

**Auction - Tract 1 of 2 80+/- Acres With Home in Labette
County, Kansas.**
4062 Chase rd.
Coffeyville, KS 67337

\$1
80± Acres
Labette County



Auction - Tract 1 of 2 80+/- Acres With Home in Labette County, Kansas.
Coffeyville, KS / Labette County

SUMMARY

Address

4062 Chase rd.

City, State Zip

Coffeyville, KS 67337

County

Labette County

Type

Farms

Latitude / Longitude

37.05234 / -95.486611

Bedrooms / Bathrooms

3 / 2

Acreage

80

Price

\$1

Property Website

<https://redcedarland.com/detail/auction-tract-1-of-2-80-acres-with-home-in-labette-county-kansas-labette-kansas/42209/>



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PROPERTY DESCRIPTION

Auction - Tract 1 of 2 80+/- Acres With Home in Labette County, Kansas.

3 Bed/2 Bath Home with brand new septic and lines. New central heat and air.

Land and home will be auctioned on site on Saturday, Sept 30th at 12- noon as an ABSOLUTE auction. This property is located in Labette Country but the home has a Coffeyville mailing address. The Roberts' Trust will have two tracts of land auctioned. Tract 1 with 80 acres, pond and home, & Tract 2 with approximately 30 acres across the road to the east.

Driving Directions / Property Address: 4062 Chase Rd Coffeyville Kansas 67337. From Coffeyville east at intersection 169 / 166 HWY go east on 166 approximately 5 miles. Turn north on chase road and go 1/2 mile. The farmstead is on the west side of the road.

Legal Description: Sect 25, T34, R17, S 1/2 NE 1/4, 80 w/ home, outbuildings and pens

Property Description: This farmstead is located just outside of Coffeyville, Kansas right off HWY 66. This tract is a great opportunity for a buyer to own a nice home on 80+/- acres. The house is a 3 bed 2 bath home with a full basement on a nice country setting. The roundtop has a concrete floor and is 50x30. The haybarn is 60x30.

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 Chautauqua Hills and Abstract on or before October 30th, 2023. 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.
- All bids are considered final. At the end of the auction buyer will sign contract and pay nonrefundable earnest.

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

Key Features

3 bed 2 Bath Home

Full Basement

Cattle Pasture

Roundtop Outbuilding 50x30 with Concrete Floor

Haybarn 60x30

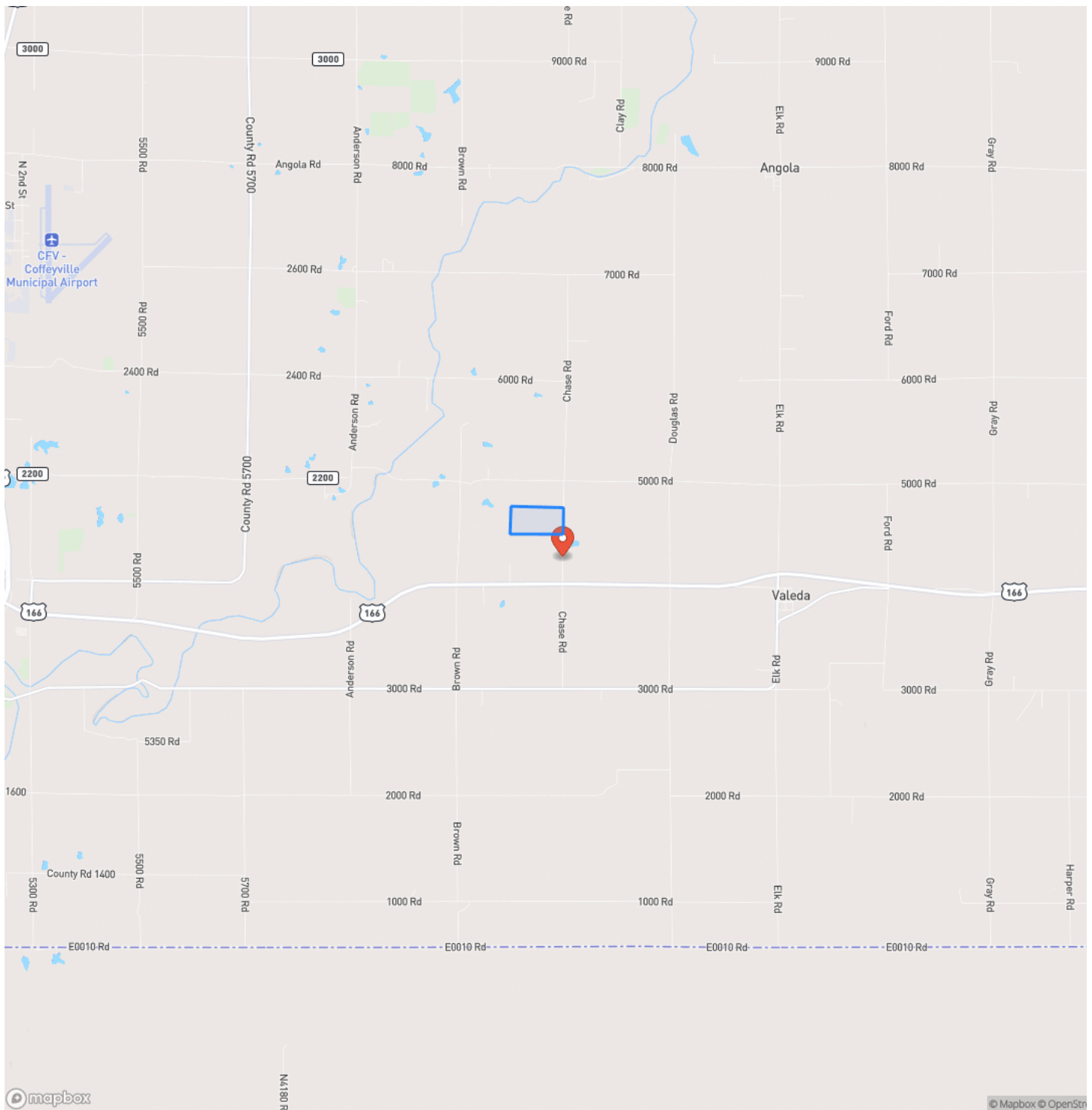


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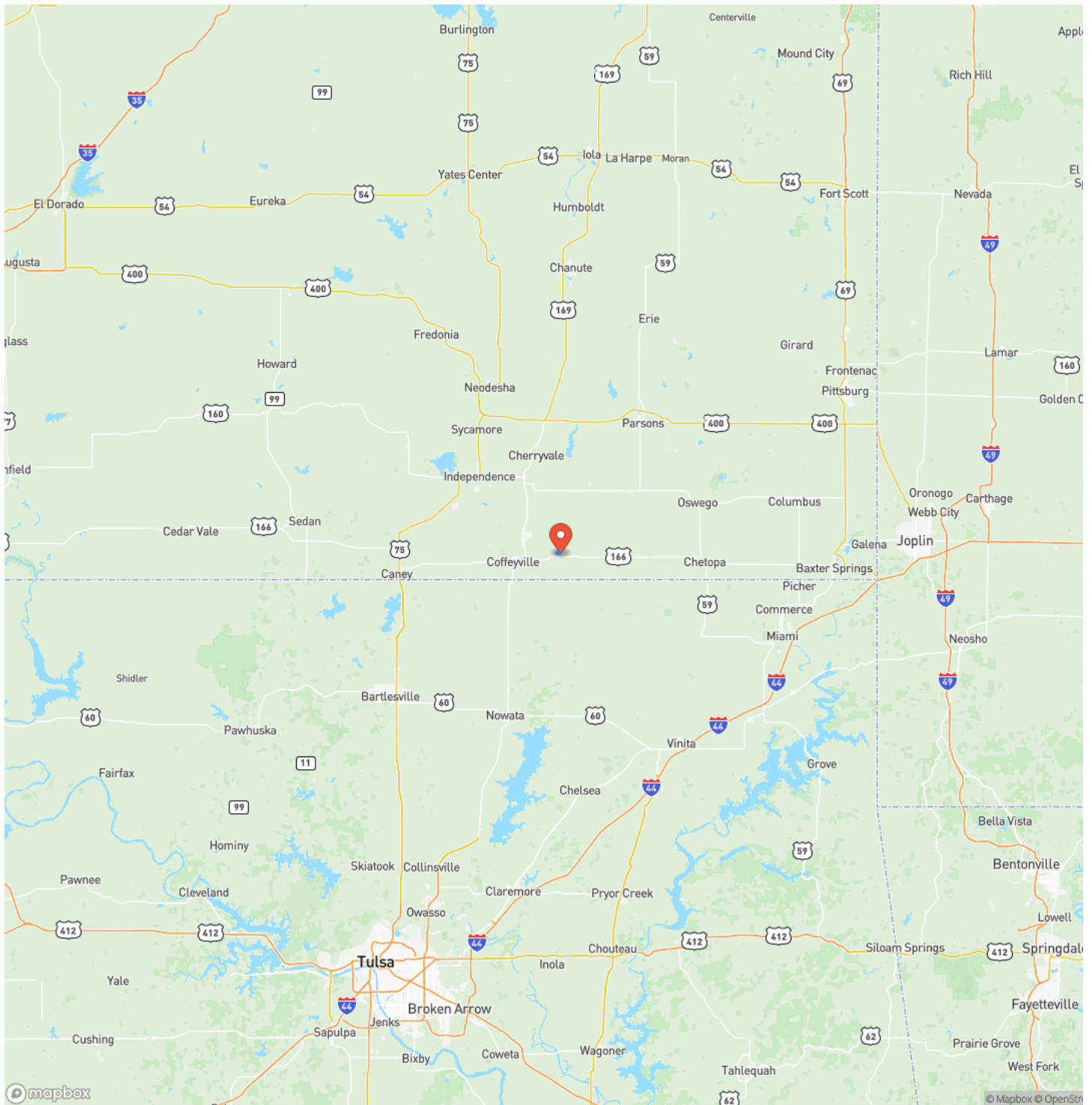
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Locator Map

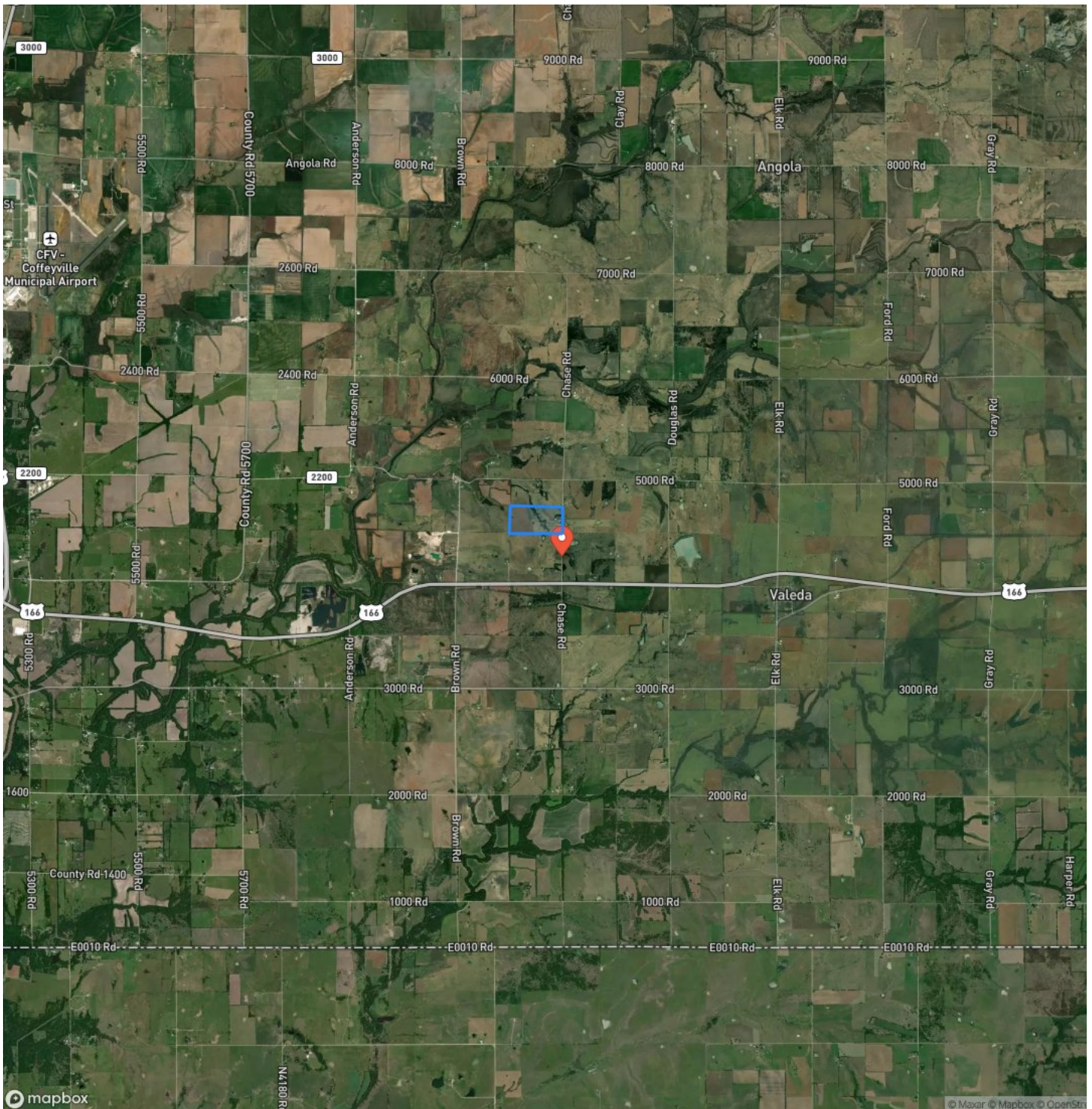


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Locator Map



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

Oswego, KS 67356

NOTES



MORE INFO ONLINE:

redcedarland.com

[illegible]

redcedarland.com

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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