

Online Only Auction 157+/- Acres of Tillable and  
Hunting Land with Pond in Comanche Co. Ks  
00000  
Wilmore, KS 67155

**\$1**  
157± Acres  
Comanche County





**Online Only Auction 157+/- Acres of Tillable and Hunting Land with Pond in Comanche Co. Ks**  
**Wilmore, KS / Comanche County**

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**SUMMARY**

**Address**

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**City, State Zip**

Wilmore, KS 67155

**County**

Comanche County

**Type**

Farms, Hunting Land

**Latitude / Longitude**

37.357599 / -99.259577

**Acreage**

157

**Price**

\$1

**Property Website**

<https://redcedarland.com/detail/online-only-auction-157-acres-of-tillable-and-hunting-land-with-pond-in-comanche-co-ks-comanche-kansas/79180/>



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**PROPERTY DESCRIPTION**

**Online Only Auction 157+/- Acres of Tillable and Hunting Land with Pond in Comanche Co. Ks**

**Online Bidding will open April 21st, 2025 and concludes April 25th, 2025 at approximately 3:00pm (CST) with a soft close.**

**To register and bid online [Click Here!](#)**

**Legal Description:** 157+/- Acres in the SE/4 of S10-T31S-R18w.

**2024 Taxes:** Oil \$978.10 Real Estate \$429.12

**Property Description:** A great mixed use farm located just north east of Coldwater, Kansas is up for auction, with tillable and oil income. ***There is a long time producing oil well that transfers to the buyer!*** The oil well data shows a 5 year average of approximately 3.4 barrels per day (click documents to review the oil history). There are 128+/- acres in wheat, with the remaining 29+/- acres in trees and pasture. The 2025 cash rent shall remain with the Sellers, and the tenant has not been terminated. Located adjacent to Mule Creek you can expect great deer, turkey, and quail hunting. This area of deer management unit 16 is well known for great hunting opportunities. There is a small pond on the south end of the farm great for the wildlife or has potential to be turned into a fishing pond. Possibilities are endless depending on what is planted and how the farm is set up for hunting. There is already great deer sign on the property, and with small adjustments like CRP or milo you can really maximize your potential on this tract.

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

**Key Features:**

Great Hunting

Deer - Turkey - Quail

Minerals Transfer

Income Producing

128+/- Acres Tillable

29+/- Acres of Trees and Draws

Power Close

Pond

1.5 hrs From Wichita Airport

**Auction Terms and Conditions:** Sellers agree to the following auction terms and conditions for advertising / purchase contract: No buyers premium. Bidding will be by the acre, final bid times 157 to determine the contract price. Bidders must be pre-approved with their lender, if applicable, prior to registering. Registered bidders will be contacted by a representative of the auction company for proof of funds / pre-approval. 10% earnest money down deposit due day of sale. Closing shall be with High Plains Title on or before 30 days from auction date. Taxes shall be prorated to the date of closing. Title insurance and closing costs shall be split 50/50 between the sellers and buyer. All real estate shall be sold in its present "as is, where is" condition without any implied



warranties or guarantees from the Sellers or Red Cedar Land Co. All inspections and verifications should be handled by bidders prior to the auction. 2025 cash rent shall remain with sellers - tenant has not been terminated. All real estate is selling subject to any leases, roadways, easements, restrictions, and right of way. Real estate is not selling subject to any inspections or bank approval. What mineral rights the sellers own shall transfer. All boundary lines, fencing lines, and acreages are approximate and not guaranteed. Sellers have selected to have online bidding only. Bidders use the online bidding platform at bidders sole risk. Red Cedar Land Co is not liable for any interruptions, unavailability, delays, or failure in the online bidding platform including errors or omissions relating to the submission or acceptance of online bids. Red Cedar Land Co has the authority to establish all online 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 sellers discretion. The lot will have a "soft close" meaning that if a bid is placed within the last minute, the bidding will extend another 3 minutes until no more bids are placed. All property information is believed to be accurate, however Red Cedar Land Co is not liable for its accuracy. Red Cedar Land Co is acting as a sellers agent. The land is selling subject to sellers confirmation of price. If the buyer defaults 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 other advertised material or verbal communication.

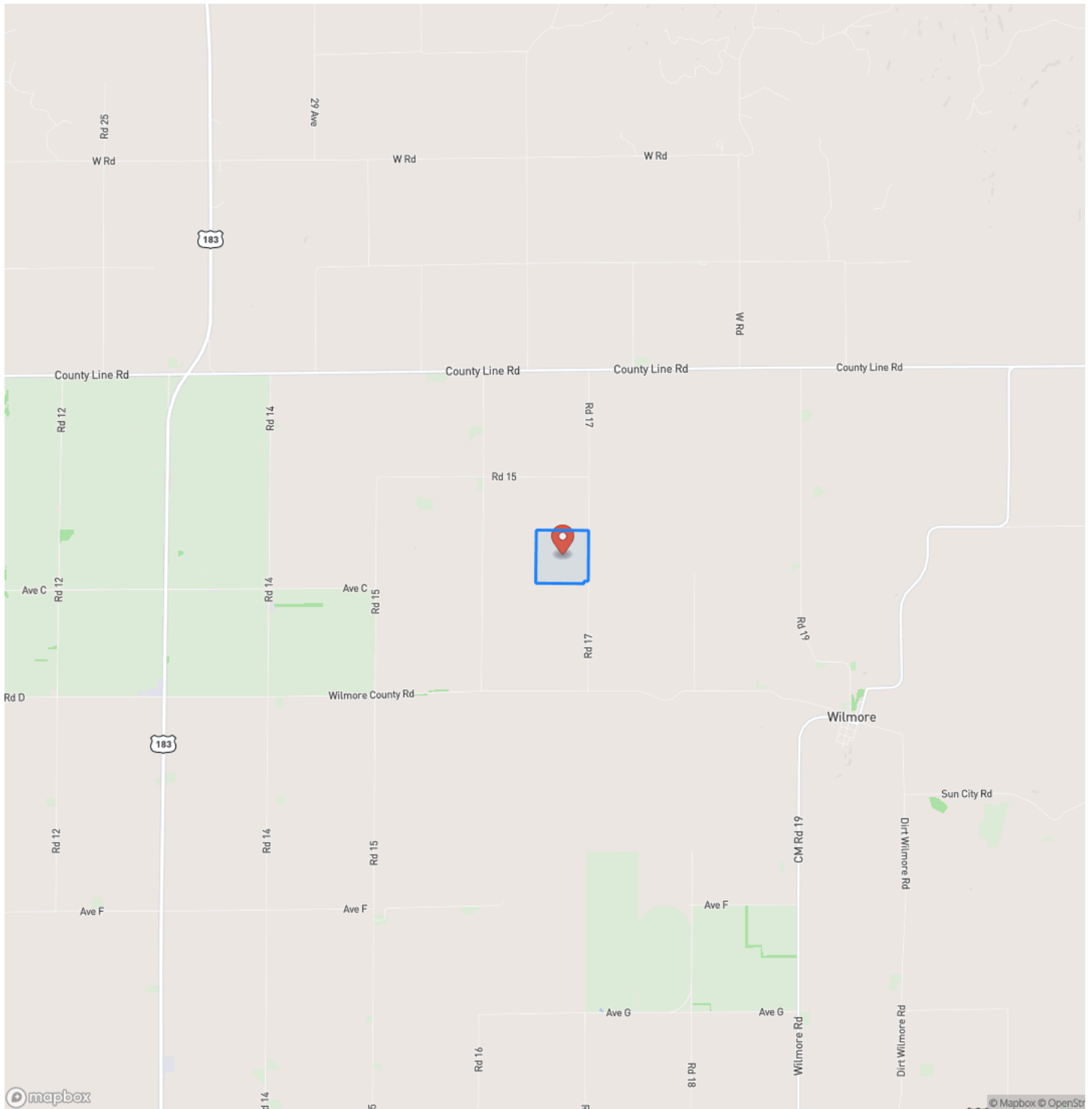




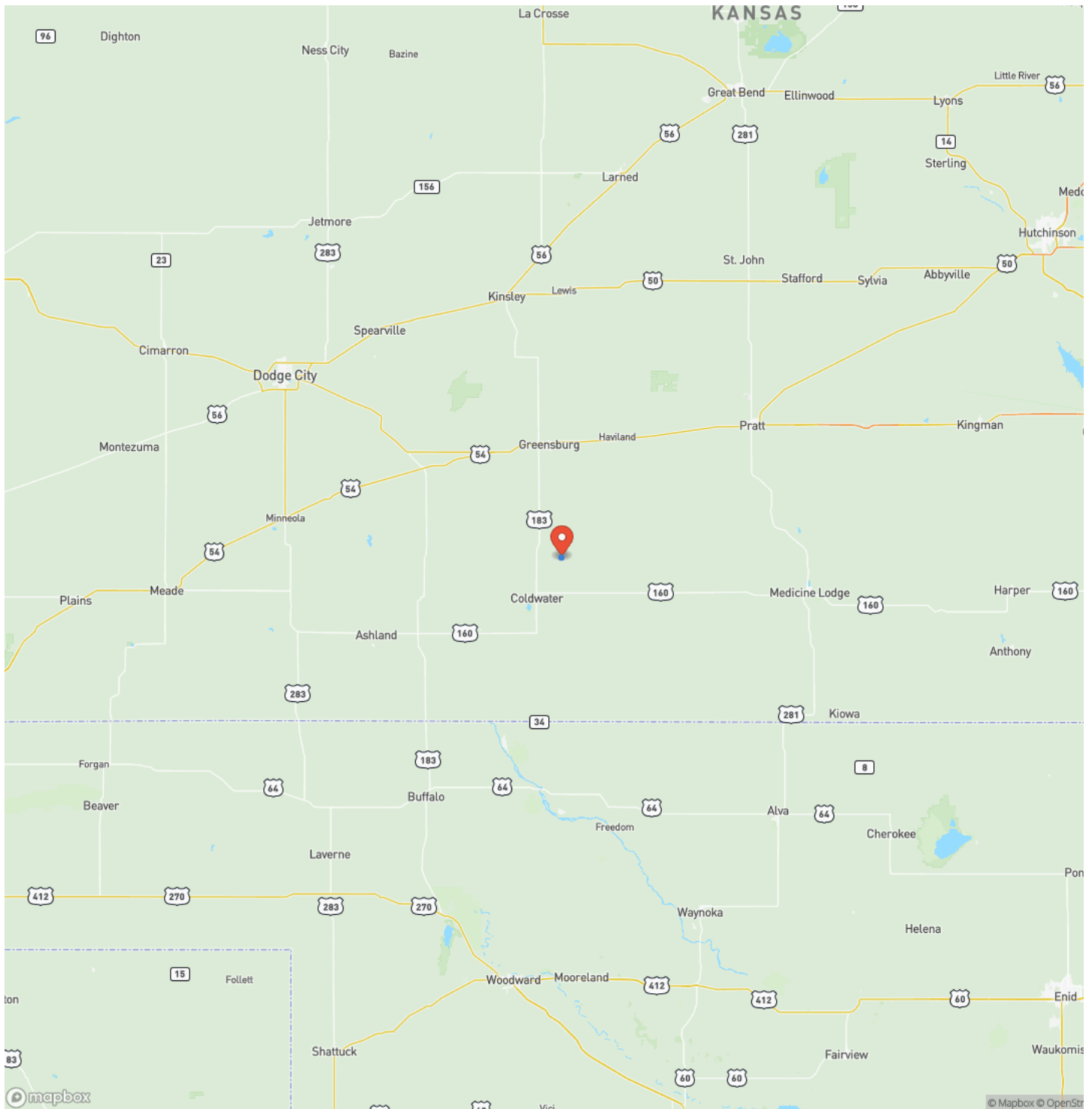
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## Locator Map

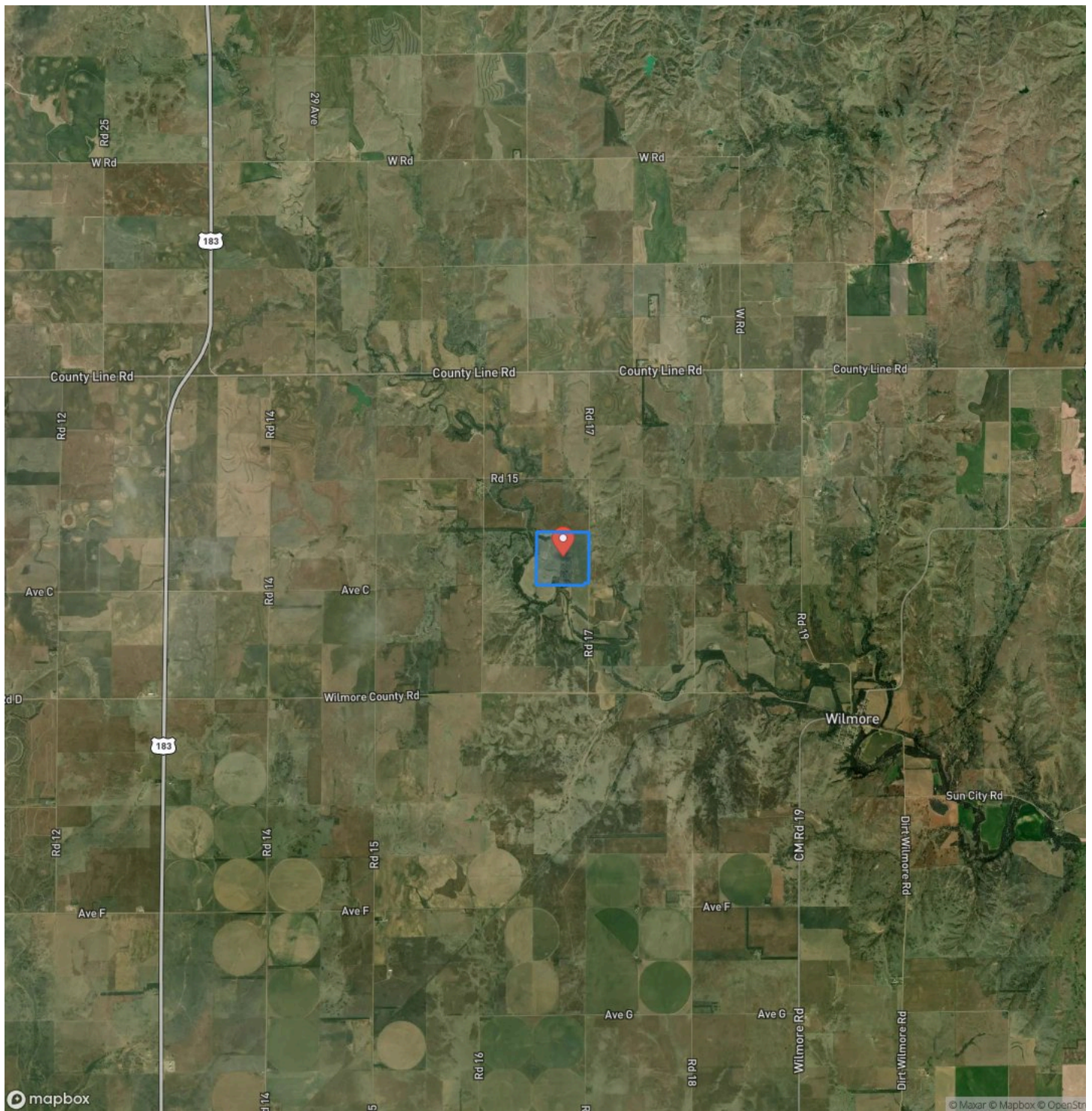


## Locator Map





## Satellite Map





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LISTING REPRESENTATIVE  
For more information contact:



Representative  
Nathan Leeper

Mobile  
(620) 388-6328

Email  
nleeper@redcedarland.com

Address  
City / State / Zip

NOTES

Notes section with multiple horizontal lines for text entry.



## 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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