

Auction - 266+/- Acres on Cavalry Creek
Coldwater, KS 67029

266± Acres
Comanche County



**Auction - 266+/- Acres on Cavalry Creek
Coldwater, KS / Comanche County**

SUMMARY

City, State Zip

Coldwater, KS 67029

County

Comanche County

Type

Hunting Land

Latitude / Longitude

37.268913 / -99.326781

Acreage

266

Property Website

<https://redcedarland.com/detail/auction-266-acres-on-cavalry-creek-comanche-kansas/46880/>



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PROPERTY DESCRIPTION

Auction - 266+/- Acres on Cavalry Creek (TRACT 1 of a 3 Parcel Auction)

Auction Date / Time / Location: November 17th, 2023 @ 11:00 am central time. The auction will be held at Coldwater City Hall 239 E. Main Street, Coldwater, KS 67029

How to Bid: Live Bidding, Phone Bidding, Online Bidding Available. (Online bidding details coming soon.)

Driving Directions: From intersection west maple street / central ave in Coldwater head west 1 mile. The farm is on the south side of the road.

2022 Taxes: \$1,786.08 (this amount includes the house and 5 acres)

Property Description: Every hunter in North America dreams of owning a slice of big deer country in Comanche County. This rarely hunted farm has it all from a spring fed creek, pond, mature timber, thick native grass, and excellent hunting. This area of the state is well known for its big whitetail, and there is no lack of sign on this farm. The cover is set up perfectly to enter and exit to play different winds, and set up numerous stand locations. The farm is conveniently located just outside of Coldwater, Kansas and only 1/2 mile from Coldwater Lake. Cavalry Creek is a spring fed creek that runs right through the heart of the property. This creek feeds Coldwater lake and has never gone dry on the Sellers watch. There is a pond that is stocked with bass, catfish, and bluegill. In the winter months the pond will hold ducks and geese. Waterfowl is just an added bonus to this wildlife rich property. The tall timber roosts a strong turkey population, and will be race ready for spring turkey season. The fences are in great shape if you are looking to add some income from cattle grazing. This tract hasn't had cattle in several years and the grass looks excellent!

This farm is a big buck producer and hunts big. The seller is willing to give IMMEDIATE POSSESSION upon fully executed contract. Just in time for the rut to get kicked off in Kansas!

Auction Terms and Conditions: 10% earnest money down day of sale. Closing shall be with High Plains 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. What mineral rights the Sellers own shall transfer - It is believed the minerals are intact. All boundary line maps are approximate. Real estate shall be sold with no disclosure statements. The Sellers have elected to have online bidding, phone bidding, and live bidding. Certain tracts are selling subject to a survey.

Red Cedar Land Co is not liable for any claim regarding poor internet connection / disconnection during or before the auction. Red Cedar Land Co. has the authority to establish all bidding increments and has the right to refuse, reject, or disqualify any bidders who are believed to be fraudulent, illegitimate, not competent, or in violation of any terms and conditions. Red Cedar Land Co. has the right to extend, pause, or delay the auction with the Sellers discretion. All property information is believed to be accurate, however Red Cedar Land Co. is not liable for its accuracy. All inspections and verifications should be handled by all buyers prior to the auction. Red Cedar Land Co. is representing the Seller as a Seller's Agent. The land is selling with Sellers confirmation on price. Winning bidders must enter into a purchase contract no later than Oct 29th at 5 pm. If buyer's default on the purchase the earnest money shall be non-refundable, unless further agreed upon by the Sellers.

Any announcements made day of sale shall take precedence over any advertised material.

For more information about the auction or to schedule a showing call Nathan Leeper at [620-388-6328](tel:620-388-6328).

Key Features

Cavalry Creek



Close to Coldwater Lake

Pond

Excellent Hunting

Coldwater Kansas

Unit 16

Mature Timber

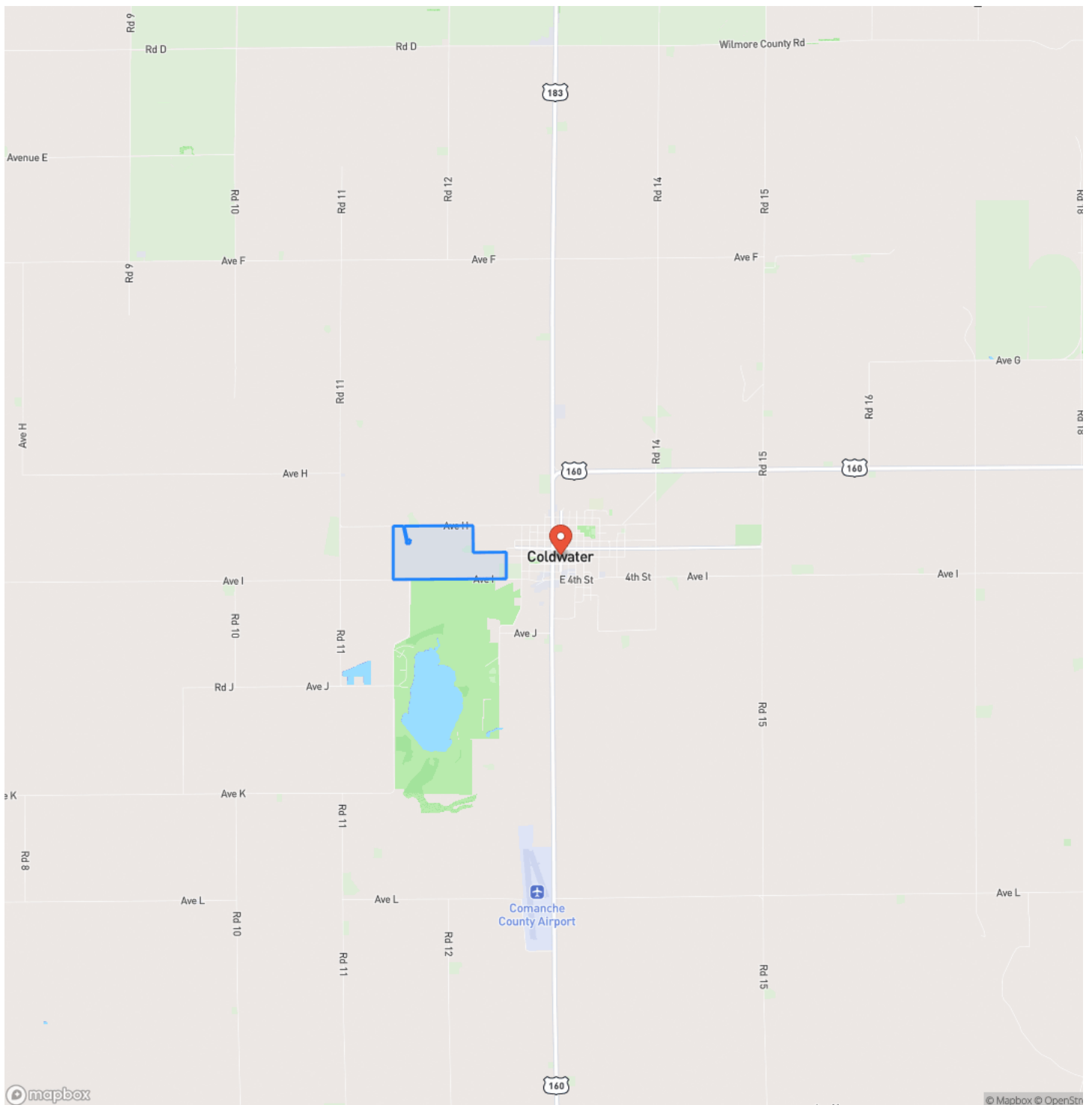
Good Fence



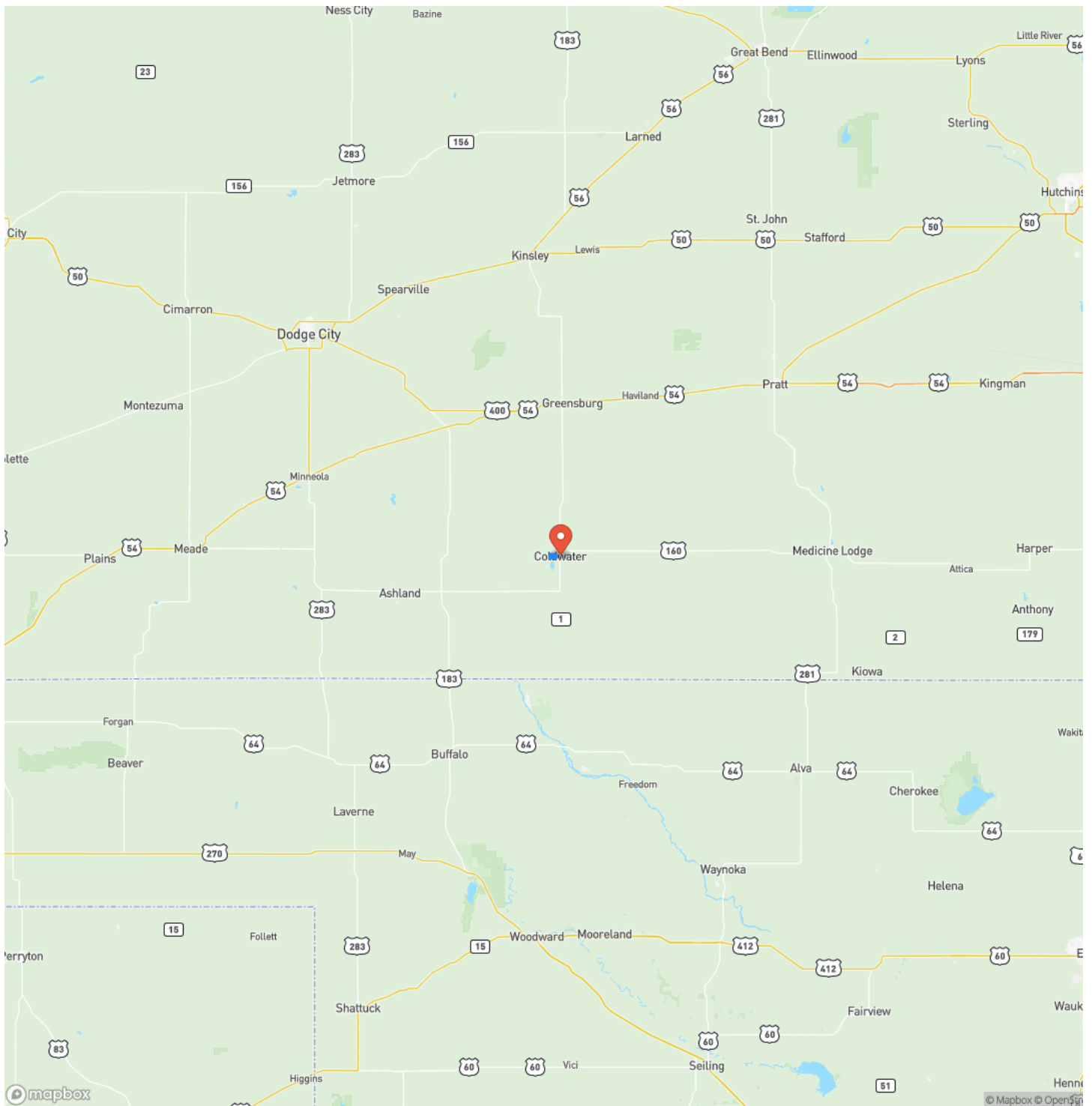
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Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Nathan Leeper

Mobile

(620) 388-6328

Email

nleper@redcedarland.com

Address

City / State / Zip

Preston, KS 67583

NOTES



MORE INFO ONLINE:

redcedarland.com

[illegible]

redcedarland.com

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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