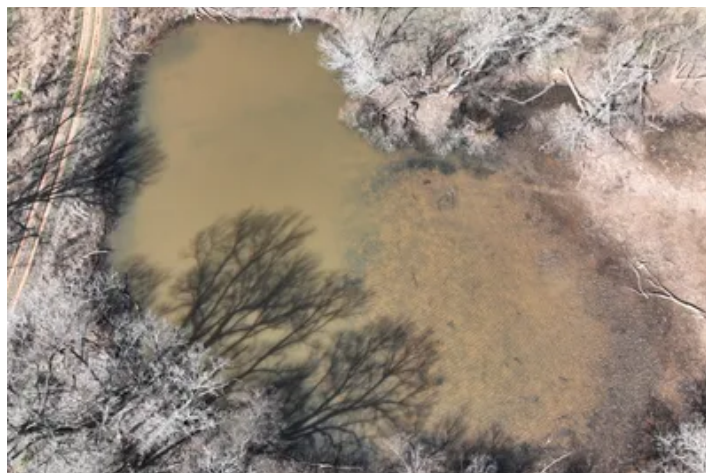


**Auction 258+/- Acres of Tillable and Hunting SE of
Anthony Kansas in Harper County.
Anthony, KS 67003**

**258± Acres
Harper County**



**Auction 258+/- Acres of Tillable and Hunting SE of Anthony Kansas in Harper County.
Anthony, KS / Harper County**

SUMMARY

City, State Zip

Anthony, KS 67003

County

Harper County

Type

Hunting Land, Farms

Latitude / Longitude

37.083944 / -97.988912

Acreage

258

Property Website

<https://redcedarland.com/detail/auction-258-acres-of-tillable-and-hunting-se-of-anthony-kansas-in-harper-county-harper-kansas/53258/>



Auction 258+/- Acres of Tillable and Hunting SE of Anthony Kansas in Harper County. Anthony, KS / Harper County

PROPERTY DESCRIPTION

Auction 258+/- Acres of Tillable and Hunting SE of Anthony Kansas in Harper County.

Tract 9 of 11.

To view all tracts: [Click Here!](#)

Auction Info: The auction will be held at KANSAS STAR CASINO & EVENT CENTER 777 Kansas Star Drive Mulvane Kansas 67110 (STUDIO F). The land auction will begin live at 1:00 pm on Thursday April 25th, 2024. All buyers will have the option to bid live, or by the phone.

Auctioneer Notes: Red Cedar Land Co. is honored to represent the American Warrior Inc. and O'Brate Realty LLC Sellers. This unique collection of real estate has something to offer for the investor, farmer, hunter, and outdoorsman. From large tillable tracts to Chikaskia River hunting, these farms are a rare collection to get your hands on! The tracts are scattered over Sumner and Harper Counties with 5 tracts being in Sumner County, and 6 tracts being in Harper County. Sellers are to retain all mineral rights on all parcels.

Legal Description: RURAL TOWNSHIP PARCEL, S17, T34, R06, ACRES 257.6, SE4 & S 330(S) NE4 & E2 NW4 LESS RD R/W SECTION 17 TOWNSHIP 34 RANGE 06.

Driving Directions: From Anthony Kansas travel south 5.5 miles to southwest 60 rd. Turn west on sw 60 rd and go 4.5 miles. The property is on the north side of the road.

2023 Taxes: \$1,449

Deer Unit: 15

Property Description: Located just south east of Anthony Kansas this tract is a great tillable / hunting combo and shouldn't be overlooked for waterfowl or whitetail. There are trails, rubs, scrapes, and sign all over it! A quick look on google earth and you can see it lays between other excellent farms in the area. The far southwest corner has mature timber and a spring fed pond that is excellent for all wildlife. The hunting would be even better if you enrolled some of the acres into CRP grass.

There are approximately 243+/- acres in tillable. The Sellers intend to plant the open farmland to soybeans this spring. The remaining 7+/- acres has a spring fed creek and pond with excellent cover!

There is a 60'x40' round top building with concrete floors on the north end of the farm.

Key Features

Harper County, Kansas

243+/- Acres of Tillable Income

60' x 40' Roundtop Shed

Immediate Possession

Excellent Hunting

Unit 15

1 Hour From Wichita

Auction Terms and Conditions: 10% earnest money down non-refundable day of sale on all real estate. Closing shall be with Security 1st Title 30 days from auction date. Taxes shall be prorated to the date of closing. Title and closing costs shall be split 50/50 between



sellers and buyers. All real estate shall be sold as where is with no warranties or guarantees. All real estate is selling subject to any easements. Real estate is not selling subject to any inspections or bank approval. Mineral Rights - DO NOT transfer. All boundary line maps are approximate. Real estate shall be sold with no disclosure statements. The Sellers have elected to have live and phone bidding. Red Cedar Land Co. is representing the Seller as a Seller's Agent. The land is selling with Seller's confirmation on price. Winning bidders must enter into a purchase contract no later than April 29th, 2024, at 5 pm.

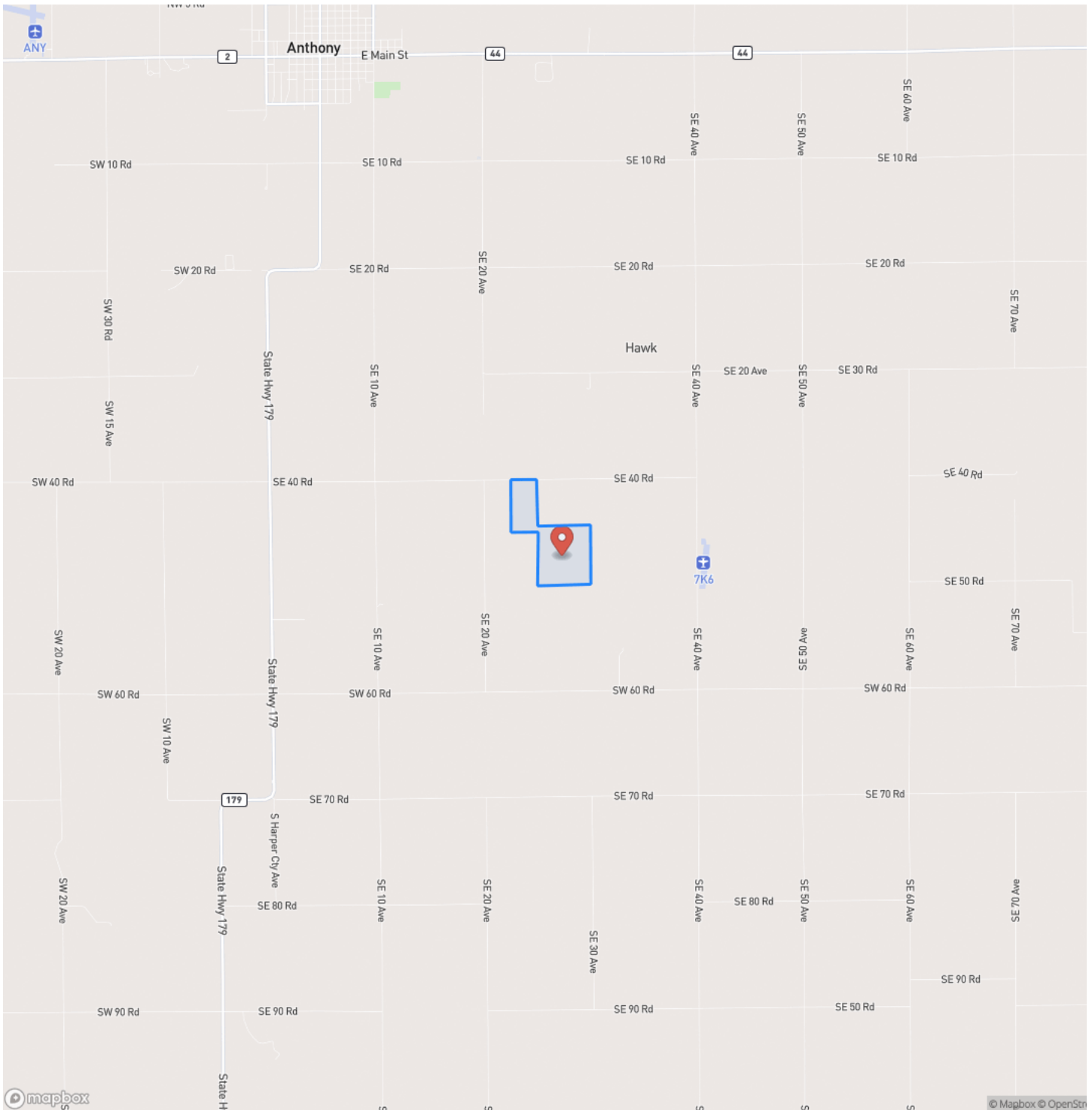


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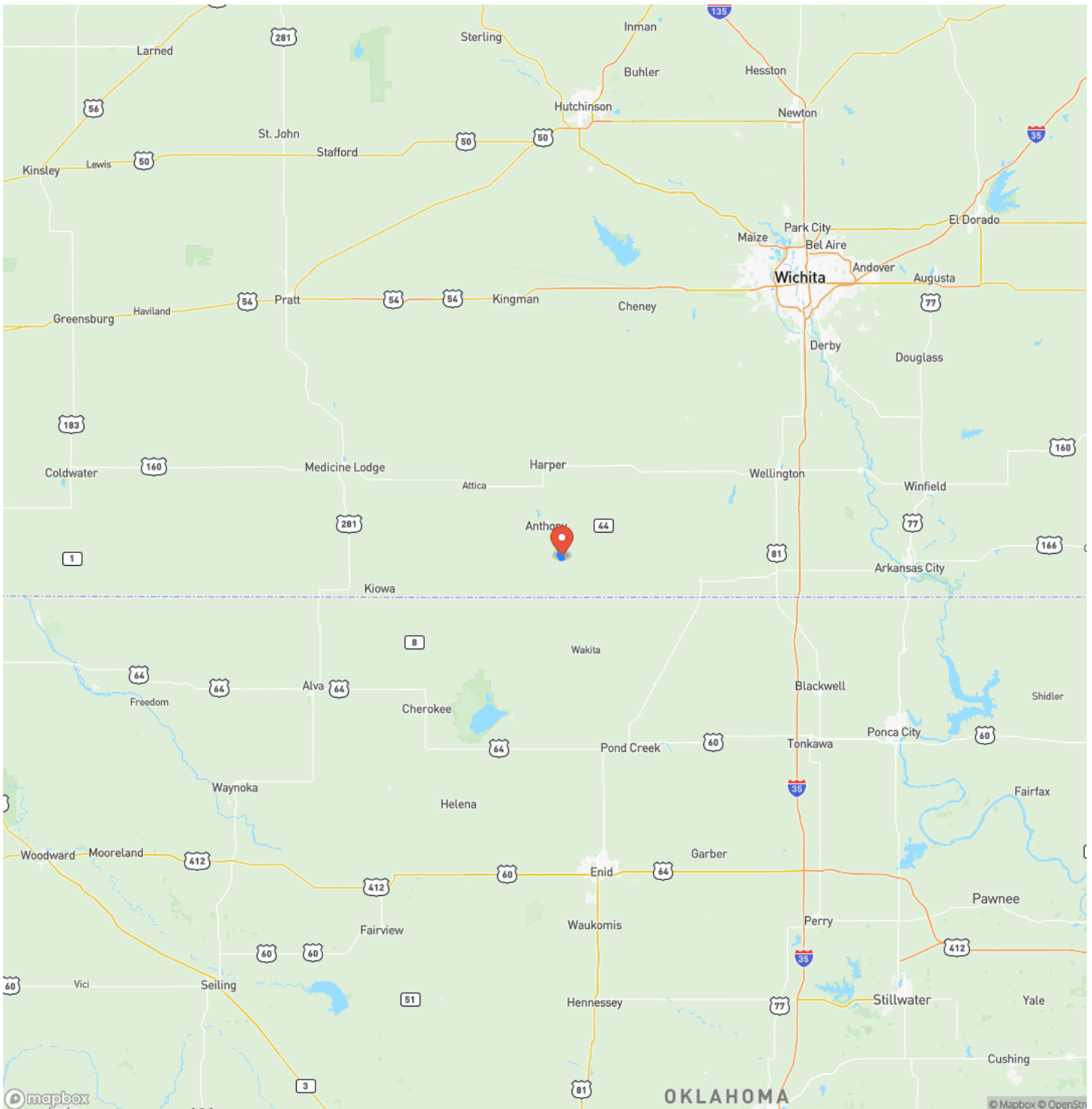
**Auction 258+/- Acres of Tillable and Hunting SE of Anthony Kansas in Harper County.
Anthony, KS / Harper County**

Locator Map



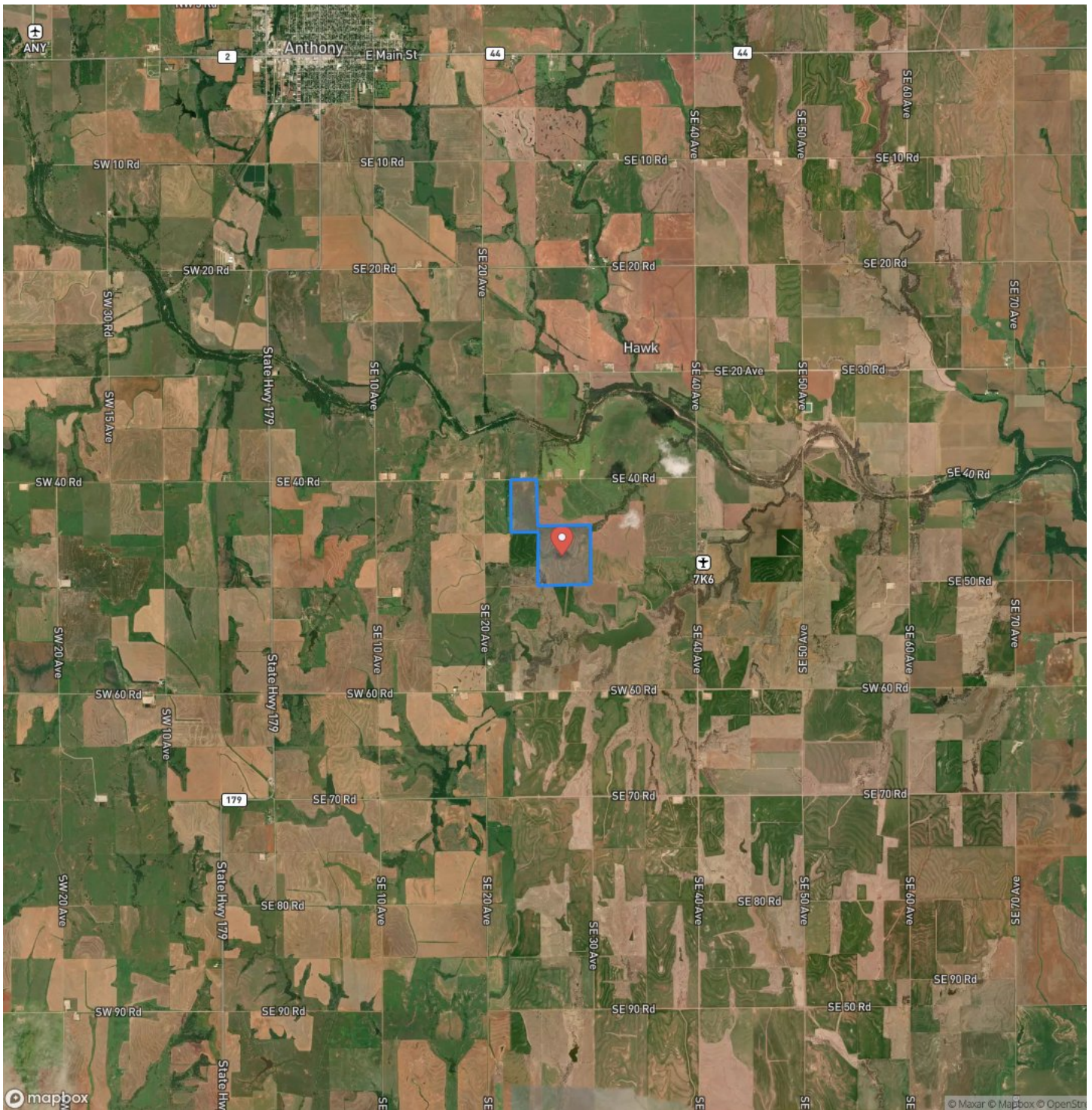
**Auction 258+/- Acres of Tillable and Hunting SE of Anthony Kansas in Harper County.
Anthony, KS / Harper County**

Locator Map



Auction 258+/- Acres of Tillable and Hunting SE of Anthony Kansas in Harper County.
Anthony, KS / Harper County

Satellite Map



**Auction 258+/- Acres of Tillable and Hunting SE of Anthony Kansas in Harper County.
Anthony, KS / Harper County**

LISTING REPRESENTATIVE

For more information contact:



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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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