

**Auction - 165.8+/- Acres with Cabin on West Emma
Creek (Selling in 2 Tracts)**
10625 N Mission Rd
Hesston, KS 67062

**165.800± Acres
Harvey County**



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Hesston, KS / Harvey County

SUMMARY

Address

10625 N Mission Rd

City, State Zip

Hesston, KS 67062

County

Harvey County

Type

Farms, Hunting Land, Recreational Land, Single Family,
Undeveloped Land, Residential Property, Ranches

Latitude / Longitude

38.17058 / -97.469169

Taxes (Annually)

5501

Dwelling Square Feet

1520

Bedrooms / Bathrooms

2 / 2

Acreage

165.800

Property Website

<https://redcedarland.com/detail/auction-165-8-acres-with-cabin-on-west-emma-creek-selling-in-2-tracts-harvey-kansas/88802/>



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PROPERTY DESCRIPTION

AUCTION 165.8 +/- ACRES OF PRIME FARMLAND & CABIN WITH POND IN HARVEY COUNTY, KS. (SELLING IN 2 TRACTS)

Live and Online Auction

Auction Date & Time: Tuesday, October 14th, 2025 – 6:00 PM CST

Auction Location: The Hub, 100 S Christian Ave, Moundridge, KS 67107

Listed By: Kyle McDonald – [\(620\) 960-8690](tel:(620)960-8690) – Red Cedar Land Co.

Online Bidding will open at 8:00am October 14, 2025 and concludes at the end of the live event.

To Register and Bid Online For Tract 1 – [Click Here!](#)

To Register and Bid Online For Tract 2 – [Click Here!](#)

To View Tract 1 – 64.5+/- Acres with Cabin – [Click Here!](#)

To View Tract 2 – 101.3+/- Acres of Tillable – [Click Here!](#)

Open House: Sunday October 5th 2-5pm

Located on the Harvey and McPherson County line in between Hesston and Moundridge, Kansas is this rare opportunity to purchase an income producing weekend getaway! Discover the perfect blend of comfort, seclusion, and recreational opportunity with this beautiful 2-bed, 2-bath cabin surrounded by a beautifully maintained landscape. Built in 2008, this fully furnished retreat offers modern amenities with a rustic feel, including granite countertops, pine ceilings, and a cozy fireplace that makes the cabin feel like home year-round. Inside, the kitchen comes fully equipped with an Electrolux cooktop, microwave, refrigerator, range hood, and stocked cabinets filled with utensils and cookware. A large dining table and chairs, two beds, and comfortable living room furnishings are included, making this truly a move-in-ready property. The cabin is also equipped with a water filtration system, a security system, fiber optic internet, and a washer and dryer located in the storage room. Step outside to enjoy a large, manicured fescue lawn with mature trees and landscaping, fed by a dedicated water well for the underground sprinkler system. Additional improvements include two garages with workbenches, with room to add a large shed or even expand the cabin with a master suite. A circle driveway and three gated entrances provide easy access, including two gates on the east and one on the west directly off a blacktop road. A well-maintained rock driveway ensures all-season access. The property is thoughtfully laid out, with fencing in place and extra space along the dividing survey line for access to both sides of the timber along the creek. For outdoor enthusiasts, the property features a fully stocked fishing pond with dock, a concrete crossing over West Emma Creek, and a tower blind for deer hunting. Excellent deer and turkey hunting opportunities make this a recreational paradise. The land itself boasts very productive soils and is relatively flat, ideal for growing corn, soybeans, and wheat. The western crop field could be divided into food plots or transitioned into native grass for wildlife habitat enhancement. Its easy access to local elevators makes it an attractive option for agricultural use and farm investment. Whether you're seeking a country home, peaceful weekend getaway, a hunting retreat, or a property with income-generating potential, this well-rounded acreage has it all — and more.

INCOME-PRODUCING FARMLAND

- Currently planted to soybeans
- Class 1 soils: Farnum Loam
- Class 2 soils: Ladysmith silty clay loam, Tobin silt Loam, Kaski and Farnum loams.

Possession: At closing on any open ground. On any planted land the later of (a) October 31, 2025; (b) the date the soybean harvest is completed, or (c) the date of closing. 2025 crops and government crop payments remain with the Seller.



CONVENIENT LOCATION

- 3 miles to Hesston
- 5 miles to Moundridge
- 20 miles to McPherson
- 35 miles to Wichita

Legal Description: 2 surveyed tracts in S06-T22-R01W in Harvey County, Kansas. See survey in documents below.

Kansas Deer Unit: 6

Mineral Rights: Mineral rights owned by the Seller shall transfer to the Buyer.

2024 Total Taxes: \$5,501.15 (Tract 1 & 2)

The Residence is in the FEMA Floodplain Zone A. A floodplain survey has been conducted to apply for a FEMA Letter of Map Amendment. Contact listing agent for additional floodplain details.

For more information about the property or to schedule a tour:

Agent: Kyle McDonald – [\(620\) 960-8690](tel:6209608690)

Auctioneer: Mike Niedens – [\(620\) 793-0383](tel:6207930383)

Terms and Conditions: No Buyer's Premium. Preliminary title commitment is included below. Tract 1 bidding will be by the total dollar amount. Tract 2 bidding will be by the acre, final bid times 101.3 to determine the contract price. Bidders must be preapproved with their lender, if applicable, prior to registering. Registered bidders will be contacted by a representative of the auction company for proof of funds/preapproval. Winning bidder must enter into a purchase contract no later than 5pm (CST) October 15th, 2025. 10% earnest money deposit due with the remaining balance due in certified funds at closing. Closing shall be with Security 1st Title on or before 30 days from the auction date. Taxes shall be estimated for both new tracts and prorated to the date of closing. Title and closing costs shall be split 50/50 between the Buyer and Seller. Possession on any open ground is at closing. Possession on any planted land will be the later of a) October 31, 2025; (b) the date the soybean harvest is completed, or (c) the date of closing. 2025 crops and government crop payments will remain with the Seller. All real estate shall be sold in its present "as is, where is" condition without any expressed or 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. All real estate is selling subject to any leases, roadways, easements, restrictions, and rights-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, fence lines, and acreages are approximate and not guaranteed. Real estate shall be sold with no disclosure statements. The Sellers have elected to have online, live, and phone bidding. Bidder uses the online bidding platform at Bidder's sole risk. Red Cedar Land Co. is not liable for any interruption, 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 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. Bidding will end at the conclusion of the live auction. All property information is believed to be accurate, however Red Cedar Land Co. is not liable for its accuracy. Red Cedar Land Co. is representing the Sellers as a Seller's Agent. The land is selling subject to Seller's confirmation of purchase 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 take precedence over all other advertised material and verbal communication.

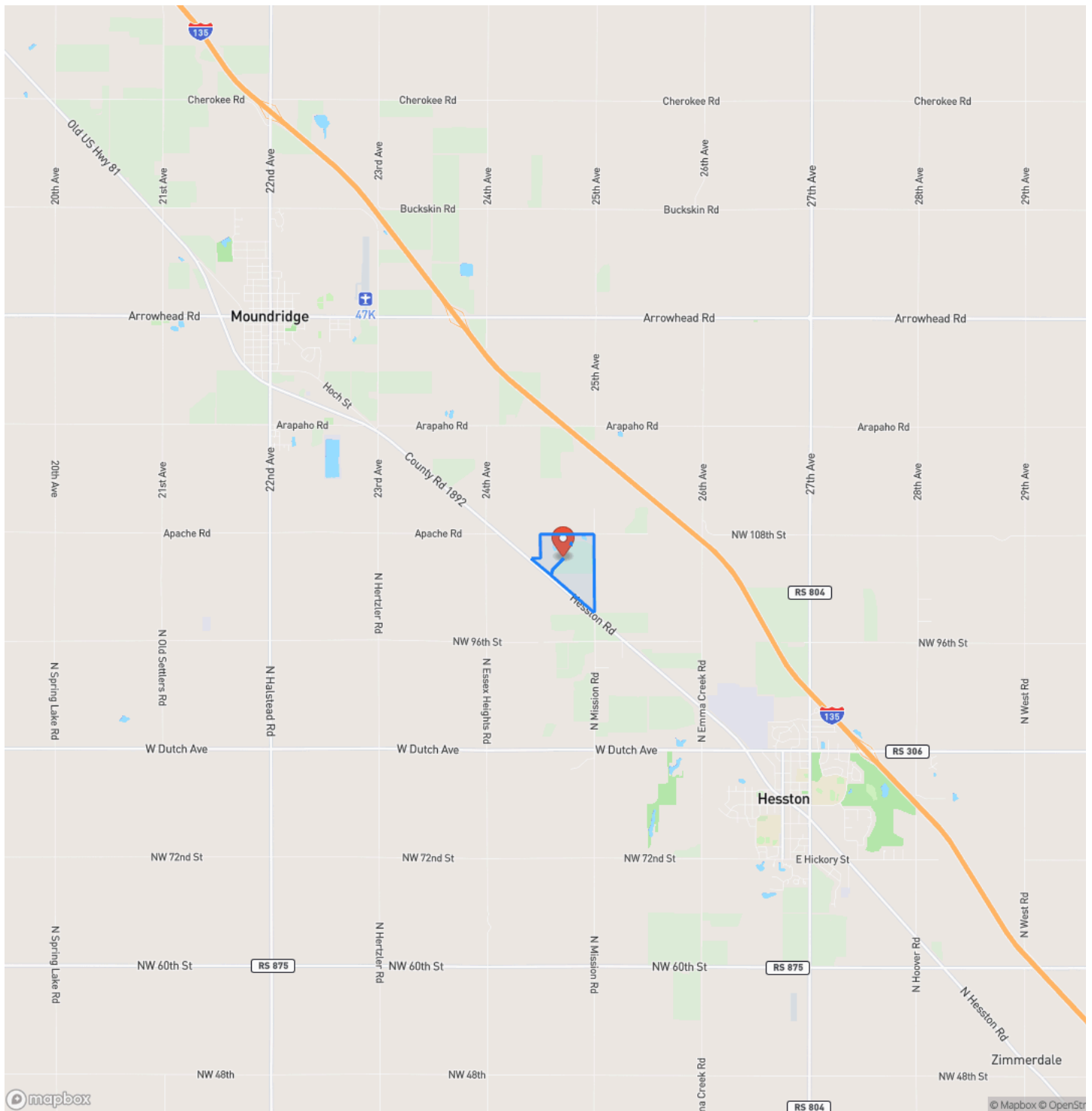


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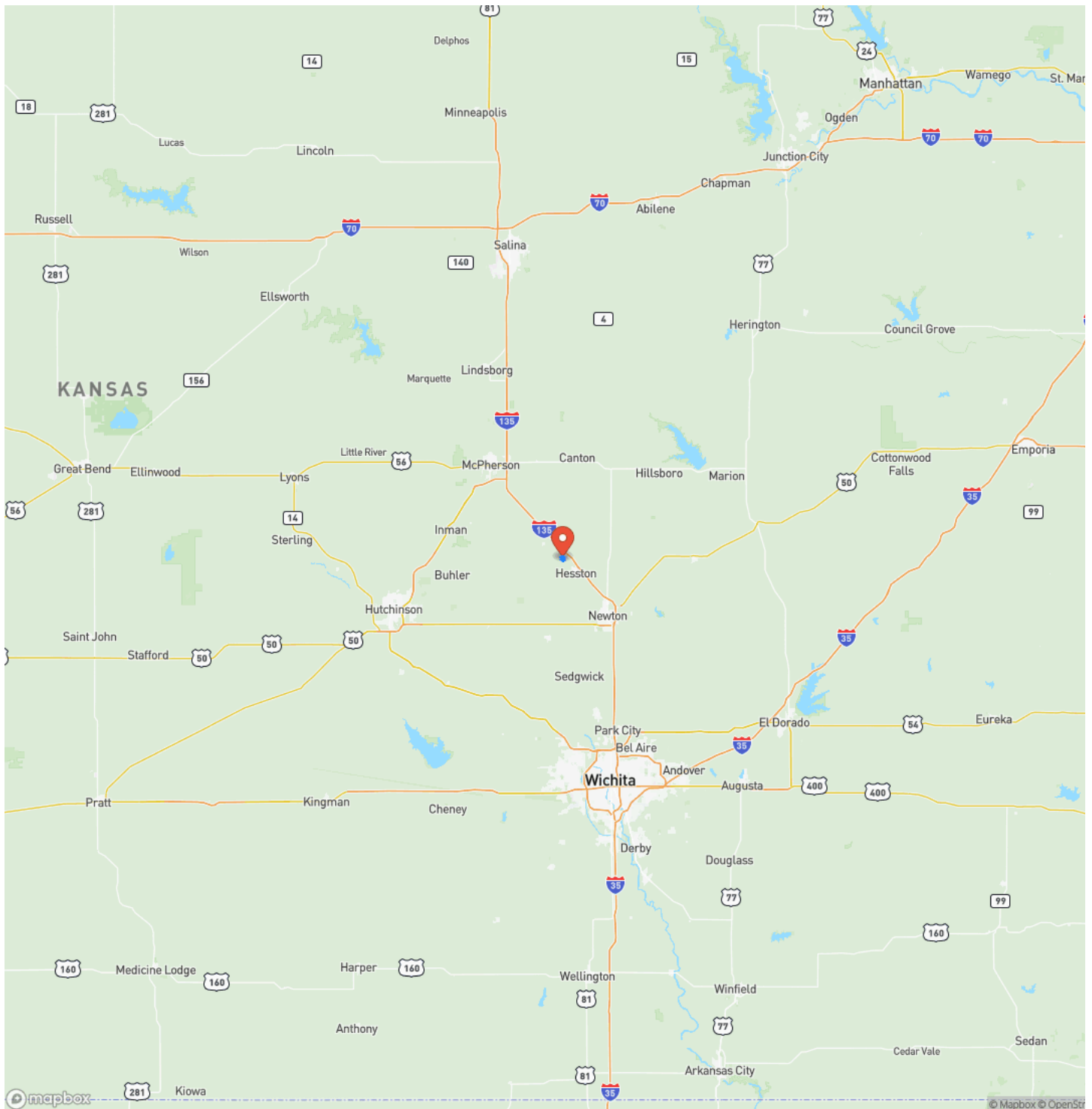
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Locator Map



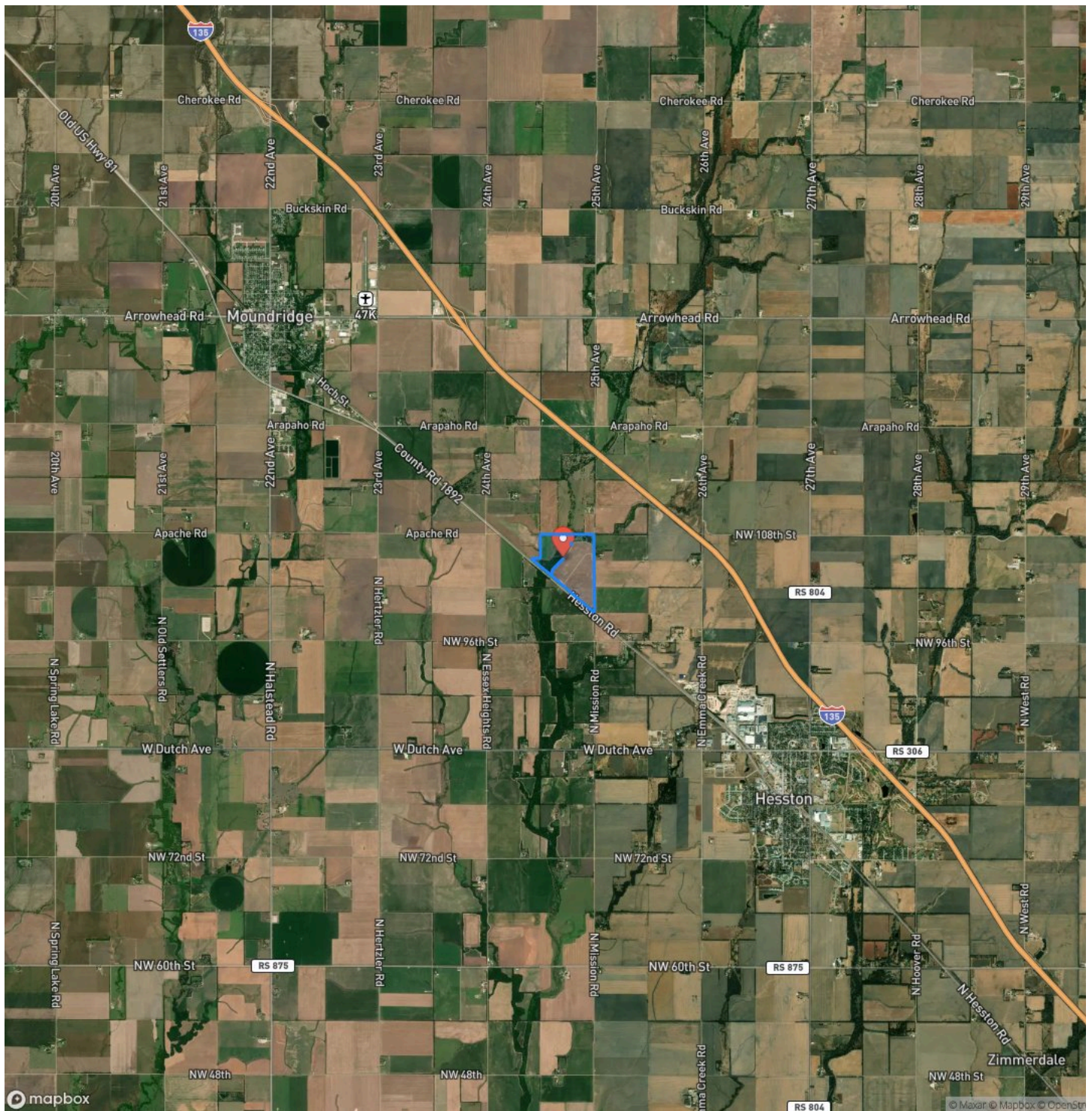
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Locator Map



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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Kyle McDonald

Mobile

(620) 960-8690

Office

(620) 377-5022

Email

kyle@redcedarland.com

Address

City / State / Zip

NOTES



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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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