

# LAND AUCTION



**ABSOLUTE AUCTION**

**429.67 AC± | 3 TRACTS | LINCOLN & RUSSELL CO, KS**

## ABSOLUTE AUCTION:

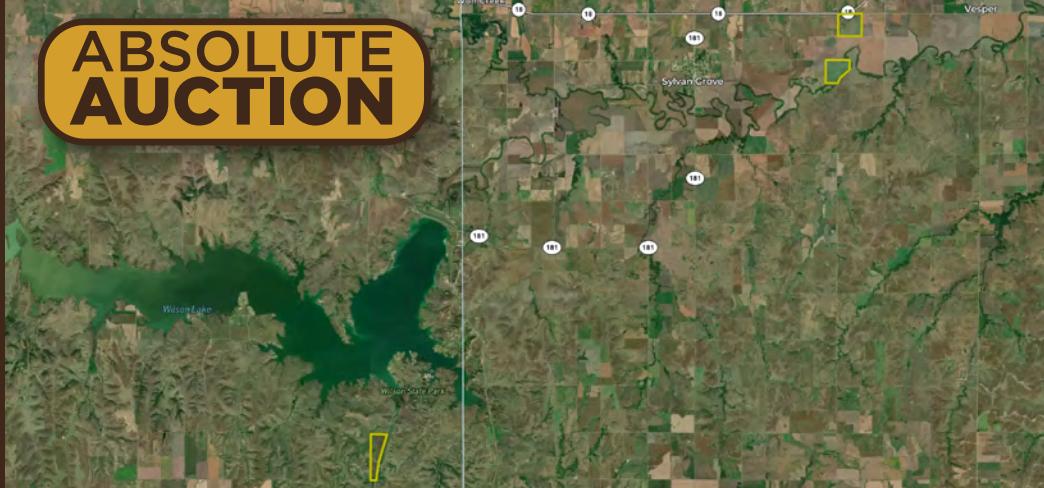
LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](http://RANCHANDFARMAUCTIONS.COM)

**AUCTION DATE: 8/10/22 | AUCTION TIME: 11:00 AM**

**AUCTION LOCATION: FINCH THEATRE**

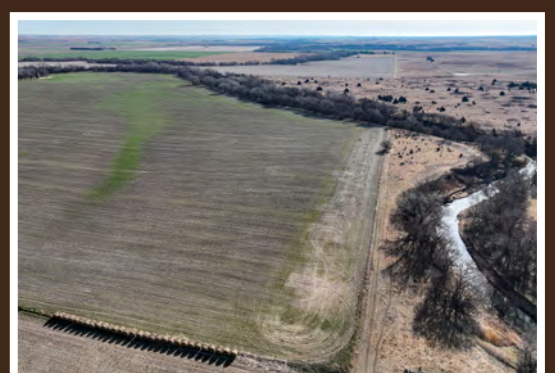
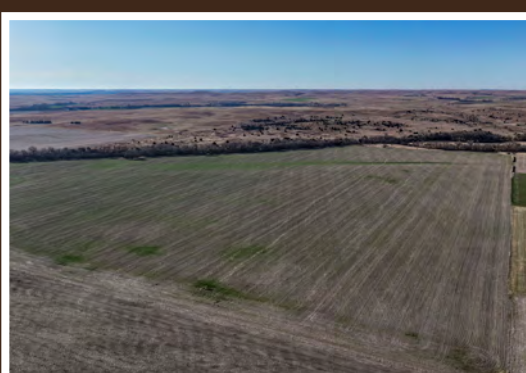
**122 EAST LINCOLN AVENUE | LINCOLN, KS 67455**

Ranch & Farm Auctions and Whitetail Properties is glad to present 3 great tracts selling ABSOLUTE in Lincoln and Russell Counties. The Lincoln Co farms are near Sylvan Grove and nearly 100% tillable tracts with productive soils. The Russell Co farm is a fenced pasture with good grass that will make a great building site close to Wilson Lake.



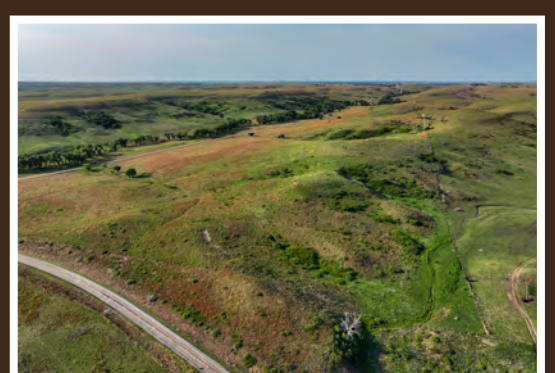
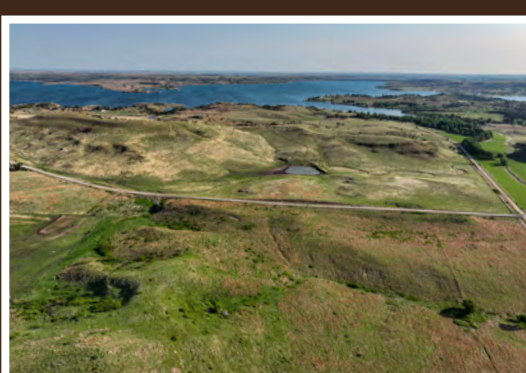
### TRACT 1: 160 +/- ACRES

Offering up a very nice quarter of mostly tillable just 3 miles northeast of Sylvan Grove on the south side of Highway 18. This parcel consists of 153 +/- FSA acres currently planted to Wheat. Possession will be offered after the 2022 Wheat Harvest. This farm is made up of mostly Class II Soils making it a solid producer year after year. Good dirt like this seldomly changes hands in this area so take advantage and call the agent ASAP! **Brief Legal:** S9 T12S R9W in Vesper Township Lincoln Co, KS



### TRACT 2: 135 +/- ACRES

135 +/- acres of productive farm with great income potential and some hunting opportunities along the Saline River. This tract is located 3 miles east of Sylvan Grove along the Saline River. Access by a dead end road from the north. This is a must-see property, so call right away for a viewing. **Brief Legal:** S17 T12S R9W in Vesper Township Lincoln CO, KS



### TRACT 3: 134.67 +/- ACRES

134.67 +/- acres of fenced pasture with great building sites located in Russell Co, KS. If you've been looking for a place to build close to Wilson Lake, you need to take a look at this listing. Located just over a half mile south of Wilson State Park makes this property an ideal location. The north side has a blacktopped street and the entire east side has a well-maintained gravel road. It's only two and a half miles to I-70 making for an easy commute. The entire property is currently fenced pasture with good fence and scenic views of the lake. There's a working windmill in the pasture and some mature cottonwoods on the south end. Properties with this much access around Wilson Lake don't come around often so contact one of the listing agents for a showing before it's gone! Located less than 1 mile south of Wilson Lake on corner of 204th Blvd and 15th St. **Brief Legal:** S26 T13S R11W Plymouth Township Russell Co, KS.

**IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC**

STEVE SHAFFER, AGENT: 785.738.0037 | [steve.shaffer@whitetailproperties.com](mailto:steve.shaffer@whitetailproperties.com)

MITCH KEELEY, AGENT: 785.259.0492 | [mitch.keeley@whitetailproperties.com](mailto:mitch.keeley@whitetailproperties.com)

ADAM HANN, AGENT: 785.259.2469 | [adam.hann@whitetailproperties.com](mailto:adam.hann@whitetailproperties.com)

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GO TO [RANCHANDFARMAUCTIONS.COM](http://RANCHANDFARMAUCTIONS.COM) FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC | Jefferson Kirk Gilbert, Ranch & Farm Auctions (CO0002929), Kansas Broker License # 00237080 | Joe Giedzic, Director, Ranch & Farm Auctions, 217.299.0332 | Steve Shaffer, Kansas Land Specialist for Whitetail Properties Real Estate, LLC, 785.738.0037 | Adam Hann, Kansas Land Specialist for Whitetail Properties Real Estate, LLC, 785.259.2469 | Mitch Keeley, Kansas Land Specialist for Whitetail Properties Real Estate, LLC, 785.259.0492 | Brandon Hamel, Auctioneer