

**Auction - Home, Shed, and Cabin on 2.5
Acres in Wilson County, Kansas.
7560 Quinter Road
Neodesha, KS 66757**

\$1
2.500± Acres
Wilson County



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Neodesha, KS / Wilson County**

SUMMARY

Address

7560 Quinter Road

City, State Zip

Neodesha, KS 66757

County

Wilson County

Type

Residential Property, Hunting Land

Latitude / Longitude

37.483 / -95.66114

Dwelling Square Feet

1925

Acreage

2.500

Price

\$1

Property Website

<https://redcedarland.com/detail/auction-home-shed-and-cabin-on-2-5-acres-in-wilson-county-kansas-wilson-kansas/29964>



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PROPERTY DESCRIPTION

Auction - TRACT 1 of 2 Home, Shop, and Extra Cabin on 2.5+/- Acres.

Auction Location, Date, Time: The auction will be held at Americas Best Value Inn at 2404 E. Washington Street Fredonia, KS 66736. Saturday Oct. 1st at 11:00 a.m. central time.

OPEN HOUSE FOR THE LAND AND HOME FOR BOTH TRACTS IS THURSDAY AUGUST 25th, 2022 FROM 4-6PM

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 shall be split 50/50 between sellers and buyers. All personal property and real estate shall be selling as is 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. What mineral rights the Sellers own shall transfer - It is believed the minerals are intact on both tracts. The properties are selling in two different tracts with no combinations. 2021 Taxes on tract 1 were \$2,568.64, and tract 2 2021 were \$226.94. All boundary line maps are approximate. All tracts shall be selling with no disclosure statements. Each tract shall be selling with Sellers' confirmation on price. The Sellers have elected to have online bidding, phone bidding, and live bidding. There is a 2% Buyers premium for online bids only. Red Cedar Land Co. is representing the Seller as a Sellers Agent.

Aside from the home there is also a 40'x30' steel frame shop that's fully insulated, has extra storage, and has great lighting. This shop is great for extra storage, work shop, or cleaning station for deer. Electric deer wench is included!

If the house doesn't have enough living quarters there is a 28'x13' buck barn cabin with living quarters. The cabin has a full bathroom, ac unit, power, two lofts up above, and is fully insulated. This is great for extra guests or can even be rented out for a hunting camp.

Personal Property Included: Fridge, stove, oven, microwave, new washer and dryer, dish washer, brand new ac unit, electric deer wench, peg board in shop, pull up set, electric fire place, ac window unit, shelving, and misc tables.

This is an excellent property to be utilized for a hunting lodge, company retreat, or even for Air BNB rental.

Key Features



Country Living

2.5+/- Acres

3 Bed, 2 Bath

40x30 Shop

Small Cabin

Great Retreat / Air Bnb

Perfect Lodge For Outfitter

Great Access

Secluded

Apple Tree

Personal Property Included

Announcements made day of sale shall take precedence over any other advertised material.



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Locator Maps



Auction - Home, Shed, and Cabin on 2.5 Acres in Wilson County, Kansas.
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Aerial Maps



**Auction - Home, Shed, and Cabin on 2.5 Acres in Wilson County, Kansas.
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LISTING REPRESENTATIVE

For more information contact:



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NOTES



NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend 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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