

Neosho River 147 Acres with Home offered at Auction
14019 WALLACE RD
Oswego, KS 67356

147.590± Acres
Labette County



Neosho River 147 Acres with Home offered at Auction Oswego, KS / Labette County

SUMMARY

Address

14019 WALLACE RD

City, State Zip

Oswego, KS 67356

County

Labette County

Type

Farms, Hunting Land, Recreational Land

Latitude / Longitude

37.196157 / -95.121354

Dwelling Square Feet

1873

Bedrooms / Bathrooms

3 / 2

Acreage

147.590

Property Website

<https://redcedarland.com/detail/neosho-river-147-acres-with-home-offered-at-auction-labette-kansas/81151/>



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PROPERTY DESCRIPTION

Live auction 1:00 PM June 28 Auction to be held at home location

14019 Wallace Rd, Oswego, Ks.

Click on Link to see video of property: <https://drive.google.com/file/d/1ftgzQLmnmt10Rr1zoc-Y3P6sVbeETPm/view?usp=sharing>

Located just north of Oswego KS lays this beautiful diverse hunting tract, monster white tail deer, and giant turkeys, are just the start of animals that call this property home. A mix of mature walnut, oak, cedar, and peaceful rolling hills, the wildlife can feel safe and comfortable in its surroundings. This hunting tract also offers Neosho river duck hunting and what an opportunity this is, with the large amount of ducks traveling the Neosho river this property holds endless possibilities. The well placed deer stands and deer feeders are staying with the property, most of the hard work is done with these being very successful sites. Whether you are looking for a new place to call home, or want an outstanding hunting cabin. This 1,873 sq foot brick home could be just the ticket. With a roomy open floor plan and tall ceilings there are lots of options to display your trophy mounts, and with several outbuilds you will have plenty of room to store your toys, This property has been very well maintained, fertilized yearly, and has been in hay production for many years; however, another option is a cattle operation as the property is fenced for a cattle operation as well.

Don't miss Rare opportunity to own a unique piece of property bordering the Neosho River, and one of the hottest growing duck areas. This property has years of trophy buck history, and many turkeys call this place home as well, also has a large pond with large bass and all kinds of fish, as well as river fishing. The opportunity of the nearby Neosho River being a major flyway for the ducks. What an outstanding property to set up camp, design the way you want, and have an excellent duck hunting opportunity or simply enjoy the God given wildlife surrounding the farm home.

*147.6 acres * 1,873Sq. ft home. Neosho river frontage, outstanding deer turkey and duck hunting property

Land and Farm house in Oswego, Ks.

This central location is perfect for any individual, family, or hunting investor. With the Oswego golf course only one mile away, and restarunts,and stores a few miles away, Just 1.5 hours to Tulsa Airport, 2.5 hours to Wichita, Ks Airport, and less than 2 hours to Northwest Arkansas National Airport.

Terms & Conditions: 10% earnest money down day of sale. Closing shall be with Security 1st Title Oswego within 30 days from auction date. Taxes shall be prorated to the date of closing. Pre-approved bidders only. Title and closing costs shall be 50/50 between Sellers and Buyers. All personal property (if applicable) and Real Estate shall be selling as is, where is, and without any warranties or guarantees. All Real Estate is selling subject to easements. Real Estate is not selling subject to any inspections. Possession will be day of closing subject to a 2025 hay lease. Owners mineral intrests will transfer to buyer.

Any announcements made day of sale shall take precedence over any other advertised material.

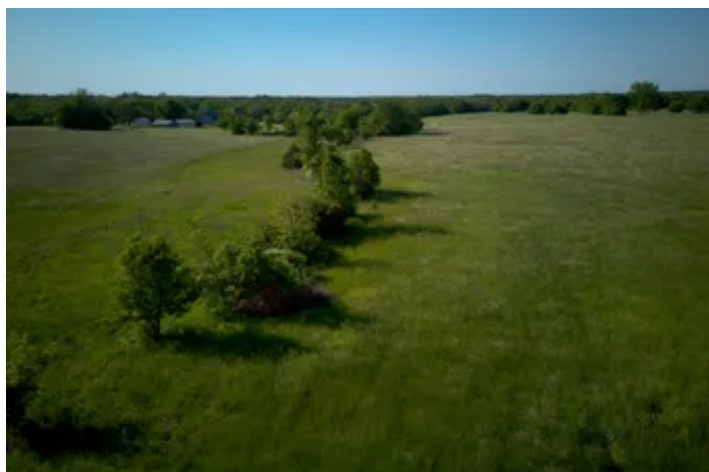
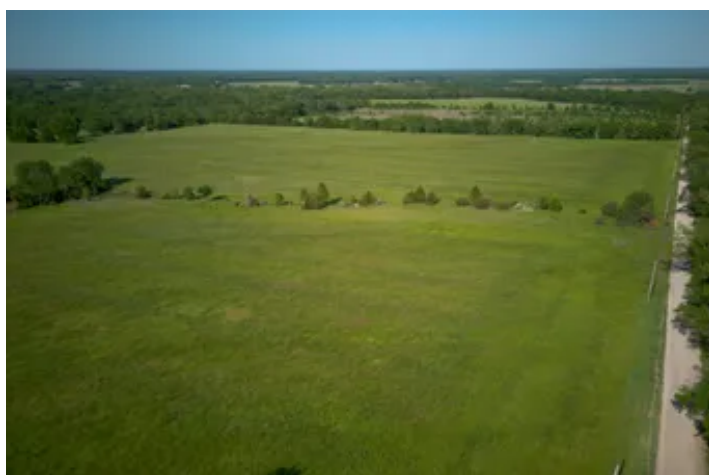
Track: Section: 04 Township: 33 Range: 21

Tract discription: S04, T33, R21, ACRES 147.59, BEG SW/C N1460' E562' N775' W562' N TO N LI SW1/4 N1584' E TO CTR NEOSHO RIV SELY ALG RIV TO CK SWLY ALG CK TO A PT

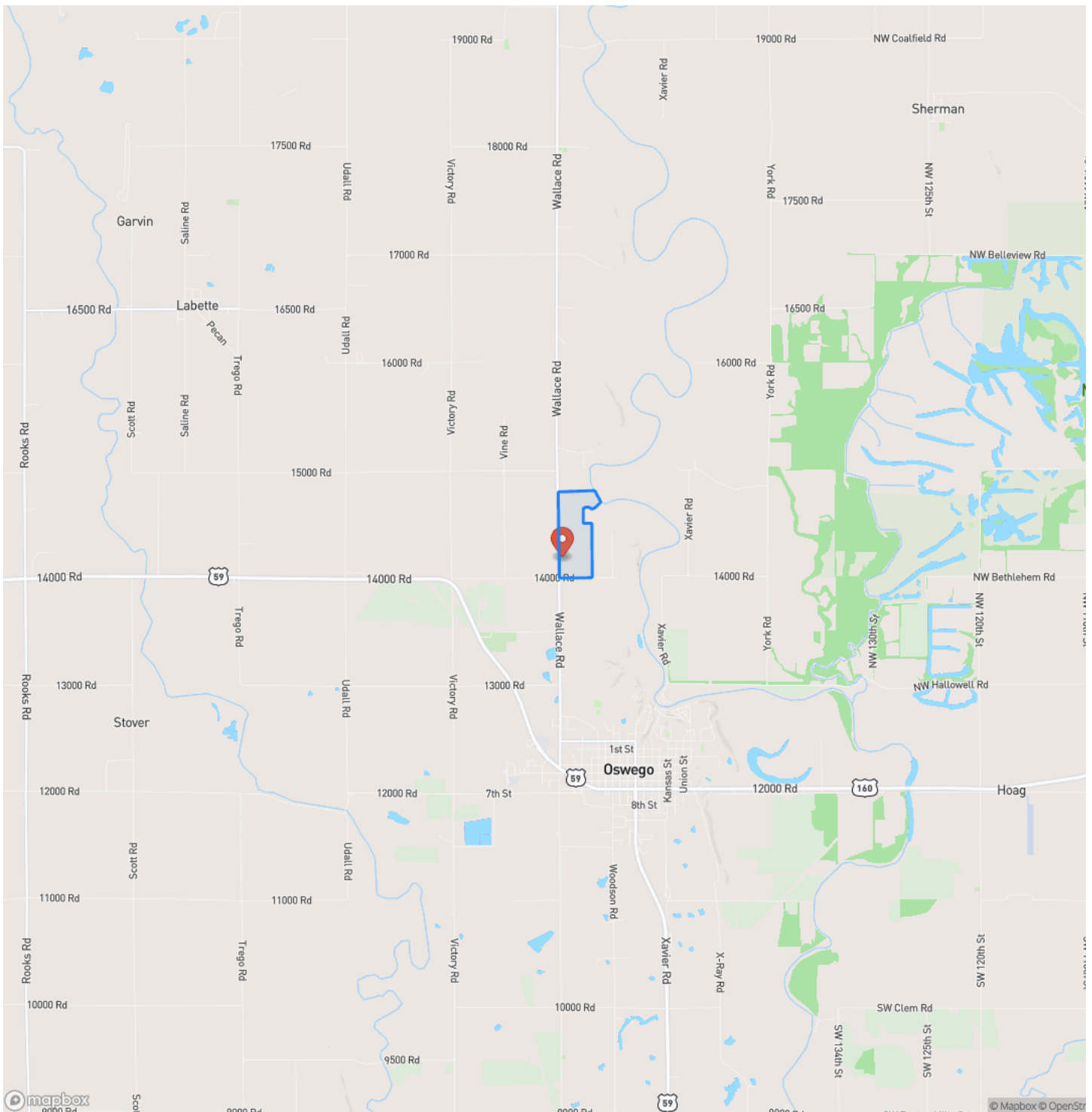
Contact Land Agent and Auctioneer: Cody Ross [\(417\)529-4416](tel:(417)529-4416)



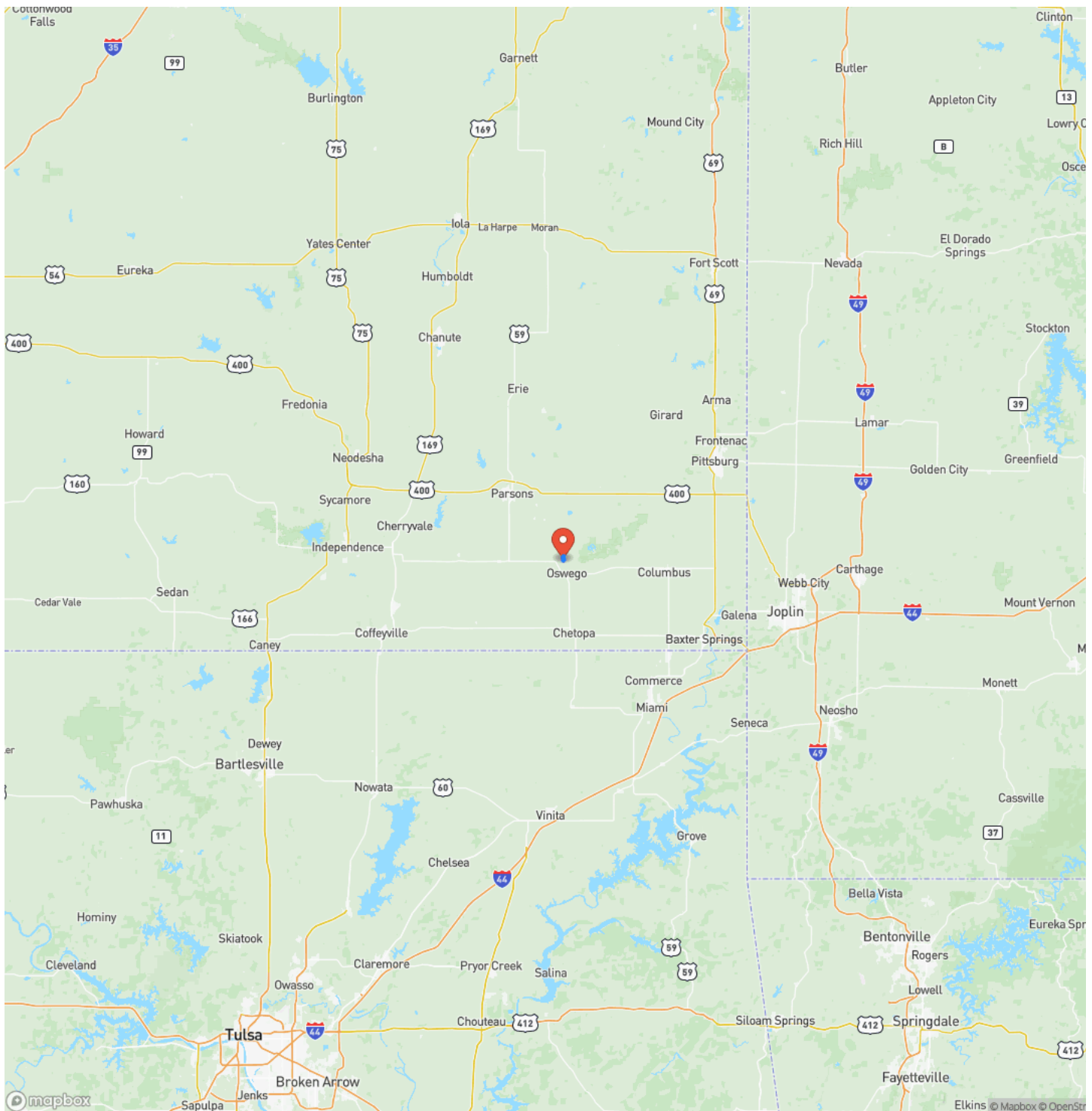
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Locator Map

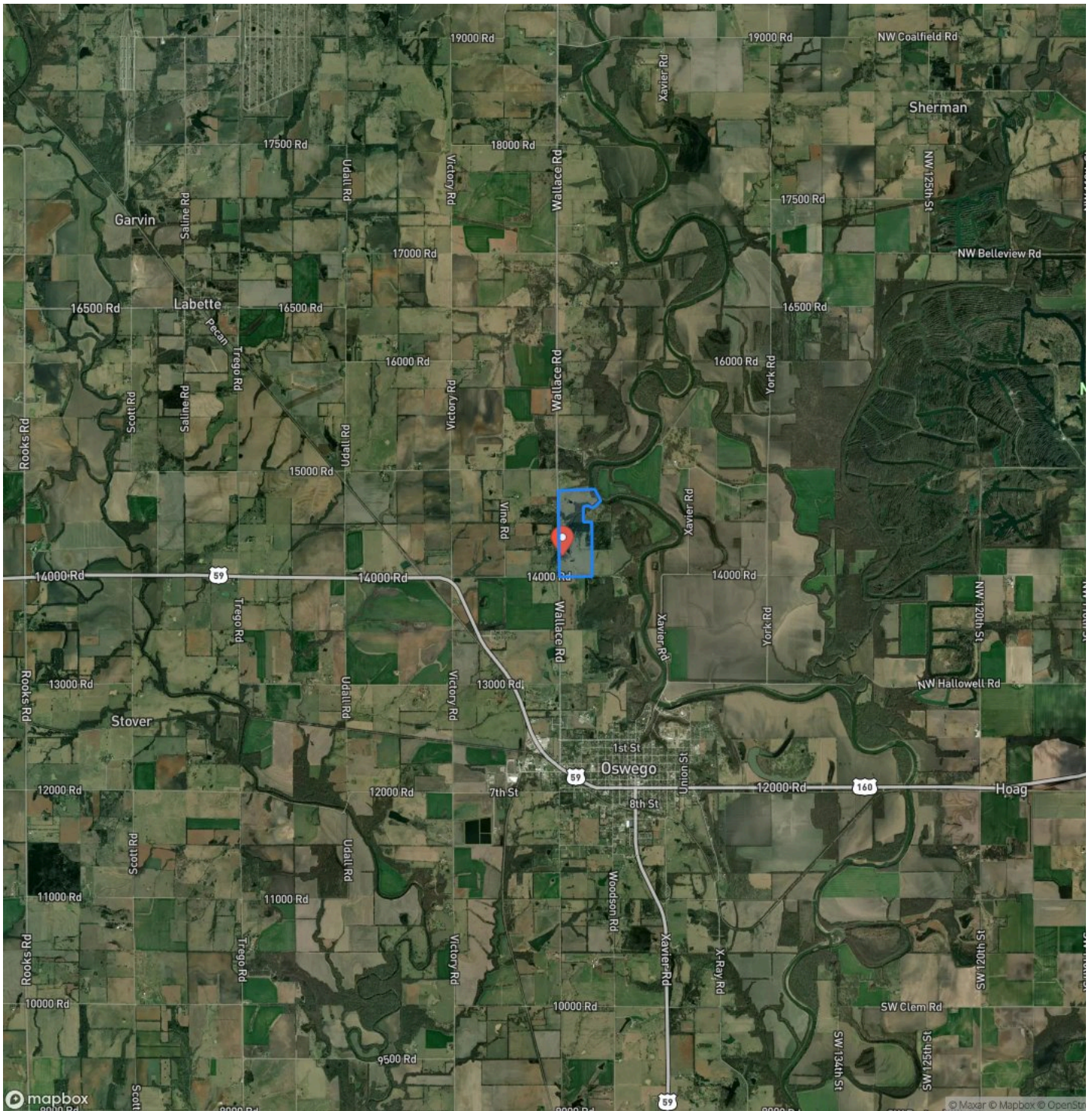


Locator Map



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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 full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.



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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