

**Auction 2,100+/- Acres Selling in 11 Tracts in Harper and
Sumner County, Kansas.**
Wellington, KS 67152

**2,100± Acres
Sumner County**



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Wellington, KS / Sumner County**

SUMMARY

City, State Zip

Wellington, KS 67152

County

Sumner County

Type

Hunting Land, Farms

Latitude / Longitude

37.29839 / -97.453393

Acreage

2,100

Property Website

<https://redcedarland.com/detail/auction-2-100-acres-selling-in-11-tracts-in-harper-and-sumner-county-kansas-sumner-kansas/52620/>



Auction 2,100+/- Acres Selling in 11 Tracts in Harper and Sumner County, Kansas. Wellington, KS / Sumner County

PROPERTY DESCRIPTION

Auction 2,100+/- Acres in Sumner and Harper Co. Kansas Selling in 11 Tracts.

Excellent Hunting, Tillable Income, Machinery Shed, with River / Ponds / Creek Bottom.

Auction Info: The auction will be held at **KANSAS STAR CASINO & EVENT CENTER** 777 Kansas Star Drive Mulvane Kansas 67110 (STUDIO F - there will be signs posted to follow inside. the casino). 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. There is no online bidding.

Auctioneer Notes: Red Cedar Land Co. is honored to represent the American Warrior Farms Inc. and O'Brate Realty, LLC Sellers. This unique collection of real estate has something to offer for the investor, farmer, hunter, and outdoorsmen. 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.

For more information or to schedule a showing on any tracts contact Ryan Koelsch at [620-546-3746](tel:620-546-3746)

Selling Order: Sumner County, Kansas – American Warrior Inc. Tract 1 S01, T32, R01W, Acres 154, NW4 LESS; R/W. Parcel ID: 151-01-0-00-00-002.00-0. **Tract 2** S05, T32, R01W, Acres 166, NW4 LESS; ROW. Parcel ID: 153-05-0-00-00-002.00-0. **Tract 3** S03, T35, R01W, Acres 156, NW4 LESS; S290' of W300' LESS R/W. Parcel ID: 342-03-0-00-00-002.00-0. **Tract 4** S35, T31, R03W, Acres 158, SE4 LESS ROW. Parcel ID: 087-35-0-00-00-004.00-0. **Tract 5** S17, T33, R04W, Acres 78, W2-SW4 LESS; R/W. Parcel ID: 194-17-0-00-00-003.00-0.

Harper County, Kansas – American Warrior Inc. Tract 6 RURAL TOWNSHIP PARCEL, S07, T31, R05, ACRES 244, W2 OF SEC LYING S OF HWY & S2 SE4. Parcel ID: 0390130700000002000. **Tract 7** RURAL TOWNSHIP PARCEL, S13, T31, R06, ACRES 152, NW4 EX TR BEG 792 E OF NW COR NW4 S 345 E 380 N 345 W 380 TO POB & LESS RD R/W SECTION 13 TOWNSHIP 31 RANGE 06. **Tract 8 O'Brate Realty, LLC.** RURAL TOWNSHIP PARCEL, S15, T34, R05, ACRES 440, 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. **Tract 9** RURAL TOWNSHIP PARCEL, S17, T34, R06, ACRES 258, SE4 & S 330(S) NE4 & E2 NW4 LESS RD R/W SECTION 17 TOWNSHIP 34 RANGE 06. Parcel ID: 0391941700000002000. **Tract 10** RURAL TOWNSHIP PARCEL, S20, T34, R07, ACRES 153, SW4 LESS RD R/W SECTION 20 TOWNSHIP 34 RANGE 07. Parcel ID: 0391842000000003000. **Tract 11** RURAL TOWNSHIP PARCEL, S30, T34, R07, ACRES 146, NE/4 LESS A TRACT IN NE CORNER. Parcel ID: 0391893000000001010.

Tract 1 of 11: 154+/- Acres of Tillable & Hunting by Wellington, Ks.

[Tract 1 Click Here](#)

Legal Description: S01, T32, R01W, Acres 154+/-, NW4 LESS; R/W.

Driving Directions: From Wellington Kansas take highway 81 north 1 mile to E. 30th Ave N. Turn east on 30th Ave N and travel 1/4 mile. The farm is on the south side of the road.

2023 Taxes: \$995.80

Deer Unit: 13

Property Description: It's a rare opportunity to own high productive farm ground close to town with great hunting potential. This tract of land has class I & II silt loam soils and currently has 128+/- acres planted to winter wheat. The farmland is being custom farmed currently, and this years wheat crop can be bought for the 1/3rd reimbursement back to the sellers.

The remaining 25+/- acres has thick cover with Hargis Creek going through it. The creek is great for deer and waterfowl hunting opportunities. Hargis Creek Lake is just 1/2 mile south from the farm. Local ducks and geese will utilize the lake and the slough on this



farm. Do not overlook this tract of land for deer hunting! There is tons of sign on this farm and several nice sheds were found on the property. There is an ingress and egress easement by the city to help maintain the Harigs Creek watershed on the west end of the farm.

This tract of land would be a great farm to build a homestead on (review local building permits and regulations).

Key Features

Close to Highway 81 and 35

Excellent Class I and II Soils

1 Mile From Wellington, Ks

1/2 Mile of Hargis Creek

Hunting Potential

35 Miles South of Wichita, KS

Homesite Potential

Tract 2 of 11: 166+/- Acres NW of Wellington, Ks.

[Tract 2 Click Here](#)

Legal Description: S05, T32, R01W, Acres 166+/-, NW4 LESS; ROW.

Driving Directions: From Wellington, Kansas go 1 mile north on highway 81. Turn west on E. 30th ave. and go 3 miles. The property is on the south side of the road.

2023 Taxes: \$1,179.02

Deer Unit: 15

Property Description: Located just west of Wellington, Kansas this farm has excellent hunting along Sand Creek, and great tillable income. Spring Creek cuts through the western side of the property creating great access points to chase whitetail deer and turkey. There are approximately 143+/- acres in wheat. The wheat crop can be bought out for 1/3rd of the input costs. The remaining acres are in thick timber along the creek. If you do not want to buy the wheat crop farmers can have possession after the wheat is harvested.

Key Features

Spring Creek

Excellent Hunting

Close to Wellington, Kansas

35 Minutes From Wichita, Kansas

Tillable Income

Mature Timber

Tract 3 of 11: 156+/- Acres 1 Mile Outside of South Haven, Ks.

[Tract 3 Click Here](#)



Legal Description: S03, T35, R01W, Acres 156+/-, NW4 LESS; S290' of W300' LESS R/W. Parcel ID: 342-03-0-00-00-002.00-0.

Driving Directions: From South Haven, Kansas take HWY-81 west 1 mile to South Ridge Rd. Turn south on South Ridge Road and go 1/4 mile to the east. The property is on the east side of the road.

2023 Taxes: \$1,116.88

Deer Unit: 13

Property Description: Located just outside of South Haven this tract is a sportsmens paradise. The farm has thick CRP cover, Spring Creek, pond, and great hunting opportunities. The CRP is currently expired and the old FSA records show 144+/- acres that were in grass. The remaining 12+/- acres contains mature timber along the creek / pond and excellent cover for upland game. The pond will occasionally hold waterfowl and would make for a great fishing pond.

The CRP is being grazed this spring with the rent remaining with the sellers.

Key Features

Spring Creek

1 Mile From South Haven, Kansas

1/4 Mile of HWY 81

Excellent Hunting

Expired CRP Grass

Pond

45 min from Wichita, Kansas

20 min from Blackwell, Oklahoma

Tract 4 of 11: 159+/- Acres SE of Conway Springs, Ks.

[Tract 4 Click Here](#)

Legal Description: S35, T31, R03W, Acres 159+/-, SE4 LESS ROW. Parcel ID: 087-35-0-00-00-004.00-0.

Driving Directions: Head south out of Conway Springs 6 miles. Turn east on W. 30th Ave N and go 1.5 miles. The farm is on the north side of the road.

2023 Taxes: \$286.58

Deer Unit: 15

Property Description: Great mixed use farm with tillable, pasture, and hunting. There is approximately 104+/- acres in tillable, 51+/- in pasture, and a small tract of thick cover in the SW portion of the property. The pasture has a small creek for water for wildlife and livestock. With little management practices this farm will have excellent hunting potential. The farmland is being custom farmed currently, and the Buyer shall receive 1/3rd of the growing wheat crop. Buyers to be responsible for 1/3rd of any chemical or fertilizer expenses.

The pasture land is being rented and the rent shall remain with the Sellers.

Key Features



Close to Conway Springs, Kansas

Hunting

Pasture

Tillable

12 miles from Wellington, Kansas

40 miles from Wichita, Kansas

Tract 5 of 11: 78+/- Acres SW of Argonia, Ks.

[Tract 5 Click Here](#)

Legal Description: S17, T33, R04W, Acres 78+/-, W2-SW4 LESS; R/W. Parcel ID: 194-17-0-00-00-003.00-0.

Driving Directions: Head 6.5 miles south of Argonia, Kansas and turn west on W 80th St South. Go 3/4 of a mile on W 80th St south, and the property is on the north side of the road.

2023 Taxes: \$540.62

Deer Unit: 15

Property Description: Located just outside of Argonia, Kansas this 80+/- acre farm is a great hunting tract with tillable income. There is approximately 68.41+/- acres currently planted to soybeans. Buyers will have the option to buy out the soybeans. The remaining 10+/- acres has thick timber cover with creek, pond, and great hunting. There are more acres to hunt as the neighboring farm is enrolled into the walk in hunting program. The pond is crystal clear and would make a great fishing hole!

Key Features

Hunting

Pond

Creek

Tillable Income

6.5 Miles to Argonia, Kansas

Soybean Buyout Option

Tract 6 of 11: Chikaskia River 245+/- Acres.

[Tract 6 Click Here](#)

Legal Description: RURAL TOWNSHIP PARCEL, S07, T31, R05, ACRES 243.8, W2 OF SEC LYING S OF HWY & S2 SE4. Parcel ID: 0390130700000002000.

Driving Directions: From Harper, Kansas take HWY-2 to the NE towards Wichita approximately 6 miles. The property is at road intersection HWY-2 and NE 70th Ave.

2023 Taxes: \$737.00



Deer Unit: 15

Property Description: Located just north east of Harper, Kansas this tract of land has excellent hunting, great tillable income, and sits along the Chikaskia River. There are 195+/- acres in tillable currently planted to winter wheat. Buyers have the option to pay 1/3rd expenses and receive 1/3rd of the growing wheat crop. Silt loam and clay loam soils make up a large majority of this farmland promising great yields with even below average rainfall. The remaining 50+/- acres is in timber groves along the Chikaskia River, thick grass, and waterway draws lined with big cottonwoods. With the thick cover and the close proximity to the river this farm is loaded with wildlife. This area is well known for trophy whitetail, and the shed antlers found on the farm show that next year will be a great hunting season!

Key Features

Chikaskia River

145+/- Acres of Tillable Income

Excellent Soils

Great Yields

Good Hunting

Close to Harper, Kansas

Highway 2 and Blacktop Access

Tract 7 of 11: 152+/- Acres NE of Harper, Ks.

[Tract 7 Click Here](#)

Legal Description: RURAL TOWNSHIP PARCEL, S13, T31, R06, ACRES 152, NW4 EX TR BEG 792 E OF NW COR NW4 S 345 E 380 N 345 W 380 TO POB & LESS RD R/W SECTION 13 TOWNSHIP 31 RANGE 06.

Driving Directions: From Harper, Kansas take HWY-2 to the NE towards Wichita approximately 5 miles. Turn on NE 60 Ave to the south. The farm is located at the intersection of NE 140 Rd and NE 60 ave.

2023 Taxes: \$767.00

Deer Unit: 15

Property Description: Located just north east of Harper, Kansas this tract of land has excellent hunting, great tillable income, and not far off HWY-2. There are 125+/- 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 promising great yields with even below average rainfall. The remaining 27+/- acres is thick grown up pasture grass, and is excellent hunting for whitetail deer.

Key Features

Tillable Income

Great Hunting

Potential Homesite

Class II Soils

Close to Blacktop



Tract 8 of 11: 440+/- Acres on Bluff Creek

[Tract 8 Click Here](#)

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 currently a 3 year lease on the pasture that could be bought out for \$8,000. Buyers shall get the a share of the 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, Kansas

Solar Panel

Tract 9 of 11: 258+/- Acres SE of Anthony, Kansas.

[Tract 9 Click Here](#)

Legal Description: RURAL TOWNSHIP PARCEL, S17, T34, R06, ACRES 258+/-, SE4 & S 330(S) NE4 & E2 NW4 LESS RD R/W SECTION 17 TOWNSHIP 34 RANGE 06.

Driving Directions: From Anthony Kansas 3.5 south, and 2.25 east. The farm is on the south side of the road.

2023 Taxes: \$1,449.00

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 farmland with no crop currently planted. The farmland is currently planted to soybeans, and the potential buyer has the opportunity to buy out the crop. 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, Kansas

Tract 10 of 11: 153+/- Acres SW of Anthony, Ks.

[Tract 10 Click Here](#)

Legal Description: RURAL TOWNSHIP PARCEL, S20, T34, R07, ACRES 153, SW4 LESS RD R/W SECTION 20 TOWNSHIP 34 RANGE 07. Parcel ID: 039184200000003000.

Driving Directions: From Anthony, Kansas head South on the blacktop 5.5 miles to sw 60 rd. Turn west on sw 60 rd and go 3.5 miles. The farm is on the north side of the road.

2023 Taxes: \$849.00

Deer Unit: 15

Property Description: Great mixed use farm with tillable income, hunting, and run off pond. There are 133+/- acres in tillable that is currently unplanted. The remaining 18+/- acres is thick grass with cottonwoods in the bottom. This farm has a solid deer population and also upland opportunities!

Immediate possession of the open farm land upon deposit of non-refundable earnest money. The farmland has been sprayed with 32 oz of glyphosate, 8 oz of dicamba, 14 oz of 2, 4-D, and 48 oz of Framework (Generic Prowl). All was applied on April 8th.

Key Features

Harper County, Kansas

133+/- Acres of Tillable Income

Immediate Possession

Hunting



Pond

1 Hour From Wichita, Kansas

Tract 11 of 11: 146+/- Acres SW of Anthony, Ks.

[Tract 11 Click Here](#)

Legal Description: RURAL TOWNSHIP PARCEL, S30, T34, R07, ACRES 146, NE/4 LESS A TRACT IN NE CORNER. Parcel ID: 039189300000001010.

Driving Directions: From Anthony, Kansas head South on the blacktop 5.5 miles to sw 60 rd. Turn west on sw 60 rd and go 4 miles. The farm is on the south side of the road.

2023 Taxes: \$500.02

Deer Unit: 15

Property Description: WATER WATER WATER. This tract has multiple ponds and flowing creeks on it. There is already waterfowl utilizing the ponds that are currently there, but with some more dirt work this property could turn into something special. The sky is the limit on how big you want to make the ponds or create a new ones.

The creek bottom is lined with thick grass and cottonwood trees making easy access to get in and out for whitetail hunting. There is a great population of deer on this tract as you can see all the trails from the drone shots.

Immediate possession of the open farm land upon deposit of non-refundable earnest money.

Immediate possession of the open farm land upon deposit of non-refundable earnest money. The farmland has been sprayed with 32 oz of glyphosate, 8 oz of dicamba, 14 oz of 2, 4-D, and 48 oz of Framework (Generic Prowl). All was applied on April 8th.

Key Features

Anthony, Kansas

Waterfowl Hunting

Ponds

Creeks

80+/- Acres of Tillable Income

Immediate Possession

Whitetail Hunting

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.

Any announcements made day of sale shall take precedence over any other advertised material.

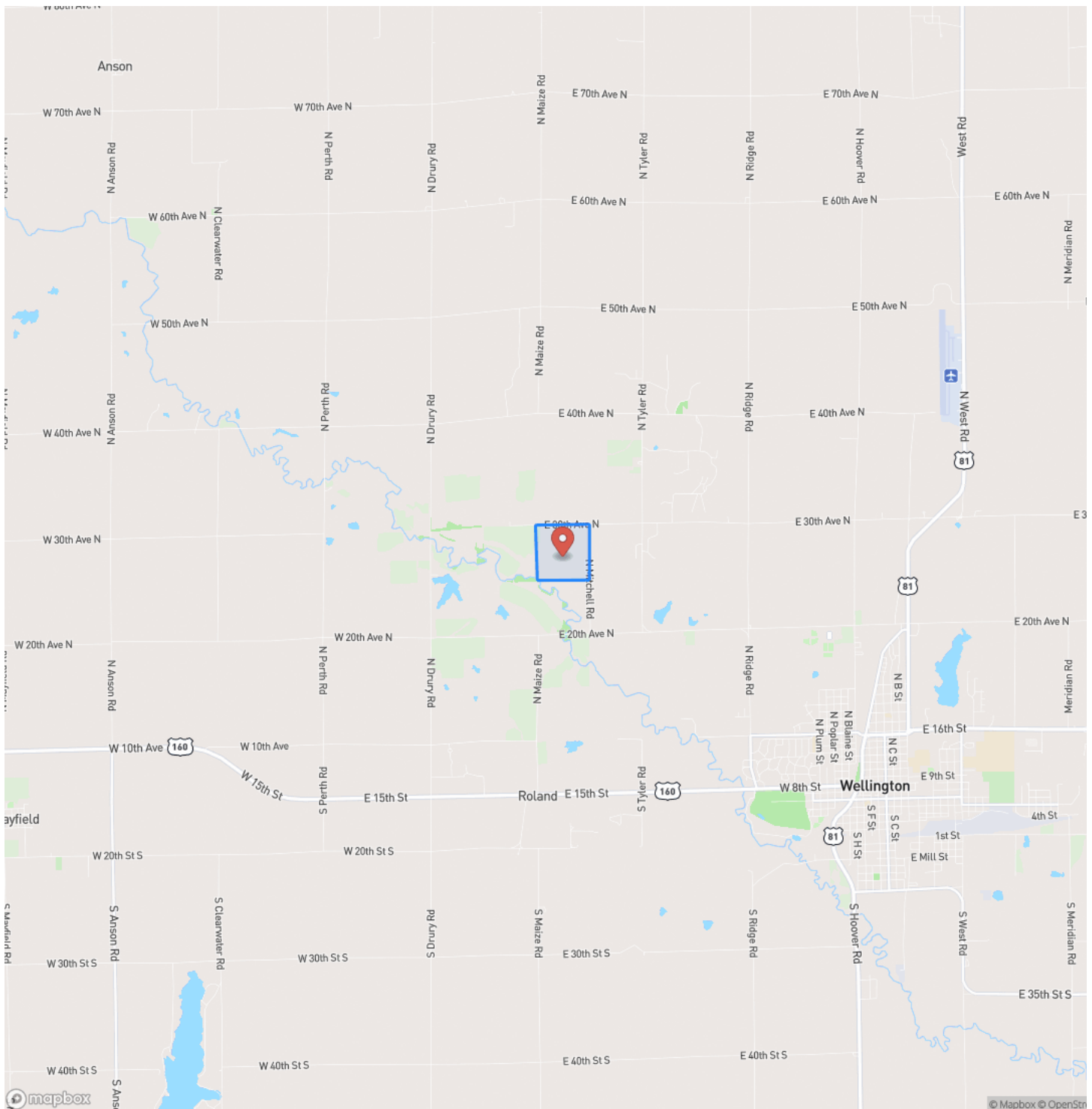


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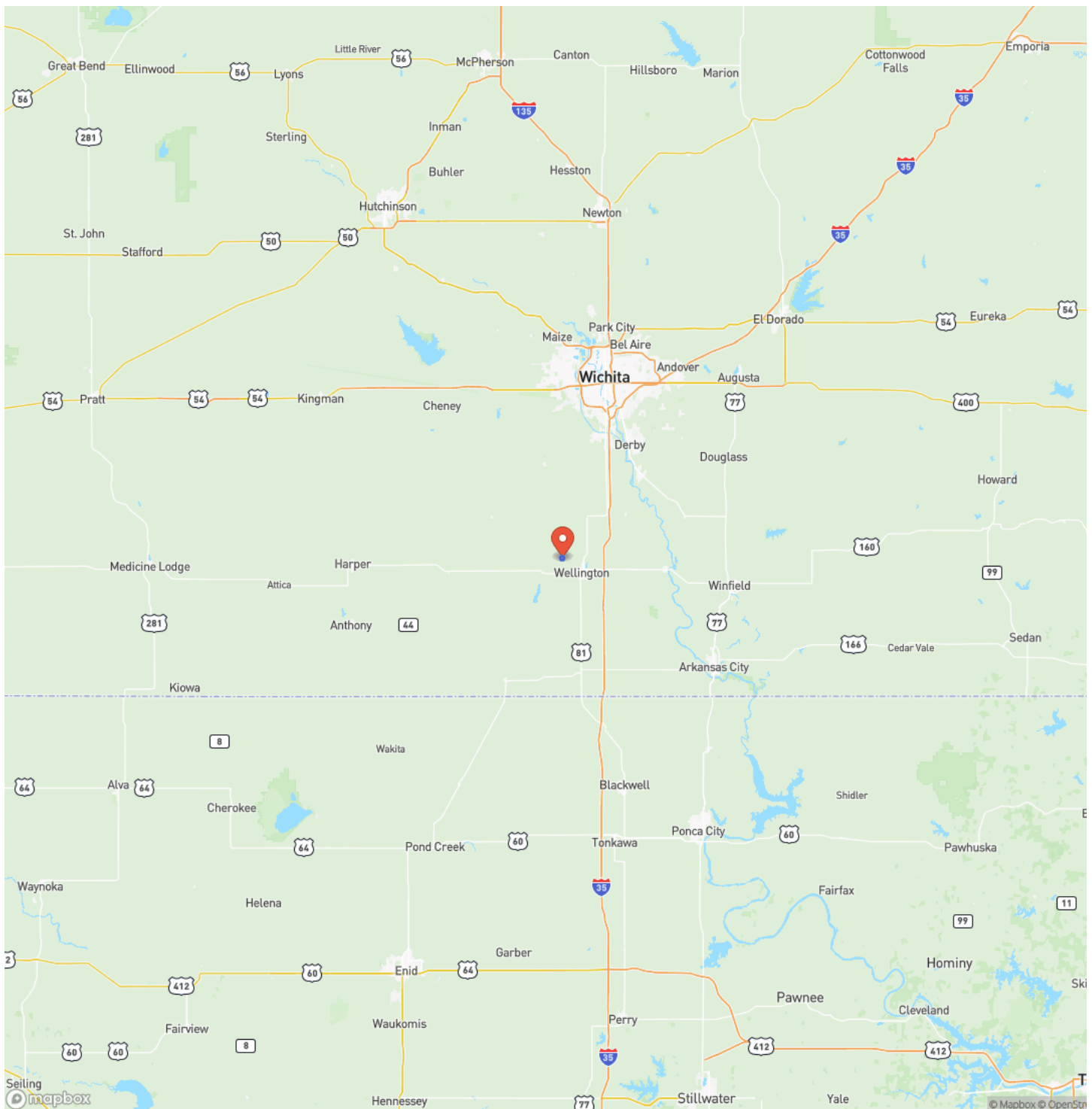
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Locator Map



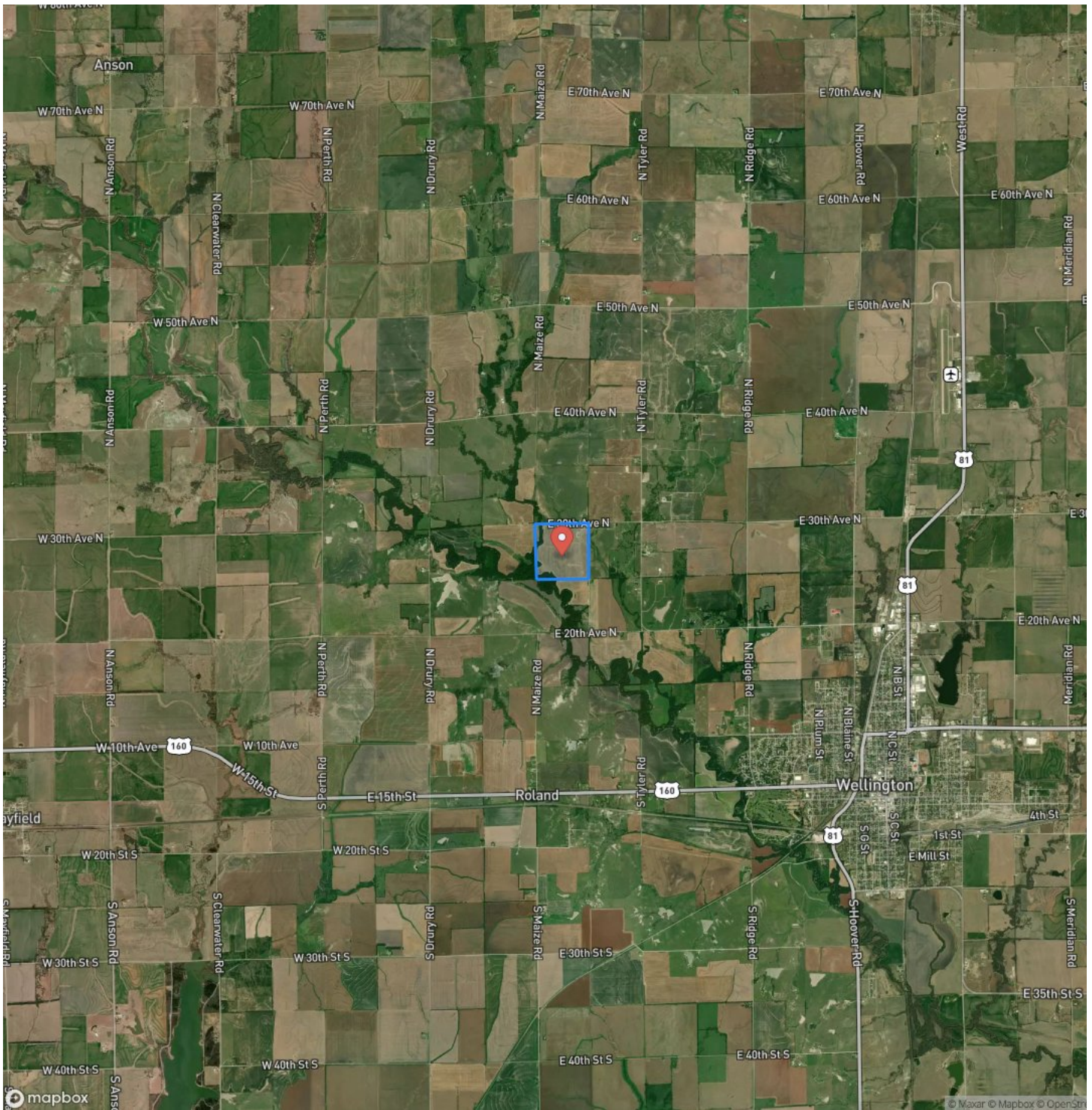
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Locator Map



**Auction 2,100+/- Acres Selling in 11 Tracts in Harper and Sumner County, Kansas.
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Satellite Map



MORE INFO ONLINE:

redcedarland.com

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Wellington, KS / Sumner County**

LISTING REPRESENTATIVE

For more information contact:



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NOTES



MORE INFO ONLINE:

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[illegible]

redcedarland.com

DISCLAIMERS

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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.



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