

THURSDAY, SEPTEMBER 19, 2024 • 10:00 AM CDT
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156± ACRES WATERFOWL & WHITETAIL HARPER COUNTY, KANSAS

Lots 3 4 & S2 NW4 Less Rd R/W Section 03 Township 34 Range 09

This 156± acre property, situated in southwest Harper County, Kansas, offers a prime opportunity for outdoor enthusiasts. The land is positioned in the heart of the Central Flyway within Kansas Hunting Unit 16 and located on a well-maintained county road. The property boasts approximately 90 acres of wetlands, making it a haven for waterfowl. This portion of the acreage is in a conservation easement boundary through the Wetlands Reserve Program. Additionally, the land supports a thriving population of large whitetail deer, thanks to its mature cottonwood trees and tall native grasses that create an ideal wildlife habitat. A unique feature of this acreage is the presence of a train caboose, offering potential as a hunting blind or for other creative uses. Conveniently located just 15 minutes from Anthony Airport, this property is a rare find for those seeking excellent hunting opportunities.

Possession: Possession will be upon closing.

Minerals: Seller's mineral interest will pass to the Buyer at closing.

Taxes: 2023 - \$569.06. Taxes will be prorated to the date of closing.

Location: From Anthony, KS go west on Hwy 2 for 14 miles to SW 140 Ave. Go south 2 miles to SW 20 Rd. The property is on the southeast corner of the intersection.

Terms: \$20,000 down as earnest money due day of auction with balance due on or before October 21, 2024. The Buyer and Seller shall split equally in the cost of title insurance and the closing fee. Bidding is not contingent upon financing. Financing, if necessary, needs to be arranged and approved prior to the auction. Statements made the day of the auction take precedence over all printed advertising and previously made oral statements. Property sells in "as is" condition. There is NO Buyer's Premium. Gene Francis & Associates and Gavel Roads Online Auctions are agents of the Seller.



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