

**AUCTION - B.J. Ranch 21+/- Acres with Home in
Montgomery Co, Ks.
3905 CR 5800
Independence, KS 67301**

**21± Acres
Montgomery County**



**AUCTION - B.J. Ranch 21+/- Acres with Home in Montgomery Co, Ks.
Independence, KS / Montgomery County**

SUMMARY

Address

3905 CR 5800

City, State Zip

Independence, KS 67301

County

Montgomery County

Type

Farms, Ranches

Latitude / Longitude

37.224236 / -95.708313

Dwelling Square Feet

1867

Bedrooms / Bathrooms

4 / 2

Acreage

21

Property Website

<https://redcedarland.com/detail/auction-b-j-ranch-21-acres-with-home-in-montgomery-co-ks-montgomery-kansas/59742/>



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PROPERTY DESCRIPTION

Ranch with Farm House in the SYCAMORE area to be sold at Auction on August 3, 2024 @ 12PM.

Address: 3905 CR 5800, Independence, Ks. 67301

This property will be sold in 2 different tracts or 1 whole tract.

Tract 1: Farm House, Horse Barns, & the Roping Arena 188x288ft

Tract 2: Pond, Hay Meadow, & a newer Metal Building 50x24

Tract 3: Combination of Tract 1 & 2

Red Cedar Land Co.

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

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

View more info & pictures at ross-auction.com

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 from Independence on or before Sept. 9, 2024. 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.

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

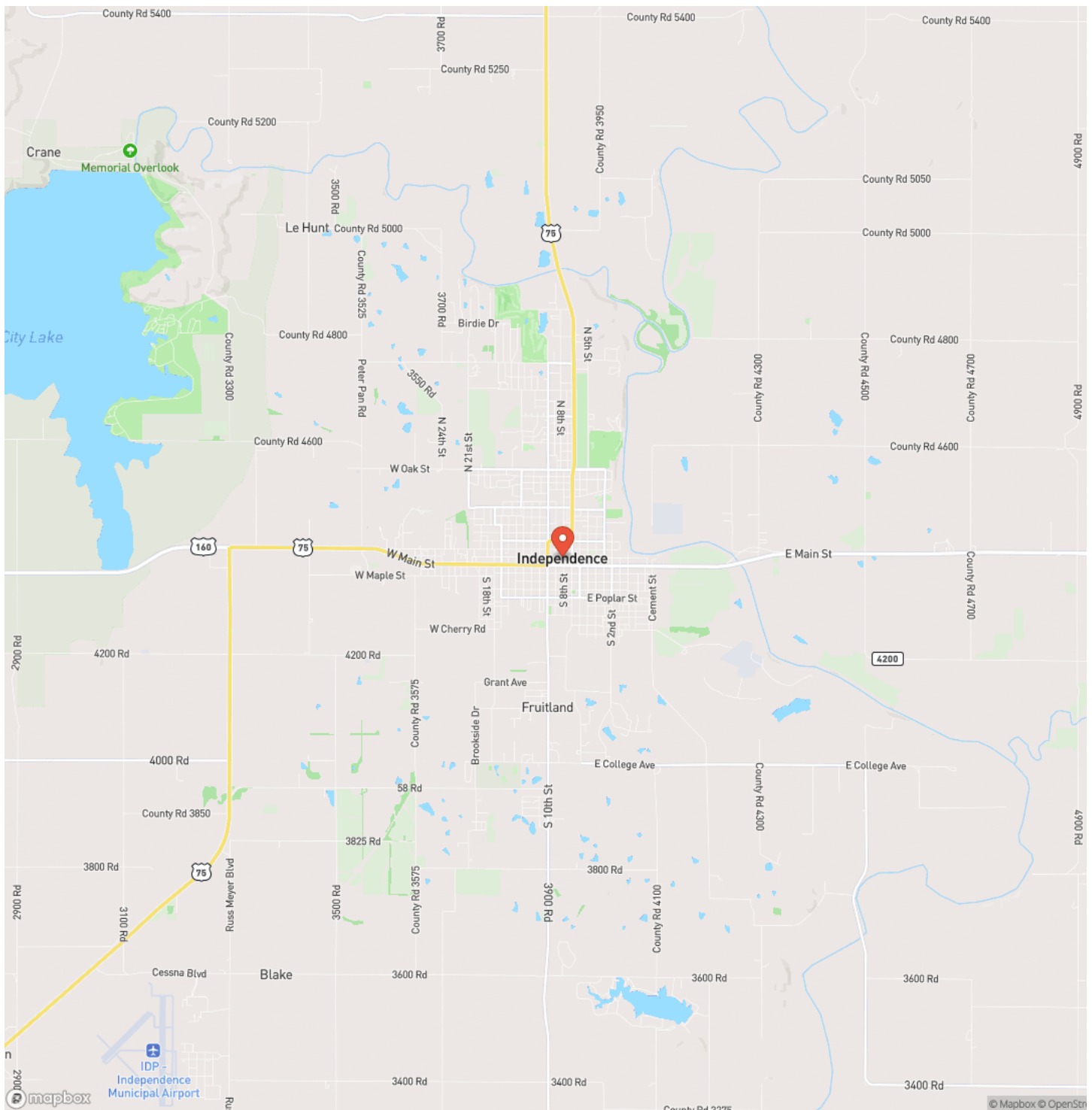


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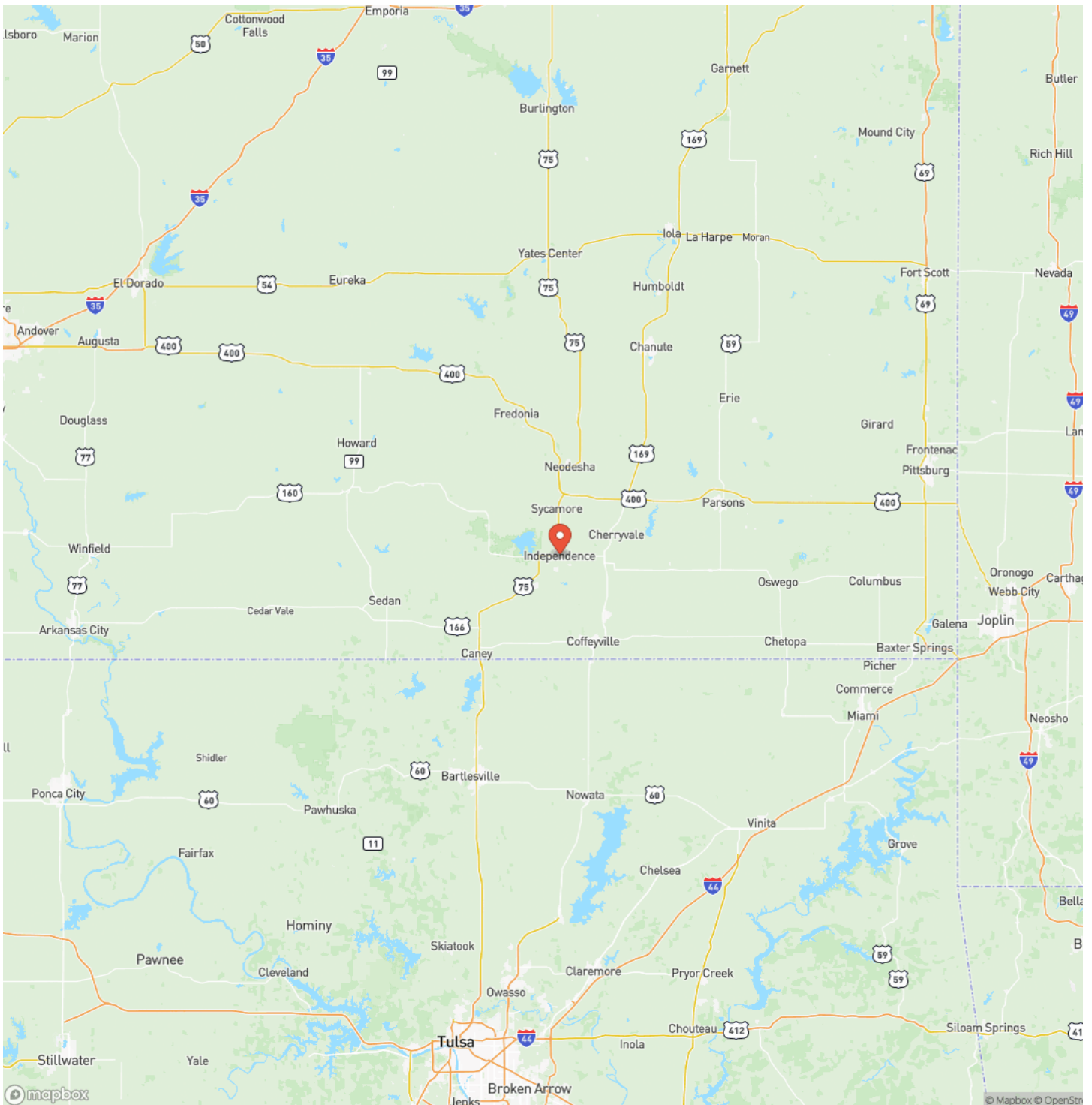
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Locator Map



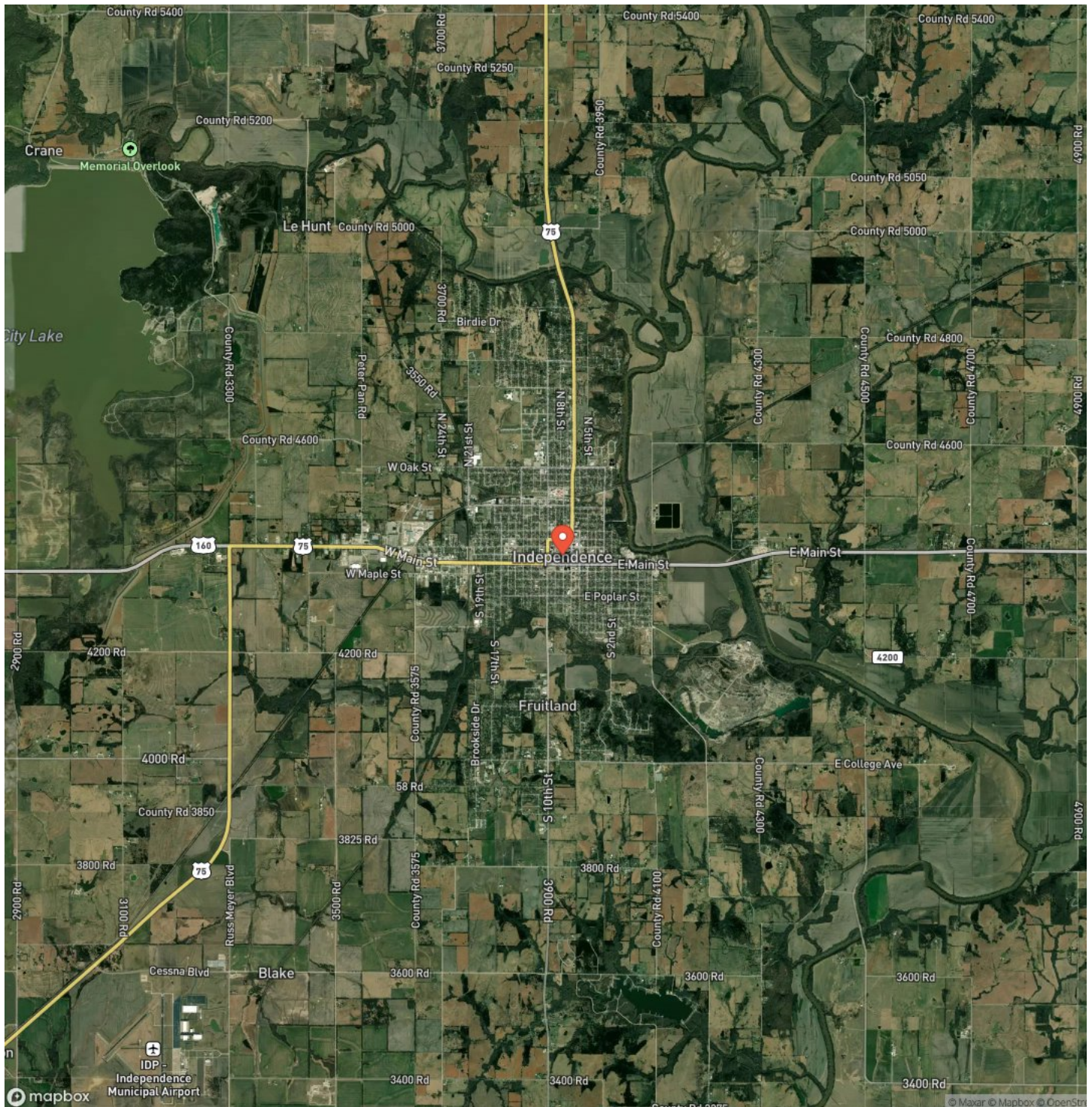
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Locator Map



**AUCTION - B.J. Ranch 21+/- Acres with Home in Montgomery Co, Ks.
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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

Oswego, KS 67356

NOTES



MORE INFO ONLINE:

redcedarland.com

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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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