

**AUCTION 1,117.6+/- Ac. of Pasture and
Hunting in Clark Co, KS.
Ashland, KS 67831**

**\$1
1,117 +/- acres
Clark County**



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Ashland, KS / Clark County**

SUMMARY

City, State Zip

Ashland, KS 67831

County

Clark County

Type

Ranches, Hunting Land

Latitude / Longitude

37.4153 / -99.704275

Taxes (Annually)

960

Acreage

1,117

Price

\$1

Property Website

<https://redcedarland.com/detail/auction-1-117-6-ac-of-pasture-and-hunting-in-clark-co-ks-clark-kansas/10911>



AUCTION 1,117.6+/- Ac. of Pasture and Hunting in Clark Co, KS. Ashland, KS / Clark County

PROPERTY DESCRIPTION

AUCTION 1,117.6+/- Acres of Pasture and Hunting Land in Clark County, Kansas.

Sellers: OYK, LLC. and Central Financial Corporation.

Legal Description: E/2 W/2, E/2 of S22-T30-R22w. S23-T30-R22w Ex R/W. All in Liberty Township. (Approximately 9 South, and 3.5 West of Bucklin, Kansas or 2.5 miles NE of Clark State Fishing Lake)

Taxes: \$960.28

Auction Date & Time: Saturday Nov. 14th, 2020 @ 11:00 a.m.

Auction Location: American Legion Building 101 S. Nebraska Ave, Bucklin Kansas.

This ranch has it all for the cattle rancher looking to add more grazing acres to his operation, or a hunter looking for great deer and quail acres. Upgrades include newer fencing, solar water well, windmill, 1 pond, and pockets of spring fed creek areas. Fish creek cuts through the property from north to south making an extra water source and a navigable trail for whitetail deer & other wildlife on the property. Don't overlook the deer hunting in these larger pastures in this portion of the state. This farm will surprise you on deer quality! This ranch has great grass and is cross fenced for an easy cattle rotation. Splitting the pastures is a very well maintained dirt road for even better access to the ranch. There is old oil production on the property. What mineral rights the sellers have shall transfer its is believed to be 100%.

Large pastures with great fence and good water rarely come up for sale in this part of the country!

For more information or a tour of the property contact Nathan Leeper at 620-388-6328 or Ryan Koelsch at 620-546-3746.

Key Features:

9 South, 3.5 West of Bucklin, Kansas.

Large Pasture

Fish Creek

Excellent Fences



Multiple Water Sources

Easy Access

Hunting

Close to Clark State Fishing Lake

Auction Terms: 10% earnest money down day of sale. Closing with High Plains Title in Dodge City. Title insurance and closing costs shall be split 50/50 between Sellers and Buyers. Winning bidder must complete purchase contract and leave earnest money check. Taxes are prorated to the date of closing. 2019 taxes were \$960.28. Sellers and Buyers to split mineral search 50/50 - Copies of the search are upon request. The minerals are believed to be 100% in-tact and will transfer.

The property is currently leased for grazing until March 1st, 2021 with the cash rent remaining with the Sellers (Copy of the lease can be presented upon request). There is no buyer's premium. The ranch is selling with seller's confirmation on price. Sellers have elected to have pre-auction bids, phone bidding, and live bidding. Pre-qualified bidders only - this sale is not contingent upon bank approval buyers must be pre-approved before bidding. Any announcements day of sale shall take precedence over any other advertised material.

Personal property transferring includes the windmill & solar panel.

Key Features to Focus on - Newer Fence 5 miles, Plenty of Water, Easy Access.

Minerals - There is an active but not currently producing injection well with Knighton Oil in Wichita Kansas. For any information on the injection well in the future contact Chris Toy 316-630-9905 or chris@knightonoil.com



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Locator Maps



Aerial Maps



**AUCTION 1,117.6+/- Ac. of Pasture and Hunting in Clark Co, KS.
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LISTING REPRESENTATIVE

For more information contact:



Representative

Ryan Koelsch

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Office

(620) 546-3746

Email

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Address

2 NE 10 ave

City / State / Zip

St john, KS, 67576

NOTES



This image shows a blank 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.



Red Cedar Land Co.
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