

**Auction 146+/- Acres of Waterfowl and Deer Hunting SW
of Anthony, Ks.
Anthony, KS 67003**

**146± Acres
Harper County**



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Anthony, KS / Harper County**

SUMMARY

City, State Zip

Anthony, KS 67003

County

Harper County

Type

Hunting Land, Farms

Latitude / Longitude

37.061489 / -98.115277

Acreage

146

Property Website

<https://redcedarland.com/detail/auction-146-acres-of-waterfowl-and-deer-hunting-sw-of-anthony-ks-harper-kansas/53266/>



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PROPERTY DESCRIPTION

Auction 146+/- Acres of Waterfowl and Deer Hunting SW of Anthony, Ks.

Tract 11 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: RURAL TOWNSHIP PARCEL, S30, T34, R07, ACRES 146, NE/4 LESS A TRACT IN NE CORNER. Parcel ID: 039189300000001010.

Driving Directions: From Anthony Kansas head south on the blacktop 5.5 miles to sw 60 rd. Turn west on sw 60 rd and go 4 miles. The farm is on the south side of the road.

2023 Taxes: \$500.02

Deer Unit: 15

Property Description: WATER WATER WATER. This tract has multiple ponds and flowing springs all over it. There is already waterfowl utilizing the ponds that are currently there, but with some more dirt work this property could turn into something special. The sky is the limit on how big you want to make the ponds or create new ones.

The creek bottom is lined with thick grass and cottonwood trees making easy access to get in and out for whitetail hunting. There is a great population of deer on this tract as you can see all the trails from the drone shots.

There are 80+/- acres in tillable with the intent to plant cotton this spring.

Key Features

Anthony Kansas

Waterfowl Hunting

Ponds

Spring Fed Creeks

80+/- Acres of Tillable Income

Whitetail Hunting

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.



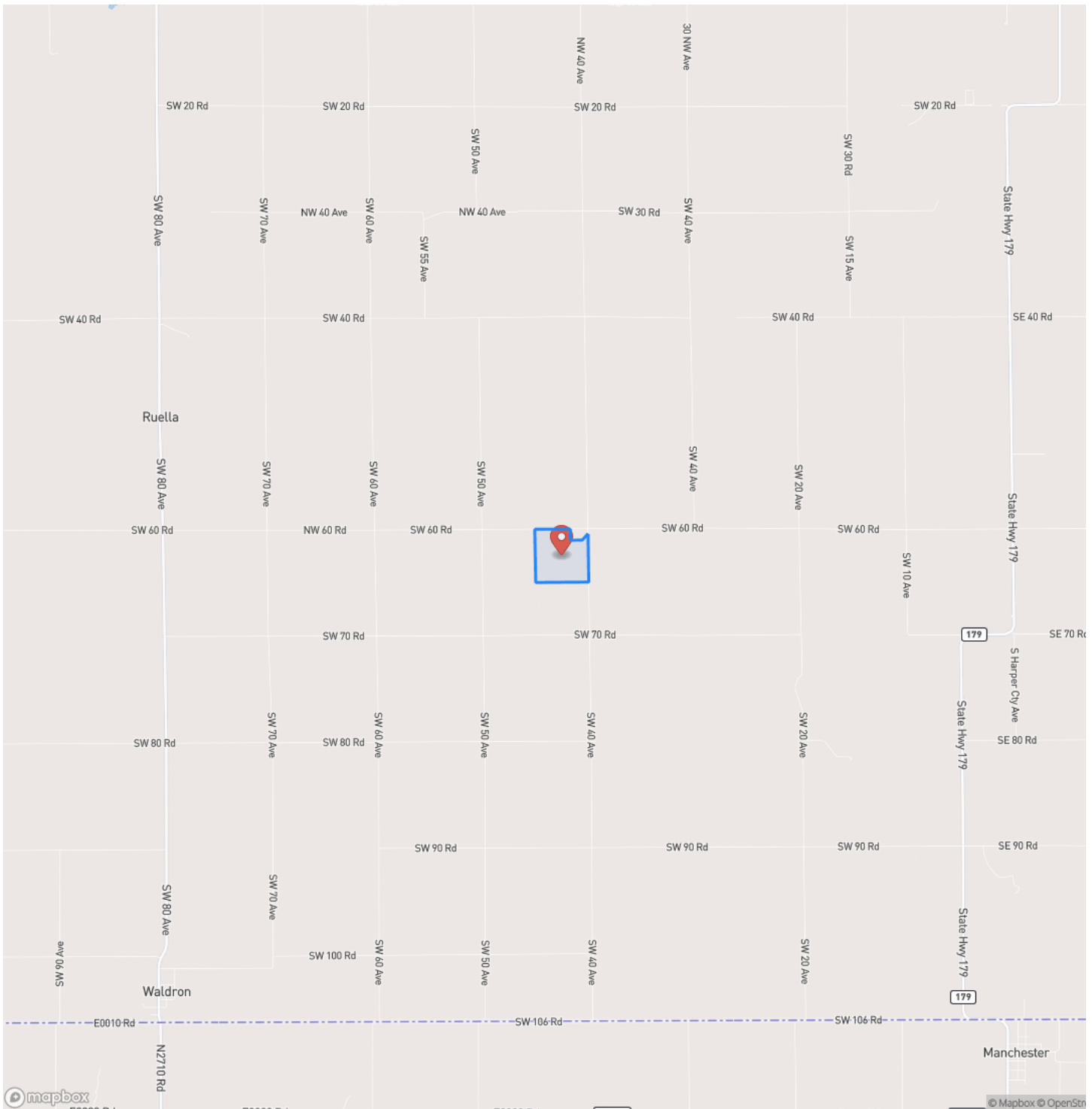
Red Cedar Land Co. is representing the Seller as a Seller's Agent. The land is selling with Seller's confirmation on price. Winning bidders must enter into a purchase contract no later than April 29th, 2024, at 5 pm.



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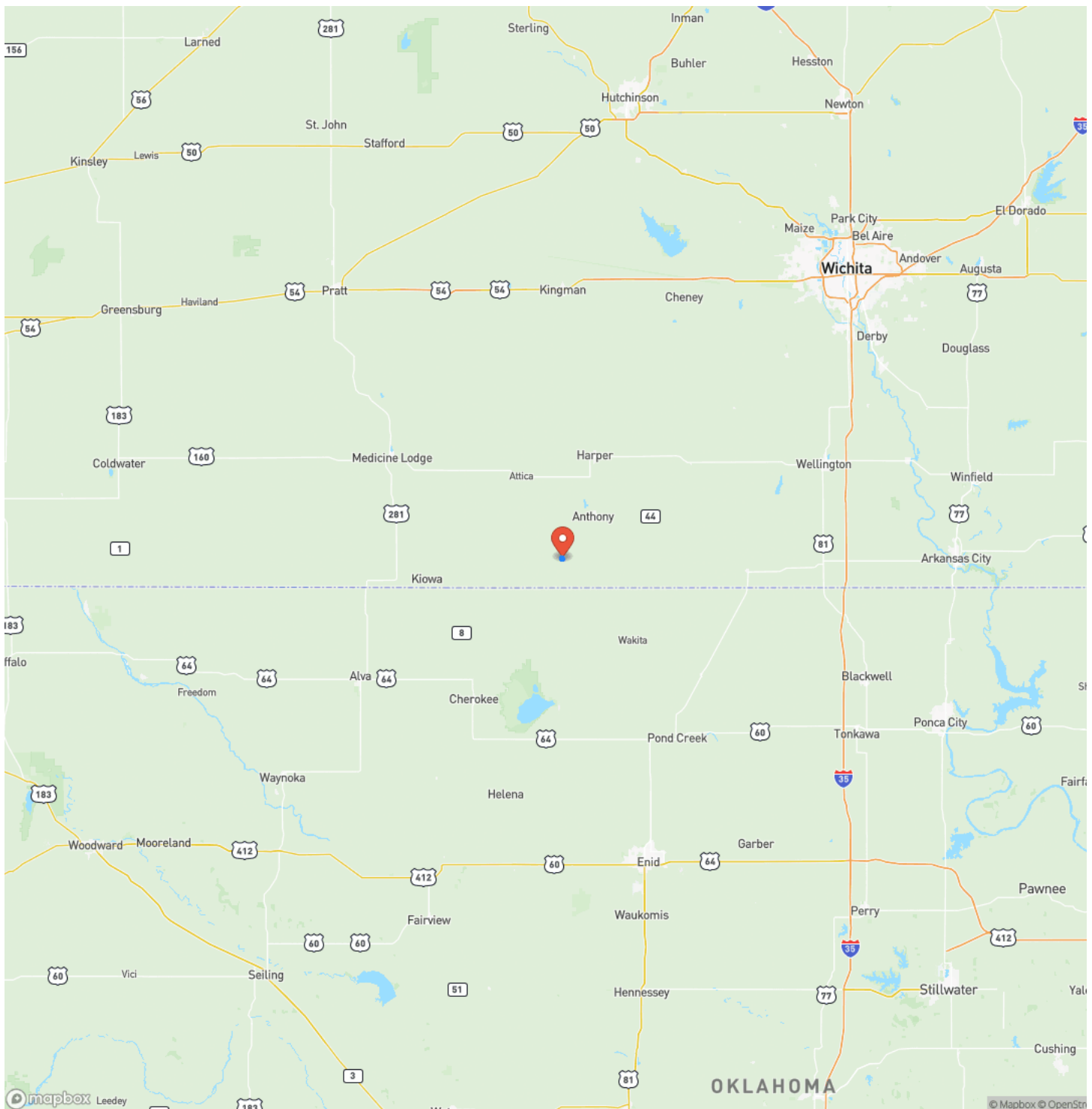


Locator Map



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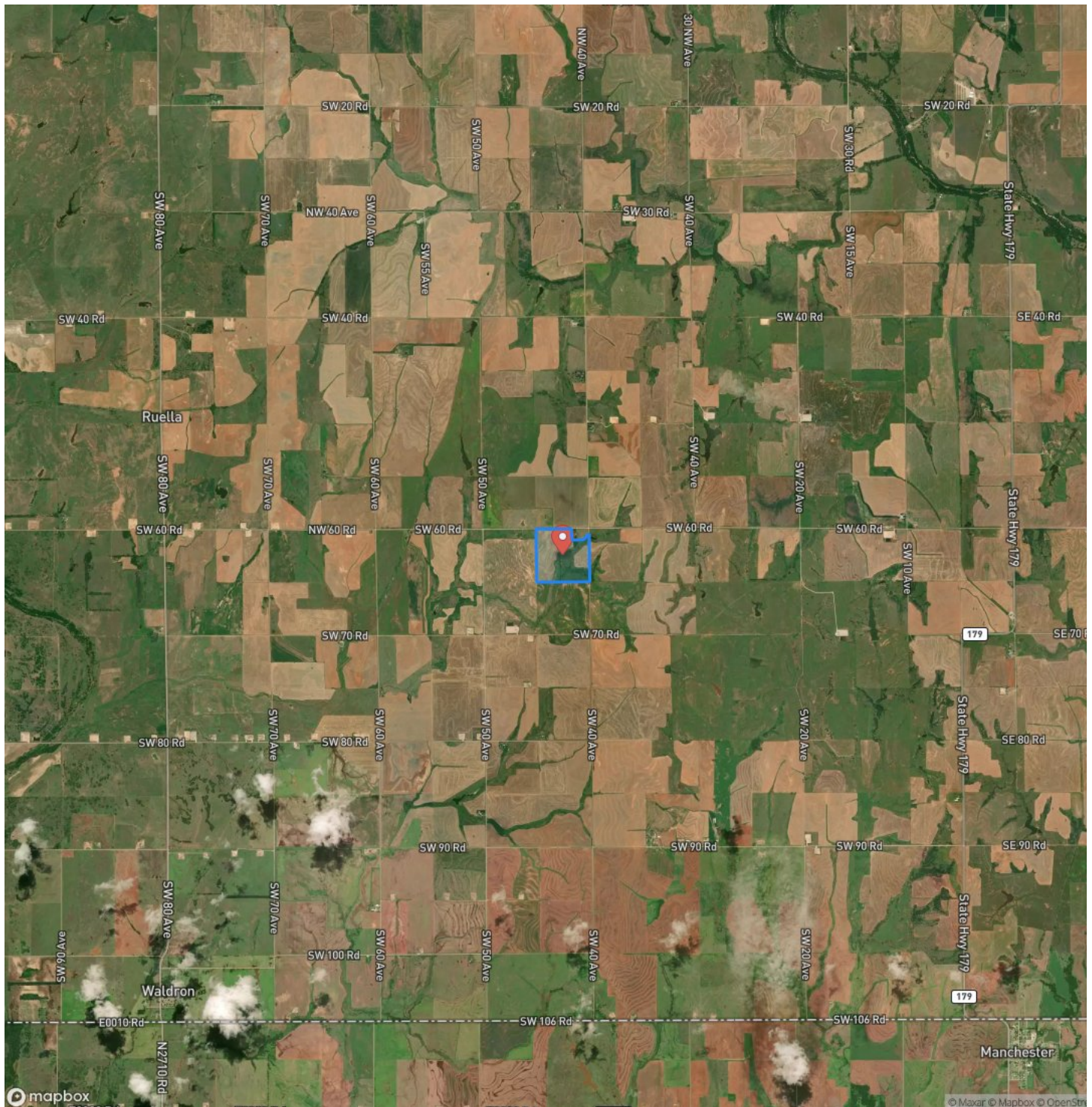
Locator Map



MORE INFO ONLINE:

redcedarland.com

Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



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NOTES

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MORE INFO ONLINE:

redcedarland.com

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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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