

Online Only Auction – Elite 195 - Superior Hunting in
South Central Kingman County, Kansas
SE 160 St.
Spivey, KS 67142

195± Acres
Kingman County



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Spivey, KS / Kingman County

SUMMARY

Address

SE 160 St.

City, State Zip

Spivey, KS 67142

County

Kingman County

Type

Hunting Land, Recreational Land

Latitude / Longitude

37.41079 / -98.0148

Taxes (Annually)

353

Acreage

195

Property Website

<https://redcedarland.com/detail/online-only-auction-elite-195-superior-hunting-in-south-central-kingman-county-kansas-kingman-kansas/88735/>



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PROPERTY DESCRIPTION

Online Auction – Elite 195 -Superior Hunting in South Central Kingman County, Kansas

Online bidding opens Thursday, September 25th at 5:00 PM. It will conclude with a soft close on Tuesday, September 30th at 3:00 PM.

To register to bid online [Click Here!](#)

Contact Cody Crook with any questions. [620-617-7320](tel:620-617-7320)

PROPERTY DESCRIPTION

This exceptional hunting property in South Central Kingman County offers a diverse and productive landscape, perfect for outdoor enthusiasts and hunters alike. Located in the famed Kansas Big Buck Unit 15, the property features a mix of mature timber, creek systems, and cultivated food plots designed to attract and support a wide variety of game. Its strategic location and natural features make it an ideal sanctuary for deer, turkey, and other wildlife, providing both excellent cover and vital water sources to sustain wildlife year-round.

The creek system on this property serves as a tributary off of the renowned Chikaskia River, adding to its appeal as a key travel corridor and habitat component for wildlife. Passionately cared for, this property has been managed with meticulous attention to herd and habitat health, ensuring optimal wildlife habitat and hunting opportunities.

At 195 acres, this property provides a non-resident landowner with enough acreage to supply two buck tags, making it an excellent investment for serious hunters seeking quality trophy opportunities.

COVER & HABITAT:

- **Mature Timber:** The property features Cottonwood, Elm, Locust, and Cedar trees, providing exceptional cover and habitat for deer, turkeys, and other wildlife.
- **Water Features / Creek System:** A creek runs across the entire length of the property. It is one of many tributaries coming off of the Chikaskia River, approximately 2 miles to the north. This creek system serves as a vital travel corridor for wildlife and significantly enhances habitat diversity.
- **Dense Vegetation:** Vegetation along the creek beds and surrounding areas includes Sandhill plum thickets, native grasses, and cedars, creating an abundance of dense cover for bedding, hiding, and movement.

PROPERTY & HABITAT IMPROVEMENTS:

- Over 1 mile of Miscanthus planted around the edges of the property for screening, planted in May of 2025.
- 100+ acres of Switchgrass planted in May of 2025.
- Numerous tanks and small ponds dug in the summer of 2025 to collect water and provide additional water sources for wildlife. The amount of tracks in and around these tanks will demonstrate just how much they utilize these water features.
- Over 33 acres of the southwest corridor of the property have been routinely left as a sanctuary, only going in a couple of times a year to mow a trail, creating a secure habitat for wildlife.
- Numerous mowed trails throughout the property, providing ease of access and movement patterns.
- Three separate food plots, all planted with Real World Wildlife Products' The Harvest Salad Blend with Plot Topper, forming the "Deadly Dozen" mixture. This blend includes a mix of grains and brassicas designed for staggered attraction to wildlife.
For more details on the Deadly Dozen mix, visit: [Real World Wildlife Products - Deadly Dozen](#).
- One Redneck tower blind, which will stay with the property.
- Three separate spin feeders, which will also stay with the property.

MINERAL RIGHTS:



All mineral rights held by the seller will convey to the buyer upon closing.

POSSESSION:

Immediate possession upon deposit of non-refundable earnest money/fully executed purchase contract. The new owner will be able to gain access early to get familiar with the property as the Kansas rut approaches.

LOCATION:

Located just a mile west of Kingman County blacktop SE 70 Ave and 2 miles south of K-42 highway, offering quick access to regional towns and airports.

- **Nearest towns:**
 - Kingman (16 miles) – hotels available
 - Cheney Lake (23 miles)
 - Wichita (35 miles) – hotels, Dwight D. Eisenhower International Airport

Showings are by appointment only. To schedule a private tour or for further questions, contact the listing agent:

Cody Crook

Phone: [620-617-7320](tel:620-617-7320)

KEY FEATURES:

- Trophy Deer & Turkey History
- Whitetail Hunting
- Turkey Hunting
- Live Water Creek
- Food Plots
- Newly Planted Switchgrass & Miscanthus

Auction Terms & Conditions: Sellers agree to the following terms and conditions for advertising/purchase contract:

No buyer's premium. Bidding will be by the acre, final bid multiplied by the total acres will determine the final contract price.

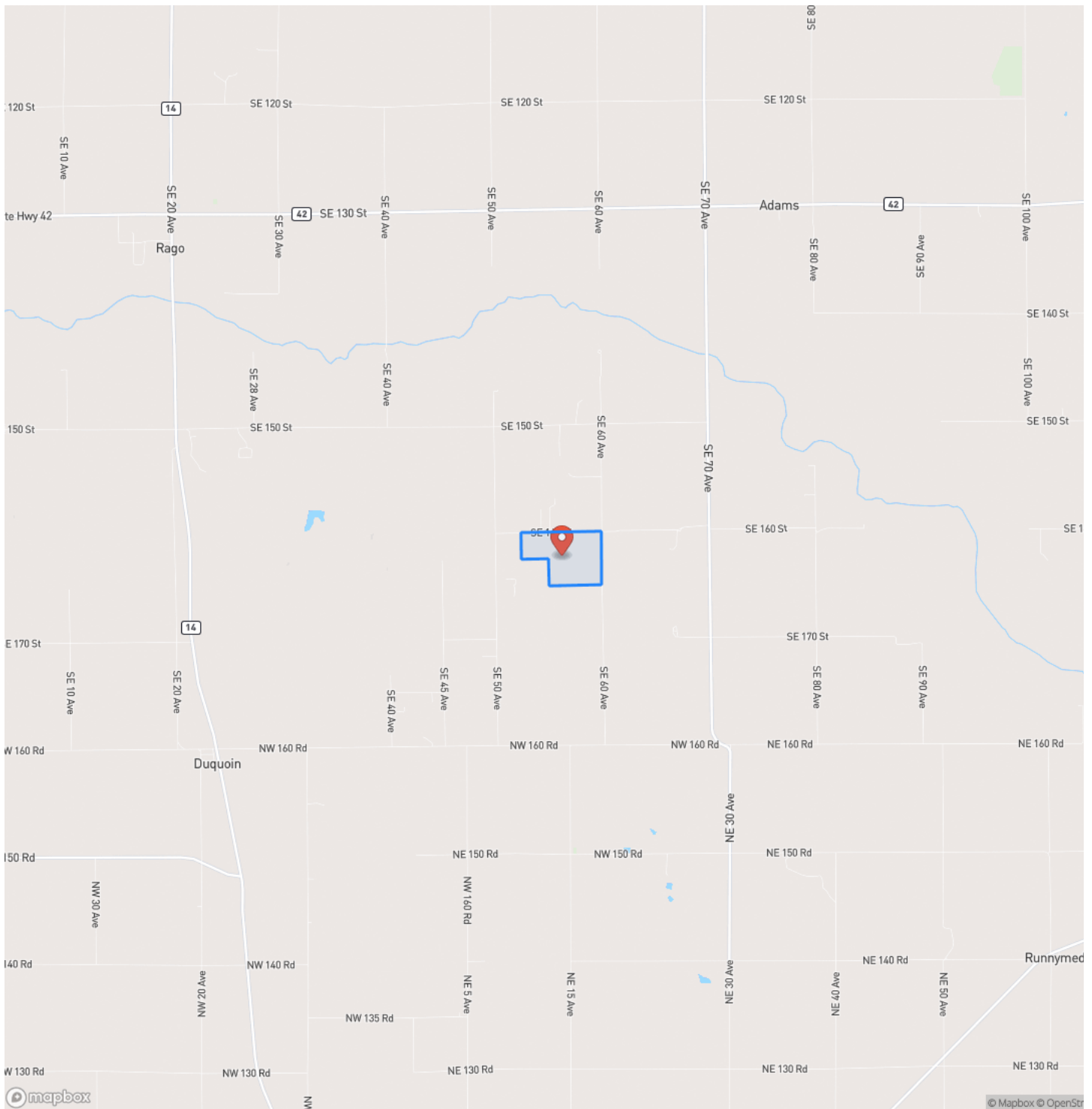
Bidders must be pre-approved with their lender, if applicable, prior to registering. Registered bidders will be contacted by the auction company for proof of funds/pre-approval. 10% earnest money deposit due the day of the sale. Closing shall be with Security 1st Title on or before 30 days from the auction date. Taxes shall be prorated to the date of closing. Title insurance and closing costs shall be split 50/50 between the buyer and the seller. All real estate shall be sold in its present "as is/where is" condition without any implied warranties or guarantees from the seller or Red Cedar Land Co. LLC. All inspections and verifications should be handled by the bidders prior to auction. All real estate is selling subject to any leases, roadways, easements, restrictions, and right of ways. Real estate is not selling subject to any inspections or bank approvals. What mineral rights the sellers own shall transfer to the buyer. All boundary lines, fencing lines, and acreages are approximate and not guaranteed. Sellers have selected to have online bidding only. Bidders use the online bidding platform at bidder's sole risk. Red Cedar Land Co. LLC is not liable for any interruptions, unavailability, delays, or failure in the online bidding platform including errors or omissions related to the submission or acceptance of online bids. Red Cedar Land Co. LLC has the authority to establish all online bidding increments, and has the right to refuse, reject, or disqualify and bidders who are believed to be fraudulent, illegitimate, not competent, or in violation of any terms and conditions. Red Cedar Land Co. LLC has the right to extend, pause, or delay the auction with sellers discretion. The lot will have a "soft close" meaning that if a bid is placed within the last 3 minutes, the bidding will extend another 3 minutes until no more bids are placed. All property information is believed to be accurate; however Red Cedar Land Co. LLC is not liable for its accuracy. Red Cedar Land Co. LLC is acting as a seller's agent. The land is selling subject to seller's confirmation of price. If the buyer defaults on the purchase the earnest money shall be non-refundable, unless further agreed upon by the sellers. Any announcements made the day of the sale shall take precedence over any other advertised material or verbal communication. Buyer will receive immediate possession upon deposit of non refundable earnest money.



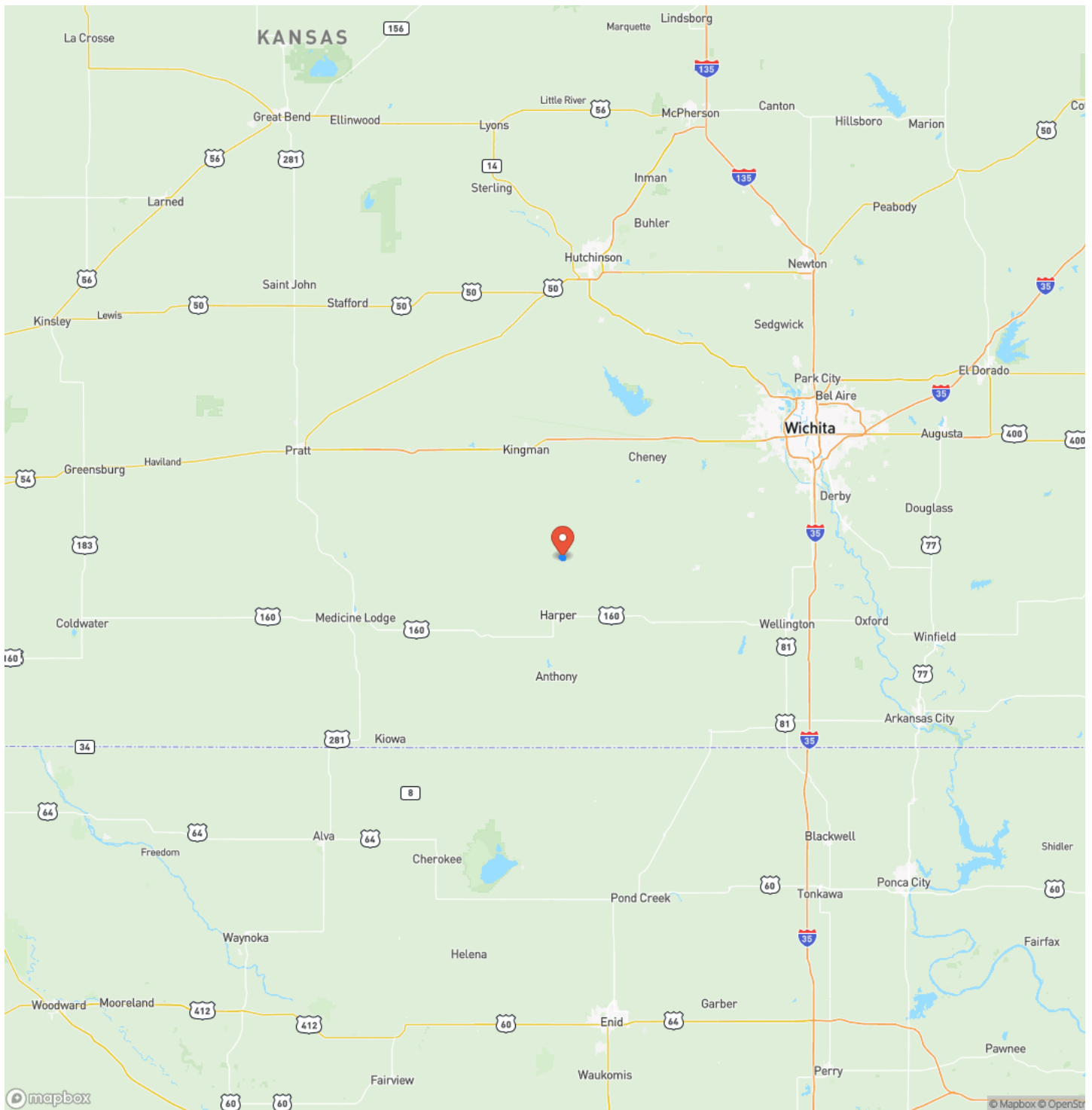
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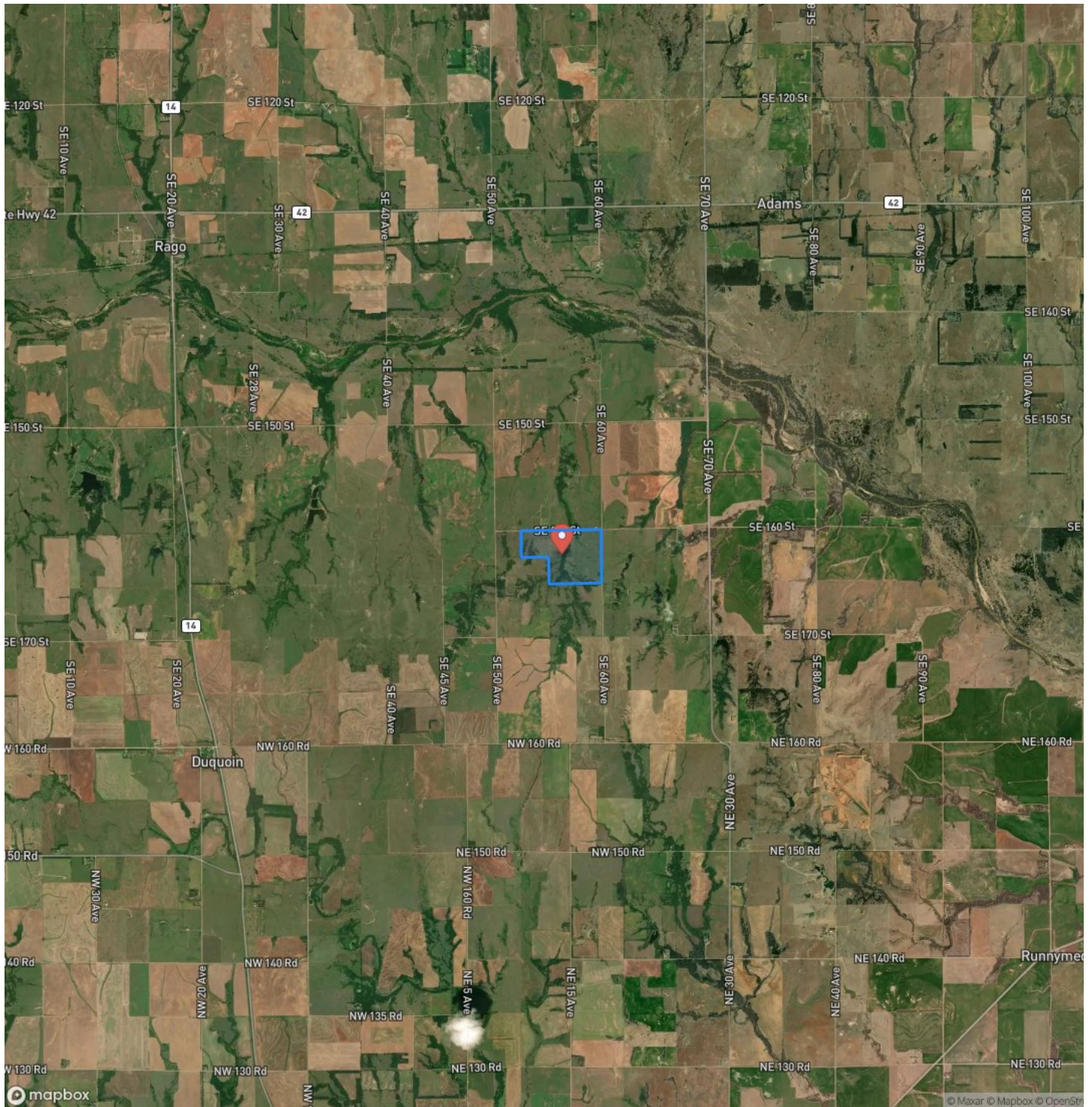
Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE
For more information contact:



Representative
Cody Crook

Mobile
(620) 617-7320

Office
(620) 377-5022

Email
cody@redcedarland.com

Address
City / State / Zip

NOTES

Notes section with multiple horizontal lines for text entry.



This image shows a blank 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.



Red Cedar Land Co.
2 NE 10th ave
Saint John, KS 67576
(620) 546-3746
redcedarland.com

