

**Auction: 81+/- Tillable Acres In Pawnee County, Kansas-
Foster Farm & Wildlife Refuge- Tract 2 of 4
Pawnee Rock, KS 67567**

**81± Acres
Pawnee County**



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Pawnee Rock, KS / Pawnee County

SUMMARY

City, State Zip

Pawnee Rock, KS 67567

County

Pawnee County

Type

Farms, Hunting Land, Recreational Land, Ranches

Latitude / Longitude

38.25245 / -99.02712

Taxes (Annually)

765

Acreage

81

Property Website

<https://redcedarland.com/detail/auction-81-tillable-acres-in-pawnee-county-kansas-foster-farm-wildlife-refuge-tract-2-of-4-pawnee-kansas/60072/>



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PROPERTY DESCRIPTION

The Foster Farm & Wildlife Refuge In Pawnee County, Kansas

Consisting of 605+/- Acres Selling In Four Tracts. Hunting, Fishing, Oil Production, Tillable income, Pasture, Pond, Creek & Santa Fe Trail History.

Tract 2 details are below. Click here to view other tracts: [Tract 1](#), [Tract 3](#), [Tract 4](#)

Tract 2 of 2: 81 +/- Tillable Acres In Pawnee County, Kansas

Auction Details: The Auction Will Be Held On Thursday, September 26th, 2024. Auction Will Start With Tract 1 At 11am Central Time Followed By Tracts 2, 3 & 4. All Buyers Will Have The Option To Bid In Person, Or Over The Phone.

Auction Location: American Ag Credit: 5634 10th St, Great Bend, Kansas 67530

Property Address: 734 R5 Road Pawnee Rock, Kansas 67567

Property Legals: Tract 2: N 1/2 Of SE 1/4 S01-T21-R16

Property Taxes: Tract 2: \$765.00

Driving Directions: From Pawnee Rock, Kansas. From the western edge of Pawnee Rock travel 2 miles south west on 56 Highway until you reach R5 Rd. From the intersection of 56 Highway & R5 Rd Travel 150 yards west on R5 Rd until you reach the intersection of R5 Rd & 70th Ave. From this intersection, the 605 +/- acres that makes up the Foster Farm & Wildlife Refuge spans for 1.5 miles north on the west side of 70th Ave & 1 mile west on the north side of R5 Rd.

Property Description: -The Foster Farm & Wildlife Refuge Tract 2- Tract 2 consists of 81 +/- tillable acres made up of Hord & Kaski loams. Being only two miles from the elevator in Pawnee Rock this 81 +/- acres is in close proximity to a grain elevator and boasts soils that would be a great addition to any producers portfolio. The 81 +/- acres has been tilled and will be ready for wheat to go in with the exception of the west side of the waterway on the west end of the 81 acres. There is currently 4 +/- acres planted to milo on the west side of the waterway. Milo will be harvested by current tenant.

4 Year Crop Averages: Wheat: 57 bushels/acre. **Milo:** 95 bushels/acre

Possession: The 81 +/- tillable acres are currently under a 3 year cash rent lease agreement at \$53.50/acre. Tenants are willing to negotiate on being bought out of the remainder of their cash rent agreement. 3 year cash rent agreement ending 04/01/2027. Call Cody Crook at [\(620\) 617-7320](tel:620-617-7320) for more details/information.

Mineral Rights: What mineral rights the seller owns shall transfer.

Please call Cody Crook at [620-617-7320](tel:620-617-7320) with any questions or to schedule a showing.

Key Features

Tillable Acres

Productive Soils

Upland Hunting

2 miles From Grain Elevator



Auction Terms & Conditions: 10% earnest money down day of sale. Closing shall be with Security 1st Title Company 30 days from auction date. Taxes shall be prorated to the date of closing. Title and closing costs shall be split 50/50 between seller and buyers. All real estate is selling subject to any easements or surveys. Real estate is not selling subject to any inspections or bank approval. Real estate is selling with no disclosure statements. What mineral rights the seller owns shall transfer. Minerals are believed to be intact. Buyers have 10 business days upon closing to transfer CRP contracts into their name. Land is selling in 4 tracts. Red Cedar Land Co is representing the seller as a sellers agent. All boundary line maps are approximate. Seller elects to have live bidding & phone bidding.

ANY ANNOUNCEMENTS MADE DAY OF SALE SHALL TAKE PRECEDENCE OVER ANY OTHER ADVERTISED MATERIAL.

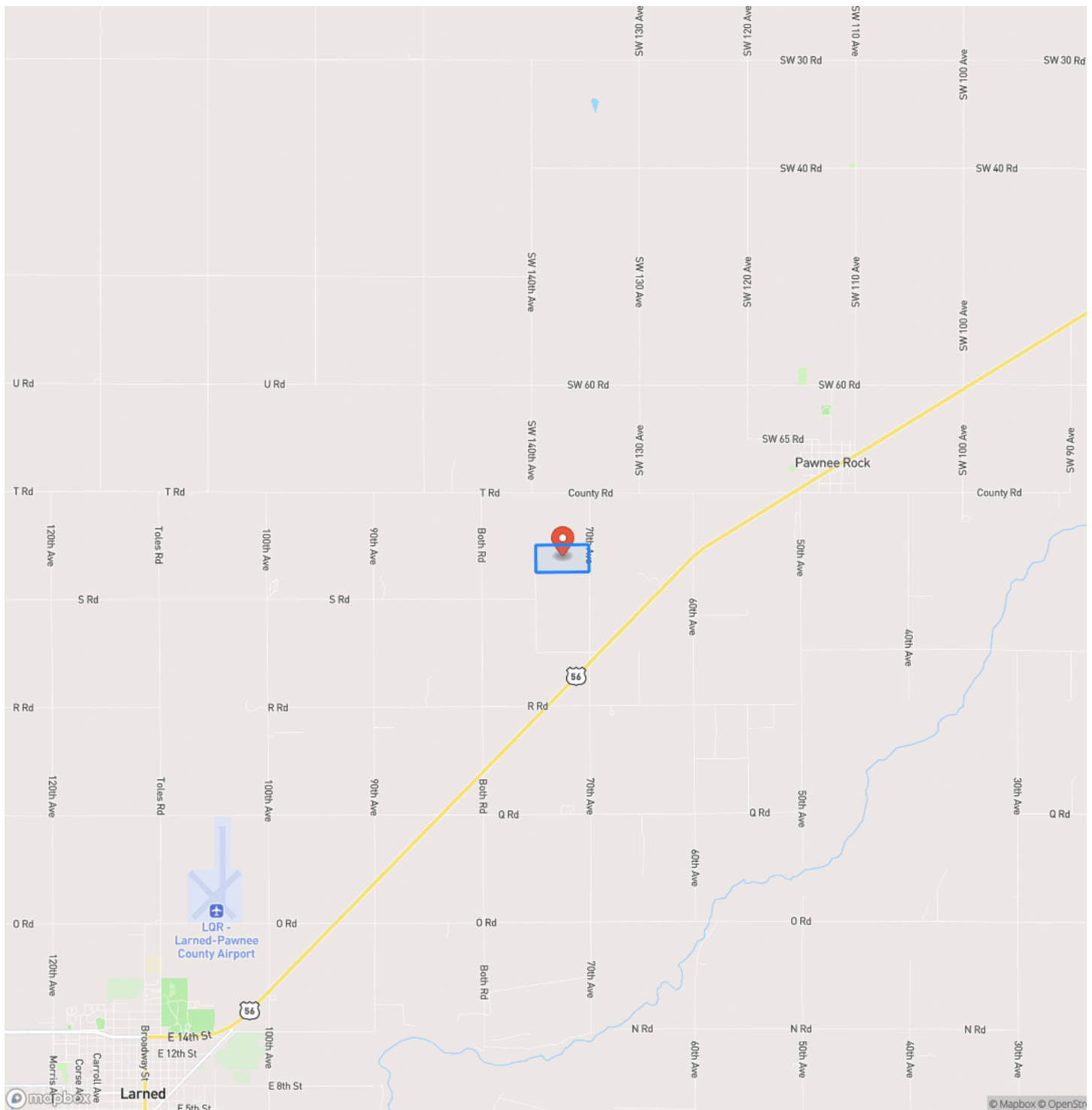


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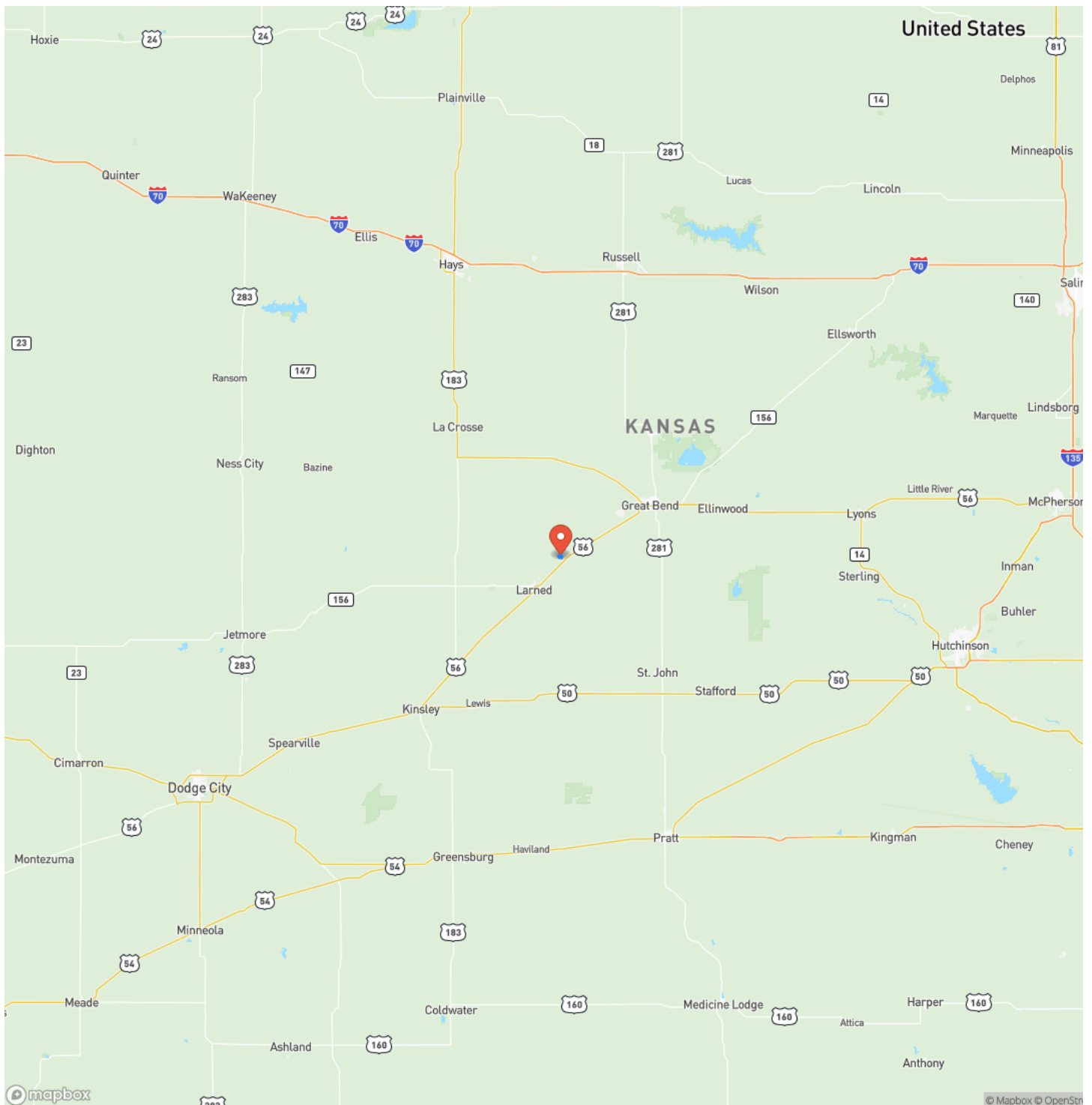
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Locator Map

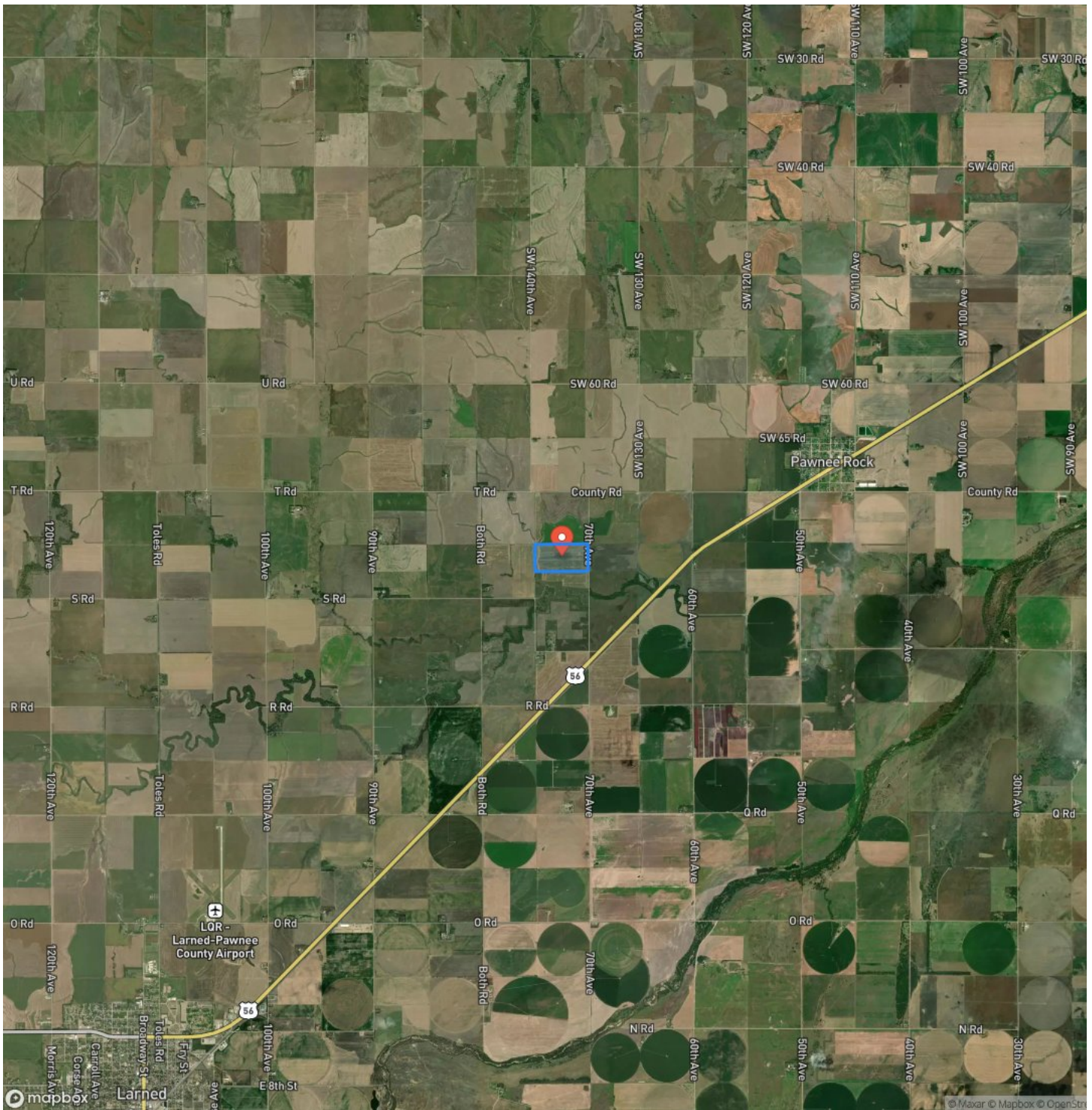


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Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Cody Crook

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(620) 617-7320

Office

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Email

cody@redcedarland.com

Address

City / State / Zip

Ellinwood, KS 67526

NOTES



MORE INFO ONLINE:

redcedarland.com

This image shows a single sheet of white paper with horizontal blue 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.



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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