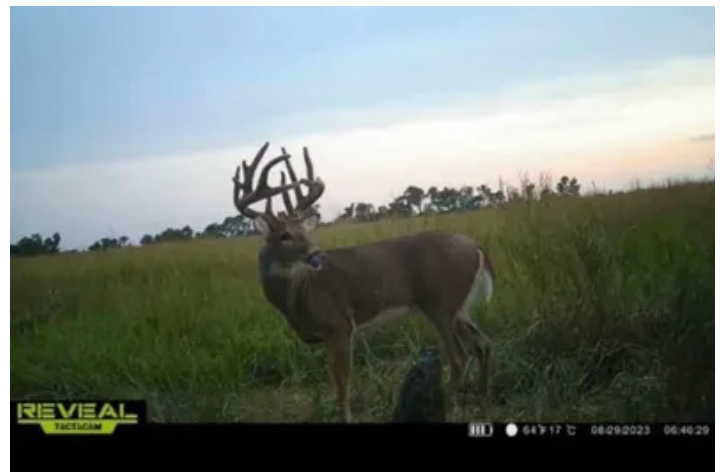


**Auction! 315 Acre Record Producing Whitetail Farm In
Pawnee County, Kansas**
1661 10th avenue
Pawnee Rock, KS 67567

**315± Acres
Pawnee County**



Auction! 315 Acre Record Producing Whitetail Farm In Pawnee County, Kansas
Pawnee Rock, KS / Pawnee County

SUMMARY

Address

1661 10th avenue

City, State Zip

Pawnee Rock, KS 67567

County

Pawnee County

Type

Hunting Land, Farms, Recreational Land

Latitude / Longitude

38.23208 / -98.92164

Acreage

315

Property Website

<https://redcedarland.com/detail/auction-315-acre-record-producing-whitetail-farm-in-pawnee-county-kansas-pawnee-kansas/53269/>



Auction! 315 Acre Record Producing Whitetail Farm In Pawnee County, Kansas

Pawnee Rock, KS / Pawnee County

PROPERTY DESCRIPTION

AUCTION

Consisting of 315+/- acres of rock solid deer history, upland hunting, crp income, tillable income & build site potential.

Auction Details: The Auction Will Be Held At The Red Cedar Land Co Office Located At 2 NE 10th Avenue St. John, Kansas. All Buyers Will Have The Option To Bid In Person, Online, Or Over The Phone. To register to bid online: [Click Here!](#)

***** Trail Camera Pictures Will Be Updated In The Photo Album Up Until Auction Day*****

Auction Date: 06/29/2024

Auction Time: 11:00 A.M.

Property Address:1661 10th Ave Pawnee Rock, KS 67567

Property Legal: N 1/2 S13-T21-R15

Coordinates:38.23208,-98.92164

Driving Directions: From Radium travel north up Radium road for 4 miles until you reach NW 190th St. From the intersection of Radium road & NW 190th travel 1 mile west to the Pawnee/Stafford county line. The 315+/- acres lie to the SW of the intersection.

From Pawnee Rock: On the west side of Pawnee Rock at the intersection of highway 56 & 50th Avenue go south 1.5 miles until you reach R5 road. From the intersection of 50th avenue and R5 road travel east down R5 road for 3 miles until you reach the southbound curve that turns R5 road into 20th avenue. From the curve you go 1/2 mile south to R Road. The 315 +/- acres lie to the south east.

Property Taxes: \$3,029.98

Property Description: You have to see this one in person, the aerial maps don't do this one justice! At 315+/- acres this Pawnee county farm has been in the same family through six generations and lies in one of the most coveted areas for whitetail deer in this part of the state. This farm produced the new Kansas muzzleloader typical state record in 2022 with a gross score of 213" as well as a gross score 187" non typical in 2021. Between the nearby Arkansas River, Irrigated cropland & the heavy cover both on this property as well as neighboring properties, it won't take you long to realize why the trail camera history shows the class of deer that it does. The heart of the timber block is not visible from any road due to elevation change and heavy cover. Towards the south end of the timber block you will see the old homesteads of the generations past. When walking through the homestead you will notice that this has become the favored place for mature whitetails to take homestead as well with rubs and scrapes everywhere you look. Beneficially with the homestead, both overhead power as well as water wells are on site providing you with the opportunity to build a cabin of your own either in the timber block or even out towards the road if you would like to leave your timber as a refuge for the deer. Other than the incredible deer history and the utilities being provided for a potential build site this property is historically known to be a producer for the upland hunter as well as the turkey hunter.

For The Deer Hunter: This area is historically known to produce big whitetails. The deer history speaks for itself on this place between the trail camera pictures as well as the new state record muzzleloader typical whitetail taken off of the farm in 2022. Between neighboring irrigated and dryland crops combined with the timber/crp on this farm as well as in the area it is the perfect storm for a whitetail deer sanctuary. The CRP quarter on this farm historically proves to be a favorite bedding area for the deer to take refuge as well.

For The Upland Hunter: The 133+/- acres enrolled in CRP on the east 1/4 consists of some of the tallest CRP you will come across. At first glance you will notice right away why the upland birds such as pheasants and quail take refuge on this property. Between the tall CRP and the neighboring crop fields providing food it is the perfect storm for the avid upland hunter.



Build Site Potential: With overhead power already running off the west road and water wells in place there are many opportunities to build your own cabin either in the timber block or out towards one of the roads if you would like to keep the timber as a sanctuary.

Tillable: With the tillable acres already established there are many opportunities for the avid outdoorsmen to enhance this property even farther with food plots and more CRP. The tillable portion of this farm consists of 138+/- acres currently planted to wheat. The current tenant is on verbal cash rent terms with no long term written contract.

CRP: There are 133+/- acres enrolled in the CRP program at \$33 per acre. The current CRP enrollment lasts until 09/30/2030. Sellers will let their 2024 payment be assumed by the new owner. 2023 payment was \$4,408.

Timber: There is roughly 44+/- acres of timber on this property. In addition to the timber and well established deer trails and bedding areas, there is also an old farmstead consisting of several barns/sheds as well as two farm houses.

Mineral Rights: What mineral rights are owned will transfer. It is believed there is a 50% ownership.

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

Key Features:

Whitetail Hunting

Upland Hunting

Deer History

Tillable Income

CRP income

Buildsite Potential

Power

Water

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 sellers 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. Buyers have 10 business days to transfer the CRP contract into their name. Red Cedar Land Co is representing the seller as a Seller's agent. Land is selling at seller's confirmation of price.

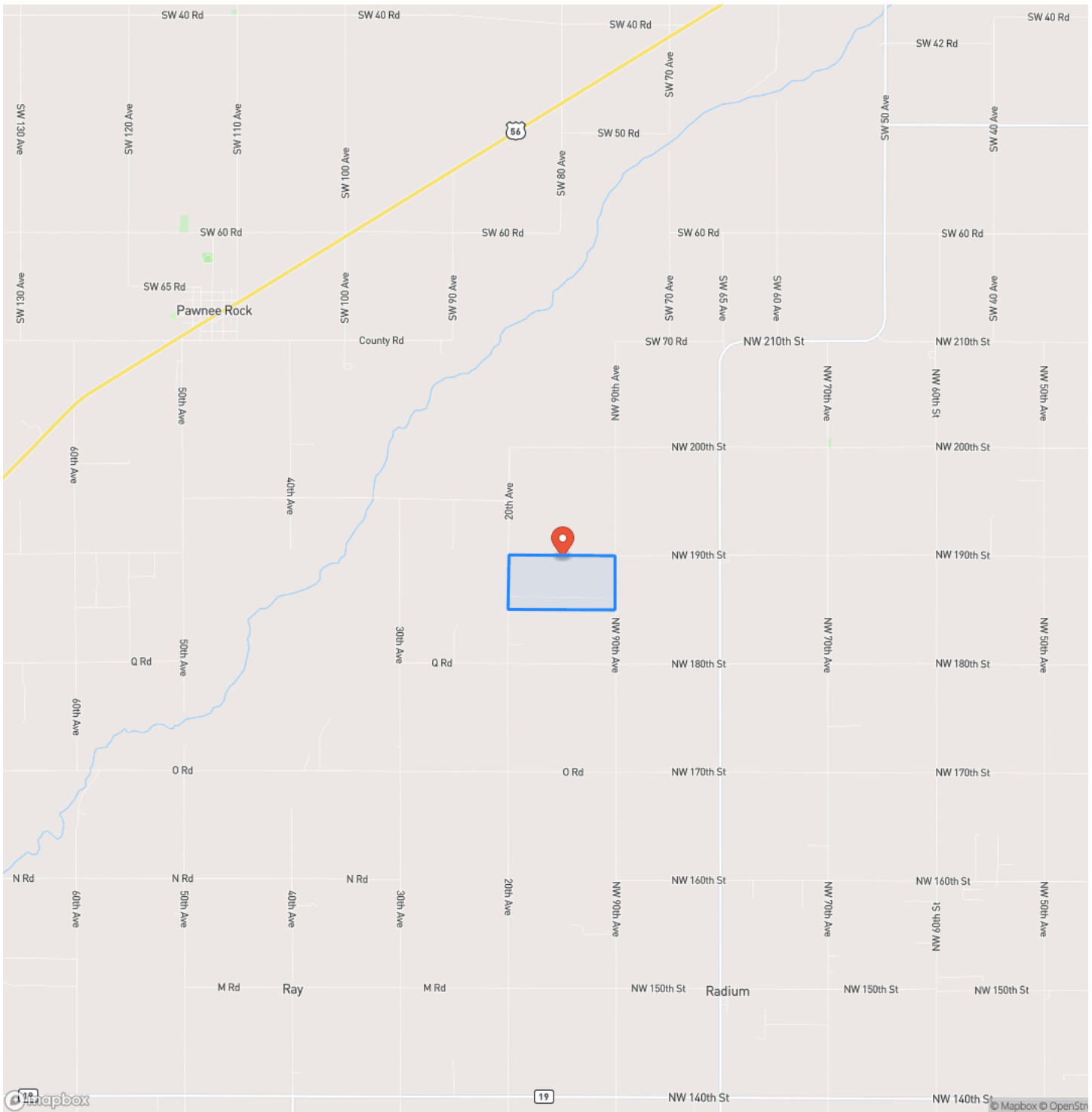
Any announcements made on the day of sale shall take precedence over any other advertised material.



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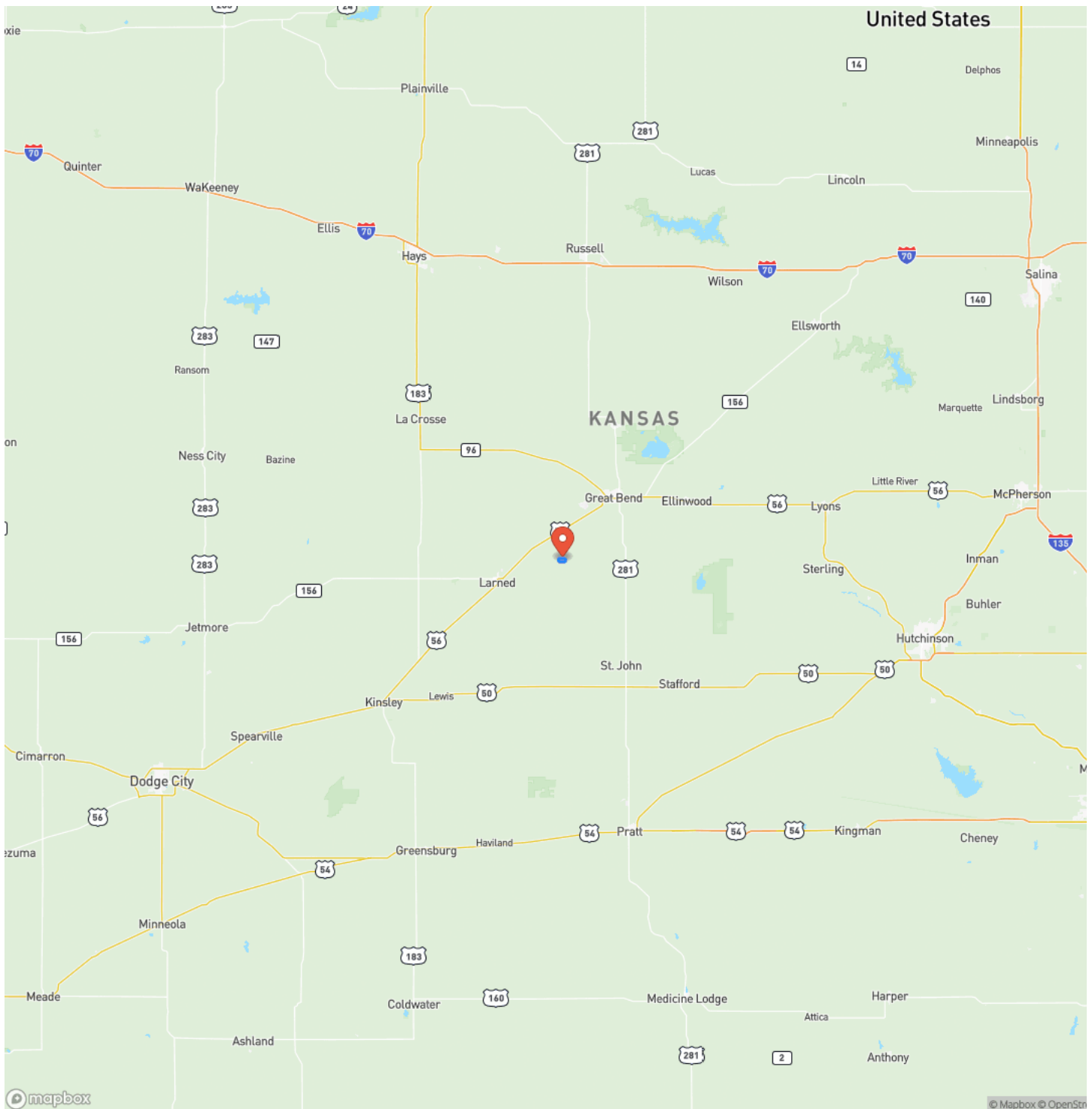


Locator Map



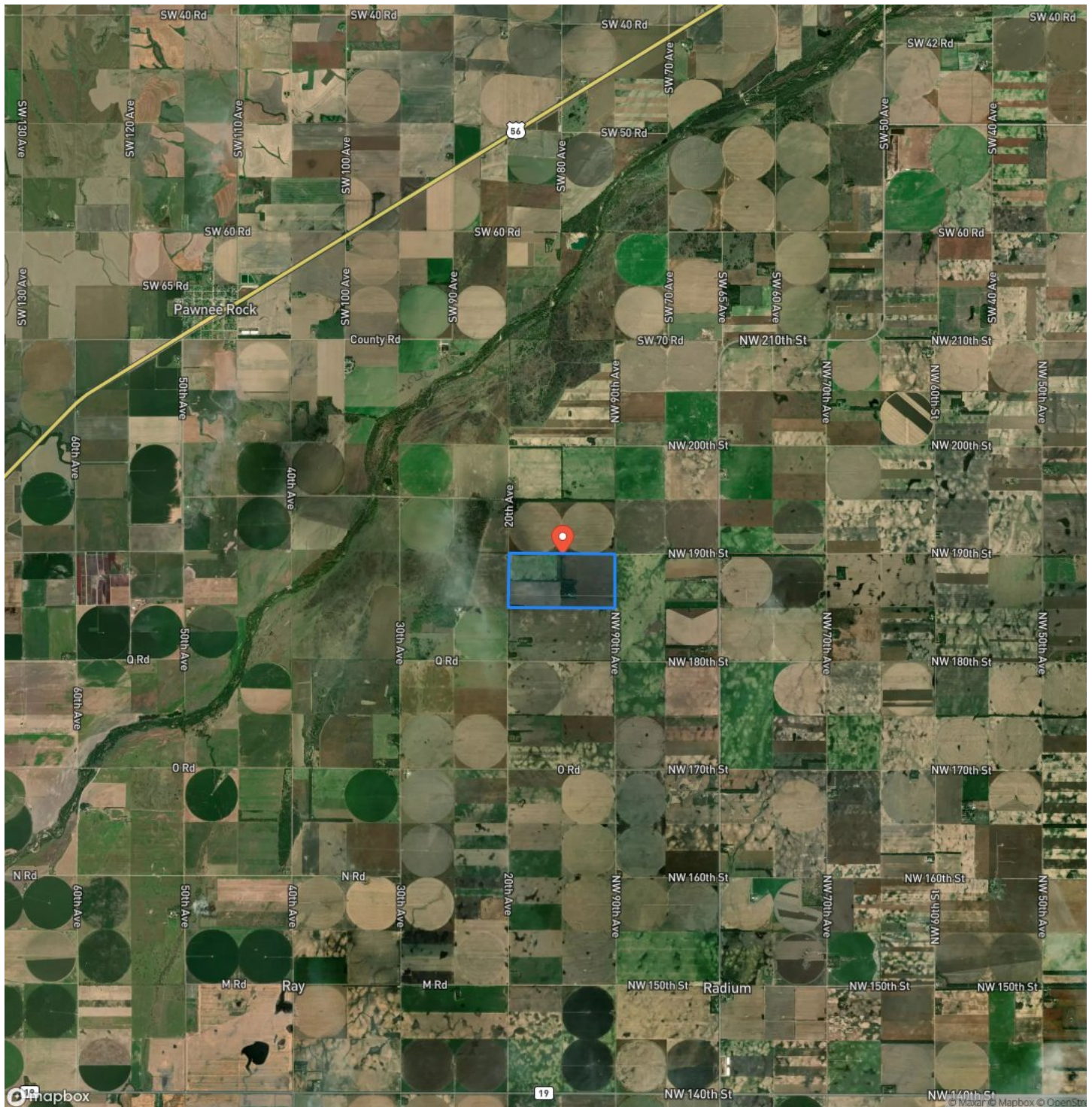
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Pawnee Rock, KS / Pawnee County

Locator Map



Auction! 315 Acre Record Producing Whitetail Farm In Pawnee County, Kansas

Satellite Map



Auction! 315 Acre Record Producing Whitetail Farm In Pawnee County, Kansas

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



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 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

