

**ONLINE AUCTION: 161 +/- Acres of Deer & Turkey
Hunting In Eastern Ellsworth County Near Kanopolis
Lake**
00000 Ave K
Kanopolis, KS 67454

**160.800± Acres
Ellsworth County**



ONLINE AUCTION: 161 +/- Acres of Deer & Turkey Hunting In Eastern Ellsworth County Near Kanopolis Lake
Kanopolis, KS / Ellsworth County

SUMMARY

Address

00000 Ave K

City, State Zip

Kanopolis, KS 67454

County

Ellsworth County

Type

Farms, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

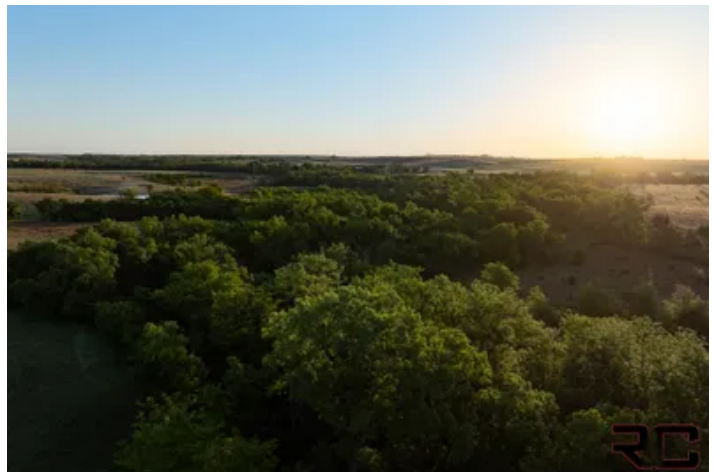
38.721634 / -98.035083

Acreage

160.800

Property Website

<https://redcedarland.com/detail/online-auction-161-acres-of-deer-turkey-hunting-in-eastern-ellsworth-county-near-kanopolis-lake-ellsworth-kansas/81312/>



ONLINE AUCTION: 161 +/- Acres of Deer & Turkey Hunting In Eastern Ellsworth County Near Kanopolis Lake Kanopolis, KS / Ellsworth County

PROPERTY DESCRIPTION

ONLINE AUCTION: 161 +/- Acres of Deer & Turkey Hunting In Eastern Ellsworth County Near Kanopolis Lake

Online Bidding opens Friday June 20th, 2025 and concludes Friday June 27th, 2025 at approximately 5:00pm (CST) with a soft close.

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

Legal Description: NW/4 S30-T15-R06W

Property Description: Raw, untapped hunting farms rarely hit the open market in Kansas. With a long family history of ownership, one of the most impressive quarter sections is **coming for sale for the first time since it was homesteaded over 100 years ago.** Encompassing a portion of the historical Mushroom Rock State Park, this 160.8 +/- acre parcel is located just two miles North of Kanopolis lake in the heart of Central Kansas big buck country. Qualifying for **(2) Kansas landowner/tenant tags** and connected within a 10-mile creek system leading North off the Lake, the property features heavy timber draws, connecting feeder draws, multiple wildlife ponds, overgrown chest high grasses, cedar ridges, and natural openings perfect for future food plots. With the diverse amount of timber and multiple access points, this property could be **set up to hunt in any conditions and any wind direction.** The property also has power access on the West side and new fencing along the North road and good fencing around the entire parcel. We could go on and on, but this property speaks for itself!

Future Property Improvements: One of the most unique attributes of the property is the opportunity to create your dream farm. This property has **never had feeders, blinds, or trail cameras on the property,** and serves as one of the most impressive canvases to bring to life a vision to grow and hold trophy whitetails. The natural hidden clearings amongst the timber and class II silt loam soils, make **ideal conditions for future food plots.** If the new owner wanted to add a house or hunting shed, **power lines are in place on the West side of the property,** providing a possible build site. Need something to do between morning and evening hunts? **Kanopolis Lake is just 5 minutes away** and provides excellent crappie, walleye, channel cat, and wiper fishing.

Properties like this, being offered for sale **for the first time in over one hundred years,** rarely come available for purchase. Reach out to the listing agent, Greg Bieker to schedule a pre-auction tour today! [\(620\) 639-3337](tel:6206393337)

Wildlife Currently On The Property: Whitetail Deer, Rio Grande Turkeys, Quail, Waterfowl, Doves

Kansas Deer Unit: 4

Mineral Rights: Mineral Rights Owned By The Seller Shall Transfer To The Buyer

2024 Taxes: \$899.73

Directions: From Salina, KS travel West on Highway 140 to Carneiro, KS. Turn South on 25th Rd and continue 1 mile to the Northwest corner of the property.

From Ellsworth, KS travel 10 miles East on Highway 140 to Carneiro, KS. Turn South on 25th Rd. and continue 1 mile to the Northwest corner of the property.

Access:

-County Road on West & North Side

-10 Minutes From Ellsworth, KS

-30 Minutes From Salina, KS Regional Airport

-1.5 Hours From Wichita, KS National Airport



Key Features:

- Excellent Deer & Turkey Hunting
- Waterfowl Hunting
- Qualifies For 2 Landowner/Tenant Tags
- 2 Miles From Kanopolis Lake
- Multiple Water Sources
- Mature Timber Creek Bottom
- Power Access On West Side
- Mineral Rights Transfer
- Only 8 Miles From Interstate 70

Auction Terms and 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 of Ellsworth 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.

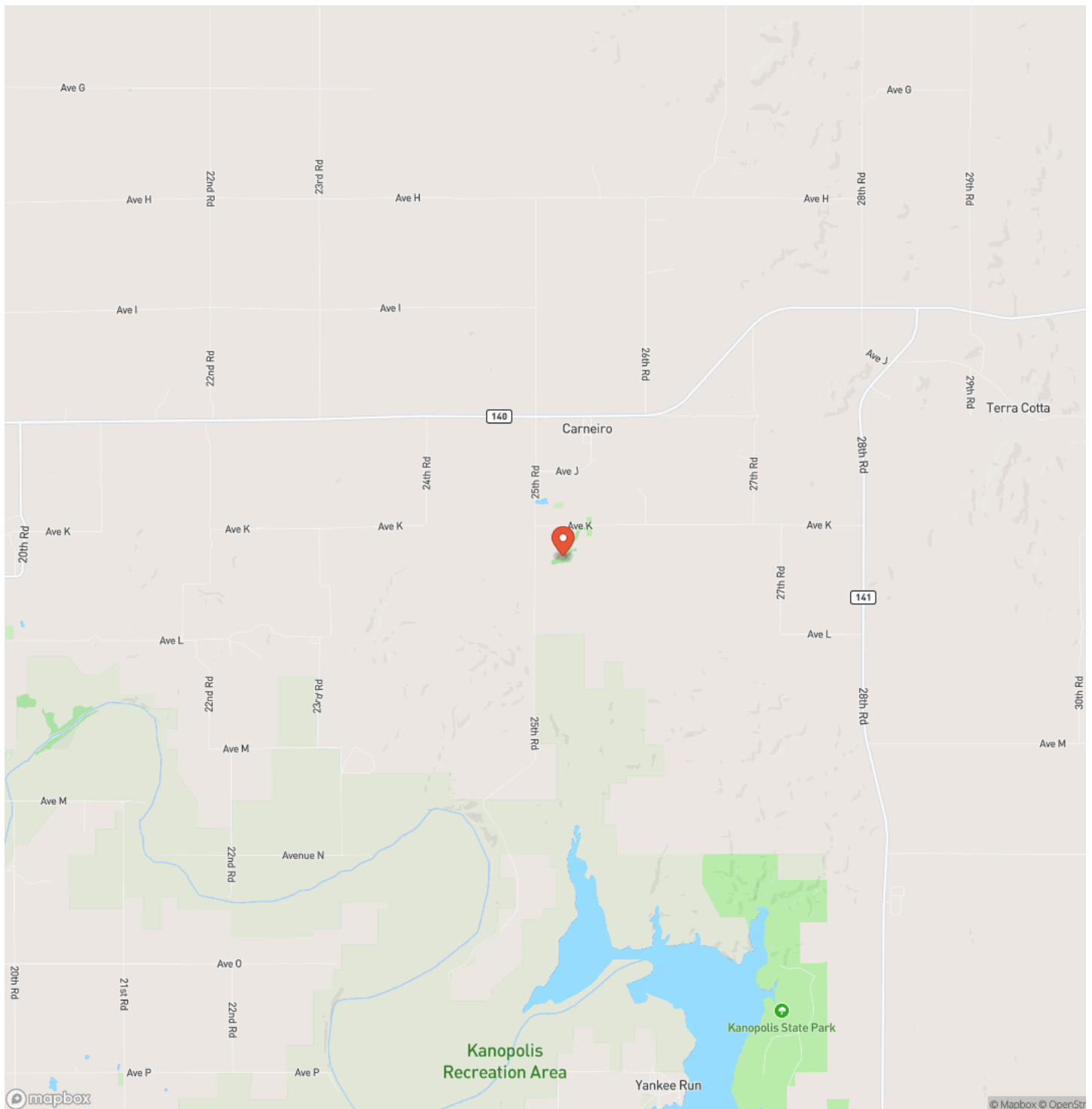


**ONLINE AUCTION: 161 +/- Acres of Deer & Turkey Hunting In Eastern Ellsworth County Near Kanopolis Lake
Kanopolis, KS / Ellsworth County**



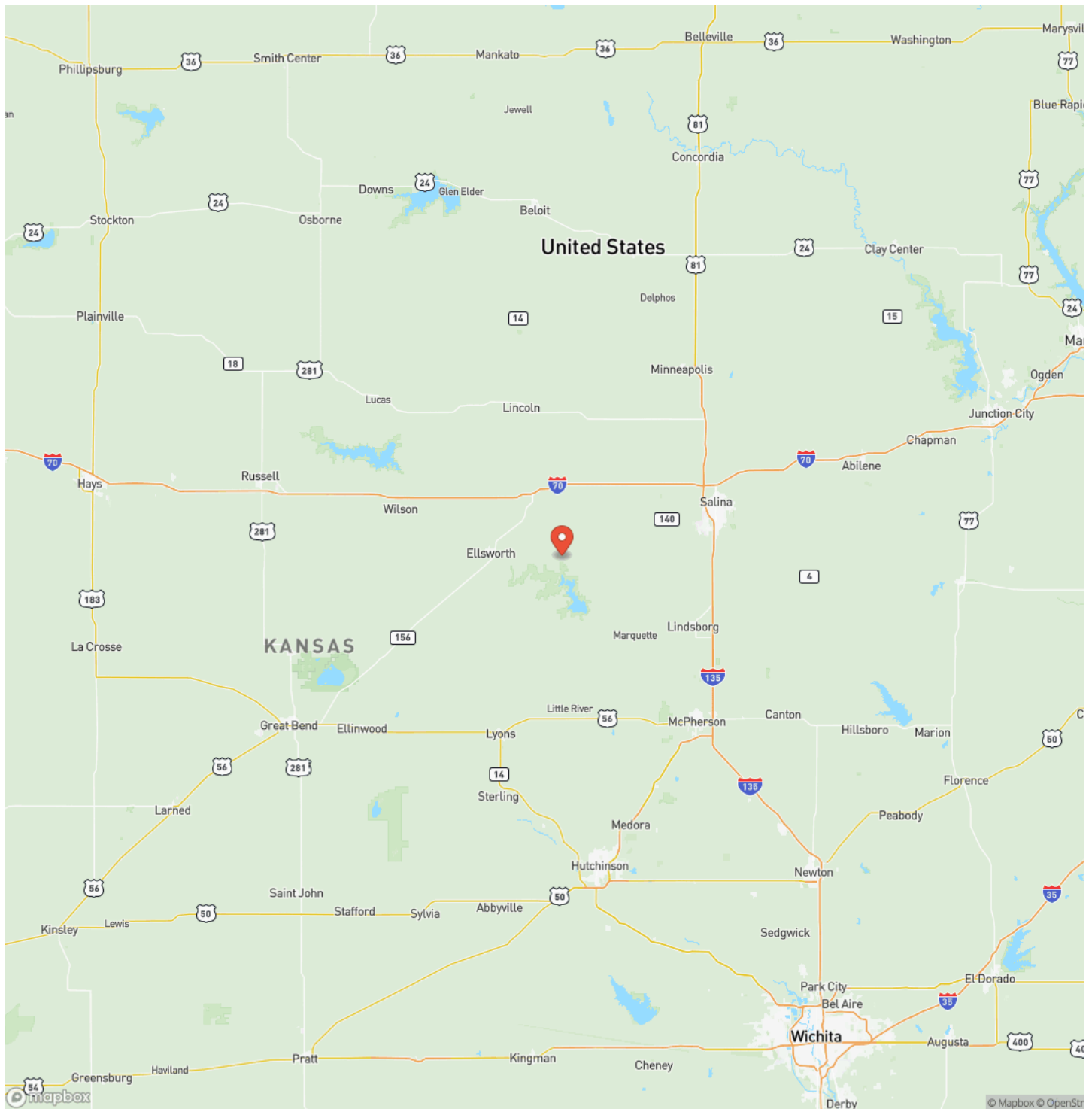
**ONLINE AUCTION: 161 +/- Acres of Deer & Turkey Hunting In Eastern Ellsworth County Near Kanopolis Lake
Kanopolis, KS / Ellsworth County**

Locator Map



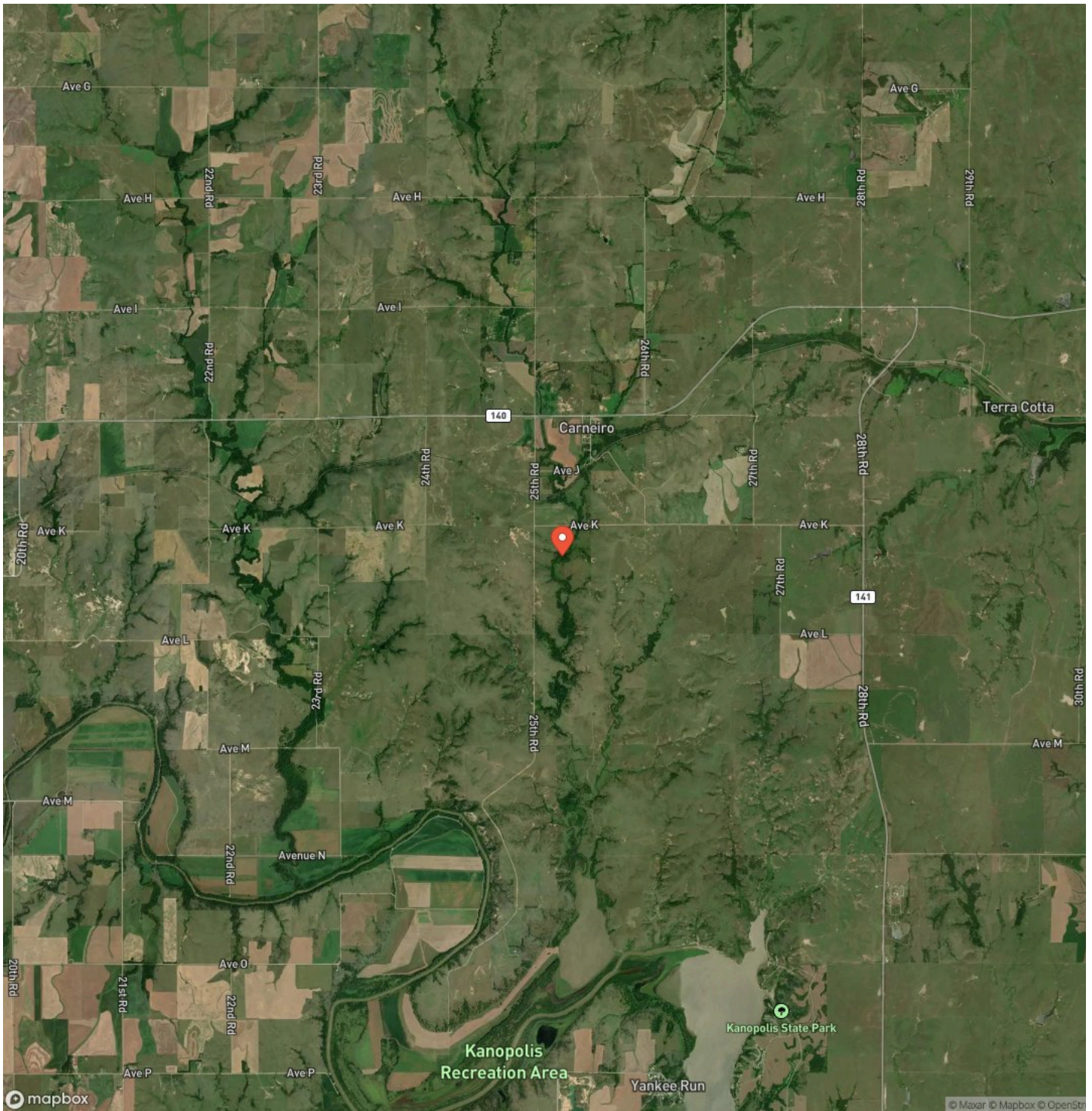
**ONLINE AUCTION: 161 +/- Acres of Deer & Turkey Hunting In Eastern Ellsworth County Near Kanopolis Lake
Kanopolis, KS / Ellsworth County**

Locator Map



**ONLINE AUCTION: 161 +/- Acres of Deer & Turkey Hunting In Eastern Ellsworth County Near Kanopolis Lake
Kanopolis, KS / Ellsworth County**

Satellite Map



ONLINE AUCTION: 161 +/- Acres of Deer & Turkey Hunting In Eastern Ellsworth County Near Kanopolis Lake Kanopolis, KS / Ellsworth County

LISTING REPRESENTATIVE

For more information contact:



Representative

Greg Bieker

Mobile

(620) 639-3337

Email

greg@redcedarland.com

Address

City / State / Zip

NOTES

[illegible]

This image shows a single 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

