

**166+/- Acres of Excellent Hunting and Tillable in Sumner
County, Ks.**
Wellington, KS 67152

**166± Acres
Sumner County**



**166+/- Acres of Excellent Hunting and Tillable in Sumner County, Ks.
Wellington, KS / Sumner County**

SUMMARY

City, State Zip

Wellington, KS 67152

County

Sumner County

Type

Farms, Hunting Land

Latitude / Longitude

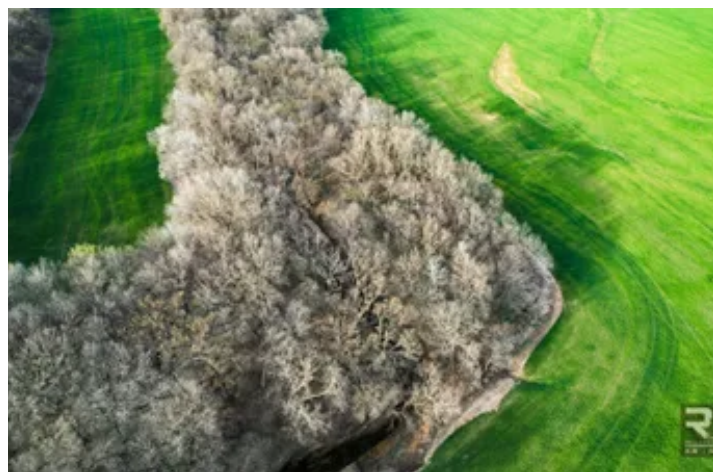
37.298759 / -97.453296

Acreage

166

Property Website

<https://redcedarland.com/detail/166-acres-of-excellent-hunting-and-tillable-in-sumner-county-ks-sumner-kansas/53243/>



166+/- Acres of Excellent Hunting and Tillable in Sumner County, Ks. Wellington, KS / Sumner County

PROPERTY DESCRIPTION

166+/- Acres of Excellent Hunting and Tillable NW of Wellington, Ks.

Tract 2 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 (STUDIO F). 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: S05, T32, R01W, Acres 166+/-, NW4 LESS; ROW.

Driving Directions: From Wellington Kansas go 1 mile north on highway 81. Turn west on E. 30th ave. and go 3 miles. The property is on the south side of the road.

2023 Taxes: \$1,179.02

Deer Unit: 15

Property Description: Located just minutes west of Wellington, Kansas this farm has excellent hunting along Sand Creek, and great tillable income. Spring Creek cuts through the western side of the property creating great access points to chase whitetail deer and turkey. There are approximately 143+/- acres in wheat. The wheat crop can be bought out for 1/3rd of the input costs. This tract has excellent soils and promise great yields every year! The remaining acres are in thick timber along the creek. There are great access roads from the north and east sides of the farm.

For more information or to schedule a showing contact Ryan Koelsch at [620-546-3746](tel:620-546-3746).

Key Features

Spring Creek

Excellent Hunting

Great Soil

Close to Wellington Kansas

35 Minutes From Wichita

Tillable Income

Mature Timber

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.

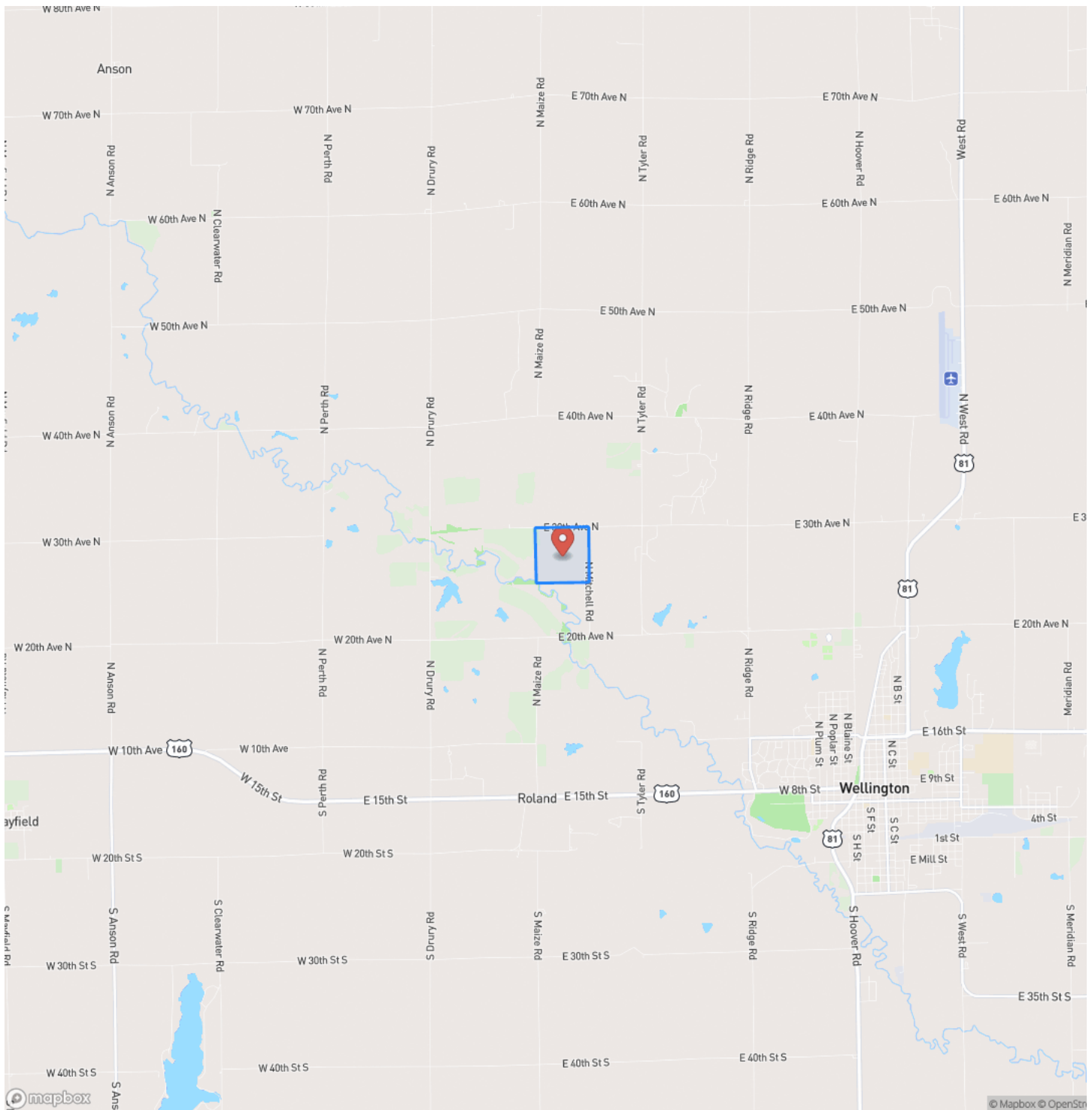


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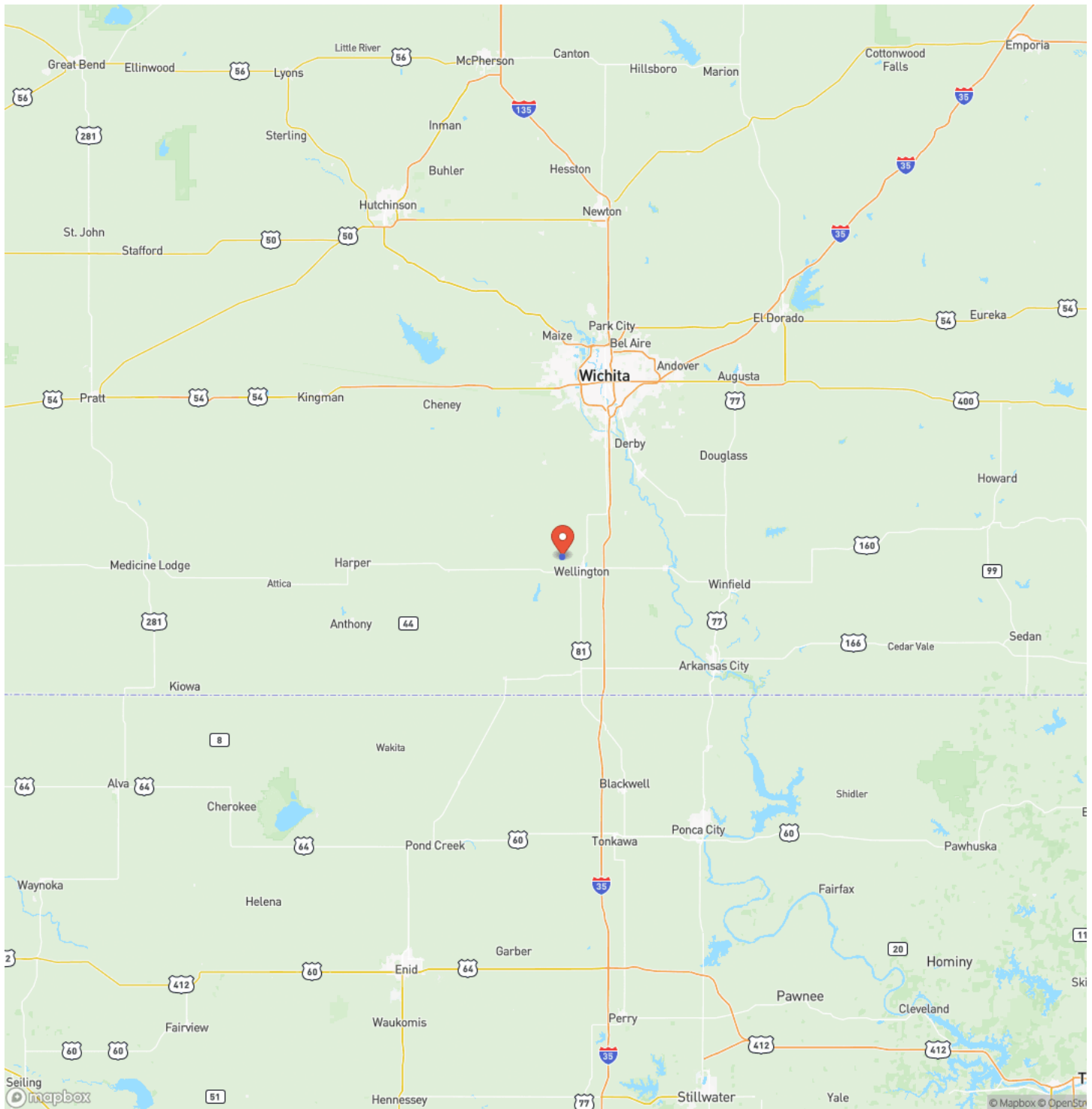
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Locator Map



**166+/- Acres of Excellent Hunting and Tillable in Sumner County, Ks.
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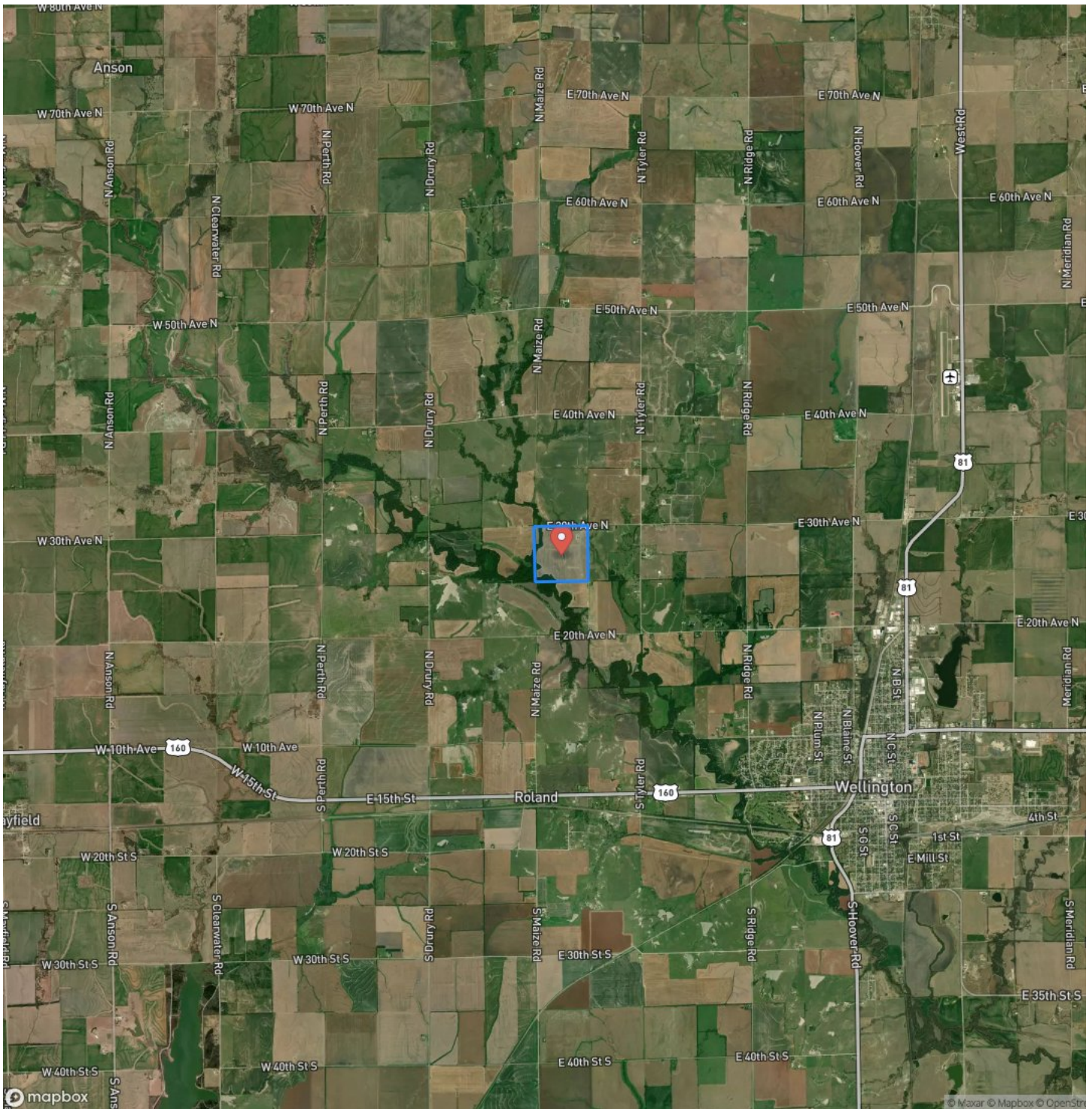
Locator Map



MORE INFO ONLINE:

redcedarland.com

Satellite Map



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Wellington, KS / Sumner County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Ryan Koelsch

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Office

(620) 546-3746

Email

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Address

City / State / Zip

Saint John, KS 67576

NOTES



MORE INFO ONLINE:

redcedarland.com

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redcedarland.com

DISCLAIMERS

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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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