

Tract 1: 7.78 +/- Acres Multi-tract Auction, Pasture,
Tillable, Rec Land
00000 15000 Rd Tract 1
Mound Valley, KS 67354

7.780± Acres
Labette County



**Tract 1: 7.78 +/- Acres Multi-tract Auction, Pasture, Tillable, Rec Land
Mound Valley, KS / Labette County**

SUMMARY

Address

00000 15000 Rd Tract 1

City, State Zip

Mound Valley, KS 67354

County

Labette County

Type

Undeveloped Land

Latitude / Longitude

37.198881 / -95.416522

Acreage

7.780

Property Website

<https://l2realtyinc.com/property/tract-1-7-78-acres-multi-tract-auction-pasture-tillable-rec-land-labette-kansas/91538/>



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PROPERTY DESCRIPTION

HYBRID AUCTION- ONLINE AND LIVE

PROPERTY: 812 +/- acres split into 10 tracts surrounding Mound Valley, KS, tillable, pasture, recreational and build sites

AUCTION DATE: November 4, 2025. 6:00pm CST, Online bidding opens November 1, 2025 at 10:00am

LOCATION: Cherryvale Community Center, 712 S. Liberty St, Cherryvale, KS 67335

Tract 1 – 7.78 ± Acres (Highway 160 / Gray Road Frontage)

For generations, this land has been part of a family legacy — now, as that chapter closes, a new opportunity begins for the next owner to continue that tradition and make their own mark on this special piece of Labette County.

Tract 1 may be the smallest of the offering, but it's full of potential. Spanning 7.78 ± acres at the intersection of Highway 160 and Gray Road, this tract offers excellent access, convenience, and a beautiful mix of open meadow and mature timber — the ideal setting for a homesite or small-acreage retreat just outside of town.

Property Highlights

- Highway 160 and Gray Road frontage provides quick access and visibility
- Mature timber on the west side offers shade, seclusion, and wildlife habitat
- Open hay meadow on the east creates usable space for pasture, hay production, or a future build site
- The perfect size for manageable ownership with plenty of rural charm

Blending family history, natural beauty, and future potential, Tract 1 represents more than just acreage — it's a chance to be part of the next story written on this land. With great access, scenic character, and versatile use options, it's an ideal property for those who value both legacy and opportunity.

Contact Amanda Lauber at [\(620\) 288-0016](tel:6202880016) for more information.

Auction Terms

ONLINE & LIVE. Online bidding will open at 10:00 am CST on November 1, 2025 and the live auction will begin at 6:00 pm CST on November 4, 2025. Bidding will be conducted via online, by phone, or in person. Download our app "L2 Realty Auctions" or go to <https://l2realtyinc.bidwrangler.com/ui> to keep up and place bids. The auction will conclude upon closing of the live bidding.

There will be a 10% buyers premium added to the high bid to determine the contract price. Closing fee and title insurance fee will be split 50/50 between seller and buyer.

The property is selling subject to a reserve.

Bids submitted shall be "firm bids" available for sellers acceptance and without contingencies. Interested buyers need to view the property prior to the date of the auction and have financing approval along with any inspections performed prior to bidding.

Final sales price will be calculated by ACREAGE times the final bid plus buyer's premium.

MORE INFO ONLINE:

L2realtyinc.com

Upon acceptance of a bid by seller, the real estate contract will be provided by the seller's agent to the successful bidder promptly, and the termed contract shall be executed by the successful bidder and tendered to seller's agent within 24 hours of the close of the auction. The earnest deposit in the amount of 10% of the final sale price will be tendered to Chautauqua Hills Abstract and Title within five (5) days of notification and acceptance. Remaining balance due at the time of closing.

Closing of the sale bid purchase will be conducted on or before January 6, 2026, at which time seller shall deliver possession.

Selling subject to easements, restrictions, roadways and rights of way. Preliminary title work included.

Boundary property lines pictured are approximated for reference only. Boundary lines for tracts 6 and 7 will be determined by stake boundary survey. There will be no guarantee on any fence or property lines as the selling is of the legal description only.

Property is selling "as is" condition and is accepted by the buyer without any expressed or implied warranties.

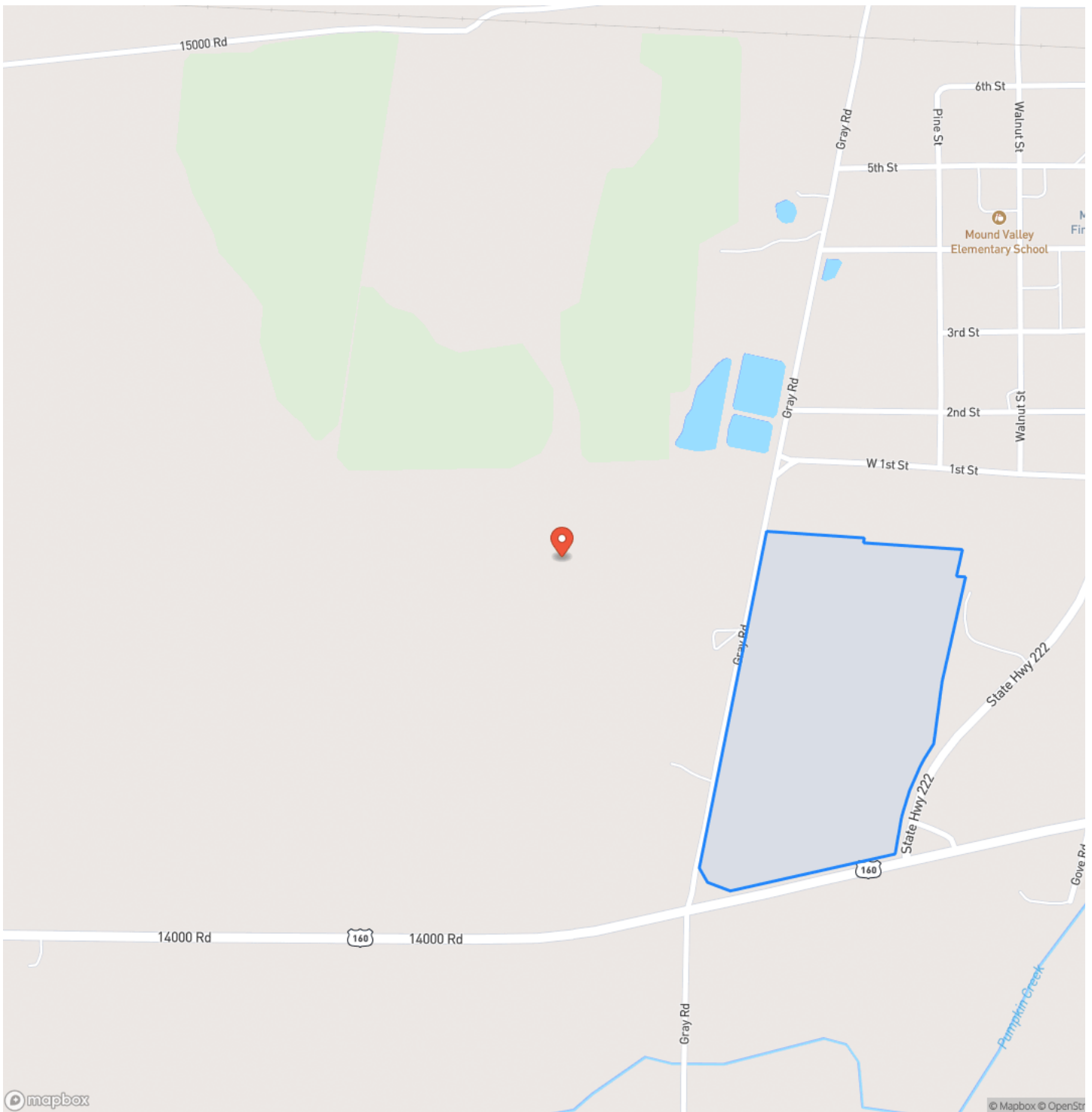
All terms announced the day of the auction take precedence over any other advertising.



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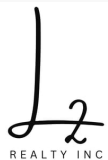
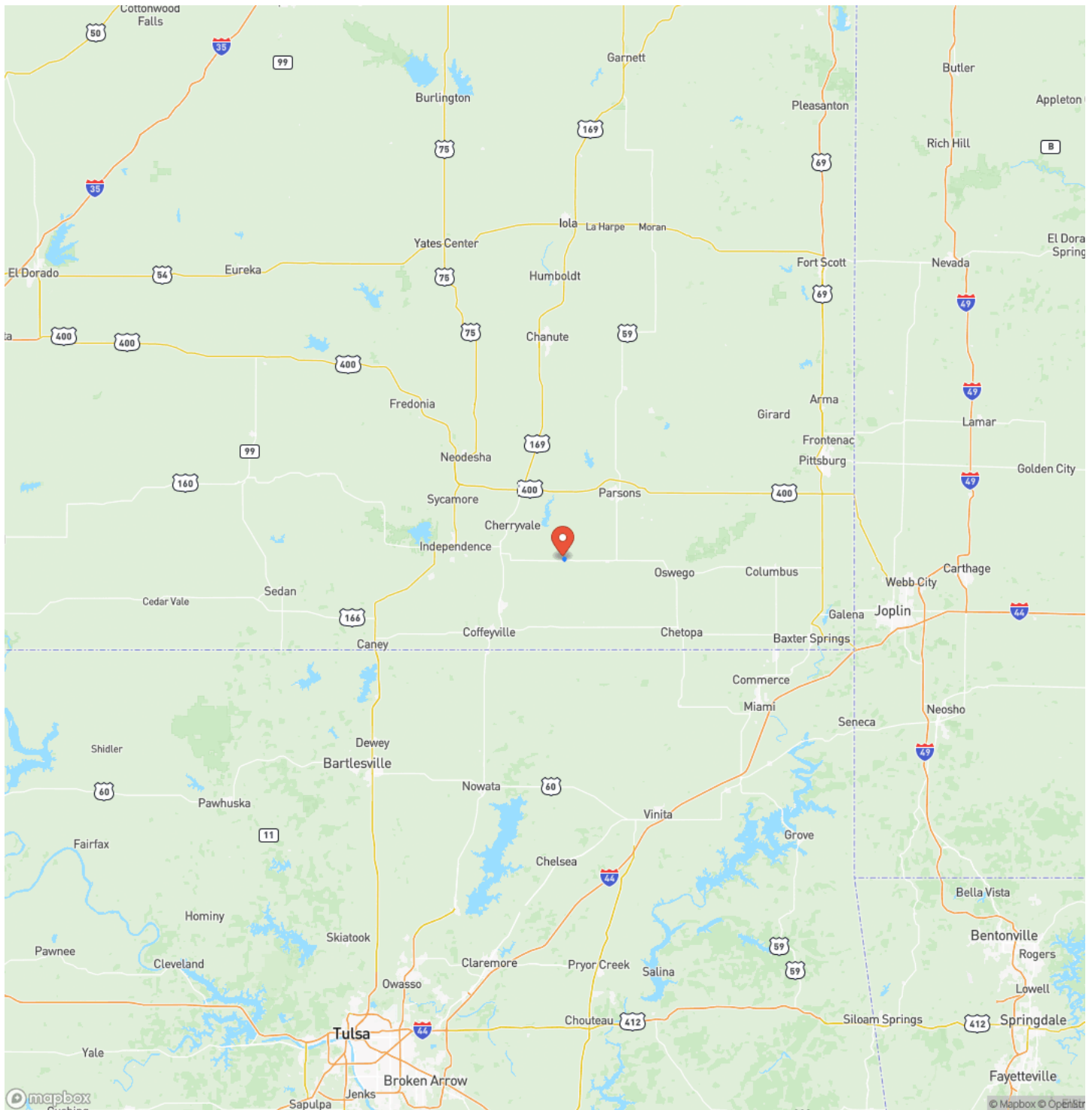


Locator Map



Mound Valley, KS / Labette County

Locator Map



Satellite Map



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LISTING REPRESENTATIVE
 For more information contact:



Representative
 Amanda Lauber

Mobile
 (620) 288-0016

Email
 alauber@L2realtyinc.com

Address
 City / State / Zip

NOTES

Multiple horizontal lines for taking notes.



This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.



L2realtyinc.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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