

**Auction 153+/- Acres of Hunting and Tillable SW of
Anthony, Ks.
Anthony, KS 67003**

**153± Acres
Harper County**



Auction 153+/- Acres of Hunting and Tillable SW of Anthony, Ks.
Anthony, KS / Harper County

SUMMARY

City, State Zip

Anthony, KS 67003

County

Harper County

Type

Hunting Land, Farms

Latitude / Longitude

37.068689 / -98.106433

Acreage

153

Property Website

<https://redcedarland.com/detail/auction-153-acres-of-hunting-and-tillable-sw-of-anthony-ks-harper-kansas/53265/>



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PROPERTY DESCRIPTION

Auction 153+/- Acres SW of Anthony, Ks.

Tract 10 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 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, 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

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.

The sellers intend to plant cotton on the farmland this spring.

Key Features

Harper County, Kansas

133+/- Acres of Tillable Income

Hunting

Pond

1 Hour From Wichita Kansas

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 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.

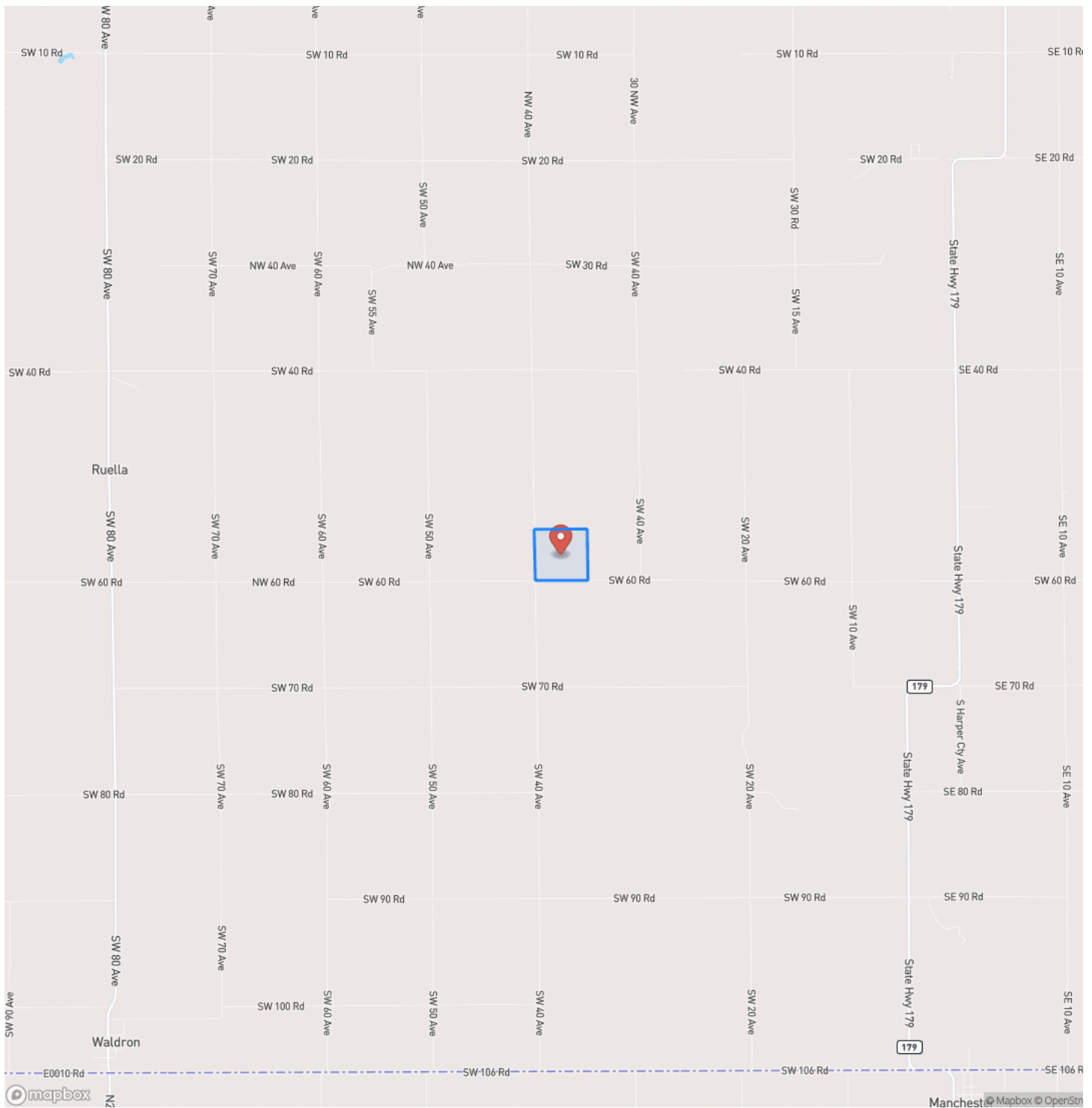


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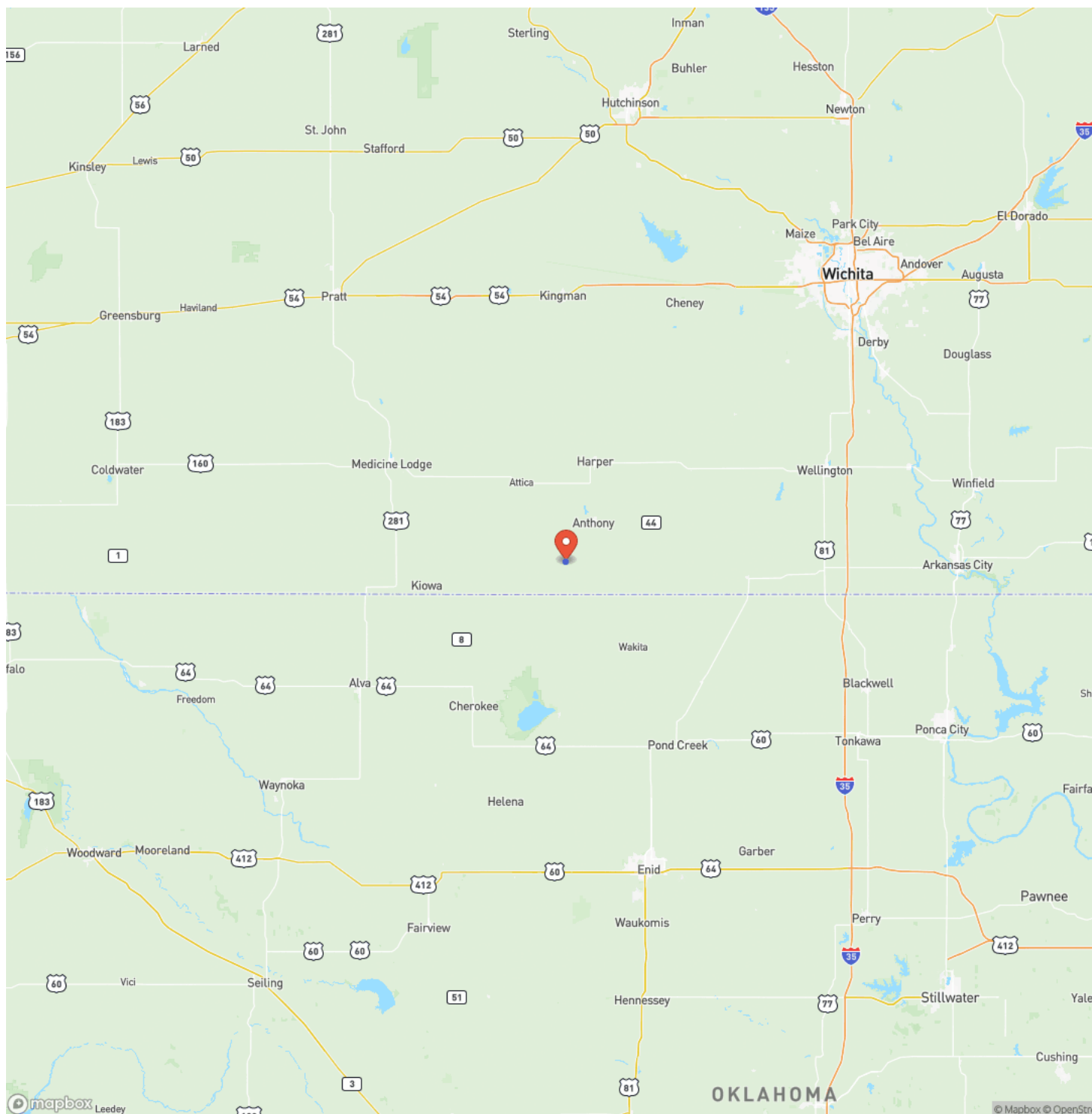
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Locator Map



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Locator Map

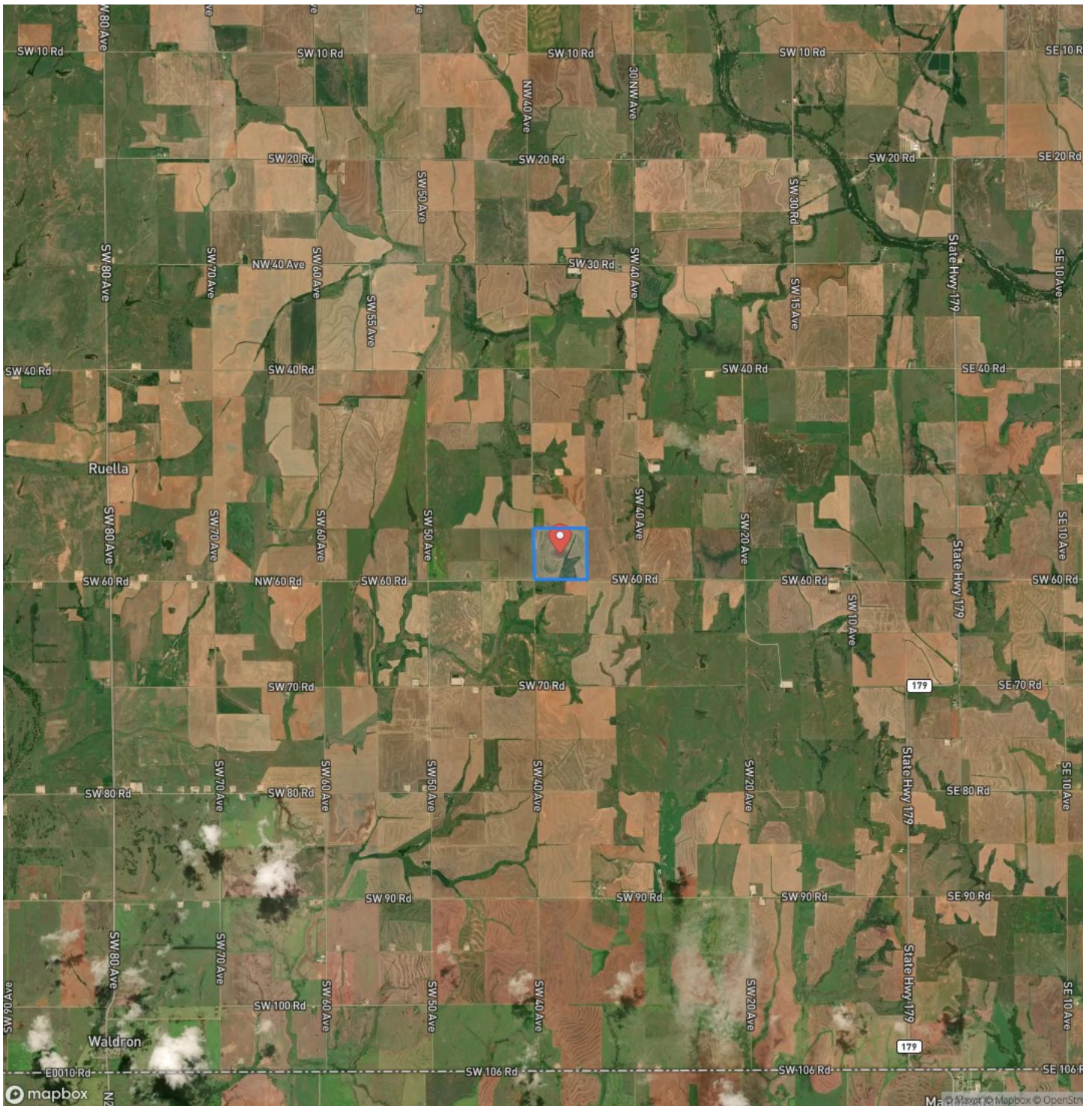


MORE INFO ONLINE:

redcedarland.com

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Satellite Map



**Auction 153+/- Acres of Hunting and Tillable SW of Anthony, Ks.
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LISTING REPRESENTATIVE

For more information contact:



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NOTES



MORE INFO ONLINE:

redcedarland.com

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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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