. A small marsh area located behind the dam of the big pond and another pond just shy of 1 surface acre located in the NE part of the farm. This farm sits just 1.5 miles West of the Neosho River and has been a phenomal duck and goose hunting on the big pond. All the tillable land is flat laying class II loam soils. of the 72 acres tillable 60 acres are Parsons Silt loam and 12 acres is Dennis silt loam. 2 of the best upland soils that can be found in Labette County.

Key features:

65% Prime Upland Tillable

Whitetail Deer

Wild turkey

Wet weather creek

Mature Pecan Trees

Waterfowl Destination Ponds

2.5 hours south of Kansas City

2 hours east of Wichita

1.5 hours north of Tulsa

40 minutes West of Joplin, Mo.

Call Cody Ross @ [417-529-4416](tel:417-529-4416) today for more information or a showing

Auction Terms and Conditions: 10% earnest money down non-refundable day of sale on all real estate. Closing shall be with Security 1st Title Oswego, Ks 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 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 shall transfer - It is believed the minerals are intact. All boundary line maps are approximate.



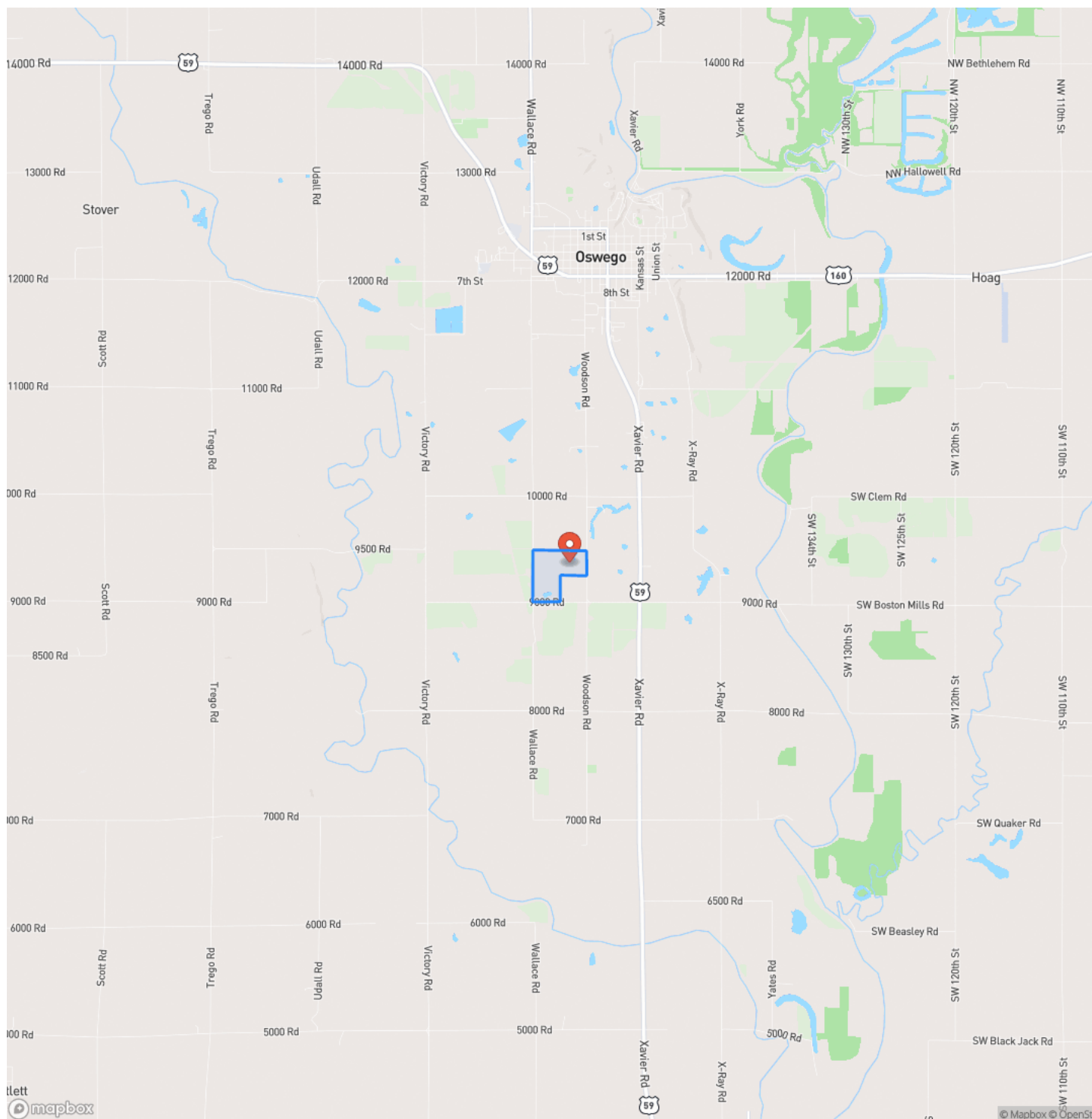
Real estate shall be sold with no disclosure statements. The Sellers have elected to have phone bidding, and live bidding. Red Cedar Land Co. is representing the Seller as a Seller's Agent. The land is selling without Reserve. Winning bidders must enter into a purchase contract no later than June 27th, 2024, by 7 pm.



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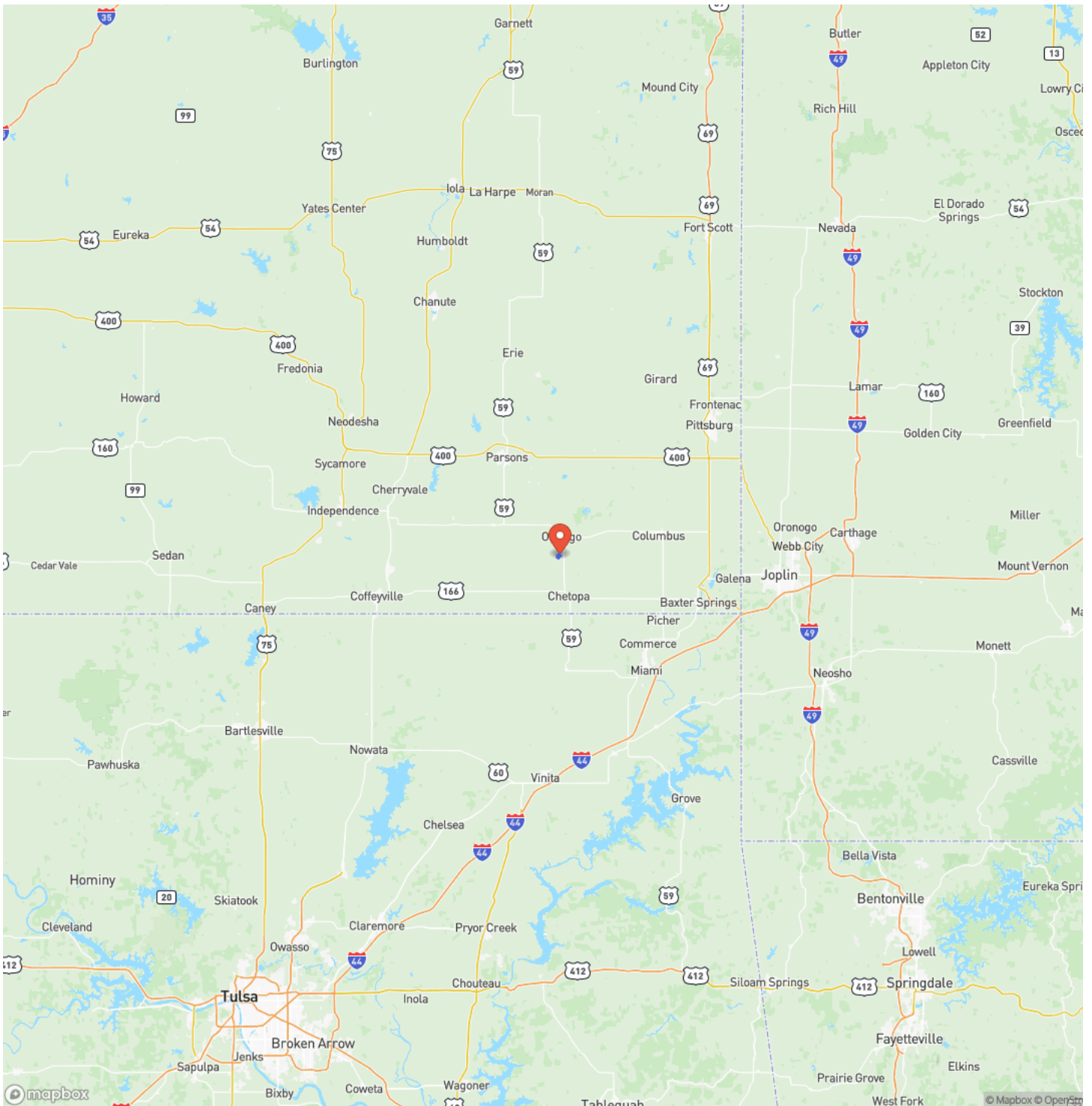


Locator Map



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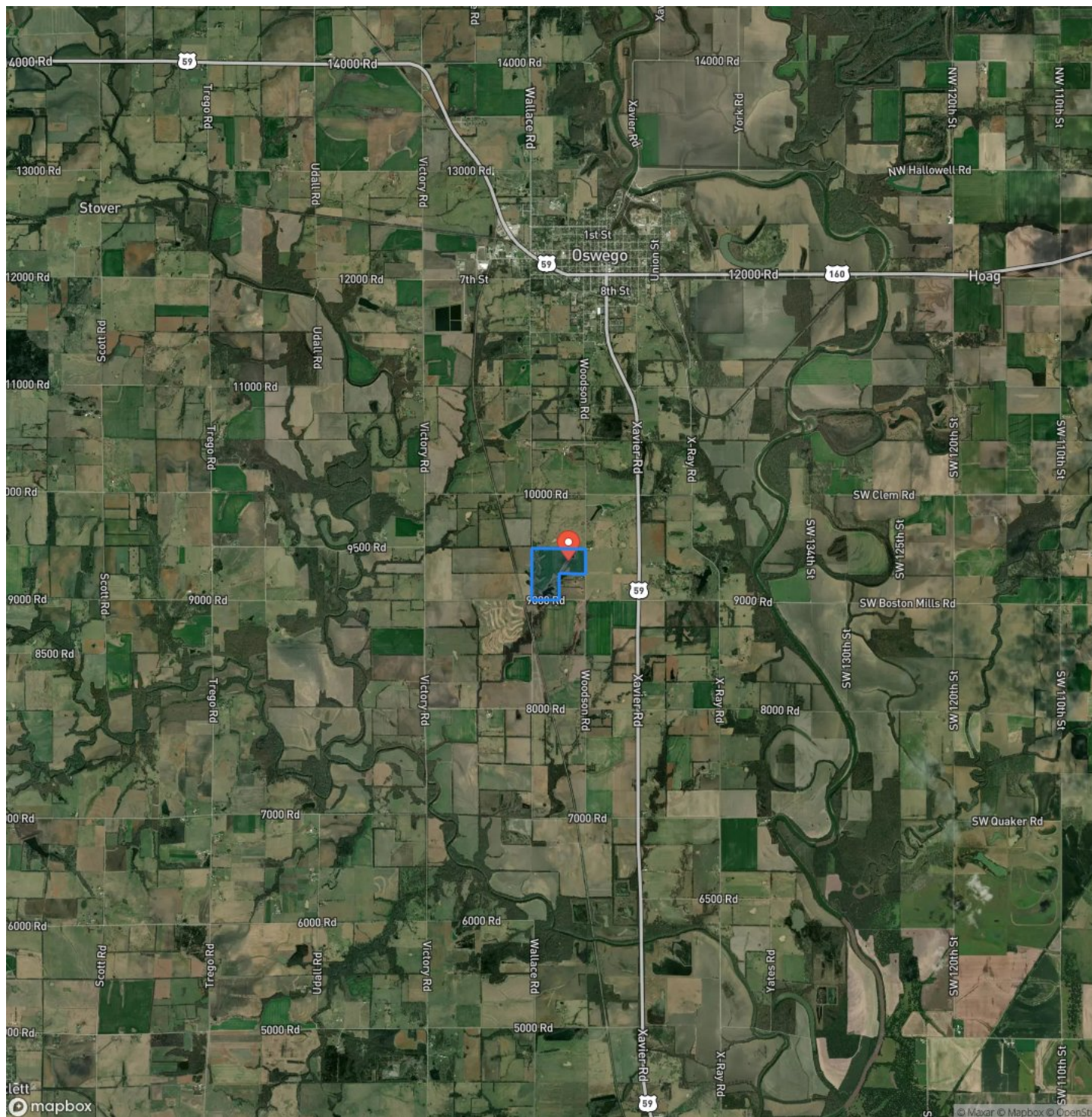
Locator Map



MORE INFO ONLINE:

redcedarland.com

Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Cody Ross

Mobile

(417) 529-4416

Email

codyr@redcedarland.com

Address

City / State / Zip

Oswego, KS 67356

NOTES



MORE INFO ONLINE:

redcedarland.com

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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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