

**AUCTION 93+/- Acres in Pottawatomie Co.
Kansas
Olsburg, KS 66520**

**\$1
93 +/- acres
Pottawatomie County**



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SUMMARY

City, State Zip

Olsburg, KS 66520

County

Pottawatomie County

Type

Hunting Land, Undeveloped Land, Recreational Land, Lakefront

Latitude / Longitude

39.332837 / -96.644238

Acreage

93

Price

\$1

Property Website

<https://redcedarland.com/detail/auction-93-acres-in-pottawatomie-co-kansas-pottawatomie-kansas/10807/>



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PROPERTY DESCRIPTION

AUCTION DETAILS - Pottawatomie County, Kansas Tract 3 of 3 - Sunset Cove. November 21st, 2020 starting at 11:00 a.m.

Auction Location: Hilton Garden Inn 410 S. 3rd, Manhattan, KS 66502 (auction will be held in the conference room).

Auction Terms: 10% earnest money down day of sale. Pre-qualified bidders only - this sale is not contingent upon bank approval. Closing with High Plains Title. Title insurance and closing costs shall be split 50/50 between Sellers and Buyers. Taxes are prorated to the date of closing. There is no buyers premium. Farm shall be selling with sellers confirmation. Sellers have elected to have pre-auction bids, phone bidding, and live bidding. Any announcements day of sale shall take precedence over any other advertised material. Red Cedar Land Co. is representing the Sellers.

Possession: Closing shall be 30 days or less from auction date. Possession day of closing.

FARM TOURS TO VIEW THE PROPERTY - FRIDAY NOV. 20TH FROM 10:00a.m.-1:00p.m.

Legals: 93.6+/- acres in S21-T8-R7e, and S28-T8-R7e.

Driving Directions: From the north side of Manhattan off Tuttle Creek Blvd take HWY-13 North approximately 5.25 miles north to Carnahan Rd. Turn off left or north west onto Carnahan Rd. and drive approximately 5.75 miles to Booth Creek Rd. Turn left onto Booth Creek and head 1.5 miles north west to Sage Brush Rd. Head west on Sage Brush Rd. approximately 1 mile to Dry Creek Rd. Turn south on Dry Creek Rd and continue for approximately 3.5 miles. The property is on the west side of Dry Creek Rd.

Property Description: Two words you rarely hear in this famous area of the state are FOR SALE. This prime hunting and development land rarely hits the market and if it does you are normally too late! Just a short 15 minute drive from Manhattan you can get to your deer stand or your dream built home. There are multiple places to section off acres to build homes or leave as is and enjoy the hunting and Tuttle Creek Reservoir access. There are approximately 65 sub-divided lots on the 93.6+/- acres. Not only are you close to Tuttle Creek, but you have public access to the rest of the lake to enjoy excellent fishing and public waterfowl hunting.

Hunting wise the property is in a very highly managed area. The farm is covered in thick wooded draws, pinch points, and some open areas great for hunting whitetail deer. This area of Pottawatomie county by the lake is one of the most sought after areas for hunting in the entire state due to the fact that a



high majority of land owners manage for trophy whitetail. Aside from the whitetail hunting the turkey and quail hunting is great as well. The farm has a small cabin perfect for weekend getaways or to utilize for hunting or fishing the lake. Other personal property items shall be announced day of sale. (tower blind, any treestands, feeders)

To schedule a showing prior to the auction please contact Ryan Koelsch at 620-546-3746.

Key Features:

15 min from Manhattan

25 min from Manhattan Airport

Excellent Hunting

Tuttle Creek Lake Access - Boat Ramp Close to Property

Established Food Plots

Great Place to Build

Power Close



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Locator Maps



Aerial Maps



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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

2 NE 10 ave

City / State / Zip

St john, KS, 67576

NOTES



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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.
2 NE 10th ave
St john, KS 67576
(620) 546-3746
www.redcedarland.com

