

**Auction 159+/- Acres SE of Conway Springs, Kansas.
Conway Springs, KS 67031**

**159± Acres
Sumner County**



Auction 159+/- Acres SE of Conway Springs, Kansas.
Conway Springs, KS / Sumner County

SUMMARY

City, State Zip

Conway Springs, KS 67031

County

Sumner County

Type

Hunting Land, Farms

Latitude / Longitude

37.303357 / -97.608423

Acreage

159

Property Website

<https://redcedarland.com/detail/auction-159-acres-se-of-conway-springs-kansas-sumner-kansas/53249/>



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PROPERTY DESCRIPTION

159+/- Acres SE of Conway Springs, Ks.

Tract 4 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: S35, T31, R03W, Acres 159, SE4 LESS ROW. Parcel ID: 087-35-0-00-004.00-0.

Driving Directions: Head south out of Conway Springs 6 miles. Turn east on W. 30th Ave N and go 1.5 miles. The farm is on the north side of the road.

2023 Taxes: \$286.58

Deer Unit: 15

Property Description: Great mixed use farm with tillable, pasture, and hunting. There is approximately 104+/- acres in tillable, 51+/- in pasture, and a small tract of thick cover in the sw portion of the property. The pasture has a small creek with small ponds. With little management practices this farm will have excellent hunting potential. The farmland is being custom farmed currently, and the Buyer shall receive 1/3rd of the growing wheat crop. Buyers to be responsible for 1/3rd of any chemical or fertilizer expenses.

The pasture is being rented out this spring with the rent remaining with the Sellers.

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

Key Features

Close to Conway Springs

Hunting

Pasture

Tillable

12 miles from Wellington

40 miles from Wichita

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.

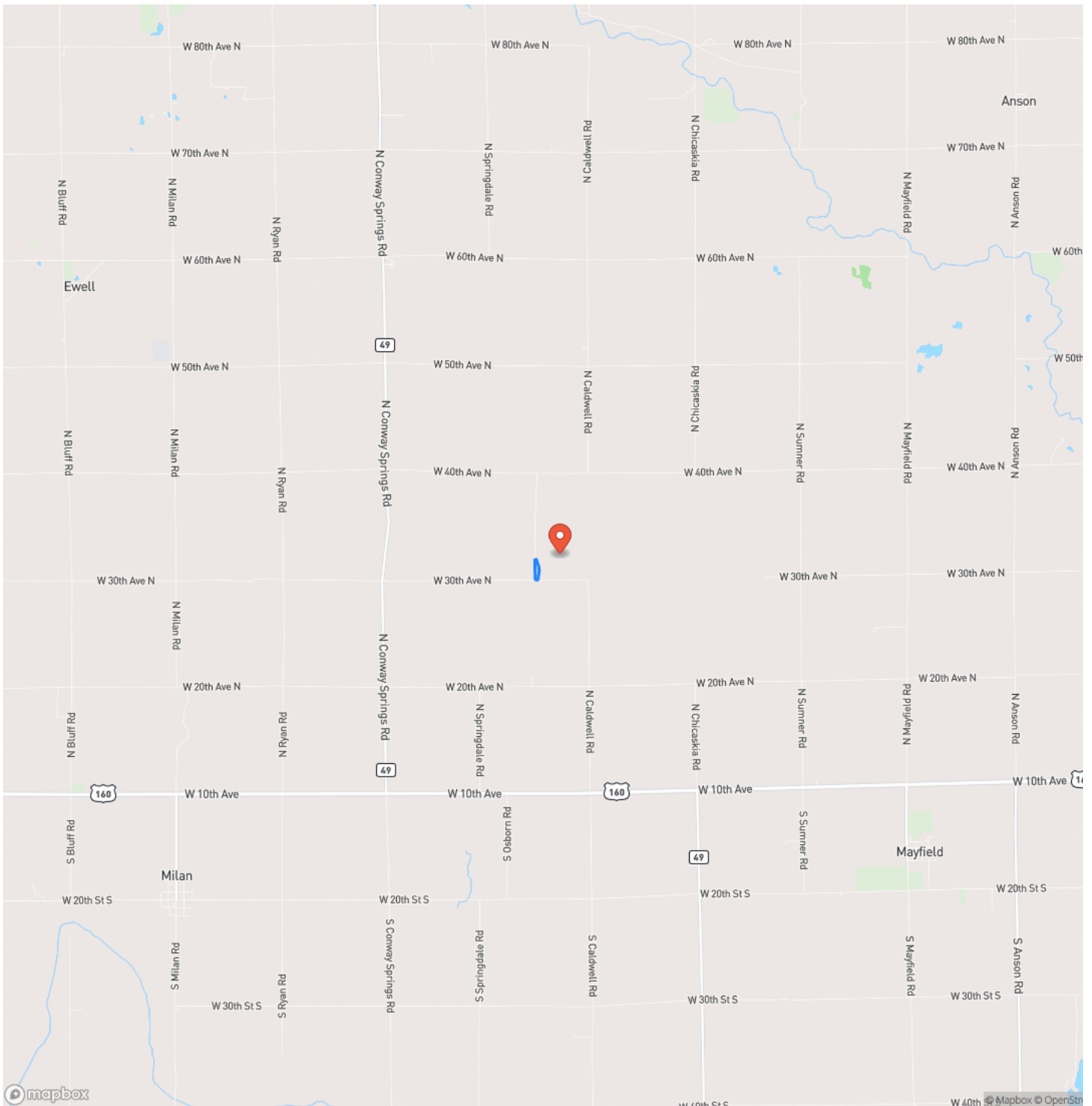


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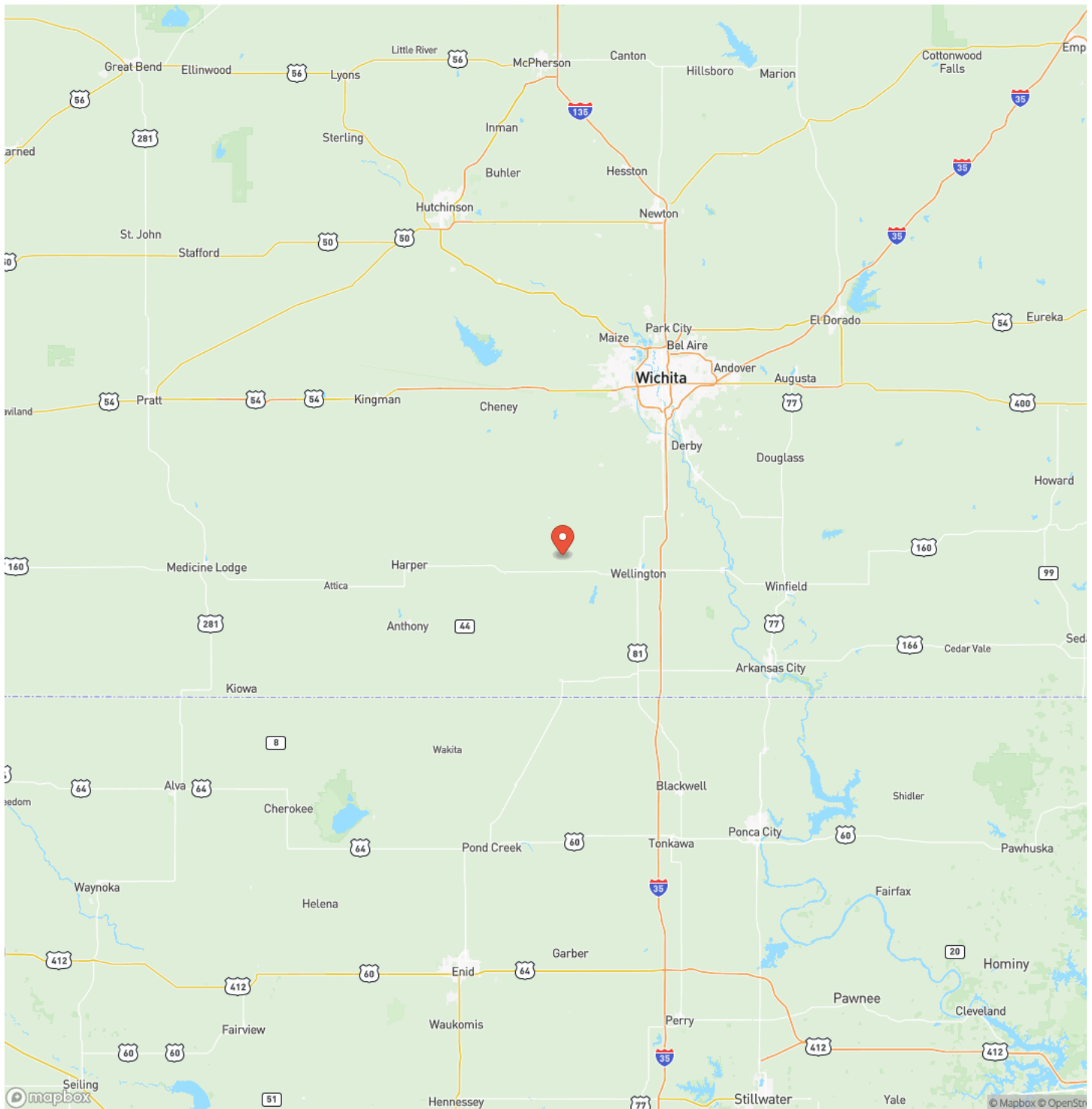
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Locator Map

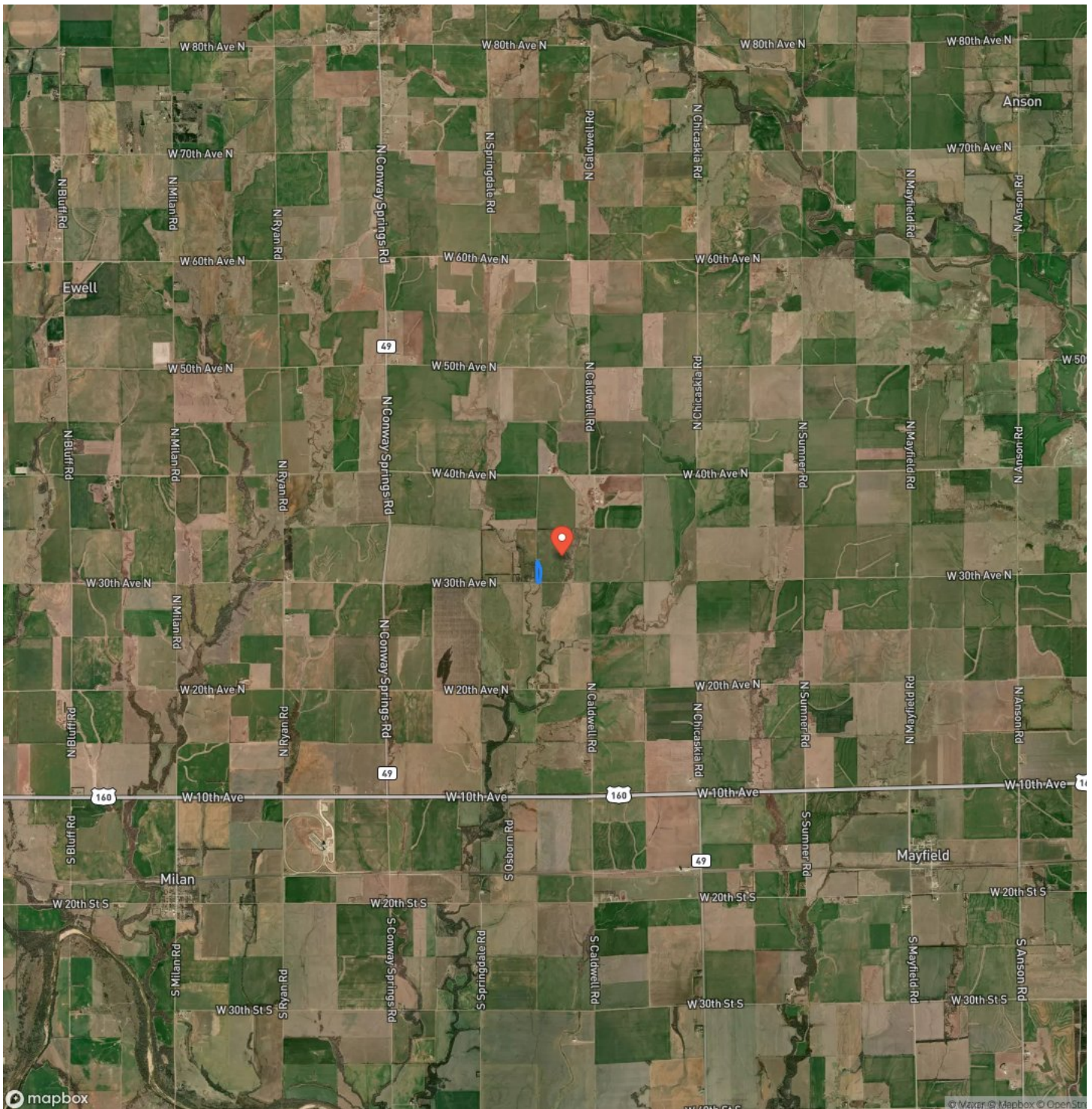


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Locator Map



Satellite Map



**Auction 159+/- Acres SE of Conway Springs, Kansas.
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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



MORE INFO ONLINE:

redcedarland.com

This image shows a single sheet of white paper with horizontal blue 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.



Red Cedar Land Co.
2 NE 10th ave
Saint John, KS 67576
(620) 546-3746
redcedarland.com

