

Online Auction - Wild Horse Creek - 156+/- Acres of
Hunting and Tillable (Stafford/Pawnee Co. Line)
0000 40th Ave
Macksville, KS 67557

156± Acres
Pawnee County



MORE INFO ONLINE:

redcedarland.com

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Macksville, KS / Pawnee County**

SUMMARY

Address

0000 40th Ave

City, State Zip

Macksville, KS 67557

County

Pawnee County

Type

Hunting Land, Farms

Latitude / Longitude

38.004347 / -98.972605

Taxes (Annually)

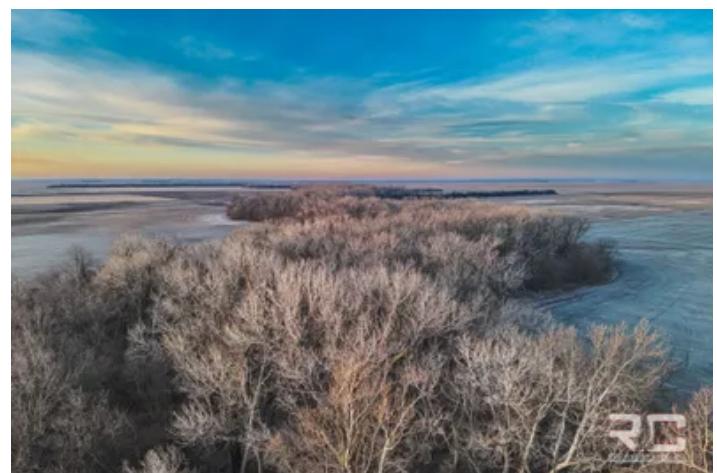
\$565

Acreage

156

Property Website

<https://redcedarland.com/detail/online-auction-wild-horse-creek-156-acres-of-hunting-and-tillable-stafford-pawnee-co-line-/pawnee/kansas/98349/>



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PROPERTY DESCRIPTION

Online Auction 156+/- Acres of Excellent Hunting / Tillable / Build Site on the Pawnee County & Stafford County Line.

Auction Details: Online bidding will open Friday March 20th at 5pm (CST), and end on Friday March 27th at 5 pm (CST) with a soft close. If you need assistance bidding or setting up an account the Red Cedar staff will be at 2 NE 10th Ave., St. John, KS 67576 the day of the auction.

To register to bid online: [Click Here!](#)

Legals: SE/4 of S33-T23s-R15w.

Driving Directions: From main street in Macksville, Kansas travel 2.5 miles north to 40th ave / northwest 30th street. The property is on the west side of the road.

2025 Taxes: \$565

Property Description: This 156+/- acres tract offers the ideal combination of high quality hunting habitat, productive tillable acres, and excellent access. Everyone's dream farm always starts off with great hunting, income producing, and creek bottom. That is exactly what you get with this awesome tract! Black top frontage, mature timber, and great crop yield history are just an added bonus!

Wild Horse Creek goes through the full length across the property creating seasonal water and excellent cover for the local whitetail, upland game, and turkey population. You can access the trees from both sides, and with the mature timber you can put treestands anywhere to play the wind. The creek turns enough to allow hunting throughout most of the timber and adjust to the prevailing winds without blowing out the property. From the middle of October and on, this farm will light up with new bucks following the creek lines! There is no shortage of deer sign on this tract as the place was covered in fresh tracks, and the trail cameras show you will have year round resident deer.

Adding any CRP or extra cover to this tract will take it from a great property to an excellent tract!

Farming: This tract has great class II sandy loam soils with 0-3% slopes. Last year's milo yield was 97, summer fallow wheat 68, continuous wheat 49, and corn 103. There's approximately 39+/- acres of wheat stubble, 56+/- acres currently in wheat, and 36+/- acres in milo stubble currently on the property. The 2026 wheat crop shall remain with the Seller. All open ground shall pass to the buyer at closing. If you need a tenant we recommend keeping the current farmer.

Build Site Potential: With blacktop frontage on the east side, dirt road access on the south, a cased water well, and electric close by this tract would make an excellent build site!

Whether you are looking for a premier hunting property, adding additional acres to your portfolio, or a future homesite, this tract offers a rare combination of features that are very difficult to find in this market!

Auction Terms and Conditions: Bidding will be by the acre, final bid multiplied by the total acres will determine the final contract price. Bidders must be pre-approved with their lender, if applicable, prior to registering. Registered bidders will be contacted by the auction company for proof of funds/pre-approval. 10% earnest money deposit due the day of the sale. Closing shall be with Security 1st Title on or before 30 days from the auction date. Taxes shall be prorated to the date of possession if prior to closing. Title insurance and closing costs shall be split 50/50 between the buyer and the seller. All real estate shall be sold in its present "as is/where is" condition without any implied warranties or guarantees from the seller or Red Cedar Land Co. LLC. All inspections and verifications should be handled by the bidders prior to auction. All real estate is selling subject to any leases, roadways, easements, restrictions, and right of ways. Real estate is not selling subject to any inspections or bank approvals. What mineral rights the Sellers own shall transfer. All boundary lines, fencing lines, and acreages are approximate and not guaranteed. Sellers have selected to have online bidding only. Bidders use the online bidding platform at bidder's sole risk. Red Cedar Land Co. LLC is not liable for any interruptions, unavailability, delays, or failure in the online bidding platform including errors or omissions related to the submission or acceptance of online bids. Red Cedar Land Co. LLC has the authority to establish all online bidding increments, and has the right to refuse, reject, or disqualify any bidders who are



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believed to be fraudulent, illegitimate, not competent, or in violation of any terms and conditions. Red Cedar Land Co. LLC has the right to extend, pause, or delay the auction with seller's discretion. The lot will have a "soft close" meaning that if a bid is placed within the last 3 minutes, the bidding will extend another 3-5 minutes until no more bids are placed. All property information is believed to be accurate, however, Red Cedar Land Co. LLC is not liable for its accuracy. Red Cedar Land Co. LLC is acting as a seller's agent. The land is selling subject to seller's confirmation of price. If the buyer defaults on the purchase, the earnest money shall be non-refundable, unless further agreed upon by the sellers. ***Any announcements made the day of the sale shall take precedence over any other advertised material or verbal communication.*** Buyer will be allowed to receive immediate possession upon fully executed contract and earnest money deposit.

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

Key Features

Unit 5

Excellent Hunting

Blacktop Frontage

Wild Horse Creek

Buildsite Potential

Mature Timber

Income Producing

2.5 Miles From Macksville

15 Minutes From Larned

15 Minutes From St. John

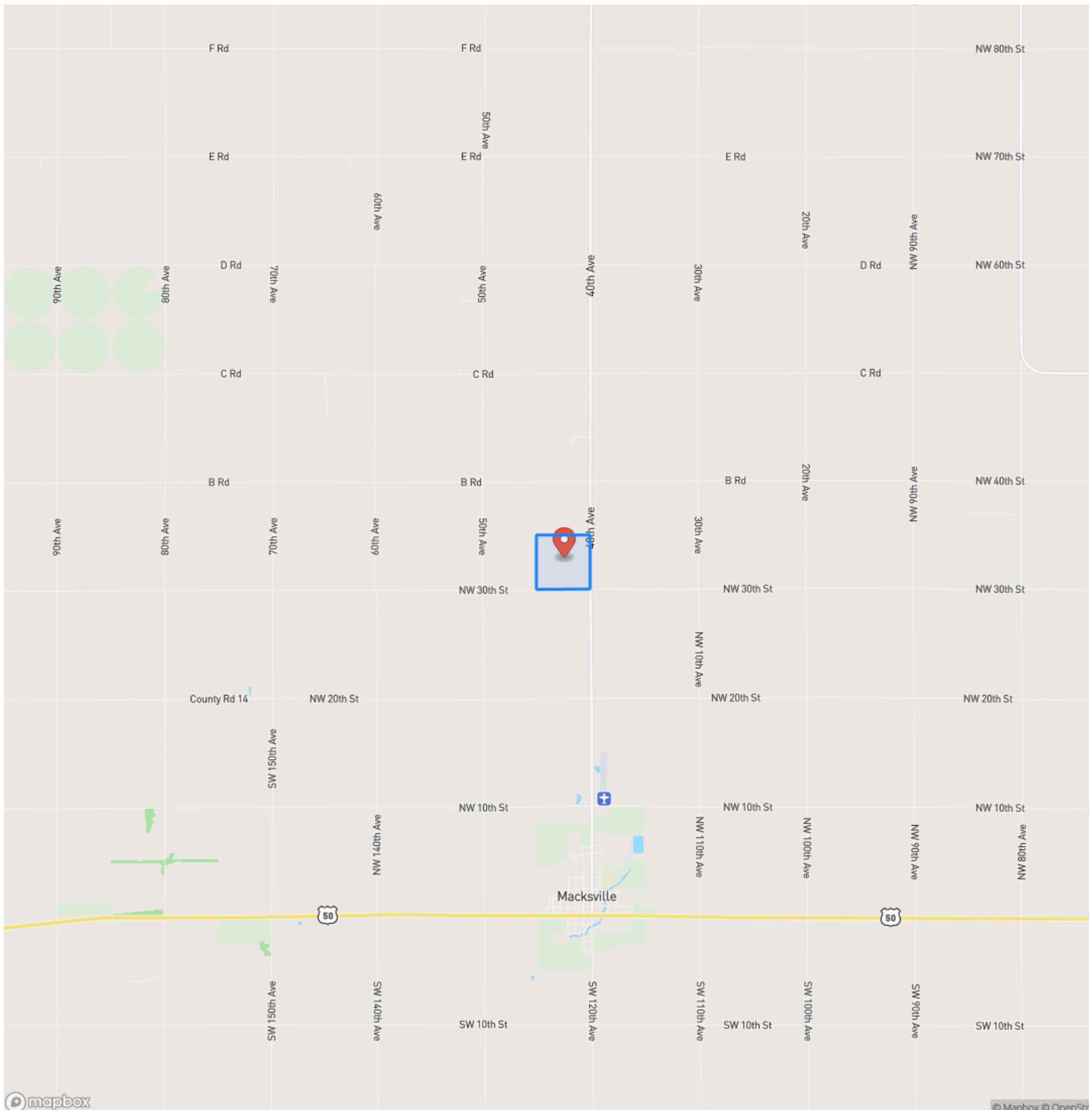
1 Hour 40 Minutes From Wichita Airport



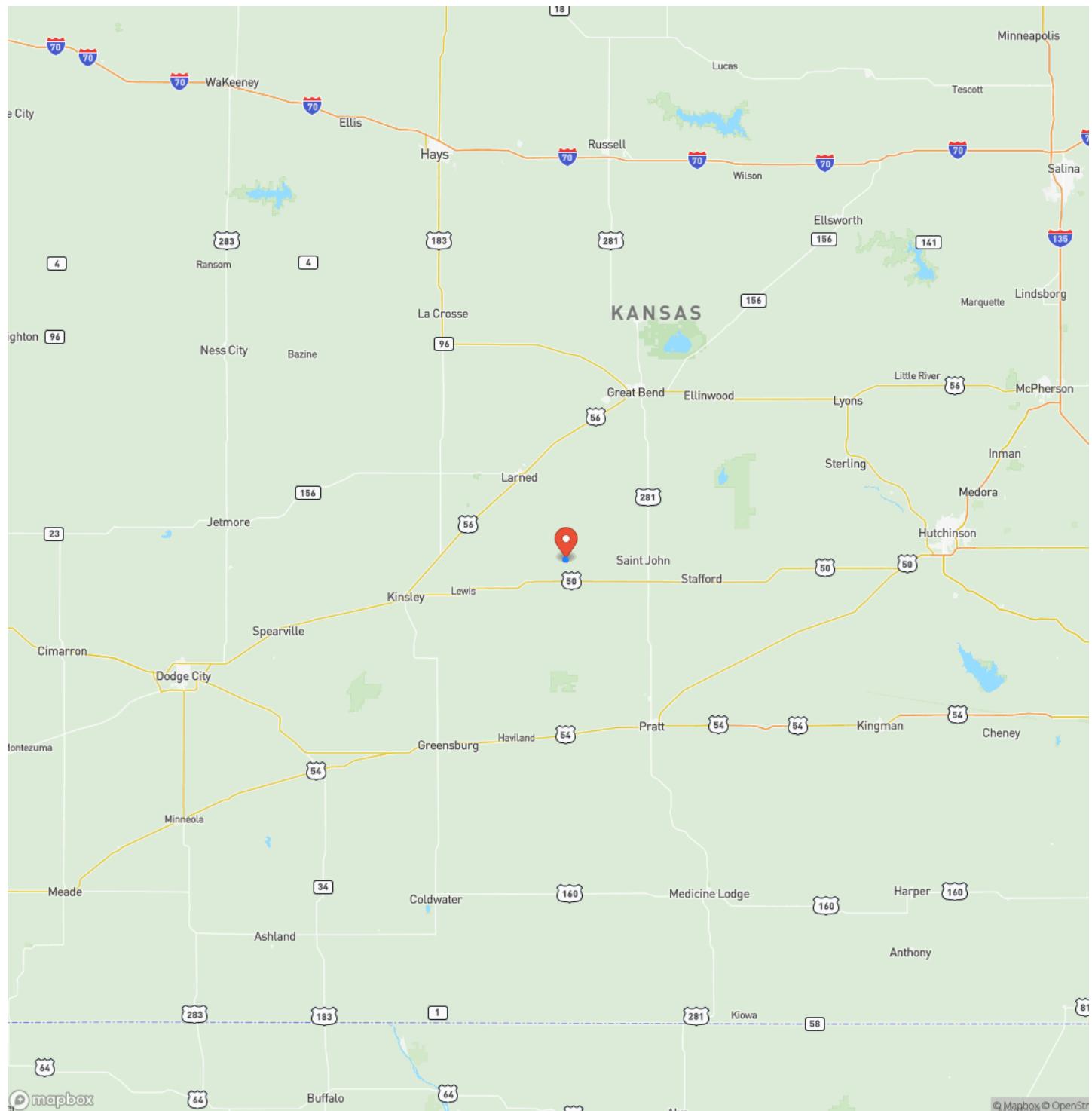
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Locator Map

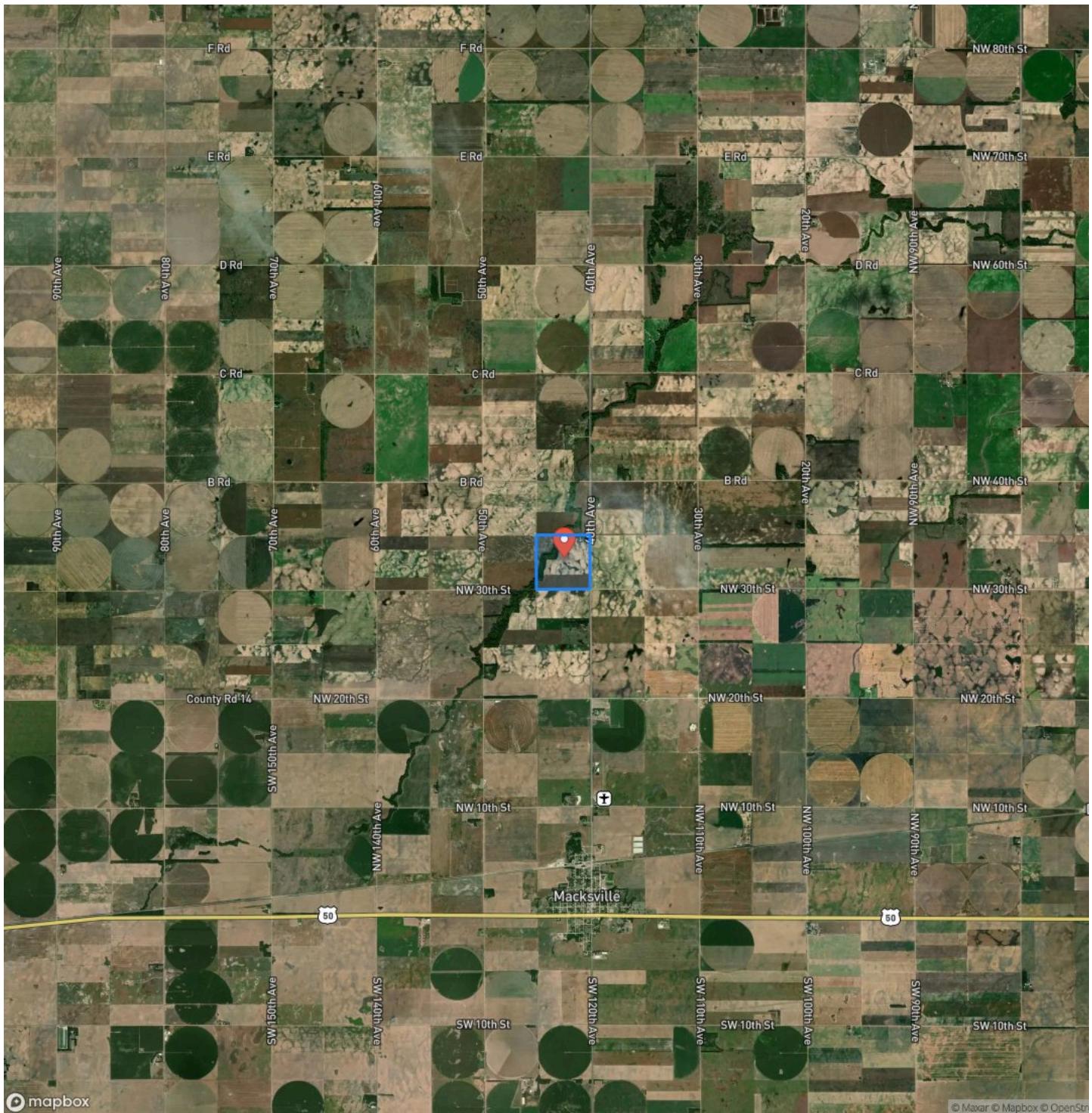


Locator Map



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Satellite Map



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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

NOTES



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10

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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.



Red Cedar Land Co.
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