

**Online Auction! 157+/- Acres of Tillable and Pasture in  
Decatur County, KS**  
00000 Z Lane  
Norcatur, KS 67653

**157± Acres  
Decatur County**





**Online Auction! 157+/- Acres of Tillable and Pasture in Decatur County, KS**  
**Norcatatur, KS / Decatur County**

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**SUMMARY**

**Address**

00000 Z Lane

**City, State Zip**

Norcatatur, KS 67653

**County**

Decatur County

**Type**

Farms, Ranches

**Latitude / Longitude**

39.932893 / -100.295553

**Acreage**

157

**Property Website**

<https://redcedarland.com/detail/online-auction-157-acres-of-tillable-and-pasture-in-decatur-county-ks/decatatur/kansas/98380/>



## Online Auction! 157+/- Acres of Tillable and Pasture in Decatur County, KS Norcatur, KS / Decatur County

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### PROPERTY DESCRIPTION

#### **Online Auction! 157+/- Acres | Tillable, Pasture & Water in Decatur County, Ks.**

**Auction Details:** Online bidding will open Sun. March 1st, 2026 at 5pm (Central Time) and conclude on Fri. March 6th, 2026 at 5 pm (Central Time) with a soft close.

**Legals:** SE/4 of 25-T1s-R27w.

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

Looking for productive land in Northwest Kansas? This 157+/- acre property in Decatur County offers a perfect mix of farming and grazing opportunities.

The tract includes 40+/- acres of tillable ground to boost your ROI, with the balance dedicated to high-quality pasture. It is fully fenced and ready for cattle on day one. Water is abundant with two established ponds and a low-maintenance solar water well already installed. This is a low-overhead, high-utility piece of land that is hard to find.

#### **Key Features:**

- 40+/- Acres Tillable
- 117+/- Acres Fenced Pasture
- 1 Solar Water Well
- 2 Stock Ponds
- 10 Minutes From Norcatur
- 20 Minutes From Oberlin

#### **For all property inquiries contact listing agent Konnor Hickel at 620.992.7075**

**Terms and Conditions:** No Buyers Premium. Bidding will be by the acre, final bid times 157 to determine the contract price. Bidders must be preapproved with their lender, if applicable, prior to registering. Registered bidders will be contacted by a representative of the auction company for proof of funds/preapproval. Winning bidder must enter into a purchase contract no later than 5pm (CST) March 7th, 2026. 10% earnest money deposit due within 24 hours with the remaining balance due in certified funds at closing. Closing shall be with Decatur County Title-Abstract on or before 30 days from auction date. Taxes shall be prorated to the date of closing. Title and closing costs shall be split 50/50 between the Buyer and Sellers. All real estate shall be sold in its present as is, where is condition without any expressed or implied warranties or guarantees from the Sellers or Red Cedar Land Co. All inspections and verifications should be handled by bidders prior to the auction. All real estate is selling subject to any leases, roadways, easements, restrictions, and rights-of-way. Real estate is not selling subject to any inspections or bank approval. What mineral rights the Sellers own shall transfer. All boundary lines, fence lines, and acreages are approximate and not guaranteed. Real estate shall be sold with no disclosure statements. The Sellers have elected to have online bidding only. Bidder uses the online bidding platform at Bidders sole risk. Red Cedar Land Co. is not liable for any interruption, unavailability, delays, or failure in the online bidding platform including errors or omissions relating to the submission or acceptance of online bids. Red Cedar Land Co. has the authority to establish all 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. has the right to extend, pause, or delay the auction with the Sellers discretion. The lot will have a "soft close" meaning that if a bid is placed within the last minute, 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. is not liable for its accuracy. Red Cedar Land Co. is representing the Sellers as a Sellers Agent. The land is Selling subject to Sellers confirmation on 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 day of sale take precedence over all other advertised material and verbal communication.***



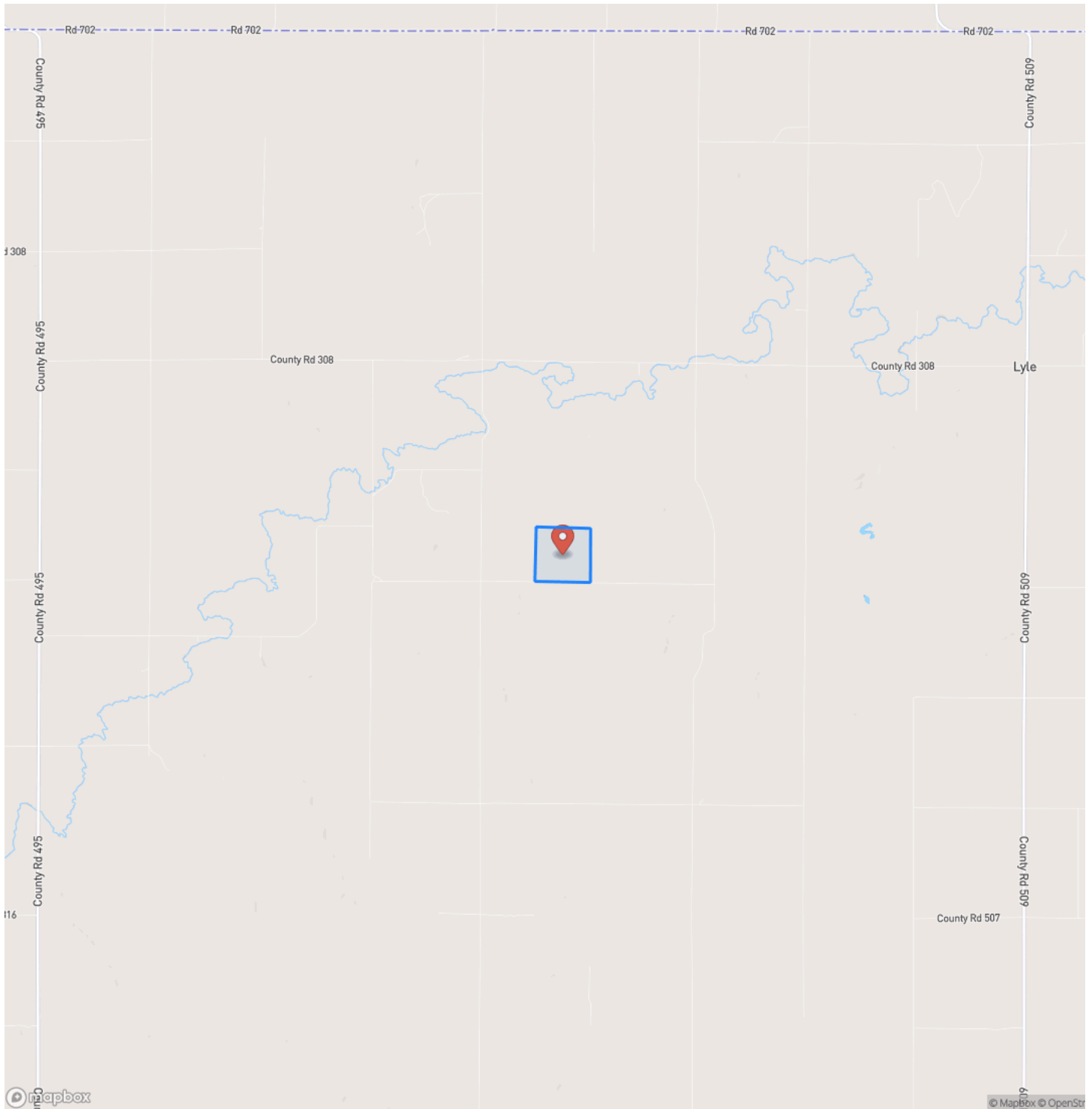


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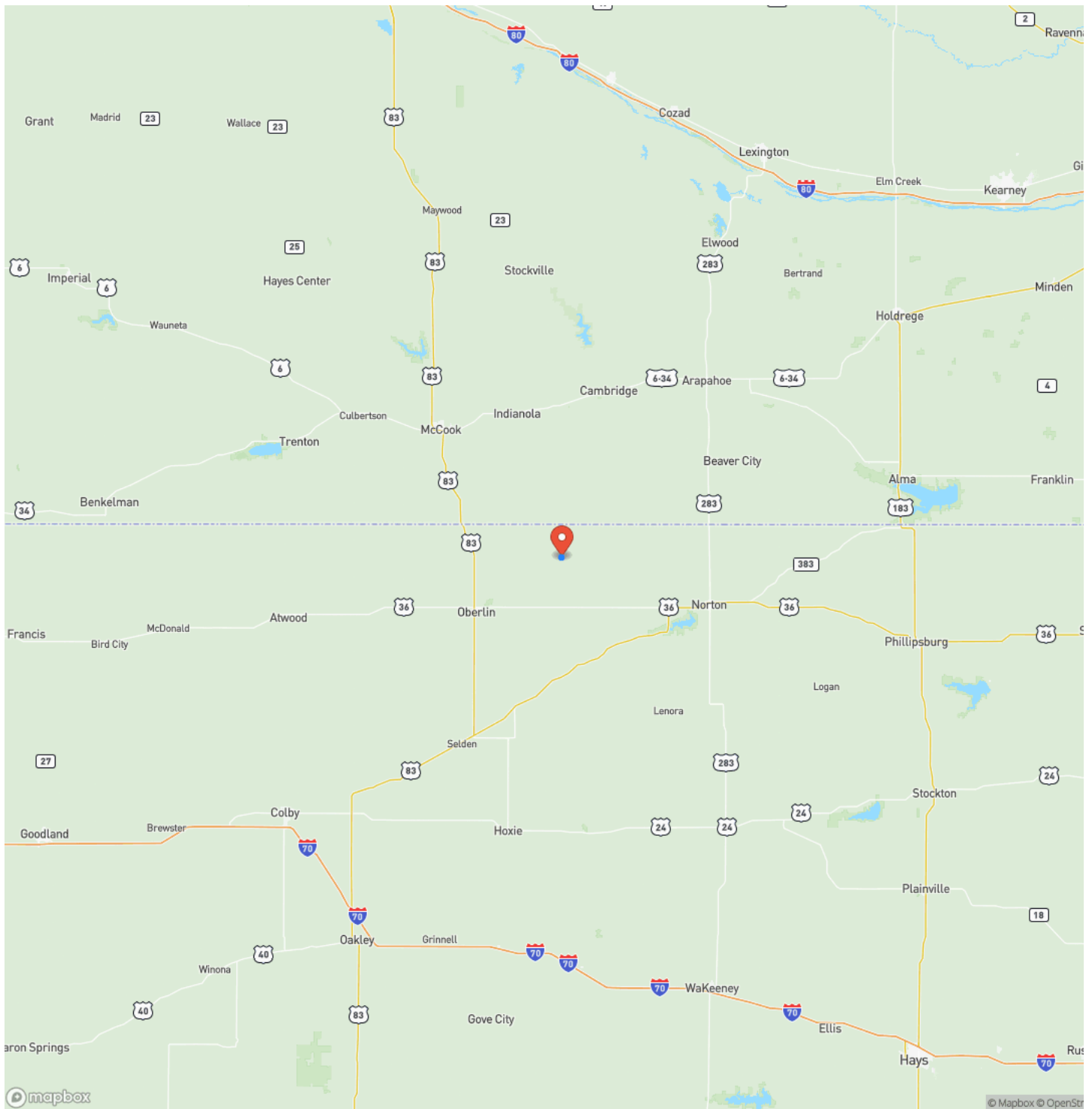
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## Locator Map

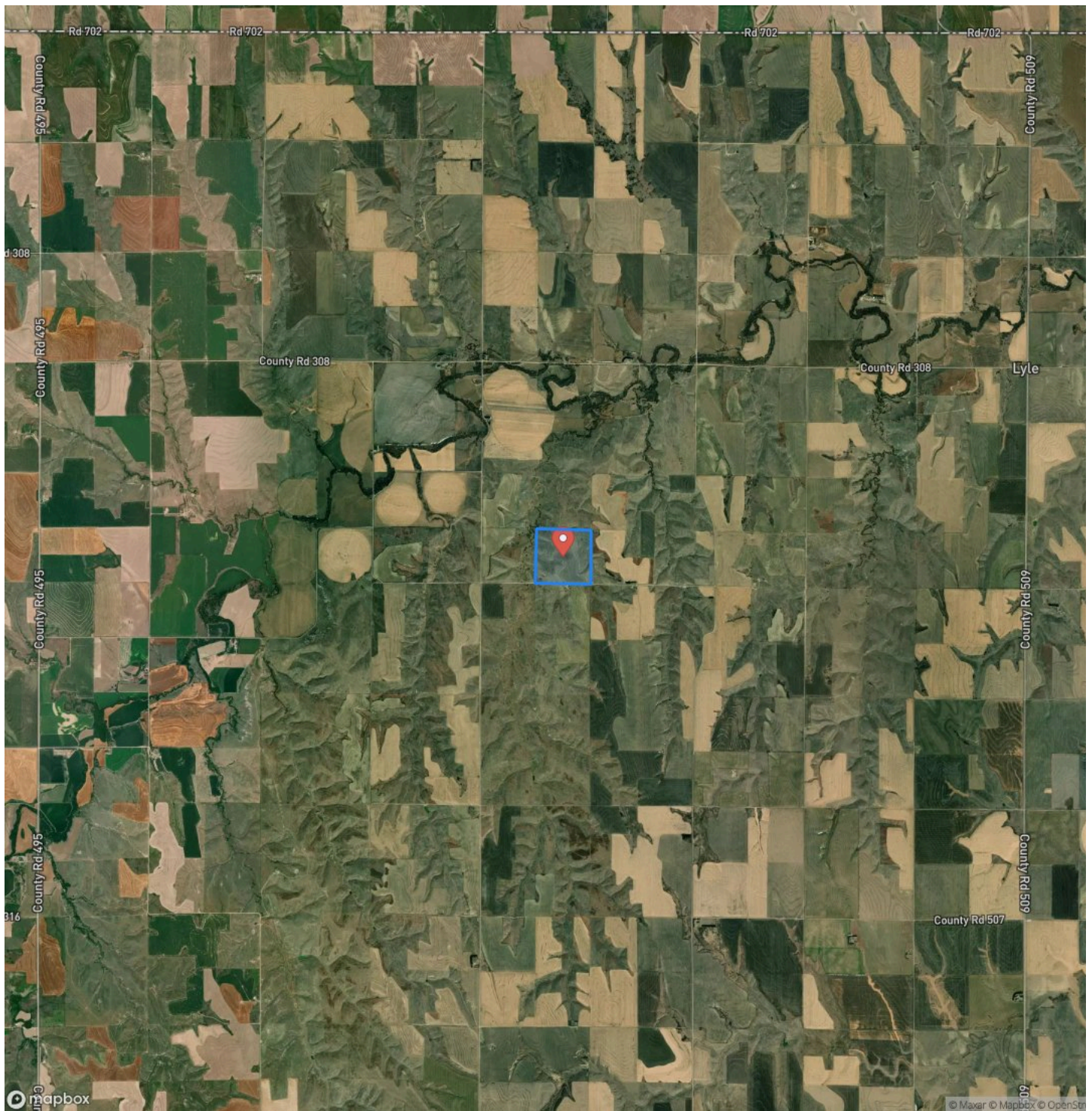


## Locator Map





## Satellite Map



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## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Konnor Hickel

## Mobile

(620) 992-7075

## Email

konnor@redcedarland.com

### Address

## City / State / Zip

Geneseo, KS 67444

## 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.





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**Red Cedar Land Co.**  
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