

**Auction - Excellent Hunting and Fishing
on 10+/- Acres.
Neodesha, KS 66757**

**\$1
10± Acres
Wilson County**



**Auction - Excellent Hunting and Fishing on 10+/- Acres.
Neodesha, KS / Wilson County**

SUMMARY

City, State Zip

Neodesha, KS 66757

County

Wilson County

Type

Hunting Land, Recreational Land

Latitude / Longitude

37.48518 / -95.66194

Acreage

10

Price

\$1

Property Website

<https://redcedarland.com/detail/auction-excellent-hunting-and-fishing-on-10-acres-wilson-kansas/30495>



Auction - Excellent Hunting and Fishing on 10+/- Acres. Neodesha, KS / Wilson County

PROPERTY DESCRIPTION

Auction - TRACT 2 of 2 Excellent Hunting and Fishing on 10+/- 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.

Taxes 2021: \$226.94

Property Description: Dynamite does come in small packages! This small acre tract packs a big punch and is the perfect set up for the avid outdoorsmen. The thick mature timber holds big Kansas whitetail deer, turkey, quail, and predators. The old quarry pond is just under 1 acre in size and is stocked with bass, crappie, and bluegill. This tract would make the perfect start up farm for someones first land purchase to get their kids introduced to the lovely outdoors.

For more information about the auction contact Ryan Koelsch at [620-546-3746](tel:620-546-3746).

Key Features

Great Hunting

Great Fishing

Stocked Quarry Pond

Mature Timber



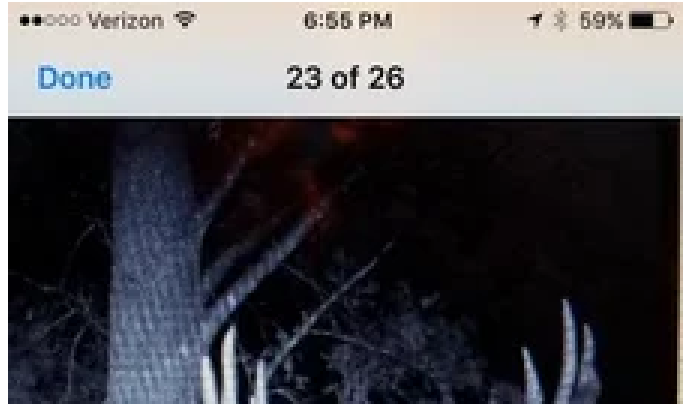
1/2 Mile From Rural Water

Close to Fredonia, Altoona, and Neodesha

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



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Locator Maps



**Auction - Excellent Hunting and Fishing on 10+/- Acres.
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Aerial Maps



**Auction - Excellent Hunting and Fishing on 10+/- Acres.
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LISTING REPRESENTATIVE

For more information contact:



Representative

Ryan Koelsch

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(620) 546-3746

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Email

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Address

2 NE 10 ave

City / State / Zip

St john, KS 67576

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.



Red Cedar Land Co.
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