

598 Tillable Farm in Labette County Auction
2148 13,000Rd
Oswego, KS 67356

\$1
598± Acres
Labette County



598 Tillable Farm in Labette County Auction Oswego, KS / Labette County

SUMMARY

Address

2148 13,000Rd

City, State Zip

Oswego, KS 67356

County

Labette County

Type

Farms, Business Opportunity, Ranches, Residential Property,
Undeveloped Land

Latitude / Longitude

37.180679 / -95.148828

Dwelling Square Feet

1984

Bedrooms / Bathrooms

3 / 2

Acreage

598

Price

\$1

Property Website

<https://redcedarland.com/detail/598-tillable-farm-in-labette-county-auction-labette-kansas/90517/>



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Oswego, KS / Labette County

PROPERTY DESCRIPTION

Labette County, Kansas Farmland Auction

598± Total Acres – **566±** Tillable Acres – High-Quality Improvements

Auction Date & Time:

Tuesday, October 28th – 6:30 PM

Oswego Community Building – 203 North St., Oswego, KS

Property Overview

A rare opportunity to acquire 598± contiguous acres of prime Labette County farmland, featuring 566± tillable acres and excellent Highway 59 frontage. This property is offered in one large tract and includes high-quality improvements for farming and storage.

Improvements Included

- 2013 Manufactured Home: 3 bedrooms, 2 baths, 1,984 sq. ft. with attached porches; high-end finishes, solid wood cabinets, and quality trim with a gas and or wood stone fireplace. Very open floor plan with big kitchen island and a giant master bathroom with his and her sinks
- * Twister Safe steel storm shelter.
- 2013 60' x 80' X 16' Morton Pole Barn Machine Storage: 1/2 with Concrete floor, fully wired, 200 amp electrical service. With water inside.
- 2013 40' x 24' Shop: with electric and water inside
- * Souix 10,000 bushel grain bin with drying floor and sweep auger and electric grain spreader on the roof, as well as 2 cone hopper bottom steel bins 850 & 325 bushel

Possession

- Tillable Land: Immediate possession upon deposit of 10% earnest money.
- Home & Buildings: Possession at closing.

Don't Miss This Opportunity!

Whether you're a producer or an investor, this is your chance to own an exceptional tract of Kansas farmland with top-notch improvements and prime location.

Contact Listing Agent and Auctioneer Cody Ross for your own showing at [417-529-4416](tel:417-529-4416) or Broker Josh Fiscus @ [620-870-9766](tel:620-870-9766)

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 Oswego on or before Dec 15, 2025. 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.



- 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. All property information is believed to be accurate, however Red Cedar Land Co. is not liable for its accuracy.
- If bid accepted, at the end of the auction, buyer will sign contract and pay nonrefundable earnest.
- * Buyer Agents Please contact Listing Agent/Broker for terms of cooperating Buyer Broker compensation. Terms of compensation, if any, shall be ascertained by cooperating brokers before beginning efforts to accept the offer of cooperation. Buyer's Agents/Brokers must be identified, by Buyers and/or their Brokers/Agents, on the first contact with Listing Broker/Agents to receive compensation. Otherwise, compensation will be at the sole discretion of the Seller and Broker. 1 Buyer limit per agent and Agent must register the Buyer 5 days prior to Auction Date.

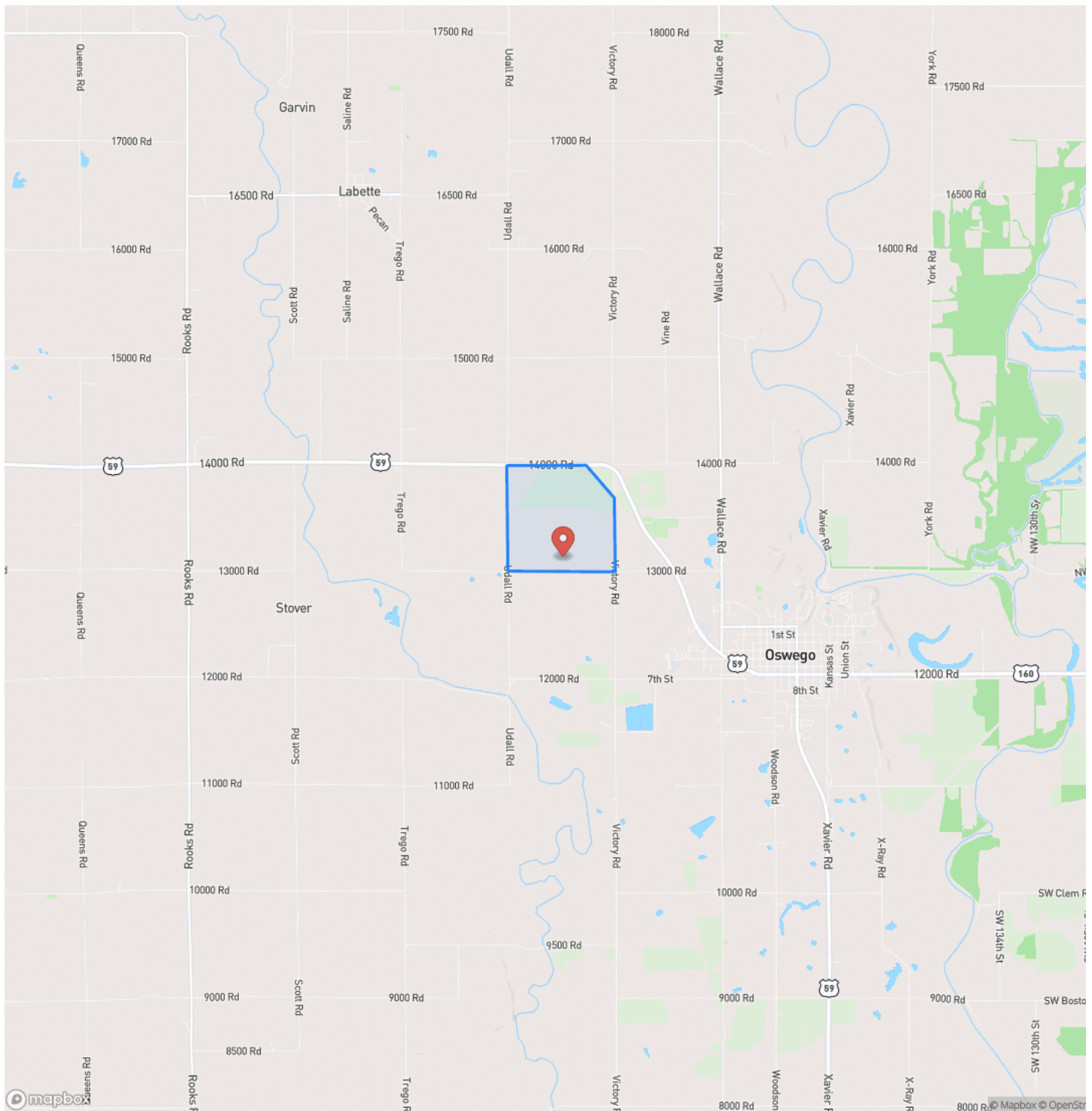
Any announcements made on, before, or during the time of the sale supersede any written descriptions.



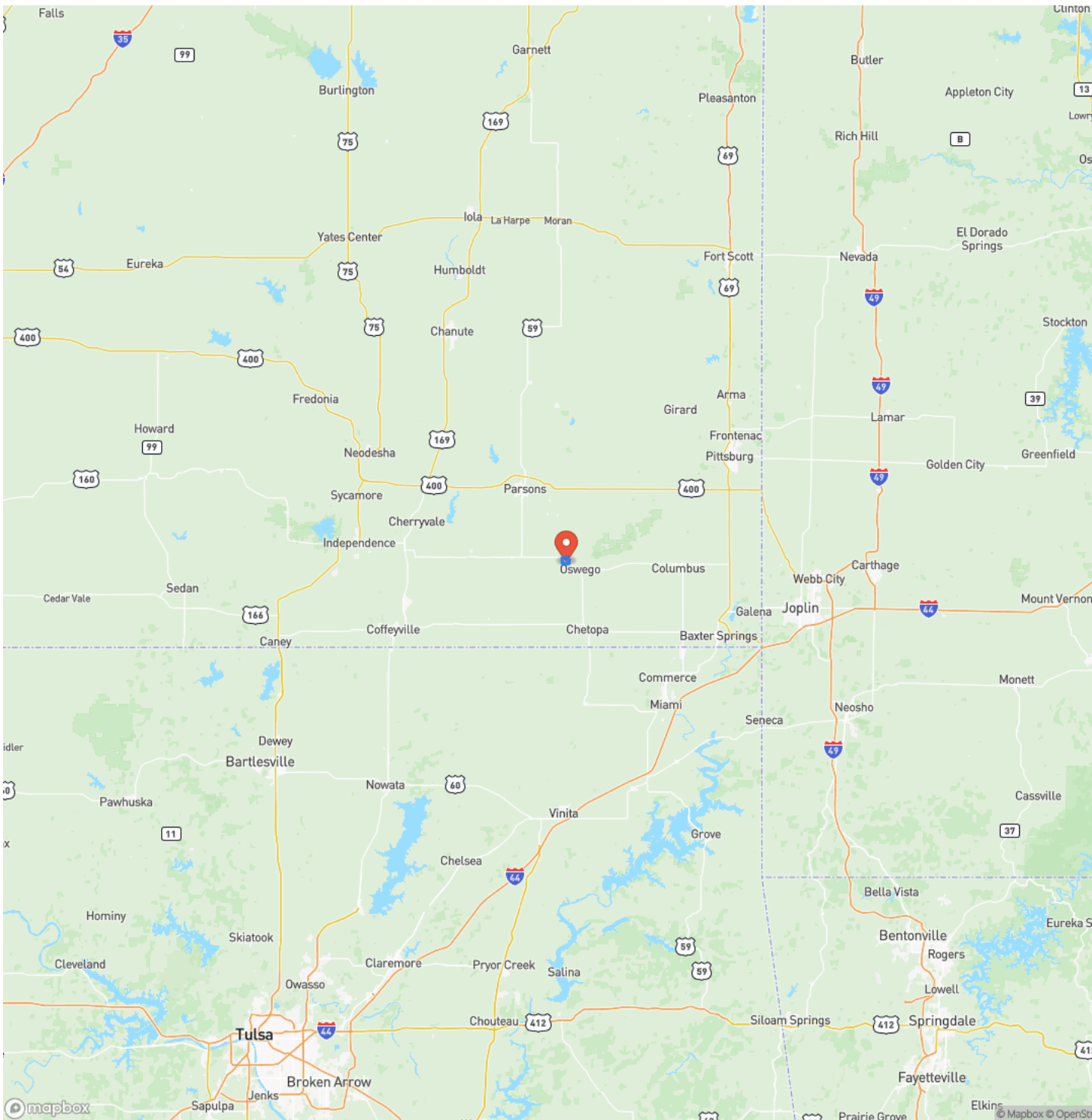
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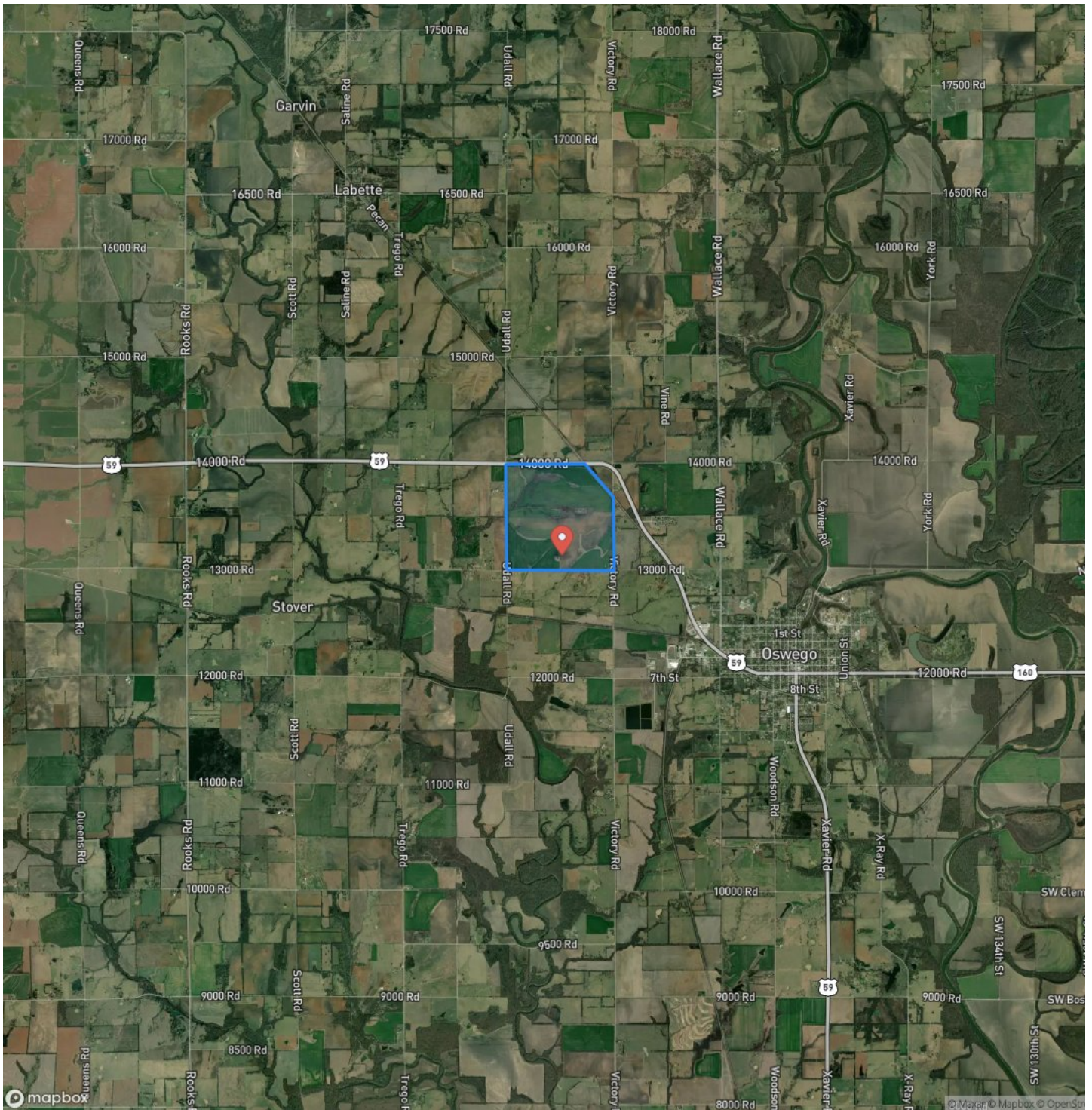
Locator Map



Locator Map



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

NOTES



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



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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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