

**Auction 314+/- Acres of Tillable, Pasture, and Hunting
Land in Comanche County, Kansas.**
Rd 11 / Ave K
Coldwater, KS 67029

\$1
314± Acres
Comanche County



**Auction 314+/- Acres of Tillable, Pasture, and Hunting Land in Comanche County, Kansas.
Coldwater, KS / Comanche County**

SUMMARY

Address

Rd 11 / Ave K

City, State Zip

Coldwater, KS 67029

County

Comanche County

Type

Farms, Hunting Land

Latitude / Longitude

37.227308 / -99.374395

Acreage

314

Price

\$1

Property Website

<https://redcedarland.com/detail/auction-314-acres-of-tillable-pasture-and-hunting-land-in-comanche-county-kansas-comanche-kansas/75298/>



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PROPERTY DESCRIPTION

Auction 314+/- Acres of Tillable, Pasture, and Hunting Land in Comanche County, Kansas.

Auction Date / Time / Location: Friday February 21st, 2025 @ 11 a.m. 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.

Legal Description: NE4 of S27-T32-R19W, N2 of the SE4 of S27-T32-R19W, N2 of the SW4 of S27-T32-R19W

Driving Directions: 1/2 mile SW of Coldwater Lake.

2024 Taxes: \$1,021.28

Property Description: Located just outside of Coldwater, Kansas this tract is a great multi-use farm. There are approximately 109+/- acres in tillable with the balance in pasture, mature timber, and creek bottom. The farm has producing minerals with the mineral rights transferring to the new buyer!

For the Hunters: There is no lack of water on this tract! Cavalry creek cuts through the southeast corner of the property, and there is a spring on the west side of the pasture great for a year round water supply for all wildlife. Along the spring are mature cottonwoods, cedars, and other native trees, creating thick cover for the turkey, deer, pheasant, and quail. The farm also has a water well with a solar panel that overflows into about a 1/2 acre stocked pond that also provides excellent duck hunting. Ducks and geese utilize Coldwater Lake just 1/2 mile away and will often hit the pond in prime winter months. The south side of the farm has a mile long shelterbelt establishing even more cover for the wildlife. 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. This area of the state has excellent deer populations with age, class, and ratios being some of the best in the state.

For the Farmers: There are currently 109+/- acres currently unplanted with immediate possession going to the buyer at closing. The farmland has excellent clay loam soils with 0-1% slopes. There is a 48x48 shed great for storage or a place out of the weather to process game.

Producing Minerals: Its extremely rare to have producing oil and gas production transfer. The last 3 years of mineral production has averaged roughly 850 barrels per year. There is also a gas well with production that will transfer to the buyer.

Auction Terms and Conditions: 10% earnest money down day of sale on all real estate. Closing shall be with High Plains Title 30 days from auction date (If you need more time to close please come see us after the auction). 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 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 seller's own shall transfer. There is current producing production that will 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. Buyers are reliable for their own due diligence / inspections on planning & zoning, rural water, or any other development related inspections. Announcements made day of sale take precedence over all previous marketing materials.

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

PRODUCING MINERALS Oil & Gas

Spring Fed Creek



Close to Coldwater Lake

Pond with Solar Well

Excellent Hunting

Coldwater Kansas

Unit 16

Mature Timber

Good Fence

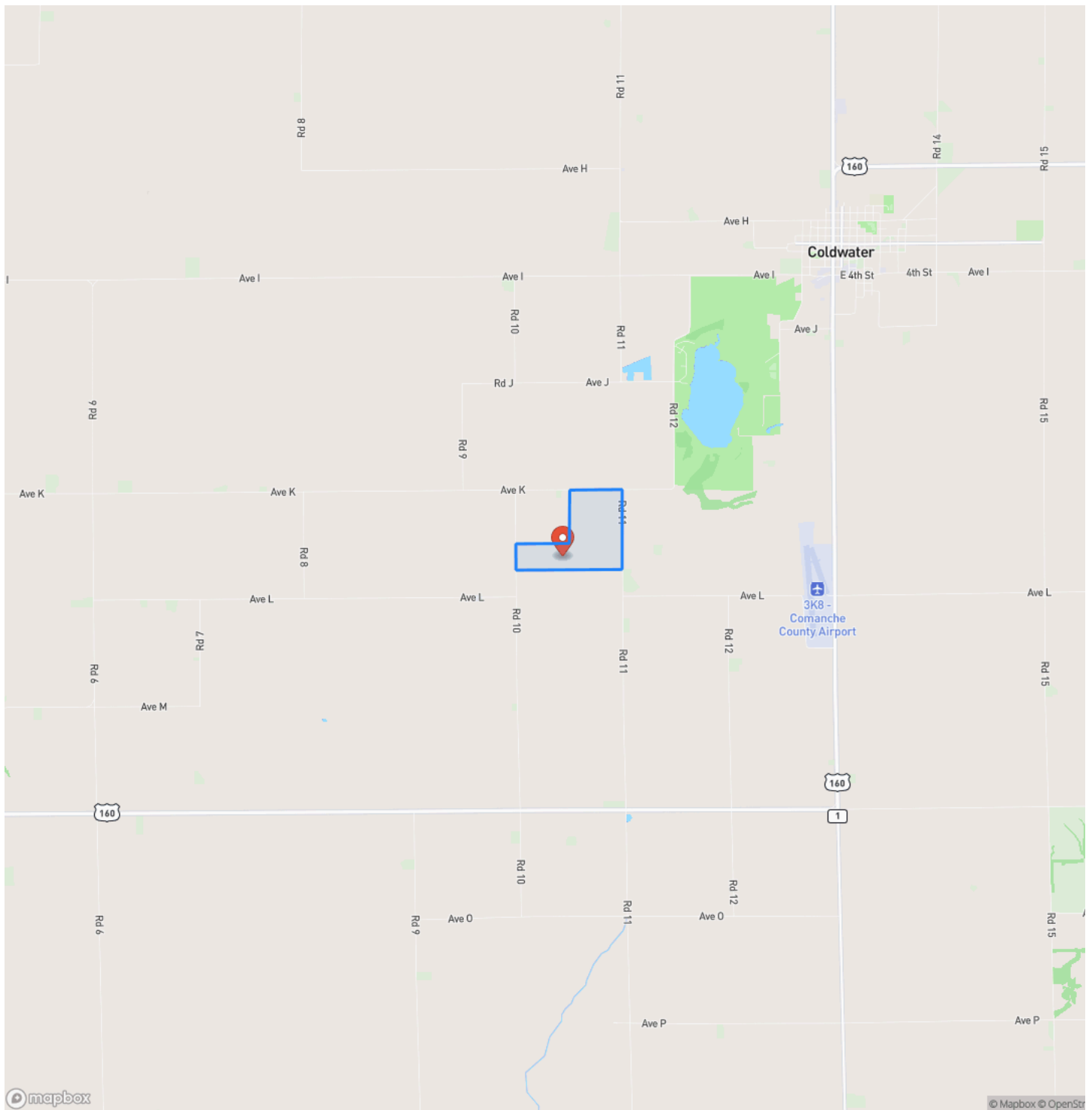
Tillable



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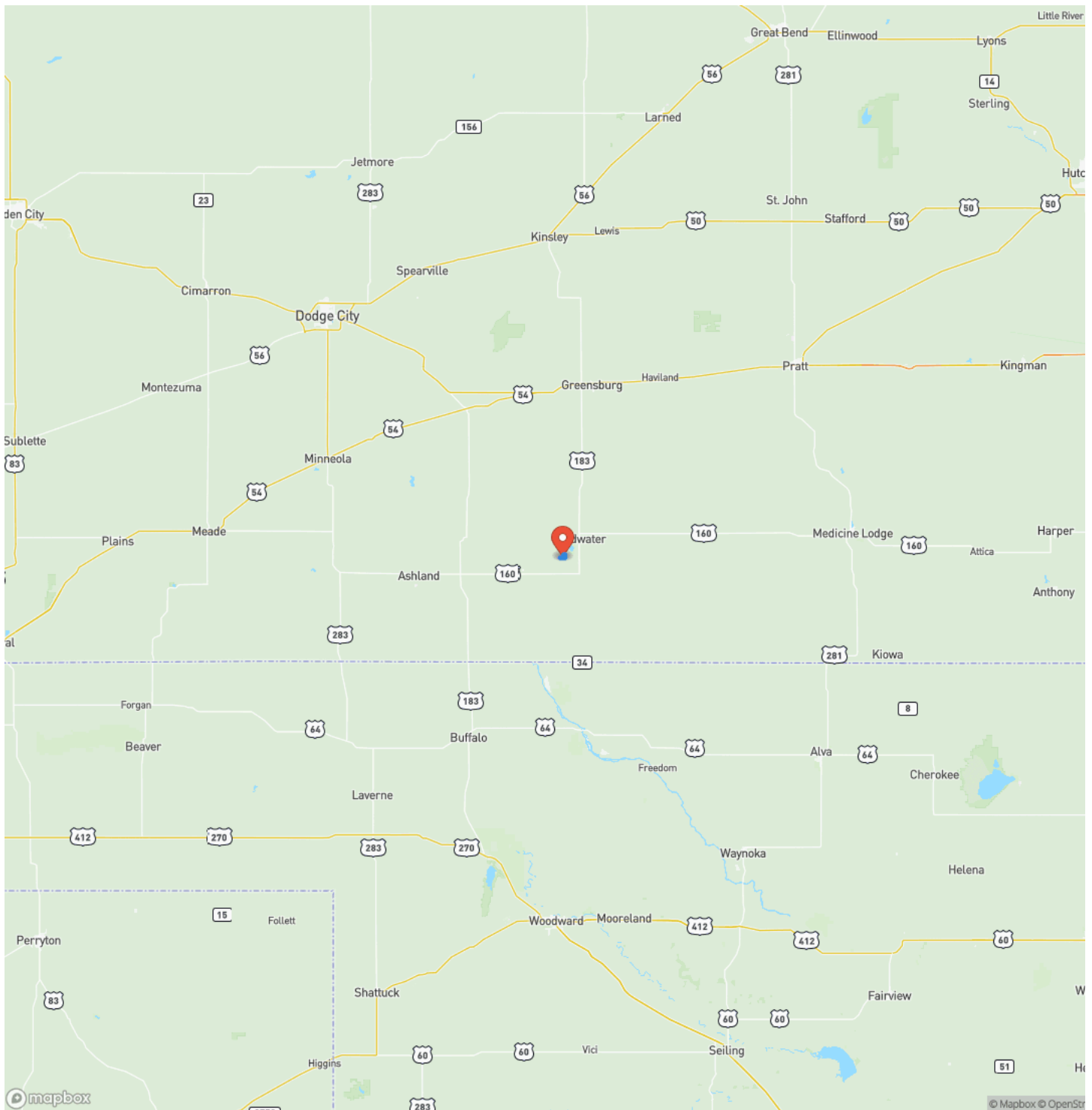


Locator Map

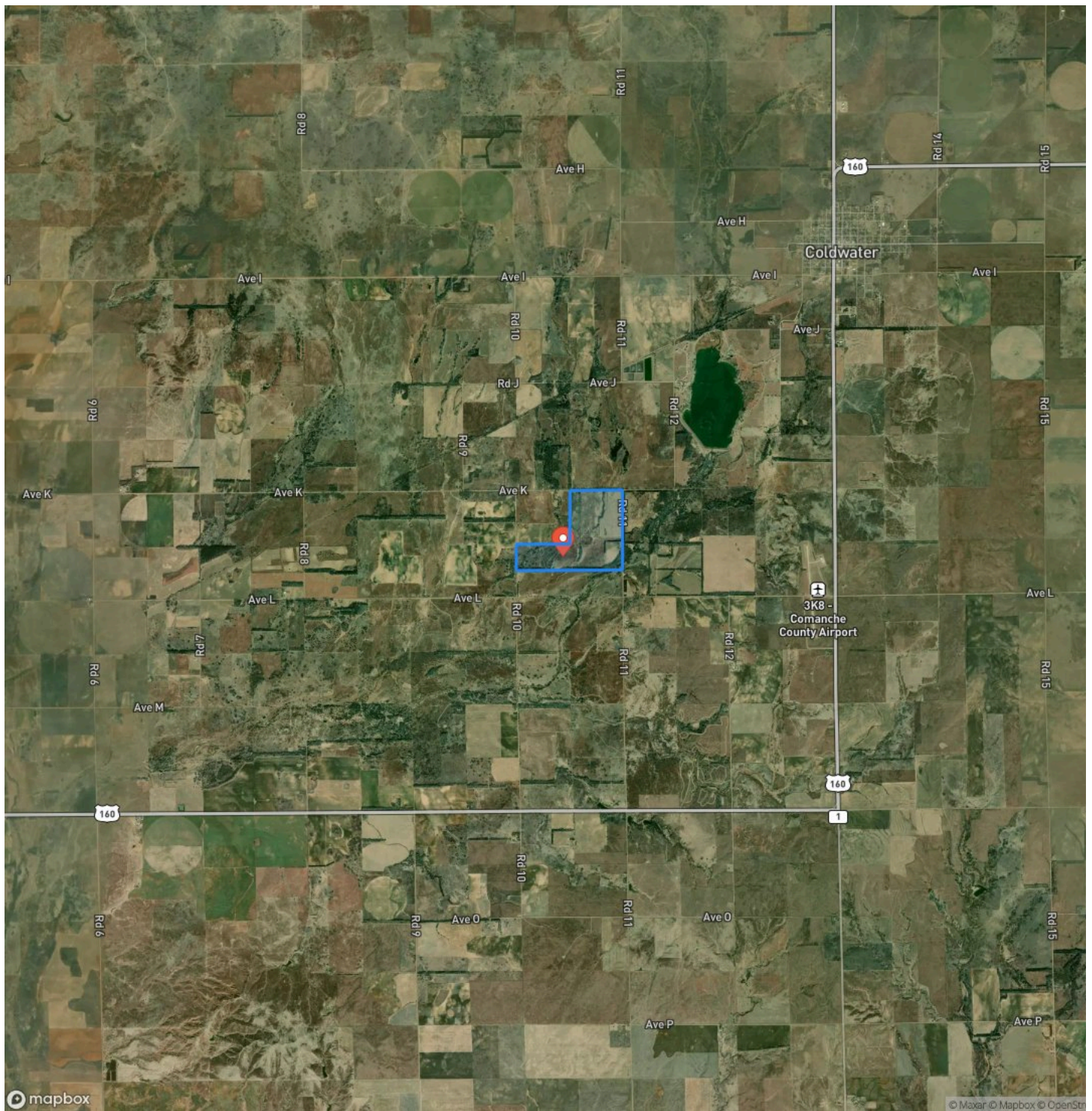


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Locator Map



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

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.

This image shows a single 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.



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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