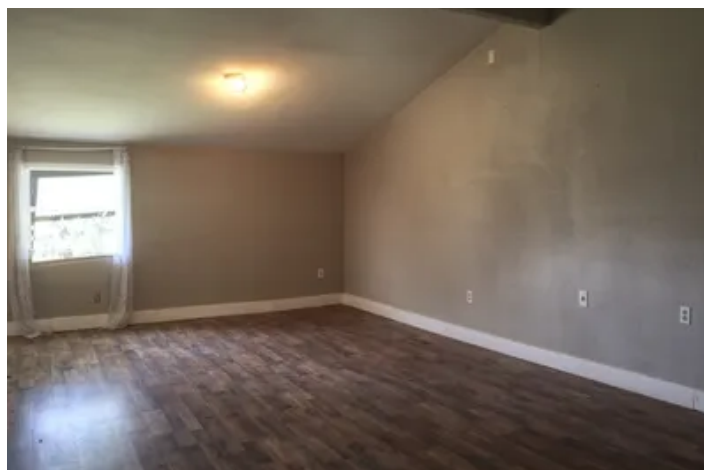


Cook's 144.49 Farm Tract 3 of 4
252 4,000 Rd
Edna, KS 67337

\$1
144.490± Acres
Labette County



Cook's 144.49 Farm Tract 3 of 4
Edna, KS / Labette County

SUMMARY

Address

252 4,000 Rd

City, State Zip

Edna, KS 67337

County

Labette County

Type

Farms, Ranches

Latitude / Longitude

37.051827 / -95.495861

Acreage

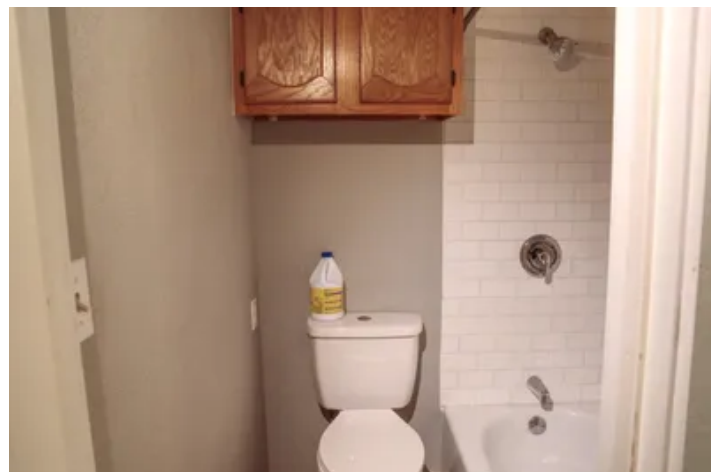
144.490

Price

\$1

Property Website

<https://redcedarland.com/detail/cook-s-144-49-farm-tract-3-of-4-labette-kansas/87606/>



Cook's 144.49 Farm Tract 3 of 4 Edna, KS / Labette County

PROPERTY DESCRIPTION

Tract 3 of 4: 252 4,000 Rd Edna KS This offering of 753 acres will be sold live auction and in order tract 1 thru 4 with no combinations or options.

Are you looking for a great view and quiet living? This home's setting is just that. This 1,626 square foot home offers 3 bedrooms, and two full baths. This ranch style home has a cozy feel with nice mature trees, and several outbuildings for storage. The home is nestled on a small hill on the east side of the 144 acres, which makes for easy access, and provides for a great walking lane down the long gravel drive. Need some groceries?... Just down the drive is Hwy 166 which is just 15 min to the Coffeyville Wal-mart Super Center. Need to get away to the bigger city life?... Just 2 hours 30 min to Wichita, and only 1.5 hours to Tulsa. This 144 acre cattle ranch has five ponds, and a corral for working cows. Wildlife use this property as a travel corridor, with trophy deer in the area anything is possible. With five ponds, a little fishing, and some duck hunting would sure be a possibility. This area is also known for its quail hunting, and at one time prairie chickens flourished in this area.

The farm has a grazing lease that expires on 3-1-26. All lease payments remain with the seller.
The possession of the house and buildings all transfer to the buyer upon closing.
The possession of the pastures transfer to the buyer on 3-1-2026.

Legal Description: S25, T34, R17, ACRES 144.49, SW1/4 EXC ROW

To be auctioned on Sept 6th @ 10AM at the home site : 4042 HWY 101, Edna, KS 67342

Land Agent and Auctioneer: Cody Ross ([417-529-4416](tel:417-529-4416))

Broker: Josh Fiscus ([620-870-9766](tel:620-870-9766))

Tract 1. 4042 Highway 101 S30, T34, R19, ACRES 146.4, SE1/4 EXC BEG SE/C N853' W272' S853' E TO POB & ROW Includes Home Barns and Corrals

To view tract 1 details [click here!](#)

Tract 2. 970 6,000 Rd S18, T34, R19, ACRES 150.98, SE1/4 EXC ROW

To view tract 2 details [click here!](#)

Tract 4. 000 3,000 Rd S31, T34, R18, ACRES 319.54, S1/2 EXC ROW (less 8 acres and the House) 311 acres Includes the Corrals

To view tract 4 details [click here!](#)

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 CQ Hills Title on or before Oct 5, 2025. 5% 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

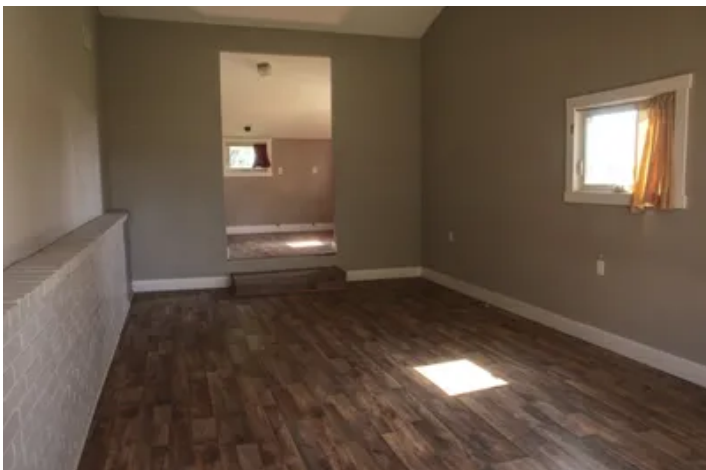
boundary line maps are approximate. Real estate shall be sold with no disclosure statements. All property information is believed to be accurate, however Red Cedar Land Co. is not liable for its accuracy.



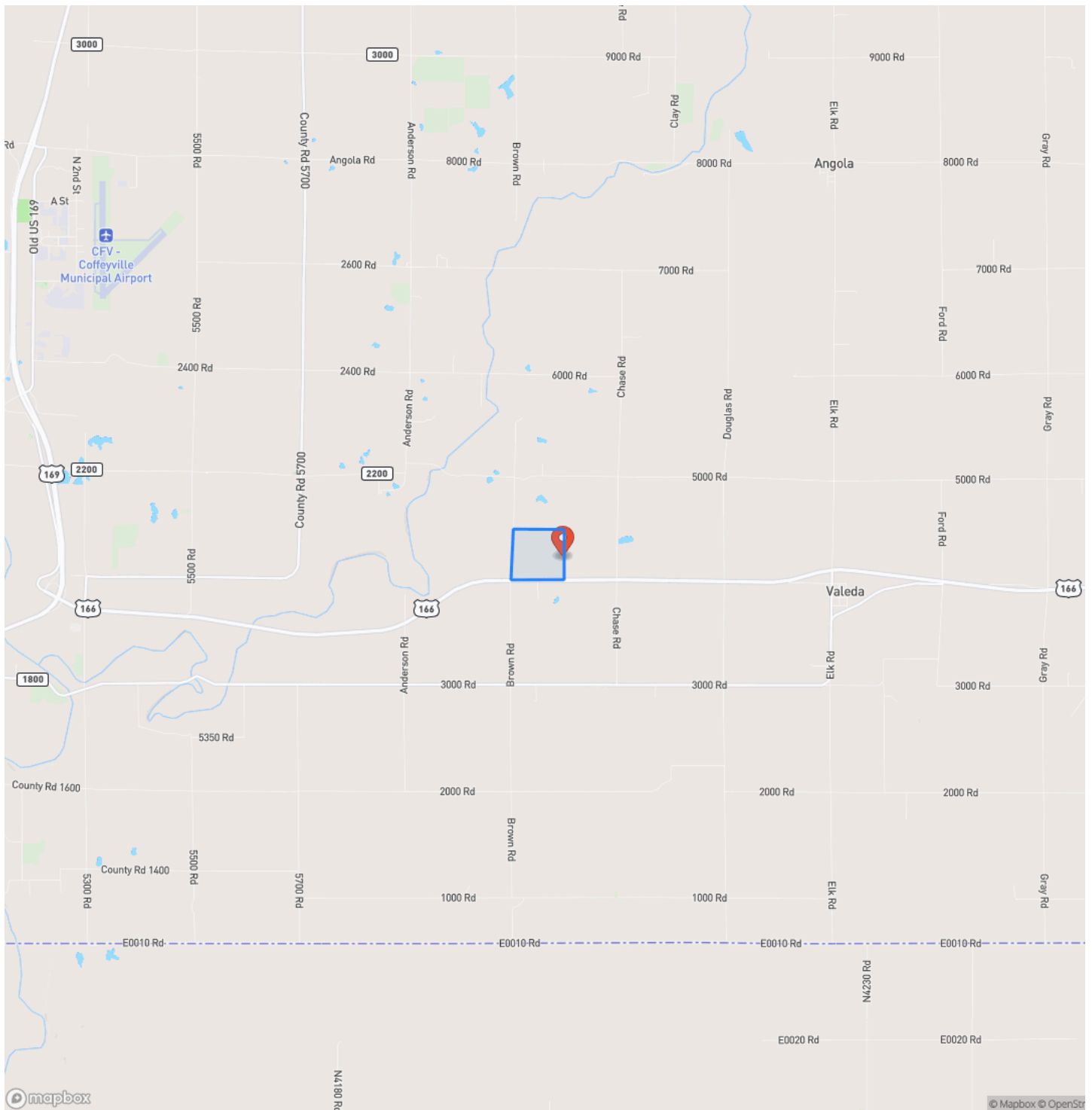
- If bid accepted, at the end of the auction, buyer will sign contract and pay nonrefundable earnest.
- * Buyer Agents Please contact Listing Agent/Broker for terms of cooperating Buyer Broker compensation. Terms of compensation, if any, shall be ascertained by cooperating brokers before beginning efforts 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.

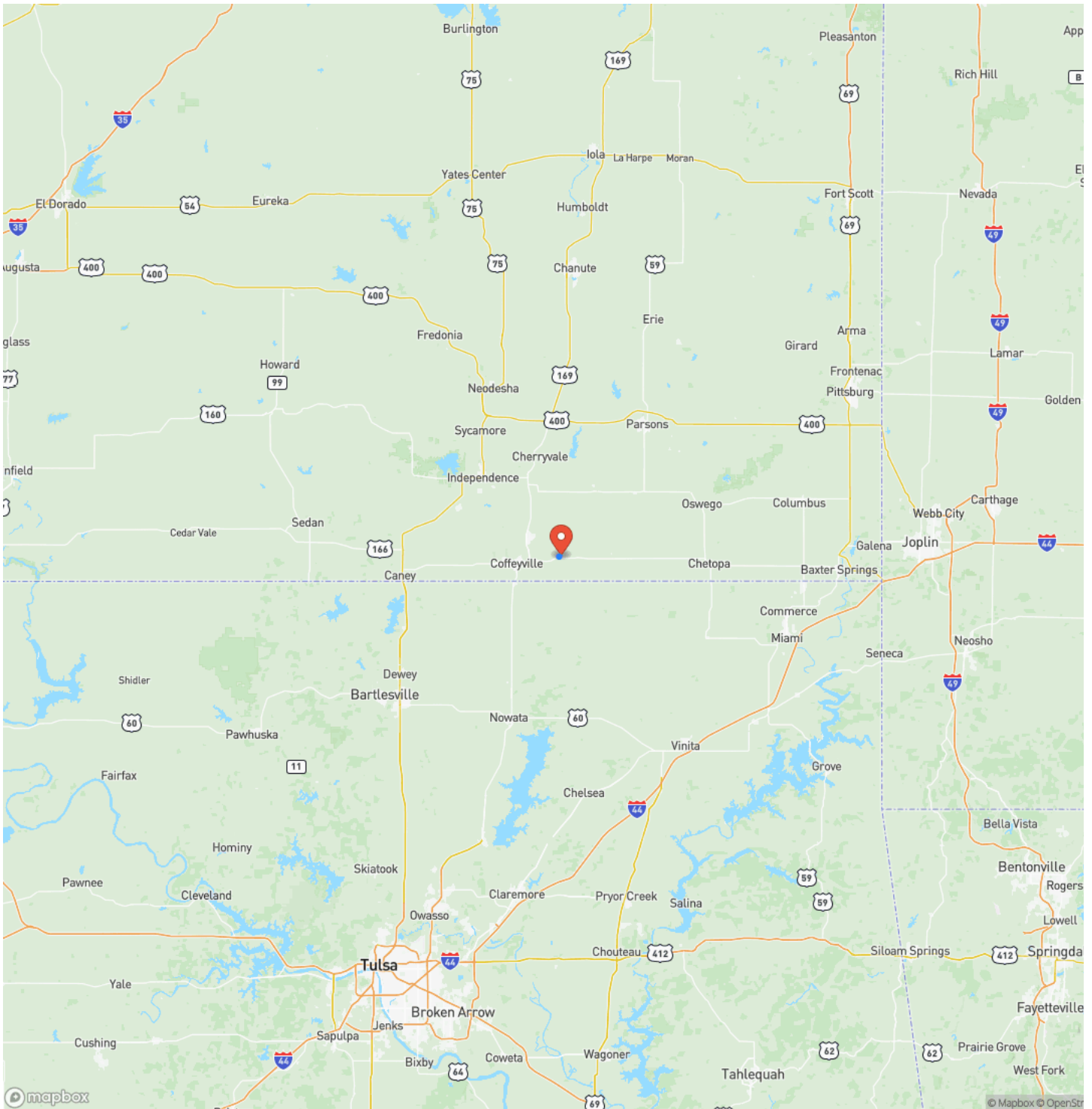




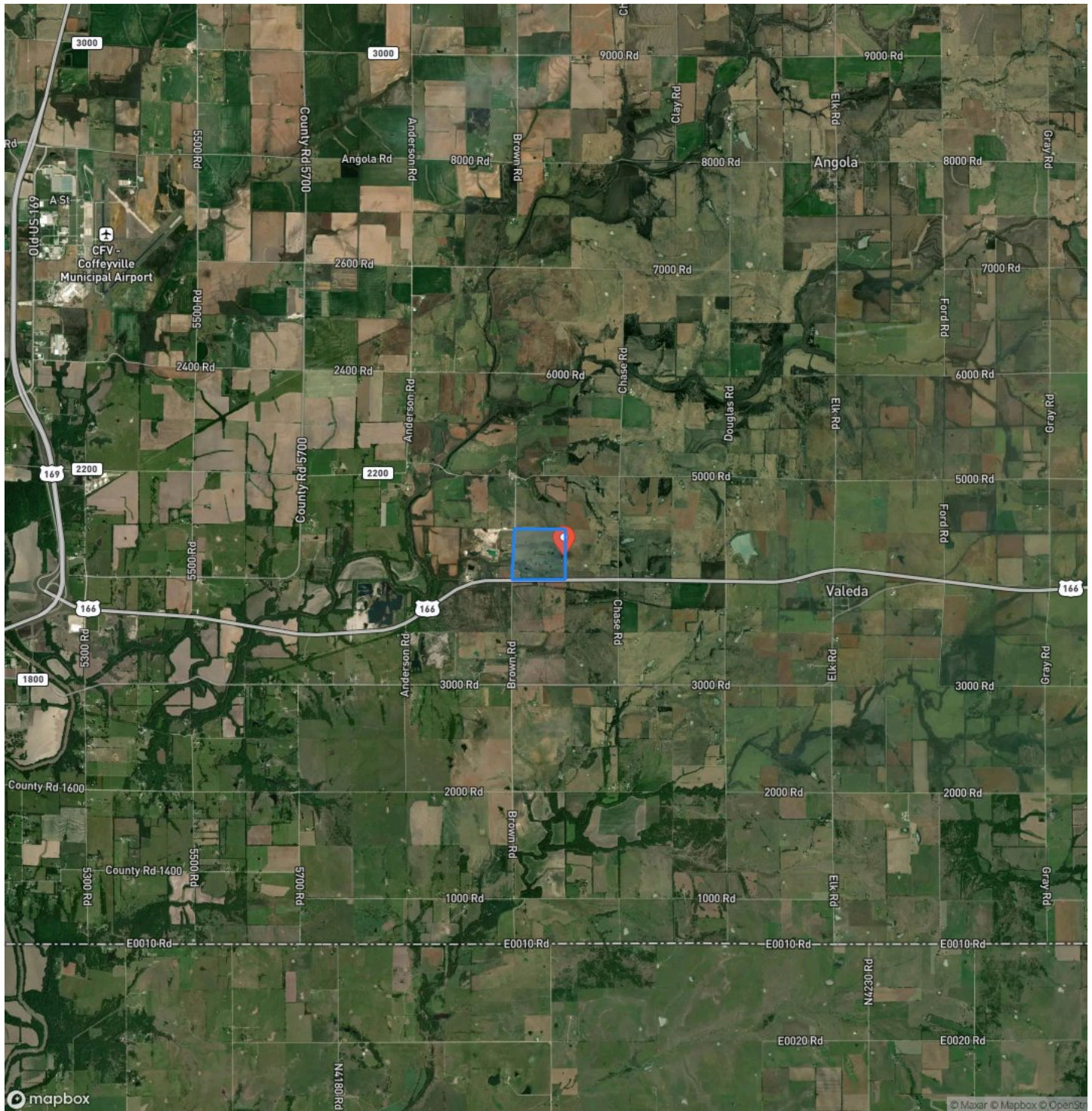
Locator Map



Locator Map



Satellite Map



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.



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, 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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