

**Auction 80+/- Acres in Reno County,
Kansas.**
Plevna, KS 67568

\$1
80 +/- acres
Reno County



Auction 80+/- Acres in Reno County, Kansas.
Plevna, KS / Reno County

SUMMARY

City, State Zip

Plevna, KS 67568

County

Reno County

Type

Hunting Land, Farms, Recreational Land

Latitude / Longitude

37.93073 / -98.28655

Taxes (Annually)

78

Acreage

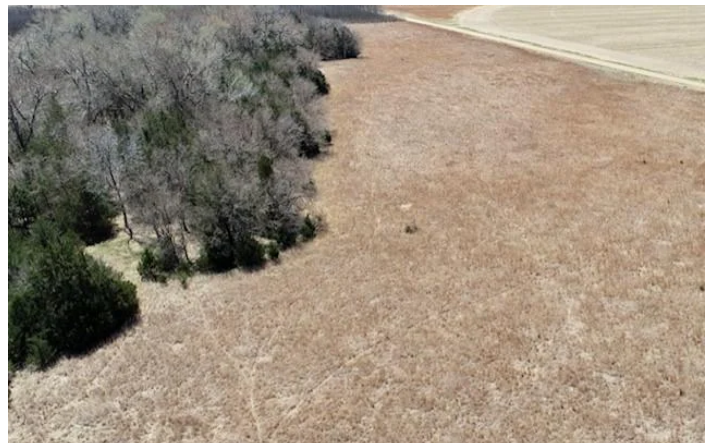
80

Price

\$1

Property Website

<https://redcedarland.com/detail/auction-80-acres-in-reno-county-kansas-reno-kansas/27845>



**Auction 80+/- Acres in Reno County, Kansas.
Plevna, KS / Reno County**

PROPERTY DESCRIPTION

AUCTION

80+/- Acres of Excellent Hunting / Potential Build Site / Expired CRP in Reno County, Kansas.

Auction Location and Time: Thursday June 16th @ 11 AM. The auction will be held at Red Cedar Land Co. 2 NE 10th Ave. St. John, Kansas 67576 (1 mile east of 281 / 50 HWY round-a-bout).

Auction Terms and Conditions: 10% earnest money down day of sale. Closing shall be with Security 1st Title in Hutchinson. Closing costs, title search, and mineral search shall be split 50/50 between buyers and sellers. Taxes prorated to the date of closing. Closing shall be 45 days or sooner after auction date. Sellers have elected to have pre-auction bidding, live bidding, phone bidding, and online bidding. What mineral rights the sellers own shall transfer. Red Cedar Land Co is a Sellers Agent. **Any terms announced day of sale take precedence over any other advertised material.**

Legal Description: W/2 of the SW/4 of S26-T24s-R09w.

Driving Directions to the Property: From Plevna Kansas go 1 mile east to Lerado Rd. Turn south on Lerado Rd and head 2.5 miles. The property is on the east side of the road.

Taxes: \$78.00

Property Description: You will be hard pressed to find a better 80 in South Central, Kansas. Located in deer Unit 15 just 1 hour from Wichita, and 30 minutes from Hutchinson, Kansas. The acreage consists of 41+/- acres of expired CRP, 8.89+/- acres in pasture, and 27.98+/- acres in mature timber / thick locust grove. This Reno County farm has a lot to offer for a new land owner wanting to purchase their first hunting tract, building a new home, or have farming / ranching opportunities. The expired CRP grass is excellent cover for big mature Kansas bucks, pheasant, quail, and predators. The CRP grass can easily be made into tillable land or you can design food plots to help enhance the hunting even more. The deer and other game don't have to travel far for food as the land has tillable acres on two sides. With mature timber all over the property you can take your pick on how you want to hunt or access your tree stand locations. The north east portion of the property has a small pond that would make great fishing or watering hole for cattle / wildlife. With power on the south side of the farm you are steps away from starting the process to build your dream home. There are several locations on the property that would be great areas for potential home sites. There is a gated entry in the NW corner into the cattle pasture and road access from the west and south.



For more details about this auction or to schedule a showing call Ryan Koelsch at 620-546-3746.

Key Features

Thick Mature Timber

Excellent Hunting

Deer

Turkey

Pheasant

Quail

Pond

Power Close By

Expired CRP

Potential Build Site

2.5 Miles From Blacktop

Fairfield School District

30 Minutes West From Hutchinson Kansas

1 Hour From Wichita Airport



**Auction 80+/- Acres in Reno County, Kansas.
Plevna, KS / Reno County**



Locator Maps



Aerial Maps



Auction 80+/- Acres in Reno County, Kansas.
Plevna, KS / Reno County

LISTING REPRESENTATIVE

For more information contact:



Representative

Ryan Koelsch

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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.



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