

Auction (Tract 3) 313+/- Acres of Tillable and Pasture in
Barton County, Ks
NW 140th Ave
Olmitz, KS 67564

\$1
313± Acres
Barton County



**Auction (Tract 3) 313+/- Acres of Tillable and Pasture in Barton County, Ks
Olmitz, KS / Barton County**

SUMMARY

Address

NW 140th Ave

City, State Zip

Olmitz, KS 67564

County

Barton County

Type

Farms, Hunting Land, Ranches

Latitude / Longitude

38.518245 / -99.02365

Acreage

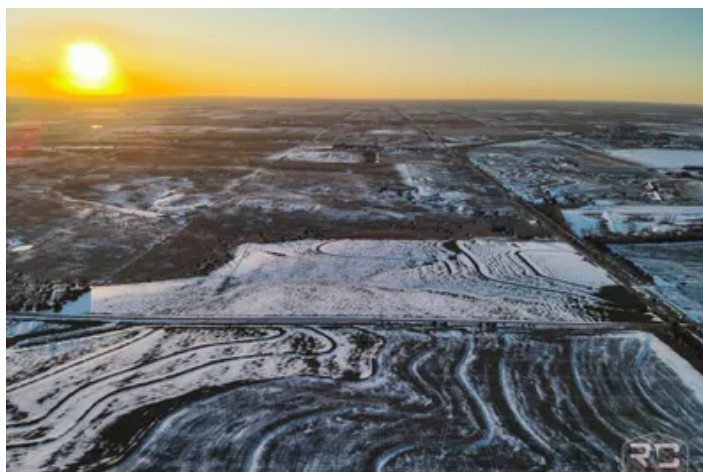
313

Price

\$1

Property Website

<https://redcedarland.com/detail/auction-tract-3-313-acres-of-tillable-and-pasture-in-barton-county-ks-barton-kansas/75352/>



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PROPERTY DESCRIPTION

Auction (Tract 3 of 3) 309+/- Acres of Tillable in Barton County, Ks.

Auction Info: The auction will be held at American Ag Credit, 5634 10th St Great Bend, Ks 67530. The land auction will begin live at 11:00 am on Thursday March 6th, 2025. All buyers will have the option to bid live, or by the phone.

Auctioneer Notes: Red Cedar Land Co. is honored to represent the Bernard Rabensiefner Rev. Trust, Diane M. Zink Rev. Trust, and Darlene K. Hoffacker. This unique collection of real estate has something to offer for every farmer, cattle rancher, and investor.

Legal Descriptions: Tract 3 N/2 of S6-T18s-R15w.

Driving Directions: Head north of Albert, Ks on the blacktop and travel 4 miles. The property is on the west side of the road.

2024 Taxes: Tract 3 \$1,641.08

Property Description: Great tillable farm located just north of Albert Kansas is up for auction. Currently there are 67.22+/- acres in wheat with the wheat crop staying with the Seller. There are 44+/- acres in milo stubble with possession at closing with the reimbursement of the burn down applications. There have been 3 applicaitons and the estimated burn down amount is 70\$ total per acre. The farm has easy access from the east and north with class II silt loam soils. This middle of the farm has approximately 202+/- acres of pasture with a low drainage and tree cover going through it. Within the pasture is 105.5+/- acres of expired CRP. The low area is great for whitetail deer and quail hunting! Great opportunity to add to your acres or investment portfolio!

[Click To View Overall 932+/- Acres](#)

[Click to View Tract 1](#)

[Click to View Tract 2](#)

For more information or to schedule a showing contact Mike Niedens Auctioneer [620-793-0383](tel:620-793-0383) or Ryan Koelsch at [620-546-3746](tel:620-546-3746).

Key Features

Barton / Rush County Line

Class II Soils

Blacktop Frontage

Tillable

3 Miles From Albert / 3 Miles From Otis / 4 West of Olmitz

15 Miles East of LaCrosse

18 Miles From Great Bend

Auction Terms and Conditions: 10% earnest money down day of sale. 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 split 50/50. All real estate and personal property shall be selling as is where is with no warranty or guarantees. The land is selling subject to any easements. What mineral rights the sellers own shall transfer. 2024-2025 winter wheat crop shall remain with the Sellers. Remaining acres shall have immediate possession at closing with 70\$ per acre burn down reimbursement. The real estate is not selling subject to any inspections or bank approval. Red Cedar Land Co is a sellers agent. *Any announcements made day of sale shall take precedence over any other advertised material.*

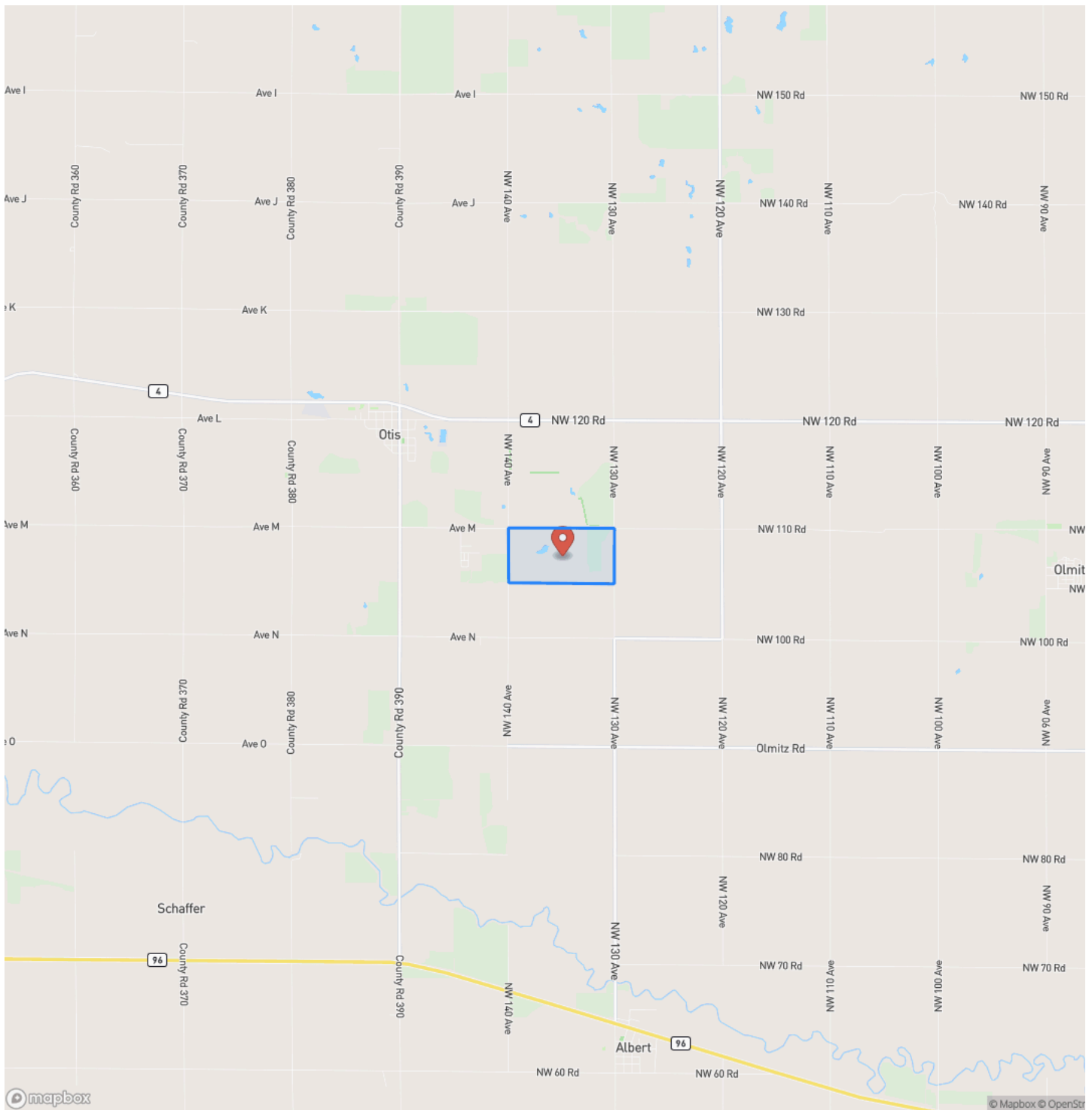




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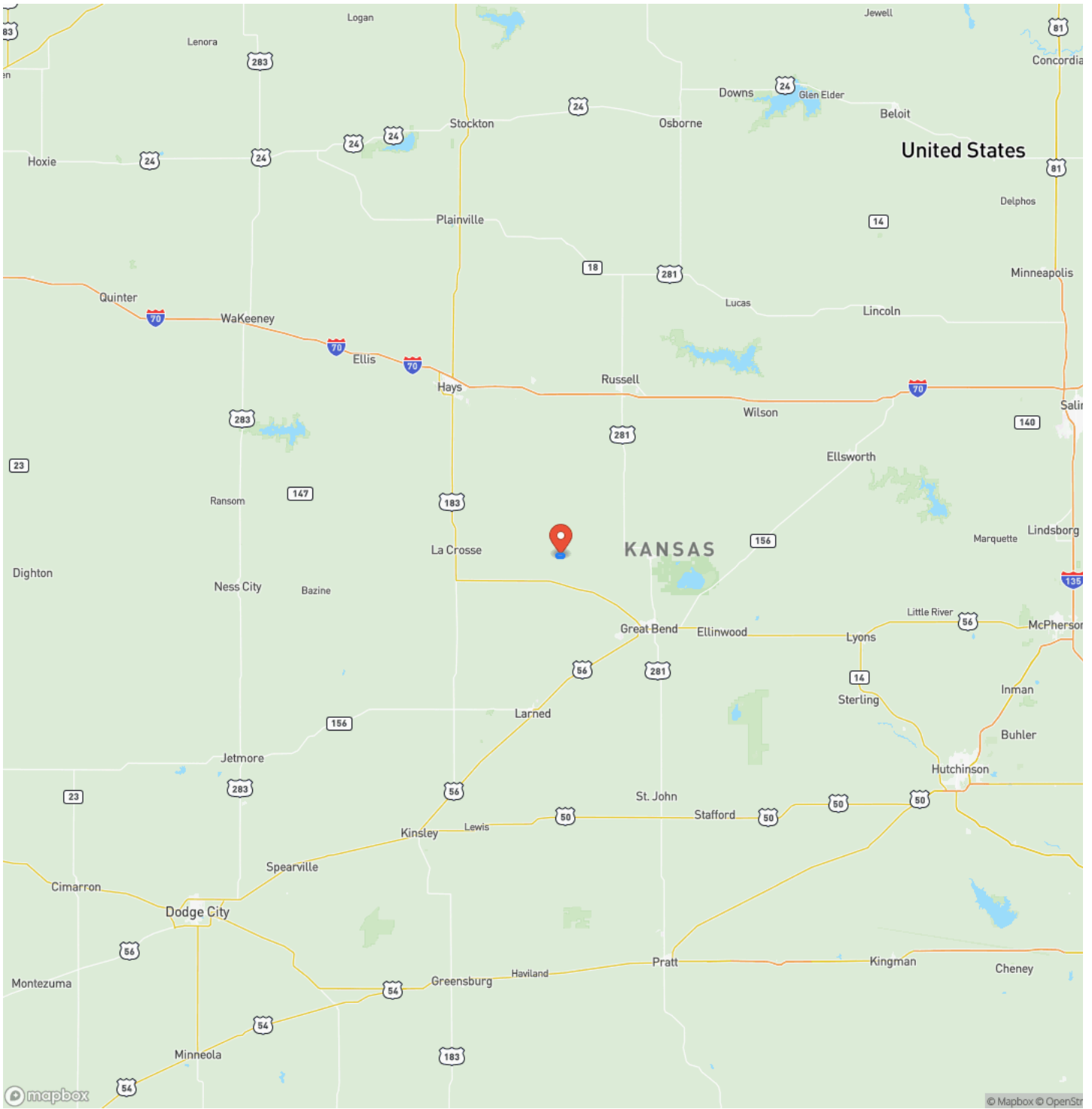


Locator Map

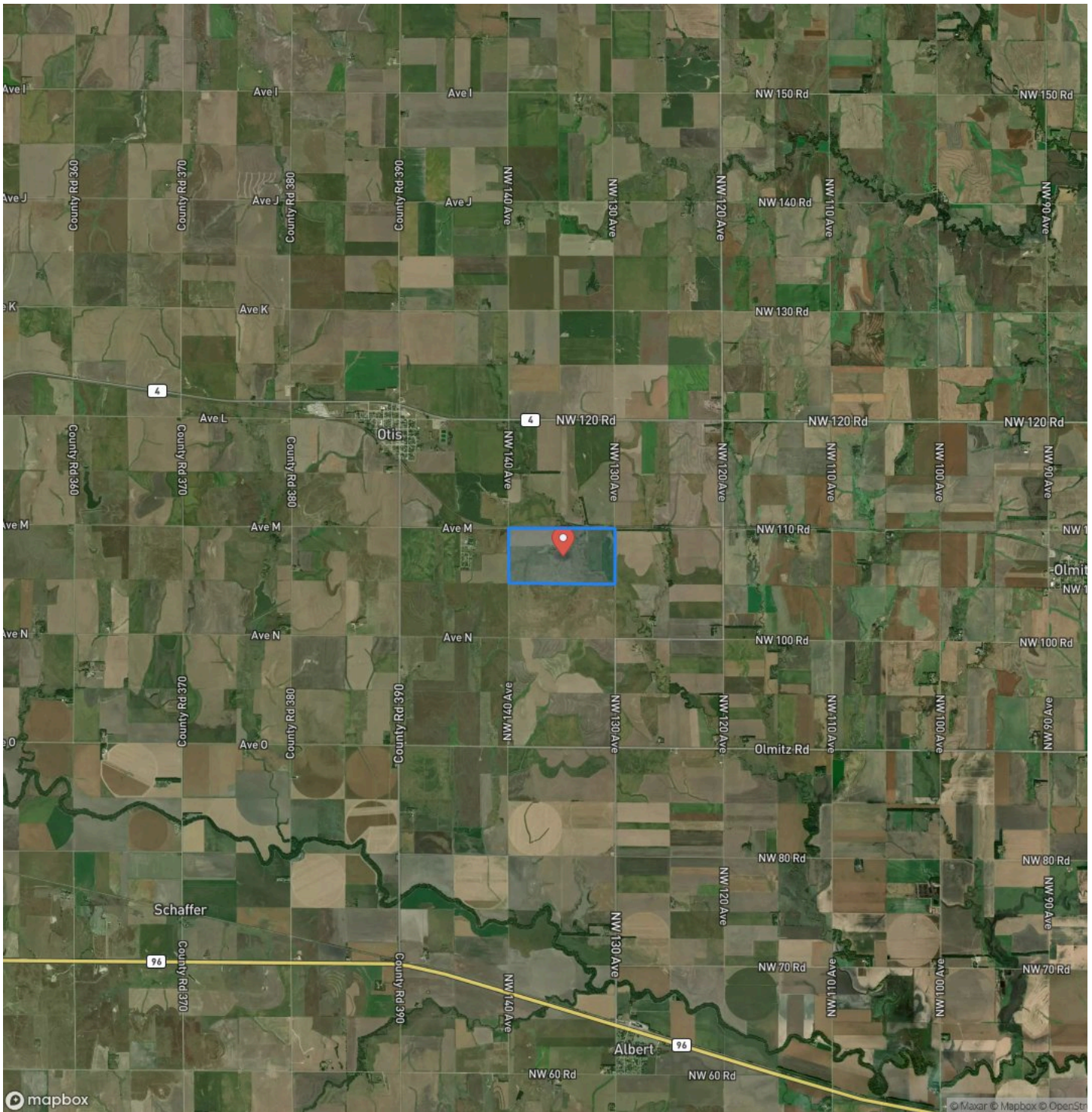


Olmitz, KS / Barton County

Locator Map



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

Saint John, KS 67576

NOTES

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This image shows a single 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.



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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