

**Hope Family Farm Auction | 324+/- Acres in Labette
County, KS + Personal Property**
1427 13000 rd
Altamont, KS 67330

**324± Acres
Labette County**



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SUMMARY

Address

1427 13000 rd

City, State Zip

Altamont, KS 67330

County

Labette County

Type

Farms, Hunting Land, Ranches

Latitude / Longitude

37.178348 / -95.272365

Acreage

324

Property Website

<https://redcedarland.com/detail/hope-family-farm-auction-324-acres-in-labette-county-ks-personal-property-labette-kansas/86530/>



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PROPERTY DESCRIPTION

AUCTION! 324 +/- Acres Of Productive Farmland & Prime Hunting Habitat plus Personal Property (Land Selling in 2 Tracts)
Labette County, Kansas | 1.5 Miles to Altamont
Auction Listed by Cody Ross With Red Cedar Land Company | [\(417-529-4416\)](tel:417-529-4416)

Auction Location: At the farm on the North Barn on 13,000 Rd | Land will sell first with Personal Property to follow.

(Contact listing agent for information on Personal Property.)

A rare opportunity to own 324 +/- diverse acres in the heart of Labette County, Kansas. This is a property that seamlessly blends income-producing farmland with fenced pasture land and wildlife habitat. Whether you're a local producer looking to expand your operation or an outdoorsman seeking a unique opportunity to make a land investment with the opportunity to hunt, this parcel offers unmatched versatility.

Income-Producing Farmland

100 +/- tillable acres

88 +/- hay meadows (could be tilled)

Balance in Pasture and Creek

Currently planted:

Quality soils: 200 Acres of Cherokee silt loams and 85 Acres of Hepler silt loams make this some of the most fertile soil you can find in Labette County

Buyer receives **full possession** of the grassland at closing and tillable possession upon the completion of the current verbal 2025 share crop lease agreement. 2025 harvested crops remain with the seller.

Exceptional Hunting & Wildlife Potential

A 30 +/- acre wooded Deer Creek runs through the center of the property, offering a secluded and strategic haven for deer and upland game. Some big mature trees that are ideal for early-season whitetail activity and turkey and quail habitat. Surrounded by standing crops on both sides, this hidden corridor is a natural travel route for Kansas bucks and roosting turkeys.

Additional Highlights

Mineral Rights Convey With Sale

2024 Taxes: \$1,927.42

- Deer & Turkey with some Upland Hunting

This property will auction on Aug 23, 2025 10AM. Auction location will be on the North property site: [1427 13000 rd](https://www.google.com/maps/place/1427+13000+Rd,+Altamont,+KS+67330/@37.8544444,-94.1555556,15z), Altamont, Ks. 67330

Another unique opportunity, here is your chance to own a farm that has not been on the market for decades. If you have kids, and home building is the plan, this property is only a few miles from the Labette County School, which sets in the small town of Altamont, Kansas. Altamont is a friendly hometown with a neat downtown area complete with a detail shop, Nutrition Drink Shop, Library, Coffee Shop, Senior Citizen Building, Post Office, Thrift Store, 4-H Extension Office, and more. However, you would only be a hop-skip-and jump away from Joplin, Wichita, and Tulsa with fine dining and a large selection of shopping. (45 minutes to Joplin, Missouri; a little over an hour to Wichita, Kansas; an 1.5 hours to Tulsa, Oklahoma; and only about 2.5 hours to Branson, Missouri.)



The property is already set-up for you to build your new dream home. There is rural water piped to the North farm which makes it ideal for you to simply add a hunting cabin or your new dream home.

Legal: together make up the total of 324.44 +/- acres

Track 1) 164.44+/- Acres: S13, T33, R19, SE1/4 EXC ROW

Track 2) 160+/- Acres: S13, T33, R19, NE1/4 EXC ROW

To view property video [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 Security First Title on or before Sept 26, 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 the bid is 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.

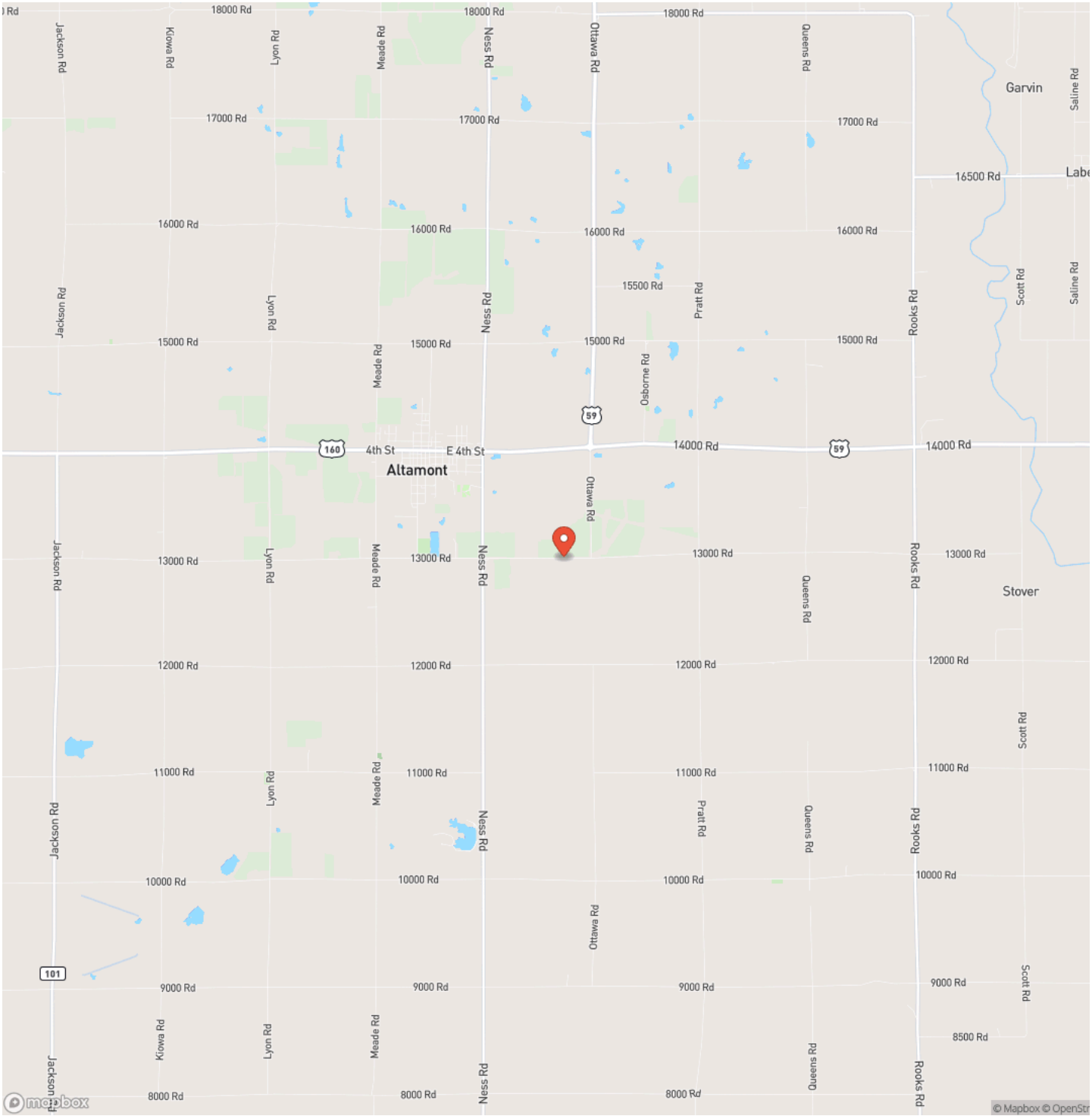
Contact Land Agent: Cody Ross [\(417\) 529-4416](tel:4175294416)



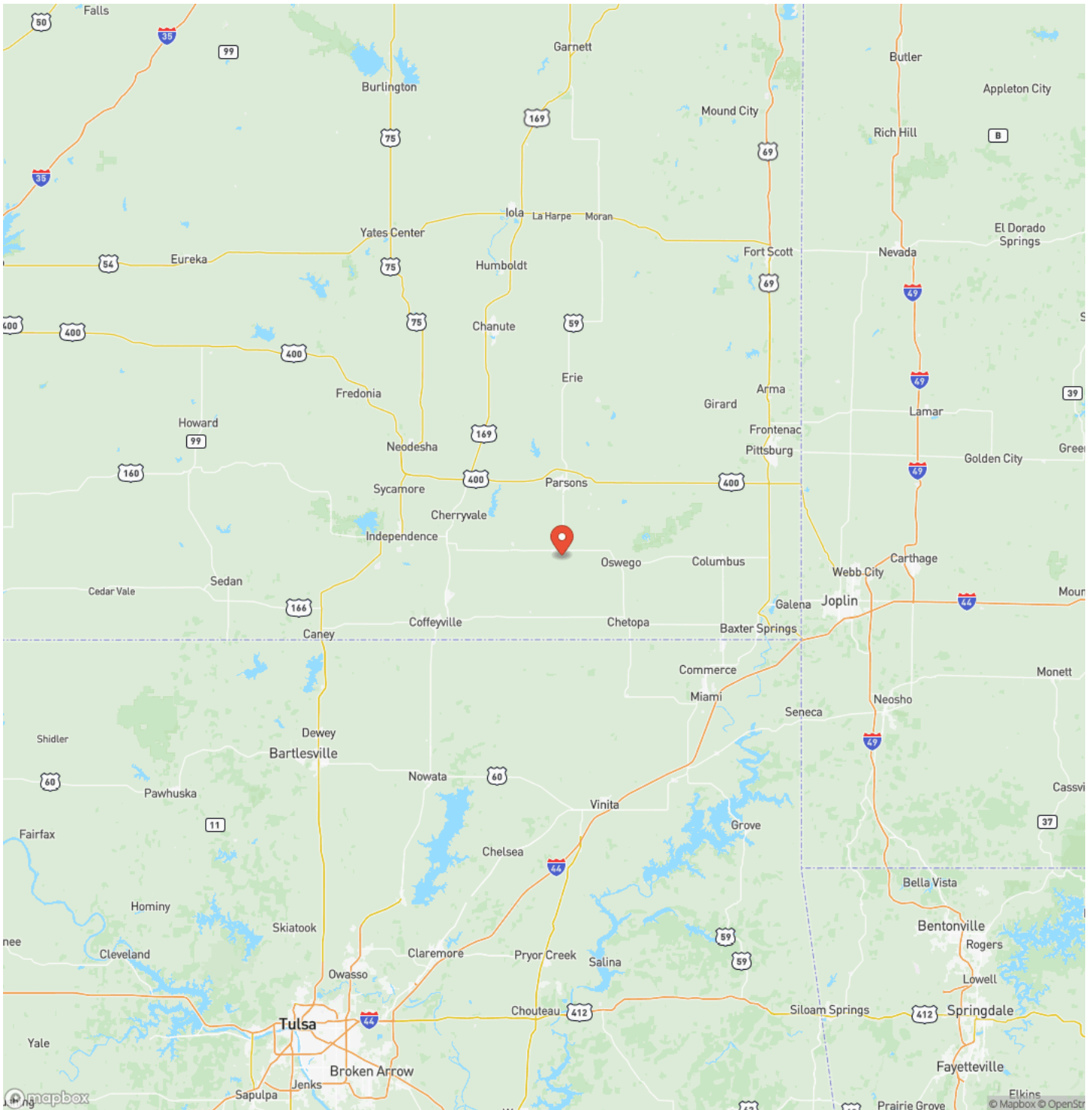
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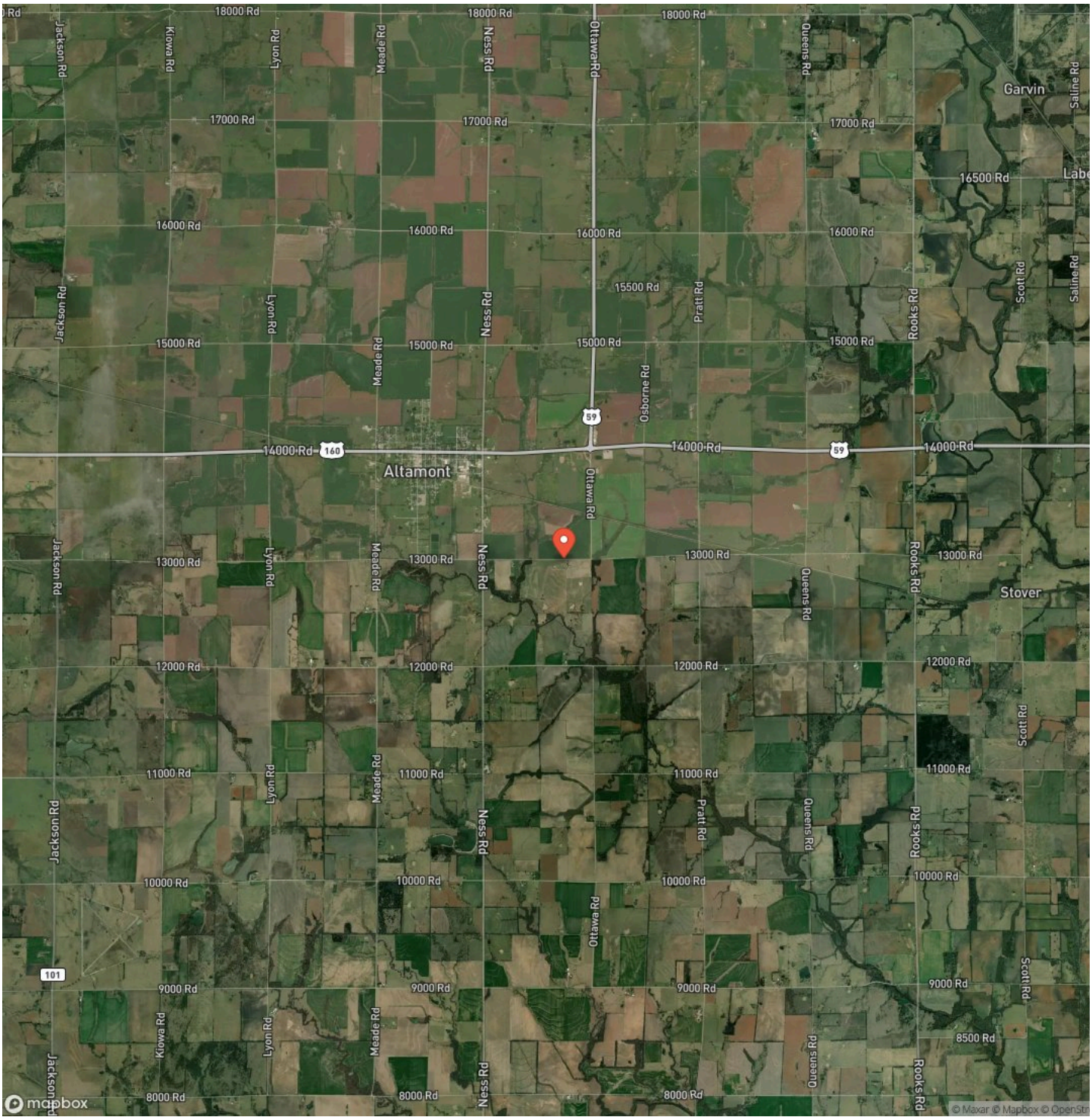
Locator Map



Locator Map



Satellite Map



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Altamont, KS / Labette County**

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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