

**Auction 154+/- Acres of Tillable and Hunting Land in
Sumner County, Kansas.
Wellington, KS 67152**

**154± Acres
Sumner County**



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Wellington, KS / Sumner County**

SUMMARY

City, State Zip

Wellington, KS 67152

County

Sumner County

Type

Farms, Hunting Land

Latitude / Longitude

37.299969 / -97.380803

Acreage

154

Property Website

<https://redcedarland.com/detail/auction-154-acres-of-tillable-and-hunting-land-in-sumner-county-kansas-sumner-kansas/53171/>



Auction 154+/- Acres of Tillable and Hunting Land in Sumner County, Kansas. Wellington, KS / Sumner County

PROPERTY DESCRIPTION

Auction 154+/- Acres of Tillable and Hunting Land in Sumner County, Kansas.

Tract 1 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. The sale will be conducted in the Studio F room. 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 outdoorsmen. 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: 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: \$955.80

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 the Buyer shall have the opportunity to buy out 1/3rd of the expenses to have this years growing crop. Buyers to be responsible for 1/3rd of any chemical or fertilizer expenses. Great access roads on both the east and north side of the farm.

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.

This tract of land would be a great farm to build a homestead on as well.

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

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

Homesite Potential



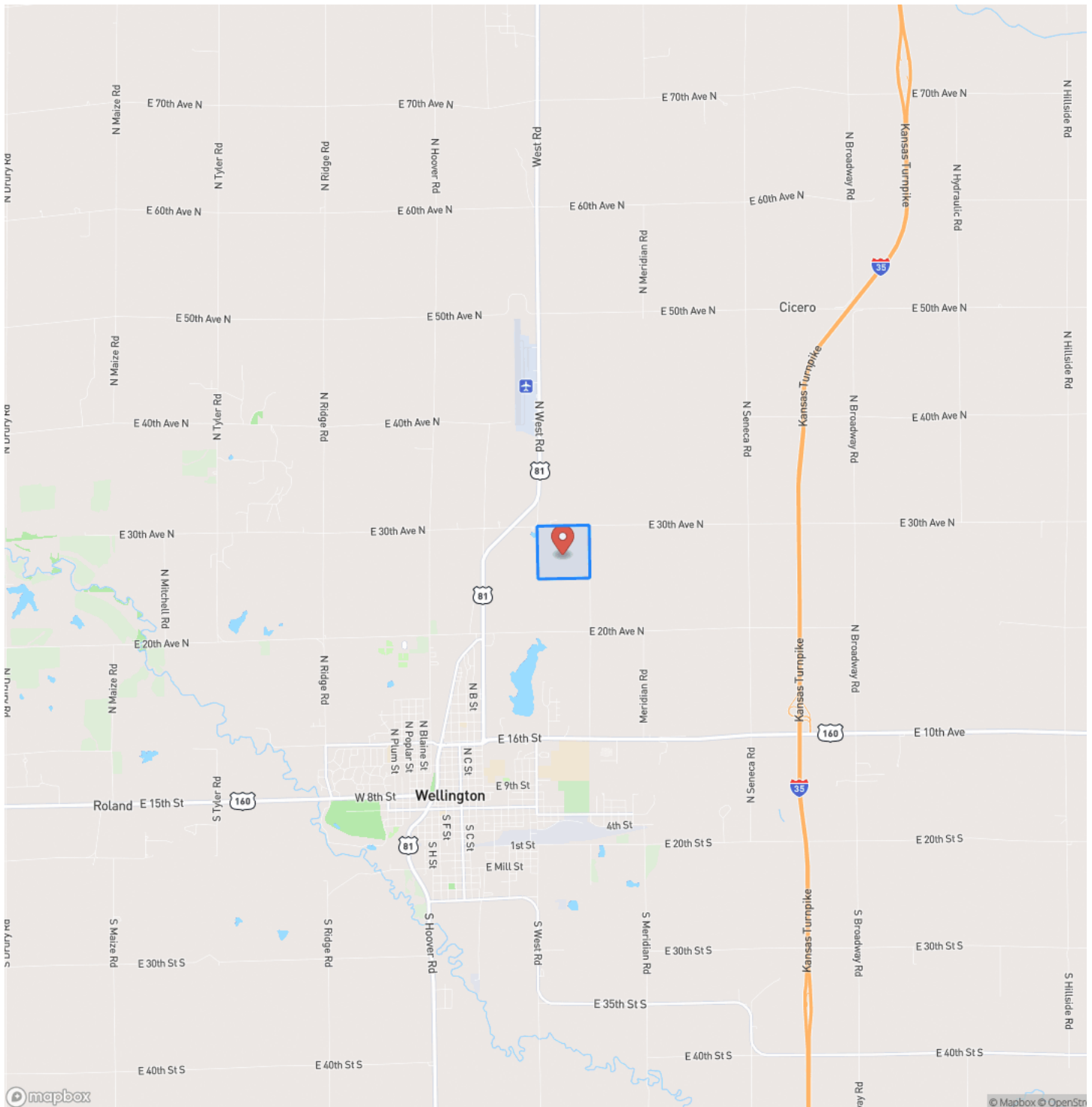
Auction Terms and Conditions: 10% earnest money down non-refundable day of sale on all real estate. Closing shall be with Security 1st Title 30 days from auction date. Taxes shall be prorated to the date of closing. Title and closing costs shall be split 50/50 between sellers and buyers. All real estate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

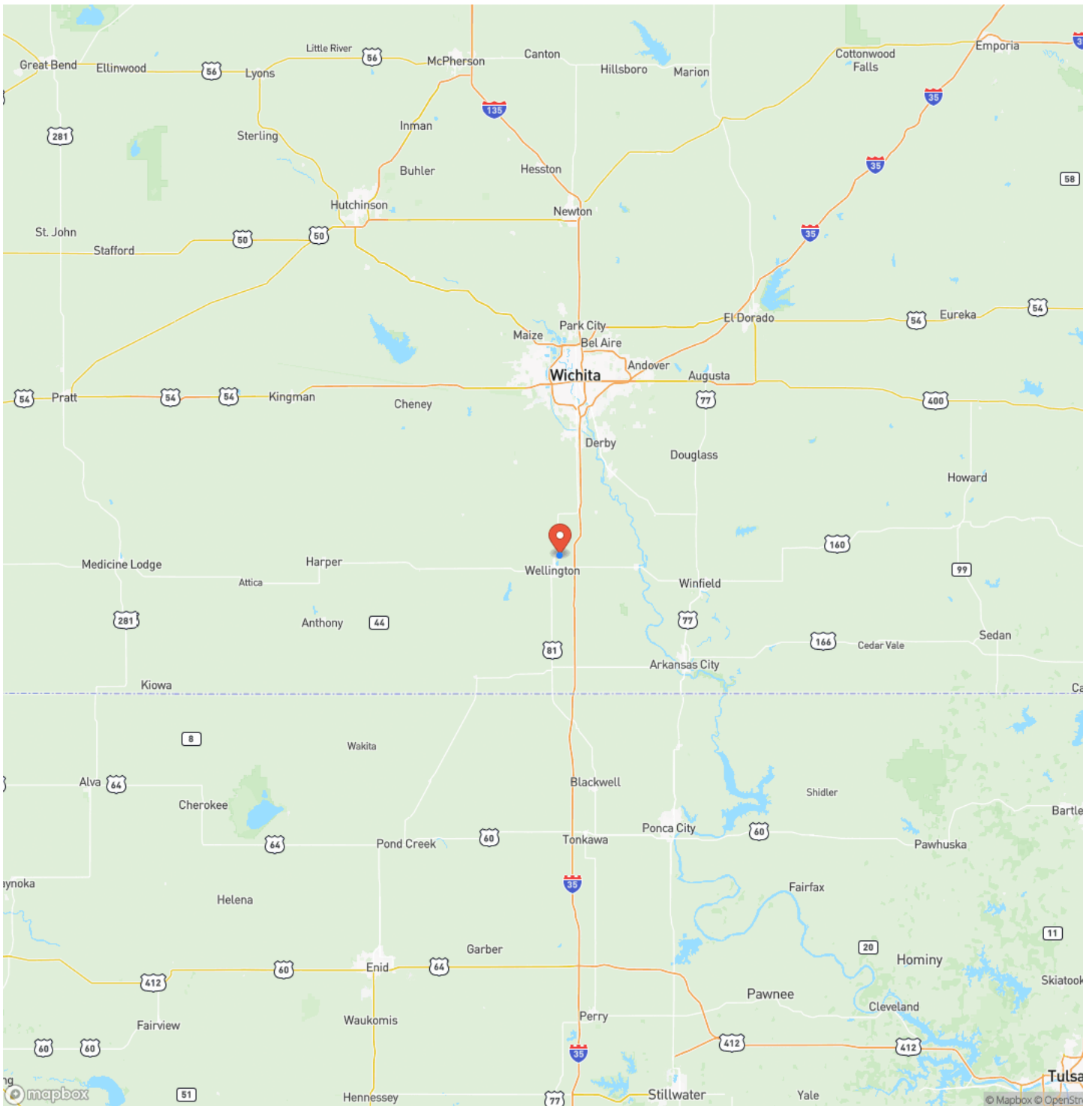


MORE INFO ONLINE:

redcedarland.com

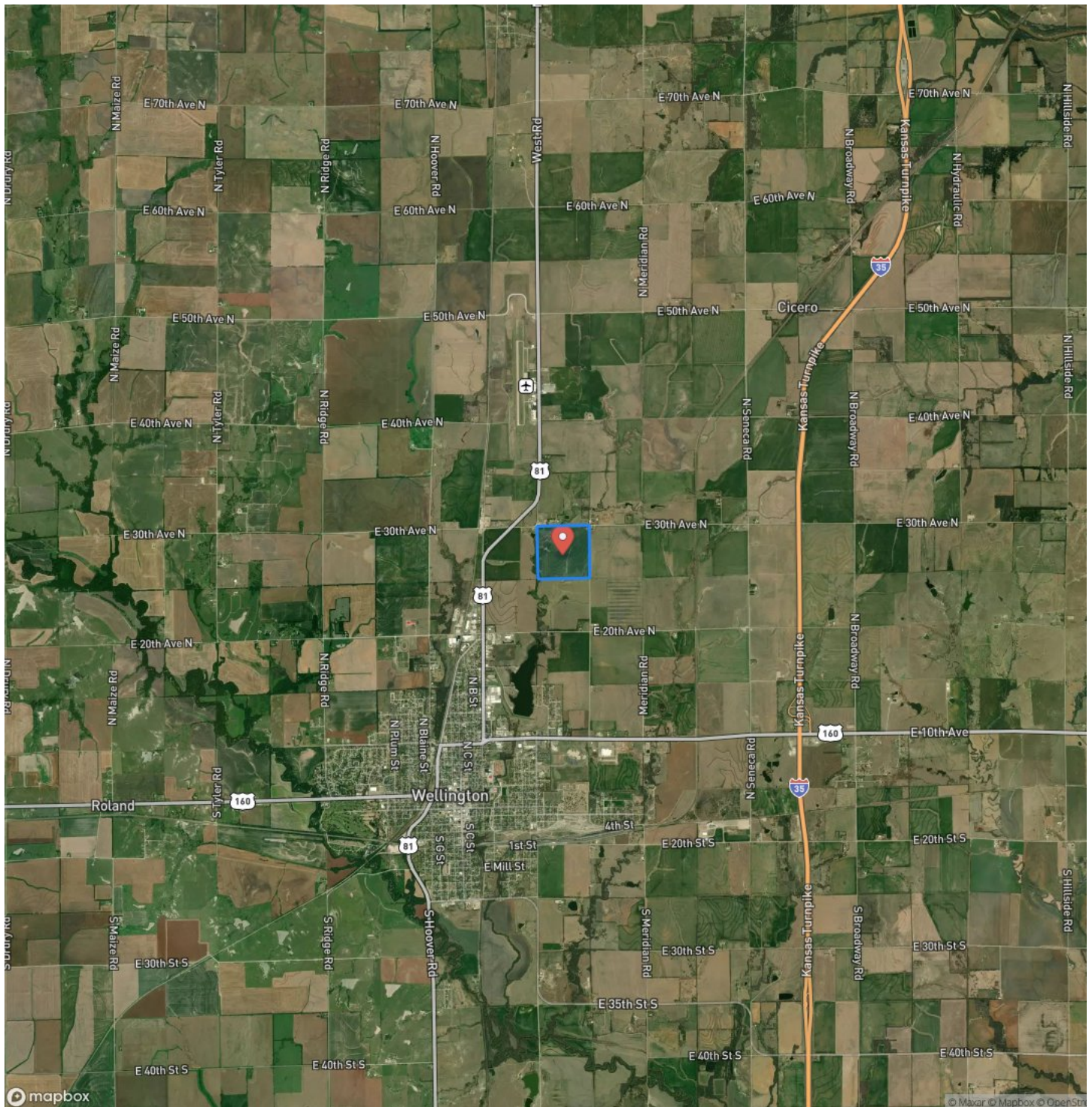
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Locator Map



Auction 154+/- Acres of Tillable and Hunting Land in Sumner County, Kansas.
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Satellite Map



**Auction 154+/- Acres of Tillable and Hunting Land in Sumner County, Kansas.
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LISTING REPRESENTATIVE

For more information contact:



Representative

Ryan Koelsch

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Address

City / State / Zip

Saint John, KS 67576

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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