

Auction - 160+/- Acre of Pasture in Ottawa County, KS
0000 Justice Road
Minneapolis, KS 67467

160± Acres
Ottawa County



Auction - 160+/- Acre of Pasture in Ottawa County, KS
Minneapolis, KS / Ottawa County

SUMMARY

Address

0000 Justice Road

City, State Zip

Minneapolis, KS 67467

County

Ottawa County

Type

Ranches

Latitude / Longitude

39.09954 / -97.79388

Taxes (Annually)

781

Acreage

160

Property Website

<https://redcedarland.com/detail/auction-160-acre-of-pasture-in-ottawa-county-ks-ottawa-kansas/57856/>



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PROPERTY DESCRIPTION

AUCTION: 160+/- acres Pastureland Ottawa County, Kansas

Auction Info: The auction will be held at the Tescott Community Building, 101 Main, Tescott, Kansas 67484 on August 14th, at 6:30 P.M. All buyers will have the option to bid live, or by phone.

Tract #4 of 4: 160+/- acres Ottawa County Pastureland. This tract is selling along with three additional Lincoln County tracts. (Links to other tracts below.)

Legal Description: NW/4 S17-T11-R04, Ottawa County

Property Description: Located in the heart of Ottawa County cattle country this excellent quarter section of pasture is being sold at auction. The property is perimeter fenced and has very good native grasses. Water for livestock is abundant and dependable with a newly renovated pond located near the north side of the property and a windmill in the southern side. Great grass, water, and location to add to your Ottawa County cattle operation. Possession for the new owner will be November 2nd, 2024.

2023 Taxes: \$781.28

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 Scheibeler's Title in Minneapolis. 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. Real estate is selling with sellers' confirmation of price. Sellers have elected to have 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 as Sellers Agent. Minerals are believed to be intact and convey to buyer.

Farm tours to view the Property: Sunday August 10th from 1:00p.m. to 2:00p.m. Call Dan Melson ([785-979-3402](tel:785-979-3402)) to confirm a tour.

Driving Directions: From State Highway 106 and Justice Road southwest of Minneapolis, go West on Justice Road 3.5 miles. The property is on the South side of Justice Road.

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

To view tract 1: [click here](#)

To view tract 2: [click here](#)

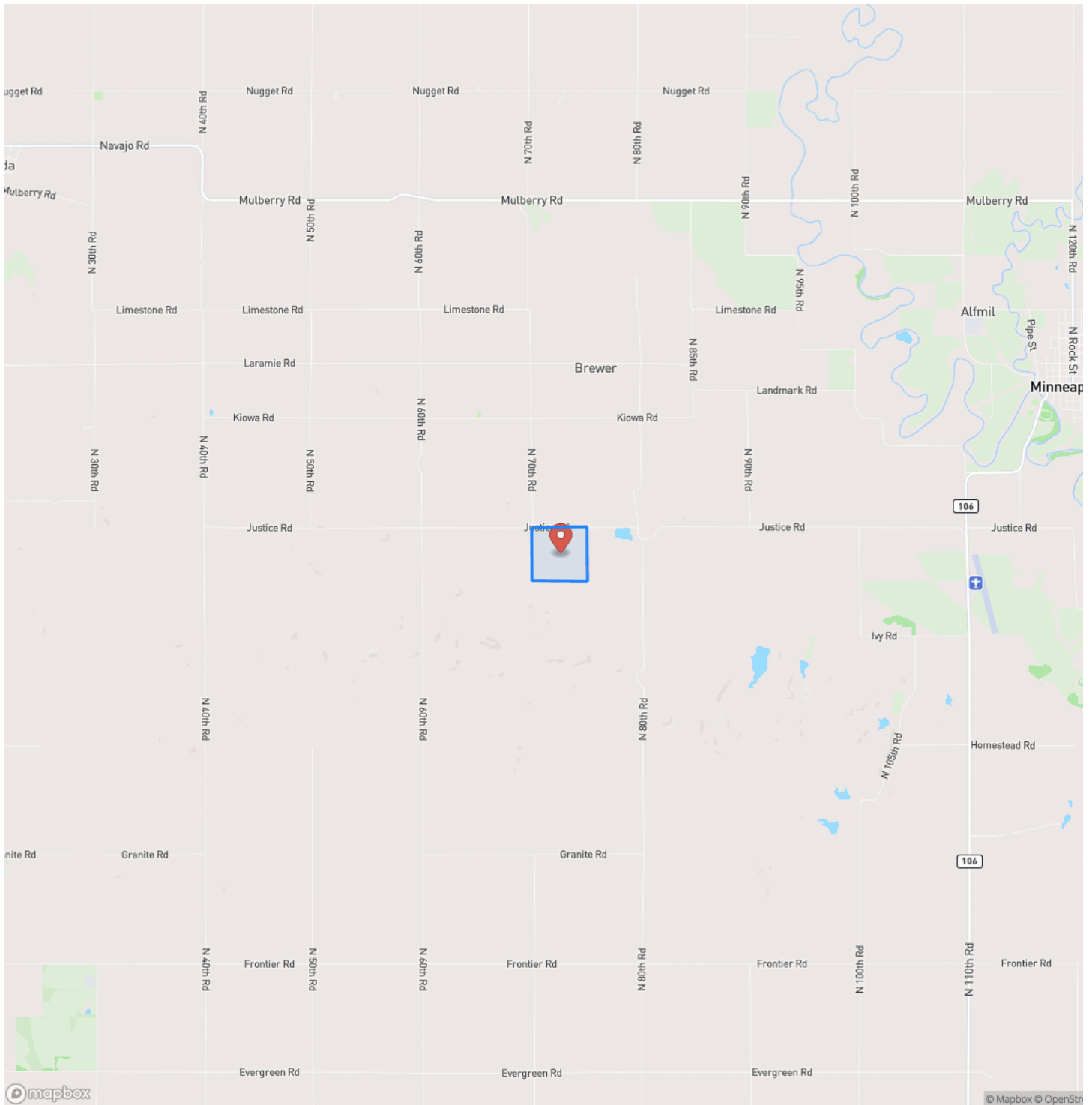
To view tract 3: [click here](#)



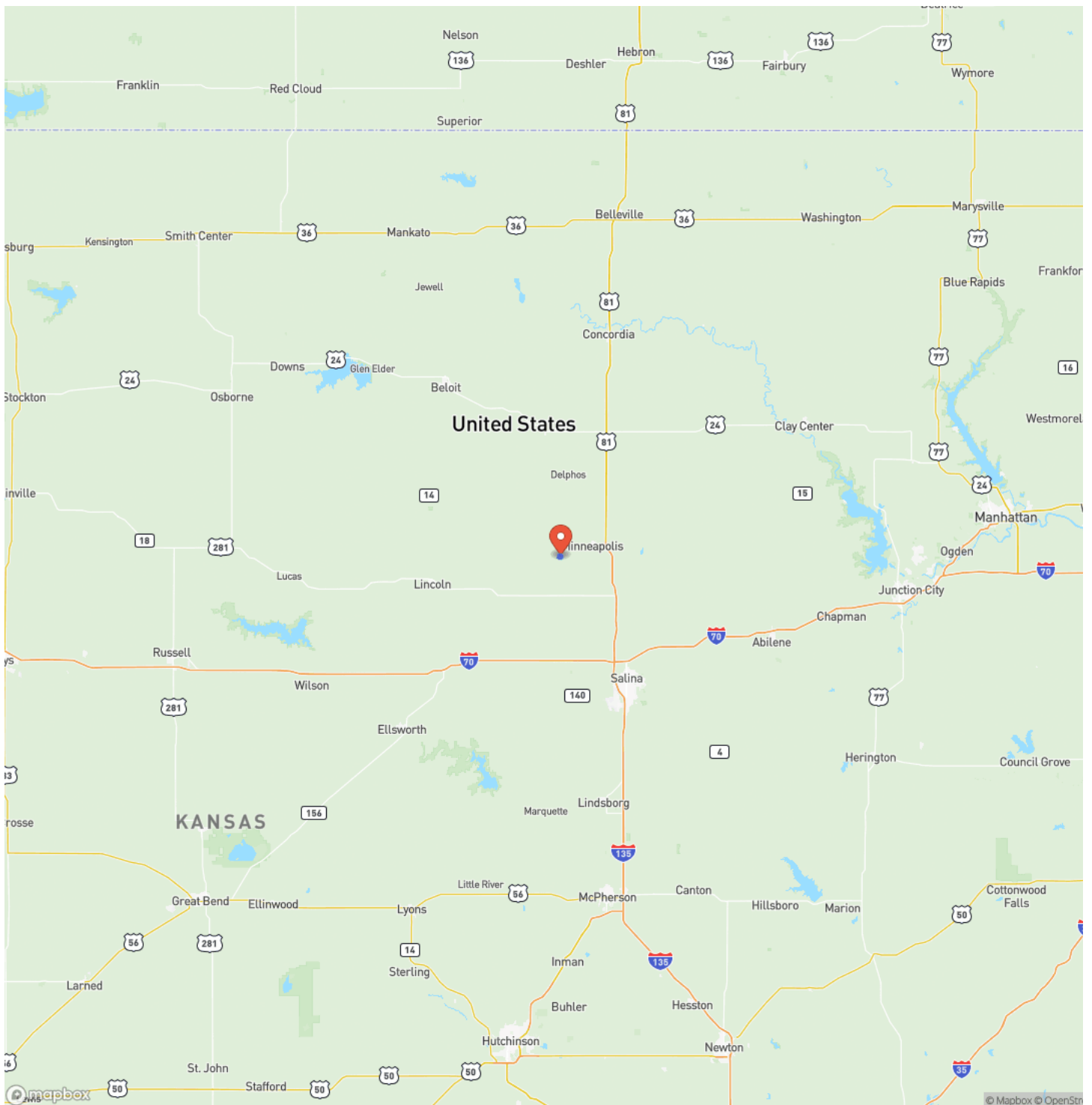
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Locator Map



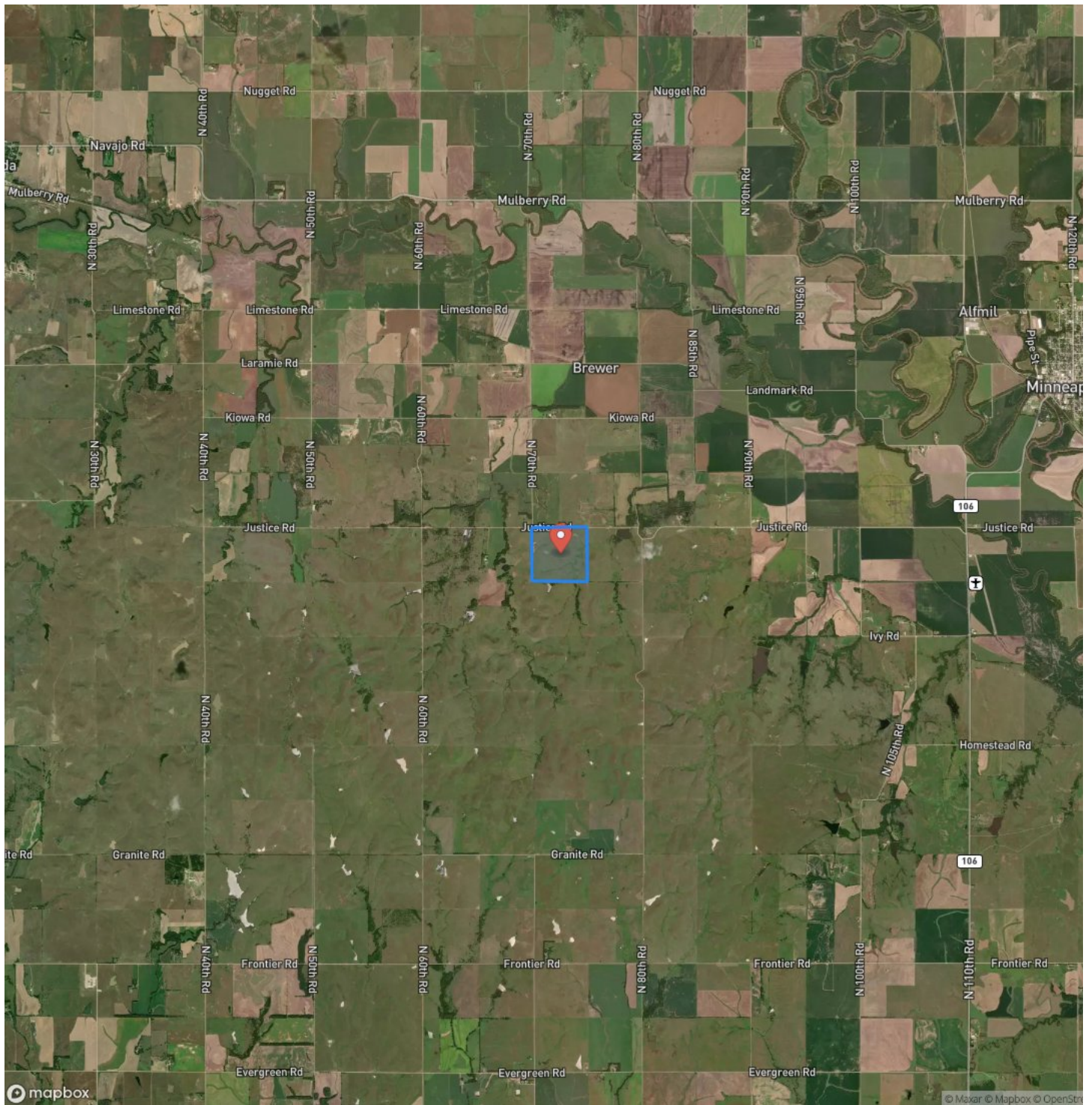
Locator Map



MORE INFO ONLINE:

redcedarland.com

Satellite Map



MORE INFO ONLINE:

redcedarland.com

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Minneapolis, KS / Ottawa 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

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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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