

**Auction 291+/- Acres in 2 Tracts in Kingman County,
Kansas.**
Kingman, KS 67068

\$1
291± Acres
Kingman County



Auction 291+/- Acres in 2 Tracts in Kingman County, Kansas.
Kingman, KS / Kingman County

SUMMARY

City, State Zip

Kingman, KS 67068

County

Kingman County

Type

Farms, Hunting Land, Recreational Land

Latitude / Longitude

37.627454 / -98.089198

Taxes (Annually)

1088

Acreage

291

Price

\$1

Property Website

<https://redcedarland.com/detail/auction-291-acres-in-2-tracts-in-kingman-county-kansas-kingman-kansas/39499/>



Auction 291+/- Acres in 2 Tracts in Kingman County, Kansas. Kingman, KS / Kingman County

PROPERTY DESCRIPTION

Auction 291+/- Acres of Excellent Deer, Turkey, and Waterfowl Hunting in Kingman County, Kansas - Selling in 2 Tracts.

Auction Location Date & Time: Auction to be held at the Kingman Expo Center 121 S. Main Street Kingman Kansas 67068 at 11 a.m. central. Saturday June 3rd, 2023. Live, online, and phone bidding.

Property Driving Directions: From Kingman, Kansas go south to East 8th Street. Turn east on East 8th Street and go 1.5 miles. The property will be on the south side of the road.

Legals: Tract 1: 80+/- acre S2 NW4 in S09-T28-R07W **Tract 2:** 211+/- acres in S09-T28-R07W

Estimated Property Taxes Tract 1: \$289.73 **Tract 2:** \$798.70

Auction Terms and Conditions: 10% earnest money down day of sale. 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 personal property and real estate shall be selling as is 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. 2022 Taxes \$1,088.43. All boundary line maps are approximate. Real estate shall be selling with no disclosure statements. Selling by Sellers' confirmation on price. The Sellers have elected to have online bidding, phone bidding, and live bidding. There is a 2% buyer's premium for online bids only. Red Cedar Land Co. is representing the Seller as a Sellers Agent.

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

Tract 1 Description: 80+/- Acres in the S/2 of the NW/4 of 9-28-7 in Kingman Co., Ks. Located just outside of Kingman this tract is a great build site with tons of potential. There is currently 12+/- acres in tillable production with the remainder in native grasses. This tract also has a pond, 40x42 metal building with a lean-to, 30x30 shed, and several other livestock buildings. Majority of the property is fenced. Great location to build and get out of town, or utilize for cattle grazing. Do not overlook this farm from the hunting standpoint as there is deer sign all over it, and surrounded by good hunting properties.

Tract 1 Online Bidding: <https://redcedarlandco.hibid.com/catalog/453904/80---acres-in-kingman-county--ks>

Tract 2 Description: 211+/- Acres in S09-T28-R07W. This tract features year-round live water from Hunter Creek running through 3/4 mile heavy timbered creek bottom, a 1.5 acre pond located on the south end of the property, 14+/- tillable acres for production or food plots, a planted walnut grove on the south end of the farm. With mature timber and an abundance of ideal habitat, this property possesses exceptional deer, waterfowl, quail, and turkey hunting. With the Ninnescah River just 1/2 mile away to the north, the waterfowl hunting is outstanding. There is access located at the north end of the property as well as power. This would also be a prime location to build your dream home!

Gas Production: There is currently an active gas well on the property producing roughly \$300-\$400 per month. The mineral rights will transfer.

Tract 2 Online Bidding: <https://redcedarlandco.hibid.com/catalog/453905/211----acres-in-kingman-county--ks>

To schedule a showing contact Nathan Leeper at [620-388-6328](tel:620-388-6328)

Key Features:

Unit 15

Hunter Creek

Beaver Ponds/Pond



Mature Timber

Excellent Deer Waterfowl and Turkey Hunting

40 minutes from Wichita Airport

Older Barn and Garage for Storage or Livestock

Excellent Build Sites

Minerals Transfer

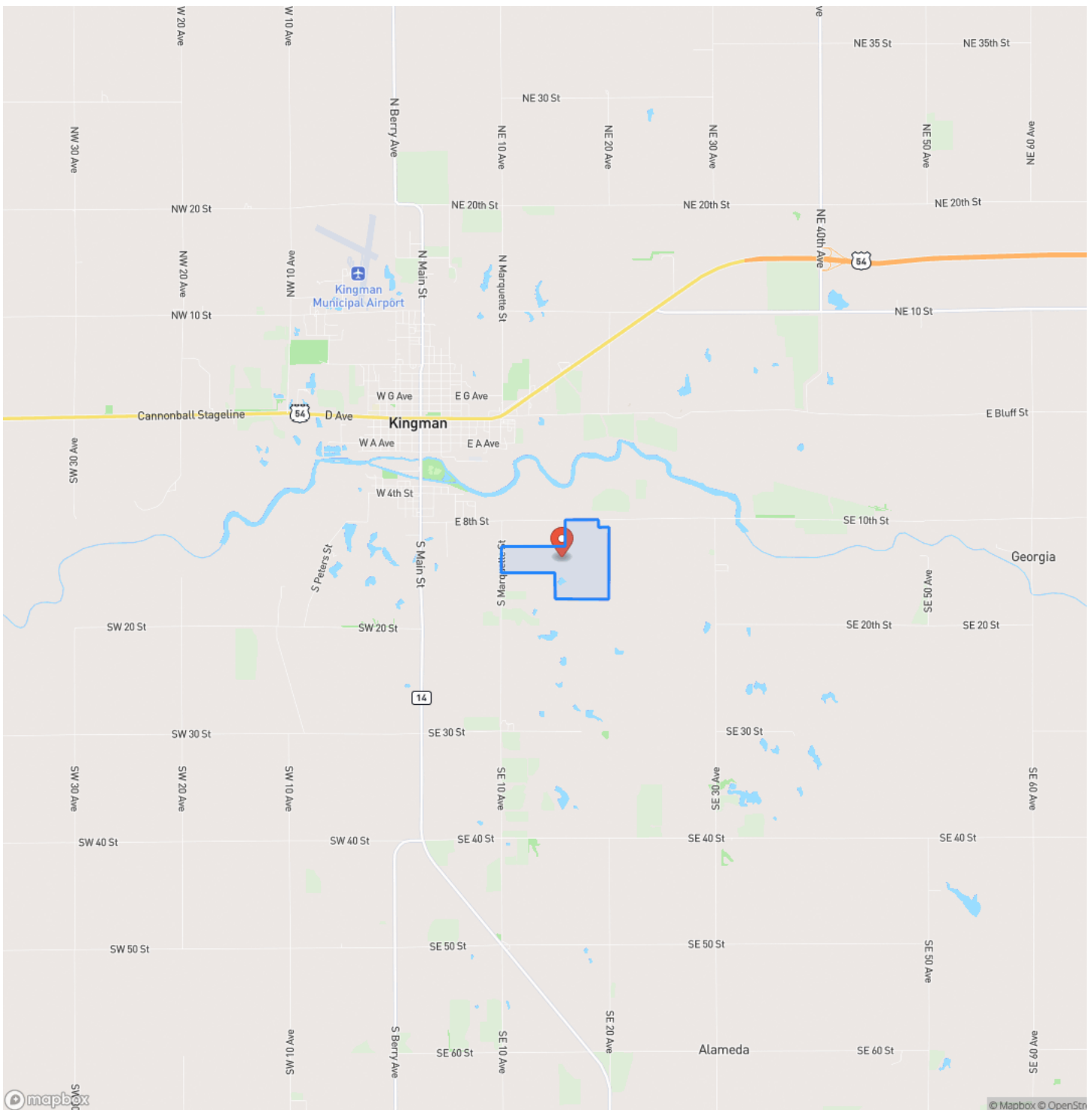


Auction 291+/- Acres in 2 Tracts in Kingman County, Kansas.
Kingman, KS / Kingman County



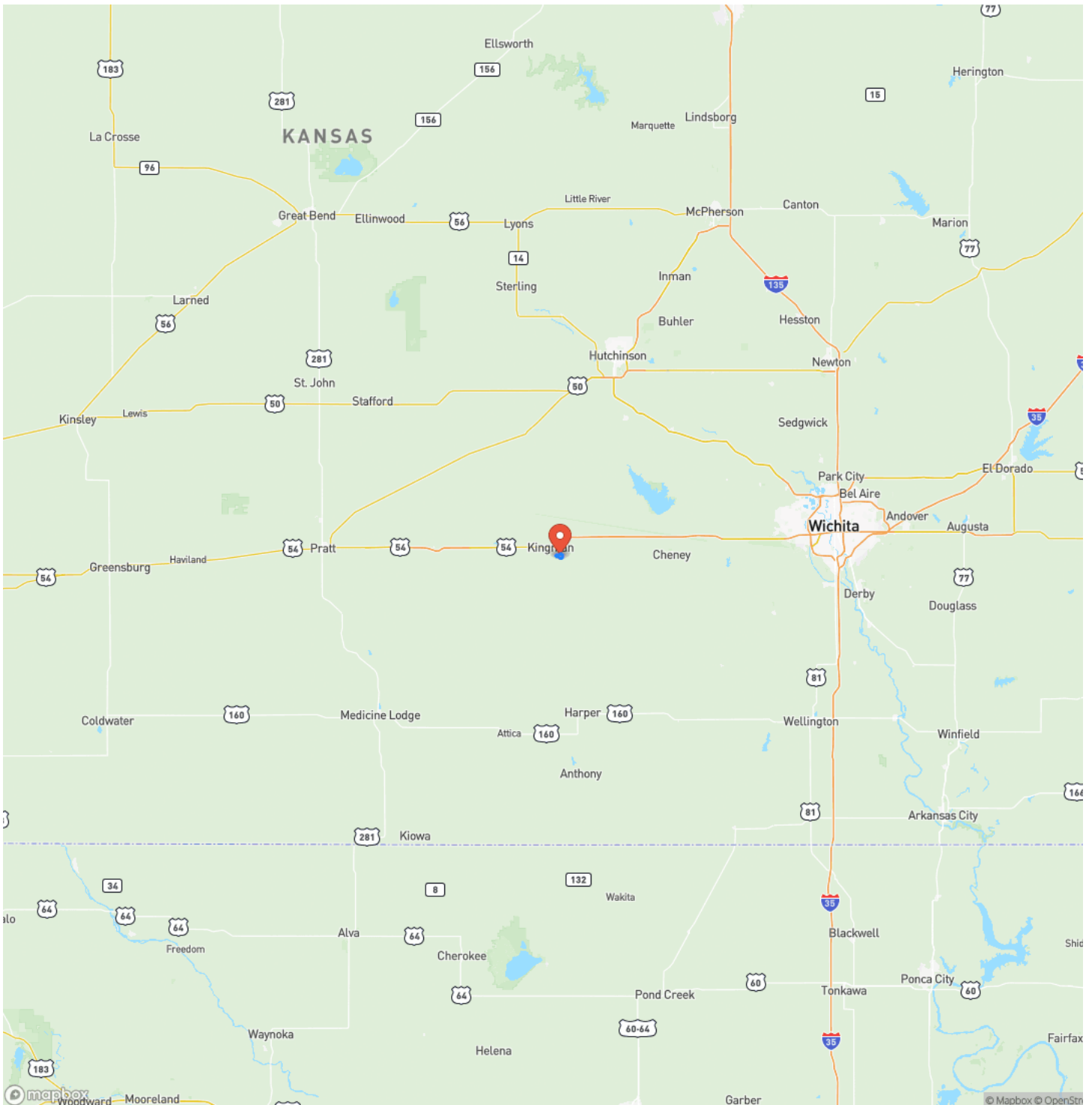
Auction 291+/- Acres in 2 Tracts in Kingman County, Kansas.
Kingman, KS / Kingman County

Locator Map

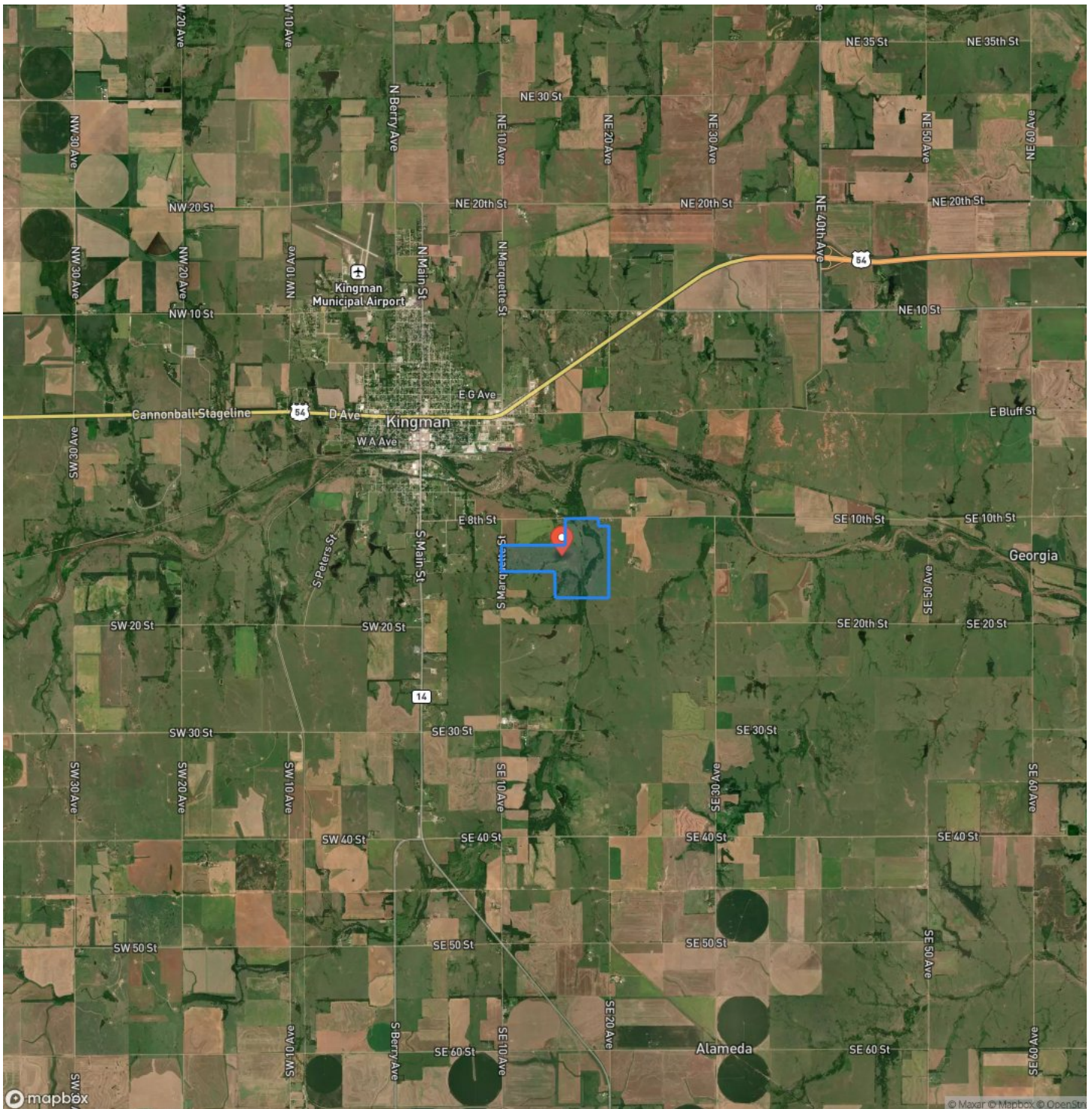


Auction 291+/- Acres in 2 Tracts in Kingman County, Kansas.
Kingman, KS / Kingman County

Locator Map



Satellite Map



**Auction 291+/- Acres in 2 Tracts in Kingman County, Kansas.
Kingman, KS / Kingman County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Nathan Leeper

Mobile

(620) 388-6328

Email

nleeper@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, 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 relation 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.



Red Cedar Land Co.
2 NE 10th ave
St John, KS 67576
(620) 546-3746
redcedarland.com

