

**Auction 239+/- Acres with Excellent Hunting, Pasture,  
and Fishing Pond.**  
0000 County Rd  
Protection, KS 67127

**239± Acres  
Comanche County**



**Auction 239+/- Acres with Excellent Hunting, Pasture, and Fishing Pond.  
Protection, KS / Comanche County**

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**SUMMARY**

**Address**

0000 County Rd

**City, State Zip**

Protection, KS 67127

**County**

Comanche County

**Type**

Hunting Land

**Latitude / Longitude**

37.259722 / -99.480219

**Acreage**

239

**Property Website**

<https://redcedarland.com/detail/auction-239-acres-with-excellent-hunting-pasture-and-fishing-pond-comanche-kansas/86468/>



## Auction 239+/- Acres with Excellent Hunting, Pasture, and Fishing Pond. Protection, KS / Comanche County

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### **PROPERTY DESCRIPTION**

#### **Auction 239+/- Acres of Excellent Hunting, Pasture, and Fishing Pond in Comanche County, Ks.**

**Auction Date / Time / Location:** August 29th, 2025 @ 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. [Register to Bid Online Here!](#)

**Legal Description:** 239 +/- acres in the NE4 of S15-T32-R20W and the E2 of the NW4 of S15-T32-R20W

**2024 Taxes:** \$535.06

**Property Description:** Just in time for the 2025 deer season! This tract north of Protection has everything you need to check all the boxes for the outdoorsmen. This tract has it all from mature timber, stocked fishing pond, great cover, newer fence, thick native grass, and excellent hunting. This area of the state is well known for its big whitetail. There is no lack of sign on this farm from the current trail camera pictures to previous deer harvests. The cover is set up perfectly to enter and exit to play different winds, and set up numerous stand locations. The trails are mowed, and the food plot is outlined and ready to be planted this fall! There is a pond that is stocked with bass, catfish, and bluegill. Aside from the great deer hunting you can expect to see a great turkey and quail population. On the west side of the property there is a small seasonal spring for extra water for the wildlife or livestock.

The fences are in great shape and believed to be about 6 years old if you are looking to add some income from cattle grazing. The property is selling with the water well / solar panel included.

**The sellers are willing to give IMMEDIATE POSSESSION upon fully executed contract.**

**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.

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 August 30th 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**

Excellent Deer, Turkey, & Quail Hunting.

Fishing Pond



Excellent Fences.

Solar Water Well

Power

Grass in Good Shape

Unit 16

Great Deer History.

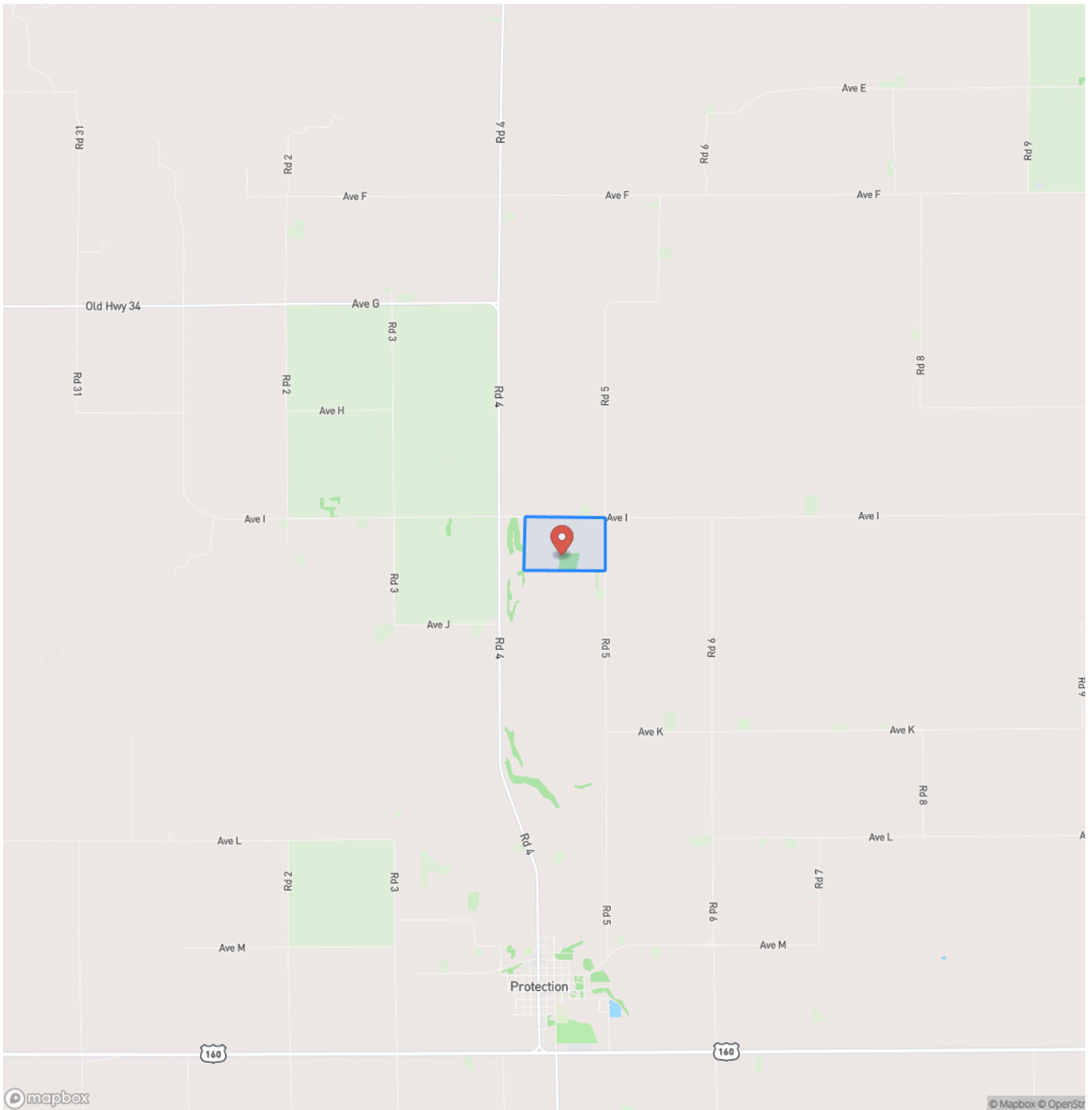
Excellent Quail Population



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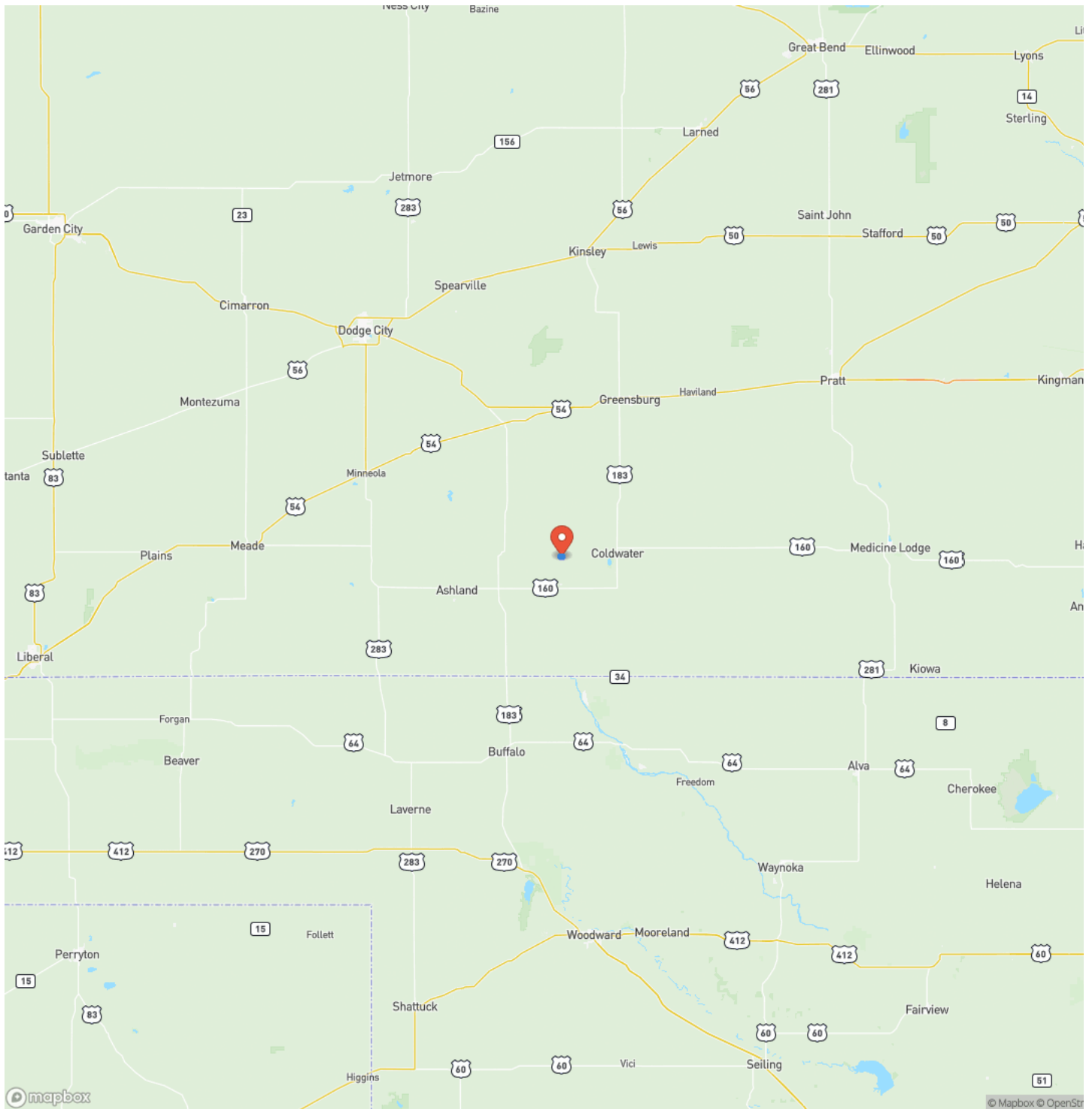


## Locator Map



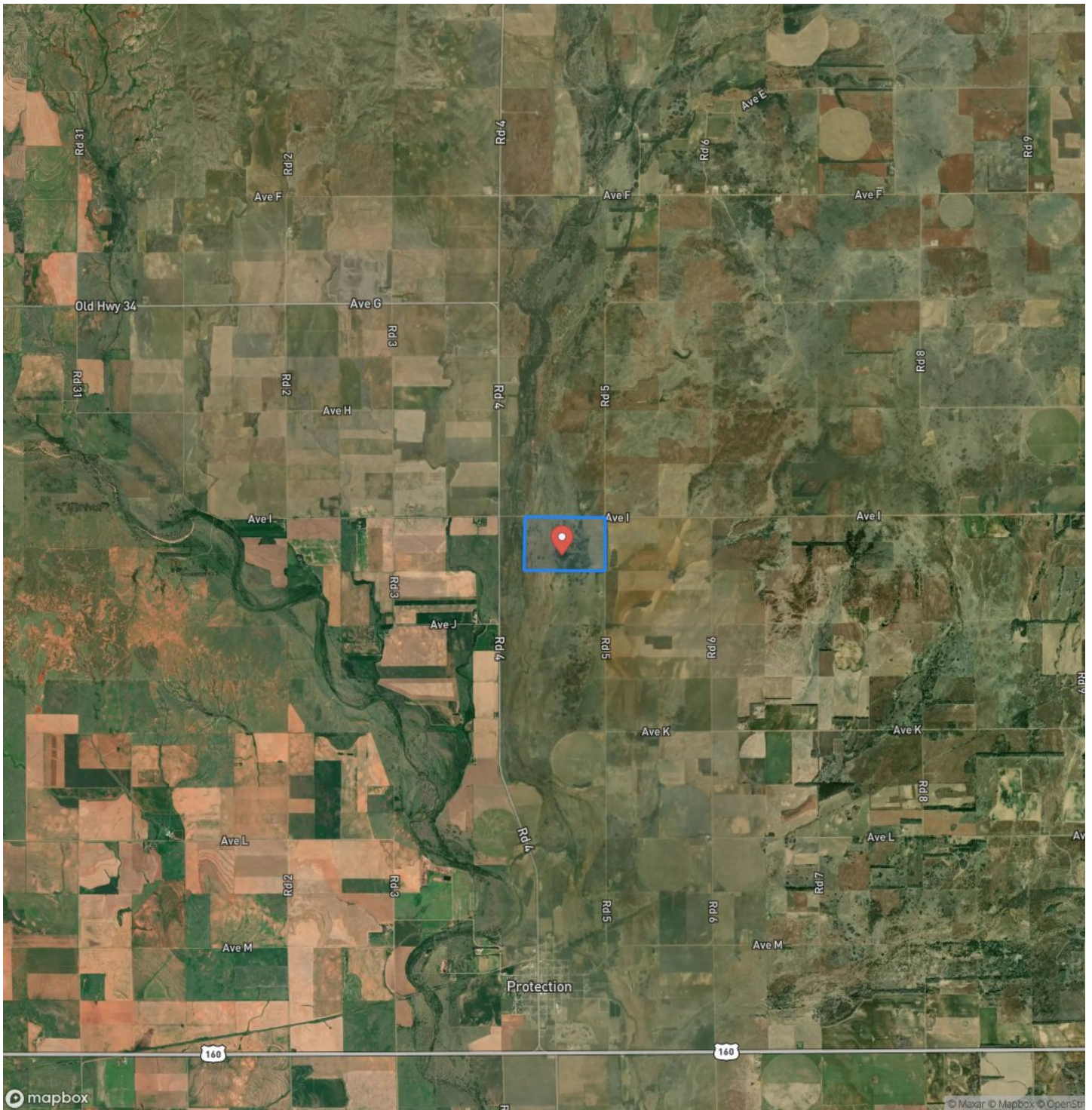
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## Locator Map



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## Satellite Map



Auction 239+/- Acres with Excellent Hunting, Pasture, and Fishing Pond.  
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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 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.



**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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**Red Cedar Land Co.**  
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