

**Auction 440+/- Acres of Excellent Hunting on Bluff
Creek in Harper County, Ks.
Bluff City, KS 67018**

**440± Acres
Harper County**



**Auction 440+/- Acres of Excellent Hunting on Bluff Creek in Harper County, Ks.
Bluff City, KS / Harper County**

SUMMARY

City, State Zip

Bluff City, KS 67018

County

Harper County

Type

Hunting Land, Farms

Latitude / Longitude

37.090235 / -97.848797

Acreage

440

Property Website

<https://redcedarland.com/detail/auction-440-acres-of-excellent-hunting-on-bluff-creek-in-harper-county-ks-harper-kansas/53254/>



Auction 440+/- Acres of Excellent Hunting on Bluff Creek in Harper County, Ks. Bluff City, KS / Harper County

PROPERTY DESCRIPTION

Auction 440+/- Acres on Bluff Creek in Harper County, Kansas.

Tract 8 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.

Auctioneers 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 outdoorsmen. From large tillable tracts, to Chikaskia River hunting, these farms are a rare collection to get your hands on! The tracts are spread out 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, S15, T34, R05, ACRES 438.7, TR BEG SW COR SW4 N 5225(S) E 1601.93 S 660.19 E 2359.63 (S) S 3959.86 (S) W 394.52 S 659.17 W 3597.19 (S) TO POB LESS RD R/W SECTION 15 TOWNSHIP 34 RANGE 05. Parcel ID: 0390261300000003010.

Driving Directions: From Bluff City, Kansas go east 1 mile. The farm is on the north side of the road.

2023 Taxes: \$2,443.20

Deer Unit: 15

Property Description: Located east of Bluff City, Kansas this tract of land has a mix use variety from tillable income, pasture income, excellent hunting, Bluff Creek, and ponds. There are 323+/- acres in tillable currently planted to winter wheat. Buyers have the option to pay 1/3rd expenses and buy out the growing wheat crop. Class II Silt loam and sandy loam soils make up a large majority of this farmland with 0-3% slopes. The pasture on this farm has excellent fences and entry gates with 101+/- acres in thick grown up pasture grass and two ponds. One pond is currently dry. There is a run off creek in the pasture currently holding water. The far sw portion of the land has Bluff Creek cutting through it with approximatley 5+/- acres of mature timber. There is a very high deer density on this farm with excellent whitetail hunting!

There is a 3 year lease on pasture that could be bought out for \$8,000. Buyers shall get 1/3rd of the growing wheat crop with 1/3rd share reimbursement on fertilizer and expenses.

Solar panel transfers to the Buyer.

Key Features

Harper County, Kansas

323+/- Acres of Tillable Income

Excellent Soils - Fence - Gates - Hunting

Great Yields

Good Hunting

Close to Bluff City

Solar Panel



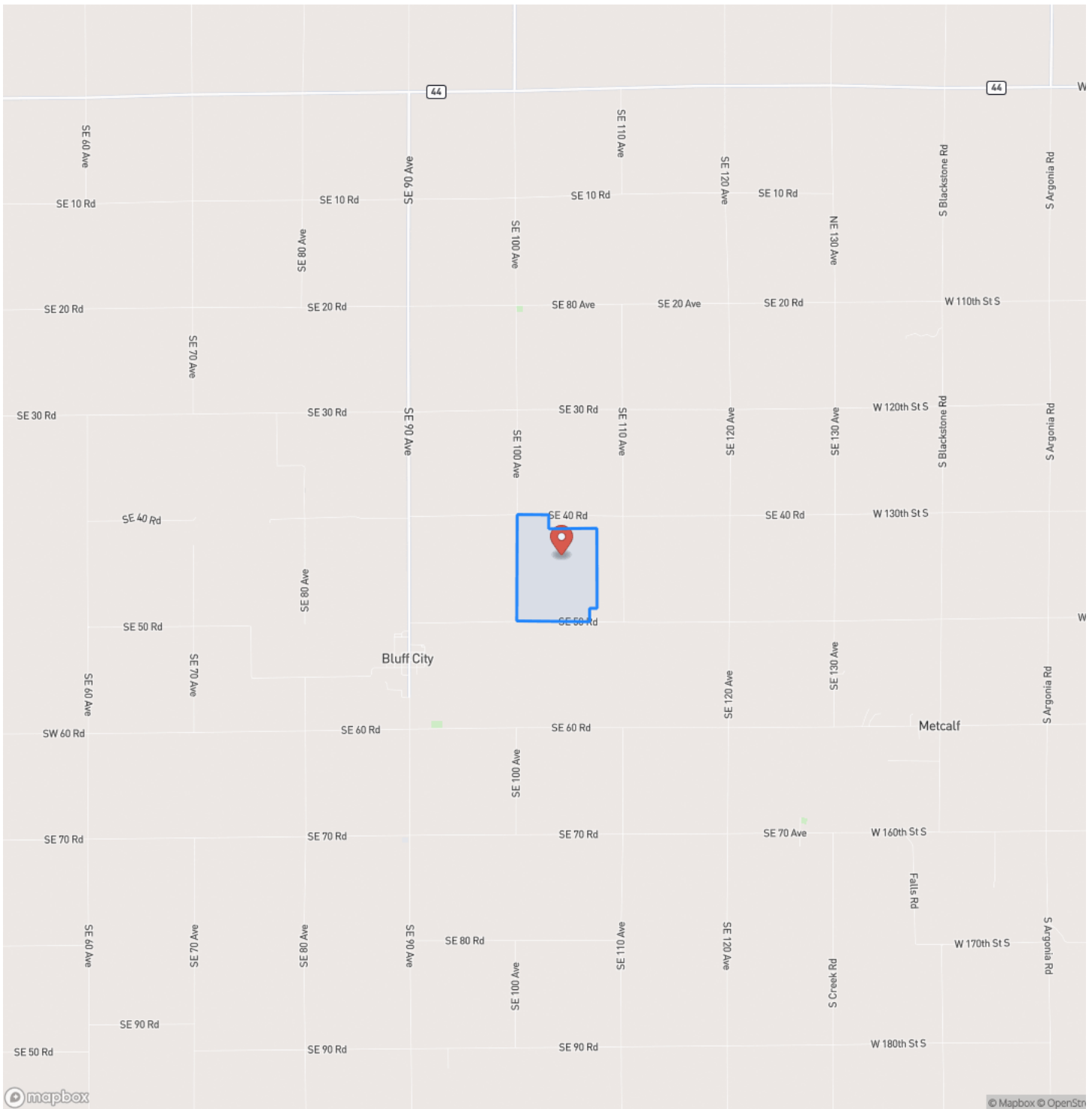
Auction Terms and Conditions: 10% earnest money down non-refundable day of sale on all real estate. Closing shall be with Security 1st Title 30 days from auction date. Taxes shall be prorated to the date of closing. Title and closing costs shall be split 50/50 between sellers and buyers. All real estate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



**Auction 440+/- Acres of Excellent Hunting on Bluff Creek in Harper County, Ks.
Bluff City, KS / Harper County**

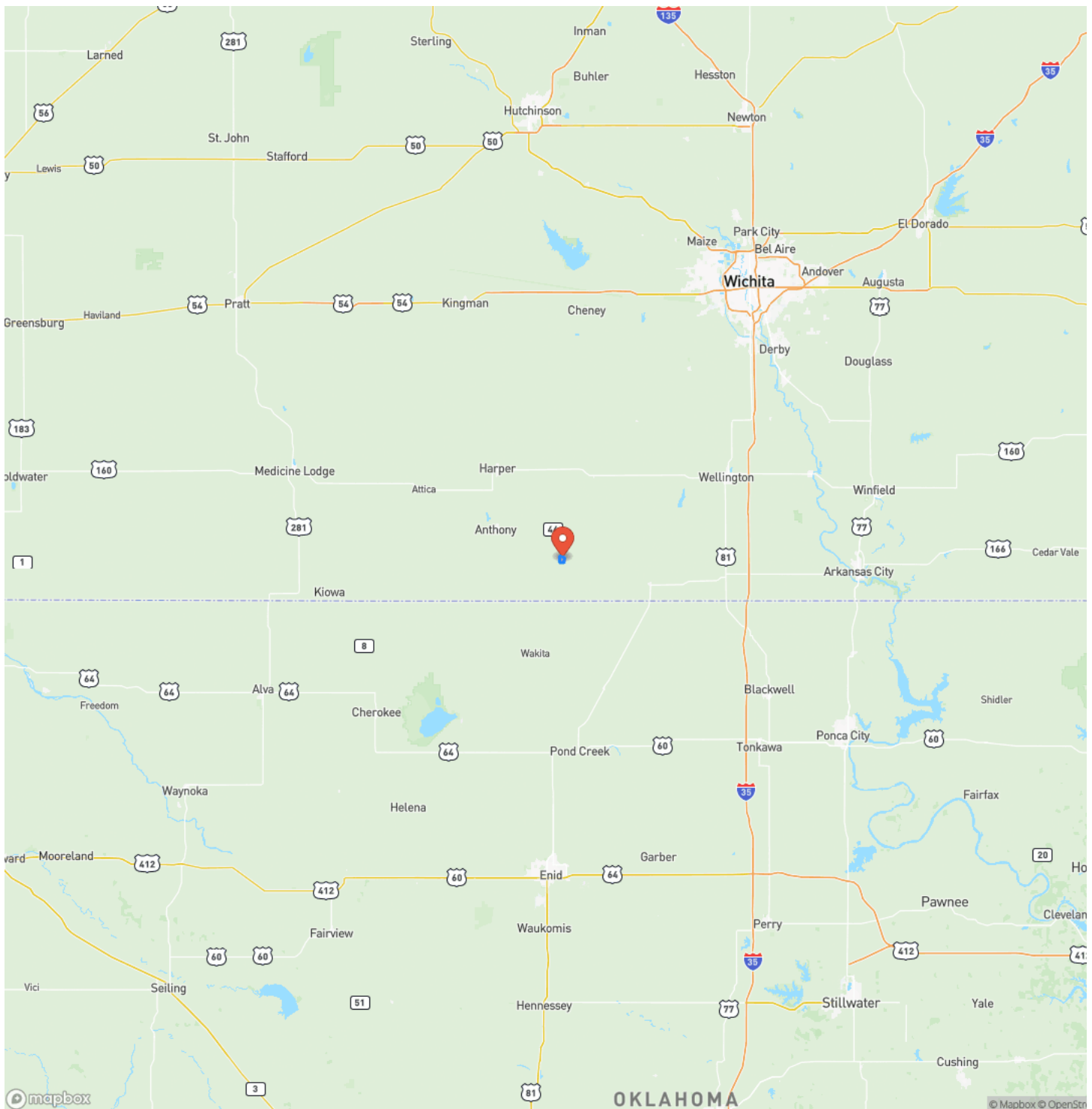


Locator Map



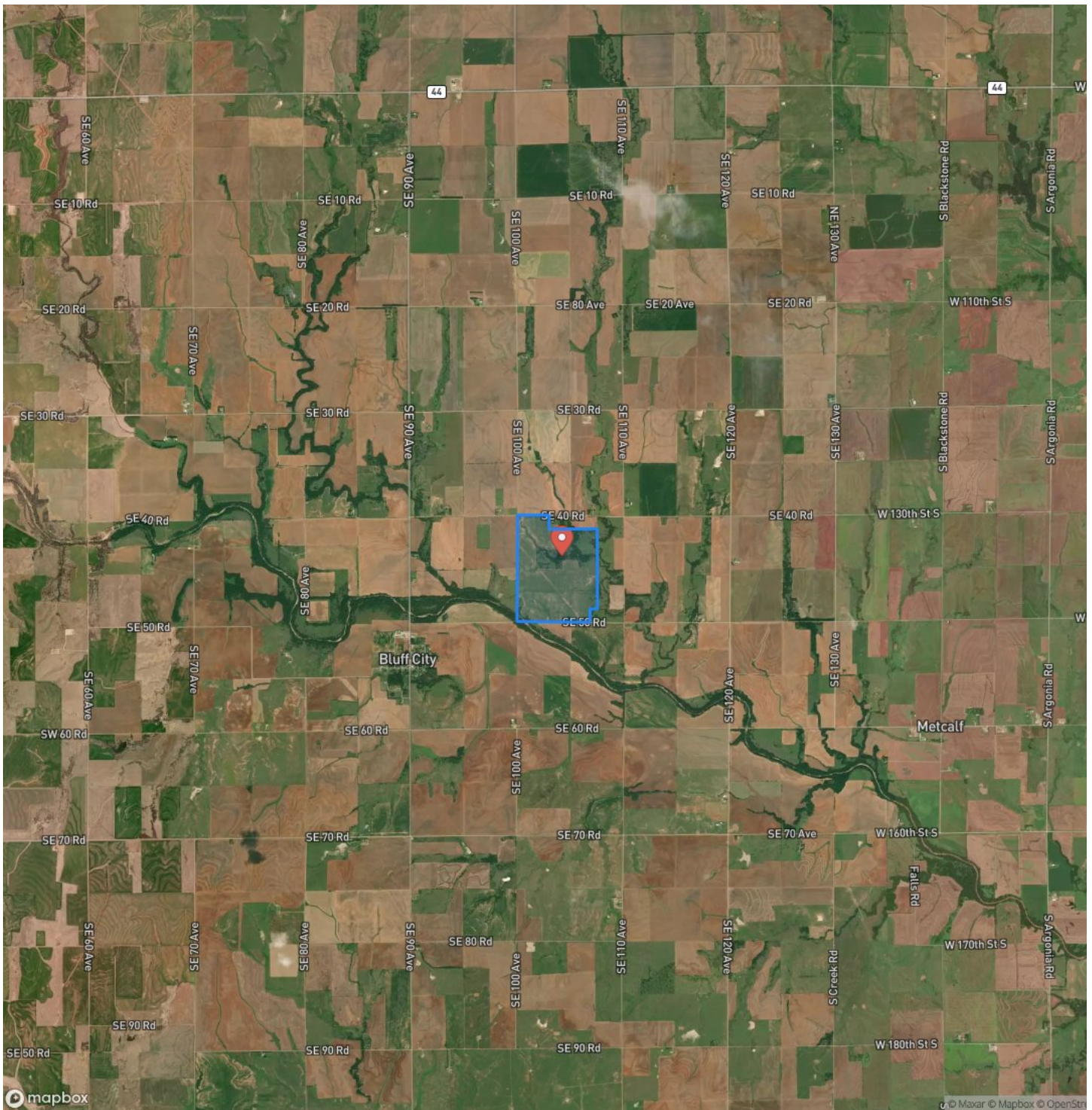
**Auction 440+/- Acres of Excellent Hunting on Bluff Creek in Harper County, Ks.
Bluff City, KS / Harper County**

Locator Map



Auction 440+/- Acres of Excellent Hunting on Bluff Creek in Harper County, Ks. Bluff City, KS / Harper County

Satellite Map



MORE INFO ONLINE:

redcedarland.com

Auction 440+/- Acres of Excellent Hunting on Bluff Creek in Harper County, Ks. Bluff City, KS / Harper County

LISTING REPRESENTATIVE

For more information contact:



Representative

Ryan Koelsch

Mobile

(620) 546-3746

Office

(620) 546-3746

Email

ryan@redcedarland.com

Address

City / State / Zip

Saint John, KS 67576

NOTES



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.



Red Cedar Land Co.
2 NE 10th ave
Saint John, KS 67576
(620) 546-3746
redcedarland.com

