

**ONLINE AUCTION - Reno 215- Income Producing
Recreational Paradise In Reno County, Ks
W 82 Nd Ave, Nickerson, KS, 67561
Nickerson, KS 67561**

**215± Acres
Reno County**



**ONLINE AUCTION - Reno 215- Income Producing Recreational Paradise In Reno County, Ks
Nickerson, KS / Reno County**

SUMMARY

Address

W 82 Nd Ave, Nickerson, KS, 67561

City, State Zip

Nickerson, KS 67561

County

Reno County

Type

Farms, Recreational Land, Hunting Land

Latitude / Longitude

38.13825 / -98.09944

Acreage

215

Property Website

<https://redcedarland.com/detail/online-auction-reno-215-income-producing-recreational-paradise-in-reno-county-ks-reno-kansas/92825/>



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PROPERTY DESCRIPTION

ONLINE AUCTION - Reno 215

Income Producing Recreational Paradise | Reno County, Kansas

215 +/- Acres | Western Edge of Nickerson, KS

Location: Nickerson, Kansas

Bidding Opens Thursday, December 4th at 5pm CST - & Concludes Tuesday, December 9th - at 6pm CST with a Soft Close

Register to Bid Online: [Click Here!](#)

A true dream farm that checks every box. Rarely does a high caliber property like this come available featuring irrigation income, dryland tillable acres, prime hunting, Arkansas River frontage, multiple ponds, sand pit potential, and excellent build site opportunities, all just outside Nickerson, Kansas.

Whether you're a farmer, rancher, hunter, or investor, this property offers something for everyone. Build your dream home off the blacktop, explore gravel or sandpit income potential, or simply enjoy one of the most versatile income-producing recreational farms in the area.

For the Outdoorsman

This farm is loaded with game of all kinds including deer, turkey, waterfowl, quail, pheasant, dove, and predators.

- **Waterfowl:** Excellent duck and goose hunting near the Arkansas River and nearby sandpits. Ducks and geese notoriously feed on the irrigated crop ground located centrally on this property.
- **Deer:** Outstanding whitetail habitat with mature cedars, cottonwoods, locust, and large plum thickets combined with heavy grass cover.
- **Upland Hunting:** Excellent quail and pheasant populations with 3-4 coveys typically found on the property. Prime dove hunting near ponds and dead trees.
- **Turkeys:** Excellent turkey habitat with ample roost trees and timber cover.
- **Fishing:** Bass and catfish found in the pond on the northwest corner of the property.

This is a true sportsman's paradise offering year-round outdoor recreation and hunting opportunities.

For the Farmer

- **Irrigated Cropland:** 90 +/- acres
- **Dryland Cropland:** 25 +/- acres
- **Pasture:** Remaining acres currently not rented or grazed.

Irrigation Details:

- Water Right Permit #47698-00 (Water rights transfer to the buyer)
- 127.4 Acre-Feet | 800 GPM
- Irrigation system, pump, etc., are owned by the tenant farmer (Option for new owner to purchase if desired).
- Reliable income-producing ground with proven productivity and solid tenant relationships.

Possession, Mineral Rights, Tenancy, Taxes

- **Possession:** Buyer will receive possession to hunt upon deposit of non-refundable earnest money and fully executed purchase contract. Possession on the tillable acres is subject to tenants rights.



- **Mineral Rights:** Seller's interest in the mineral rights will convey to the buyer upon closing.
- **Tenancy:** The current tenant is on a yearly verbal flex cash rent agreement. The tenant has not been terminated. The tenant owns the irrigation equipment and would continue to remain if the new buyer chooses so.
- **Estimated Taxes:** \$2,745.00

Key Features

- Income Producing Irrigated & Dryland Cropland
- Excellent Waterfowl, Deer, Turkey, Quail, Pheasant, & Predator Hunting
- Established Food Plots
- Arkansas River Access
- Multiple Ponds (1 Stocked for Fishing)
- Blacktop Frontage | West Edge of Nickerson, KS
- Excellent Build Site Potential
- 10 Minutes to Hutchinson, KS
- 1 Hour to ICT Airport (Wichita)

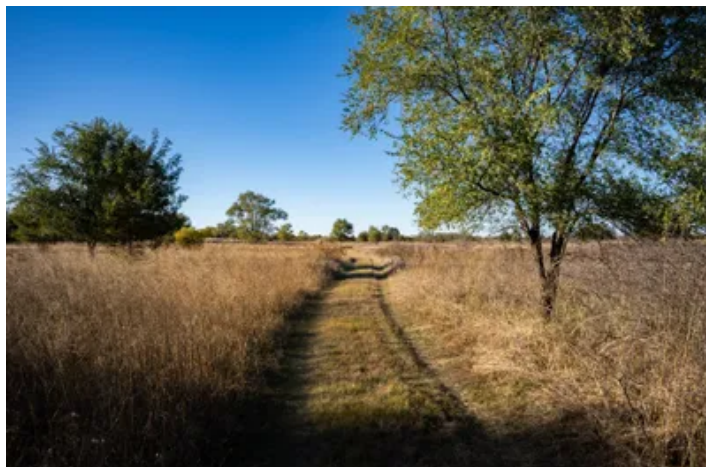
Contact: Cody Crook [620-617-7320](tel:620-617-7320)

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

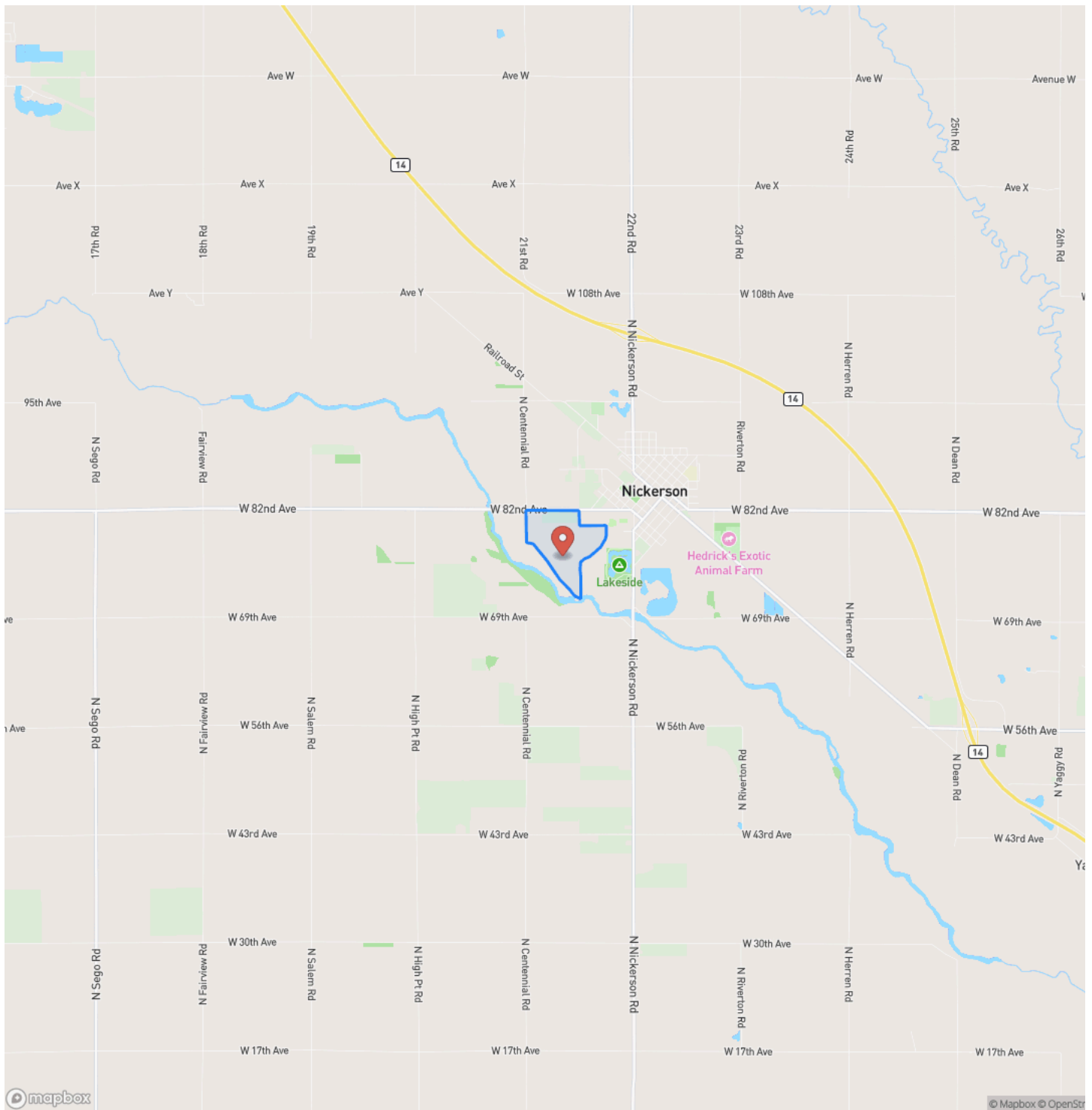
No buyer's premium. Bidding will be by the acre, final bid multiplied by the total acres will determine the final contract price. Bidders must be pre-approved with their lender, if applicable, prior to registering. Registered bidders will be contacted by the auction company for pre-approval. 10% earnest 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. Sellers interest in mineral rights shall transfer to the buyer. Water Right #47698-00 shall transfer to the buyer upon closing. 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 any 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.



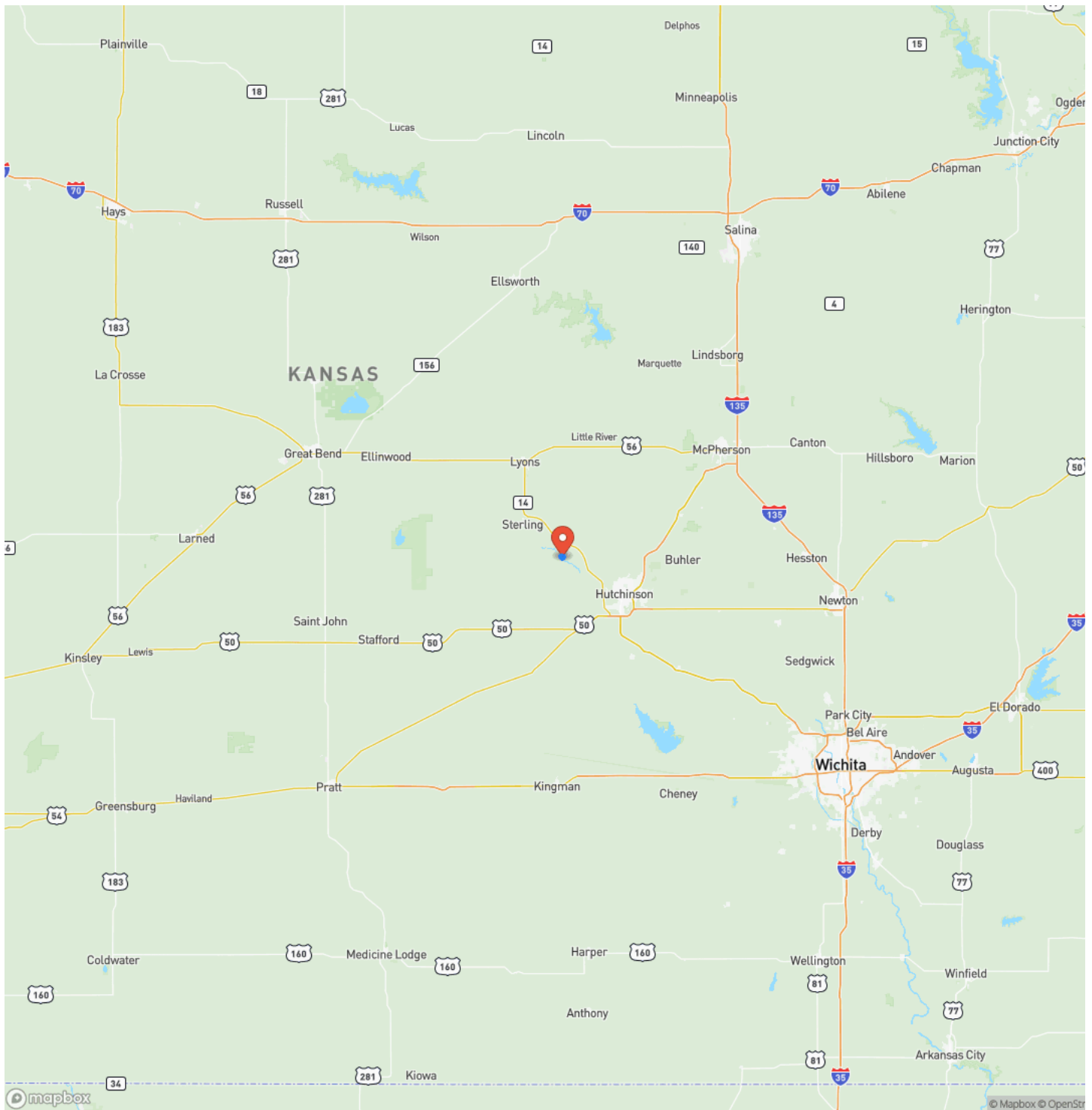
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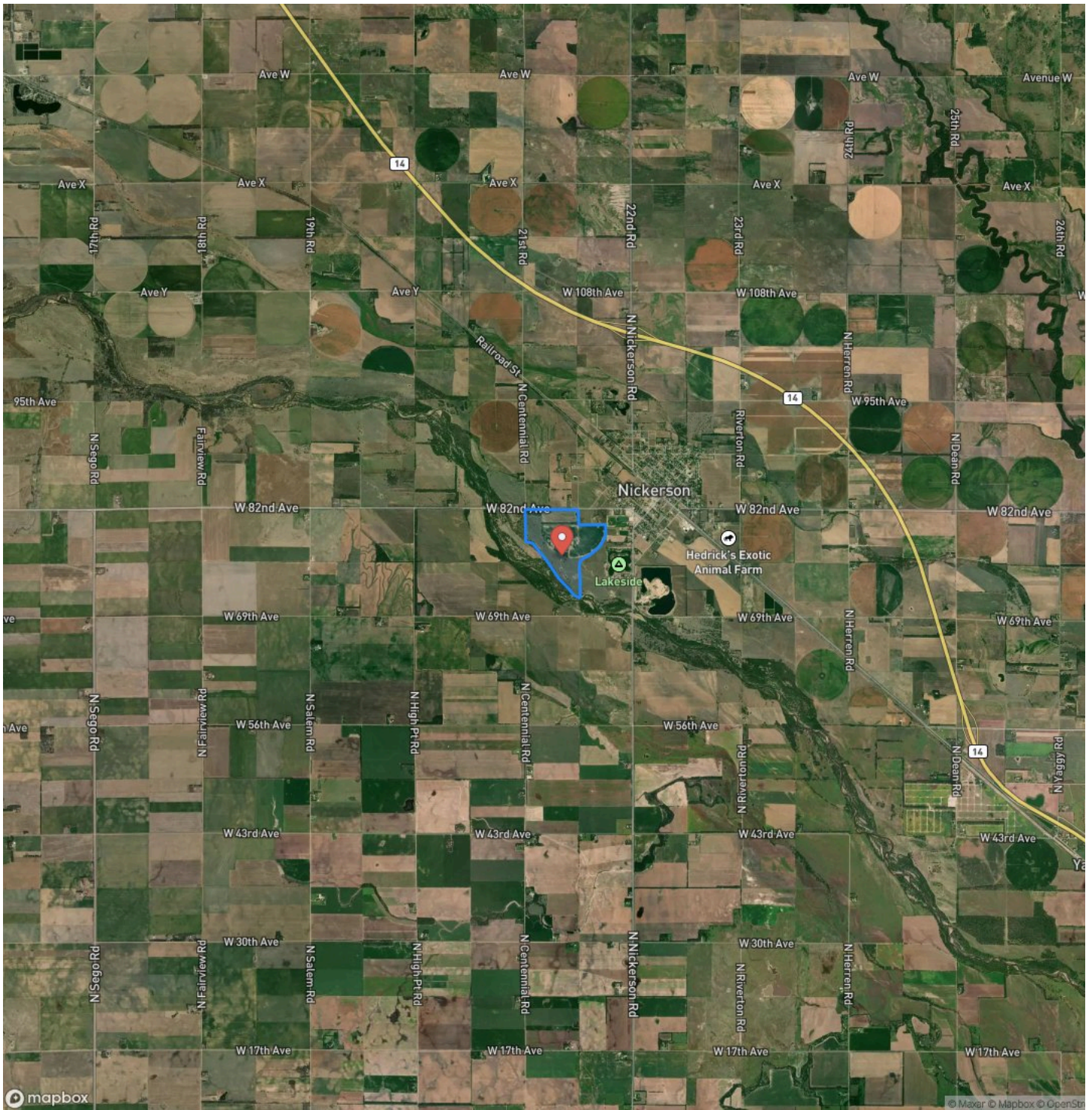
Locator Map



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

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

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redcedarland.com

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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.



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