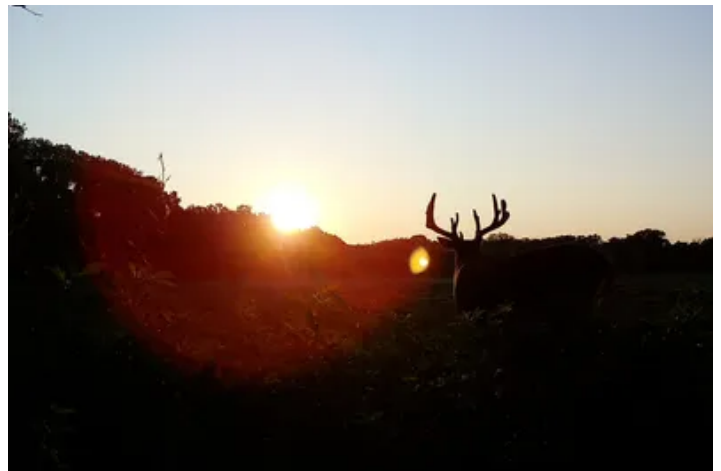


Auction - Tract #2 of 3 - Lincoln County KS  
0000 Linchell Road  
Tescott, KS 67484

100± Acres  
Lincoln County



**Auction - Tract #2 of 3 - Lincoln County KS**  
**Tescott, KS / Lincoln County**

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**SUMMARY**

**Address**

0000 Linchell Road

**City, State Zip**

Tescott, KS 67484

**County**

Lincoln County

**Type**

Farms

**Latitude / Longitude**

38.99901 / -97.931

**Taxes (Annually)**

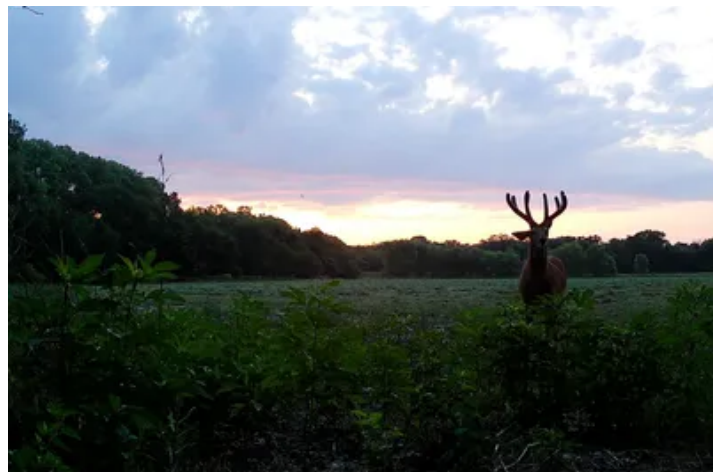
914

**Acreage**

100

**Property Website**

<https://redcedarland.com/detail/auction-tract-2-of-3-lincoln-county-ks-lincoln-kansas/57836/>



**Auction - Tract #2 of 3 - Lincoln County KS**  
**Tescott, KS / Lincoln County**

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**PROPERTY DESCRIPTION**

**AUCTION:** Tract #2 of 3, Lincoln County, Kansas. (These tracts are being sold along with 160+/- Acres in Ottawa County, KS. Links to other tracts below.)

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

**Tract #2 of 4:** 100.5+/- acres Lincoln County Saline River bottom tillable. See photos for estimated property boundaries and field divisions.

**Legal Description:** Part E/2NE/4 S24-T12-R06, LC Co **AND** Part E/2SE/4 S13-T12-R06, LC County

**Property Description:** Located on the Lincoln / Ottawa County line this prime Saline River bottom tillable farmland is selling at auction. Plenty of easy access from Linchell Road on the East, and East Ivy Lane on the South. FSA shows 85.41 total cropland acres. Soils consist of New Cambria silty clay loam, McCook silt loam, Roxbury silt loam and Tobin silt loam. This is an extremely flat parcel of tillable land.

The tillable acreage is currently being farmed in sections that include alfalfa, soybeans, and wheat stubble. See map in photos for estimated boundaries and field divisions. The buyer will receive the 40% landlord share of approximately 12.5 acres of soybeans upon harvest and possession on these acres will be the day after the 2024 harvest. The buyer will receive landlord share on any alfalfa harvested after August 13<sup>th</sup>, 2024, and possession on the alfalfa acres will be March 1<sup>st</sup>, 2025. The buyer will receive possession on the wheat stubble acreage upon deposit of earnest money.

**For The Hunter:** The fertile soils of the Saline River don't only equate to crop yield. It provides the nutrition that grow awesome bucks. The short trail camera history does reflect exactly that! The heavy timber along the river has dozens of old growth Burr Oak and brush for deer to hide during the day. At night the alfalfa comes to life with the giants that reside on this property. Deer management unit #7.

**2023 Taxes:** \$914.40

**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 11<sup>th</sup> from 10:00a.m.-1:00p.m. Please contact Dan Melson ([785-979-3402](tel:785-979-3402)) to confirm tour.

**Driving Directions:** From Tescott go 2.3 miles west on K18 to Linchell Road. Go South on Linchell Road .65 miles. The property lies south of the Saline River on the west side of Linchell 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 3: [click here](#)

To view tract 4: [click here](#)



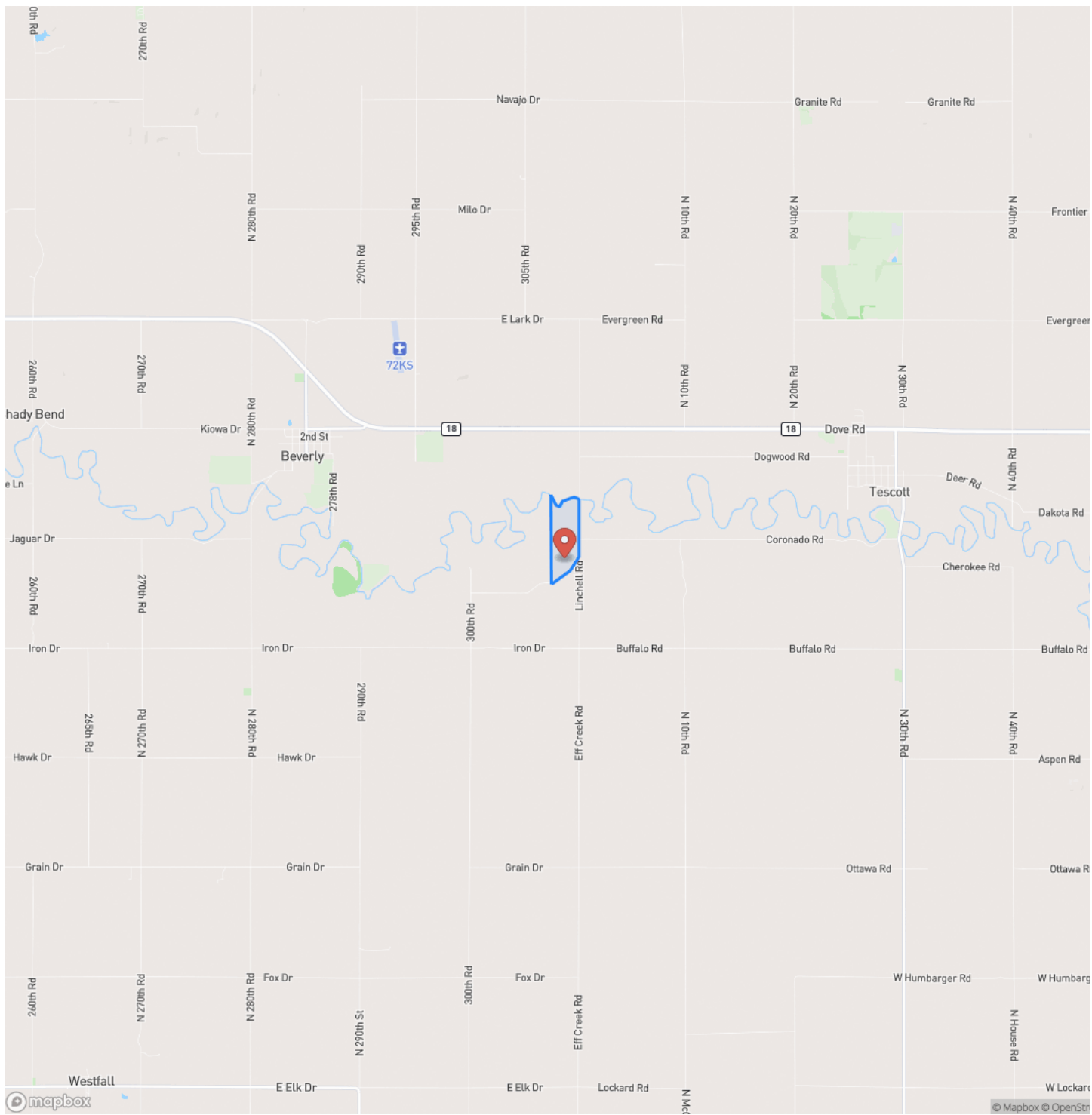


Auction - Tract #2 of 3 - Lincoln County KS  
Tescott, KS / Lincoln County

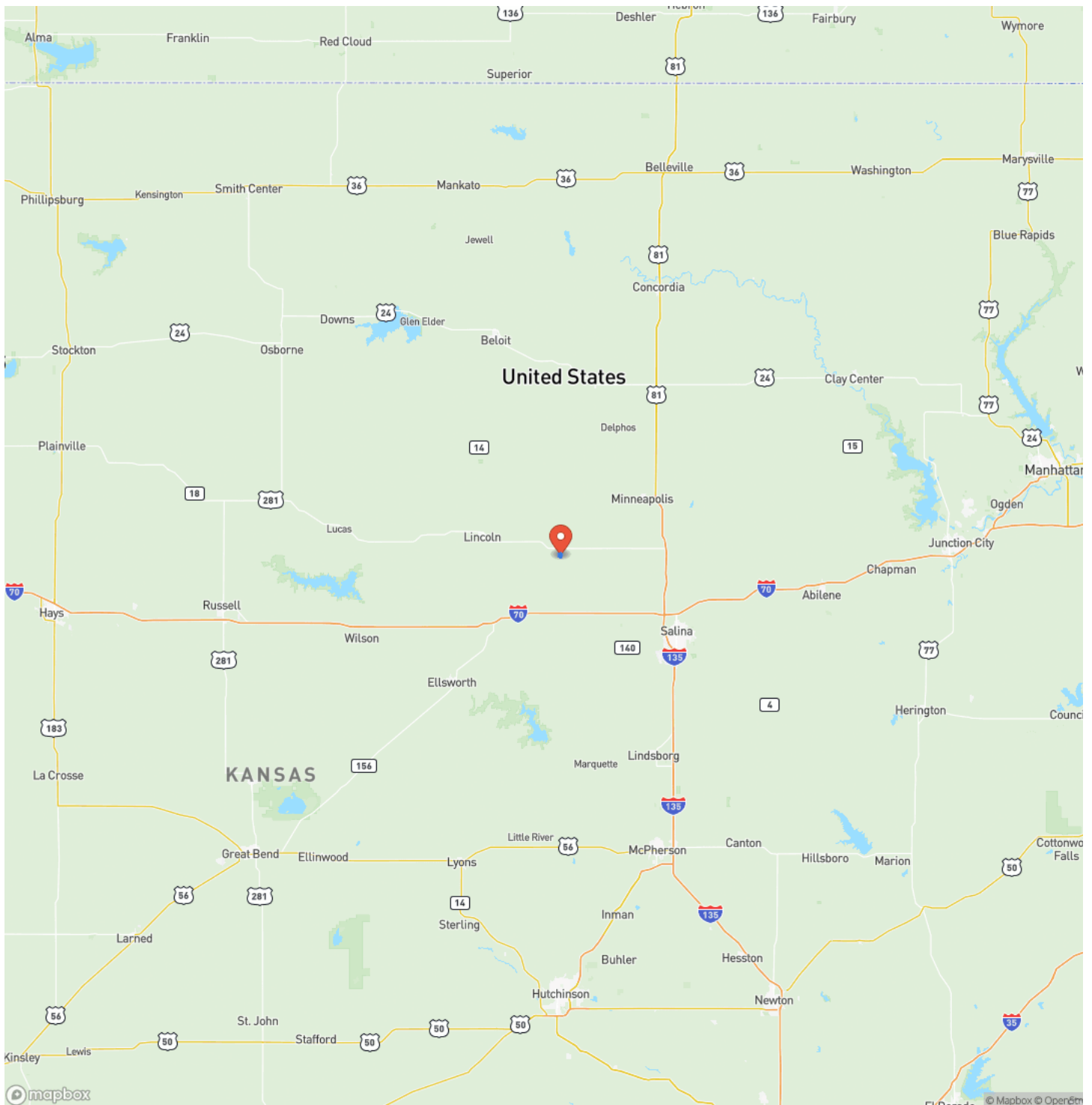
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## Locator Map

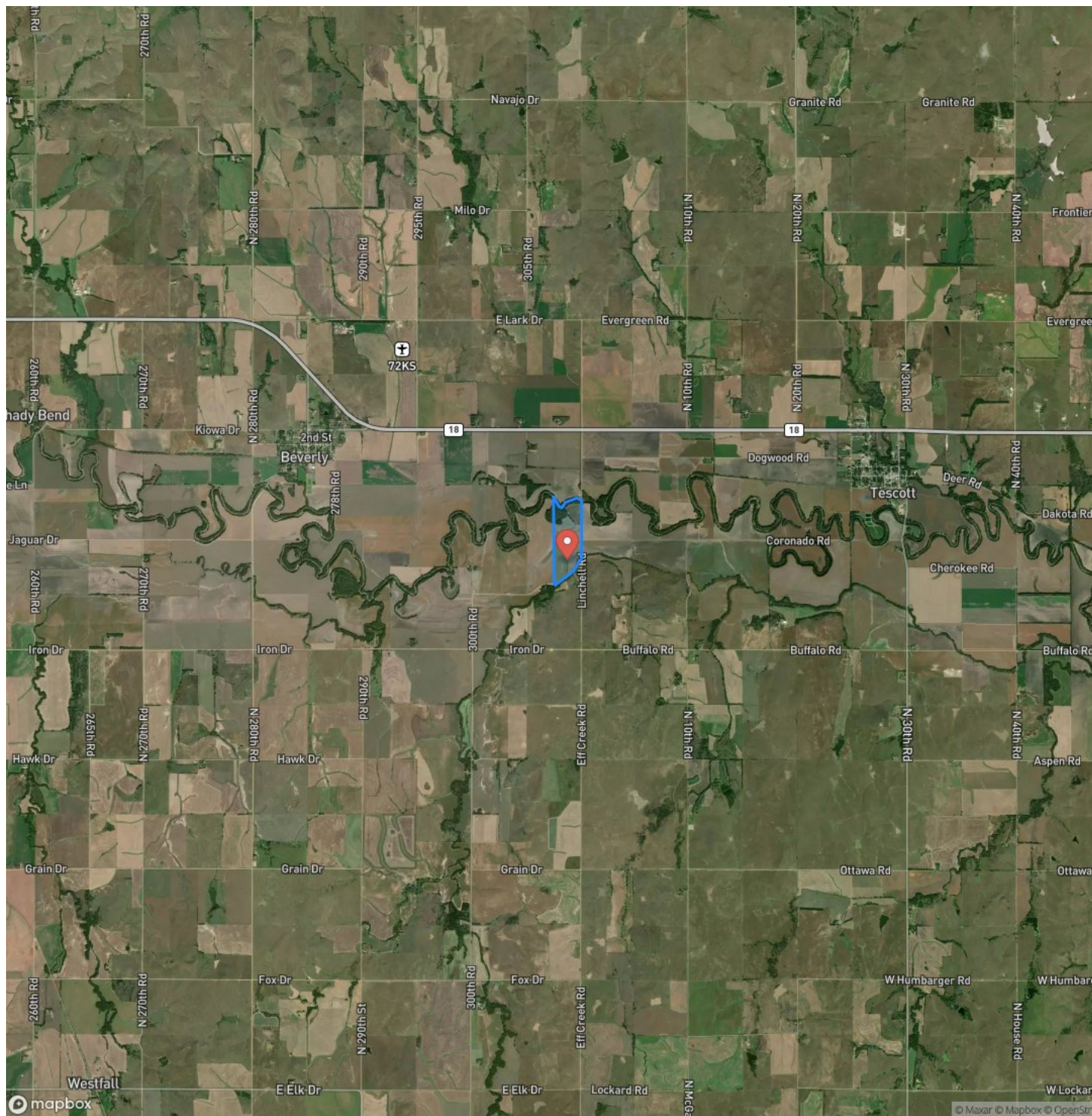


## Locator Map





## Satellite Map



**Auction - Tract #2 of 3 - Lincoln County KS**  
**Tescott, KS / Lincoln 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



**MORE INFO ONLINE:**

**redcedarland.com**



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**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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Saint John, KS 67576  
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[redcedarland.com](http://redcedarland.com)

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