

Auction - 80+/- Acres CRP in Kiowa County, Ks (Tract #3 of 3)
0000 37 Th Ave
Haviland, KS 67059

80± Acres
Kiowa County



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Haviland, KS / Kiowa County

SUMMARY

Address

0000 37 Th Ave

City, State Zip

Haviland, KS 67059

County

Kiowa County

Type

Farms, Recreational Land, Hunting Land

Latitude / Longitude

37.5262 / -99.2257

Taxes (Annually)

358

Acreage

80

Property Website

<https://redcedarland.com/detail/auction-80-acres-crp-in-kiowa-county-ks-tract-3-of-3-kiowa-kansas/57669/>



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Haviland, KS / Kiowa County

PROPERTY DESCRIPTION

ON SITE AUCTION – 80+/- ACRES KIOWA COUNTY CRP.

Auction Info - Kiowa County, Kansas Tract 3 of 3. Selling August 10th, 2024, starting at 10:00 a.m. Farm Tours to View the Property: Sunday July. 28th, from 10:00a.m.-1:00p.m.

Auction Location: 10145 37th AVE, Haviland, KS 67059.

Legal Description: 80+/- acres, N2 of the NW4 Section 18, Township 29, Range 17

Driving Directions: From US 54 Highway east of Greensburg, go south on 37th Ave 5.5 miles. The property is on the east side of the road.

Auction Terms: 10% earnest money down day of sale. Pre-qualified bidders only - this sale is not contingent upon bank approval and is being sold As-Is-Where-Is. Closing will be with Security 1st Title in Pratt. Title insurance and closing costs shall be split 50/50 between Sellers and Buyers. Taxes are prorated to the date of closing. There is no buyer's premium. Farm is selling with sellers' confirmation of price. Sellers have elected to have pre-auction bids, phone bidding, and live bidding. Any announcements day of sale shall take precedence over any other advertised material. Red Cedar Land Co. is representing the Sellers. All bids are by the acre (80). The seller is retaining the 2024 CRP payment. Minerals are believed to be intact and convey. Possession: Closing shall be 40 days or less from auction date. Possession day of closing. Property Taxes: 2023 – \$358.54

Property Description:

80+/- acres CRP in southern Kiowa County. This property and surrounding area consist of heavy grass that hold abundant whitetail deer, pheasants, and other small game for the outdoor enthusiast.

Soils consist of Holdrege silt loam 1 to 3 percent slopes and Holdrege-Coly association, 3 to 11 percent slopes. There is a CRP contract in place providing \$4,273.00 annual payment until September 30th, 2033. The seller is retaining the 2024 payment. The FSA shows 81.35 acres cropland, 81.35 acres CRP, 34.60 wheat base CRP reduction, and 24.50 acres grain sorghum CRP reduction acres.

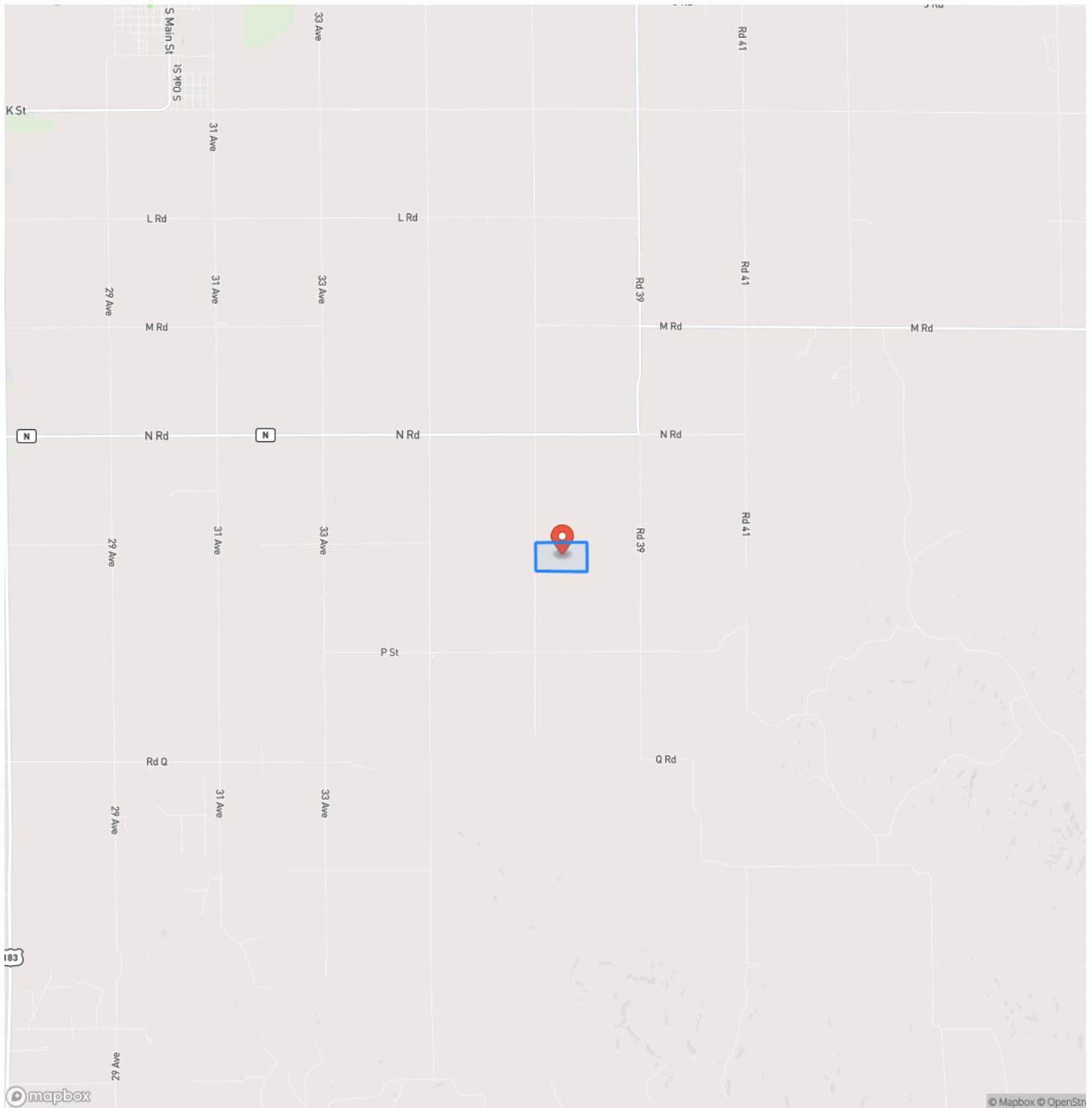
To schedule a showing prior to the auction please contact Dan Melson at [785-979-3402](tel:785-979-3402).



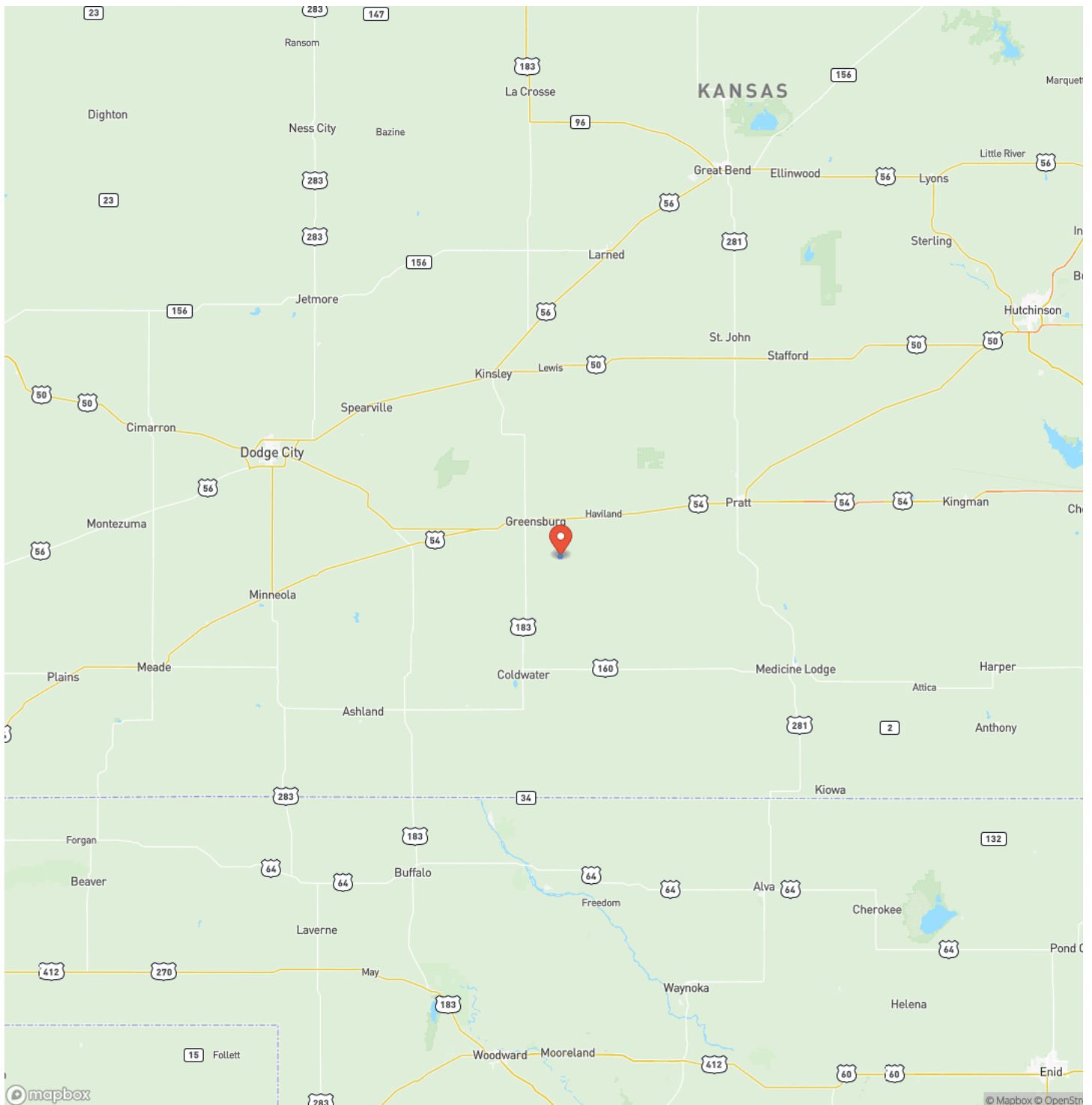
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Haviland, KS / Kiowa County



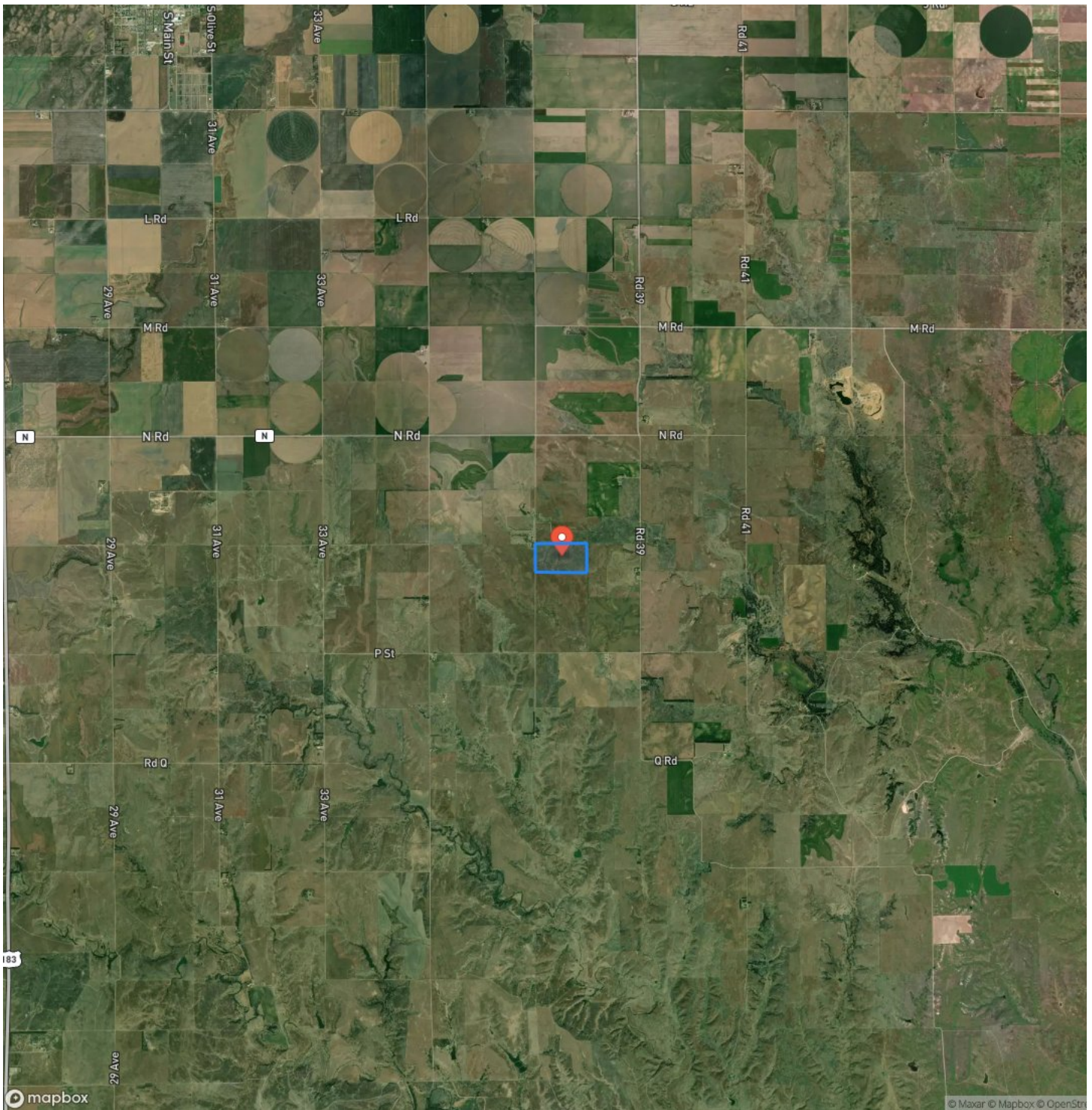
Locator Map



Locator Map



Satellite Map



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Haviland, KS / Kiowa County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Dan Melson

Mobile

(785) 979-3402

Email

dan@redcedarland.com

Address

City / State / Zip

Lawrence, KS 66049

NOTES

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MORE INFO ONLINE:

redcedarland.com

[illegible]

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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