

470± acres



Offered in 6 Tracts in Elk County, KS

Schrader Real Estate and Auction Company, Inc.
Corporate Headquarters: #CO90084010
950 N Liberty Dr, Columbia City, IN 46725



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	12	13	14	15	16	17	18
	19	20	21	22	23	24	25
	26	27	28	29	30		

Auction Manager: Brent Wellings #BR00237105
Email: brent@schraderauction.com

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Kansas Flint Hills Hunting & Pasture Auction

Tuesday, November 28 • 6pm

Held at the Cox Building - 100 W Washington St, Howard, KS

470± acres

Offered in 6 Tracts in Elk County, KS

Kansas Flint Hills Hunting & Pasture Auction



Tract 6 Southeast Corner

Tuesday, November 28 • 6pm

Held at the Cox Building - 100 W Washington St, Howard, KS

- Excellent Flint Hills Hunting Land
- IMMEDIATE POSSESSION AVAILABLE FOR 2023 FIREARM SEASON!
- 8 Miles North of Howard, KS
- 1 Hour to Wichita, KS
- Quality Pasture with Good Perimeter Fencing
- 10 Total Ponds – Good Surface Water
- Extensive County Road Frontage
- Numerous Potential Building Sites



Tract 1

470± acres

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Kansas Flint Hills Hunting & Pasture

Auction

Tract 6

INSPECTION DATES - MEET BRENT WELLINGS ON AUCTION TRACT 4:

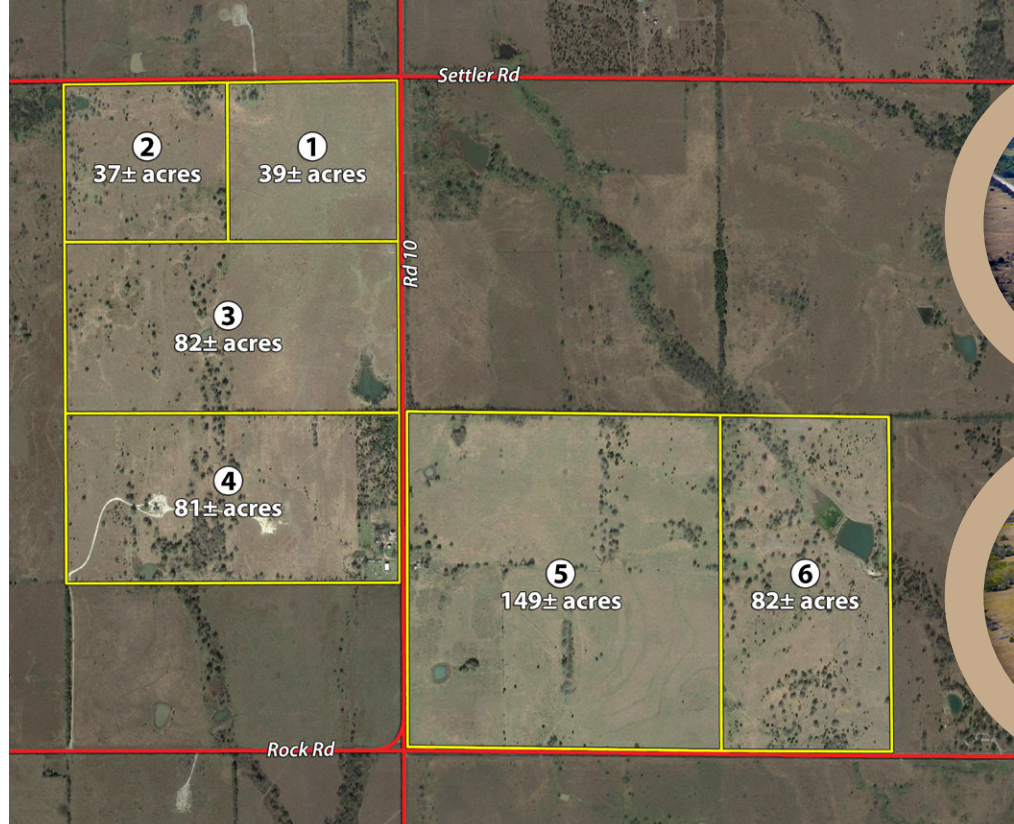
Friday, November 10 from 10am-1pm, Tuesday, November 21 from 10am-1pm & Monday, November 27 from 3pm-5pm

Outstanding Flint Hills Ranch located in the heart of Big Buck & Big Ranch Country! This is a true combination property, with portions of the acreage featuring open pastureland with good perimeter fencing & the balance in thick cedar, mixed hardwoods & shallow creek bottoms that create excellent wildlife habitat. Northern Elk & Greenwood Counties are a consistent producer of record book bucks, the property is located near the border of these two counties which are coveted by whitetail enthusiasts for their excellent genetics. Lots of opportunity exists to use this property to expand an existing ranching operation or create your own. The property will be offered in 6 individual tracts, 4 of which are 80+ acres allowing the new owner to take advantage of the Kansas license system which guarantees a deer tag for landowners with an excess of 80 acres. Bidders may submit bids on any individual tract or combination of tracts that best fit YOUR needs.



AUCTION LOCATION: Cox Building – 100 W Washington St, Howard, KS 67349
PROPERTY LOCATION: 1929 Rd 10, Piedmont, KS – Located Between Piedmont & Howard

Tuesday, November 28 • 6pm



Tracts 1-4 Northeast View

Tracts 1-4 Southeast View

Tract 4 Pond View

Tracts 5-6 Southwest Corner



TRACT 1: 39± ACRES located at the intersection of 10 Rd & Settler Rd, excellent potential building site & hay meadow with an amazing view of the surrounding Flint Hills landscape. Mostly open with an old homestead located at the northern boundary of the property that has the killer view! Electric & rural water lines are present on the north side of the property.

TRACT 2: 37± ACRES located on Settler Rd, excellent mix of open pasture & scattered timber with a small pond on the northwest corner of the property. Electric lines & water line located on the north end.

TRACT 3: 82± ACRES located along 10 Rd with two excellent ponds! East half of the property could make an excellent hay meadow or food plot & western portion is pasture with mixed cedar & a shallow creek bed.

TRACT 4: 81± ACRES comprised of a combination of dense cover, creek bottom & excellent pasture. This tract also includes the homestead place with electric lines on site, a 30'x50' open bay shed, original house & several outbuildings. Excellent potential location for headquarters or installation of RV hookups.

TRACT 5: 149± ACRES of excellent pasture with county road frontage on both the west & south sides. Two ponds are located on this tract, which boasts some phenomenal views of the surrounding Flint Hills landscape!

TRACT 6: 82± ACRES that features an excellent combination of dense cedar, hardwoods & creek bottoms capped off with the presence of a large watershed pond! Numerous locations to establish food plots & feeder locations make this tract an exciting option for the recreational minded Buyer.

Auction Manager: Brent Wellings **Email:** brent@schraderauction.com

TERMS & CONDITIONS:

PROCEDURE: Tracts 1 through 6 will be offered in individual tracts, in any combination of these tracts, or as a total unit per auction date & time. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations & the total property may compete. The property will be sold in the manner resulting in the highest total sale price.

BUYERS PREMIUM: A Buyers Premium equal to 4% shall be added to the high bid amount to arrive at the total contract purchase price.

DOWN PAYMENT: 10% of the total contract purchase price will be due as a down payment on the day of auction, with the balance due in cash at closing. The down payment may be made in the form of cashier's check, personal check, or corporate check. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, & ARE CAPABLE OF PAYING CASH AT CLOSING.**

APPROVAL OF BID PRICES: All successful bidders will be required to enter into purchase agreements at the auction site immediately following the close of the auction. The auction bids are subject to the acceptance or rejection by the Seller.

DEED: Seller shall be obligated only to convey a merchantable title by Warranty Deed.

EVIDENCE OF TITLE: Seller agrees to make available to bidder a preliminary title insurance commitment to review prior to auction. The cost of title insurance, if the

buyer(s) elects to purchase the title insurance policy, will be the responsibility of the buyer(s). Seller agrees to provide merchantable title to the property subject to matters of record, general conditions of title, & similar related matters. All tracts sold "AS-IS".

CLOSING: The closing shall take place 45 days after the auction or as soon thereafter as applicable closing documents are completed by Seller.

POSSESSION: Immediate possession for fall hunting activities is available, full possession shall be given at closing.

REAL ESTATE TAXES: Real Estate taxes shall be prorated to the date of closing.

MINERALS: The sale of the Property will include the minerals currently owned by Seller (if any). However, no promise, warranty or representation will be made as to the existence or value of any minerals or the nature or extent of Seller's interest therein.

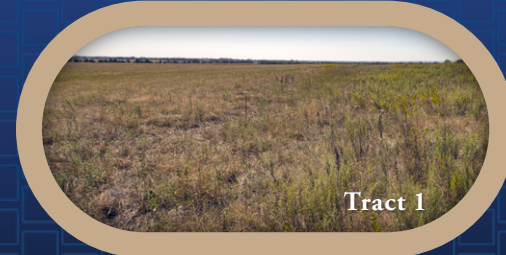
ACREAGE & TRACTS: All acreages, dimensions & square footages are approximate & have been estimated based on current legal descriptions, property tax records and/or aerial photos. Any corrections, additions, or deletions will be made known prior to the auction.

STOCK PHOTOGRAPHY: Deer stock photography was used for illustrative purposes only & was not taken on the auction property.

AGENCY: Schrader Real Estate & Auction Company, Inc. & their representatives are exclusive agents of the Seller.

DISCLAIMER & ABSENCE OF WARRANTIES: All information contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, & no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction & increments of bidding are at the direction & discretion of the Auctioneer. The Seller & Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final. **ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**

NEW DATE, CORRECTIONS & CHANGES: Please arrive prior to scheduled auction time to inspect any changes or additions to the property information.



Tract 1



Tract 3



Tract 5

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You may bid online during the auction at www.schraderauction.com. You must be registered One Week in Advance of the Auction to bid online. For online bidding info, call Schrader Auction Co. 800-451-2709