

AUCTION 215+/- Acres of Irrigated, Dryland, and Excellent Hunting Along Arkansas River in Reno County, Kansas.
Nickerson, KS 67561

\$1
215± Acres
Reno County



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Nickerson, KS / Reno County**

SUMMARY

City, State Zip

Nickerson, KS 67561

County

Reno County

Type

Farms, Hunting Land

Latitude / Longitude

38.14415 / -98.09605

Taxes (Annually)

3068

Acreage

215

Price

\$1

Property Website

<https://redcedarland.com/detail/auction-215-acres-of-irrigated-dryland-and-excellent-hunting-along-arkansas-river-in-reno-county-kansas-reno-kansas/42305/>



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PROPERTY DESCRIPTION

AUCTION 215+/- Acres of Irrigated, Dryland, and Excellent Hunting Along Arkansas River in Reno County, Kansas.

Property Legals: 215+/- Acres in S16-T22s-R7w.

Auction Location / Date / Time: South Hutchinson Community Center 101 W. Ave C South Hutchinson, Ks 67505. Saturday August 26th, 2023 at 11:00 am central.

Live & Online bidding. Bid online at HiBid.com: [Register Here!](#)

Property Location: West Edge of Nickerson Kansas on the south side of W 82nd Ave.

Estimated Property Taxes: \$3,068.39

Terms & Conditions: 10% earnest money down day of sale. Closing shall be with Security 1st Title 30 days from auction date. Taxes shall prorated to the date of closing. Any back taxes are paid by the Sellers. Title and closing costs shall be split 50/50. All real estate and personal property shall be selling as is where is with no warranty or guarantees. Selling subject to any easements - property has pipelines. What mineral rights the sellers own shall transfer. Irrigation system is not owned by the sellers and does not transfer. Real estate is not selling subject to inspections or bank approval. All boundary line maps are approximate. Selling acres contingent upon survey. Red Cedar Land is a sellers agent in the transaction.

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

Property Description: Dream farm that covers all the bases up for auction! Its very seldom you have a high caliber farm with irrigation income, dryland tillable income, excellent waterfowl / deer / turkey / pheasant / quail / dove hunting, multiple ponds, Arkansas river frontage / access, multiple food plots, sand pit potential, highway frontage, and build site potential! Located just outside of Nickerson Ks could build your dream farm house just off the blacktop, or even look into sandpit / gravel income potential. This farm is a once in a lifetime opportunity for farmers, ranchers, hunters, and investors!

For the Outdoorsmen: This farm is loaded with all types of game. In the cold winter months expect to find ducks and geese feeding on the crop fields close to the river / local sand pits, and also be ready for excellent Arkansas River hunts as the river is public access. The seller has a small stretch of the river where you can easily access the public hunting on the river. Mallards and other ducks love the Ark during peak winter months. There is a large sandpit close by that holds thousands of roosting ducks and geese creating the perfect set up to hunt the birds just across the fence on this property. All the waterfowl love the cut corn fields being close by. The deer hunting is lights out as there is plenty of timber cover including mature cedars, cottonwoods, locust, and large plum thickets for bedding. The seller has managed for years and has 8 food plots with milo, soybeans, and plans to plant fall plots. With the river close by there is always a nice crop of big bucks every rut. The trail camera and kill history speaks for itself on this tract. This farm is a BIG BUCK PRODUCER. The pasture is also prime for dove hunting by the ponds / dead trees, and excellent upland bird hunting. There are usually 3-4 different coveys of bobwhite quail on the farm with occasional pheasant. Predators have been known to bite the bullet on the farm as well with the thick cover. The turkeys love this area as well, with roost trees and great habitat throughout the property. With the river close, timber cover, and tillable acres you can expect a dynamite hunting package every season. There are 3 separate ponds with one pond stocked with fish.

For the Farmers: 90+/- Acres Irrigated on a cash rent basis, 25+/- acres dryland, remaining pasture currently not rented. Irrigated cropland is planted to corn, and the dryland is in wheat stubble. The irrigated crop planted to corn looks great, and the wheat just did 33 bushel to the acre in a drought year. Irrigated water permit # [47698-00](#) with 127.4 AF and 800 GPM. The irrigation system, pump, etc. is owned by the farmer. The farmer is willing to negotiate selling the system to a potential new owner.

For more details or to schedule a showing contact Cody Crook at [620-617-7320](tel:620-617-7320).

Key Features



Irrigated Cropland Income

Dryland Crop Income

Excellent Waterfowl, Deer, Turkey, Quail, Pheasant, and Predator Hunting

8 Established Food Plots

Arkansas River Access

Multiple Ponds

Fishing

West Edge of Nickerson Ks

1 Hour From ICT Airport - Wichita

10 Min From Hutchinson, Ks

Blacktop Frontage

Excellent Build Site

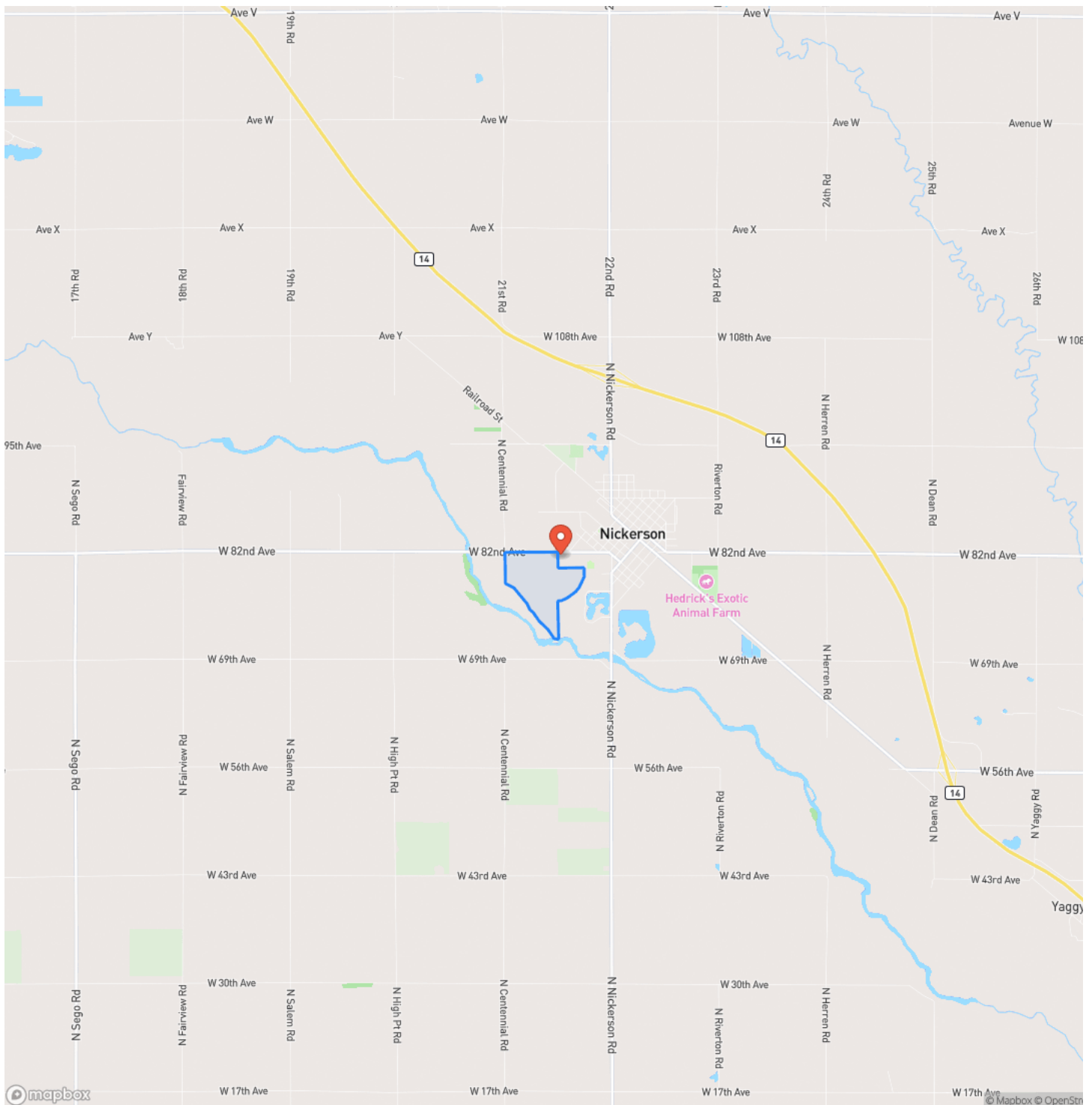


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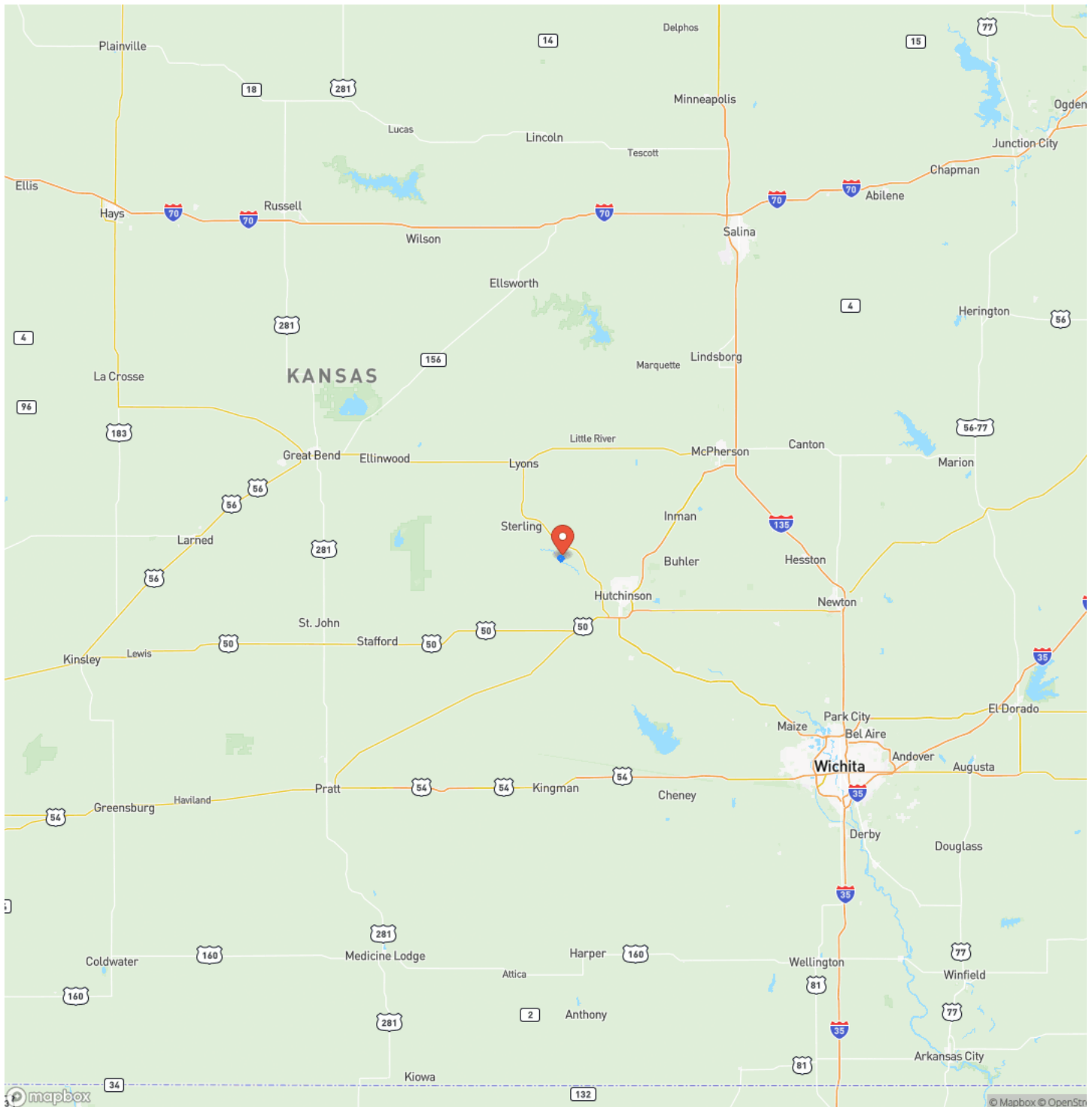


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Locator Map



Locator Map



MORE INFO ONLINE:

redcedarland.com

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Satellite Map



**AUCTION 215+/- Acres of Irrigated, Dryland, and Excellent Hunting Along Arkansas River in Reno County, Kansas.
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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

Ellinwood, KS 67526

NOTES

[illegible]

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 relation 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.
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