

**Auction 152+/- Acres of Great Hunting and Tillable in
Harper County, Kansas.
Harper, KS 67058**

**152± Acres
Harper County**



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Harper, KS / Harper County

SUMMARY

City, State Zip

Harper, KS 67058

County

Harper County

Type

Hunting Land, Farms

Latitude / Longitude

37.353235 / -97.9251

Acreage

152

Property Website

<https://redcedarland.com/detail/auction-152-acres-of-great-hunting-and-tillable-in-harper-county-kansas-harper-kansas/53252/>



Auction 152+/- Acres of Great Hunting and Tillable in Harper County, Kansas. Harper, KS / Harper County

PROPERTY DESCRIPTION

Auction 152+/- Acres of Great Hunting and Tillable in Harper County, Kansas.

Tract 7 of 11.

To view all tracts: [Click Here!](#)

Auction Info: The auction will be held at Kansas Star Casino & Event Center 777 Kansas Star Drive Mulvane Kansas 67110. The sale will be conducted in the Studio F room. The land auction will begin live at 1:00 pm on Thursday April 25th, 2024. All buyers will have the option to bid live, or by the phone.

Auctioneer Notes: Red Cedar Land Co. is honored to represent the American Warrior Inc. and O'Brate Realty LLC sellers. This unique collection of real estate has something to offer for the investor, farmer, hunter, and outdoorsman. From large tillable tracts to Chikaskia River hunting, these farms are a rare collection to get your hands on! The tracts are scattered over Sumner and Harper Counties with 5 tracts being in Sumner County, and 6 tracts being in Harper County. Sellers are to retain all mineral rights on all parcels.

Legal Description: RURAL TOWNSHIP PARCEL, S13, T31, R06, ACRES 152, NW4 EX TR BEG 792 E OF NW COR NW4 S 345 E 380 N 345 W 380 TO POB & LESS RD R/W SECTION 13 TOWNSHIP 31 RANGE 06.

Driving Directions: From Harper Kansas take HWY-2 to the NE towards Wichita approximately 5 miles. Turn on NE 60 Ave to the south. The farm is located at the intersection of ne 140 rd and ne 60 ave.

2023 Taxes: \$767

Deer Unit: 15

Property Description: Located just north east of Harper, Kansas this tract of land has excellent hunting, great tillable income, and not far off HWY-2. There are 125+/- acres in tillable currently planted to winter wheat. Buyers have the option to pay 1/3rd expenses and buy out the growing wheat crop. Class II Silt loam and sandy loam soils make up a large majority of this farmland promising great yields with even below average rainfall. The remaining 27+/- acres is thick grown up pasture grass, and is excellent hunting for whitetail deer.

Key Features

Tillable Income

Great Hunting

Potential Homesite

Class II Soils

Close to Blacktop

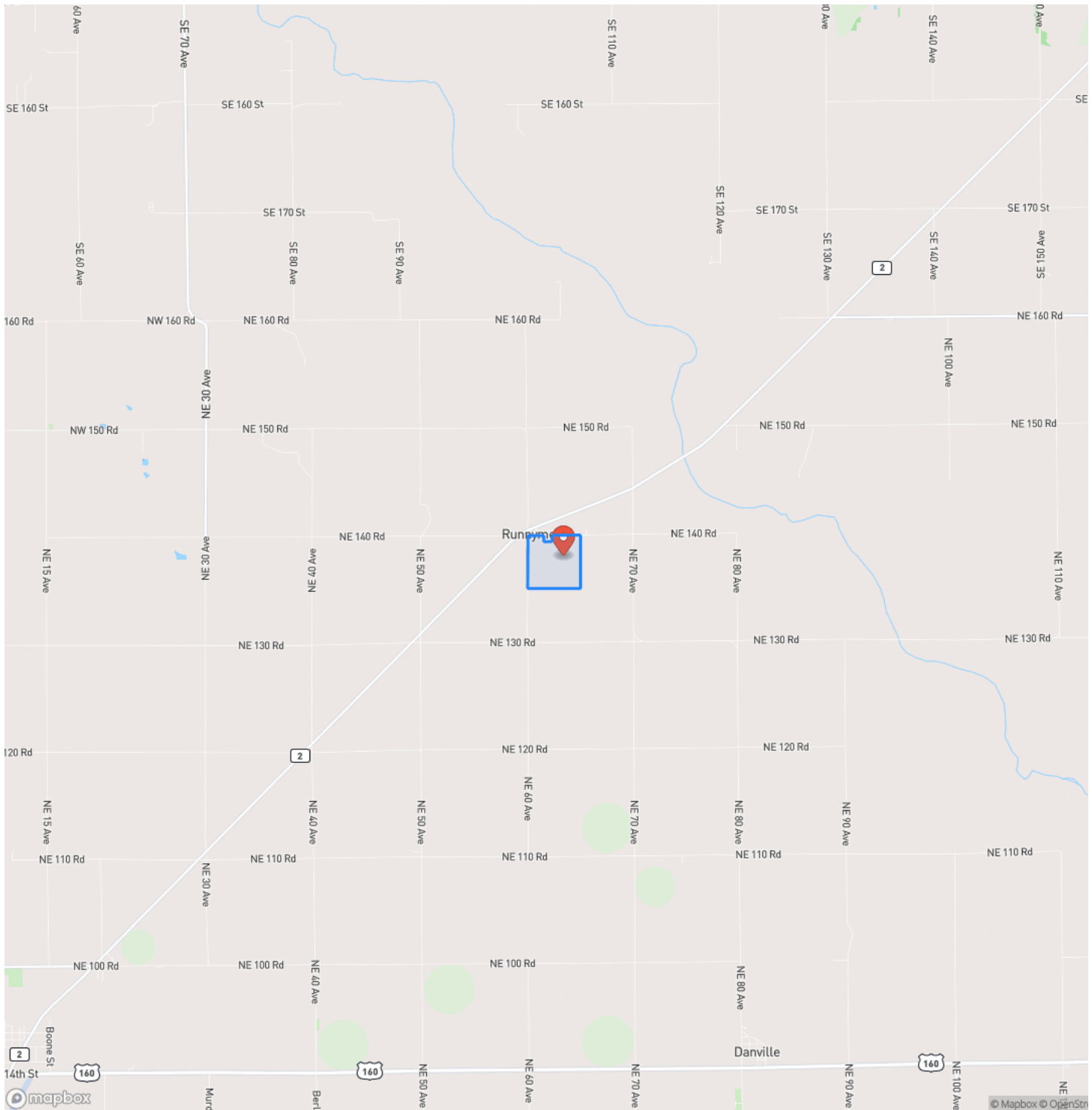
Auction Terms and Conditions: 10% earnest money down non-refundable day of sale on all real estate. Closing shall be with Security 1st Title 30 days from auction date. Taxes shall be prorated to the date of closing. Title and closing costs shall be split 50/50 between sellers and buyers. All real estate shall be sold as 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. Mineral Rights - DO NOT transfer. All boundary line maps are approximate. Real estate shall be sold with no disclosure statements. The Sellers have elected to have live and phone bidding. Red Cedar Land Co. is representing the Seller as a Seller's Agent. The land is selling with Seller's confirmation on price. Winning bidders must enter into a purchase contract no later than April 29th, 2024, at 5 pm.



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Harper, KS / Harper County



Locator Map

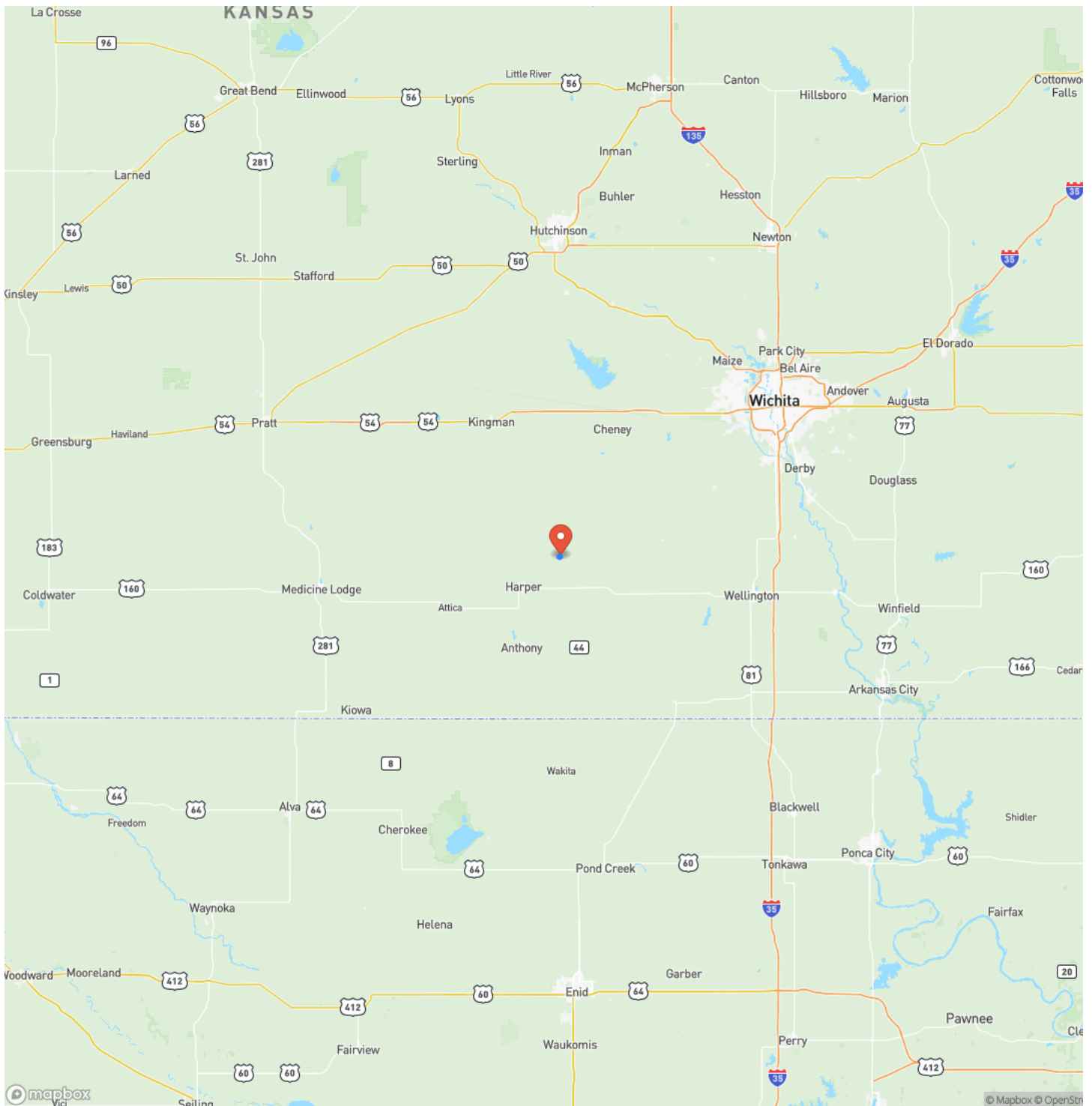


MORE INFO ONLINE:

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Harper, KS / Harper County

Locator Map



Satellite Map



MORE INFO ONLINE:

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LISTING REPRESENTATIVE

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City / State / Zip

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NOTES



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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.



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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.



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