

Auction 156+/- Acres of Expired CRP and Hunting Land
South Haven, Kansas.
South Haven, KS 67140

156± Acres
Sumner County



Auction 156+/- Acres of Expired CRP and Hunting Land South Haven, Kansas.
South Haven, KS / Sumner County

SUMMARY

City, State Zip

South Haven, KS 67140

County

Sumner County

Type

Hunting Land, Farms

Latitude / Longitude

37.038424 / -97.414871

Acreage

156

Property Website

<https://redcedarland.com/detail/auction-156-acres-of-expired-crp-and-hunting-land-south-haven-kansas-sumner-kansas/53244/>



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PROPERTY DESCRIPTION

156+/- Acres 1 Mile Outside of South Haven, Ks.

Tract 3 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: 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, a pond, and great hunting opportunities. The CRP is currently expired and the 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. Being located close to town this farm would be a great build site!

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

Key Features

Spring Creek

1 Mile From South Haven

1/4 Mile off HWY 81

Potential Build Site

Excellent Hunting

Expired CRP Grass

Pond

45 min from Wichita

20 min from Blackwell Oklahoma

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.

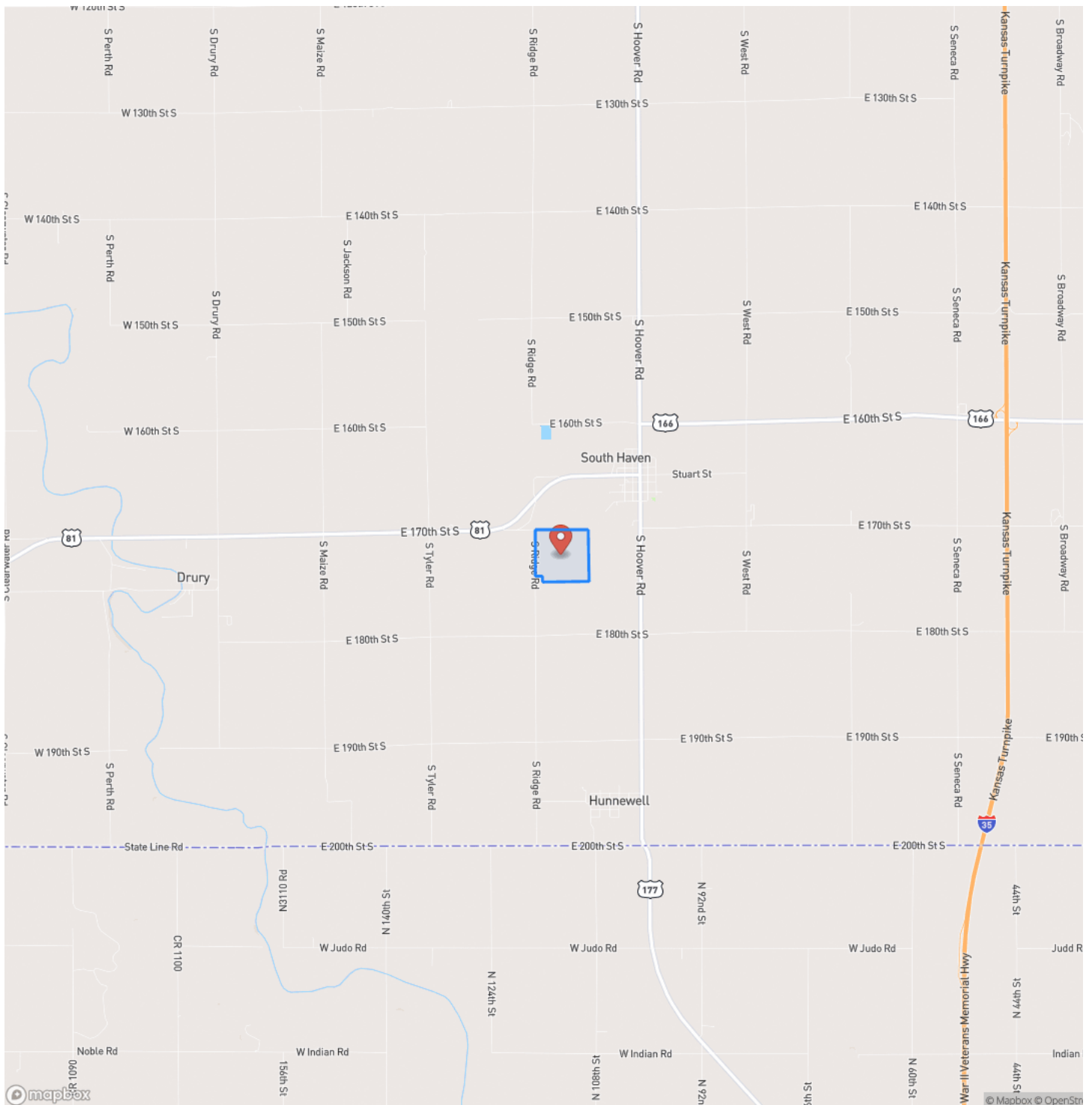


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Locator Map

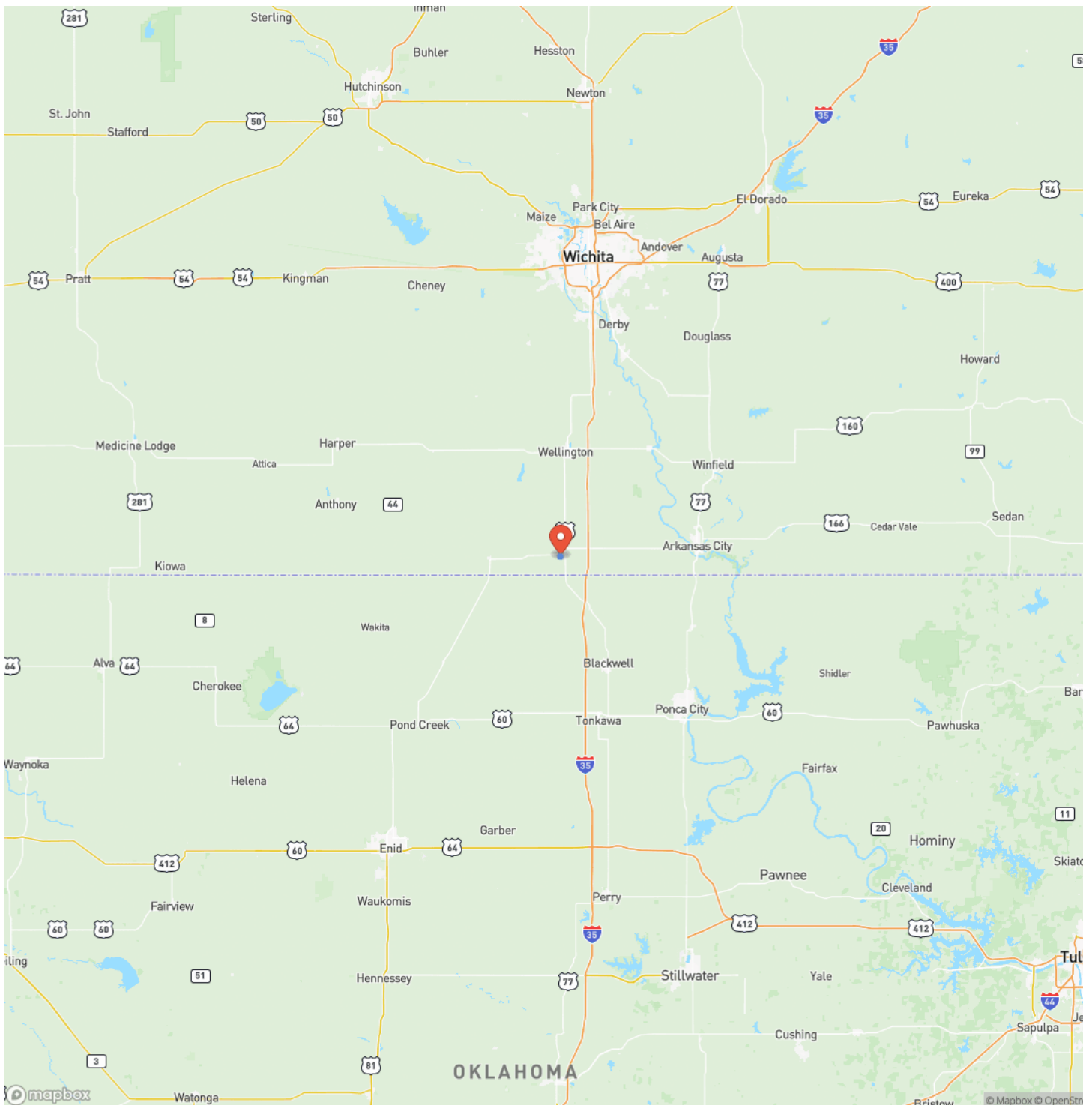


MORE INFO ONLINE:

redcedarland.com

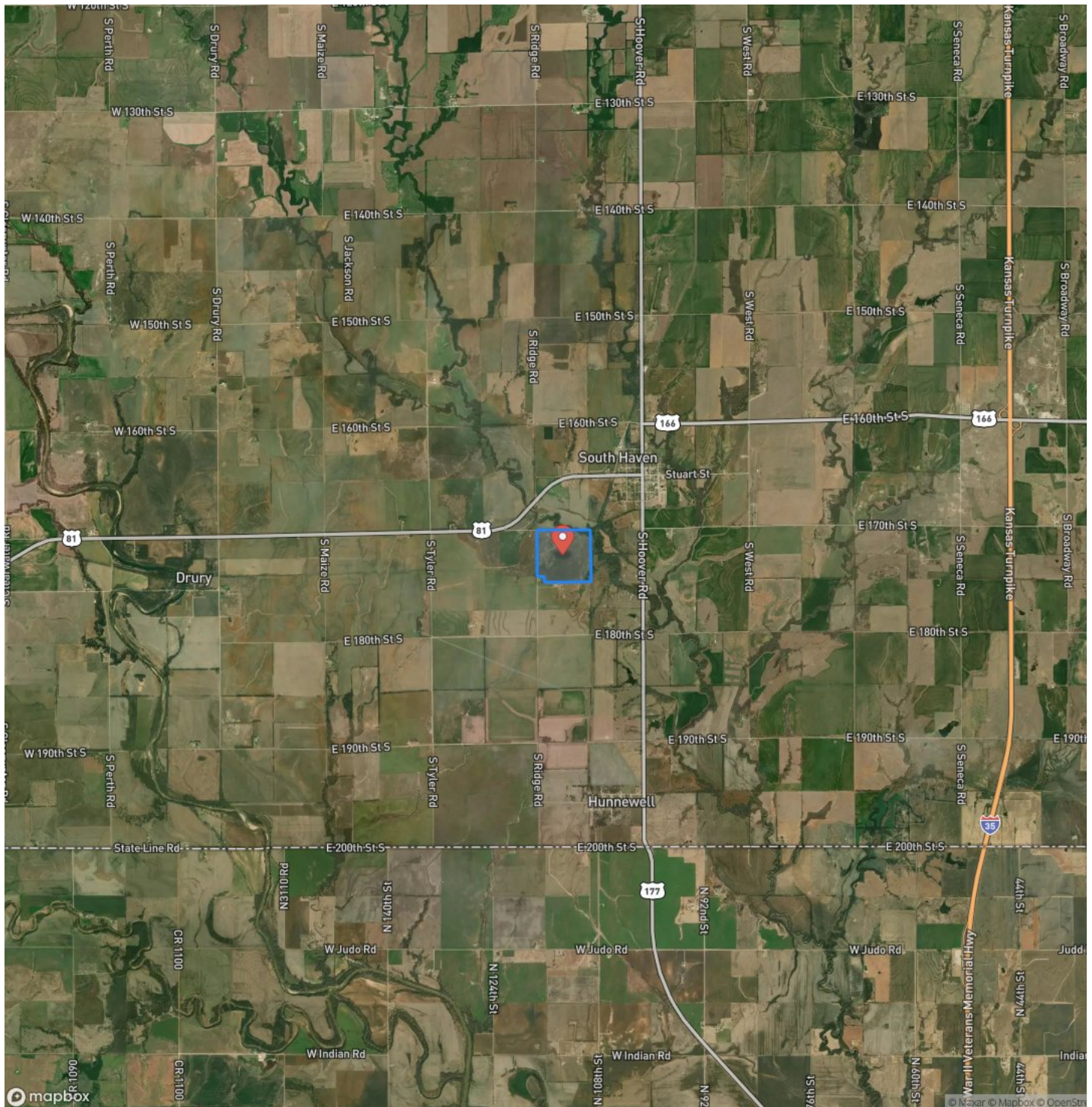
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Locator Map



South Haven, KS / Sumner County

Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

Saint John, KS 67576

NOTES



MORE INFO ONLINE:

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This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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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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