

**Auction 242+/- Acres in Kiowa County - Home,
Outbuildings, CRP, Selling in 3 Tracts.**
10145 37th AVE
Haviland, KS 67059

**242± Acres
Kiowa County**



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Haviland, KS / Kiowa County**

SUMMARY

Address

10145 37th AVE

City, State Zip

Haviland, KS 67059

County

Kiowa County

Type

Farms, Ranches, Recreational Land, Hunting Land

Latitude / Longitude

37.531752 / -99.234747

Dwelling Square Feet

1456

Bedrooms / Bathrooms

3 / 2.5

Acreage

242

Property Website

<https://redcedarland.com/detail/auction-242-acres-in-kiowa-county-home-outbuildings-crp-selling-in-3-tracts-kiowa-kansas/57929/>



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PROPERTY DESCRIPTION

Kiowa County Auction 242+/- Acres with Home, Outbuildings, CRP, Selling in 3 Tracts.

AUCTION LOCATION AND TIME: The auction will be on-site at 10145 37th AVE, Haviland, KS 67059 on August 10th, 2024, starting at 10:00 a.m. From US 54 Highway east of Greensburg, go south on 37th Ave 5.5 miles. The property is on the west side of the road.

Auction Terms and Conditions: 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. Minerals are believed to be intact and convey. Possession: Closing shall be 40 days or less from auction date. Possession day of closing.

Tract #1: [Click here to view full listing details.](#)

Property Description: This tract provides a perfect location for a hunting cabin, place to park a camper (inside), or home build site in a peaceful southern Kiowa County setting. The property has 240 feet of road frontage and extends approximately 325 feet from the road. There is a dedicated electric meter in place, and a water well. The water well does need a new pump and tested. In the northwest corner of the property is a 40-foot by 60-foot machine shed (per KW County) with electrical service, concrete floor and a 14X14 door. Electrical service includes 220V. The property is fully fenced. An un-livable home is on this tract as well. The area surrounding this property is prime whitetail deer habitat including grassland, CRP, and crops with a history of trophy bucks harvested. This property is approximately 10 miles from Belvidere, 13 miles from Wilmore, and 20 miles from the famed whitetail hunting area around Sun City in Barber County. Greensburg is a short 9-mile drive where there are restaurants, grocery shopping, and other amenities.

Legal Description: 1.6+/- acres Ne Cor Ne4 Th W 325' Th S 240' Th E 325' Th N 240' To Pob Less Rd Row Section 13 Township 29 Range 18

Taxes: \$138.42

Tract #2: [Click here to view full listing details.](#)

Property Description: This quiet rural farm is set up for either the cattleman, horse farm, or hunting lodge in a quiet southern Kiowa County setting. The property is fully perimeter fenced and includes cross fencing for CRP acreage and grass / livestock management. There is a history of trophy class whitetails harvested on this property which is surrounded by grassland, cropland, and CRP that hold an abundance of whitetail deer. A windmill and pond not only provide a water source for livestock, but they are also the only surface water source for wildlife for a large surrounding area of prime wildlife habitat.

New in 2007, this 1,456 sq. ft. home's main floor features two bedrooms, kitchen, living room, laundry, and two baths. Included is an owner's bedroom with private bathroom and walk in closet. The kitchen has granite counter tops, and tile backsplash. The main bedroom and living room had new carpet installed in 2022. The second bathroom was upgraded in 2021 with a walk-in shower to make it handicap accessible. The fully finished basement includes a large family room with bar, half bath, third bedroom, and concrete safe room. A detached 40' X 30' garage includes a concrete floor, electric service with 220V, two overhead bay doors and lean to overhang across the front. Behind the home is a large steel barn with three bays for equipment storage or calving. One bay has a concrete floor with an overhead door and electrical service. Other outbuildings are also present on the property. The homes roof was completely replaced in 2019 and a new AC unit installed in 2023.

CRP & Farm Info: This quarter section, 160+/- acres, includes 53.50 acres of CRP, and 105.93 acres pasture. The FSA shows 8.90 wheat base acres with a 28-bushel yield and 29.40 CRP reduction acres. Grain Sorghum 6.10-acre CRP reduction. Barley with a 2.7-acre CRP reduction. CRP expires September 30th, 2031, and has an annual payment of \$2,976.00.

Legal Description: 160+/- acres SE4, Section 12, Township 29, Range 18



Property Taxes: \$2,389.00

Tract #3: [Click here to view full listing details.](#)

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.

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

Property Taxes: \$358.00

For questions please contact Dan Melson at [785-979-3402](tel:785-979-3402).

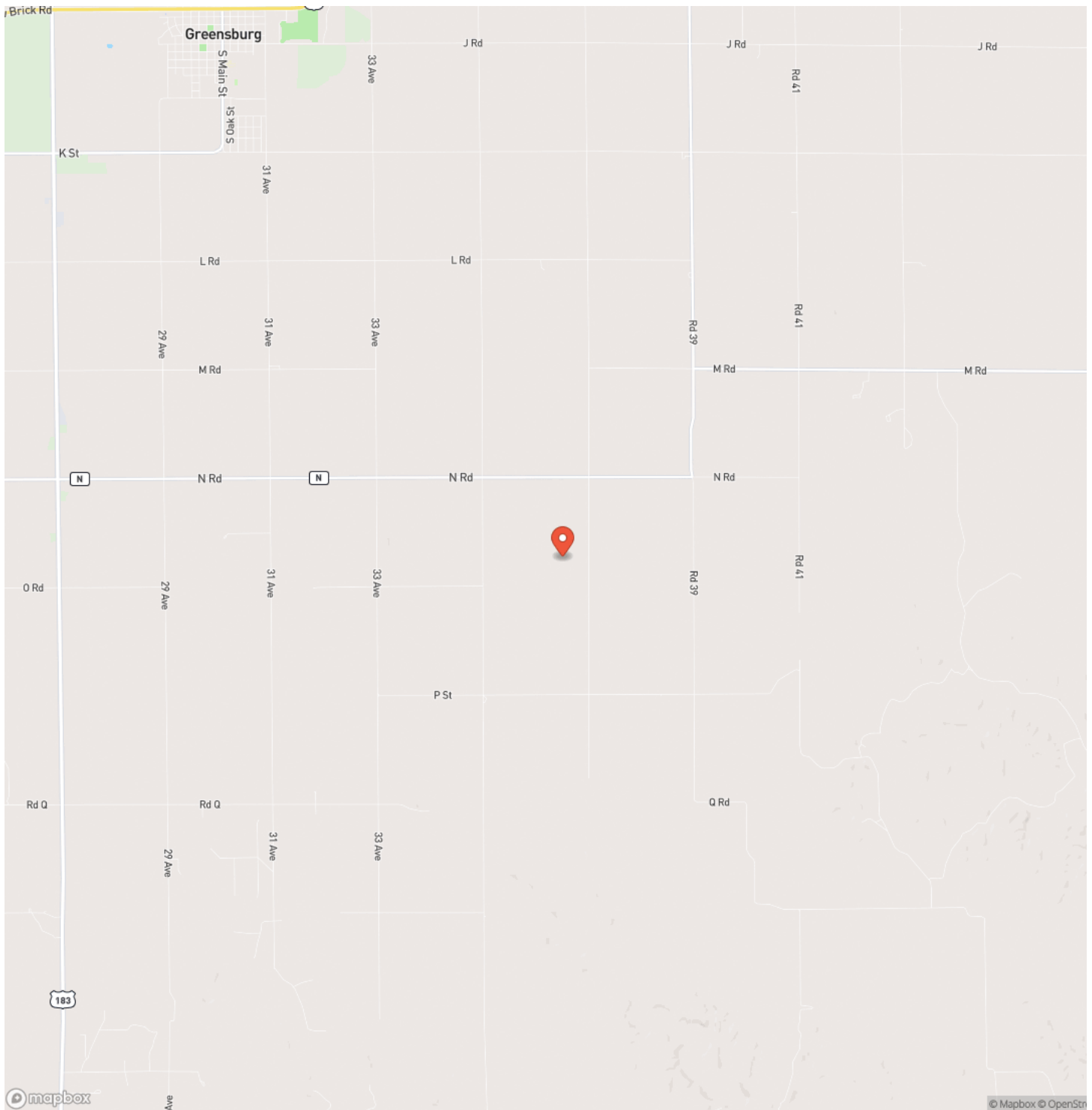


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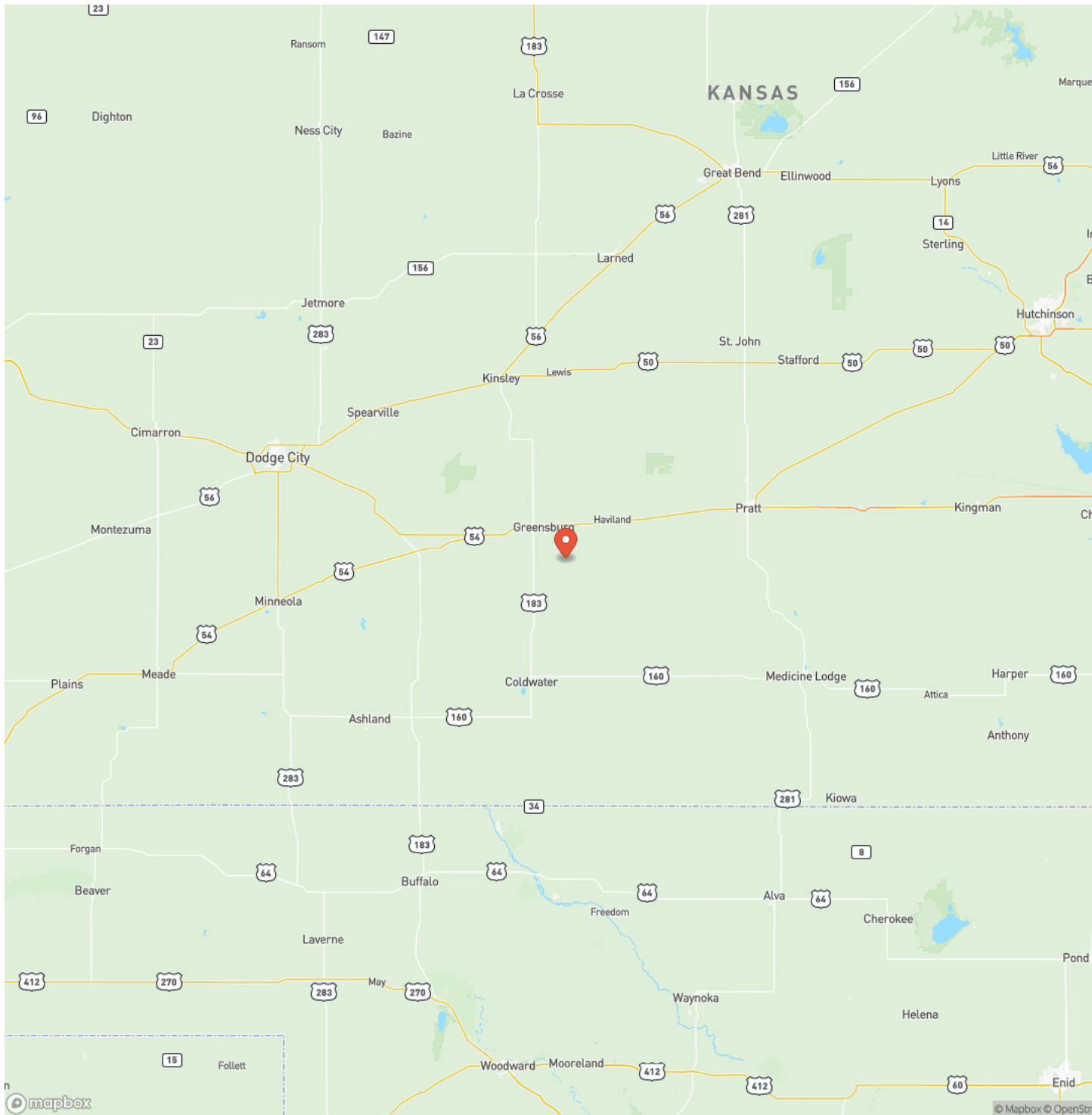


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Locator Map



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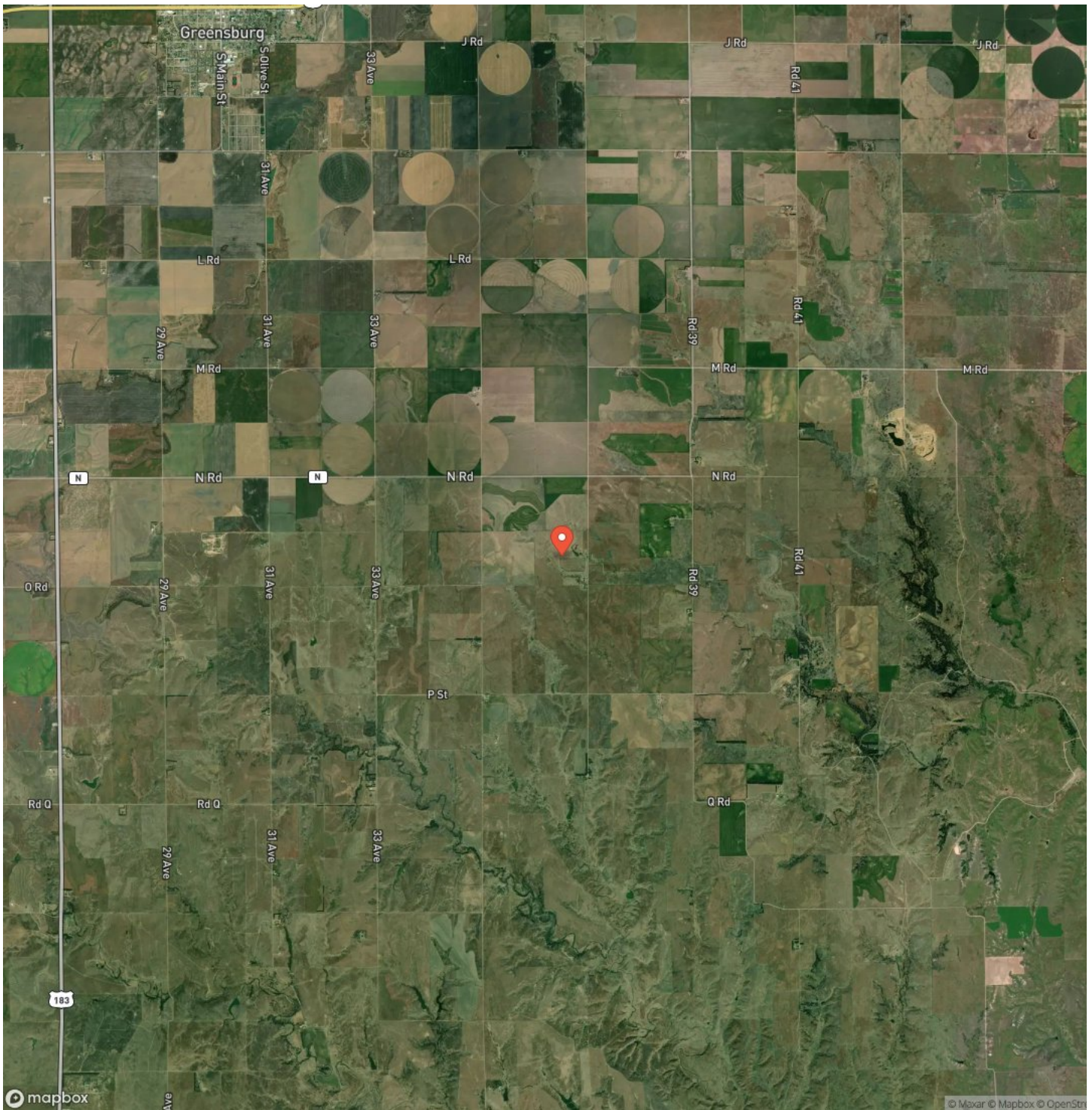


MORE INFO ONLINE:

redcedarland.com

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Satellite Map



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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



MORE INFO ONLINE:

redcedarland.com

[illegible]

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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

